



**CITY OF KETCHUM, IDAHO**

CITY COUNCIL

Monday, December 02, 2024, 4:00 PM  
191 5th Street West, Ketchum, Idaho 83340

---

**AGENDA**

---

**PUBLIC PARTICIPATION INFORMATION**

Public information on this meeting is posted outside City Hall.

**We welcome you to watch Council Meetings via live stream.**

You will find this option on our website at [www.ketchumidaho.org/meetings](http://www.ketchumidaho.org/meetings).

---

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

- Join us via Zoom (*please mute your device until called upon*)

**Join the Webinar:** <https://ketchumidaho-org.zoom.us/j/89395682617>

Webinar ID: 893 9568 2617

- Address the Council in person at City Hall.
- 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.*

---

**CALL TO ORDER:** By Mayor Neil Bradshaw

**ROLL CALL:** Pursuant to Idaho Code 74-204(4), all agenda items are action items, and a vote may be taken on these items

**COMMUNICATIONS FROM MAYOR AND COUNCILORS:**

1. Public Comments submitted

**NEW BUSINESS:**

2. Recommendation to review and make a determination of Administrative Appeal (P23-014C) for the floodplain development permit issued at 121 Badger Lane - Director of Planning and Building Morgan Landers and City Attorney Matthew Johnson
3. Monthly review of Fiscal Year 2025 City Action Plan - City Administrator Jade Riley

**CONSENT AGENDA:**

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

4. Recommendation to approve minutes of November 18, 2024 - City Clerk Trent Donat
5. Authorization and approval of the payroll register - Finance Director Brent Davis

- [6.](#) Authorization and approval of the disbursements of funds from the City's treasury for the payment of bills - Finance Director Brent Davis
- [7.](#) Recommendation to review and approve the Limelight Subdivision Final Plat Application and Adopt the Findings of Fact, Conclusions of Law, and Decision – Associate Planner Paige Nied
- [8.](#) Recommendation to approve Resolution 24-024 Re-Appointing Casey Burke to the Board of Commissioners of the Ketchum Urban Renewal Agency - Executive Director Suzanne Frick
- [9.](#) Recommendation to approve Task Order #10/PO 25051 with Superbloom Landscape Architects for Professional Services related to the Warm Springs Preserve Master Plan - Senior Project Manager Ben Whipple
- [10.](#) Recommendation to approve the annual contract 25043 with the Blaine County Emergency Communication Center for 911-related dispatch services - City Administrator Jade Riley
- [11.](#) Recommendation to approve the EMS agreement 25940 with Blaine County Ambulance District - City Administrator Jade Riley

**PUBLIC HEARING:**

- [12.](#) Recommendation to hold a public hearing and approve the Limelight Condominiums Lot Line Shift Application and Adopt the Findings of Fact, Conclusions of Law, and Decision - Associate Planner Paige Nied
- [13.](#) Recommendation to hold a public hearing and approve the Bigwood Subdivision No. 2 & 3: Lot 7A & 8A Lot Line Shift Application - Senior Planner Abby Rivin

**EXECUTIVE SESSION:**

14. Idaho Code 74-206(1)(c) - To acquire an interest in real property not owned by a public agency and (f) - To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

**ADJOURNMENT:**

## Cyndy King

---

**From:** Annie Nelson <nemson@gmail.com>  
**Sent:** Tuesday, November 26, 2024 2:03 PM  
**To:** Amanda Breen; Courtney Hamilton; Participate; Neil Bradshaw  
**Subject:** Locals Beyond Frustrated with Bradshaw, Hamilton and Breen

Dear Mayor Bradshaw & Councilmembers Hamilton and Breen,

I periodically read Perry Boyle's substack "The Ketchum Sun" because I truly appreciate his tireless efforts to preserve what's left of Ketchum. He speaks for locals' ever-deepening concerns over what you're doing to this town. I suggest tuning in to read all the comments on his posts. Ketchum locals, including small business owners, wonder what on earth can be done to stop you. People are beyond frustrated with the fact that you are **working solely for developers** and not actually for the public interest. Curious, are any of you getting financial kickbacks? I would love your answers for the public record. Could you please publicly respond to this question in your next council meeting?

Please see Perry's post today which nicely sums up local sentiment:



## The Ketchum Sun

---

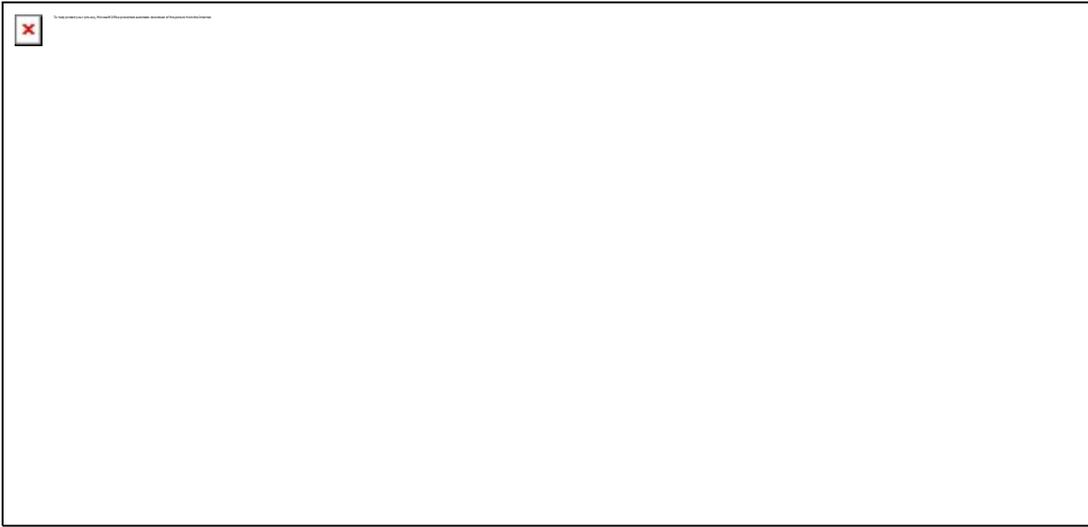
### Issue #51: Ketchum Council Should Trial Run Before they Permanently Eliminate Lot

Isn't that basic common sense?

PERRY BOYLE  
NOV 26



READ IN APP 



When you can try before you buy, for free, shouldn't you do that? Especially if you will spend tens of millions of your constituent's resources on something they have been loud and clear that they don't want?

Here is a way for the Ketchum Council to legitimate their decision to permanently eliminate parking with a value of over \$8mm at the Washington Lot to build a four-story, lot-line-to-lot-line housing project that will require public services but will add zero to Ketchum's tax base.<sup>1</sup>

## **The F3c! You to Ketchum's Business Community**

On November 18, the controlling votes on the Ketchum City Council (the Troika of Bradshaw/Breen/Hamilton) informed the public that the originally proposed Washington Lot development, without the parking requested by Ketchum's business community, would proceed as planned.

Mr. Hutchinson and Mr. Cordovano objected, but the Troika rules Ketchum with an iron grip. The meeting was packed with people opposed to the project. Only two people spoke in favor—one who lives in public housing in Ketchum and a non-resident who described herself as a "tourist."<sup>2</sup> The meeting was held at the request of the Ketchum Business Advisory Council (KBAC), comprised of local businesses. They presented a petition of over 2,000 signatures opposing the Troika's plan. It was ignored. Unacknowledged.

The Troika's decision will permanently eliminate 65 parking spots, which have a value of over \$8 mm, based on the lowest KURA number for building a parking space. The Troika has no plan to replace the parking elsewhere in Ketchum and has already eliminated 27 downtown spots worth \$3.3mm with the Mayor's Main Street Project.

## **Will The Troika Put Their Money Where Their Mouth Is?**

The City staff position, frequently repeated by Troika members, is that Ketchum has more parking than any other mountain resort city. Why do they always justify their actions by comparing us to places we don't want to be?<sup>3</sup> Why are they so hellbent on turning Ketchum into Aspen? But more importantly, **if they don't think parking has value, why don't they test it?**

**This winter, just close off the Washington Lot. Don't let anyone park on it.** No one. Not the public. Not workers sleeping in campers. Not construction staging work. Treat it as if the new building was on it.

If the Troika is so sure that local businesses will not suffer from the loss of the parking lot, they could put up money to make the businesses whole if there is a shortfall. If the Troika is correct, this should be costless.

Then, see what happens.

## **The Troika Does Not Care About Locals or Local Businesses**

They won't try before they make us buy because they know they are not right and do not care about us.

They do not care about local business in Ketchum in the Ketchum core.

What's the evidence? Just look at the Mayor's campaign HQ site. His developer buddy has put in a Faherty and a Johnny Was.<sup>4</sup> These are national mall chain stores, not local businesses. Not a peep out of the Troika.

They don't care about local residents trying to park in the Ketchum core.

What's the evidence? Despite multiple assertions that contractors who overstay 2-hour parking in Ketchum get their permits pulled if there are three strikes on them, the City chooses not to enforce parking limits on their favorite developer—GMD. Meanwhile, local residents get to circle Atkinson's looking for a spot.



## **This is Part of the Troika Aspenization Program**

They are on a mission to eliminate not just parking but middle-class locals and replace them with better-paying tourists. They have already gotten rid of hundreds of long-term rental units for Airbnb and are trying to get more Airbnbs in Warm Springs. They have a \$350mm+ plan to build taxpayer-funded dorms<sup>5</sup> to keep wages depressed for the large tourism companies the Troika works for.<sup>6</sup>

## Cyndy King

---

**From:** City of Ketchum Idaho <participate@ketchumidaho.org>  
**Sent:** Tuesday, November 26, 2024 11:31 AM  
**To:** Participate  
**Subject:** Form submission from: Contact Us

Submitted on Tuesday, November 26, 2024 - 11:30am

Submitted by anonymous user: 184.183.112.246

Submitted values are:

First Name Patricia

Last Name Klahe

Email tklahr@cox.net

Question/Comment

The Ketchum Post Office is a complete nonfunctional mess! And has been for months! It is time for the City of Ketchum to stop and weigh in on this. It' is ridiculous!! It reflects very poorly on the town and is causing extreme frustration for thousands of residents.

Thank you for helping on this very important issue!

The results of this submission may be viewed at:

<https://www.ketchumidaho.org/node/7/submission/12526>

## Cyndy King

---

**From:** Julie Johnson <jjournishme@gmail.com>  
**Sent:** Monday, November 25, 2024 9:40 PM  
**To:** Participate  
**Subject:** In regards to the joint KURA/Council meeting November 18

I want to first thank the staff for the hard work done with pursuing subterranean parking coupled with the proposed affordable housing on First and Washington Ave. KBAC asked you to sharpen your pencil, dig deeper and find a solution to the lost parking in the 3rd quadrant of town.

And you got 'er done. Twenty two pages of it. Unfortunately most people could not get through those pages unaided, or at all.

The take away from the meeting of November 18 was that the uniform consensus from the audience was very negative for the urbanization of downtown Ketchum. - that should not have been a shock.

The Mayor lost his temper  
Amanda Breen was angry about tax monies being spent !? Since when?  
Susan Scovel had her head explode with bewilderment by the community's opposition to this project.

The question begs asking, at what point will we be heard?  
Ten years ago? Eight years ago? Six years ago? Four years ago? Two years ago? (I personally was under house arrest healing a shattered shoulder, so not in the room) Nine months ago?

When exactly is the time the community will be heard? It is not fair to keep blaming us for not being heard. Read the room.

The presentation at the special KURA/Council lacked some details as to the funding solutions. This lack of information did not allow for meaningful discussion with the participants. This discussion needs to be carried on further.

Underground parking is costly. These costs will not go down as time passes. While quadrant one (Atkinson's) has a greater need for underground parking. KURA and the City will soon be creating the same need in this area. Why wait for chaos? We can plan ahead.

If the city is 'hell bent' on building out this block - no matter what, then option 6 is the only way to proceed. We deserve a redo with a deeper conversation.

Let's hammer this thing out together.  
Julie Johnson

--

Nourishme & Julie Foods

Julie Johnson NTP  
151 north main st.  
Ketchum, ID 83340  
208 928 7604 /fax 928 7605

## Cyndy King

---

**From:** Warren Benjamin <thebenj4@gmail.com>  
**Sent:** Friday, November 22, 2024 2:27 PM  
**To:** Participate  
**Cc:** Tom Nickel; Julie Johnson  
**Subject:** Accountability

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

While I couldn't attend the recent city council/KURA meeting to discuss the proposed Washington Street parking issue, I was extremely disappointed to read about the decisions and comments made.

I need to ask;

"The question of accountability has to be asked, Who are you accounted to?"

"Do you have any responsibilities to the community and local business owners on the decisions you are making?"

"What kind of trade-offs are you making in this decision process that accounts for what your constituents are saying?"

For over a year, the discussion on this issue has percolated. In the beginning, your comments ranged from "Where were you years ago when these discussions took place to "the public has a right to speak."

Well, the public is speaking.

1. I'm not sure what the exact number of petitions have been signed by our local residents asking to pause on the development, but I do know it's more than 1/2-3/4 of the local population. Shouldn't that be enough reason to consider other options for this development?
2. The local businesses of Ketchum are asking for your understanding on how desperate this year has been for local revenue. You've seen the formation of KBAC and the overwhelming business support to have city officials listen to their needs. You've even sent a city council representative to attend these meetings to obviously no avail (lip service at its worse)
3. Instead, what we get as a community is your decision to continue as is. It seems your solution to this problem is to "add a few more spaces" so each of the 66 residents have one space each. Don't these people have family and friends? Where are they supposed to park? Not to mention the displaced locals, visitors and employees?
4. Have you seen how empty Main Street looks now that the "beatification" of the Main Street Project has concluded? It looks like an abandoned downtown area where once cars and people and retail stores added to the character of our town. Now there is none of that. Show me another mountain resort town that looks abandoned like ours? Steamboat? No Telluride? No. Jackson? No. So much for the public's need and opinion to maintain the "character" of Ketchum.

Finally, while affordable housing remains high on the priority list of needs and nobody is asking to not continue with efforts to improve this situation, you seem to be ignoring what our Mayor said "the decision about a parking structure involves trade offs." I applaud and thank Trip Hutchinson for standing up and voting the way he did.

Trade offs for whom? Certainly not for a community that has voiced its opposition to not having a parking facility or parking places and certainly not for the local businesses. People like all of you that own, work and thrive on our stores to keep our town going.

Warren Benjamin  
Ketchum

## Cyndy King

---

**From:** Mary Rolland <sohoartist@me.com>  
**Sent:** Tuesday, November 26, 2024 2:35 PM  
**To:** info@ketchumura.org.  
**Subject:** Washington /1st st parking lot

I am a commercial owner in the LI2 zoning but am also a resident in Elkhorn . Parking is a major concern for me and all of downtown Ketchum businesses. It is impossible even with this parking area still available, to find parking anywhere during the daytime.

My suggestion is to keep all the open parking on GROUND level (not underground) area for public use and build the 4 Story building with necessary columns to support 4 Stories on top of the GROUND LEVEL parking. The parking will be open meaning NOT enclosed. Charge hourly so money is collected by public use. And reserve x amount of parking for the residents.

Why hasn't this option been presented and if it has, what is estimated cost to build over (on top of / above) the open ground level parking area? Surely far less than digging 2 levels underground!

Mary Rolland  
Elkhorn

## Cyndy King

---

**From:** Neil Bradshaw  
**Sent:** Tuesday, November 26, 2024 3:54 PM  
**To:** Beth Chiodo  
**Cc:** Participate; Amanda Breen; Courtney Hamilton; Jade Riley  
**Subject:** Re: Feedback

Thanks for your email Beth

I would be happy to meet with you to discuss your concerns.

In particular I would like to see your data that shows that Bluebird has made the parking situation worse than when it was the city hall. I am not sure that this claim can be made.

I am sorry you don't like the Bluebird project but I can assure you that many are very supportive, not least the new residents and the employers they work for.

I truly appreciate that the work on Main Street was disruptive but I hope you think it was worth it. I am sure you understand that, due to our frigid winters, construction timing for asphalt projects have a limited window. We picked the best available time to do the work.

I would like to hear your suggestions for an alternative approach that we can take to reduce construction conflicts.

I am available to meet next week. Does next Friday work for you? 10am?

Thanks

Neil

### **NEIL BRADSHAW | CITY OF KETCHUM**

#### **Mayor**

P.O. Box 2315 | 191 5th Street,W | Ketchum, ID 83340

o: 208.727.5087 | m: 208.721.2162

[nbradshaw@ketchumidaho.org](mailto:nbradshaw@ketchumidaho.org) | [www.ketchumidaho.org](http://www.ketchumidaho.org)

On Nov 26, 2024, at 10:25 PM, Beth Chiodo <bajabethy@gmail.com> wrote:

Dear Mayor and City Council

I strongly opposed the Bluebird Project being built in the heart of downtown—a four-story structure that I find so unattractive I avoid passing by it altogether. Downtown already struggles with limited parking, and this project has only made the situation worse. Similarly, I am against the development of the Washington Lot, which will result in the loss of 65 much-needed parking spaces. On top of that, the Main Street repairs caused closures during the busiest time of the year, and we're now facing another summer of disruptions along with even more lost parking.

Please consider other options like listening to what local businesses and residents suggest.

Sincerely

Beth Chiodo

# WHITE PETERSON

## ATTORNEYS AT LAW

MARC J. BYBEE  
MAREN C. ERICSON  
WM. F. GIGRAY, III  
LINDA C. HALSEY  
MATTHEW A. JOHNSON  
JACOB M. JONES  
WILLIAM F. NICHOLS \*  
BRIAN T. O'BANNON \*

WHITE, PETERSON, GIGRAY & NICHOLS, P.A.  
CANYON PARK AT THE IDAHO CENTER  
5700 E. FRANKLIN RD., SUITE 200  
NAMPA, IDAHO 83687-7901  
TEL (208) 466-9272  
FAX (208) 466-4405  
EMAIL: mjohnson@whitepeterson.com

PHILIP A. PETERSON  
WILLIAM L. PUNKONEY

TERRENCE R. WHITE  
OF COUNSEL  
WILLIAM F. "BUD" YOST  
OF COUNSEL

\* Also admitted in OR

November 26, 2024

To: Mayor and City Council  
City of Ketchum  
*Delivered via meeting packet for 12/2/2024*

From: Matthew Johnson, City Attorney

Re: Administrative Appeal Process (2024) – 121 Badger Lane

### **Background:**

This is an administrative appeal to the City Council of a P&Z Commission Decision affirming a Determination by the Planning Director on a Floodplain Development Permit. The appeal was filed by nearby property owners Nicholas and Stephanie Osborne, represented by Gary Slette of Robertson & Slette. Applicant 121 Badger Lane, LLC, has responded to the appeal, was represented by Danielle Strollo of Givens Pursley at the P&Z Commission hearing, and is now represented by Ed Lawson of Lawson Laski Clark.

This matter generally concerns the floodplain development permit review process, in particular staff interpretations and application of permit criteria. The details of these issues are presented in the memoranda presented by the parties.

This same Property, and similar Permit and determination, were administratively appealed to the Commission in December of 2023. The Commission sent the matter back to the parties and the Planning Department at that time with direction for further review of information related to the permit. The Applicant then submitted a new, revised application. This administrative appeal is a result of that new review by the Planning Department resulting in a new Director determination, and a new administrative appeal.

### **Procedural Status:**

This is an administrative appeal of decisions or determinations of the P&Z Commission, as is provided for in Ketchum Municipal Code §17.144.020.

This matter was scheduled by the City Attorney, along with approving deadlines for submission of memorandum, by agreement of the parties involved and approval of the Commission. All three memoranda – (1) Appeal by Appellant, (2) Response by Applicant/Respondent, (3) Reply

by Appellant - have been timely submitted and are provided for the Council's review.

From a process perspective, the Council can focus its review primarily on those memoranda and their arguments. The Council is reviewing these arguments and addressing interpretation questions in a quasi-judicial role. The remainder of any accompanying documents are the Record, which may include application documents, minutes, staff reports, etc., and are available primarily as resources or for purposes of reference within arguments to evaluate the factual background.

This is an administrative appeal hearing. Oral arguments will be presented by the attorneys for the involved parties. The presenting parties and supporting staff will be available for questions. This is not a public hearing and there is no public comment as part of the process. Comments or input to Councilmembers outside the appeal hearing are discouraged, and if any is received should be disclosed by that Councilmember as an ex parte communication at the start of the hearing.

During the hearing, the Council, at its discretion, is welcome to ask questions of staff or the parties as may be helpful to deliberation. It is encouraged to handle most questions for a party during their portion of the hearing.

The order of presentation will be Appellant, Applicant/Respondent, Director/staff if desired, and then an Appellant rebuttal if desired. Any further presentation or answers to questions will be at the discretion of the Council.

### **Standard of Review:**

Since the Council does not hear administrative appeals frequently, a common question when they do arise is as to the applicable standard of review. Standard of review is a legal term guiding the discretion (or not) of the review and decision with respect to use of the Record and in particular in whether or not to consider new additional information.

In this situation, it is important for the Commission to understand the standard of review as defined in KMC §17.144.020(C):

*Authority of council. Upon hearing the appeal, the council shall consider only matters which were previously considered by the Commission as evidenced by the record, the order, requirement, decision or determination of the Commission and the notice of appeal, together with oral presentation and written legal arguments by the appellant, the applicant, if different than the appellant, and the Commission and/or staff representing the Commission. The council shall not consider any new facts or evidence at this point. The council may affirm, reverse or modify, in whole or in part, the order, requirement, decision or determination of the Commission. Furthermore, the council may remand the application to the Commission for further consideration with regard to specific criteria stated by the council.*

While arguments, per the memoranda of the parties, are considered, there should not be new factual information considered or weighed that was not part of the Record below.

### **Decision Options:**

As indicated in the last sentences of KMC §17.144.020(C), upon review and deliberation, the

Council may decide from the following on the underlying decisions: affirm, reverse, modify in whole or in part, and/or remand the application back to the Commission and/or Director with direction.

Per KMC §17.144.020(D), the Council must issue a written decision within 30 days of this hearing. Typically, the Council will indicate a decision, or at least direction, for legal counsel to prepare a draft written decision for final approval and decision at a future meeting within that 30-day time period.

I will be present for the hearing and available to assist in the proceedings, including recommending motions language based on the Council's direction as is helpful.



City of Ketchum

# **ATTACHMENT 1:**

# **Application for Appeal**



City of Ketchum  
Planning & Building

OFFICIAL USE ONLY	
File Number:	P23-014C
Date Received:	9/12/24
By:	GB
Fee Paid:	\$5000
Approved Date:	
Denied Date:	
By:	

### Notice of Appeal

Submit completed application and documentation to [planningandbuilding@ketchumidaho.org](mailto:planningandbuilding@ketchumidaho.org) Or hand deliver to Ketchum City Hall, 191 5<sup>th</sup> St. W. Ketchum, ID 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. You will be contacted and invoiced once your application package is complete.

**Note:** The Appellant shall submit an amount to cover the cost of giving notice, as applicable in the Fee Schedule, and provide a transcript within two (2) days after the Planning and Building Department provides the Appellant with an estimate for the expense of the same. In the event the fee is not paid as required, the appeal shall not be considered filed.

OFFICIAL USE ONLY	
Date Appeal Received: 9/11/24	Date Notice Published:
Appeal Fee: \$5000	Transcript Fee:
Date Paid: 9/12/24	Date Paid:
Date Appellant Notified of Estimated Transcript Costs and Notice:	Mailing Fee:
Date of Appeal Hearing:	Date Paid:
Action(s) Taken/Findings:	
APPELLANT	
Name of Appellant: NICHOLAS & STEPHANIE OSBORNE	Phone Number: 650 228 9705
Address: 105 WOOD RIVER DRIVE NORTH, KETCHUM	Fax Number or Email: NOSBORNE@KETCHUM.COM
REPRESENTATIVE	
Name of Representative: GARY SLUATE	Phone Number: 208 933-0700
Address: 134 TUESDAY EAST, TWIN FALLS, ID	Fax Number or Email: G.SLUATE@KETCHUMIDAHOLAND.COM
APPLICATION	
Application Being Appealed: 121 BADGER LANE	
Explain How You Are an Affected Party: NEIGHBORING PROPERTY OWNER	
Date of Decision or Date Findings of Fact Were Adopted:	
SUBMITTAL INFORMATION	
This Appeal is Based on The Following Factors (set forth all basis for appeal including the particulars regarding any claimed error or abuse of discretion): SEE ATTACHED	

If you have attached additional pages, please indicate the number of pages attached 3

Signature of Appellant or Representative  Date 9/11/24

- Planning and Building Findings and Decision inaccurately state that “Historically the subject property has had a road/driveway at the northern boundary with a culvert underneath”. Historically the driveway has turned south before entering the floodplain so that floodwaters accumulate in wetlands on the subject property rather than backing up into neighboring properties.
- Numerous findings of facts and provisions of the City of Ketchum Zoning Regulations (17.88.010 A 1-3, 17.88.020 H/J, 17.88.030 C/E, 17.88.040 B 1-2/4, 17.88.050 E 1/5/21, 17.88.050 I 2 f/h) address risks resulting from floodplain development, the importance of maintaining natural conditions of the floodplain and require “(Wetlands) Where development is proposed that impacts any wetland the first priority shall be to move the development from the wetland area” (17.88.050 E 21) and “the availability of alternative locations for the proposed use which are not subject to flooding or erosion damage” (17.88.050 1 f). Despite these regulations the Planning and Building Department did not evaluate alternatives for the proposed development, including the driveway which extends into the floodplain and along the property line.
- During the planning phase, it was determined that the proposed driveway in the floodplain needed to be raised to provide required clearance for emergency vehicles during flood conditions. This change exacerbated the already flawed plan. Despite this significant change, the Planning and Building Department has only sought to remediate the resulting flawed plan and not requested or evaluated alternative locations for the driveway, including relocating the driveway to its original location as suggested by Planning & Zoning Commission Chairman during the December 12, 2023 meeting or other alternatives proposed by the Osbornes to the owner of the 121 Badger Lane.
- Planning and Building Findings and Decision accurately state “As a result of the raised driveway, if no culverts were placed underneath, the adjacent property to the north would be adversely impacted with increased floodwaters”. The raised driveway creates a barrier across its entire span and fills existing wetlands that currently collect floodwaters in both the eastern and western portions of the floodplain adjacent to the Osborne’s property.
- The proposed driveway increases the elevation above existing grade of up to 3 feet, and elevations in the western portion of the driveway closest to the Osborne’s property by 1 ¼ to 2 feet and above the BFE stated in the Planning and Building Findings of 5786.5 which will not allow sheet flooding as required by 17.88.050 E 5. Proposed culverts only address a channel and filled wetland area in the eastern part of the floodplain while the western part of the floodplain, which is closer to the Big Wood River, experiences even greater flows during flooding. Planning and Building Department have not fully evaluated inadequate and poorly planned drainage in the western part of the floodplain.
- Proposed culverts are inadequate to ensure proper drainage. A condition of approval is that the culverts are required to be maintained and kept clear to ensure sufficient carrying capacity. The Planning and Building Findings and Decision do not consider that in flood conditions it may be impossible for the culverts to be maintained and kept clear due to the potential volumes of

flood water and debris. Because the culvert inlets are almost directly on the shared property line, any back-up of the culverts create hazards for the Osborne's property. The proposed residence is being developed for sale. The Planning and Building Findings and Decision do not address how these conditions will be enforced on future owners.

- Planning and Building Findings and Decision does not address commentary from neighbors and evidence that the LOMA on the site had been improperly issued as a result of fill which had been placed on the site rather than the natural conditions of the site as the LOMA requires. Pit tests on the site included as part of the application revealed only one area of the site that had fill material, in the LOMA.
- The Planning and Building Findings and Decision does not address the fact that the existing floodplain map for the site is out of date and changes in the draft FEMA floodplain map would return the LOMA on the site to floodplain (Draft April 17, 2024) and expand the Floodway adjacent to the site and neighboring properties. Zoning Regulation 17.88.050 G. 1. a. allows the City to consider "whether there have been significant amendments to the City's...draft or interim floodplain maps...which will apply to the subject approval". The subject property is not only in the floodplain but also partially in the Historic Channel Migration Zone. The Planning and Zoning Findings and Decision are based on analysis which does not reflect known conditions.
- The Planning and Zoning Findings and Decision does not address a historic fishing cabin owned by the Osbornes and identified by the Historical Committee that sits on the northern property line of the site, within feet of the elevated driveway where flooding is most likely to occur. The historic cabin remains on its original foundation of river rock. As a result the cabin is not only at risk of flooding but also of moving and collapsing in flood conditions.
- Staff has inappropriately applied, and the Planning and Zoning Commission failed to address, KMC Section 17.88.050 E 21 which states "Where development is proposed that impacts any wetland the first priority shall be to move the development from the wetland area. Mitigations strategies shall be proposed at that time of the application that replace the impacted wetland area with an equal amount and quality of new wetland area or riparian habitat."
- The Applicant's representatives and Staff made statements during the Planning and Zoning Commission hearing on August 13, 2024, in response to questions from Planning and Zoning Commission members which were either inaccurate and/or incomplete and misleading, and which are reasonably believed to have affected the decision of members of the Planning and Zoning Commission.
- The conditions of approval for the Applicant's plan provide that the City Staff will monitor, in perpetuity, the maintenance and performance of culverts which are on private property and directly adjacent to the Osbornes' property line. The viability of this condition is, at best, unproven and shifts the burden of responsibility for adverse outcomes and liability from the Applicant to the City, leaving the Osbornes with no recourse but to resort to litigation against the City in the event of adverse outcomes.

- Staff and the Commission's review, and statements by the Applicant's representatives demonstrated a lack of clear understanding of the specific conditions of the site and the proposed driveway. For the first time during the hearing, Staff informed everyone in attendance that it had visited and viewed the site prior to rendering the Staff's decision. During the Planning and Zoning Commission hearing on August 13, the Appellants' attorney expressly requested the Commission members to also visit the site in order to view and gather the same evidence as Staff did. However, the City Attorney expressly advised the Commissioners not to visit the site which conflicts with the Osbornes' right to due process. The Commission was required to review and consider the same evidence as Staff did when it was considering an appeal of the Staff's decision. Failure to do so violated the Appellants' right to due process.
- The Staff and the Planning and Zoning Commission have failed to address other issues related to the site, including evidence and statements by members of the community that the LOMA for the site was improperly obtained.



City of Ketchum

# **ATTACHMENT 2:**

# **Scheduling Order**

# WHITE PETERSON

## ATTORNEYS AT LAW

MARC J. BYBEE  
MAREN C. ERICSON  
WM. F. GIGRAY, III  
LINDA C. HALSEY  
MATTHEW A. JOHNSON  
JACOB M. JONES  
WILLIAM F. NICHOLS \*  
BRIAN T. O'BANNON \*

WHITE, PETERSON, GIGRAY & NICHOLS, P.A.  
CANYON PARK AT THE IDAHO CENTER  
5700 E. FRANKLIN RD., SUITE 200  
NAMPA, IDAHO 83687-7901  
TEL (208) 466-9272  
FAX (208) 466-4405  
EMAIL: mjohnson@whitepeterson.com

PHILIP A. PETERSON  
WILLIAM L. PUNKONEY

TERRENCE R. WHITE  
OF COUNSEL  
WILLIAM F. "BUD" YOST  
OF COUNSEL

\* Also admitted in OR

October 21, 2024

To: City Council, City of Ketchum

From: Matthew Johnson, City Attorney

Re: 121 Badger Lane Administrative Appeal – Scheduling Order/Notice

Recommended Motion: I move to approve the Scheduling Order and Notice as presented, and authorize the Chair to sign.

### Background:

This is a procedural step for the City to continue to process an administrative appeal filed with respect to an appeal decision of the Planning and Zoning Commission on a determination of the Planning Director with respect to a floodplain permit.

Under Ketchum Municipal Code §17.144.020, the Council orders and notices a hearing date for the administrative appeal and also accepts certain procedural steps, which are specified in the attached Order.

The city attorney met with the attorneys for the parties (Appellant and Applicant) via phone and/or email, and have attempted to formulate a schedule addressing the parties concerns. Concerns were raised by the Appellant with respect to the schedule in relation to preparation of the transcript of the P&Z appeal proceedings. However, upon further review and the anticipated schedule for delivery of such transcript, as well as the fact that a recording of the P&Z proceedings was already fully available for review by any party, the schedule in the attached Order provides sufficient and reasonable time for briefing and avoid this matter potentially being delayed until the next calendar year.

This is an administrative appeal hearing where the Commission will sit in a quasi-judicial role. There will be arguments by the parties and explanation by staff of the staff determination, but there is no public hearing and public comments will not be taken. Council will have full discretion to ask questions of the parties, staff, and/or city attorney as we needed.

As the briefs are submitted, the Council will be provided access to copies of the briefs, as well as the record including transcripts as applicable.

Questions or concerns on the substance of the administrative appeal should be reserved for the actual appeal hearing.



City of Ketchum  
City Hall

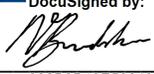
**SCHEDULING ORDER AND NOTICE OF APPEAL HEARING  
BEFORE CITY COUNCIL  
Administrative Appeal: P23-014 – 121 Badger Lane**

An administrative appeal was filed by Appellant, with respect to the above-referenced application(s), Director’s Determination, and Planning Zoning Commission Decision on Appeal. The administrative appeal was filed pursuant to Ketchum Municipal Code 17.144.020.

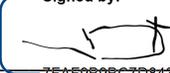
The City Council hereby finds and orders that:

1. The Planning and Zoning Director has certified and reported that the procedural requirements have been met. KMC 17.144.020(A).
2. A record of the proceedings, if any, has been prepared and will be accepted by the Council as part of this process. KMC 17.144.020(A).
3. The City Attorney has held scheduling discussions with the parties, attempting to coordinate and allow for input by the parties on the schedule set forth in this Order.
4. Hearing Date: This matter is set for hearing before the Council at its regular meeting and location on December 2, 2024. KMC 17.144.020(B).
5. Briefing Schedule: Appellant is to submit any brief or memorandum in support of the appeal by 5:00 p.m. on **November 8, 2024**. An Applicant response brief or memorandum, if desired, is to be submitted by 5:00 p.m. on **November 18, 2024**. A reply brief, if desired by Appellant, is to be submitted by 5:00 p.m. on **November 25, 2024**. All briefs/memos are to be sent to the parties to the administrative appeal, Planning Director, and the City Attorney. Electronic delivery of documents will be sufficient.
6. Council Review Authority: Upon hearing the appeal, the council shall consider only matters which were previously considered by the Commission as evidenced by the record, the order, requirement, decision or determination of the Commission and the notice of appeal, together with oral presentation and written legal arguments by the appellant, the applicant, if different than the appellant, and the Commission and/or staff representing the Commission. The council shall not consider any new facts or evidence at this point. The council may affirm, reverse or modify, in whole or in part, the order, requirement, decision or determination of the Commission. Furthermore, the council may remand the application to the Commission for further consideration with regard to specific criteria stated by the council. KMC 17.144.020(C).
7. Decision: A written decision will be entered within 30 days of conclusion of the appeal hearing. All parties, the Commission, and any affected party of record have a right to request and/or will be provided a copy of the decision. KMC 17.144.020(D).

Date of Order: October 21, 2024.

DocuSigned by:  
  
032B2B10E596435...  
Neil Bradshaw, Mayor

ATTEST

Signed by:  
  
7FAF9B9BC7D8434...  
Trent Donat, City Clerk

Signed by:  




City of Ketchum

## **ATTACHMENT 3:**

# **Appellant Brief – 11/8/2024**

# Robertson & Slette, p.l.l.c.

J. EVAN ROBERTSON  
GARY D. SLETTE

Cassie Chapman – Paralegal  
[cchapman@rsidaholaw.com](mailto:cchapman@rsidaholaw.com)

ATTORNEYS AT LAW

134 Third Avenue East  
P.O. BOX 1906  
TWIN FALLS, IDAHO 83303-1906  
TELEPHONE (208) 933-0700  
FAX (208) 933-0701



GARY D. SLETTE  
[gslette@rsidaholaw.com](mailto:gslette@rsidaholaw.com)

November 8, 2024

Mayor and City Council  
City of Ketchum  
P.O. Box 2315  
191 5<sup>th</sup> St. West  
Ketchum, ID 83340

**RE: Nicholas and Stephanie Osborne (“Appellants”) appeal of Floodplain Development Permit for 121 Badger Lane, Ketchum, Idaho (“Permit”) issued to 121 Badger Lane, LLC (“Applicant”)**

Dear Mayor and Council Members,

Our law firm represents Nicholas and Stephanie Osborne (the “Osbornes”) regarding their appeal of the floodplain development permit (“Permit”) issued for 121 Badger Lane. The Permit was originally issued by the City staff pursuant to formal Findings of Fact, Conclusions of Law and Decision on June 16, 2023. That decision was appealed to the Planning & Zoning Commission (“Commission”) by the Osbornes, and an appeal hearing was held on December 12, 2023, at which time the Commission remanded the matter to staff. The City staff issued a new decision approving the Permit by issuance of a subsequent set of Findings of Fact, Conclusions of Law and Decision on May 14, 2024. The new Decision was appealed by the Osbornes to the Commission which conducted an appeal hearing on August 13, 2024. A transcript of that hearing has been lodged with the City. The City attorney explained at the outset of that hearing that the Commission was, for all practical purposes, considering a new application because of the newly revised plans for the property. After much questioning by Commission members, together with a lengthy deliberation, the Commission voted 3-2 in a split decision to affirm the granting of the Permit. The Osbornes timely appealed the Commission's decision on the new application.

After reviewing the record and transcript in this matter, and hearing the oral arguments on appeal, the Osbornes respectfully request that the City Council reverse the decision of the Commission and staff, and deny the Permit for the reasons set forth in this Appellants' brief.

The Osbornes' chief concern has always been the placement of an elevated driveway immediately adjacent to the shared boundary line between their property and that of the applicant. Portions of the driveway are above the base flood elevation and will serve to function as a berm to potentially impound flood flows. Having personally observed their property during the flood event of 2017 (which was not a 100-year flood event by any means), they are acutely aware of the flood potential that already exists on their property. The creation of a berm along their boundary line will only have the non-salutary effect of exacerbating that potential. The applicant's proposal to install three culverts as a means of alleviating the flooding potential created by its proposed driveway does little to ameliorate the Osbornes' concerns. The openings of the inverted culverts are located within inches of the common boundary line. Although the staff Decision at paragraph 15 mandates, "Maintenance of culverts to ensure they function properly during flooding conditions is required", there is absolutely no enforcement provision that would compel the applicant, its successor, or the City to fulfill that condition. If the culverts become blocked with debris, the likelihood that anyone could even get to them during a flood event is remote. Staff acknowledged at page 3 of its Findings as follows, "As a result of the raised driveway, if no culverts were placed underneath, the adjacent property to the north would be adversely impacted with increased floodwaters."

To the Osbornes, it is also clear that staff and the Commission have ignored the clear and unambiguous language of the Ketchum Municipal Code regarding wetlands. The Code requires that "Where development is proposed that impacts **any** wetland, the **first priority** shall be to move the development from the wetland area...". If there is absolutely no alternative, then the default provision of the Code is to balance the cut and fill in a wetland area. However, as observed by members of the Commission, the applicant's design of the various structures, including the driveway, rather than the site characteristics themselves, caused the need for intrusion into the wetlands. Parenthetically, the staff's Findings signed by Mr. Crutcher inaccurately state that, "Historically, the subject property has had a road/driveway at the northern boundary with a culvert underneath." The Council members can observe for themselves where that existing driveway

which served the property was located by reviewing the applicant's own submission materials. Staff's statement is also contradicted in the transcript at page 61 where the fire department is blamed for "pushing the driveway up to the north". Succinctly stated, there are alternatives for the driveway that (a) do not function to create a berm to impede flood flows on the Osbornes' property; and (b) do not require intrusion into jurisdictional wetlands.

The Osbornes respect the applicant's private property rights so long as their own property does not bear the creation of a potential burden as a result of the development on the applicant's property. The Code is clear that those who occupy areas of flood hazard must assume the responsibility of their actions, a common theme echoed by Chairman Morrow and Commissioner Carter at the P&Z hearing. The Osbornes ask the City Council to reverse the decision of staff and the Commission in order to allow a design alternative for the driveway that doesn't create the flood-restrictive berm, and which doesn't create the need to intrude into wetlands. The exhibits attached hereto were provided to the Commission for their consideration during the appeal of this matter, and are being provided to the Council as well.

- 1. The City of Ketchum is committed to enforcing provisions related to flood prone areas by its Comprehensive Plan and the Ketchum Municipal Code ("KMC"). The KMC specifically recognizes that floodplain development has increased flood hazards and changes the ability of the floodplain to function as originally assumed. Notwithstanding this, the City has approved a Floodplain Development Permit for 121 Badger Lane that unnecessarily changes the characteristics of the floodplain and creates a hazard for the Osbornes' property.**

"The City will seek to protect the riparian vegetation, natural habitat, water quality and flood attenuation capacity, while providing appropriate public access to the river systems in Ketchum. The City will regulate and enforce provisions related to any alterations to the riparian, flood prone, and general water course areas."

Ketchum 2014 Comprehensive Plan  
Policy NR-1.2  
River System Quality

"Encroachments (i.e., houses, fill, etc.) on floodplains reduce the flood carrying capacity of the river and its floodplain and increase flood heights, thus increasing flood hazards on land beyond the encroachment. With every new development since the FEMA one percent annual chance boundary was determined, the ability of the floodplain to function as originally assumed changes."

General Provisions of Article 1 - Floodplain Damage Prevention  
KMC Section 17.88.040 4

**The plan unnecessarily fills wetlands and an active floodplain to accommodate a 9,000 square foot house, a 1,500 square foot guest house, a swimming pool and a driveway along the shared property line which creates a barrier to the natural flow of floodwater from the Osborne property. As such the plan fails to comply with Section 17.88.050 E 1. of the KMC.**

**“The criteria for floodplain development applications and riparian alteration permits shall be as follows: 1. The proposal preserves or restores the natural characteristics of the river, floodplain and riparian zone including riparian vegetation and wildlife habitat.”**

**Floodplain Damage Prevention**  
KMC Section 17.88.050 E

- A significant portion of the 121 Badger Lane and the undeveloped portion of the Osborne property is located in the floodplain. Because of its location directly downstream from the confluence of the Big Wood River and Warm Springs Creek, significant erosion has already occurred. As such, the site is prone to flooding and has experienced significant flooding in the past. Previous efforts to control flooding on 121 Badger Lane have included riprap along the site’s western boundary.
- Rather than using the existing driveway, the plan contemplates a new elevated driveway that runs almost the entire length of the northern property line with a significant portion unnecessarily located in the floodplain. The driveway plan includes (a) filling existing wetlands and channels that collect floodwaters; and (b) creating a barrier to floodwaters which naturally flow from the Osborne property onto 121 Badger Lane along the shared property line.
- Because of known flood conditions on the site, it was determined during the planning phase that the KMC required the proposed driveway location in the floodplain to be elevated even higher to provide the required clearance for emergency vehicles during flood conditions. As a consequence, that further elevation of the driveway increased the height of the barrier created by the new driveway and exacerbated an already flawed plan.
- The result is a plan which was proposed and approved in conflict with multiple provisions of the KMC.

**2. The proposed plan and approval process did not adequately evaluate alternative locations for the driveway, and as a result, it failed to comply with Section 17.88.050 (E)(21) of the Ketchum Code of Ordinances.**

- Section 17.88.050 (E)(21) states “**(Wetlands) Where development is proposed that impacts any wetland the first priority shall be to move the development from the wetland area.** Mitigation strategies shall be proposed at time of application that replace the impacted wetland area with an equal amount and quality of new wetland area or riparian habitat improvement.”
- Despite this very clear and unambiguous statutory requirement, and the availability of alternative locations for the driveway, including the existing driveway, the Planning and Building Department staff did not adequately evaluate such alternatives. When asked about that issue, Mr. Crutcher suggested that it was a question for the applicant, and Ms. Landers indicated that was never requested by staff. Tr., p. 76, l. 2-12. The Osbornes contend that was either an error or an abuse of discretion by staff.
- In response to questions from the Planning & Zoning Commission members regarding alternatives, staff told the Commission that it had considered alternatives, and that the driveway location was necessary given the conditions on the property. That is simply incorrect, especially when you consider that a driveway to the property served the former residence. The record created by the staff is entirely devoid of any such alternatives, one of which was to utilize the location of the existing driveway.
- At best, staff may have evaluated alternatives which accommodated the planned 9,000 square foot main house, a 1,500 square foot guest house, two garages and a swimming pool in their planned locations. No consideration was given to moving or reducing the size of the proposed structures to allow a driveway that did not fill the existing wetlands. The Osbornes contend that was either an error or an abuse of discretion by staff.
- The council is urged to keep in mind that the first priority articulated in the KMC is to move a proposed development from a wetland area. The term “first priority” has the usual and ordinary meaning of “first concern”, or “most important consideration”. A priority is the concern, interest or desire that comes before all others. Rather than letting the site dictate the location and size of the structures and the driveway, the applicant

elected to have the elements of the improvements assume greater importance which meant an unnecessary intrusion into the wetlands on the site. The secondary mitigation strategy of the KMC regarding the balancing of cut and fill only comes into play if the “first priority” requirement of avoidance of wetlands cannot be accommodated. The following colloquy between Commission members and staff is compelling, and it is clear that the Commission was troubled by the failure to consider the existing driveway as access to the property.

5 **COMMISSIONER PASSOVOY:** So my question to  
6 the staff is, did you discuss -- did you consider  
7 alternative locations of the driveway --

8 **MR. CRUTCHER:** Yes, that --

9 **COMMISSIONER PASSOVOY:** -- and discuss those  
10 with the applicant? And would you tell us about that.

11 **MR. CRUTCHER:** Staff looked at the proposal  
12 and the residence being located within the letter of map  
13 amendments. Which took the property outside of the  
14 floodplain seemed to be the most appropriate location  
15 for the residence. And then with the requirement of a  
16 hammerhead turnaround by the fire department pushing the  
17 driveway up to the north, that seemed to be the best  
18 approach for getting access to the letter of map  
19 amendment area.

20 **COMMISSIONER PASSOVOY:** So the location of  
21 the house or the development dictated the location of  
22 the driveway?

23 **MR. CRUTCHER:** That's correct.

24 **MS. LANDERS:** And just to clarify, the  
25 location of the house wasn't necessarily the choosing of  
1 the owner. It was a LOMA that had already been  
2 approved. So, you know, that was a condition that was  
3 kind of existing in place. And I think when Adam and I  
4 reviewed that, the effort was to keep the majority of  
5 the development outside of the floodplain. Because if  
6 we were to move the location of the home, you'd be  
7 putting it outside of the floodplain and into the  
8 floodplain. And so there was a discussion around

9 alternatives. It isn't necessarily documented in kind  
10 of multiple scenarios as part of the development  
11 application, but those discussions did occur.

12 **COMMISSIONER PASSOVOY:** Okay. Thank you.

13 **COMMISSIONER CARTER:** Was there a  
14 consideration of leaving the driveway where the existing  
15 driveway is? Or how was the location of the existing  
16 driveway considered?

17 **MR. CRUTCHER:** Well, the fire department  
18 required a hammerhead turnaround access that was not  
19 present with the current driveway configuration due to  
20 fire department code. And so that configuration is the  
21 result of the fire department requirements.

**Transcript of Administrative Appeal of 121 Badger Lane, August 13, 2024**  
**Page 61, Lines 5-25, Page 62 Lines 1-21**

11 **MR. CARTER:** Staff, can you bring up page --  
12 the last page in the staff report, 221?  
13 (Next Slide)

14 **MR. CARTER:** Is it correct that this shows  
15 existing conditions out there, more or less?

16 **MR. CRUTCHER:** Yeah.

17 **MR. CARTER:** And is it correct that that's  
18 showing a sort of existing driveway location?

19 **MR. CRUTCHER:** Yes.

20 **MR. CARTER:** Is there an existing -- there's  
21 an existing driveway on the site?

22 **MR. CRUTCHER:** Gravel. So the asphalt has  
23 been pulled out, but the topography is similar to where  
24 the driveway used to be when it was still functioning.

25 **COMMISSIONER PASSOVOY:** At the gray line?

1 **MR. CRUTCHER:** Correct.

2 **COMMISSIONER CARTER:** Was there an attempt  
3 made by the design team to design a driveway that worked

4 on the existing configuration and a hammerhead that was  
5 in a different portion of the lot that perhaps didn't  
6 impact the wetland as much?

7 **MR. CRUTCHER:** I believe that would be a  
8 question for the Applicant.

9 **MS. LANDERS:** Tim, it wasn't something that  
10 was requested by staff. It was just during kind of  
11 discussions of different alternatives and what was being  
12 proposed.

**Transcript of Administrative Appeal of 121 Badger Lane, August 13, 2024  
Page 75, Lines 11-25, Page 76 Lines 1-12**

**COMMISSIONER PASSOVOY:** And I actually, if  
13 you take that -- I mean, it may require some redesign of  
14 the house, which was my question. Is if the design of  
15 house -- the design and placement of the house is  
16 dictating where the driveway goes. And maybe that  
17 approach should have been, or we should ask the  
18 Applicant to -- I mean, I know this has been a long and  
19 expensive process. But since this was raised as a  
20 problem early on, I would -- I would have liked to have  
21 seen them say, well, maybe the way we've designed and  
22 located the house should be reevaluated so that we don't  
23 have this problem of the driveway and the hammerhead  
24 right along the northern property line. It's sort of  
25 the once again, you know, what forces the decision?  
1 Which part of the design forces the decision?

**Transcript of Administrative Appeal of 121 Badger Lane, August 13, 2024  
Page 79, Lines 13-25, Page 80 Line 1**

- Numerous alternatives for the location of the driveway, including the existing driveway, were apparently not considered by the City staff or the applicant. Some of these alternatives would not even require a change in the scope of the project, the location of the house or the potential location of a hammerhead. Certain of these alternatives were actually discussed by the Osbornes and the applicant following the initial appeal which resulted in the remand, but were dismissed out of hand due to the time and expense of a redesign. That time and expense could certainly have been avoided if consideration of alternatives that entirely avoided wetlands had been an initial concern of both the City and the applicant.

**3. In approving this and other projects, City staff has inappropriately applied and relied on the second sentence of Section 17.88.050(E)(21) without consideration of the City’s priority mandate expressly stated in that section.**

- In its Decision and Findings dated May 14, 2024, with respect to 17.88.050(E)(21), staff stated:

“Project site contains wetlands as delineated by Trent Stumph with Sawtooth Environmental. The proposed development will impact, permanently fill 1,277 square feet of wetlands with proposed wetland mitigation creating approximately 1,278 square feet of wetlands.”

- This statement interprets the second sentence of Section 17.88.050(E)(21) which provides, “Mitigation strategies shall be proposed at time of application that replace the impacted wetland area with an equal amount and quality of new wetland area or riparian habitat improvement.” That secondary provision, however, would only come into play if wetlands cannot be avoided at all. The very clear requirement of that section of the KMC states, “Where development is proposed that impacts any wetland the first priority shall be to move the development from the wetland area.” This then was the City’s opportunity to enforce its own Code provision. Rather than jumping to the secondary provision for cut and fill in order to accommodate the proposed new development on the site, the staff and the Commission committed error by not applying the clear language of the Code regarding wetland avoidance where possible. If “first priority” means the “most important consideration”, it is facially apparent that the KMC provision in that regard was ignored.
- During the appeal hearing, the Applicant’s legal representative incorrectly advised the Commission that the second sentence of Section 17.88.050(E)(21) was the only requirement in the Code for wetland approval.

**21 MS. STROLLO:** Wetlands, so there is one wetland  
**22** requirement in code criteria for approval and we meet  
**23** it. The driveway fills some wetland area and that fill  
**24** is mitigated entirely by creating wetland elsewhere to  
**25** preserve the natural function of the river.

**4. Proposed culverts are inadequate to ensure proper drainage. The placement of culverts conflicts with the purpose of the City’s Floodplain Zoning Regulations codified in Section 17.88.020.**

- KMC Section 17.88.020 states: **It is the purpose of this chapter to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:**

...

**H. To ensure that those who occupy the areas of special flood hazard assume the responsibility for their actions.**

- The plan proposes to eliminate the existing driveway and culvert located in the center of the property and to place the new elevated driveway and multiple culverts in the floodplain adjacent to the shared property line which creates new and unnecessary hazards for the Osborne property.
- Culverts are highly susceptible to blockage as a result of both wildlife and debris. Because the culvert inlets are almost directly on the shared property line, and adjacent to a historic 1930’s fishing cabin owned by the Osbornes, any back-up of the three culverts would unnecessarily create hazards for the Osborne property which are not insurable.
- One of staff’s conditions of approval is that the culverts are required to be maintained and kept clear to ensure sufficient carrying capacity. See Condition No. 15 of Decision dated May 14, 2024. Because the project is apparently a residence being developed for sale, it is impossible to ensure future compliance with this condition by anyone. Furthermore, the Planning and Building Findings, Conclusions and Decision do not consider that in flood conditions, it may be all but impossible for the culverts to be maintained and kept clear due to the potential volumes of flood water and debris. The assumptions of the Planning and Building department based on the unknown potential for debris were not factual. As stated by Ms. Landers, “So from staff’s perspective, we aren’t concerned about clogging of the culverts.” Tr., p. 73, l. 14-15. While staff may not be concerned, the Osbornes, having observed the flooding events of 2017, are most assuredly concerned about that potential.

4 **MS. LANDERS:** I think the last comments that I will make  
5 is that debris is always a concern in flooding. That's  
6 a comment that's been made. Large debris that -- that  
7 blocks culverts on a large scale, like the ones provided  
8 in the Appellant packet happen within the floodway when  
9 you have large downed trees, you know, things like that.  
10 These -- this area -- and Adam you can correct me if I'm  
11 wrong -- sees a lot of kind of sheet flooding of water  
12 come through. It isn't necessarily in a debris flow  
13 area.  
14 So from staff's perspective, we aren't  
15 concerned about clogging of the culverts.

- The Planning and Building Department Staff members have proposed that its team will monitor, in perpetuity, the maintenance and performance of culverts which are on private property. Adam Crutcher expressly stated that, "... we do go around during flooding years and check, myself, the fire department, streets and water and wastewater, to check and make sure that those [culverts] aren't getting blocked or impacted in any way by debris. So those are things that we do regularly throughout the city in different areas." Tr., p. 74, l. 21-25 and p. 75, l. 1. Not only will these municipal inspections not ensure compliance with Condition No. 15, it will have the effect of transferring responsibility for the risk to the City in conflict with KMC Section 17.88.020. It makes the City a party to any claim for damages that might result. Commissioners Carter and Morrow were particularly concerned about the duty that the City had assumed in this regard, and knew that it created a future liability for the City.

4 **COMMISSIONER MORROW:** You know, what if the person who buys the  
5 house says screw you, litigate, you know? We don't care  
6 what you do. We don't care what the city says. We're  
7 not going to do anything. Let them sue us. I need more  
8 -- you know, to put it right on their property line? If  
9 it were halfway down and there was some leeway, but  
10 there's no leeway here. If it backs up in a 100-year  
11 flood, it's on their property right-of-way. There's no  
12 -- and getting a guy to come out in a 100-year flood  
13 when it's underwater, to come and clean these culverts,  
14 you know, it's litigation for them. It's litigation  
15 against the city. It -- we're setting ourselves up for  
16 someone who buys the house and they go, I've got a ton  
17 of money. Screw you, I'll do whatever I want. And if

18 it means not cleaning the culverts, then I won't clean  
19 the culverts and you can sue me. And three years later  
20 when it gets done, you know, their house is ruined, or  
21 their historic cabin has floated away.

Tr., p. 66, l. 4-21.

- All of this ignores the simple fact that the best way “to ensure that those who occupy the areas of special flood hazard assume responsibility for their actions” is to locate proposed culverts away from neighboring properties as is the case with the existing driveway and the existing culvert on the property. In their brief on appeal to the Commission, the Osbornes referred the City to the Blaine County Multi-Jurisdiction All Hazard Mitigation Plan updated in October of 2018. Notably, the City of Ketchum, along with the cities of Bellevue, Carey, Hailey and Sun Valley, are all “Participating Jurisdictions” in that Plan. At page 13 of the Plan, “culverts” are grouped with “roads, bridges, [and] cattle guards as “limiting conditions” with a “high” priority to identify and list. If culverts are limiting conditions to the passage of floodwaters, it makes no sense to install three more of them when alternatives are available, e.g., utilizing the location of the existing driveway on the property.
5. **The City is proposing to approve a flawed driveway and drainage plan which adds 1,277 square feet of fill to wetlands and blocks two existing drainage channels. Drainage for one of the channels is based on the flawed culvert proposal discussed above, while the second channel has only a single 12-inch drywell. As a result, the plan fails to comply with KMC Sections 17.88.050(E)(1) and (5). The Commissioners were clearly unfamiliar with the actual specifics of the site, and relied on apparent erroneous information provided by the Applicant’s engineer.**
- Section 17.88.050(E) states: “The criteria for floodplain development applications and riparian alteration permits shall be as follows: 1. The proposal preserves or restores the natural characteristics of the river, floodplain and riparian zone including riparian vegetation and wildlife habitat.” **and** “5. Landscaping and driveway plans to accommodate the function of the floodplain allow for sheet flooding. Surface drainage is controlled and shall not adversely impact adjacent properties including driveways drained away from paved roadways.”

- There are two existing channels in the floodplain that traverse the property line, one of which is located on the eastern side of the floodplain (the “east channel”) and the second of which is located on the western side of the floodplain (the “west channel”). These two channels with elevations between 5785 and 5786 above mean sea level (“MSL”) allow floodwater to flow from the Osborne property into the wetlands at an elevation of 5784 on the 121 Badger Lane property where some of the water collects and is absorbed.
- These two channels are separated by a rise with an elevation of approximately 5787. As a result, floodwater cannot travel between the two channels at the BFE of 5786.5. Excavation that would allow water to flow between the two channels would fundamentally change the natural characteristics of the floodplain and create erosion issues.
- The proposed driveway fills these channels and wetlands on 121 Badger Lane, and increases the elevation in the floodplain above existing grade by up to 3 feet. The proposed elevations of the western portion of the finished driveway will be between 5786.55 and 5787.25, versus the existing elevations of between 5784 and 5786 and above the BFE of 5786.5 which will block the west channel and not allow sheet flooding to occur. However, when asked by Commissioner Carter if the driveway was **below** the base flood elevation (“BFE”), the applicant’s engineer responded, “Yes.” Tr., p. 51, l. 11-13.
- By filling wetlands and the floodplain to accommodate the elevated driveway, the plan fails to preserve or restore the natural characteristics of the floodplain and creates a barrier to floodwaters that flow from the Osborne property onto 121 Badger Lane, and the applicant’s plan fails to comply with KMC Sections 17.88.050(E)(1) and (5).
- Recognizing this issue, City staff stated in the Planning and Building Findings and Decision:

“As a result of the raised driveway, if no culverts were placed underneath, the adjacent property to the north would be adversely impacted with increased floodwaters”. Decision at p. 3.

- Three culverts have been proposed to address floodwaters in the east channel. The west channel is not served by the culverts, is closer to the river and experiences even greater flows during flooding as observed by the Osbornes in 2017. This channel will be blocked by the elevated driveway which exceeds the BFE. The proposed plan includes only a single dry well to drain the west channel.
- The Planning & Zoning Commission's ability to understand these specific issues was challenged by maps and plans whose elevations were difficult to read and compare, and by never having visited the site (a) as was done by the staff in making its quasi-judicial decision; and (b) as urged by the Osbornes at the appeal hearing after learning of staff's site visit to collect evidence. As a result, they relied on erroneous statements made by the applicant's engineer.
- During the P&Z meeting, seeking further clarification on the proposed driveway elevation versus the existing natural elevations **Commissioner Passovoy, who would be the deciding vote to approve the plan in a 3-2 split decision, asked the applicant's engineer:**

1 **COMMISSIONER PASSOVOY:** Once again, this is  
2 a very, very layperson question: Along the property  
3 line, we understand there were -- without the driveway  
4 there are undulations. And so the assertion of -- your  
5 assertion or explanation is is that the driveway does  
6 not create a berm. But do I understand that basically  
7 the driveway flattens out those undulations?

8 **MR. POWELL:** There will -- yeah, sorry.

9 **COMMISSIONER PASSOVOY:** Okay. And is the --  
10 and that the highest point of any undulation is no lower  
11 than the driveway elevation? Am I -- am I confusing  
12 you?

13 **MR. POWELL:** So say that again. The highest  
14 elevation of those undulations --

15 **COMMISSIONER PASSOVOY:** Okay, so the  
16 undulations are like this (indicating) --

17 **MR. POWELL:** Uh-huh.

18 **COMMISSIONER PASSOVOY:** -- up and down and  
19 up and down. Where the driveway essentially flattens  
20 that series of undulations, it makes it a straight line.

21 **MR. POWELL:** Right.

22 **COMMISSIONER PASSOVOY:** Is it fair to say  
23 that the highest point of any undulation is no -- is not  
24 lower than the driveway? So the driveway, the highest  
25 point of the driveway is no higher than the highest  
1 level of this series of undulations.

2 **MR. POWELL:** Yes.

3 **COMMISSIONER PASSOVOY:** Okay.

4 **MR. POWELL:** That is correct.

5 **COMMISSIONER PASSOVOY:** Okay.

6 **MR. POWELL:** In most cases those highs --

7 **COMMISSIONER PASSOVOY:** Would be -- would be  
8 lower. But I just -- just -- it flattens it out so in a  
9 sense it is a berm. But the berm is no higher than the  
10 highest undulation that exists out there. Okay.

11 **COMMISSIONER CARTER:** To follow up on that,  
12 did you say that the driveway is below BFE?

13 **MR. POWELL:** Yes.

**Transcript of Administrative Appeal of 121 Badger Lane, August 13, 2024  
Page 50, Lines 1-25, Page 51 Lines 1-13**

- However, that affirmative statement was followed up and contradicted by Mr. Powell when he stated, “And so there are—but the majority of the driveway within the floodplain is lower than the BFE.” Tr., p. 51, l. 24-25 and p. 52, l. 1. In other words, there are portions of the proposed driveway that would be above the BFE.
- As stated above, the western portion of the driveway rises to an elevation of as much as 5787.25 above MSL, which in contrast to Mr. Powell’s statement, is higher than both the surrounding elevations and is higher than the BFE of 5786.5.
- Stated otherwise, some portions of the elevated driveway are higher than the BFE and existing natural elevations. This highlights the stated concern of the Osbornes from the very beginning. The driveway will act as a berm and will create a significant risk to the

Osborne property, including their historic 1930's fishing cabin that sits adjacent to the common property line.

**6. The Planning and Building Department, and the floodwater analysis prepared by the Applicant, failed to address the fact that the existing floodplain map for the site is out of date, and changes in the draft FEMA floodplain map would expand the floodway adjacent to the site and neighboring properties.**

- KMC Section 17.88.050(G)(1)(a) allows the City to consider “whether there have been significant amendments to the City’s...draft or interim floodplain maps...which will apply to the subject approval”.

The City of Ketchum’s Planning & Building website states:

**Changes to Floodplain Mapping:**

The Federal Emergency Management Association (FEMA) is undergoing an update to the Wood River Valley’s Flood Insurance Rate Maps (FIRMs) as part of their RISK Map program. This process may change the type of floodplain your property is located in and may change the way you choose to insure your home or property. FEMA has issued draft maps that are available upon request.

<https://www.ketchumidaho.org/planning-building/page/flood-natural-disaster-information>

- Because the site is not only in the floodplain, but also partially in the Historic Channel Migration Zone for the Big Wood River, the issues are significant and real. The draft floodplain maps clearly identify significant changes in the conditions in and around the site.
- During the Planning & Zoning Commission hearing, City Staff made the following statement with respect to the proposed floodplain map.

**16 MS. LANDERS:** Mr. Chairman, may I just add a  
**17** point of --

**18 CHAIR MORROW:** Sure.

**19 MS. LANDERS:** -- clarification? So about  
**20** the draft FEMA maps, the only reason that there's a  
**21** change on this property is because in the new draft  
**22** maps, FEMA hasn't carried over the data of previously

23 approved LOMAs into the data set. So the change of the  
24 map is not a result of the change of flooding condition  
25 on the property. It's just simply that the data -- all  
1 of the data hasn't been incorporated; that's why they're  
2 still draft.

**Transcript of Administrative Appeal of 121 Badger Lane, August 13, 2024  
Page 69, Lines 1-25, Page 70 Lines 1-2**

2 **COMMISSIONER PASSOVOY:** Morgan, you answered  
3 my question about whether or not you guys have looked at  
4 this draft and whether you think there's anything  
5 significant that would -- that would have affected your  
6 decision were it actually finalized. And what I'm  
7 hearing is, no, there isn't.

8 **MS. LANDERS:** Yeah, and I can let Adam speak  
9 to that. But Adam and Harmony both track the draft FEMA  
10 process very, very closely.

11 **COMMISSIONER PASSOVOY:** Uh-huh.

12 **MS. LANDERS:** We've looked at every single  
13 floodplain development permit and we've compared our  
14 existing BFEs with the draft BFEs. And usually in  
15 instances where there's any change in the BFE, then we  
16 usually go with the most conservative. You know, but we  
17 do track that process very quickly and we -- you know,  
18 we take it very seriously.

**Transcript of Administrative Appeal of 121 Badger Lane, August 13, 2024  
Page 71, Lines 2-18**

- While this may be true with respect to the LOMA, these statements ignore the changes for the rest of the property, including (a) where the wetlands and natural floodplain conditions will be filled (b) where the barrier driveway will be created; and, (c) the proposed culverts will be placed.
- As a result, it is believed that the analysis of the floodwater impacts on the site, and the Planning and Zoning approval, are based on an analysis which does not reflect known conditions. Mr. Osborne requested the data supporting the statements made by Ms. Landers during the hearing, however none has been provided as of this writing.

- 7. The Planning and Building Findings, Conclusion and Decision, and the Planning & Zoning Commission's approval of the same never addressed commentary from neighbors and evidence that the LOMA on the site had been improperly issued as a result of fill which had been placed on the site rather than the natural conditions of the site as the LOMA requires. Pit tests on the site included as part of the application revealed only one area of the site that had fill, i.e., the site of the LOMA.**
  
  - 8. Staff and the Commission's review, and statements by the Applicant's representatives, demonstrated a lack of a clear understanding of the specific conditions of the site and the impacts of the proposed driveway.**
- During the initial appeal hearing in December, staff informed everyone in attendance that it had conducted a site visit to view the site prior to rendering the staff's initial decision. During the Planning and Zoning Commission hearing on August 13, the Osbornes' attorney expressly requested an opportunity for the Commission members to also visit the site in order to view and gather the same evidence as staff did in order to render its formal decision. However, the City Attorney expressly advised the Commissioners not to visit the site which conflicts with the Osbornes' right to due process. Although new evidence was not to be considered, the Commission was certainly required to review, consider and evaluate the same evidence as staff did when it was considering an appeal of the staff's decision. Failure to do so violated the Appellants' right to due process. In *Comer v. County of Twin Falls*, 130, Idaho 433, 942 P2.d 557 (1997), the Idaho Supreme Court determined that an appellant's due process rights were implicated in a situation where a site visit was conducted without notice and without giving the parties or their representatives the opportunity to be present. The Board of Commissioners in that case viewed the property in question while the Commission members did not. The converse is true in this case where staff, acting in a quasi-judicial capacity, acknowledged that it had conducted a site visit, but the Commission was instructed not to do so despite the request of the Osbornes' attorney. The due process issue was expressly raised in that regard. See Tr., p. 58, l. 22-25 and p. 59, l. 1-6. The City's attorney cautioned against a site visit and stated, "But particularly in this case on an administrative appeal, that would be brand new information." Tr., p. 58, l. 19-21. That, however, was incorrect in light of staff's acknowledgment of having visited the site prior to making the formal Decision. The City Attorney also reminded the Commission that they were to look "at the record

that was before the staff below”. Tr., p. 28, l. 18-19. He even raised the issue about the accuracy of the site visit by the staff. Tr., p. 58, l. 4-5. In *Comer*, the Idaho Supreme Court stated:

C. The Twin Falls County Board Of Commissioners Violated The Appellants' Due Process Rights When They Viewed The Property In Question Without Notice And Without Giving The Parties Or Their Representatives The Opportunity To Be Present.

Between August 14 and August 21, the Board viewed the property in question. However, they provided no written notice of the viewing, and provided none of the parties with the opportunity to be present. The Appellants argue that this was a violation of their procedural due process rights, because the Board was taking new evidence without notice and without the opportunity for them to be present. The Respondents argue that viewing the property was not new evidence, because the Commission had viewed a videotape of the property, and the viewing was simply a "live" version of the videotape.

In reviewing a Commission decision, the Board must confine itself to the Commission's record. See *Chambers*, 125 Idaho at 118, 867 P.2d at 992. In this case, it is arguable that the Board did not confine itself to the Commission's record, since the Board viewed the property, while the Commission did not. However, even if the Commission had viewed the property, the procedural due process rights of the Appellants would still have been violated in this particular situation.

The property viewing in this case is analogous to a viewing in a trial. We have held that a judge or jury may not view premises without notice to the parties. *Highbarger v. Thornock*, 94 Idaho 829, 831, 498 P.2d 1302, 1304 (1972). In that case, we noted the reasons for requiring notice of the viewing:

First, notice to the parties provides them with an opportunity to contest the propriety of such a viewing under the particular circumstances .... More importantly, notice to the parties provides them with an opportunity to be present at the time of the inspection, which in turn will insure that the court does not mistakenly view the wrong object or premises.

*Id.* The Highbarger Court noted that the appellants in that case had no way of knowing if the judge viewed the proper area, or took note of the relevant features of the premises in question. *Id.* at 831-32, 498 P.2d at 1304-05.

Similarly, in this situation, the record indicates that one of the protestants to the application (not a party to this appeal) actually

suggested that the Board go look at the property. However, this does not constitute the proper notice, and the fact remains that the parties were not given the opportunity to be present. Because none of the parties was present during the viewing, and because no record was made of the viewing, the parties have no way of knowing if the correct parcels of property were examined by members of the Board. Therefore, we hold that before a local zoning body; whether it be the Commission or the Board, views a parcel of property in question, it must provide notice and the opportunity to be present to the parties.

In *Chambers v. Kootenai County Board of Commissioners*, 125 Idaho 115, 867 P.2d 989, (1994), the Court had an opportunity to define the difference between legislative action and quasi-judicial action which implicates due process.

In *Cooper v. Board of County Comm'rs of Ada County*, 101 Idaho 407, 411, 614 P.2d 947, 951 (1980), we held that a decision by a zoning board applying general rules or specific policies to specific individuals, interests or situations, are quasi-judicial in nature and subject to due process constraints. The commissioners entered an order granting Quad Park a conditional use permit for the use of high powered lighting. This action by the commissioners was the application of specific policies, the circumvention of a county ordinance through the granting of a conditional use permit, to a specific interest. This can be distinguished from the annexation of land by a county that was held to be a legislative action, rather than a quasi-judicial decision. *Burt v. City of Idaho Falls*, 105 Idaho 65, 665 P.2d 1075 (1983). Therefore, due process safeguards must be followed.

In this case, it was staff who made the actual Findings of Fact, Conclusions of Law, and rendered a formal Decision regarding the issuance of Permit. As such, staff was clearly acting in a quasi-judicial capacity bringing due process to the forefront. For a thorough analysis of the law on quasi-judicial decision-making and due process implications, the letter from Edward Lawson sent to the City attorney on May 29 provides an accurate legal analysis of those issues.

### **CONCLUSION**

In light of the foregoing facts and argument, the Osbornes request the Council reverse the decision of staff and the Commission granting the Permit. The Osbornes have expressly identified issues which they contend constitute error or an abuse of discretion when the Permit was granted. The applicant has the ability to modify the application now in order to (a) eliminate the driveway berm on the north boundary of its property; and (b) eliminate any interference

with the wetlands on the property consistent with the KMC priority statutory mandate of avoidance whenever possible. We are dealing with a situation where the improvements to the property are only in the planning stage rather than being engaged in a post-construction dispute. There is no need to create a problem by construction of the berm, portions of which are higher than the BFE and which would hamper the discharge of floodwater. Culverts, which are recognized to be a potential impediment to the passage of floodwater, can be moved from the property line. The wetlands can remain in their current condition given the priority status accorded to them in the KMC. The words of Commission Chairman Morrow at the hearing perhaps articulate this result more than anyone. He said:

**5 COMMISSIONER MORROW:** But my concern  
**6** really isn't -- it's that the design -- and I was -- you  
**7** know, because it's been three years, we were told we  
**8** can't be asked to redesign the site. That's, you know,  
**9** not true.  
**10** So my concern is less of that and more that  
**11** we're creating something that in the future is going to  
**12** be a really big problem that we could avoid. And so I'm  
**13** not sure how that happens. But it makes me really  
**14** uncomfortable that our models say this and our models  
**15** say that.  
**16** I've been down there during the floods in  
**17** 2017. I walk my dog down in that area all the time and  
**18** it's -- half of those houses shouldn't have been built  
**19** on Wood River or on Williams. You know, they're in the  
**20** frickin' floodplain or in where the river brings its  
**21** water back down.  
**22** So my concern is we don't make it worse.

Tr., p. 68, l. 5-22

It seems fairly obvious that the existing driveway is an alternative that can be considered which would avoid the creation of potential problems for the Osbornes, the City and the ultimate purchaser of the applicant's property. According to staff, that alternative wasn't anything that was requested by staff. The following colloquy demonstrates that fact.

**2 COMMISSIONER CARTER:** Was there an attempt  
**3** made by the design team to design a driveway that worked  
**4** on the existing configuration and a hammerhead that was  
**5** in a different portion of the lot that perhaps didn't  
**6** impact the wetland as much?

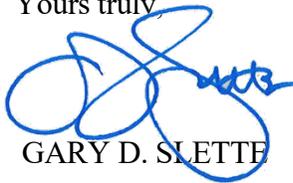
7 **MR. CRUTCHER:** I believe that would be a  
8 question for the Applicant.

9 **MS. LANDERS:** Tim, it wasn't something that  
10 was requested by staff. It was just during kind of  
11 discussions of different alternatives and what was being  
12 proposed.

Tr., p. 76, l. 2-12

Because the staff should have considered that rather obvious alternative, the Council should take this opportunity to rectify the errors and avoid the potential for future problems. Given the City's admitted role in inspecting culverts on private property in order to make certain they are functioning during flooding events, it only makes sense to reduce their number and minimize the potential for flooding. The Decision granting the Permit should be reversed with the applicant afforded an opportunity to prepare and submit a revised plan.

Yours truly,



GARY D. SLETTE

cc: Nick and Stephanie Osborne  
Morgan Landers: [mlanders@ketchumidaho.org](mailto:mlanders@ketchumidaho.org)  
Adam Crutcher: [acrutcher@ketchumidaho.org](mailto:acrutcher@ketchumidaho.org)  
Ed Lawson: [eal@lawsonlaski.com](mailto:eal@lawsonlaski.com)  
Matthew A. Johnson: [mjohnson@whitepeterson.com](mailto:mjohnson@whitepeterson.com)



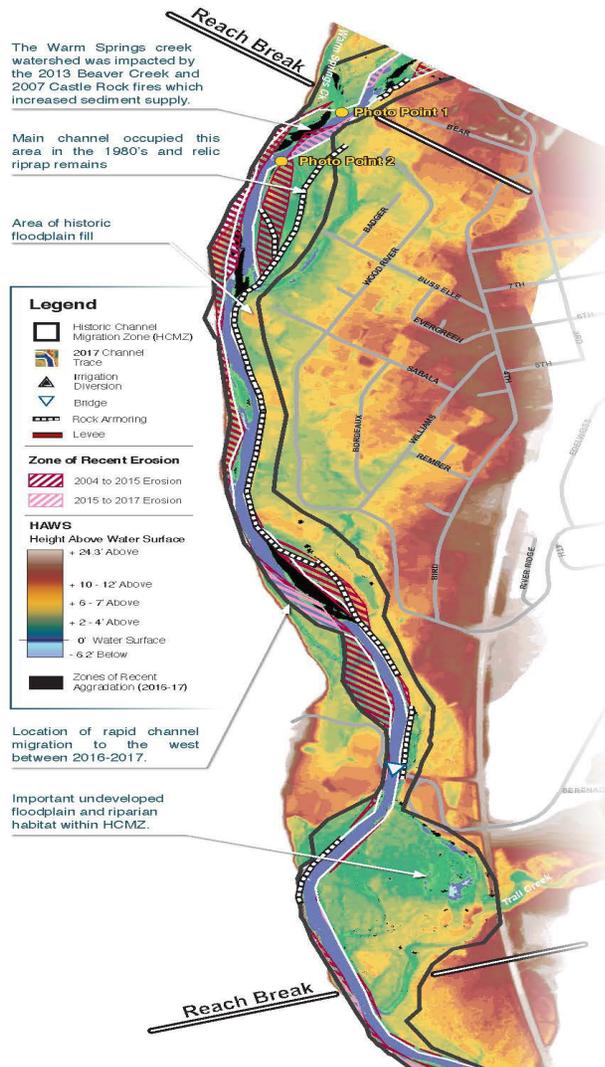
**Source: Plans for 121 Badger Lane provided by City Staff on 5/14/24**

## **Big Wood River Atlas 2020 – Blaine County Idaho Website**

The Stakeholder group consisted of representatives from the following organizations:

- Unites States Forest Service
- Bureau of Land Management
- Idaho Dept. of Fish & Game
- Idaho Dept. of Water Resources
- Cities of Bellevue, Hailey and Ketchum
- Trout Unlimited
- The Nature Conservancy
- Wood River Land Trust
- Idaho Conservation League
- Flood Control District #9
- Hiawatha Canal Company
- Galena Engineering
- Various members of the public Blaine County were represented by the following individuals:
- Former County Commissioners Larry Schoen, Len Harlig and Alan Reynolds
- Commissioner Jacob Greenberg
- Commissioner Angenie McCleary
- Commissioner Dick Fosbury
- County Engineer Jeff Loomis
- County Floodplain Manager Kristine Hilt
- Former County Engineer Jim Koonce

# REACH 6



## REACH MAP - HAWS

Height Above Water Surface (HAWS), Erosion Hazards, HCMZ

Height Above Water Surface mapping of the Big Wood River uses a technique to show elevation difference of the floodplain topography relative to the river water surface. The map shows relic features in the floodplain created by the river, such as abandoned channels, meander bends, and oxbows. This illustrates how the river has actively meandered across the width of the geomorphic floodplain.

## Reach Characteristics



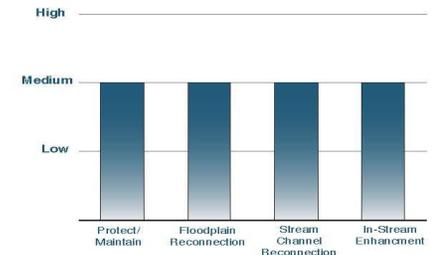
Reach 6 - Photo Point 1  
Warm Springs Creek confluence



Reach 6 - Photo Point 2 - Looking downstream

Reach Characteristics	Reach Average	Big Wood River Average
Sinuosity	1.04	1.15
Gradient (ft/ft)	0.0062	0.0064
HCMZ Width (ft)	403	513
Bankloss 2015-2017 (acre/river mile)	1.4	4.9
Bankloss 2004-2015 (acre/river mile)	8.5	6.8
Bank Stabilization (%)	38%	24%

The Warm Springs Creek reach is the first reach that transitions to a lower energy system (less steep river gradient). Lower energy rivers tend to have more channel migration and a higher sinuosity, but this reach had the third least sinuous channel with very little channel migration between 2015-2017 (3.5x less than average). This observation may be explained by the near continuous bank armoring on the east riverbank.



### Reach Project Potential

Opportunities in Reach 6 include efforts to promote removal or modification of rock armoring where feasible. In-stream sediment management through placement of flood fencing or engineered log jams could assist in sediment retention. The area around the Trail Creek confluence may offer opportunities for stream channel or floodplain process reconnection.

## East Channel 105 Wood River Drive North



## East Channel 121 Badger Lane



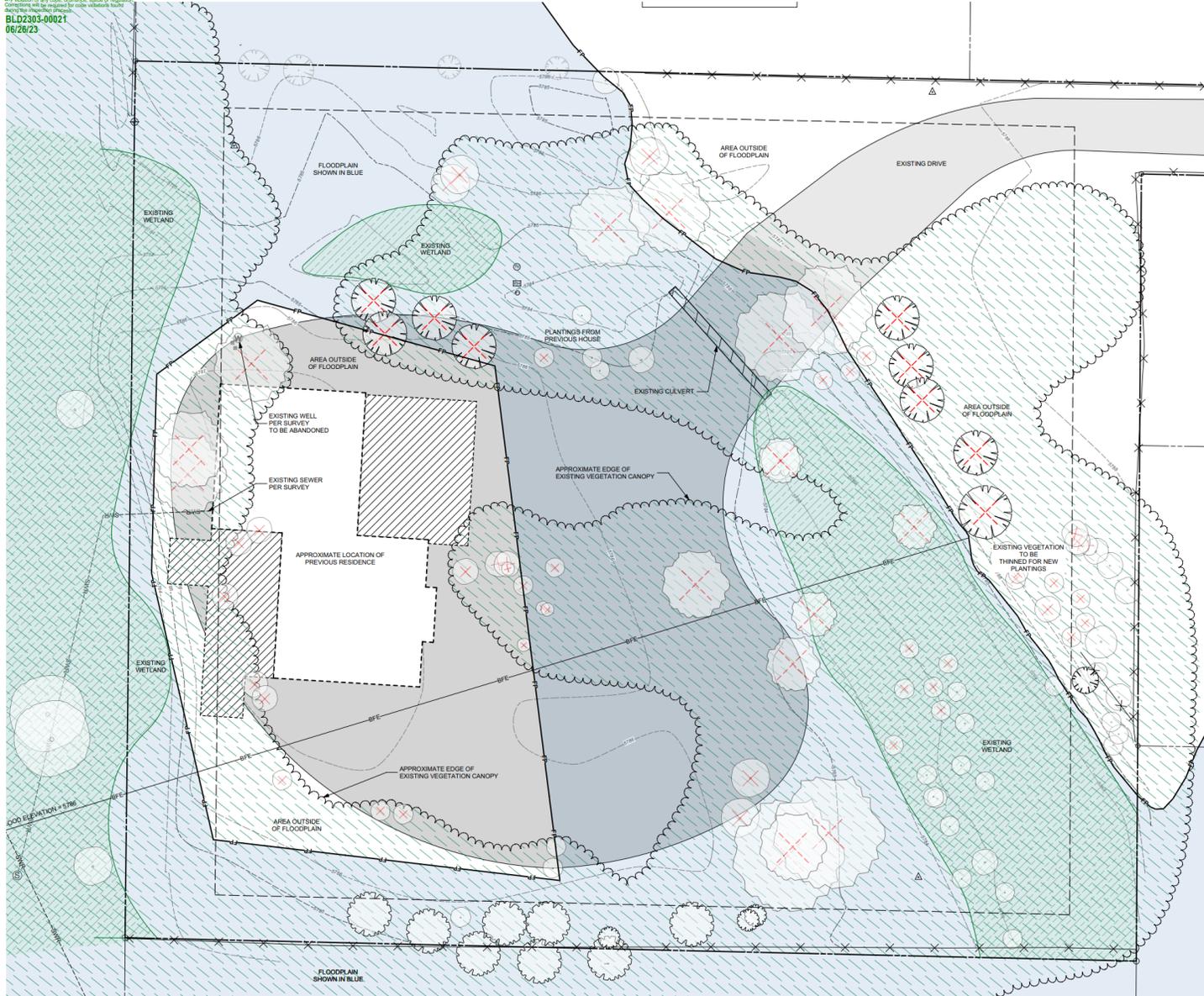
## West Channel 105 Wood River Drive North



## West Channel 121 Badger Lane



These plans have been found to be in substantial compliance of the adopted building codes. These documents are approved conditionally, in compliance with the rules, use and terms specified. There is no approval of any violation of any codes, ordinances, statute or regulation. Compliance will be required for code violation under BLD2303-00021 06/28/23



SHEET LEGEND	
SYMBOL	DESCRIPTION
---	Property Line
----	Floodplain
.....	Existing Contours
▨	Disturbed
○	Existing Tree Canopy
▨	Existing Wetlands
---	Existing Fence
△	Survey Point
⊗	Existing Tree To Be Removed

EXISTING TREES OVER 2" CALIPER	
SYMBOL	DESCRIPTION
○	Aspen
○	Cottonwood
○	Spruce
○	Fir

**BYLA**  
LANDSCAPE ARCHITECTS  
203 South Jackson, IL  
(202) 726-8907 • (202) 720-0215  
www.byla.us

© copyright 2022  
BYLA Landscape Architects

**LANDSCAPE PLAN**  
**BADGER LANE**  
121 BADGER LANE KETCHUM, ID 83340

FILENAME: BADGER LANE\_2023\_SHEET.vwx  
PROJECT MANAGER: XX  
DRAWN BY: XX  
ISSUE DATE: 2/17/2023  
PLOT DATE: 2/23/23 12:06:15 PM

**EXISTING CONDITIONS & DEMO PLAN**

SHEET NO.  
**L1.1**



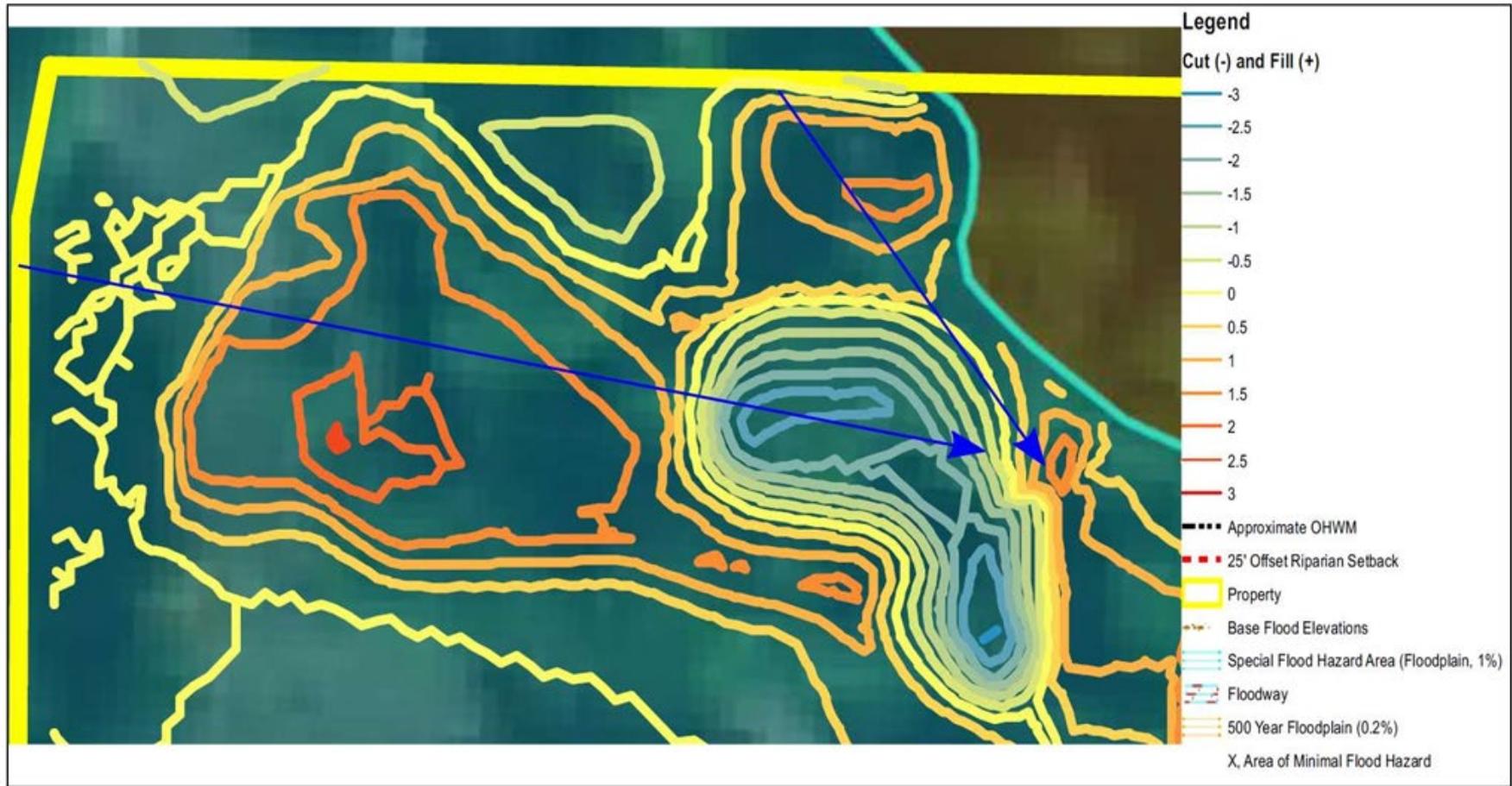


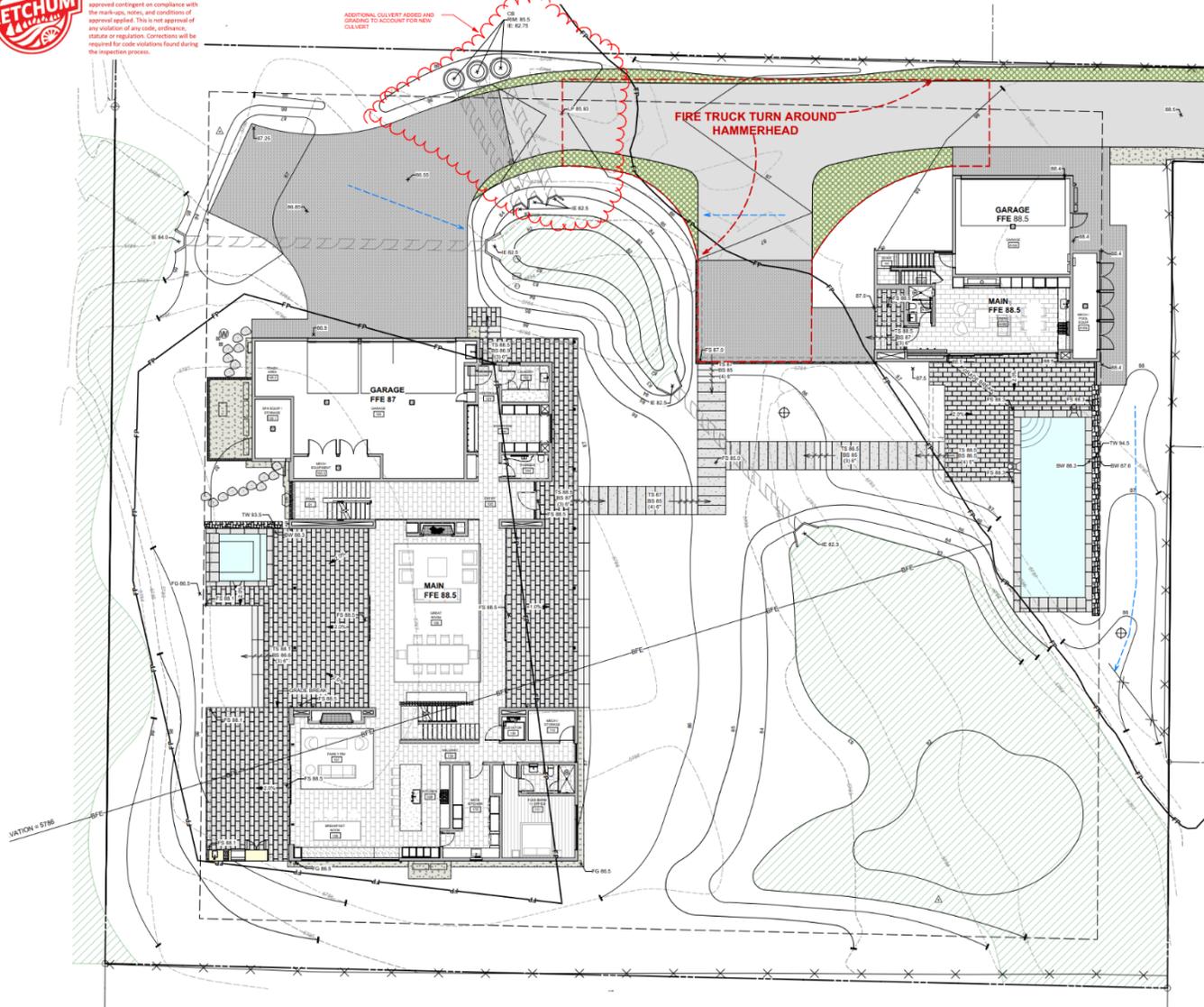
Figure 3. Proposed grading cut and fill quantities showing up to 3 feet of fill to be placed blocking natural drainage patterns (highlighted with blue arrows). Source: Brockway Engineering, PLLC.



**APPROVED**  
 These plans have been found to be in substantial compliance of the adopted building codes. These documents are approved contingent on compliance with the mark-ups, notes, and conditions of approval applied. This is not approval of any violation of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

ADDITIONAL CULVERT ADDED AND GRADING TO ACCOUNT FOR NEW CULVERT

FIRE TRUCK TURN AROUND HAMMERHEAD



SYMBOL	DESCRIPTION
	Catch Basin
	Drywell
	2.8% Pitch
	Drainage Direction
	FFE
	+10.50
	Spot Elevation
	Finished Grade
	Finished Surface
	Top of Step
	Bottom of Step
	Top of Wall
	Bottom of Wall
	Top of Metal
	Low Point
	High Point
	Invert Elevation

**BYLA**  
 LANDSCAPE ARCHITECTS

323 Lewis - Ketchum, ID 83701  
 (208) 724-8800  
 www.byla.com

SCALE: 1" = 4' (PLOT) 1/8" = 1' (FIELD)

© copyright 2024  
 BYLA Landscape Architects

**LANDSCAPE PLAN**  
**BADGER LANE**  
 121 BADGER LANE KETCHUM, ID 83340

FILENAME: BADGER LANE\_vvw  
 PROJECT MANAGER: CG  
 DRAWN BY: LH  
 ISSUE DATE: 4/29/2024  
 PLOT DATE: 4/29/24 10:16:41 AM

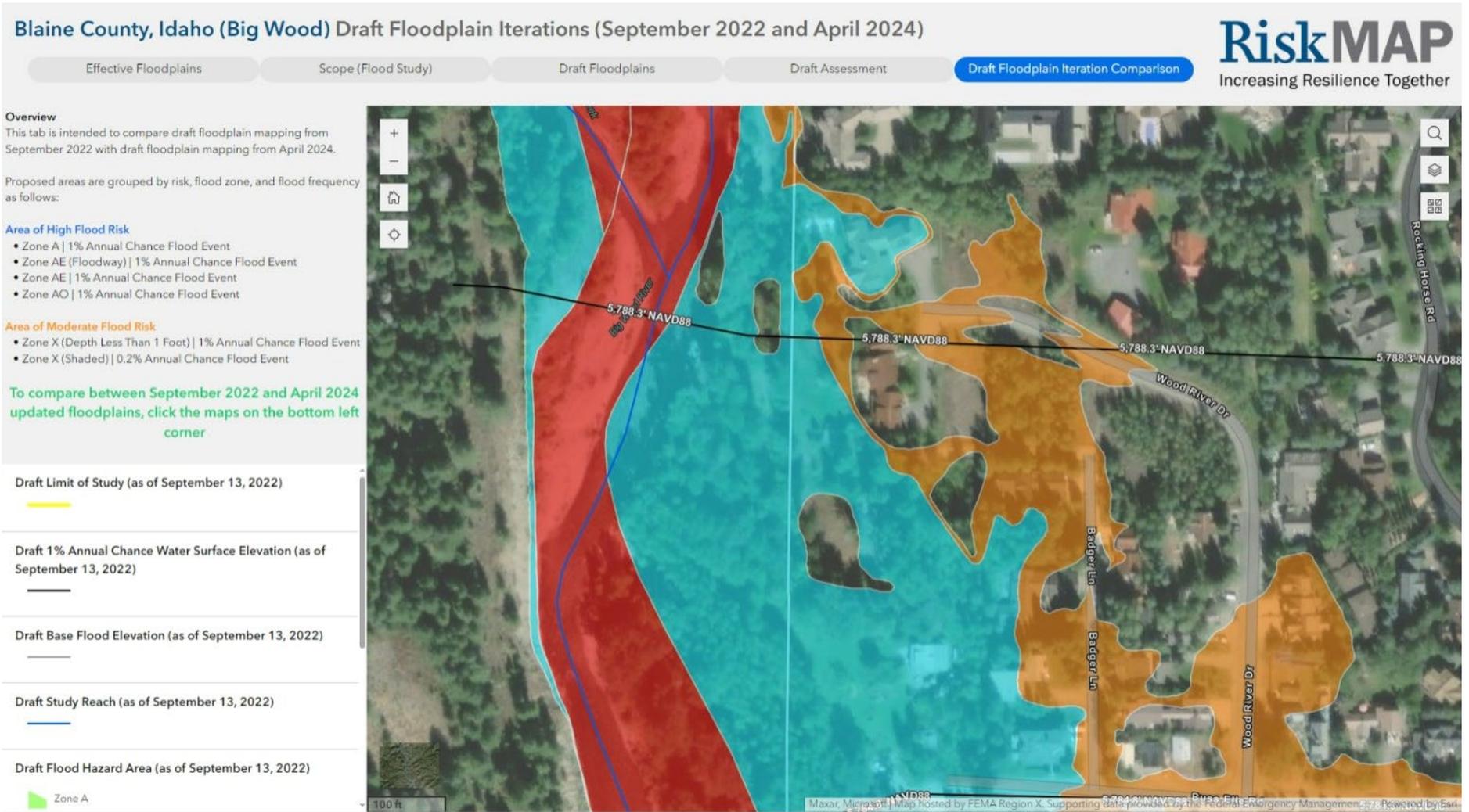
**GRADING PLAN**

SHEET NO.

**L2.0**



: <https://experience.arcgis.com/experience/4ed5417c1e6b4874851b44e9be1426f0/page/Draft-Floodplains/>



: <https://experience.arcgis.com/experience/4ed5417c1e6b4874851b44e9be1426f0/page/Draft-Floodplains/>

## Blaine County, Idaho (Big Wood) Draft Floodplain Iterations (September 2022 and April 2024)

**RiskMAP**  
Increasing Resilience Together

Effective Floodplains

Scope (Flood Study)

Draft Floodplains

Draft Assessment

Draft Floodplain Iteration Comparison

### Overview

This tab is intended to compare draft floodplain mapping from September 2022 with draft floodplain mapping from April 2024.

Proposed areas are grouped by risk, flood zone, and flood frequency as follows:

#### Area of High Flood Risk

- Zone A | 1% Annual Chance Flood Event
- Zone AE (Floodway) | 1% Annual Chance Flood Event
- Zone AE | 1% Annual Chance Flood Event
- Zone AO | 1% Annual Chance Flood Event

#### Area of Moderate Flood Risk

- Zone X (Depth Less Than 1 Foot) | 1% Annual Chance Flood Event
- Zone X (Shaded) | 0.2% Annual Chance Flood Event

To compare between September 2022 and April 2024 updated floodplains, click the maps on the bottom left corner

Draft Limit of Study (as of April 17, 2024)



Draft 1% Annual Chance Water Surface Elevation (as of April 17, 2024)

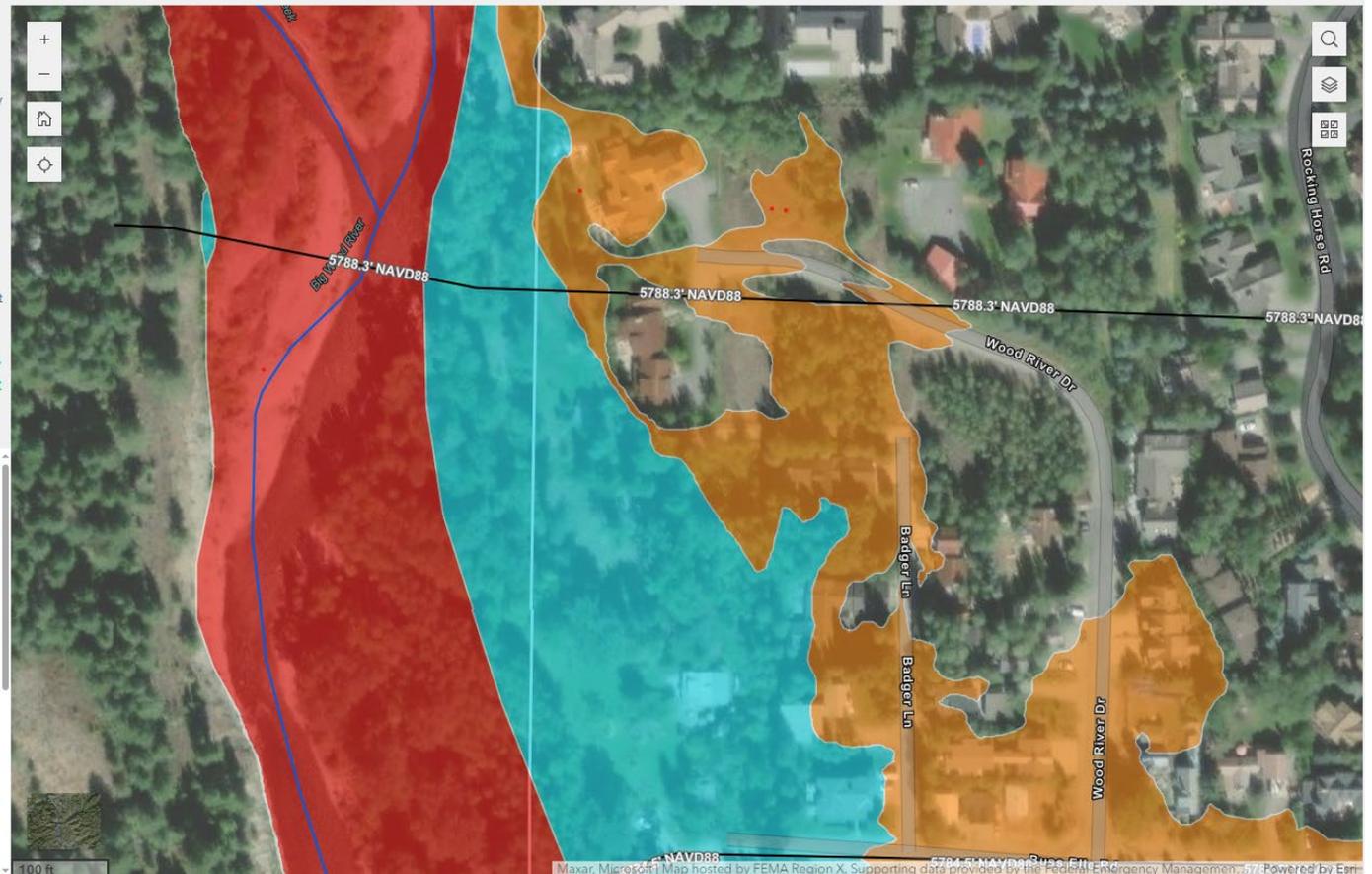


Draft Study Reach (as of April 17, 2024)



Draft Flood Hazard Area (as of April 17, 2024)

- Zone A
- Zone AE
- Zone AE (Floodway)



Source: Archaeological and Historic Survey Report, 2005 Ketchum Reconnaissance Survey, Blaine County Idaho, Prepared for Planning and Zoning Department, City of Ketchum, August 2005

Also located on Lot 3 is a 1930's vintage summer home cabin from the Fosterville era (Figure 14). The one story cabin has a stone foundation and exterior walls are clad with half-round horizontal logs chinked with mud and patterned with vertical split log siding. The front-gable roof has extending eaves and is covered with wood shingles. Several hand made wooden bird houses adorn the outside walls on all sides. An earth covered root cellar with a trap door is located adjacent to the two cabins on Lot 4 was noted as were several rock lined walkways, a stone wall, and an abandoned and overgrown irrigation ditch. The property is considered eligible to the NRHP under Criterion A for its association with the initial settlement period of Ketchum. Under Criterion C, the property is eligible because it retains its original rural historical setting, has integrity, and represents a unique example of Ketchum nineteenth and early twentieth century architecture.

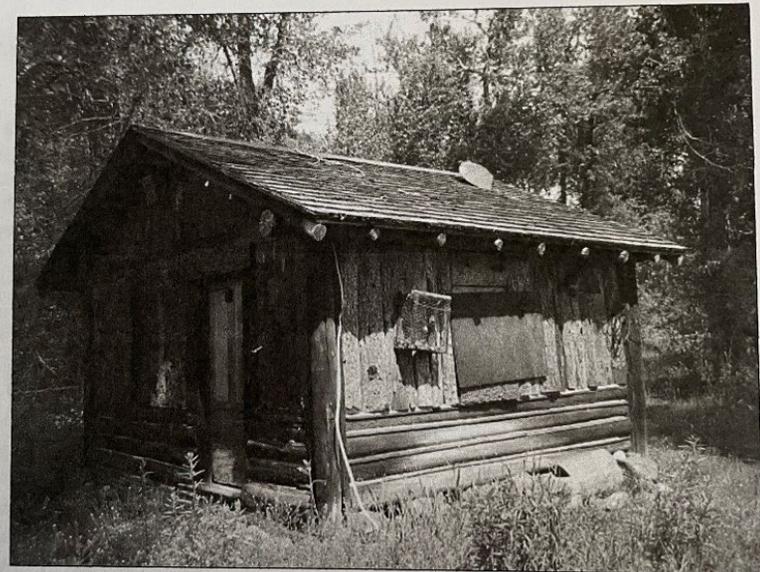


Figure 14. A summer cabin from the Fosterville Era in West Ketchum, view northwest.  
Digital Image WK 16 # 16.



Exhibit C



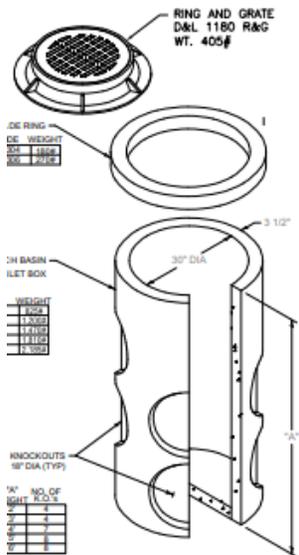
Approved

These plans have been found to be in substantial compliance of the adopted building codes. These documents are approved contingent on compliance with the markups and notes applied. This is not approval of the code, but approval of the documents.

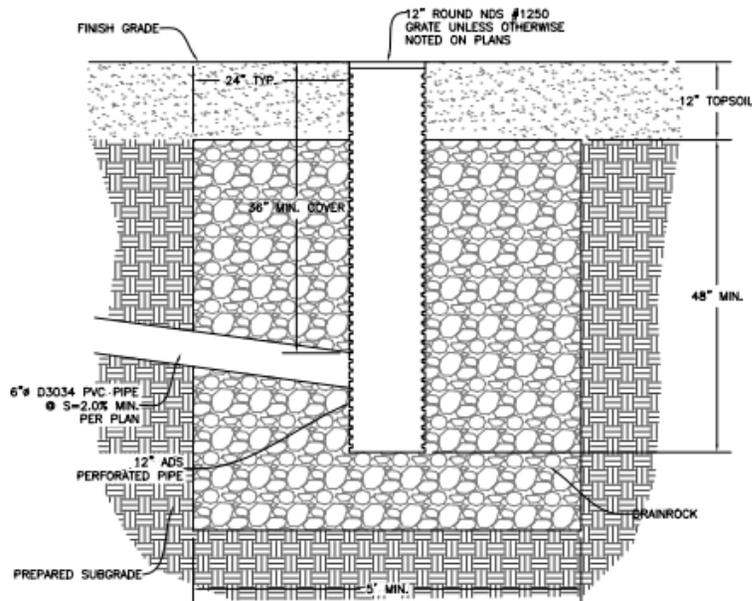


**TEST PIT SITE PLAN PHOTO 1**  
Proposed Badger Lane Residence  
Parcel 4, Rocking Ranch Subdivision No. 2  
121 Badger Lane  
Ketchum, Idaho  
Image captured on June 24, 2022

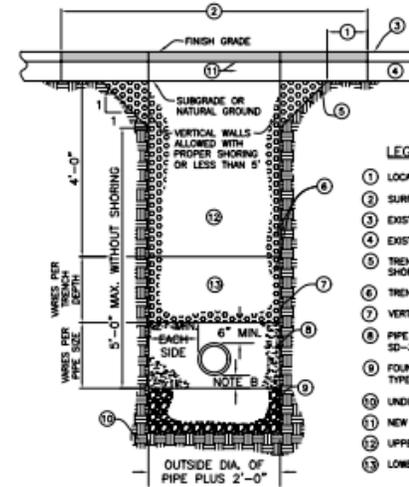
1 SD-403 THRUST BLOCK DETAIL  
C2 NOT TO SCALE



4 30" CATCH BASIN (TYP.)  
C1 NOT TO SCALE



5 LANDSCAPE DRYWELL  
C1 NOT TO SCALE



NOTES

- (A) TRENCH EXCAVATION PER ISWIC SECTION-301.
- (B) PIPE BEDDING PER ISWIC SECTION-305.
- (C) BACKFILL AND COMPACTION PER ISWIC SECTION-306.
- (D) SURFACE REPAIR AND BASE PER ISWIC SECTION-307. SEE SD-303.

6 TYPICAL TRENCH  
C1 SCALE: NONE

LEGEND

- (1) LOCAL CUT BACK, ONLY IF REQUIRED
- (2) SURFACE REPAIR WIDTH, 4' MINIMUM.
- (3) EXISTING SURFACE.
- (4) EXISTING BASE.
- (5) TRENCH BACK SLOPE PER O.S.H.A. OR SUIT SHORING.
- (6) TRENCH BACKFILL PER ISWIC SECTION-306.
- (7) VERTICAL TRENCH WALLS SHORING PER O.S.I
- (8) PIPE BEDDING PER ISWIC SECTION-305 (SEE SD-302).
- (9) FOUNDATION STABILIZATION MAY VARY PER SD TYPE AND STABILITY (PER SECTION-304)
- (10) UNDISTURBED SOIL (TYP.)
- (11) NEW PAVEMENT AND BASE
- (12) UPPER COMPACTION ZONE.
- (13) LOWER COMPACTION ZONE.



City of Ketchum

## **ATTACHMENT 4:**

# **Response Brief – 11/18/2024**

November 18, 2024

Honorable Mayor and Councilpersons  
Post Office Box 2315  
191 5<sup>th</sup> Street West  
Ketchum, Idaho 83340  
[participate@ketchumidaho.org](mailto:participate@ketchumidaho.org)

Re: Appeal of Floodplain Development Permit for 121 Badger Lane,  
Ketchum, Idaho

Dear Mayor and Councilpersons:

My firm and I represent 121 Badger, LLC (“Owner”) the owner of 121 Badger Lane, Ketchum, Idaho (“Property”) and the holder of the Floodplain Development Permit (“Permit”) issued June 16, 2023 for the residential development of the Property (“Project”) on whose behalf we hereby respond to the arguments raised by Gary Slette, counsel for Nicholas and Stephanie Osborne (“Appellants”), in support of their appeal of the decision by the Planning and Zoning Commission (“Commission”) affirming the decision by the Planning and Zoning Administrator (“Administrator”) to grant the Permit.

For the reasons explained below the appeal lacks merit and should be denied for procedural and substantive reasons. Initially it must be observed the appeal is untimely and should be dismissed for that reason alone. Further, the appeal is not supported by competent scientific evidence but is instead premised on self-serving conclusory statements of opinion cherry picked out of context from the record. All of the science based facts prove there is no risk flood water flows will be impeded by the proposed driveway.

## **I. NATURE OF THE CASE.**

This is an appeal from the Commission’s approval of the Administrator’s decision to issue the Permit for the Project. Appellants attempt to keep their appeal alive by arguing that the approved driveway which is lower than the base flood elevation will nevertheless act as a berm impeding the flow of floodwaters and all three of the required culverts will fail because the condition of approval that they not become clogged is unenforceable.

However, as set forth below, none of Appellant’s arguments have merit. Rather, they are simply an attempt to continue to hinder and delay the Project, which has the

potential of causing Owner to lose a substantial sum of money and deprive the public of jobs and property taxes. Petitioner's arguments are not based on any genuine impairment of a substantial right from the Project but rather a "not-in-my-backyard" approach to land use entitlements. Therefore, for the reasons set forth herein, the Council must affirm the Commission's and Administrator's decisions.

## II. COURSE OF THE PROCEEDINGS AND FACTUAL BACKGROUND.

As set forth above, this matter has been before the Administrator and Commission on numerous occasions, each has made findings of fact, conclusions of law and order on at least two separate occasions, has accumulated a Record of over 222 pages, has listened to oral testimony and reviewed written testimony from both Owner's representatives as well as Appellants. There is no doubt that the decisions have each been rendered after exhaustively reviewing the application and should now be affirmed.

The Administrator first approved and issued the Permit nearly a year and a half ago on June 16, 2023. Upon approval, Appellants lodged their first appeal of the Administrator's approval to the Commission in July 2023. After significant delay, the Commission held the first appeal hearing in December 2023. **At that time, the Commission found that the Owner properly submitted the required information, and the Administrator committed no error in approving the Permit.**<sup>1</sup> However, the Commission decided to remand the Permit for the Administrator to perform supplemental analysis due to the "level of technical detail involved in floodplain development."<sup>2</sup> Specifically, the Commission asked the Administrator and Owner to provide further work and analysis "in relation to Ketchum Municipal Code § 17.88.050 (5) and (6)."<sup>3</sup> As a result, the Administrator asked Owner to submit another application with additional engineering relating to criteria 5 and 6, which Owner submitted in early February 2024.

Upon reception of the additional material from Owner, the Administrator followed the same procedures established by the Ketchum Municipal Code ("KMC"), including providing notice and soliciting public comment. After gathering public comment, the Administrator and its staff requested additional information from Owner in order to specifically address issues raised by the public. Following a thorough review, including additional analysis provided by a third-party engineer hired by the City, the Administrator once again approved the Permit on May 14, 2024.<sup>4</sup>

---

<sup>1</sup> See Findings of Fact, Conclusions of Law, and Decision adopted by the Commission on January 9, 2024 (*emphasis added*).

<sup>2</sup> See *Id.*

<sup>3</sup> Criteria 5 and 6 relate to whether the plans accommodate the function of the floodplain by allowing sheet flooding, whether the application will adversely impact adjacent property, and whether floodwater carrying capacity is reduced by the application.

<sup>4</sup> See May 14, 2024 Administrative Floodplain Development Permit Findings and Decision

Subsequent to this second approval by the Administrator, Appellants again appealed the decision of the Administrator to the Commission. Because of their new appeal, the Commission held another appeal hearing on August 13, 2024. After the hearing, the Commission once again found that the Administrator committed no error and did not abuse its discretion when it approved Owner's Permit, this time Commission affirmed the Decision of the Administrator.<sup>5</sup> Notably, the Commission highlighted that the Permit was before the Commission "on substantially the same issues on December 12, 2023."<sup>6</sup> In fact, the Commission acknowledged that Owner and the Administrator had provided significant supplemental material containing technical information and analysis pursuant to the Commission's request.<sup>7</sup> Thus, the Commission concluded that the Permit was thoroughly reviewed and in compliance with KMC.<sup>8</sup>

Despite this, Appellants have now appealed the Commission's decision to the Council. Appellants filed an appeal brief ("Appellants' Brief") on November 8, 2024. Now, Owner responds as set forth herein.

### III. STANDARD OF REVIEW

Pursuant to Title 17 of City of Ketchum Zoning Code, the authority of the Council in this hearing on appeal is to consider the record, the order, requirement, decision or determination of the Planning Commission and the notice of appeal, as well as the oral and written legal arguments of the Appellant and the Planning Commission and/or staff representing the Planning Commission. The Council may then affirm, reverse or modify, in whole or in part, the decision or determination of the Planning Commission.<sup>9</sup> Furthermore, the Council may remand the application to the Planning Commission for further consideration with regard to specific criteria stated by the Council.<sup>10</sup>

In considering this appeal, it should be noted that the enabling legislation for the Commission, and Ketchum's Zoning Ordinance itself, is the Local Land Use Planning Act, I.C. § 67-6501 et seq. ("LLUPA"). The first listed purpose of the LLUPA is to "protect property rights while making accommodation for other necessary types of development. . . ."<sup>11</sup> Among the statutory duties of the Planning Commission is to insure that "land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact property values, or create unnecessary technical limitations on the use of property . . . ."<sup>12</sup>

---

<sup>5</sup> See Findings of Fact, Conclusions of Law, and Decision adopted by the Commission on August 13, 2024 (the "August 2024 Decision").

<sup>6</sup> See *Id.*

<sup>7</sup> See *Id.*

<sup>8</sup> See *Id.*

<sup>9</sup> See KMC § 17.144.020.

<sup>10</sup> See *Id.*

<sup>11</sup> I.C. § 67-6502(a).

<sup>12</sup> I.C. § 67-6508(a).

## IV. ARGUMENT

### A. The Appeal Was Untimely and Must Be Dismissed.

As previously addressed in Owner's November 28, 2023 Response Brief, Appellants' notice of appeal was not timely, and this appeal must be dismissed on that basis alone. KMC outlines the process and deadlines for all appeals, including requirements for when written notice of an appeal must be filed in order to be timely. Indeed, KMC clearly states:

Time for filing appeals. All appeals permitted or authorized by this title shall be taken and made in the manner and within the time limits as follows: The written notice of appeal shall be filed **before 5:00 p.m. of the fifteenth calendar day after the order, requirement, decision or determination of the administrator has been made** or after findings of fact have been approved by the Commission, whichever is applicable. **The failure to physically file a notice of appeal with the administrator of the City within the time limits prescribed by this section shall be jurisdictional and shall cause automatic dismissal of such appeal.**<sup>13</sup>

Therefore, any notice of appeal that is not filed within 15 days of a decision or determination by the Administrator must be automatically dismissed. As shown in the record of appeal, as well as Appellants' own brief, the Administrator first approved the Permit on June 16, 2023.<sup>14</sup> Pursuant to KMC, the deadline to file an appeal of the Administrator's decision was undoubtedly July 3, 2023.<sup>15</sup> However, Appellants filed their notice of appeal with the City on July 11, 2023<sup>16</sup>, clearly outside the deadline established by KMC.<sup>17</sup> Because Appellants' notice of appeal was filed after the 15-day deadline City Code mandates that the appeal be dismissed automatically.

Despite this, City Attorney Matthew Johnson previously responded in an email dated August 23, 2023: "The City evaluates floodplain development permits concurrently with building permits. While comments and review may be happening separately for each, such that one may seem resolved prior to another, the practice is that they are finally/formally approved at the same time."<sup>18</sup> However, this explanation contradicts the plain language of the KMC and ignores the facts at hand. Specifically, the decision to grant the floodplain permit was made on June 16, 2023 and accepted by

---

<sup>13</sup> KMC § 17.144.030 (**emphasis added**).

<sup>14</sup> Appellants' Brief, pg. 1.

<sup>15</sup> Note that 15 days after June 16 is July 1. July 1 was a Saturday, and Ketchum City Code requires that the deadline for appeal be extended to the following business day, bringing the deadline to July 3.

<sup>16</sup> See Appellants' Notice of Appeal dated July 11, 2023.

<sup>17</sup> A fact Appellants conveniently failed to acknowledge in their briefing.

<sup>18</sup> See Email from Matthew A. Johnson to Franklin G. Lee and Gary Slette, dated Wednesday, August 23, 2023 at 4:46pm.

Owner on June 20, 2023 only then was the date changed to June 26, 2023 by interlineation. Importantly the new date was never accepted by Owner. Indeed, Mr. Johnson acknowledged that floodplain development permits and building permits are **separate** applications. Even more, Appellants are solely challenging the approval of the Floodplain Development Permit. As a result, the Council must follow the plain language of KMC and dismiss this appeal as it was not timely filed and there is no jurisdiction for its consideration.

**B. The Decisions of the Commission and Administrator to Grant the Permit are Based on Substantial Scientific Evidence.**

Appellants continuously assert that the proposed driveway will act as a berm and impede the flow of flood water. Appellant's Brief, pgs. 2, 3, 15. They claim this is due to parts of the driveway being higher than the base flood elevation. In support of their contention Appellants cherry pick parts of the record taken out of context but offer no scientific evidence to support their claims. What is not true is that the driveway is a berm or levy as characterized by Appellants. Portions of the driveway near the residence will be above the base flood elevation to satisfy code requirements, however, near the property line only a small portion of the driveway is slightly above the base flood elevation. This small area has no material adverse effect on Appellants. Of utmost importance, the modeling used by Owner's expert reveals there is no rise in water level at the property line or on the Appellants' property due to the driveway. Moreover, the driveway design has a safety factor of 50% as the modeling assumes half the carrying capacity of the four culverts designed into the Project would be blocked during the 100 year flood event. Consequently, the driveway near the property line will not impede flood water flows. This conclusion is based on accepted scientific evidence evaluated and reported on by Owner's hydrologist using the same hydrologic modeling employed by FEMA with which the City's own expert agreed. Notably, Appellants' expert has not disputed the method or conclusion or suggested any flaws in the process.

For a comprehensive response to the specific erroneous claims of Appellants see the memorandum from Eric Powell of Brockway Engineering attached hereto as Exhibit A and incorporated herein by reference. These include the following:

1. The rise in water level is 0.00 feet at the property line.
2. KMC requires that no-more than 1-ft of flood depth can be had over access roads. The driveway was raised slightly to ensure that lowest elevation of the driveway was greater than 5785.5-ft.
3. KMC recognizes that culverts may be required under driveways.
4. Culverts are standard engineering devices recommended to move water, including floodwater, by the City of Ketchum.

### **C. Alternatives to Location of the Driveway Were Considered.**

Appellants claim that the driveway location was selected without consideration of alternatives resulting in loss of wetlands on the Property. Appellants base their assertion on the lack of written evidence of any such consideration. However, at page 6 of their brief, Appellants admit that Morgan Landers testified that alternative locations were in fact considered. Ms. Landers testified truthfully as Owner's representatives participated in the process. Moreover, written evidence of such considerations is not required and it is not therefore fair or reasonable to infer that such consideration didn't take place. Finally, the lack of written evidence can be explained by the language used in KMC 17.88.050(E)(21). That section doesn't prohibit development impacting wetlands. Rather, it describes not disturbing wetlands as a planning priority. Notably, the section contemplates situations where disturbance of wetlands will be warranted and the planning priority not implemented. The section requires mitigation of wetland impacts with an equal amount and quality of new wetlands. The strategies addressing impacted wetlands must be included in the original application. Mitigation is only required if there are impacted wetlands. The consideration of alternative driveway locations must therefore occur informally before an application is made. In any case, the Permit was granted on the condition that the mitigation of impacted wetlands be completed eliminating any possible adverse consequence on the wetlands due to the Project. As a practical matter, the Council should not ignore Morgan Landers' uncontradicted testimony or the fact the impact on wetlands will be fully mitigated and affirm the decision to grant the Permit.

### **D. Condition 15 Requiring the Culverts be Kept Clear is Enforceable.**

The Permit was approved subject to the condition that three culverts beneath the driveway be kept clear to insure the flow of flood water. Contrary to Appellants' assertions otherwise, condition 15 requiring that the culverts at issue are to be maintained and kept clear is enforceable. Indeed, Appellants' claim "there is absolutely no enforcement provision that would compel the applicant, its successor, or the City to fulfill that condition."<sup>19</sup> Appellants previously presented this same argument to the Commission as well. However, Appellants' claim is baseless and without merit.<sup>20</sup> In fact, the Commission explicitly found that "the Planning Department provided appropriate clarifying information on enforcement mechanisms to address Appellants' argument about blockages and enforcement."<sup>21</sup>

The Commission, Planning and Building staff, and City Attorney discussed the enforcement of condition 15 at length at the August 13, 2024 appeal hearing.

---

<sup>19</sup> See Appellants' Brief, pg. 2.

<sup>20</sup> If taken as true, this would mean that the City has no means to enforce any condition imposed on a project, whether it be for a building permit, sub plat, or otherwise.

<sup>21</sup> August 2024 Decision, pg. 4.

Specifically, the City Attorney informed the Commissioners that:

There is enforcement and, and sort of this question has been thrown out of, you know, what do we do if the neighboring property owner had a concern? They would have the ability to call the city, that triggers, the city has that authority to inspect, notice up the property owner, you're required to maintain this under your floodplain development permit, and that property owner has to comply with that. And there is further enforcement mechanisms under the code and flood regulations. . . . In an emergency situation the city has more leeway to go in and abate a nuisance or, or, or clear a floodway.<sup>22</sup>

Furthermore, Planning and Building Director Morgan Landers told the Commissioners that "the condition [condition 15] is written in a really strong way that gives us a lot of opportunity to enter the property when there's areas of concern. Its not just planning staff, its any member of our inspection team."<sup>23</sup> To that end, City Staff testified that they conduct periodic spot-checks of culverts to ensure compliance with conditions of approval.

The condition may be enforced pursuant to the provisions of KMC 17.88.120B which clearly provides a full panoply of administrative and judicial remedies for a violation. Among the remedies are damages and injunctive relief. The condition creates a duty, the breach of which gives rise to liability for damages and therefore serves a deterrent function. Additionally, a violation of a condition of approval is deemed a criminal misdemeanor for which a violator may be fined or imprisoned for 6 months. No more compelling deterrent to breaching the condition exists.

Contrary to Appellants' assertion, the City is not liable for tort damages resulting from its governance of the floodplain. The Idaho Tort Claim Act limits government immunity for civil wrongs by a municipality to discretionary acts. *Chandler Supply Co. v Boise*, 104 Idaho 480 (1983). The Supreme Court has said: "It is not a tort for the government to govern." *Dalehite v. U.S.*, 346 U.S. 15, 57, 73 S.Ct. 956, 979 (1953) (Jackson, J., Dissenting). Negligent spot checks for compliance with FAA regulations are not actionable because they involve a clearly discretionary function. *US v S.A. Empresa (Varig Airline)*, 467 US 797 (1984). By analogy, spot checks for compliance with conditions related to culverts would be a discretionary function within an exception to the Tort Claims Act.

Because condition 15 is enforceable, it imposes a duty that Owner must abide by. Specifically, Owner must maintain the culverts so that they function properly during flooding conditions. Importantly, condition 15 does not impose the same duty on the City. Thus, a failure by Owner to maintain the culverts would constitute a breach of this

---

<sup>22</sup> See Transcript of August 13, 2024 hearing at 3:18:16-3:18:45.

<sup>23</sup> *Id.* at 3:30:37-3:30:50.

duty. Even more, the duty to maintain serves as an inherent deterrent because any breach gives rise to liability for damages. Although purely hypothetical, should a breach of the duty to maintain occur, the City or other affected party has remedies available to them as provided by the KMC or Idaho law. Idaho courts have long provided judicial remedies such as damages or equitable remedies for those that suffer a loss due to a breach of duty, such as Owner's duty to maintain the culverts. Clearly Appellants' claim is nothing more than a red herring argument that is not, and cannot, be supported by fact.

**E. Appellants Were Not Denied Due process as a Result of Staff's Site Visit.**

Throughout the duration of the appellate process, Appellants repeatedly requested that the Commission pause the process in order to take part in an on-site visit to the property. Indeed, the Commission was faced with the very same argument and plea from Appellants' attorney, Mr. Slette, at both previous appeal hearings. It is clear that Mr. Slette's argument has been proffered each time solely to delay. In fact, the argument cannot be supported by applicable law.

Generally, procedural due process requires a process that will not arbitrarily deprive an individual of his rights in violation of the state or federal constitutions. *Cowan v. Bd. of Comm'rs of Fremont County*, 143 Idaho 501, 510, 148 P.3d 1247, 1256 (2006). Specifically, the Idaho Supreme Court has held that, in planning and zoning decisions, due process requires: (a) notice of the proceedings; (b) a transcribable verbatim record of the proceedings; (c) specific, written findings of fact; and (d) an opportunity to present and rebut evidence. *Id.* This process is not to be applied rigidly. "Rather, it is a flexible concept calling for such procedural protections as are warranted by the particular situation." *Id.* (quoting *Aberdeen-Springfield Canal Co. v. Peiper*, 133 Idaho 82, 90, 982 P.2d 917, 926 (1999)).

LLUPA directs governing boards to adopt procedures for the conduct of public hearings. I.C. § 67-6534. At a minimum, such hearing procedures shall provide an opportunity for all affected persons to present and rebut evidence. *Id.* In addition, Idaho Code § 67-6504(c) requires maintenance of a record of all meetings, hearings, resolutions, findings, permits and actions. Courts reviewing zoning agency decisions are to consider the proceedings as a whole and to evaluate the adequacy of procedures and the resultant decision in light of practical considerations with an emphasis on fundamental fairness and the essentials of reasoned decision-making. I.C. § 67-6535(c). Only those whose challenge to a decision demonstrates actual harm or violation of fundamental rights, not the mere possibility thereof, shall be entitled to a remedy or reversal of a decision.

*Neighbors for a Healthy Gold Fork v. Valley County*, 145 Idaho 121, 127, 176 P.3d 126, 132 (2007).

In this case, Appellants claims that their due process rights were violated because they did not receive adequate notice of the Staff's site visit. Appellant's Brief, pgs. 18-20. While the Staff did not provide notice of its site visit to anyone, the omission is not meaningful in terms of the outcome of the process. Likely, the Administrator conducted the site visit for its own internal purpose to understand the application and determine the appropriate scope of notice required. It is further likely the Administrator would have granted the Permit even if Appellants had participated in the site visit. What is important is that Appellants did receive notice of and did participate extensively in proceedings before the Administrator and Commission. The Commission conducted separate public hearings on the applications on December 12, 2023 and August 13, 2024. Appellants participated in each public hearing. In addition, Appellants objected to the Administrator's Findings resulting in the Commission remanding the matter to the Administrator for further consideration. Accordingly, Appellants had an opportunity to be heard at a meaningful time and in a meaningful manner regarding Owner's applications.

Furthermore, and as the City Attorney previously advised the Commission, an appellate hearing such as this before the Council is not the proper time to introduce new facts or evidence. In fact, the Commission and Council are explicitly prohibited from considering new facts and evidence, it may only consider the existing record, Decisions, and legal arguments by the parties. Unsurprisingly, KMC supports this position:

Upon hearing the appeal, the Commission shall consider the record, the order, requirement, decision or determination of the administrator and the notice of appeal, together with oral presentation and written legal arguments by the appellant and the administrator. **The Commission shall not consider any new facts or evidence at this point.**<sup>24</sup>

Now that this appeal is before the Council, it faces the same limitations. The KMC establishes that:

Upon hearing the appeal, the council shall consider only matters which were previously considered by the Commission as evidenced by the record, the order, requirement, decision or determination of the Commission and the notice of appeal, together with oral presentation and written legal arguments by the appellant, the applicant, if different than the appellant, and the Commission and/or staff representing the Commission. The council shall not consider any new facts or evidence at this point.<sup>25</sup>

---

<sup>24</sup> See KMC § 17.144.010(C) (*emphasis added*).

<sup>25</sup> See KMC § 17.144.020(C).

The language is nearly identical, and the message is the same, the Council is prohibited from considering new facts and evidence. The Council is simply tasked with determining whether the Commission made any error or abused its discretion, just as the Commission was in determining the same as to the Administrator.

Appellants' Brief attempts to compare this case to *Comer v. County of Twin Falls*. However, Appellants' argument is misleading. In fact, the case directly contradicts Appellants' argument. There, the Court first recognized that both the Planning and Zoning Commission and Board of Directors are prohibited from considering new facts and evidence as they are limited to the record before them. 130 Idaho 433, 439. As a result, the Court determined that due process rights were violated when a local zoning body, whether the Board of Commissioner or Planning and Zoning Commission, viewed the property in question (at the request of one of the parties) without notifying the parties. *Id.* The Court reasoned that a site visit is considered new facts and evidence. *Id.* Here, the *Comer* case reaffirms that the Commission, and now the Council, is limited to the facts in the record when determining if there was an error or abuse of discretion. Asking each to make a site visit constitutes the consideration of new facts and evidence, contrary to Idaho law. Instead, each was limited to the record before them based on the materials provided by the parties and the Administrator. Clearly, the *Comer* case cannot and does not support Appellants' position that their due process rights were violated.

Therefore, Idaho Code § 67-5279 requires affirmation of the Commission's decision unless the Appellants can demonstrate their substantial rights are affected. Such is not the case in this instance. Although Appellants complain about the lack of due process, as set forth above, the due process complaints lack merit and cannot be a basis for prejudice to a substantial right because Appellants received a "reasonably fair decision-making process" free from procedural defects that might reasonably have affected the final outcome. *Hawkins v. Bonneville County Bd. of Com'rs*, 151 Idaho 228, 254 P.3d 1224 (2011). This leaves Appellants with their concern relating to the driveway impeding the flow of flood water.

Notably, Appellants do not claim their property will not be subjected to sheet flooding in a high run off year. Appellants assert they will suffer damages from an indeterminate incremental quantity of flood water on their land resulting from the driveway elevation or blocked culverts. Appellants do not even attempt to quantify the added amount of flood water. Instead, Appellants rely solely on the conclusory statement of "further elevation of the driveway increased the height of the barrier created by the new driveway and exacerbated an already flawed plan," without explanation how they are affected. Appellant's Brief, pg. 4. But, to establish an impairment of a substantial right, more is required. *Kremasky v. Nez Perce County Planning & Zoning*, 150 Idaho 231, 245 P.3d 983 (2010) (conclusory statements of prejudice due to noise, traffic and large building were insufficient to establish a substantial right). For instance, in *Hawkins*, the Supreme Court noted that the Appellant

must show, not merely allege, real or potential prejudice to his or her substantial rights and observed that no universal rules have been articulated to govern when substantial rights are violated. 151 Idaho 28. Importantly, in that case, the Court looked to the law relating to property rights, nuisance and trespass for a determination of whether a substantial right was at stake. Neither applies to the facts of this case.

See also, *McVicars v. Christensen*, 156 Idaho 58, 320 P.3d 948 (2014), wherein the Court observed:

Generally, 'every man may regulate, improve, and control his own property, may make such erections as his own judgment, taste, or interest may suggest, and be master of his own without dictation or interference by his neighbors, so long as the use to which he devotes his property is not in violation of the rights of others, however much damage they may sustain therefrom.' *White v. Bernhart*, 41 Idaho 665, 669–70, 241 P. 367, 368 (1925). A landowner does not have the right under nuisance law to prohibit upon adjoining land the erection of structures that he or she considers not to be aesthetically pleasing. *Id.* (holding that the fact that a building 'is unsightly or out of harmony in construction with adjacent buildings, and therefore not pleasing to the eye, would not make it offensive to the senses.').

Appellants have no substantial right which they can claim will be prejudiced. Therefore, while there may be sympathy for Appellants' plight, Appellants are not entitled to challenge the City's actions and infringe on Owner's rights to develop its property for the purely subjective concern regarding the impediment to the flow of an indeterminate amount of flood water.

## V. CONCLUSION

Based upon the foregoing, Owner requests the Council affirm the decisions of the Administrator and Commission reasoning that they are consistent with the applicable standards, supported by substantial evidence and Appellants although afforded due process have failed to prove any violation of law or other error or show prejudice to a substantial right sufficient to warrant denial of the Permit.

LAWSON LASKI CLARK, PLLC



Edward A. Lawson

Cc: client  
M. Johnson  
M. Landers  
G. Slette

**Response to Osborne's Appeal**

121 Badger Lane, LLC  
Brockway Engineering, PLLC  
GEP, PE – November 14, 2024

---

The purpose of this document is to discuss several items that were raised in the Osborne Appeal, dated November 8, 2024. In this appeal, there are many statements and discussion points regarding the location of the driveway and perceived idea that the driveway will act as a berm to prevent floodwaters from flowing. All of these statements are opinion statements, by either the attorney or the neighboring landowner, and have no technical support. Brockway Engineering represents the applicant and we have evaluated the proposed driveway using standard engineering approaches including developing and using models and independent calculations. The result of the proposed driveway is a 0.00-ft rise at the property line. Furthermore, the proposed project has been reviewed by the City's third party engineer, Harmony Design and Engineering, who agreed with the technical evaluation of impact of the proposed driveway.

*Page 2 (second paragraph): "Portions of the driveway are above the base flood elevation and will serve to function as a berm to potentially impound flood flows."*

Repeatedly, the Osborne's have stated that their concern was the elevated driveway next to the property line, which corresponds to what the Osborne's call the east channel. It is true that the driveway will increase above the BFE as it meets the proposed residence (which must be above the BFE by code). But this portion of the driveway will not act as a berm. We have shown hydraulically that the proposed culverts will convey water and the proposed driveway will not act like a berm, and it is impossible for flood flows to impound.

*Page 2 (second paragraph): "... the flood event of 2017 (which was not a 100-year flood event by any means)"*

This statement is an opinion statement by Mr. Slette. No official determination of the flood event in 2017 was ever determined within the Ketchum City limits. The USGS gage at Hailey has a RI flood event in 2017 that was slightly less than a 100 year event. The USGS gage near Ketchum indicated that the 2017 event was an extreme event, the largest on record with a flow of 3,360 cfs, and that equated to a greater than 200 year event, based on the data prior to 2017.

*Page 4 (first bullet point): "... significant erosion has already occurred."*

There are two things wrong with this sentence. First, in science, significant is a term that is associated with a statistical evaluation, which has not been done. Second, we are not proposing bank protection from erosion, nor fixing floodplain erosion. This is not relevant to the floodplain development permit.

*Page 4 (second bullet point): "(b) creating a barrier to floodwaters which naturally flow from the Osborne property onto 121 Badger Lane along the shared property line."*

Hydraulic models show that there is no barrier to floodwater from the proposed project. Culverts can convey flows from the Osborne property to 121 Badger Lane.

EXHIBIT A TO OWNER'S RESPONSE TO OSBORNE'S APPEAL

*Page 4 (third bullet point): "It was determined during the planning phase that the KMC required the proposed driveway location in the floodplain to be elevated even higher to provide the required clearance for emergency vehicles during flood conditions. As a consequence, that further elevation of the driveway increased the height of the barrier created by the new driveway and exacerbated an already flawed plan."*

Ketchum Municipal Code requires that no-more than 1-ft of flood depth can be had over access roads. The driveway was raised slightly to ensure that lowest elevation of the driveway was greater than 5785.5-ft. The natural grade at the east edge of the floodplain is 5786-ft. So the natural grade of the ground is already providing hydraulic control of floodwaters, not the proposed driveway.

*Page 10 (number 4): "Proposed culverts are inadequate to ensure proper drainage. The placement of culverts conflicts with the purpose of the City's Floodplain Zoning Regulations codified in Section 17.88.020."*

This statement that culverts conflict with the City's floodplain zoning regulations are completely misinterpreted. In fact, in Section 17.88.050(E)(5) of the same code, it says, "Landscaping and driveway plans to accommodate the function of the floodplain allow for sheet flooding. Surface drainage is controlled and shall not adversely impact adjacent properties including driveways drained away from paved roadways. Culvert(s) under driveways may be required. Landscaping berms shall be designed to not dam or otherwise obstruct floodwaters or divert same onto roads or other public pathways." Culverts are standard engineering devices that are used routinely through Ketchum to convey runoff and flood flows. If the appellant is suggesting that all culverts be removed in the City of Ketchum, than there will substantial impacts without having flood or runoff conveyance devices. That is not the precedence that the City Council wishes to make.

*Page 10 (number 4, third bullet): "Culverts are highly susceptible to blockage as a result of both wildlife and debris. Because the culvert inlets are almost directly on the shared property line, and adjacent to a historic 1930's fishing cabin owned by the Osbornes, any back-up of the three culverts would unnecessarily create hazards for the Osborne property which are not insurable."*

Historic aerial photos suggest that this old shed was placed at its current location in recent history. And that the shed was added on to between 2013 and 2016. The current location of the shed is above the BFE, and the proposed driveway has a 0.00-ft rise (with 50% clogging). Therefore, I conclude that the she will still be outside of the floodplain based on elevation with the project.

*Page 12 (statement 5): "The Commissioners were clearly unfamiliar with the actual specifics of the site, and relied on apparent erroneous information provided by the Applicants engineer."*

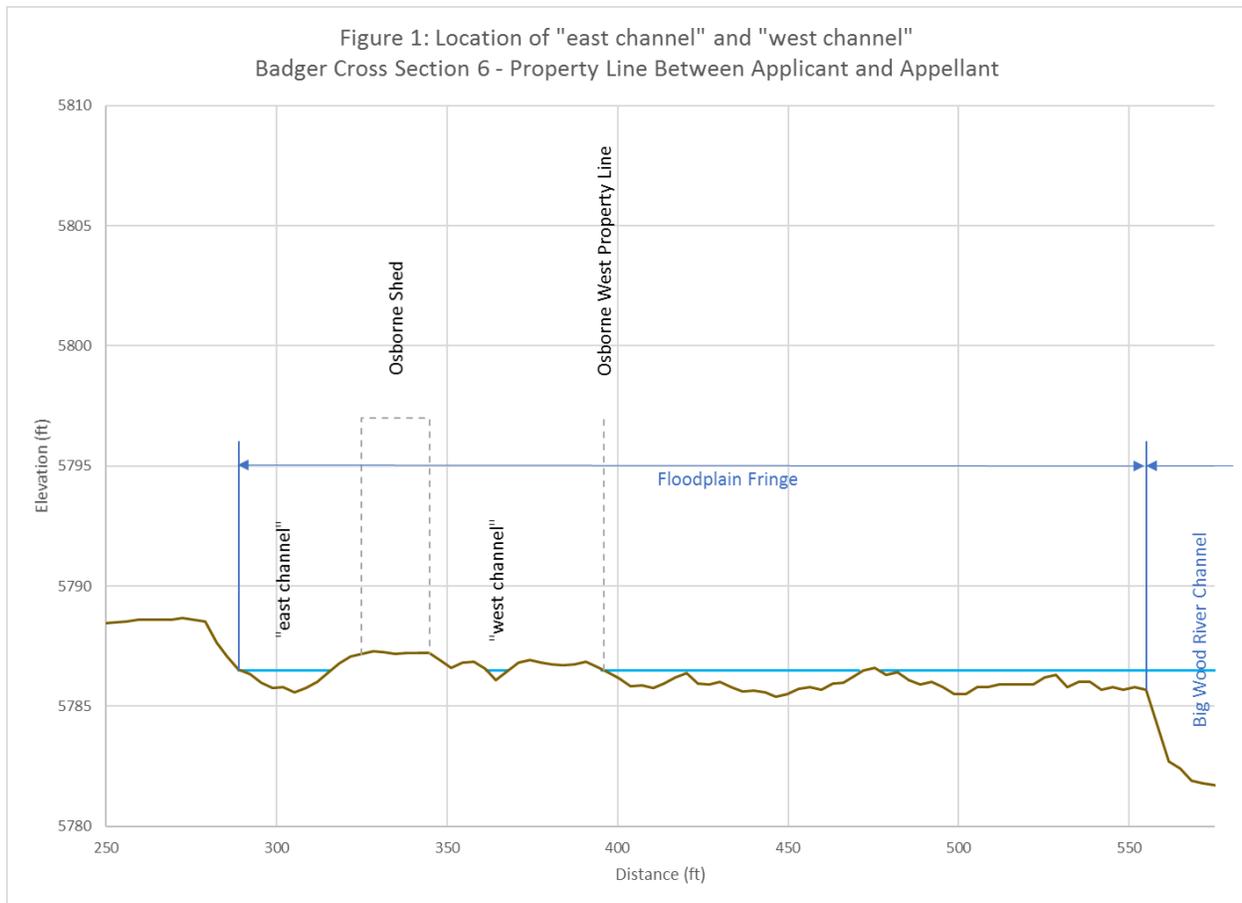
I'm trying really hard not to be offended by this statement. The first part of statement 5 on page 12 discusses items 1 and 5 in Section E of the city's municipal code for criteria for evaluation of applications (KMC 17.88.050). Item 1 includes criteria to "preserve the inherent natural characteristics of the river, floodplain, and riparian zone, including riparian vegetation and wildlife habitat." I appreciate the direction in this item of the code, as it refers to the essential characteristic of the floodplain, not that the floodplain cannot be altered, but that the floodplain can still act as a floodplain. And item 5 discusses the need to allow sheet flooding, which can still occur with the proposed driveway. The appeal conveniently does not include the statement at the end of item 5, "Culvert(s) under driveways may be required."

EXHIBIT A TO OWNER'S RESPONSE TO OSBORNE'S APPEAL

Page 13 (first bullet): "There are two existing channels in the floodplain that traverse the property line, one of which is located at the eastern side of the floodplain (the "east channel") and the second of which is located on the western side of the floodplain (the "west channel"). These two channels with elevations between 5785 and 5786 above mean sea level ("MSL") allow floodwater to flow from the Osborne property into the wetlands at an elevation of 5784 on the 121 property where some water collects and is absorbed."

Floodplain topography undulates with high and low spots. Calling portions of the floodplain channels, is not appropriate, because a channel is the primarily flow path of the river. There may be low spots that can collect and convey floodwater. There are also natural high spots on the "east channel" on 121 Badger that already act as hydraulic grade control. Furthermore, there are three culverts proposed to provide the Osbornes assurance that floodwaters below the BFE elevation will be conveyed under the driveway.

The "west channel" area was only brought up as an area of concern during the last P&Z hearing. Figure 1 shows the presumed "west channel" elevations at the property line. It is possible that the Osborne are considering the area outside of their property the "west channel", but this area is outside of their ownership. The size of the "west channel" is substantially smaller and cannot hold much flood flows.



There is a proposed culvert connecting the west floodplain to the east floodplain on 121 Badger property that is located under the proposed driveway, near the house. This culvert is different than the

EXHIBIT A TO OWNER'S RESPONSE TO OSBORNE'S APPEAL

three culverts near the "east channel". This is similar to the way the floodplain has functioned in the past.

*Page 13 (second bullet): "These two channels are separated by a rise with an elevation of approximately 5787. As a result, floodwater cannot travel between the two channels at the BFE of 5786.5. Excavation that would allow water to flow between the two channels would fundamentally change the natural characteristics of the floodplain and create erosion issues."*

Movement of floodwater is primarily north to south, following the gradient of the Big Wood River. During flood events, floodwater can move laterally, and given the undulating topography of floodplains, it is typical to have high spots and low spots. Connecting floodplain areas would be more in-line with item 1 of the floodplain evaluation to allow the floodplain to function and would not be a "fundamental" change to the floodplain.

Erosion is a concern for high velocity flood flow on unvegetated ground. Flood flows will be low velocity flows on vegetated ground and is not a concern.

*Page 13 (third bullet): "The proposed elevations of the western portion of the finished driveway will be between 5786.55 and 5787.25, versus the existing elevation of between 5784 and 5786 and above the BFE of 5786.5 which will block the west channel and not allow sheet flooding to occur. However, when asked by Commissioner Carter if the driveway was **below** the base flood elevation ("BFE"), the applicant's engineer responded, "Yes."*

I agree with the statement above. I did say that the driveway would be below the BFE during the P&Z hearing. Given the elevation of the ground surface at the western portion of the Osborne property, the minimal flow on the western portion of the Osborne property, I presumed that the concern was what the appellant has referred to as the "east channel" area. I based my answer on that area of concern.

There is no question that the driveway elevation at the start of Badger Lane (outside of the floodplain) and the driveway as it approaches the house will be higher than the BFE. Based on the questions that were being asked by the P&Z commissioners, I concluded that they were referring to the "east channel" area.

*Page 14 (first bullet): "Three culverts have been proposed to address floodwaters in the east channel. The west channel is not served by the culverts, is closer to the river and experiences even greater flows during flooding as observed by the Osbornes in 2017. This channel will be blocked by the elevated driveway which exceeds the BFE. The proposed plan includes only a single dry well to drain the west channel."*

This statement is incorrect. There is a proposed culvert under the driveway near the house. Furthermore, the dominate flow path is along the gradient of the Big Wood River, flowing from north to south. The floodwater flow will continue to be dominated by a north to south flow direction. There is evidence that there is some flow that may occur from west to east, but may also flow from east to west.

*Page 14 (second bullet): "As a result, they relied on erroneous statements made by the applicant's engineer."*

EXHIBIT A TO OWNER'S RESPONSE TO OSBORNE'S APPEAL

To restate, the comments made in the P&Z hearing were made in response to focus on the "east channel" area. The City of Ketchum's third party review of the floodplain plan did not have concerns about the west channel connection with the proposed culvert.

*Page 16 (number 6): "The Planning and Building Department, and the floodwater analysis prepared by the Applicant, failed to address the fact that the existing floodplain map for the site is out of date, and changes in the draft FEMA floodplain map would expand the floodway adjacent to the site and the neighboring properties."*

From the beginning of this application, the applicant and the city have been aware of the draft floodplain maps. The city elected to use the effective maps, because the draft maps were not official.

*Page 21 (first paragraph): "Culverts, which are recognized to be a potential impediment to the passage of floodwater, can be moved from the property line."*

Culverts are standard engineering devices recommended to move water, including floodwater, by the City of Ketchum.



City of Ketchum

## **ATTACHMENT 5:**

# **Appellant Response Brief – 11/25/2024**

# Robertson & Slette, p.l.l.c.

J. EVAN ROBERTSON  
GARY D. SLETTE

Cassie Chapman – Paralegal  
[cchapman@rsidaholaw.com](mailto:cchapman@rsidaholaw.com)

ATTORNEYS AT LAW

134 Third Avenue East  
P.O. BOX 1906  
TWIN FALLS, IDAHO 83303-1906  
TELEPHONE (208) 933-0700  
FAX (208) 933-0701



GARY D. SLETTE  
[gslette@rsidaholaw.com](mailto:gslette@rsidaholaw.com)

**Monday, November 25, 2024**

Mayor and City Council  
City of Ketchum  
P.O. Box 2315  
Ketchum, ID 83340

**RE: Nicholas and Stephanie Osborne (“Appellants”) appeal of Floodplain Development Permit for 121 Badger Lane, Ketchum, Idaho (“Permit”) issued to 121 Badger Lane, LLC (“Applicant”)**

Dear Mayor and Council Members,

Our law firm represents Nicholas and Stephanie Osborne, the Appellants in this case. The following constitutes their Reply Brief, and these points are intended to be responsive to individual sections of the Respondent’s Brief in Opposition to Appeal.

## **I. NATURE OF THE CASE**

The Osbornes contend that the Applicant’s response contains two important factual misstatements, i.e., (i) “the driveway which is lower than the base flood elevation” and (ii) “Petitioner’s arguments are not based on any genuine impairment of a substantial right from the Project but rather a “not-in-my-backyard” approach to land use entitlements”.

The first issue reflects what the Osbornes assert is a continued misstatement of a very important fact upon which the Planning & Zoning Commission was asked to make a decision. In Exhibit “A” attached to the Applicant’s response, the Applicant’s engineer appears to contradict the statement above by stating, “It is true that the driveway will increase above the BFE as it meets the proposed residence (which must be above the BFE by code).” During the Planning & Zoning Commission hearing on August 13, he responded affirmatively to Commissioner Carter’s inquiry about the driveway being lower than the BFE, but then later stated, “And so there are--but the majority of the driveway within the floodplain is lower than the BFE.” The Commission members were clearly concerned with the entire length of the driveway between the two properties. Any presumption that the Osbornes’ concern was only with the “east channel” would be incorrect. Using the Applicant’s own site plans which show the elevations of the driveway and the BFE, the Osbornes will show the City Council members the area near their property where the driveway is higher in elevation than the BFE.

The second statement is contradictory to statements made by the Appellants in the Planning & Zoning Commission on December 12, 2023, which was not attended by the Applicant's current legal representative. The Osbornes respect the right of the Applicant to develop its property in a way which avoids creating potential hazards for the Osbornes and which meets the requirements of the Ketchum Municipal Code ("KMC"). The Osbornes do object to the plan which: (a) unnecessarily places culverts directly adjacent to the property line; (b) unnecessarily fills important wetlands; and (c) adds an elevated driveway that blocks channels which flow from the Osbornes' property onto 121 Badger Lane. A thorough review of the transcript discloses that some of the Commission members appeared to believe that the design of the house, rather than consideration of the physical characteristics of the site, drove the location of the elevated driveway. The Osbornes agree, and have suggested that the location of the original driveway outside of the wetland area should have been considered as a viable alternative given the "first priority" verbiage of the KMC. That was certainly an inquiry aired by Commissioners Carter and Morrow, but Mr. Crutcher stated that it wasn't something requested by staff.

## II. COURSE OF THE PROCEEDINGS AND FACTUAL BACKGROUND

In light of the Applicant's argument below, there are three documents in the record worthy of the Council's review that are attached hereto as Exhibits "A", "B" and "C". Exhibit "A" is an email from Adam Crutcher expressly advising the Osbornes that the final decision date for purposes of filing an appeal was June 26, 2023. Exhibit "B" is an email from City Attorney Matthew Johnson advising legal counsel for both the Applicant and the Osbornes that, "So, from a process perspective, the Floodplain Development Permit in this matter would have been finally/formally approved on the same date as the Building Permit." Exhibit "C" is the approved permit referenced in Johnson's email which is date stamped "06/26/23". The Osbornes' appeal was thereafter filed in accordance with the time limits established in the KMC. With regard to the second appeal by the Osbornes, Johnson explained to the Commission at the August hearing that the applicant's submission was essentially a new application, and that staff had made a new determination based upon new information. The Applicant's counsel expressly acknowledged that this was a new application.

15. **MS STROLLO:** City staff then treated this as a new
16. application, as your counsel said, with additional
17. notice to neighbors and opportunity to submit comment.
18. **So the Applicant submitted the new application with**
19. **additional engineering models in February of 2024.**

Emphasis Added.

### Transcript of Administrative Appeal of 121 Badger Lane, August 13, 2024, Page 32, Lines 15-19

It is noteworthy that the Commission members struggled with the issues advanced in the second appeal, its decision came down to a 3-2 vote to uphold the administrative decision.

### III. STANDARD OF REVIEW

Counsel for the Applicant has fairly stated the content of the KMC and LLUPA regarding the appeal standards and the need to protect private property rights. The Osbornes firmly believe that their private property rights are on an equal footing with those of their neighbor. The Osbornes have identified issues which they contend constituted either errors or an abuse of discretion which would justify a reversal of the Decision.

### IV. ARGUMENT IN RESPONSE TO APPLICANT'S BULLET POINTS

#### A. The Appeal was Untimely and Must Be Dismissed.

The Applicant cannot now advance this argument regarding the first appeal after having waived the issue when it chose not to pursue its own appeal of that issue to the Commission. The Applicant's former legal counsel at Givens, Pursley received the information from City Attorney Matthew Johnson which is attached hereto as Exhibit "B". The Applicant was aware of the City's stated interpretation of its own ordinance regarding the date of final approval, however, the Applicant and its attorney chose to sit back and not pursue an appeal. Mr. Crutcher expressly advised the Osbornes of the final permit approval date and the City attorney confirmed the propriety of his interpretation to both parties. As noted above, counsel for the Applicant expressly stated, "So the Applicant submitted the **new application** with additional engineering models in February 2024." If the Applicant wanted to preserve its right in that regard, it necessarily had to pay the \$5000 filing fee and lodge an appeal of its own. However, this is not the Applicant's appeal, Rather, it is the Osbornes' appeal of what the City's attorney has indicated is a "new application" based on new information.

#### B. The Decisions of the Commission and Administrator

The Applicant's response states, "Portions of the driveway near the residence will be above base flood elevation to satisfy code requirements, however, near the property line only a small portion of the driveway is above base flood elevation." (Para 1, line 6). This significantly understates the amount of driveway that is above the base flood elevation." In fact, a notable portion of the driveway is located in the floodplain and is above the base flood elevation and above the natural elevations. As identified in the Applicant's Grading and Drainage Plan, a significant portion of the northern perimeter of the driveway ranges from 5786.75 to 5787.25 feet, which exceeds both the base flood elevation of 5786.5 and the natural elevations of 5784 to 5786 feet. Commissioner Morrow expressed his concern about the West channel and recited that the City's rules "can't affect neighboring properties". Tr., p. 67, l. 2-7. Is the question one of degree? How much is too much?

#### C. Alternatives to Location of the Driveway Were Considered

The Osbornes refer to Section 2 of the Appellant's Brief. They also note that Section 17.88.050 f. (1) requires the Administrator to "Permanently maintain all records that pertain to the administration of this Title and make these records available for public inspection." There is no evidence in the record that would support the consideration of alternatives other

than Ms. Landers statement that "...there was a discussion around alternatives". (Tr., p. 62, l. 8-9), but they weren't documented. Commissioner Carter expressed his concern about whether an alternative proposal that was more appropriate was even considered. (Tr., p. 78, l. 22-24.) Mr. Crutcher appeared to place the blame for the current driveway location on the fire department. (Tr., p. 62, l. 17-21.) Instead of staff enforcing the KMC requiring the avoidance of wetlands, and the placement of the driveway at its existing location, Mr. Crutcher deferred and said that was a question for the Applicant. (Tr., p. 76, l. 2-8). The Osbornes neither mean nor intend any disrespect or offense to the city staff or the Applicant's representatives, but they certainly want to substantiate their claims of error in order to justify a reversal of the Decision. Just as the Applicant's counsel wanted the Commission to follow the words in the ordinances (Tr., p. 33, l. 12-16), the Osbornes are of a similar mindset.

#### **D. Condition 15 Requiring the Culverts to be Kept Clear is Enforceable**

While the Applicants have suggested that a new owner of the Applicant's property must abide by Condition No. 15 (Applicant's Response at ¶ 5 on p. 7), it is apparent that there is nothing recorded in the property records of Blaine County that would put that new owner on notice of an obligation to perform culvert maintenance. According to the transcript, the City has undertaken the role of culvert inspection during flooding events. Chairman Morrow, himself an attorney, immediately recognized the potential liability for the City when it came to the proposed new culverts. (Tr., p. 66, l. 1-21). Commissioner Passovoy specifically acknowledged the risk of the west channel being backed up (Tr., p. 72, l. 5-6) and then asked, "But is there in real life an enforcement mechanism?" (Tr., p. 72 l. 7-8). The Osbornes believe the answer is, "No." The issue could be entirely eliminated by not placing the culverts directly on the property line. Given the proposed location of the culverts on the common property line, the Osbornes' property will likely have flooded by the time any issue is identified and corrected. Couple that with the fact that the Osbornes do not occupy their residence on a full-time basis, they will likely be unaware of a flooding event until it is too late.

#### **E. Appellants Were Not Denied Due Process**

On appeal, the Commission was required to consider all the evidence that the city staff considered in rendering its Findings of Fact, Conclusions of Law and Decision. Understandably, the staff found it necessary to view the Applicant's property before rendering the Decision. There was nothing wrong in doing that. All the Osbornes are suggesting is that a view of the site could have been undertaken in order to gain the same familiarity as the staff. Given the content of the transcript which is replete with a certain degree of confusion about the east channel, the west channel, the BFE elevations and the driveway elevations, a site visit could have provided more than useful evidence. Notwithstanding, the Council can still find error in the Decision based upon (a) the failure to enforce the priority language in the wetland ordinance; (b) the failure to consider the alternative of using the existing driveway; (c) the placement of three culverts directly on the property line; and (d) the height of the driveway exceeding the BFE at the location of the west channel.

**F. Exhibit “A” to Owner’s Response to Osborne’s Appeal**

*Page 1 (second paragraph)* – The Osborne’s concern with the east channel is the proposal to place culverts directly adjacent to the property line, the risk of failure of those culverts, and the flood risk that they create for the Osbornes’ property. The Osbornes also note that alternatives exist which would (a) allow a new driveway to follow the path of the existing driveway; and (b) place the culverts where existing culverts are located. That would allow the Applicant to “assume responsibility for their actions” as described in the KMC.

The description of the area of the driveway above the BFE and existing elevations fails to create a clear picture of the driveway and the barrier it creates. As indicated on the Applicant’s Grading and Drainage Plan, a significant portion of the northern perimeter of the driveway ranges from 5786.75 to 5787.25 feet, a height which exceeds both the BFE of 5786.5, and the natural elevations of 5784 to 5786 thereby creating a barrier to the west channel.

*Page 1 (third paragraph)* – Whether or not the flood even in 2017 was or was not a 100-year event, the issue is the same. Portions of the proposed driveway that are above the BFE will create a barrier to the unimpeded passage of floodwaters.

*Page 1 (fourth paragraph)* – The basis for the statements made by the Appellant is the information found in the Big Wood River Atlas 2020, of which the City of Ketchum and Galena Engineering were represented stakeholders. The Atlas documents Big Wood River Erosion, Rock Armoring and the Historic Channel Migration Zone, all of which speaks to the history and risks of flooding from the Big Wood River in this location.

*Page 2 (second paragraph)* – The Osbornes are not objecting to the use of culverts, but are objecting to (a) the proposal to place those culverts directly adjacent to the property line; (b) the risk of failure of those culverts; (c) the flood risk that it creates for the Osbornes’ property; and (d) the failure to consider alternative locations for the driveway and the culverts.

*Page 2 (third paragraph)* – Brockway Engineering has provided the Applicant and Appellant with three historical aerial images of the Appellant’s property which are intended to show that “the old shed [sic] was placed at its current location in recent history.” The Brockway images are inaccurate and use different property boundary lines in each image. As a result, the fishing cabin, Wood River Drive, Buss Elle Drive and all the other homes in the neighborhood are shown in changing various locations relative to their property lines. The cabin has not been moved by the Osbornes, nor was it ever moved by the previous owners who owned both the Osborne property and 121 Badger Lane for decades. Brockway Engineering has also inaccurately identified another cabin that was permitted and moved as the “old shed”. (For the record, the “old shed” is identified in Ketchum’s Archaeological and Historic Survey Report as “a 1930’s vintage summer home cabin from the Fosterville Era”).

*Page 2 (fourth paragraph)* – No offense is intended. The Osbornes and their attorney have every respect for Brockway Engineering and Mr. Powell. The quoted line refers to the Commissioners who posed specific questions to both the Appellant and the Applicant’s engineer which are included in the transcript. Those questions reflected the Commissioners’ lack of familiarity with the specific elevations and contours of the land. As a result, they were

reliant on the accuracy of the statement about the site made by Mr. Powell on behalf of the Applicant. As Mr. Powell stated in Paragraph 3 at page 4 of Exhibit “A”, “I did say the driveway would be below the BFE during the P&Z hearing .... I presumed that the concern was what the appellant has referred to as the “east channel” area”. As stated previously, the Osbornes are legitimately concerned about the entire length of the driveway in the floodplain, including the area of the west channel. The remarks from the Commission members made it equally apparent that they were interested in the elevations at both the east channel and the west channel. See, e.g., the inquiry of Commissioner Passovoy at Tr., p. 56, l. 18-19, and the response to her inquiry on the following page. See also, Commissioner Passovoy’s stated concern about the risk of the west channel being backed up. (Tr., p. 72, l. 3-8).

*Page 3 (second paragraph)* - Exhibit “A” inaccurately states that “the “west channel” was only brought up as an area of concern during the last P&Z hearing.” The Osbornes submitted a letter to the P&Z Commission on October 4, 2023, which stated “There are two clear channels in the southwest portion of 105 Wood River Drive North which drain directly onto 121 Badger Lane”. The letter went on to describe the role that both channels and the wetlands have in handling floodwater flows between the Osborne’s property and 121 Badger Lane.

*Page 3 (chart and third paragraph)* – Figure 1 shows the channels on the shared property line. Below the property line, the channel widens and deepens considerably to elevation 5684, and then feeds into wetlands which will be filled and covered by the elevated driveway, but which currently serve as an important outlet for floodwaters. Figure 1 also shows “the Osborne shed” as located on the elevated ridge which separates the two channels and is above BFE. This ridge prevents water from flowing from the west channel to the proposed culverts in the east channel. If either channel is blocked, both the Osbornes’ property, including the fishing cabin, will be at risk.

*Page 4 (third paragraph)* – Much attention has been devoted by the Applicant to the east channel simply because the issues at the location are so obvious. In doing so the Applicant has not addressed the west channel. While the P&Z Commissioners did not limit their questions solely to the east channel, it appears from Mr. Powell’s comments that he limited his response to the east channel, but has acknowledged that portions of the driveway will be higher than the BFE.

*Page 4 (fourth paragraph)* – Exhibit “A” refers to a proposed culvert near the house and then states, “Furthermore, the dominate (sic--dominant) flow path is along the gradient of the Big Wood River, flowing from north to south.” The proposed culvert that Exhibit “A” refers to is oriented from east to west, and consequently will do little to collect water flowing north to south. That proposed culvert is also south of the portion of the driveway that is elevated above BFE and blocks the west channel so that water in the west channel cannot reach it. Only a single dry well purports to address flood water flowing in the west channel.

*Page 5 (second paragraph)* – The Planning & Zoning Commission specifically asked about the changes in the draft floodplain map. As outlined in the Osbornes’ opening brief, the Commission was told by City staff that, “The change of the map is not a result of the change of flooding condition on the property. It’s just simply that the data – all of the data hasn’t been incorporated; that’s why they’re still draft.” In fact, the draft flood plain maps show expansive changes. The Osbornes’ requests to City staff for the data that supports their statement have received no response.

## CONCLUSION

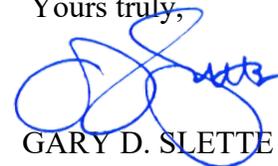
In conclusion, it is facially apparent that alternative locations for the driveway are available, and which do not require filling in the floodplain and wetlands along the property line, blocking existing drainage channels and placing culverts directly adjacent to the property line. That would also have the salutary effect of not creating the need for city staff to make culvert inspections during flood events, which would entirely eliminate the potential for municipal liability predicated on Condition No. 15 of the staff's decision. Such a redesign would place the flood risk associated with the development on the Applicant which would be consistent with the "Purpose" section of the City Code. Not unlike Mr. Lawson, the undersigned has appeared in front of the Ketchum P&Z Commission and the City Council on land use matters for more than forty years. There has never been a time when the City was reluctant to require an applicant to redesign a site. Even Commissioner Morrow acknowledged that a site redesign was permissible. (Tr., p. 68, l. 3-9). Both he and Commissioner Carter supported such a redesign. (Tr., p. 79, l. 1-11). Commissioner Passovoy echoed a similar sentiment (Tr., p. 79, l. 16-25), but lamented "the long and expensive process", and ultimately cast her tie-breaking vote to uphold the staff's decision because she didn't believe it was an error or abuse of discretion. The Osbornes respectfully disagree, and request that the Ketchum City Council reverse the Decision. It has been a long and expensive process for them, but one which they firmly believe was required to protect their property. The applicant's former counsel implored the Commission as follows:

12. **MS. STROLLO:** And now it's important to follow code
13. to ensure the Applicant's rights are protected along
14. with the neighbor's rights. This process protects both
15. and you can rest assured that with this application that
16. due diligence has been done.

Tr., p. 33, l. 12-16.

By applying the requirements of the code, the Osbornes contend that a reversal of the Decision is warranted.

Yours truly,

  
GARY D. SLETTE

cc: Nick and Stephanie Osborne

Morgan Landers: [mlanders@ketchumidaho.org](mailto:mlanders@ketchumidaho.org)

Adam Crutcher: [acrutcher@ketchumidaho.org](mailto:acrutcher@ketchumidaho.org)

Ed Lawson: [eal@lawsonlaski.com](mailto:eal@lawsonlaski.com)

Matthew A. Johnson: [mjohnson@whitepeterson.com](mailto:mjohnson@whitepeterson.com)

**From:** Adam Crutcher <ACrutcher@ketchumidaho.org>  
**Sent:** Tuesday, July 11, 2023 12:39 PM  
**To:** Osborne, Nicholas  
**Cc:** Stephanie Osborne; Nicholas Osborne  
**Subject:** RE: 121 Badger Lane - Appeal to the Ketchum Planning and Zoning Commission  
**Attachments:** appeal\_application.pdf

Hi Nick,

Thank you for sending that over. I've attached the appeal application so you can fill that out and send it over to [planningandzoning@ketchumidaho.org](mailto:planningandzoning@ketchumidaho.org) then we can start to process the appeal application. This application will need to be submitted today for the appeal request to be valid. Our planning technician will then invoice for the application fee and get the ball rolling.

The application that is being appealed is P23-014 and the date of decision or date findings of fact were adopted is June 26, 2023. What you can do for the sections titled "Explain How You Are and Affected Party & This Appeal is Based on The Following Factors" by referencing the narrative which you attached.

Thanks

**ADAM CRUTCHER | CITY OF KETCHUM**

PLANNING AND BUILDING | ASSOCIATE PLANNER  
P.O. Box 2315 | 191 W 5<sup>th</sup> St | Ketchum, ID 83340  
o: 208.806.7008 |

[acrutcher@ketchumidaho.org](mailto:acrutcher@ketchumidaho.org) | [www.ketchumidaho.org](http://www.ketchumidaho.org)

**\*\*Please sign up for the NEW Planning and Building quarterly newsletter. Click [HERE](#) and select "Planning and Development"**

---

**From:** Osborne, Nicholas <Nicholas.Osborne@psc.com>  
**Sent:** Tuesday, July 11, 2023 11:44 AM  
**To:** Adam Crutcher <ACrutcher@ketchumidaho.org>  
**Cc:** Stephanie Osborne <stephanieosborne6@gmail.com>; Nicholas Osborne <NOsborne@msn.com>  
**Subject:** 121 Badger Lane - Appeal to the Ketchum Planning and Zoning Commission

Adam,

Attached a letter of Appeal to the Ketchum Planning and Zoning Commission with respect to 121 Badger Lane. Will you please forward this to the members of the Commission and others as necessary. Please let us know if there are any questions or follow-up required.

Best,

Nick Osborne

---

Piper Sandler & Co. Since 1895. Member SIPC and NYSE.

Piper Sandler outgoing and incoming e-mail is electronically archived and recorded and is subject to review, monitoring and/or disclosure to someone other than the recipient. If you are not the intended recipient, any disclosure, copying or distribution is prohibited; you should contact the sender immediately and then delete it from your system. This e-mail may be considered an advertisement or

---

**From:** Matthew A. Johnson <[mjohnson@WHITEPETERSON.com](mailto:mjohnson@WHITEPETERSON.com)>  
**Sent:** Wednesday, August 23, 2023 4:46 PM  
**To:** Franklin G Lee <[FrankLee@givenspursley.com](mailto:FrankLee@givenspursley.com)>; Gary Slette <[gslette@rsidaholaw.com](mailto:gslette@rsidaholaw.com)>  
**Subject:** 121 Badger - dismissal request (informal)

Franklin and Gary –

Treating this informally initially, as I've only had an opportunity to do a somewhat rushed review of the correspondence, but think some clarification may be useful between the attorneys involved.

The City evaluates floodplain development permits concurrently with building permits. While comments and review may be happening separately for each, such that one may seem resolved prior to another, the practice is that they are finally and formally approved at the same time. So, from a process perspective, the Floodplain Development Permit in this matter would have been finally/formally approved on the same date as the Building Permit. This would be considered the final administrative determination date for purposes of calculating administrative appeal deadlines. I believe this is the reason for the document, that it looks like Gary provided, with the Approved stamp dated 6/26/23.

My quick read inclination is this means we do not have a timeliness/automatic dismissal issue, but please advise me if you still feel otherwise.

Matt

Matthew A. Johnson  
WHITE PETERSON GIGRAY & NICHOLS, P.A.  
Canyon Park at the Idaho Center  
5700 E. Franklin Rd., Ste. #200  
Nampa, ID 83687-7901  
208.466.9272 (tel)  
208.466.4405 (fax)  
[mjohnson@whitepeterson.com](mailto:mjohnson@whitepeterson.com)

-- This communication and any files transmitted with it contain information which is confidential and may be privileged and exempt from disclosure under applicable law. It is intended solely for the use of the individual or entity to which it is addressed. If you are not the intended recipient, you are hereby notified that any use, dissemination, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender. Thank you for your cooperation. --

**EXHIBIT**

**B**

91



These plans have been found to be in substantial compliance of the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any violation of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

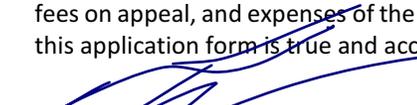
OFFICIAL USE ONLY
File Number:
Date Received:
By:
Fee Paid:
Approved Date:
Denied Date:
By:

## Floodplain Development Permit and Riparian Alteration Application

NOTE: This permit is required for all properties containing 100 year floodplain area and Riparian Setbacks

PROPERTY OWNER INFORMATION			
Property Owner Name(s):		121 BADGER LANE LLC	
Property Owner's Mailing Address:		P.O. BOX 14001-174 KETCHUM, ID 83340	
Phone:			
Email:			
PROJECT INFORMATION			
Project Name:		BADGER RESIDENCE	
Project Representative's Name (main point of contact for project): FRAZIER CAVNESS			
Project Representative's Phone:		720.339.6798	
Project Representative's Mailing Address:		P.O. BOX 14001-174 KETCHUM, ID 83340	
Project Representative's Email: frazier@presidiolistaproperties.com			
Architect's name, phone number, e-mail: RO ROCKETT DESIGN   JASON RO   213.784.0014   jro@rorockettdesign.com			
Landscape Architect's name, phone number, e-mail: BYLA   BEN YOUNG   208.720.0215   ben@byla.us			
Environmental consultant's name, phone number, e-mail: SAWTOOTH   TRENT STUMPH   208.727.9748   trent@sawtoothenvironmental.com			
Engineer's name, phone number, e-mail: BROCKWAY ENGINEERING   CHUCK BROCKWAY   208-736-8543   charles.g.brockway@brockwayeng.com			
Project Address:		121 BADGER LANE KETCHUM, ID 83340	
Legal Description of parcel: PARCEL 4, ROCKING RANCH SUB #2 (LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO)			
Lot Size: 1.09 ACRES (PER SURVEY)			
Zoning District: LR			
Overlay Zones – indicate all that apply: <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Floodway <input type="checkbox"/> Riparian Zone <input type="checkbox"/> Avalanche <input type="checkbox"/> Mountain			
Brief description of project scope: NEW SINGLE FAMILY DWELLING: MAIN RESIDENCE + ADU W/ IN-GROUND POOL (ADU STRUCTURE OUTSIDE OF FLOODPLAIN)			
Value of Project: \$ 400,000			
TYPE OF PROJECT – indicate all that apply:			
<input type="checkbox"/> New Building in Floodplain	<input type="checkbox"/> Building Addition in Floodplain	<input type="checkbox"/> Streambank Stabilization / Stream Alteration	<input type="checkbox"/> Other. Please describe:
<input type="checkbox"/> Riparian Alteration	<input checked="" type="checkbox"/> Floodplain Development		
PROPOSED SETBACKS – if project is a new building or an addition to an existing building			
Front: 15	Side: 15	Side: 15	Rear: 20
ADDITIONAL INFORMATION			
Will fill or excavation be required in floodplain, floodway or riparian zone?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If Yes, Amount in Cubic Yards: Fill: 258 CY		Excavation: 274 CY	
Will Existing Trees or Vegetation be Removed?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Will new trees or vegetation be planted?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Floodplain Management Overlay 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

2/27/2023  
 Date



City of Ketchum

# **ATTACHMENT 6:**

## **Planning and Zoning Commission Transcripts**

**In The Matter Of:**

*Re: 2024 Administrative Appeal of Osborns and 121 Badge*

---

*Audio Transcription*

*August 13, 2024*

---

*M&M Court Reporting LLC*

*1-800-879-1700*

*Coeur d Alene ID 83814*

*info@mmcourt.com*

Original File Audio081324.txt

**Min-U-Script® with Word Index**

Page 1

1 CITY OF KETCHUM, IDAHO  
 2 PLANNING AND ZONING COMMISSION PUBLIC HEARING  
 3  
 4  
 5 ADMINISTRATIVE APPEAL (P23-014B)  
 6 121 BADGER LANE, LLC  
 7 Taken at: 191 5th Street West  
 8 Ketchum, Idaho  
 9 Tuesday, August 13, 2024, 4:30 p.m.  
 10 Before: The Planning & Zoning Commission  
 11  
 12  
 13 HEARING TRANSCRIPT  
 14  
 15  
 16  
 17  
 18  
 19  
 20  
 21 Reported by David E. Hix, ASCR, for M&M Court Reporting,  
 22 Inc., 816 East Sherman Avenue, Suite 107, Coeur d'Alene,  
 23 Idaho 83814, (800) 879-1700, Freelance/Official Court  
 24 Reporter and Notary Public for the State of Idaho.  
 25

Page 2

1 A P P E A R A N C E S  
 2 THE PLANNING & ZONING COMMISSION:  
 3 Neil Morrow - Chairman  
 4 Susan Passovoy - Commissioner  
 5 Brenda Moczygemba - Commissioner  
 6 Tim Carter - Commissioner  
 7 Matthew McGraw - Commissioner  
 8 ALSO PRESENT:  
 9 Morgan Landers - Director Planning & Building  
 10 Abby Rivin - Senior Planner  
 11 Adam Crutcher - Associate Planner  
 12 Paige Nied - Associate Planner  
 13 Genoa Beiser - Zoning Technician  
 14 Heather Nicolai - Assistant to the PB Director  
 15 Matthew Johnson - City Attorney  
 16  
 17 SPEAKERS (In Order of Appearance) PAGE:  
 18 Chair Morrow.....4  
 19 Matthew Johnson.....4  
 20 Gary Slette.....7  
 21 Nick Osborne.....14  
 22 Commissioner Passovoy.....29  
 23 Danielle Strollo.....31  
 24 Erick Powell.....37  
 25 Commissioner Moczygemba.....47  
 Commissioner Carter.....51  
 Adam Crutcher.....61  
 Morgan Landers.....61  
 Commissioner McGraw.....78  
 26  
 27  
 28  
 29  
 30  
 31  
 32  
 33  
 34 Certificate of Court Reporter.....86  
 35

Page 3

1 Tuesday, August 13, 2024  
 2 (4:30 p.m.)  
 3 CHAIR MORROW: This is the Planning and  
 4 Zoning Commission meeting for Tuesday, August 13, 2024.  
 5 It's 4:30. I will call the meeting to order and do the  
 6 roll call: Matthew?  
 7 COMMISSIONER MCGRAW: Here.  
 8 CHAIR MORROW: Brenda?  
 9 COMMISSIONER MOCZYGEMBA: Here.  
 10 CHAIR MORROW: Susan?  
 11 COMMISSIONER PASSOVOY: Here.  
 12 CHAIR MORROW: Tim?  
 13 COMMISSIONER CARTER: I'm here.  
 14 CHAIR MORROW: And I'm here. So all  
 15 Commissioners are here. We have a Consent Agenda. If  
 16 no one has any changes, corrections, typos, I will take  
 17 a motion for the whole Consent Agenda.  
 18 COMMISSIONER PASSOVOY: The button is gone.  
 19 Oh, there it is. I move we approve the Consent Agenda.  
 20 COMMISSIONER MOCZYGEMBA: I'll second.  
 21 CHAIR MORROW: All in favor?  
 22 THE COMMISSIONERS: Aye (In unison).  
 23 CHAIR MORROW: All right. We can move on to  
 24 the public hearing part of the meeting.  
 25 (121 BADGER LANE, LLC, 6:30 p.m.)

Page 4

1 CHAIR MORROW: All right. We are back in  
 2 session. Is it already over? Oh, my God. This is a  
 3 recommendation and review and to make a Determination of  
 4 Administrative Appeal, P23-014B, for the Floodplain  
 5 Development Permit issued at 121 Badger Lane. Adam?  
 6 MR. JOHNSON: So --  
 7 CHAIR MORROW: Oh, I guess we're going to go  
 8 to Matthew.  
 9 MR. JOHNSON: Yeah, yeah, Commissioners,  
 10 Matthew Johnson, city attorney. This is -- for most of  
 11 you, you've been through this process once with this  
 12 application, but, Matthew, particularly for you. This  
 13 is an administrative appeal action. There's certain  
 14 decisions under city code that planning -- planning  
 15 staff and really the planning director are authorized to  
 16 actually make a decision. However, in those cases, any  
 17 time there's an administrative determination, there is  
 18 an administrative appeal process whereby that decision  
 19 can be appealed up to the next level, which in this case  
 20 is from the planning director to the Planning and Zoning  
 21 Commission. Likewise, your decision could be appealed  
 22 up to the City Council.  
 23 This particular project with 121 Badger Lane  
 24 contemplates a Floodplain Development Permit. This  
 25 matter has come before this board previously under the

Page 5

1 same process. There was a determination of the planning  
 2 director that was administratively appealed up to this  
 3 board. The Commission didn't actually find an error,  
 4 but the result of that one was essentially what I would  
 5 call a remand back to staff for further consideration of  
 6 the information even though no finding of error.  
 7       What happened there was essentially it --  
 8 for practical purposes it essentially became kind of a  
 9 new application. Additional information was received.  
 10 The Planning Department came to a new determination on  
 11 the Floodplain Development Permit Application. That new  
 12 determination has now been appealed up to you. So  
 13 that's what's before you tonight on the administrative  
 14 appeal.  
 15       The -- both parties in this case, the appeal  
 16 has been filed by an affected party, a neighboring  
 17 property owner. It's not by the Applicant. The  
 18 Floodplain Development Permit decision at the planning  
 19 staff level was for approval for the Applicant. So in  
 20 this case, you have an appeal from a neighboring  
 21 property owner; that's the Osbornes, who are represented  
 22 by Gary Slette as their attorney. He will be here  
 23 tonight -- or is here tonight. Sorry Gary. And then  
 24 you have the Applicant essentially serving as a  
 25 Respondent, and they are represented by Danielle

Page 6

1 Stollo; Givens, Pursley, who is here as well.  
 2       We -- through my office, the city attorney,  
 3 we essentially worked up a schedule with the Scheduling  
 4 Order that was approved by the Commission that provided  
 5 opportunity for each of the parties to do essentially  
 6 briefing like you would see in a typical case. You're  
 7 sitting in a quasi-judicial role. Those briefs have  
 8 been provided to you, the first one from the Osbornes as  
 9 the Applicant, then a reply from the Applicant, and then  
 10 a final response from the -- from the Appellant.  
 11       The way we do this, you hold a hearing.  
 12 It's closer to like a court hearing. You are sitting in  
 13 kind of a quasi-judicial capacity, so put your fancy  
 14 black wigs and black robes on. And we'll hear first  
 15 from the Appellant, represented by Gary Slette; and then  
 16 turn it over to Danielle Stollo, a final reply.  
 17       You absolutely have discretion though to ask  
 18 questions, if you think appropriate. It's good to ask  
 19 them at the time. I don't believe staff is going to  
 20 provide any kind of formal response on this one. But,  
 21 obviously, staff is here and available to answer  
 22 questions you may have.  
 23       Ultimately, we -- we ask you to come to  
 24 direction on a decision. Options may be, you know,  
 25 affirm the determination as it was at the planning

Page 7

1 director level; reverse it for some reason; or remand  
 2 with some kind of comments. And I'm happy to help put  
 3 that together.  
 4       Ultimately, I'll ask you for direction that  
 5 enables me to actually draft a document, the draft  
 6 findings and conclusions of law and decision, which will  
 7 come back to you within 30 days for your final approval.  
 8 And you'll, of course, have the chance to amend that,  
 9 adjust it as you want. Any questions on process for me?  
 10       THE COMMISSIONS. (No response).  
 11       **MR. JOHNSON:** All right. I'll turn it back  
 12 over to the Chair, and it would be to call Mr. Slette.  
 13       **CHAIR MORROW:** Just make sure that mic is on  
 14 when you step up there, Gary.  
 15       **MR. SLETTE:** Good evening, Members of the  
 16 Commission. My name is Gary Slette. It's nice to be  
 17 back in front of you again with regard to this appeal.  
 18 I'll introduce my clients, Stephanie and Nick Osborne.  
 19 They are the neighbors of the Applicant's property. And  
 20 I'm sure you probably recall them from the last  
 21 go-round. I intend to make some brief -- I promise --  
 22 opening comments, and then Mr. Osborne wishes to  
 23 conclude with some additional comments from his  
 24 perspective.  
 25       Having been involved in land use activities

Page 8

1 in all of Blaine County for the last 40 years, I can  
 2 just tell you I applaud you for your patience and  
 3 handling of matters like the last application. It's not  
 4 easy, I know, for you sitting up there trying to respond  
 5 to everybody's concerns that are raised. But I think  
 6 you did an admirable job.  
 7       As your city attorney observed, this is the  
 8 second appeal of this application. In many respects,  
 9 this appeal is similar to the first. As I stated at the  
 10 initial appeal, my clients are -- certainly recognize  
 11 private property rights and the ability of a landowner  
 12 to make use of his or her property. The manner in which  
 13 it is done is regarded by my clients as being of utmost  
 14 concern, if there's a potential for the development of a  
 15 neighboring property to impact their property. And if  
 16 you observed from the filing of our initial opening  
 17 brief and our reply brief, much of the concerns focus on  
 18 the bermed driveway that is proposed to be located  
 19 immediately adjacent to the Osbornes' property on the  
 20 Applicant's property.  
 21       As you know, the driveway was proposed at  
 22 that location. And then from the fire department  
 23 perspective, it came back that it had to be raised even  
 24 a greater amount, I think by a foot, which prompted  
 25 much, much greater concerns for this property simply

Page 9

1 because of its location at the confluence of Warm  
 2 Springs Creek and the Big Wood River.  
 3 The Osbornes personally observed the  
 4 flooding events of 2017, which, if I recall correctly,  
 5 was not the base flood 100-year elevation but  
 6 significantly less than that, and still they were able  
 7 to observe flooding that occurred on the western end of  
 8 their property and the enhanced driveway location. They  
 9 believe, based on their analysis, is clearly -- and the  
 10 analysis of their own engineering firm -- is clearly  
 11 going to have an impact.  
 12 Well, what's the mechanism that has been  
 13 proposed to ameliorate or potentially alleviate that  
 14 concern? And as you saw in the previous appeal, it's  
 15 the placement of multiple culverts in some channels that  
 16 run from the Osborne's property into the neighboring  
 17 property. And we've certainly raised the issue on  
 18 appeal that the staff has failed to consider viable  
 19 alternatives to the placement of these multiple  
 20 culverts, which I'll explain later why we have  
 21 significant concerns about the use of culverts in this  
 22 location.  
 23 I think the Applicant's attorney stated it  
 24 best on the second page of the response brief when she  
 25 said that the "Appellants are concerned about the

Page 10

1 application of Ketchum Municipal Code 17.88.050(E)(21),"  
 2 which states: "Where development is proposed that  
 3 impacts any wetland, the first priority shall be to move  
 4 the development from the wetland area and consideration  
 5 of the availability of alternative locations for the  
 6 proposed use which are not subject to flooding or  
 7 erosion damage."  
 8 We know that the driveway, as it's currently  
 9 situated, lies further south than this proposed berm  
 10 driveway. So is there an alternative? By all means  
 11 there is an alternative. The alternative exists today  
 12 by virtue of how the driveway is currently located on  
 13 that property. We think that due consideration should  
 14 have been afforded to that location as a viable and  
 15 reasonable alternative to this bermed driveway.  
 16 And we also see that the rationale for the  
 17 location of this driveway is that there is a one-to-one  
 18 cut and fill. Meaning that fill is being proposed on  
 19 that northern boundary of the Applicant's property,  
 20 while cut areas are being proposed in the interior of  
 21 the property.  
 22 Now, both Mr. Osborne and I have looked at  
 23 the Ketchum Municiple Code. And maybe I'm just missing  
 24 it -- or we're missing it -- but I don't see whereby the  
 25 provision of a one-to-one cut and fill that obviates the

Page 11

1 application of the code for consideration of  
 2 alternatives. So perhaps someone can point me to that  
 3 location in the code that justifies this one-to-one  
 4 offset. Because moving the fill further north to create  
 5 the berm is what is causing the real issue for the  
 6 Osbornes, having observed flood flows on their property.  
 7 Now, Ms. Strollo has stated in her brief  
 8 that the flood flows will pass through the culverts.  
 9 And certainly in an ideal situation, that is how  
 10 culverts are meant to work. I recall at the last appeal  
 11 hearing Spencer Cordavano(ph) was just kind of itching  
 12 in his chair -- now occupied by you -- saying that I've  
 13 lived here for so long and I've seen what happens with  
 14 culverts.  
 15 And to that point, I prepared -- or I  
 16 attached some photographs showing what happens when  
 17 culverts do get plugged and the impacts they create.  
 18 And certainly in the Big Wood River Valley, when you're  
 19 on a river, adjacent to a river such as these properties  
 20 are, where this debris load is carried that indeed is  
 21 massive, or can be massive in nature, we just think that  
 22 it's inappropriate to use culverts as a solution.  
 23 Particularly in this case one of the  
 24 conditions that the staff has placed on this approval by  
 25 the staff is that the city has the right to go onto the

Page 12

1 property to inspect it to make certain that the culverts  
 2 are maintained. But it begs the question to say we have  
 3 the right to go on the property and we can see if it's  
 4 being maintained. But if there's no one there to  
 5 maintain it, my question and the Osborne's question is,  
 6 who -- who do we call to maintain it? Is the city going  
 7 to come out with a backhoe when floodwaters are circling  
 8 around a plugged culvert to remove the debris that's  
 9 causing the obstruction that creates the rise in the  
 10 flood elevation? Is the landowner who owns the property  
 11 but was not party to this hearing process going to get  
 12 out there with a shovel and start cleaning the culverts?  
 13 Who do we call to ensure that the maintenance activities  
 14 are going to be undertaken?  
 15 It was coincidental that our paralegal found  
 16 a document that I referenced in my reply brief. It  
 17 looks like this (indicating). It's called the "Blaine  
 18 County Multi-Jurisdiction All Hazard Mitigation Plan."  
 19 And it's a document that's signed onto by the cities of  
 20 Bellevue, Carey, Hailey, Ketchum, and Sun Valley, as  
 21 well as Blaine County. And one of the highest priority  
 22 items for review -- or project review -- enumerated in  
 23 this particular plan is to develop a listing of roads,  
 24 bridges, culverts, and other limiting conditions for  
 25 flood flows. And so the idea that the word "culverts"

Page 13

1 immediately proceeds other limiting conditions, to me,  
 2 is a tacit acknowledgment that culverts can and will  
 3 serve as a limiting condition to the passage of flood  
 4 flows.  
 5       So, I conclude in my reply brief that the  
 6 Ketchum Municipal Code allows the city to consider  
 7 amendments to draft or interim floodplain maps. And  
 8 that I believe would apply to the instant case to this  
 9 subject property. I believe there are draft floodplain  
 10 maps dated as of April 2024 which identify floodplain  
 11 changes for this proposed building site. And we would  
 12 encourage the P&Z to consider those proposed changes  
 13 when evaluating this application.  
 14       I was touched by Susan's statement during  
 15 the previous hearing when she stated, "Common sense and  
 16 what we observe personally should be watchwords when we  
 17 make decisions as a Planning Commission." And to that  
 18 note, that's why I suggested -- or maybe it dovetails  
 19 with the suggestion in my reply brief -- that an on-site  
 20 review of this property by the Commission, I believe,  
 21 would be an appropriate time-out.  
 22       It doesn't take much to notice up a review  
 23 on site so that the Members of the Commission can see  
 24 for themselves the channels that are on the west end of  
 25 the Applicant's property where these culverts are

Page 14

1 proposed to be located. And you can see for yourself  
 2 and you can observe personally, as Susan stated, "What  
 3 the lay of the land looks like" and envision a rise of  
 4 more than a foot, up to two feet, of a berm being placed  
 5 at this location.  
 6       So, with that in mind, I would ask the  
 7 Commission to consider an on-site review to get the lay  
 8 of the land. And also to that point, I would ask this  
 9 Commission to either table it for such an on-site  
 10 meeting, or based on what we've provided to you and what  
 11 you're about to hear from Mr. Osborne, a reversal and  
 12 remand of the staff decision.  
 13       And with that in mind, if it's okay, I'd ask  
 14 Mr. Osborne to make his statements. And then if you  
 15 have questions for either of us, either before the  
 16 Applicant's presentation or after, we'd be happy to  
 17 stand for those.  
 18       **CHAIR MORROW:** Thank you, Mr. Slette.  
 19 Thank you.  
 20       **MR. OSBORNE:** Hi, I'm Nick Osborne, owner of  
 21 105 Wood River Drive North, which is immediately to the  
 22 north of 121 Badger Lane. Thank you for your time  
 23 today. I appreciate it.  
 24       We are here today because we continue to  
 25 have very significant concerns about the development

Page 15

1 plan for 121 Badger Lane, and the review process and the  
 2 risk that it creates for our property. We've shared  
 3 our concerns with the Planning and Building Department  
 4 staff and with the developer of the property. But  
 5 logical alternatives have not been considered and  
 6 changes have been insufficient to address the issues.  
 7 As a result, this appeal is the only path that we have.  
 8       Today, I'd like to address three things:  
 9 One, our objectives in the appeal. Two, I'd like to  
 10 share with you some information about the site. It's  
 11 very hard to kind of wrap your mind around what it is  
 12 we're talking about unless you have some more -- and I  
 13 agree with Gary, it would be great if you guys wanted to  
 14 visit. You could see it for yourself. But we've tried  
 15 to present some exhibits that will help you understand  
 16 what's going on. And then I'd like to address very  
 17 briefly -- I think Gary has covered the reasons for our  
 18 appeal -- objectives. As we've stated before, we're not  
 19 trying to prevent development of the site. We have  
 20 neighbors on both sides, including the prior owner of  
 21 121 Badger Lane, who had development plans for the site  
 22 and that we had no issues with.  
 23       We believe the proposed plan increases the  
 24 flood risk on our property. It is a very problematic  
 25 site that is prone to flooding from a variety of causes.

Page 16

1 While we cannot eliminate those risks, we believe there  
 2 are simple ways to greatly reduce them.  
 3       The plans could be changed to eliminate the  
 4 elevated driveway on the property line and to avoid  
 5 existing filling -- to avoid filling existing flood  
 6 channels and wetlands. There's already -- already a  
 7 driveway on the site that could be used, as the P&Z  
 8 Commissioners suggested in our October 13th meeting.  
 9       Or, the driveway could be shifted so that  
 10 the flood issues that the development causes are borne  
 11 on the site consistent with the Ketchum code of  
 12 ordinances whose Statement of Purpose, Section  
 13 17.88.020(H), states: "To ensure that those who occupy  
 14 the areas of special flood hazard assume responsibility  
 15 for their actions."  
 16       Our objective is to find an alternative  
 17 which either eliminates the risk to our property and  
 18 requires the owner to assume the risk on -- or requires  
 19 the owner to assume the risk on their property.  
 20 However, the review process did not pursue such  
 21 alternatives and such alternatives were rejected by the  
 22 developer of the property because of the additional time  
 23 and cost the changes would require.  
 24       So, just to give you an overview of the  
 25 site, just as we mentioned the last time we were here,

Page 17

1 we know the site very well. We considered buying it  
 2 prior to purchasing our own property. At the time there  
 3 was a residence on stilts, and there was no LOMA for the  
 4 site. We've owned the neighboring property for  
 5 approximately 15 years and have witnessed the 2017  
 6 flooding on the site as well as others. We understand  
 7 what is not known to us may not -- we understand that  
 8 what is known to us may not be fully understood by  
 9 others.

10 What this pictures does -- sorry, it's hard  
 11 to see -- and I wish I had a pointer here. But you can  
 12 see the location of the 121 Badger Lane development  
 13 site. We're directly to the north. That area is the  
 14 junction of Warm Springs and the Big Wood River right up  
 15 here (indicating). South of the site -- or west of the  
 16 river, adjacent to the site, is the bottom of  
 17 Frenchman's Gulch on Bald Mountain. It is a steep,  
 18 rocky bank with little room for the river to move in  
 19 that direction and experiences occasional snow dams.

20 Would you flip to the next one.  
 21 (Next Exhibit)

22 **MR. OSBORNE:** The next comes from the Big  
 23 Wood River Atlas. I don't know if you guys have seen  
 24 it. It's something that I was familiar with. It's an  
 25 impressive document that was prepared in 2020 with

Page 18

1 multiple local parties contributing, including the City  
 2 of Ketchum to its review. It identifies a number of  
 3 very important characters of the Big Wood River. Reach  
 4 6, which is shown here (indicating) is the portion of  
 5 the Big Wood River that flows adjacent to both  
 6 properties.

7 It's quite hard to make out, but if you can  
 8 see photo point number 2 -- I wish I had a pointer --  
 9 that's basically where the property is. Badger Lane  
 10 runs south to north, and Wood River Drive loops around  
 11 to the west. And our property is at the end of it.

12 There's a number of interesting things on  
 13 this chart: The black line is the historic channel  
 14 migration zone, which abuts both properties. So this  
 15 isn't just a floodplain issue. This is -- you know, it,  
 16 in fact, abuts the channel, the historic channel of the  
 17 river.

18 Riprap, which you see in kind of the black  
 19 and white dotted lines, during the 1980s, the river  
 20 actually ran adjacent to the properties and riprap was  
 21 installed to prevent flooding. Again, this is not just  
 22 floodplain.

23 In the crosshatched red and pink sections,  
 24 you'll see the erosion that is occurring in that area of  
 25 the river. That was accelerated in 2017. The river is

Page 19

1 naturally moving back toward the east. Even Warm  
 2 Springs flows directly from the west to the east against  
 3 the east bank and creates substantial erosion.

4 The final thing, which is really quite hard  
 5 to see in this presentation, is the green line which  
 6 identifies not one but two channels that run on our  
 7 property, from our property to 121 Badger Lane. And  
 8 we're going to give you a greater sense of that. Those  
 9 are the channels that fill with water during flood and  
 10 flow into wetlands on 121 Badger Lane.

11 Yeah, so this will give you a sense of the  
 12 channel. So this is what we call the "east channel."  
 13 This is in our backyard. And between that you'll see,  
 14 you know, a hump to the south. You can just make out  
 15 the corner of a historic cabin -- historic fishing  
 16 cabin, which is preserved on the property.

17 If you flip down, you'll see a second  
 18 channel. Again, this is on our side of the property.  
 19 This is on the west side of our property. So there's an  
 20 east channel and there's a west channel.

21 If you flip down, you'll see --

22 **UNIDENTIFIED AUDIENCE:** This is our --  
 23 **MR. OSBORNE:** Oh, I'm sorry. Yeah, so this  
 24 is the east channel. Could you go back up so I get this  
 25 right? Yeah, so this is the east channel on our

Page 20

1 property. Now go down. It flows into a channel on the  
 2 neighboring property, which then flows into wetlands  
 3 where the water is collected. This is the west channel  
 4 on our property (indicating) which, again, flows to the  
 5 adjoining channel on the neighboring property, which is  
 6 this (indicating). Those two channels are separated by  
 7 a large mound so water doesn't -- generally, except in  
 8 very extreme circumstances -- travel between those two  
 9 things -- between those two channels.

10 If you flip to the next page, you can see  
 11 the existing conditions of the property. This is from  
 12 the Applicant's plan. There's a few things to note  
 13 here: Everything in blue is in the floodplain. Here,  
 14 you can -- it's very hard to make out, but I'm going to  
 15 walk behind you, if that's okay.

16 **UNIDENTIFIED AUDIENCE:** (Inaudible).  
 17 **MR. OSBORNE:** Oh, sorry, thanks, yeah, thank  
 18 you. So the eastern channel flows here (indicating).  
 19 The western channel flows here (indicating). It's  
 20 separated by this elevated section here (indicating).  
 21 Our cabin -- the historic fishing cabin -- is right  
 22 there (indicating). You'll also see the existing  
 23 driveway that we've talked about in the past, which  
 24 turns to the south before it enters the floodplain  
 25 currently, which avoids a lot of the backup issues that

Page 21

1 we're concerned about.  
 2 The plan, however -- if you could go to the  
 3 next one, please.  
 4 (Next Exhibit)  
 5 **MR. OSBORNE:** Thanks, Steph. The plan,  
 6 however, moves the driveway to the perimeter of the  
 7 property, the north perimeter of the property directly  
 8 adjacent to our property line.  
 9 This is a cut and fill chart. We've got a  
 10 close-up to make it slightly easier to understand.  
 11 This shows the northern portion in the floodplain and  
 12 with the yellow and orange and red lines indicate is the  
 13 amount of fill that will be placed into -- placed into  
 14 those areas to accommodate the driveway. It's one to  
 15 three feet of fill will be added.  
 16 So if you -- if you think back to the  
 17 photos we were just looking at, those channels, once  
 18 they get to the neighbor's property, are going to be  
 19 filled. There will no longer be any place for the water  
 20 to go from our side.  
 21 If we could go to the next one.  
 22 (Next Exhibit)  
 23 **MR. OSBORNE:** This is the plan development.  
 24 After the initial plan -- plans were prepared, it's  
 25 important to note it was determined that the driveway

Page 22

1 needed to be raised further to provide adequate  
 2 clearance for emergency vehicles. Consider what that  
 3 means, it means that the expected flood conditions would  
 4 result in greater than one foot of water flowing over  
 5 the driveway. Raising the driveway creates a barrier to  
 6 that flow. There is simply no way that you can raise  
 7 the driveway without limiting the flow of floodwater  
 8 from our property to theirs.  
 9 The northern edge of the driveway and the  
 10 eastern channel will increase the elevation by more than  
 11 a foot. The western channel will run into the driveway  
 12 with an elevation of more than 5,787 feet, an increase  
 13 of over two feet versus the current elevation, and above  
 14 the BFE.  
 15 Underneath the driveway, existing wetlands  
 16 and channels where water currently collects will be  
 17 filled with two to three feet of fill. The plan  
 18 contemplates adding culverts in the eastern channel  
 19 directly against our property line. If those are  
 20 blocked or back up, there is no place for the water to  
 21 collect on our property. And once again, I'll just walk  
 22 over and point that out to you (indicating). So to  
 23 accommodate the eastern channel, we've added culverts.  
 24 Those culverts --  
 25 **UNIDENTIFIED AUDIENCE:** (Inaudible).

Page 23

1 **MR. OSBORNE:** Okay. If you look at the top  
 2 and you see the three circles -- can you see that? --  
 3 those are the culverts, okay, that go under the  
 4 driveway. And those address the eastern channel that we  
 5 just saw the pictures of. But nothing addresses the  
 6 western channel. Other than a single 12-inch dry well,  
 7 there is no drainage provided for in the western  
 8 channel, which because it is closer to the river  
 9 experiences even greater flows during the floods.  
 10 Because of the raised section of land between the  
 11 channels, water doesn't flow from the western channel to  
 12 the eastern channel, so there is no place for that water  
 13 to go.  
 14 The reasons for our appeal -- we've provided  
 15 a complete statement. I know you guys had a lot on your  
 16 agenda. I don't know if you've had a chance to review  
 17 that. Gary did a good job summarizing that, so I won't  
 18 try to do that for you again. But I do want to hit on a  
 19 few points.  
 20 The review process did not evaluate  
 21 alternatives for the proposed driveway which would avoid  
 22 filling wetlands. Numerous findings of fact and  
 23 provisions of the City of Ketchum's zoning regulations  
 24 address risks resulting from floodplain development, the  
 25 importance of maintaining natural conditions of

Page 24

1 floodplain, and require wetlands where development is  
 2 proposed that impact any wetland, the first priority  
 3 shall be to move the development from the wetland area.  
 4 That was not done.  
 5 Rather than considering alternatives, the  
 6 finding and decision -- the findings and decision relies  
 7 on the fact that there will be an offsetting amount of  
 8 wetlands created on the site. This is not a  
 9 determinative fact in the code. There is language  
 10 about it, but it's simply an obligation on the Applicant  
 11 to submit. But it does not override any other provision.  
 12 The review process did not appropriately  
 13 evaluate the inadequate and poorly planned drainage for  
 14 the western channel. All that is provided is a 12-inch  
 15 dry well versus three 24-inch culverts in the eastern  
 16 channel.  
 17 In any event, the proposed culverts are  
 18 inadequate to ensure proper drainage. Culverts are a  
 19 poor solution because they get blocked sometimes inside  
 20 the culvert where the blockage can not be seen. The  
 21 condition of the approval is that the culverts are  
 22 required to be maintained and kept clear to ensure  
 23 sufficient carrying capacity and subject to inspection  
 24 by city staff.  
 25 The findings and decisions do not consider

Page 25

1 that in flood conditions it may be impossible for the  
 2 culverts to be maintained and kept clear due to the  
 3 potential volumes of floodwater and debris. Because the  
 4 culvert inlets are almost directly on the shared  
 5 property line, any backup of the culverts creates  
 6 hazards for our property.  
 7 The proposed residence is being developed  
 8 for sale. The planning and building findings do not  
 9 address how these conditions will be enforced on future  
 10 owners who may or may not be full-time residents. And  
 11 these culverts will do nothing to address floodwaters in  
 12 the western channel.  
 13 Floodplain maps, would you mind just  
 14 shifting to those?  
 15 (Next Exhibit).  
 16 **MR. OSBORNE:** These maps show the prior FEMA  
 17 floodplain map and the current draft dated April 20,  
 18 '24. The differences are significant and create a  
 19 meaningful flood risk. What you'll see in this -- this  
 20 is basically the same site that we saw before. In the  
 21 center, there is a building envelope, admits the  
 22 floodplain. If you look to the most recent draft, that  
 23 goes away indicating the expectation for increases in  
 24 water levels during floods in this neighborhood.  
 25 The findings and decision did not address

Page 26

1 the fact that the floodplain map -- the site is out of  
 2 date and changes in the draft FEMA floodplain map would  
 3 increase water levels across the site, return the  
 4 building envelope to -- on the site to floodplain and  
 5 expand the floodway adjacent to the site and neighboring  
 6 properties.  
 7 Zoning Regulation 17.88.050(G)(1)(a) allows  
 8 the city to consider whether there have been any  
 9 significant amendments to the city's draft or interim  
 10 flood maps which will apply to subject approval. The  
 11 subject property is not only in the floodplain but  
 12 adjacent to the historic channel of the river.  
 13 Finally, the cabins, part of the reason  
 14 we're concerned is that we -- when we purchased the lot,  
 15 it used to be a fishing camp down there and there was a  
 16 historic fishing cabin that was identified by a review  
 17 that was done of historic places by the town and the  
 18 historic committee. This is within -- as I showed you  
 19 before, this is directly on the property line, within  
 20 feet of the elevated driveway where the flooding is most  
 21 likely to occur. The historic cabin remains on its  
 22 original foundation of river rock. As a result, the  
 23 cabin is not only at risk of flooding but also moving  
 24 and collapsing in flood condition.  
 25 If you'd flip to the next one.

Page 27

1 (Next Exhibit)  
 2 **MR. OSBORNE:** And despite what the  
 3 Applicant's counsel has said, this cabin sits where it  
 4 always has. This was a picture taken today. This thing  
 5 has never moved. This is where it's always been.  
 6 Finally, our request, we think there is a  
 7 solution to all of this: Send the application back to  
 8 the staff and ask staff to recommend alternatives that  
 9 will move the driveway from the wetlands, eliminate the  
 10 barrier created by the driveway on the property line,  
 11 address the proposed FEMA maps, and require the  
 12 Applicant to assume responsibility for the potential  
 13 flood hazards.  
 14 Let's be clear, this is a development  
 15 project. The Applicant will not be the occupant of the  
 16 home. The city cannot be expected to assume  
 17 responsibility from the Applicant to monitor culverts  
 18 and flooding hazards on private property, particularly  
 19 when there is a significant flood in town.  
 20 There are simple solutions that we've  
 21 talked about already, and one of which was identified at  
 22 the last meeting, which we have proposed to the  
 23 Applicant. The Applicant has chosen not to consider  
 24 those at this point. But the alternative is a flood  
 25 plan that will eventually cost both us and the city time

Page 28

1 and money of their own.  
 2 Thank you very much for your time. We  
 3 appreciate you hearing our appeal.  
 4 **CHAIR MORROW:** Thank you. Go straight to  
 5 the --  
 6 **MR. JOHNSON:** So, Mr. Chairman, just --  
 7 while Danielle is coming up, I realize I skipped over  
 8 something in my -- my report really quick, and it's  
 9 important and I want to bring it up before both parties  
 10 will get a chance to --  
 11 As you're reviewing this, you have what's  
 12 called a "standard of review." That's the legal  
 13 standard by which you review something. On an  
 14 administrative appeal -- you've got the section in the  
 15 staff report from me, but I just want to note that this  
 16 is not supposed to be a time for any entry of new  
 17 information. You're not supposed to bring that in.  
 18 You're really just looking at the record that was before  
 19 staff below. And I'm not saying that because I have  
 20 some concern about it immediately, but that may come up  
 21 in rebuttal from either side.  
 22 And so I just wanted you to understand why  
 23 that may be important and how that standard of review  
 24 comes into play. And as you get to your deliberations,  
 25 if we need to talk more about it -- I know we spent

Page 29

1 quite a bit time on it at the last go around. So --  
 2 **COMMISSIONER PASSOVOY:** Matt, so if I have  
 3 some questions, I should wait until we get to the  
 4 deliberation part?  
 5 **MR. JOHNSON:** You -- it's up to you when you  
 6 can ask questions. If you feel like it's best to get  
 7 them answered now because it's something immediate, you  
 8 definitely can. But if you want to save them up for the  
 9 end, you can. The biggest part is if there's any sort  
 10 of questions that lead that information from one side, I  
 11 do advise that the Appellant always gets sort of a last  
 12 opportunity, since they're the appealing body, to at  
 13 least rebut something if they would.  
 14 **COMMISSIONER PASSOVOY:** This is strictly the  
 15 standard of review. I had this question before -- last  
 16 time -- and I still have the question. Because what's  
 17 stated in the standard of review isn't really a standard  
 18 of review. We both understand that. But the language  
 19 that is used is whether there was an abuse of  
 20 discretion. And I think there's -- that's not in the  
 21 standard. It's what's being claimed by one party to the  
 22 other party, that the -- there was an abuse -- whether  
 23 or not there was an abuse of discretion on the part of  
 24 the staff. And there was one other word -- and I left  
 25 my notebook, unfortunately, at home, so I don't remember

Page 30

1 the other thing. I can't remember, but -- so we'll just  
 2 stick with abuse of discretion. So, really, our  
 3 standard of review is determining whether or not we  
 4 think there was an abuse of discretion or --  
 5 **MR. JOHNSON:** Yeah, I think --  
 6 **COMMISSIONER PASSOVOY:** -- fill in the other  
 7 blank.  
 8 **MR. JOHNSON:** -- I think error is generally  
 9 what you're looking for, that there was clearly some --  
 10 some flaw --  
 11 **COMMISSIONER PASSOVOY:** Right.  
 12 **MR. JOHNSON:** -- abuse of discretion and  
 13 error.  
 14 **COMMISSIONER PASSOVOY:** Or a subject matter,  
 15 substantive flaw in --  
 16 **MR. JOHNSON:** Yeah, or --  
 17 **COMMISSIONER PASSOVOY:** -- the decision.  
 18 **MR. JOHNSON:** Yeah, so that could be a  
 19 procedural issue or a clear technical error. That's  
 20 kind of what the debate is. And, of course, both  
 21 parties can argue that.  
 22 **COMMISSIONER PASSOVOY:** Yes, and I  
 23 understand that they have and they will. I just wanted  
 24 to make sure that I understood, you know, is it the  
 25 preponderance of the evidence or is it, you know --

Page 31

1 **MR. JOHNSON:** I think the best I can offer  
 2 is, what it's not is -- it's not a de novo review. It's  
 3 not a from scratch --  
 4 **MS. PASSOVOY:** Understood.  
 5 **MR. JOHNSON:** -- everything is new. You get  
 6 to hear everything. It really is an argument: Was  
 7 there some flaw in the determination of the body below  
 8 that warrants, you know, remand or modification or not?  
 9 **COMMISSIONER PASSOVOY:** Okay. Thank you  
 10 very much.  
 11 **MS. STROLLO:** Hello. As usual, this  
 12 microphone is too high. Okay -- or I'm too short, but  
 13 that problem sailed a long time ago. Hello, Members of  
 14 the Commission. My name is Danielle Strollo, and my  
 15 address, for the record, is 601 West Bannick Street in  
 16 Boise. And I'm here, once again, representing the  
 17 Applicant for development at 121 Badger Lane in Ketchum.  
 18 This Floodplain Development Application was prepared by  
 19 Brockway Engineering, who is based in Twin Falls. Erick  
 20 Powell, the lead engineer on this project, is available  
 21 to answer specific technical questions, as is the design  
 22 and developer team. Next slide please.  
 23 (Next Slide)  
 24 **MS. STROLLO:** All right. So here's the time  
 25 line on this application. It's been three years since

Page 32

1 we started working on this application. And as you  
 2 know, this is the second time the Osbornes have appealed  
 3 your planning administrator's approval of this  
 4 application, an approval based on the application's  
 5 review by both city staff and the city's third-party  
 6 engineers, Harmony Design and Engineering. Next slide  
 7 please.  
 8 (Next Slide)  
 9 **MS. STROLLO:** So after the prior appeal  
 10 hearing last December, this Commission found no error  
 11 but asked city staff to evaluate further information  
 12 with regard to Appeal Criteria 5 and 6, which have to do  
 13 with allowing for the function of the floodplain, sheet  
 14 flooding and floodwater carrying capacity.  
 15 City staff then treated this as a new  
 16 application, as your counsel said, with additional  
 17 notice to neighbors and opportunity to submit comment.  
 18 So the Applicant submitted the new application with  
 19 additional engineering models in February of 2024.  
 20 Since then, city staff have come back to the Applicant  
 21 numerous times asking us to address comments that were  
 22 submitted by neighbors, including the Osbornes. We did  
 23 address those comments. In fact, the Applicant has gone  
 24 above and beyond to address staff requests for more  
 25 information and clarification, and provided more than

Page 33

1 code requires. After all of this additional  
 2 documentation and study, staff, in consultation with the  
 3 city's third-party engineer, approved the application a  
 4 second time. Next slide please.  
 5 (Next slide)  
 6 **MS. STROLLO:** I want to reiterate again here  
 7 that the Commission's role is to find that staff  
 8 committed an error or abuse of discretion in approving  
 9 this application. We understand there was interest in  
 10 ensuring no impact to neighboring property. But we have  
 11 addressed those concerns and in even greater detail for  
 12 this application. And now it's important to follow code  
 13 to ensure the Applicant's rights are protected along  
 14 with the neighbor's rights. This process protects both  
 15 and you can rest assured that with this application that  
 16 due diligence has been done.  
 17 Now, with all of this additional information  
 18 the question here is did staff error or do something  
 19 wrong in approving this application? And the answer  
 20 is, no. Next slide please.  
 21 (Next Slide)  
 22 **MS. STROLLO:** So these are the same general  
 23 arguments as the prior appeal, and we have addressed the  
 24 Appellant's concerns. The application meets the code's  
 25 requirements, again. That was determined by staff and

Page 34

1 the city's third-party engineer. There was no error or  
 2 abuse of discretion. City staff was quite thorough,  
 3 again. And I'd encourage you to ask city staff about  
 4 the multiple times they asked the Applicant to respond  
 5 to comments. Again, this demonstrates the thoroughness  
 6 of the review. Next slide please.  
 7 (Next Slide)  
 8 **MS. STROLLO:** Ultimately, the basics are  
 9 this: The application here is for a single family home  
 10 and a driveway to serve that single family home. The  
 11 home is built out of the flood flows. The driveway  
 12 appropriately serves that home and meets code  
 13 requirements for emergency access. All of the  
 14 engineering evidence reviewed by the city demonstrates  
 15 definitively and conclusively that there will be no  
 16 impact of the driveway on the neighboring property.  
 17 The site's design uses established  
 18 engineering practices and culverts to ensure proper  
 19 drainage. The extensive modeling that staff and the  
 20 city's engineers have reviewed, multiple times at this  
 21 point over the past two years, show there is no change  
 22 in floodwaters to the neighbor's property as a result of  
 23 this development. Next slide.  
 24 (Next Slide)  
 25 **MS. STROLLO:** Since the prior appeal, the

Page 35

1 Applicant did further modeling with a wider scope of the  
 2 river's dynamics, as well as taking a more precise view  
 3 of what's happening to neighboring properties here. We  
 4 did a HEC-RAS and High-8 analysis, as well as a  
 5 split-flow analysis with more details zeroing in on  
 6 specific concerns. We moved grid lines to align with  
 7 the property line, and that analysis still showed no  
 8 rise in waters to the neighbor's property. The site  
 9 added another culvert to allow for passage of  
 10 floodwaters. Even at a conservative 50-percent clog  
 11 factor, these address floodwaters and prevent any rise  
 12 in waters to neighboring property. Next slide please.  
 13 (Next Slide)  
 14 **MS. STROLLO:** So I want to address a couple  
 15 of specific points that the Appellants made today:  
 16 First, culvert maintenance, it is a condition of  
 17 approval that the culverts be maintained. City  
 18 enforcement here just -- acts just like any other  
 19 enforcement. The conditions of approval are absolutely  
 20 enforceable against the next property owner.  
 21 Wetlands, so there is one wetland  
 22 requirement in code criteria for approval and we meet  
 23 it. The driveway fills some wetland area and that fill  
 24 is mitigated entirely by creating wetland elsewhere to  
 25 preserve the natural function of the river. The

Page 36

1 terminology confusion indicates the overarching message  
 2 here; that this is a technical application with  
 3 technical requirements examined by technical experts,  
 4 which has now been done twice.  
 5 The fishing cabin, whether or not it's in  
 6 its original location -- which satellite photos dispute  
 7 -- the fishing shed's age changes nothing about this  
 8 application. It's not entitled to special protection,  
 9 particularly special protection by the Applicant. If  
 10 the Appellant wishes to preserve the fishing shed and  
 11 thinks that it's vulnerable to flooding, they should  
 12 move it to another location on their property. We have  
 13 repeatedly shown that this development poses no risk to  
 14 their property.  
 15 The new draft map, so we designed to the  
 16 best available information for this application. We  
 17 can't rely on drafts because they change, and we can't  
 18 be asked to redesign the site because it's been delayed  
 19 three years.  
 20 Finally, we're glad that the City of Ketchum  
 21 participates in the hazard mitigation plan, since then  
 22 it's eligible for Federal Hazard Funds in the event of  
 23 an emergency. But aligned with this hazard mitigation  
 24 plan, your code ensures the development's impacts are  
 25 minimized and mitigated. We meet that code requirement

Page 37

1 by demonstrating exactly that with best engineering  
 2 practices.  
 3       Okay, with that, I will pass it off -- yeah,  
 4 so I will conclude by saying there's nothing new in this  
 5 appeal, other than different words being used to convey  
 6 the same points. There's been a tremendous amount of  
 7 engineering by best-in-class engineers with familiarity  
 8 of this area and this river, and that engineering shows  
 9 no impact to the Osborne property.  
 10       All of the necessary criteria have been  
 11 reviewed and addressed by the city now twice.  
 12 Ketchum's technical experts have reviewed and approved  
 13 all the detailed analysis over two years of application  
 14 review. Again, this application satisfies Ketchum's  
 15 city code, protects public safety and the public  
 16 interest. This application does protect neighboring  
 17 property from impacts of development.  
 18       With that, I'll turn it over to Brockway  
 19 Engineering's Erick Powell to provide additional  
 20 engineering basics about this application.  
 21       **MR. POWELL:** Good evening, Commissioners.  
 22 My name is Erick Powell. I'm grateful to be here today  
 23 and discuss my favorite topic, which is water. Just a  
 24 little bit about me: I'm a senior engineer at Brockway  
 25 Engineering. I've been practicing for about 18 years.

Page 38

1 I hold a bachelor's and master's degree in civil and  
 2 environmental engineering and a Ph.D. in ag engineering,  
 3 with a specialty in stream channel design. I'm licensed  
 4 as a professional engineer in Idaho, Nevada, Utah, and  
 5 Oregon.  
 6       We work -- Brockway Engineering has worked  
 7 extensively in the Wood River Valley for many, many  
 8 years. Chuck Senior was born in Ketchum, the same year  
 9 that his Sun Valley company was incorporated. And so we  
 10 have a long history in the valley, and we've done a lot  
 11 of work even for the City of Ketchum specifically. So  
 12 the next slide.  
 13       (Next Slide)  
 14       **MR. POWELL:** I appreciate city -- the city  
 15 attorney giving you some specific instructions on being  
 16 a judge, and that's hard when we're talking about very  
 17 technical information. And so I'm happy to address or  
 18 answer questions that you might have. But I wanted to  
 19 start by just talking a little bit about what the flood  
 20 maps are, and what the designation of a floodplain  
 21 versus a floodway is, and what those terms actually mean.  
 22       And so this is a scale of 1 to 500 feet.  
 23 We do show the Big Wood River and Warms Springs and that  
 24 confluence. The blue area is identified as the 100-  
 25 year floodplain, or in a statistical term it's the

Page 39

1 probability of this area flooding 1 percent each year;  
 2 that's what that means. The fringe area on the -- in  
 3 orange is the 500-year floodplain, or the .2 percent  
 4 chance of flood. And then the red hatched area in the  
 5 middle is what is referred to as the floodplain. Now --  
 6 or sorry, the floodway. That was an error on my part.  
 7       So the floodway is important just because  
 8 that's the area that is the flood carrying capacity  
 9 identified by FEMA. And so any encroachment into the  
 10 floodway requires no rise, and engineers are required to  
 11 do no-rise analysis for encroachment in the floodway to  
 12 ensure that flood carrying capacity.  
 13       The floodplain, FEMA does not prohibit  
 14 construction or development. As evidenced within the  
 15 city, and within Blaine County itself, there's lots of  
 16 development that has occurred in the floodplain. And so  
 17 this isn't new development in the floodplain. Or  
 18 floodplain development is not a new concept. It is one  
 19 that has existed for a while.  
 20       Flood maps are developed through a modeling  
 21 process. And the most common model that's used is  
 22 referred to as HEC-RAS, which is -- has been and  
 23 primarily still is used as what we call a "one-  
 24 dimensional analysis." And so we have cross sections  
 25 that exist and we interpellate between those cross

Page 40

1 sections. And given the flood flow and flood -- other  
 2 parameters on the floodplain of roughness specters,  
 3 elevations of floodplains are established. And they  
 4 refer to those as "base-flood elevations." And so any  
 5 modeling work that is done always requires us to start  
 6 with those effective floodplain models, and so we use  
 7 those effective models. We have to match those models  
 8 with the current effective maps, and then we can start  
 9 to evaluate what will happen if we propose to modify the  
 10 floodplain or the floodway in any way. So the next  
 11 slide --  
 12       (Next Slide)  
 13       **MR. POWELL:** -- looks at a little bit more  
 14 close detail. So we actually here are showing FEMA  
 15 Cross Section EF down at the bottom; EG is up at the  
 16 top. Originally at the start of this process, we added  
 17 11 new cross sections through the property. We've  
 18 actually iterated several times with feedback from  
 19 Harmony and Viota both. And so we've tried to answer  
 20 those questions that have been addressed.  
 21       I would like to just highlight that Badger  
 22 Cross Section 6 does exist right on the northern  
 23 property line. We're going to talk about that in just a  
 24 minute. But we worked in an effort to be conservative.  
 25 We'll address that in a bit. Right above that is Badger

Page 41

1 Cross Section 7. And so the next slide --  
 2 (Next Slide)  
 3 **MR. POWELL:** -- shows that cross section just  
 4 for illustrative purposes.  
 5 So the way cross sections are viewed is  
 6 pretend like you're in a canoe in the river, and what's  
 7 on the right is what would be on the right bank of the  
 8 river. So if you're -- the right hand -- sorry, what  
 9 hand am I looking at? My left-hand side is then the  
 10 east side of the river, so you're looking downstream.  
 11 That's going to be on -- your left-hand side that's  
 12 east. And so we're actually seeing that that's the  
 13 Osborne property. And so I appreciate the photos from  
 14 the Osbornes. They were showing what Mr. Osborne was  
 15 saying was the east channel we can see at the very far  
 16 left-hand side.  
 17 **COMMISSIONER PASSOVOY:** The left-hand side  
 18 as we are looking at this?  
 19 **MR. POWELL:** This one right here (indicating).  
 20 **COMMISSIONER PASSOVOY:** The left-hand side  
 21 of the picture?  
 22 **MR. POWELL:** Yes, yeah.  
 23 **COMMISSIONER PASSOVOY:** And that's east?  
 24 **MR. POWELL:** That's east, yep, yeah. So  
 25 another thing I really wanted to just point out here is

Page 42

1 that floodplains are very variable. There's lots of  
 2 undulations. They're not smooth. We don't have this  
 3 classic trapezoid with a flat floodplains, but we have a  
 4 lot of undulations that are occurring. And there's a  
 5 lot of ability in a floodplain, especially with  
 6 excavation that can be done, without getting any permits  
 7 within a floodplain. And so we take these cross  
 8 sections and we can hydraulically evaluate the change in  
 9 flood elevations as we move downstream or upstream.  
 10 So with the remand that happened previously,  
 11 the questions kept asking were specific to what was the  
 12 impact of that -- what Mr. Osborne was calling the "east  
 13 channel?" So if we go to the next slide --  
 14 (Next Slide)  
 15 **MR. POWELL:** -- so we went and looked at  
 16 specifically rather than the entire floodplain, we were  
 17 just looking at that flood -- excuse me -- the  
 18 floodplain fringe on that eastern boundary next to the  
 19 floodplain where that east channel, as Mr. Osborne has  
 20 called it, exists, so extending that channel through the  
 21 Osborne property and also onto the proposed 121 Badger  
 22 property.  
 23 So we have existing condition models that we  
 24 ran, and then looked at what those flood -- or what the  
 25 conditions would look like postdevelopment, or

Page 43

1 postconstruction, on that same property looking at that  
 2 east property line.  
 3 **COMMISSIONER PASSOVOY:** Excuse me one  
 4 second.  
 5 **MR. POWELL:** Yeah.  
 6 **COMMISSIONER PASSOVOY:** I'm sorry, because  
 7 this is definitely not my wheelhouse. So is the blue  
 8 line what is being called the east channel?  
 9 **MR. POWELL:** No, the blue line -- that's a  
 10 great question. The blue line is actually the effective  
 11 floodplain delineation. That's the --  
 12 **COMMISSIONER PASSOVOY:** The boundary, that's  
 13 the boundary?  
 14 **MR. POWELL:** That's the floodplain map.  
 15 **COMMISSIONER PASSOVOY:** Water would come  
 16 from the river as far as that blue line, theoretically?  
 17 **MR. POWELL:** Theoretically, yep.  
 18 **COMMISSIONER PASSOVOY:** And the house --  
 19 this is -- of all of the material in both packages,  
 20 there was not, for me, a clear picture of where the  
 21 Osborne property is, vis-a-vi, 121 Badger Lane. So is  
 22 the -- are the two -- are the brown buildings the roofs  
 23 of the Osborne property?  
 24 **MR. POWELL:** Yes.  
 25 **COMMISSIONER PASSOVOY:** Okay.

Page 44

1 **MR. POWELL:** This is the Osborne property  
 2 (indicating).  
 3 **COMMISSIONER PASSOVOY:** Okay.  
 4 **MR. POWELL:** Badger 7.  
 5 **COMMISSIONER PASSOVOY:** Okay.  
 6 **MR. POWELL:** Badger 7 label.  
 7 **COMMISSIONER PASSOVOY:** Thank you.  
 8 **MR. POWELL:** And the Osbornes' house is --  
 9 has been and is outside of the floodplain delineation.  
 10 **COMMISSIONER PASSOVOY:** Okay.  
 11 **MR. POWELL:** So, we have to have bordering  
 12 cross sections to evaluate obstructions like a bridge or  
 13 a fill. And so we do have Badger Cross Section 6 and  
 14 Badger Cross Section 5 that straddle the proposed  
 15 driveway through this east floodplain fringe area, and  
 16 so we evaluated that specifically. With the additional  
 17 clogging factor that was recommended by Harmony, we had  
 18 to add another culvert, a third culvert, to ensure that  
 19 there was no rise at that Badger Cross Section 6:  
 20 (Next Slide)  
 21 **MR. POWELL:** So the next slide just shows a  
 22 table of all of those cross sections. If you hit the  
 23 next button, it will just highlight Badger 6, that cross  
 24 section. The current condition model and the proposed  
 25 project model, the difference at that property line, is

Page 45

1 0.0 feet.  
 2 So how can that be, right? If we -- as has  
 3 been allude to, that we're damming up this east channel,  
 4 and so that's a question that I found intriguing. I  
 5 wanted to investigate and find out why that really was  
 6 the case. And it really comes down to the variability  
 7 of the floodplain itself. That currently, there are  
 8 high spots in this supposed east channel that are at the  
 9 same elevation as the proposed driveway. And so to be  
 10 conservative, we actually used the low spots of the  
 11 topography as our cross section for that Badger Cross  
 12 Section 6.  
 13 But if we go to the next slide --  
 14 (Next Slide)  
 15 **MR. POWELL:** -- so this is the topography of  
 16 the existing system. This is part of the survey that  
 17 was originally -- that you've seen before. We're going  
 18 to highlight with the next click --  
 19 (Next Slide)  
 20 **MR. POWELL:** -- this area right at the  
 21 north. So if we zoom in on that, by clicking again --  
 22 (Next Slide)  
 23 **MR. POWELL:** -- I just want to point out  
 24 that the -- that the elevations here range substantially.  
 25 And so we have --

Page 46

1 **COMMISSIONER PASSOVOY:** Because of these  
 2 undulations you referred to?  
 3 **MR. POWELL:** Yeah, so we have elevations of  
 4 57.87 here (indicating). We have 5786.1 here. This --  
 5 is -- there ends up being this hole that exits in the  
 6 area of this proposed driveway. And during flood  
 7 conditions, that hole would fill with water. But  
 8 there's no way for that water to be conveyed because  
 9 there's high ground all the way around it because it's a  
 10 hole, okay. So if we go to the next slide --  
 11 (Next Slide)  
 12 **MR. POWELL:** -- this actually shows the  
 13 proposed driveway and that same hole location. And if  
 14 you look at the elevation through the driveway through  
 15 that hole, it's -- it says 86. Now, they've truncated  
 16 the 5786 just for sake of ease of description. But  
 17 what's really happening is that the driveway is being --  
 18 the elevation of the driveway is adjacent to native  
 19 ground elevations, but there's a hole that's being filled.  
 20 And so we're not necessarily putting this  
 21 big dam, or levy, or some sort of obstruction across the  
 22 entire floodplain. We're actually just matching the  
 23 existing elevations that are there. So the BFE in this  
 24 area is greater than 5786. So flood flow will still  
 25 continue to function over the driveway. The culverts

Page 47

1 will function and be able to convey water at lower than  
 2 BFE elevations. But during base flood elevations,  
 3 during that 100-year flood event, the driveway will act  
 4 just like the existing ground elevations that are there.  
 5 And so, again, it's a really important thing  
 6 to note that we're not necessarily damming off or  
 7 cutting off access to anything. This is -- you know,  
 8 the hydraulic control of ground that's there is going to  
 9 be very similar to this driveway. Yeah, please.  
 10 **COMMISSIONER MOCZYGEMBA:** Quick question.  
 11 Is -- obviously, but please clue me in -- how has it  
 12 evaluated the angle of the culverts in relation to that  
 13 existing east channel?  
 14 **MR. POWELL:** So the culverts were placed  
 15 where there was sufficient space and the lowest  
 16 elevation that existed. And so it does connect that  
 17 together.  
 18 **COMMISSIONER MOCZYGEMBA:** Okay.  
 19 **MR. POWELL:** So just in summary, the next  
 20 slide --  
 21 (Next Slide)  
 22 **MR. POWELL:** -- just talks about that we  
 23 have had the extensive engineering that has been done on  
 24 this property. Me personally, this is the most that's  
 25 ever been required for a residential development that

Page 48

1 the city has asked for. We have developed model after  
 2 model trying to answer the questions that are raised.  
 3 I want to make it very clear that no levy is  
 4 being proposed for the driveway; that there are low  
 5 spots there are being filled, and they are -- in some  
 6 cases they are deep. But we're not necessarily blocking  
 7 off this continuous east channel that exists in 121.  
 8 So the elevations of the proposed driveway  
 9 are similar to nearby ground elevations. We did  
 10 increase the number of culverts. Culverts are standard  
 11 engineering practices. The City of Ketchum does  
 12 recommend culverts, and so that's not something that's  
 13 outside of normal applications. We -- we did add  
 14 another culvert just to comply with Harmony's  
 15 recommendation to evaluate at 50-percent clogging.  
 16 The floodplain will continue to function.  
 17 This is not going to somehow eliminate on entire stretch  
 18 of floodplain. The floodplain will continue to  
 19 function. And that modeling shows no rise at the  
 20 neighbor's property. And that that has been reviewed  
 21 substantially by city staff and third-party engineer  
 22 Harmony.  
 23 With that, any other questions that you  
 24 have?  
 25 **THE COMMISSIONERS:** (Indicating).

Page 49

1 **MR. POWELL:** Yeah.

2 **COMMISSIONER MOCZYGEMBA:** I have a follow-up

3 question to my other question. If there were room on

4 the property for those culverts to be at a different

5 angle, would that increase their efficiency? Even

6 though there's a model that shows no rise, would

7 straightening those things out more in parallel to the

8 east stream, or whatever we want to call it, would that

9 help?

10 **MR. POWELL:** So it would really just reduce

11 the length of the culverts.

12 **COMMISSIONER MOCZYGEMBA:** Okay.

13 **MR. POWELL:** The culverts would still --

14 **COMMISSIONER MOCZYGEMBA:** Okay.

15 (Two speakers at the same time.)

16 **MR. POWELL:** -- function. They still would

17 be efficient.

18 **COMMISSIONER MOCZYGEMBA:** Okay.

19 **MR. POWELL:** It would just reduce the length

20 and it would not reduce them substantially. It would

21 be, you know --

22 **COMMISSIONER MOCZYGEMBA:** Right.

23 **MR. POWELL:** -- a few feet.

24 **COMMISSIONER MOCZYGEMBA:** Right. Okay.

25 Thank you.

Page 50

1 **COMMISSIONER PASSOVOY:** Once again, this is

2 a very, very layperson question: Along the property

3 line, we understand there were -- without the driveway

4 there are undulations. And so the assertion of -- your

5 assertion or explanation is is that the driveway does

6 not create a berm. But do I understand that basically

7 the driveway flattens out those undulations?

8 **MR. POWELL:** There will -- yeah, sorry.

9 **COMMISSIONER PASSOVOY:** Okay. And is the --

10 and that the highest point of any undulation is no lower

11 than the driveway elevation? Am I -- am I confusing

12 you?

13 **MR. POWELL:** So say that again. The highest

14 elevation of those undulations --

15 **COMMISSIONER PASSOVOY:** Okay, so the

16 undulations are like this (indicating) --

17 **MR. POWELL:** Uh-huh.

18 **COMMISSIONER PASSOVOY:** -- up and down and

19 up and down. Where the driveway essentially flattens

20 that series of undulations, it makes it a straight line.

21 **MR. POWELL:** Right.

22 **COMMISSIONER PASSOVOY:** Is it fair to say

23 that the highest point of any undulation is no -- is not

24 lower than the driveway? So the driveway, the highest

25 point of the driveway is no higher than the highest

Page 51

1 level of this series of undulations.

2 **MR. POWELL:** Yes.

3 **COMMISSIONER PASSOVOY:** Okay.

4 **MR. POWELL:** That is correct.

5 **COMMISSIONER PASSOVOY:** Okay.

6 **MR. POWELL:** In most cases those highs --

7 **COMMISSIONER PASSOVOY:** Would be -- would be

8 lower. But I just -- just -- it flattens it out so in a

9 sense it is a berm. But the berm is no higher than the

10 highest undulation that exists out there. Okay.

11 **COMMISSIONER CARTER:** To follow up on that,

12 did you say that the driveway is below BFE?

13 **MR. POWELL:** Yes.

14 **COMMISSIONER CARTER:** By how much?

15 **MR. POWELL:** So if we go back to that -- the

16 base flood elevation in this -- this stretch is 5786.5

17 or .7, somewhere in that range. So it's over 86 point

18 something. And so there are areas that are outside of

19 the floodplain. So the floodplain is actually -- the

20 hammerhead turnaround is outside the floodplain, the

21 mapped area. And so as you move around towards the

22 residence, the residence has to be built two feet higher

23 than the BFE. And so there is -- that driveway will

24 increase as you approach the residence. And so there

25 are -- but the majority of the driveway within the

Page 52

1 floodplain is lower than the BFE.

2 **MR. McGRAW:** The 86 number, point something,

3 was that the BFE or was that the driveway elevation?

4 **MR. POWELL:** That is the BFE elevation.

5 **MR. McGRAW:** It would be at the property

6 line?

7 **MR. POWELL:** Yes.

8 **CHAIR MORROW:** We're good? Nothing else?

9 **THE COMMISSIONERS:** (No response.)

10 **CHAIR MORROW:** Okay. Thank you.

11 **MR. POWELL:** Thank you.

12 **MR. JOHNSON:** So, Chairman and

13 Commissioners, there will be a rebuttal from the

14 Appellant, but this might be a good time if you have --

15 if you already know you have questions, if you want to

16 ask them now so that the Appellant can deal with them in

17 rebuttal at one time rather than end up going back and

18 forth, if they're sort of pressing questions. Or, if

19 you just want to go straight to the a Appellant

20 rebuttal?

21 **CHAIR MORROW:** I'm good for -- I'm going to

22 assume --

23 **COMMISSIONER PASSOVOY:** (Inaudible)

24 questions --

25 **CHAIR MORROW:** Yeah, I have comments but

Page 53

1 mostly in deliberation, so --  
 2 **MR. SLETTE:** Thank you. Gary Slette, again,  
 3 for the Osbornes. I think what you heard was a great  
 4 engineering analysis of the east channel as referenced  
 5 by Mr. Osborne during his comments. But I believe it  
 6 was the elevation raise of the west channel that was of  
 7 profound concern for him and his wife with regard to the  
 8 impact on their property.  
 9 As we sit here looking at a piece of paper,  
 10 it really bears out what my suggestion was earlier: Is  
 11 this an opportunity where the Commission avails itself  
 12 of the chance to actually look at the property  
 13 physically on site so you understand how much that raise  
 14 is going to occur near the hammerhead and the west  
 15 channel. So I'm going to make that suggestion again to  
 16 the Commission. Certainly in my experience in other  
 17 jurisdictions, on-site reviews are not out of the  
 18 ordinary, and I'd urge you to do that.  
 19 I would agree with Ms. Strollo that it is  
 20 important for the Commission to follow the code. And  
 21 that's why we have referred in our memorandum to Section  
 22 **17.88.050(E)(21):** "Where development is proposed that  
 23 impacts any wetland, the first priority shall be to move  
 24 the development from the wetland area." And I guess  
 25 that's where standard of review issues arise, whether

Page 54

1 you call it an error or an abuse of discretion or what  
 2 have you. But I ask -- and not rhetorically -- where is  
 3 consideration given to moving the development from the  
 4 wetland area with regard to the driveway? And I ask  
 5 again, where does this one-to-one ratio come into play?  
 6 Because it just seems like, okay, what we're going to  
 7 do, we'll fill up and create the berm area next to the  
 8 Osbornes' property, and we'll dig a hole somewhere else  
 9 and we'll call that a one-for-one exchange. But it's  
 10 the location of where that's done that matters most, not  
 11 the mere fact that a cubic yard here equals a cubic yard  
 12 there.  
 13 I would also agree with Ms. Strollo that the  
 14 home is to be located out of the flood area, as Zack  
 15 (sic) just indicated to you. That's certainly a code  
 16 requirement. Our concern is that the driveway is not.  
 17 It's great that the culverts are planned for a 50-  
 18 percent clog factor. But what happens when it's a 100-  
 19 percent clog factor?  
 20 And I guess that kind of begs the question,  
 21 like Ghost Busters: Who are you going to call? Who are  
 22 the Osbornes going to call? Are they going to call  
 23 their neighbor and say, you know what the city said:  
 24 You have to maintain it. And if they don't have their  
 25 phone number, do they call the Planning and Zoning

Page 55

1 office, or the Building Department, or the mayor, or  
 2 Neil? Who is going to be the response team that gets  
 3 out there and takes care of matters? Because I just  
 4 don't see it happening.  
 5 So under the authority of the Commission,  
 6 under 17.144.010(C), you can affirm, reverse, or modify  
 7 in whole or in part, the decision or determination of  
 8 the administrator, and that's what we are asking you to  
 9 do tonight.  
 10 But if you feel that some helpful  
 11 information can be gleaned from a site review, I urge  
 12 you to do that. And judging by the scope of the  
 13 questions that I heard around this table, it certainly  
 14 appears to me that it would be helpful to know, okay,  
 15 here is the east channel; here is the west channel; here  
 16 is the BFE; here is the height of the proposed driveway.  
 17 Then and only then will I think you can really -- well,  
 18 I went out there and saw it. That's when I understood  
 19 it.  
 20 So that's my pitch, and I'm happy to stand  
 21 for questions.  
 22 **CHAIR MORROW:** Thank you, Mr. Slette.  
 23 **COMMISSIONER PASSOVOY:** I have a question  
 24 for you, Mr. Slette. On the last picture that was  
 25 shown, that shows the driveway with the hammerhead and

Page 56

1 the location of the three culverts, what portion of that  
 2 section of the driveway is -- are you -- is your client  
 3 claiming blocks the west channel? Because I don't see  
 4 that little -- I don't see that on this. How would you  
 5 locate the west channel? It's -- it's page 160 -- page  
 6 160 of the 221 pages in our packet.  
 7 **MR. SLETTE:** If I could, I would like Mr.  
 8 Osborne to respond to that technical --  
 9 **COMMISSIONER PASSOVOY:** Either one, I just --  
 10 **MR. SLETTE:** Like you, it's beyond my pay  
 11 grade.  
 12 **COMMISSIONER PASSOVOY:** I need to -- to be  
 13 able to picture this.  
 14 **MR. SLETTE:** Sure. Here is a pen if you  
 15 need that.  
 16 (Two speakers at the same time.)  
 17 **COMMISSIONER PASSOVOY:** Yeah, where -- okay.  
 18 We've dealt with the issue of the east channel. Where  
 19 is the west channel on here?  
 20 (Mr. Osborne off mic.)  
 21 **UNIDENTIFIED AUDIENCE:** Use the microphone.  
 22 **MR. OSBORNE:** Okay. So what you can see is  
 23 you can see what is referred to as the shed, which is,  
 24 in fact, the fishing cabin that we showed you the photos  
 25 of. And I'll walk over and do this on that side if it's

Page 57

1 necessary. So the east channel flows here (indicating).  
 2 The west channel flows here (indicating). And here, the  
 3 driveway elevation is 8725 and 87 feet, versus existing  
 4 condition, this kind of triangular line there is 85. So  
 5 I'm not entirely sure where the statement that says "at  
 6 no point is the driveway higher than the grade," I don't  
 7 know where that comes from because this is 85, and this  
 8 86, and the driveway is 87 and quarter and 87 at that  
 9 point where the west channel --  
 10 **COMMISSIONER PASSOVOY:** You said 85 on here?  
 11 **UNIDENTIFIED AUDIENCE:** (Inaudible, off  
 12 mic).  
 13 **MR. OSBORNE:** Yeah, okay. So it doesn't  
 14 show -- yeah, no, that's fine. It doesn't show on this  
 15 rendering. But if you go to the existing conditions,  
 16 you can actually read what these elevation lines are.  
 17 That elevation line is 85. And that elevation line is  
 18 86 (indicating).  
 19 **COMMISSIONER PASSOVOY:** Thank you.  
 20 **MR. OSBORNE:** You're welcome.  
 21 **CHAIR MORROW:** Is there are questions? If  
 22 not we can --  
 23 **MR. JOHNSON:** So --  
 24 **CHAIR MORROW:** Go ahead.  
 25 **MR. JOHNSON:** -- Mr. Chairman, Commissioners , I

Page 58

1 just want to know one thing: The Appellant has thrown  
 2 out the idea of a site visit. I just need to caution,  
 3 from the legal side, that's essentially gathering new  
 4 information. If you have a concern about whether the  
 5 site was accurately visited by staff as some sort of  
 6 error, the appropriate thing to do is remand that back  
 7 to staff to take those steps. And that may be a  
 8 question you want to ask staff about. But I just want  
 9 to be clear, this is the hard part. You're not doing  
 10 the technical part here.  
 11 **CHAIRMAN MORROW:** Right.  
 12 **MR. JOHNSON:** It's a review on appeal.  
 13 **COMMISSIONER PASSOVOY:** It helps to  
 14 understand the --  
 15 **CHAIR MORROW:** Well, that's my question.  
 16 **MR. JOHNSON:** I totally get it. But I -- I  
 17 just always -- as city attorney when I hear site visits,  
 18 I have to put that in. And I know -- absolutely  
 19 understand how it can help the Commission. But  
 20 particularly in this case on an administrative appeal,  
 21 that would be brand new information. That's not --  
 22 **MR. SLETTE:** I assume that staff probably  
 23 was on the property and had a chance to inspect it. So  
 24 to me, that would not constitute new evidence if the  
 25 staff had seen what I'm asking the Commission to see.

Page 59

1 And to me, the thing about a site visit from a due  
 2 process perspective, what it entails is notice of the --  
 3 of the site visit. So it's easily done. And again, I  
 4 think at the site, if the staff saw it and that helped  
 5 them render their decision, certainly, it's not  
 6 something new for the Commission to consider.  
 7 **CHAIR MORROW:** Thank you. All right.  
 8 Anybody have thoughts about this?  
 9 **COMMISSIONER CARTER:** I'm reading --  
 10 **COMMISSIONER PASSOVOY:** Are we now in the  
 11 deliberation phase?  
 12 **CHAIR MORROW:** I believe we are, yes.  
 13 **COMMISSIONER PASSOVOY:** Okay. I just want  
 14 to make sure.  
 15 **MR. CARTER:** I'm reading that the primary  
 16 issue here is that the Appellant claims that the  
 17 Planning and Building Department did not evaluate  
 18 alternatives for the proposed development. "Despite a  
 19 significant change made to the proposed driveway, the  
 20 Planning and Building Department has only sought to  
 21 remediate the resulting flawed plan and not requested or  
 22 evaluated alternative locations for the driveway."  
 23 That seems to be the issue here, not whether  
 24 or not the plan is a good plan, but whether or not the  
 25 planning department sufficiently evaluated alternative

Page 60

1 locations.  
 2 **COMMISSIONER PASSOVOY:** So do we ask the  
 3 Planning Department --  
 4 **COMMISSIONER CARTER:** So how can we -- I  
 5 mean, I think that that seems to be the crux of the  
 6 issue here, or at least the claim.  
 7 **MR. McGRAW:** My question to that would be,  
 8 is it their responsibility, or if the applicant has  
 9 afforded a suitable plan that meets code, meets  
 10 engineering, is it the city's job to --  
 11 **COMMISSIONER CARTER:** Evaluate the  
 12 alternative?  
 13 **MR. McGRAW:** -- evaluate alternatives?  
 14 (Multiple people speaking at the same time.)  
 15 **COMMISSIONER PASSOVOY:** I think that's what  
 16 the code requires.  
 17 **COMMISSIONER CARTER:** Because the code says  
 18 "Where development is proposed that impacts any  
 19 wetlands, the first priority shall be to move the  
 20 development from the wetland area."  
 21 **MR. McGRAW:** Okay.  
 22 **COMMISSIONER CARTER:** "Mitigation strategies  
 23 shall be proposed at the time of application that  
 24 replace the impacted wetland in equal amount and quality  
 25 of new wetland area or riparian habitat improvement."

Page 61

1           **COMMISSIONER PASSOVOY:** So can -- Matt, do  
 2 we -- is this -- can we ask the staff if they --  
 3           **MR. JOHNSON:** Yeah, you can ask the staff  
 4 that question.  
 5           **COMMISSIONER PASSOVOY:** So my question to  
 6 the staff is, did you discuss -- did you consider  
 7 alternative locations of the driveway --  
 8           **MR. CRUTCHER:** Yes, that --  
 9           **COMMISSIONER PASSOVOY:** -- and discuss those  
 10 with the applicant? And would you tell us about that.  
 11           **MR. CRUTCHER:** Staff looked at the proposal  
 12 and the residence being located within the letter of map  
 13 amendments. Which took the property outside of the  
 14 floodplain seemed to be the most appropriate location  
 15 for the residence. And then with the requirement of a  
 16 hammerhead turnaround by the fire department pushing the  
 17 driveway up to the north, that seemed to be the best  
 18 approach for getting access to the letter of map  
 19 amendment area.  
 20           **COMMISSIONER PASSOVOY:** So the location of  
 21 the house or the development dictated the location of  
 22 the driveway?  
 23           **MR. CRUTCHER:** That's correct.  
 24           **MS. LANDERS:** And just to clarify, the  
 25 location of the house wasn't necessarily the choosing of

Page 62

1 the owner. It was a LOMA that had already been  
 2 approved. So, you know, that was a condition that was  
 3 kind of existing in place. And I think when Adam and I  
 4 reviewed that, the effort was to keep the majority of  
 5 the development outside of the floodplain. Because if  
 6 we were to move the location of the home, you'd be  
 7 putting it outside of the floodplain and into the  
 8 floodplain. And so there was a discussion around  
 9 alternatives. It isn't necessarily documented in kind  
 10 of multiple scenarios as part of the development  
 11 application, but those discussions did occur.  
 12           **COMMISSIONER PASSOVOY:** Okay. Thank you.  
 13           **COMMISSIONER CARTER:** Was there a  
 14 consideration of leaving the driveway where the existing  
 15 driveway is? Or how was the location of the existing  
 16 driveway considered?  
 17           **MR. CRUTCHER:** Well, the fire department  
 18 required a hammerhead turnaround access that was not  
 19 present with the current driveway configuration due to  
 20 fire department code. And so that configuration is the  
 21 result of the fire department requirements.  
 22           **COMMISSIONER PASSOVOY:** Okay. I -- I'm not  
 23 sure how this fits in. So, Matt, I would need your  
 24 guidance on this. But it seems to me that we could have  
 25 as an additional condition a requirement -- what I see

Page 63

1 in terms of the monitoring that the -- the imposition on  
 2 the owner for maintenance is of the wetlands. I don't  
 3 see anything in there about the culverts. And it seems  
 4 to be very reasonable to me asking the owner to be  
 5 responsible for maintaining the culverts and keeping  
 6 them clear, and giving the city and the neighboring  
 7 property owner the right if the culverts are not cleared  
 8 and flooding occurs, and is not addressed by the owner,  
 9 that one or both of those parties can go on the  
 10 property, clear out the culverts and collect  
 11 reimbursement from the property owner.  
 12           It's not an uncommon requirement and I'm --  
 13 I'm wondering if is that something that we send it back  
 14 to the Planning Commission -- I mean, the planning staff  
 15 -- to fix? Or is -- can it be required as part of our  
 16 deliberation?  
 17           **MR. JOHNSON:** So I think what you want to do  
 18 is you want to look at Condition 15 on the Floodplain  
 19 Development Permit --  
 20           **COMMISSIONER PASSOVOY:** Right.  
 21           **MR. JOHNSON:** -- which is where this comes  
 22 in --  
 23           **COMMISSIONER PASSOVOY:** Yes.  
 24           **MR. JOHNSON:** -- if you wanted to amend the  
 25 permit to add some clarifying language. I will say

Page 64

1 this: That Condition 15 is already requiring the  
 2 property owner to maintain the culverts and the permit  
 3 runs with the property.  
 4           **MS. PASSOVOY:** I missed that. I didn't see  
 5 that on --  
 6           **MR. JOHNSON:** So there is -- there is  
 7 enforcement. And sort of this question has been thrown  
 8 out, you know, what do we do if the neighboring property  
 9 owner had a concern? They would have the ability to  
 10 call the city. That triggers the city has that  
 11 authority to inspect. Notice of the property owner,  
 12 you're required to maintain this under your Floodplain  
 13 Development Permit, and that property owner has to  
 14 comply with that. And there's further enforcement  
 15 mechanisms under code and flood regulations in terms of  
 16 in emergency situations the city has more leeway to go  
 17 in and invade a nuisance or clear a floodway. I'd be  
 18 hesitant, from the legal side, to add any kind of  
 19 neighboring property owner and --  
 20           **COMMISSIONER PASSOVOY:** That's between the  
 21 two parties and I wouldn't --  
 22           **MR. JOHNSON:** Yeah, that one --  
 23           (Two people speaking at the same time.)  
 24           **COMMISSIONER PASSOVOY:** That's for them to  
 25 figure out, yeah, okay.

Page 65

1           **MR. JOHNSON:** But the -- Susan, your real  
 2 question about process, I would look at this Condition  
 3 15. If you feel like it's satisfactory, you're good.  
 4 If you feel like it needs some addition, that would be  
 5 in the realm of the Commission's ability to modify.  
 6           **COMMISSIONER PASSOVOY:** So then I need some  
 7 help because I have been through this whole package and  
 8 I must have missed that Condition 15.  
 9           **MR. CRUTCHER:** It's on page 76.  
 10          **COMMISSIONER PASSOVOY:** Thank you. Somebody  
 11 else go ahead if you --  
 12          **MS. LANDERS:** It's attachment D. It's on my  
 13 page 119 of 264.  
 14          **CHAIR MORROW:** Yeah.  
 15 (Multiple speakers at the same time.)  
 16          **COMMISSIONER PASSOVOY:** What came to us --  
 17          **CHAIR MORROW:** Yeah.  
 18          **COMMISSIONER PASSOVOY:** Okay. Can you put  
 19 it up there, Adam? Is it possible? Thank you.  
 20          **MR. CRUTCHER:** It's up on the screen, too,  
 21 Susan.  
 22          **COMMISSIONER PASSOVOY:** Okay. It's easier  
 23 for me to read here actually. Never mind, that's my --  
 24          **CHAIR MORROW:** My problem with this one is  
 25 only -- yeah, that process works. You call the city.

Page 66

1 They come and inspect it. But in the middle of a 100-  
 2 year flood when their living room is full of water,  
 3 that's not enough. You know, I just -- these are --  
 4           You know, what if the person who buys the  
 5 house says screw you, litigate, you know? We don't care  
 6 what you do. We don't care what the city says. We're  
 7 not going to do anything. Let them sue us. I need more  
 8 -- you know, to put it right on their property line? If  
 9 it were halfway down and there was some leeway, but  
 10 there's no leeway here. If it backs up in a 100-year  
 11 flood, it's on their property right-of-way. There's no  
 12 -- and getting a guy to come out in a 100-year flood  
 13 when it's underwater, to come and clean these culverts,  
 14 you know, it's litigation for them. It's litigation  
 15 against the city. It -- we're setting ourselves up for  
 16 someone who buys the house and they go, I've got a ton  
 17 of money. Screw you, I'll do whatever I want. And if  
 18 it means not cleaning the culverts, then I won't clean  
 19 the culverts and you can sue me. And three years later  
 20 when it gets done, you know, their house is ruined, or  
 21 their historic cabin has floated away.  
 22           And for me, it's not enough. It's not  
 23 enough to say it doesn't -- you know, Susan said, there  
 24 were ridges and elevations and so there were places --  
 25 yes, the top elevation may be is the top elevation. But

Page 67

1 now you've gotten rid of any of that other contour.  
 2           I am concerned about the west channel, which  
 3 doesn't seem to have any outlet compared to the east.  
 4 So it's going to run right into the house or right into  
 5 the --  
 6           The rules say it can't affect neighboring  
 7 properties, and that's what I'm stuck on. Is that --  
 8 here it's a lot of we've got this model. Well, if  
 9 Brockway is willing to insure the property, that their  
 10 model is right -- I guarantee they aren't -- but if  
 11 they're willing to say, yes, if it does what -- you know  
 12 something our model didn't say, then we'll pay for the  
 13 insurance.  
 14           You know, but I think you're just -- you're  
 15 -- you know, we're setting ourselves up for what we know  
 16 is going to happen, which is when these big floods come  
 17 up where it's flooded not just to their house, it's  
 18 flooded onto, you know, Bordeau, and it's flooded well  
 19 up into the neighborhood. You know, having that -- I  
 20 just -- our models say this and our -- you know, our  
 21 stuff says that. They're guesses.  
 22           And if you're waiting for the city to  
 23 enforce it during a 100-year flood, for me it's not  
 24 enough. What happens if it does impact the neighbors  
 25 and not just these neighbors? What happens if it -- you

Page 68

1 know, if something -- if the culverts aren't cleaned and  
 2 something happens, who is responsible, you know?  
 3           And I could find error in not using the most  
 4 recent FEMA maps to say this is no longer floodway.  
 5 This is now floodplain. So I get that. But my concern  
 6 really isn't -- it's that the design -- and I was -- you  
 7 know, because it's been three years, we were told we  
 8 can't be asked to redesign the site. That's, you know,  
 9 not true.  
 10          So my concern is less of that and more that  
 11 we're creating something that in the future is going to  
 12 be a really big problem that we could avoid. And so I'm  
 13 not sure how that happens. But it makes me really  
 14 uncomfortable that our models say this and our models  
 15 say that.  
 16          I've been down there during the floods in  
 17 2017. I walk my dog down in that area all the time and  
 18 it's -- half of those houses shouldn't have been built  
 19 on Wood River or on Williams. You know, they're in the  
 20 frickin' floodplain or in where the river brings its  
 21 water back down.  
 22          So my concern is we don't make it worse.  
 23 And that's not for you guys as much as for you guys  
 24 that, you know, this needs -- we really need to make  
 25 sure this is done right. Because if it floods next

Page 69

1 year, the year after, it's built as a spec for sale. I  
 2 hate to say it, but there's a lot of rich people who  
 3 would come in and go, you're property flooded. Sue me.  
 4 That's a six-year process or a seven-year  
 5 process to go through litigation. It's expensive. I  
 6 don't want to make a decision that essentially puts that  
 7 down the road as an obvious, you know, it's definitely  
 8 going to happen. So I'm looking for some alternatives  
 9 -- and, you know, we heard Mr. Osborne even tell us what  
 10 those were -- but some logical alternatives to putting  
 11 three huge culverts on their property line and hoping  
 12 that the water doesn't back up if something happens.  
 13 So to me that seems like a, you know, a wish and a  
 14 prayer. But that's just my -- this is -- for all you  
 15 guys, that's just my feeling about this.  
 16 **MS. LANDERS:** Mr. Chairman, may I just add a  
 17 point of --  
 18 **CHAIR MORROW:** Sure.  
 19 **MS. LANDERS:** -- clarification? So about  
 20 the draft FEMA maps, the only reason that there's a  
 21 change on this property is because in the new draft  
 22 maps, FEMA hasn't carried over the data of previously  
 23 approved LOMAs into the data set. So the change of the  
 24 map is not a result of the change of flooding condition  
 25 on the property. It's just simply that the data -- all

Page 70

1 of the data hasn't been incorporated; that's why they're  
 2 still draft.  
 3 **CHAIR MORROW:** Yeah. And I'm just using it  
 4 as a, you know, people like go "you can't find an  
 5 error." I've been a lawyer a long time. We can find an  
 6 error anywhere we want. But that's my point, that it's  
 7 not really about that for me. It's more about that  
 8 we're not saying, you know, oh, it's fine. It will be  
 9 fine. And then say it will be fine. And we have no  
 10 mechanism for when it's not fine. And then suddenly  
 11 we've got, I'm suing the city because we made this  
 12 decision. And I'm suing their neighbors because they  
 13 haven't done what they're supposed to, and the city  
 14 doing whatever they can to the neighbors, which may or  
 15 may not be anything for their lack of ability to fulfill  
 16 their responsibilities.  
 17 So it just -- you know, that's my fear here.  
 18 It's not so much that the driveway is a levy, although,  
 19 it kind of, you know, looks like it. It's more that  
 20 what happens when we approve this and then something  
 21 happens and the owners of this new very expensive house  
 22 says, screw you? You know, we're not doing any of this.  
 23 And we don't have a mechanism for that. So  
 24 I want to make sure that the development is right and  
 25 that, you know, we do the best we can to make sure it

Page 71

1 works before we approve it. That's just my feeling.  
 2 **COMMISSIONER PASSOVOY:** Morgan, you answered  
 3 my question about whether or not you guys have looked at  
 4 this draft and whether you think there's anything  
 5 significant that would -- that would have affected your  
 6 decision were it actually finalized. And what I'm  
 7 hearing is, no, there isn't.  
 8 **MS. LANDERS:** Yeah, and I can let Adam speak  
 9 to that. But Adam and Harmony both track the draft FEMA  
 10 process very, very closely.  
 11 **COMMISSIONER PASSOVOY:** Uh-huh.  
 12 **MS. LANDERS:** We've looked at every single  
 13 floodplain development permit and we've compared our  
 14 existing BFEs with the draft BFEs. And usually in  
 15 instances where there's any change in the BFE, then we  
 16 usually go with the most conservative. You know, but we  
 17 do track that process very quickly and we -- you know,  
 18 we take it very seriously.  
 19 **COMMISSIONER PASSOVOY:** Okay. Well, then --  
 20 then to follow on what Neil is saying, I -- I understand  
 21 that completely. It's -- I -- I'm trusting that the  
 22 engineering data is the best available. I mean, we have  
 23 to make everyone in development -- or in any other area,  
 24 you know, flying a plane -- you have to just go with you  
 25 best data available. It's never going to be -- be

Page 72

1 perfect in some other realm. It is as perfect as it can  
 2 be in our realm. So I'm satisfied with the engineering.  
 3 The question that I have is the one with --  
 4 that Neil has raised. Is that I'm concerned that if it  
 5 is true that there is some risk of the west channel  
 6 being backed up, and if the culverts are not kept clear,  
 7 there is a theoretical enforcement mechanism. But is  
 8 there in real life an enforcement mechanism? And is  
 9 this the best possible engineering solution to the risk  
 10 that has been identified? Or, are the engineers telling  
 11 us that they have determined that notwithstanding the  
 12 difference in elevation between the west channel and the  
 13 hammerhead, that there is no risk of flooding, or  
 14 backwater, backwash, or whatever you want to call it,  
 15 from that hammerhead?  
 16 **MS. LANDERS:** Yeah, and I think, you know,  
 17 there's been a lot of technical information provided to  
 18 you all. I think there was a lot of focus on the  
 19 eastern portion of the property. But the project is  
 20 required to be looked at in totality.  
 21 **COMMISSIONER PASSOVOY:** Uh-huh.  
 22 **MS. LANDERS:** And so when we look at impact  
 23 on adjacent property, it's not a just one single point  
 24 or one single other point. It's in totality for the  
 25 development as a whole. So that does get considered.

Page 73

1 I think it is, you know, easy to kind of gravitate to  
 2 specifics as kind of areas of concern. But it does --  
 3 it is looked at kind of in its whole.  
 4 I think the last comments that I will make  
 5 is that debris is always a concern in flooding. That's  
 6 a comment that's been made. Large debris that -- that  
 7 blocks culverts on a large scale, like the ones provided  
 8 in the Appellant packet happen within the floodway when  
 9 you have large downed trees, you know, things like that.  
 10 These -- this area -- and Adam you can correct me if I'm  
 11 wrong -- sees a lot of kind of sheet flooding of water  
 12 come through. It isn't necessarily in a debris flow  
 13 area.  
 14 So from staff's perspective, we aren't  
 15 concerned about clogging of the culverts. We did the  
 16 extra 50 percent assumption on the culvert because the  
 17 Commission remanded back. We would not normally have  
 18 run a model like that, and so we do feel that concern.  
 19 On the enforcement side -- you know, the condition is  
 20 written in a really strong way that gives us a lot of  
 21 opportunity to enter the property when there's areas of  
 22 concern. It's not just planning staff. It's any member  
 23 of our inspection team. So during flooding conditions  
 24 that may be Adam. That may be the water and waste water  
 25 department. And those are in situations where we can

Page 74

1 enter the property at any reasonable hour for the  
 2 purpose of inspection or other enforcement action.  
 3 So you know I -- in flooding conditions, we  
 4 get a lot of cooperation from property owners, right,  
 5 because they're trying to protect their property.  
 6 They're trying not to run the risk of downstream  
 7 implications or upstream implications. For the most  
 8 part, it is our most engaged time of the year when it  
 9 comes to property-owner cooperation, so --  
 10 **COMMISSIONER PASSOVOY:** So you would have a  
 11 regular inspection, or irregular inspection -- not  
 12 clearing the culverts during a flood -- but checking to  
 13 make sure that they've been maintained; that there  
 14 hasn't been an accumulation over time of small blockages  
 15 which then could create a large blockage? Adam, I'm  
 16 looking at you. This is your project.  
 17 **MR. CRUTCHER:** Yeah, similar to the projects  
 18 down on Wood River Drive that you all have reviewed  
 19 recently, where those also have a system of culverts,  
 20 anywhere where we have culverts or bridges in the city,  
 21 we do go around during flooding years and check, myself,  
 22 the fire department, streets and water and wastewater,  
 23 to check and make sure that those aren't getting blocked  
 24 or impacted in any way by debris. So those are things  
 25 that we do regularly throughout the city in different

Page 75

1 areas.  
 2 **COMMISSIONER PASSOVOY:** And not just during  
 3 flooding. I mean, that's my question, is might you have  
 4 an, okay, well, we have to go check 121 Badger Lane to  
 5 make sure that there haven't been small accumulations  
 6 over time that could be a problem if next year is a  
 7 flood year?  
 8 **MR. CRUTCHER:** We start looking before  
 9 overbank flooding occurs, yes.  
 10 **COMMISSIONER PASSOVOY:** Okay.  
 11 **MR. CARTER:** Staff, can you bring up page --  
 12 the last page in the staff report, 221?  
 13 (Next Slide)  
 14 **MR. CARTER:** Is it correct that this shows  
 15 existing conditions out there, more or less?  
 16 **MR. CRUTCHER:** Yeah.  
 17 **MR. CARTER:** And is it correct that that's  
 18 showing a sort of existing driveway location?  
 19 **MR. CRUTCHER:** Yes.  
 20 **MR. CARTER:** Is there an existing -- there's  
 21 an existing driveway on the site?  
 22 **MR. CRUTCHER:** Gravel. So the asphalt has  
 23 been pulled out, but the topography is similar to where  
 24 the driveway used to be when it was still functioning.  
 25 **COMMISSIONER PASSOVOY:** At the gray line?

Page 76

1 **MR. CRUTCHER:** Correct.  
 2 **COMMISSIONER CARTER:** Was there an attempt  
 3 made by the design team to design a driveway that worked  
 4 on the existing configuration and a hammerhead that was  
 5 in a different portion of the lot that perhaps didn't  
 6 impact the wetland as much?  
 7 **MR. CRUTCHER:** I believe that would be a  
 8 question for the Applicant.  
 9 **MS. LANDERS:** Tim, it wasn't something that  
 10 was requested by staff. It was just during kind of  
 11 discussions of different alternatives and what was being  
 12 proposed.  
 13 **COMMISSIONER CARTER:** Okay.  
 14 **COMMISSIONER MOCZYGEMBA:** I think if they're  
 15 just trying to do a hammerhead turnaround outside of the  
 16 floodplain, it would be right about where the ADU and  
 17 the pool are.  
 18 But, let's see, I guess my thoughts, so the  
 19 Appellant, you know, came to us last year with concerns  
 20 based on their localized observations, based on owning  
 21 their property for the time that they have. And I  
 22 certainly appreciate that, and we -- I think we all  
 23 agreed that we heard their concern, which is why we  
 24 remanded the application to make sure that all of the  
 25 i's are dotted and t's are crossed.

Page 77

1 And I'm certainly empathetic to their  
 2 concerns because flooding is stressful and warrants a  
 3 lot of hand-ringing when you own a property by the  
 4 river. And while everything can't be predicted in a  
 5 model, you know, we have to -- I think we still have to  
 6 rely on that modeling data. We've been through this  
 7 before with Bruce and his avalanche reports where he's  
 8 taking the best of what there is. But that's not to say  
 9 there's a portion of a hill that may slide that wasn't  
 10 anticipated. And I think the same situation could  
 11 happen here.

12 You know, when we talk about alternatives,  
 13 the best alternative is no developments. But,  
 14 nonetheless, I think in my mind we've -- I appreciate  
 15 the staff and Applicant's time and resource that has  
 16 been sent -- has been spent to reevaluate and, on the  
 17 Applicant's side to provide additional study. And being  
 18 a layperson, I would rather rely on Jennifer Zon (ph)  
 19 from Harmony, Adam's opinion, and the data that was  
 20 provided, in addition to the original data that was  
 21 provided that was deemed sufficient during the first  
 22 staff review.

23 So in my mind, I think we've exhausted the  
 24 analysis that can be done. And you really just cannot  
 25 predict the unknowns, as much as we may try to control

Page 78

1 the river and all of that.

2 **COMMISSIONER PASSOVOY:** I'm at the point  
 3 where I can make a decision. Matt, did you have  
 4 anything to add?

5 **MR. McGRAW:** Yeah, I think just to go back  
 6 on some things that Neil has said. This is an  
 7 inherently more hazardous place to build and thus we  
 8 hold it to higher standards. There are so many things  
 9 that could go wrong in a place like this. Regardless of  
 10 whether or not this property is developed, disaster can  
 11 strike next door. For things that, you know, we do not  
 12 model for, that could lead to a larger discussion about,  
 13 you know, what and how we build in places like this.

14 But, you know, the question is, if the  
 15 standards we have for this Applicant today have been  
 16 met? But that's what we can do. I think that other  
 17 conversation is really important to have.

18 **COMMISSIONER PASSOVOY:** Put that on the  
 19 list.

20 **MR. McGRAW:** Yeah, right.

21 **COMMISSIONER CARTER:** I don't doubt that the  
 22 engineering is correct. I think the question before us  
 23 is whether -- whether an alternate proposal -- a more  
 24 appropriate alternate proposal -- was considered. And  
 25 looking at the map that we have above us of the current

Page 79

1 conditions on the site, I do wonder whether an alternate  
 2 design that's more appropriate and less impactful to the  
 3 neighbors and meets the spirit, meets the letter of the  
 4 code is possible.

5 **CHAIR MORROW:** That's real easy because I'm  
 6 with Tim. I'd just like to see if a redesigned driveway  
 7 -- because we're not talking about redesigning the  
 8 house. We're just really talking about redesigning  
 9 getting to the house. Let's see if that could be less  
 10 impactful to the neighbors. I think I'd be interested  
 11 in that, too, so that would be a remand for a redesign.

12 **COMMISSIONER PASSOVOY:** And I actually, if  
 13 you take that -- I mean, it may require some redesign of  
 14 the house, which was my question. Is if the design of  
 15 house -- the design and placement of the house is  
 16 dictating where the driveway goes. And maybe that  
 17 approach should have been, or we should ask the  
 18 Applicant to -- I mean, I know this has been a long and  
 19 expensive process. But since this was raised as a  
 20 problem early on, I would -- I would have liked to have  
 21 seen them say, well, maybe the way we've designed and  
 22 located the house should be reevaluated so that we don't  
 23 have this problem of the driveway and the hammerhead  
 24 right along the northern property line. It's sort of  
 25 the once again, you know, what forces the decision?

Page 80

1 Which part of the design forces the decision?

2 **CHAIR MORROW:** Yeah, I mean, it is a long  
 3 process. But we really do have to seriously take and  
 4 consider the neighbor's property rights and how our  
 5 decision affects, or could affect, their property. And  
 6 so that's kind of why we're stuck here, I think, which  
 7 is -- you know, I'd like to say obviously there was no  
 8 reason for Adam to look for an alternative so he didn't.  
 9 It fit. It was fine. I think we've come to a point  
 10 that it would be nice to see if there is a less  
 11 impactful alternative.

12 **COMMISSIONER PASSOVOY:** But does that rise  
 13 to the level of a claimed error or abuse of discretion?  
 14 That's what --

15 **CHAIR MORROW:** I guess -- and, again, like I  
 16 said with the error, you know, is it an error not to  
 17 evaluate alternative locations? Maybe it was, maybe it  
 18 wasn't. You know, at this point it appears like it was.  
 19 But, you know, when Adam first looked at it, there was  
 20 no reason for him to go, hey, let's see six other  
 21 driveway locations, you know, or six other house  
 22 placements. So I think that's kind of a hard -- you  
 23 know, are we within our right to do this? Yes, I think  
 24 so.

25 **MR. McGRAW:** I think that for there to be --

Page 81

1 the error to be large enough for someone to say that  
 2 this needs further consideration, there has to be some  
 3 evidence, other than colloquialisms, that there are  
 4 damages; that the standards are inadequate or being  
 5 incorrectly applied. You know, hard evidence as has  
 6 been provided by the Applicant to say that they've met,  
 7 you know, the standard, some benchmark to say that it's  
 8 insufficient by, you know, the rules that we decided it  
 9 needs to be judged by. I -- I don't feel like I've  
 10 heard that.  
 11 **COMMISSIONER PASSOVOY:** That's an excellent  
 12 point, Matt. I guess what I -- I would say, I mean, I  
 13 don't see an error or an abuse of discretion. I only  
 14 can say that I wish in the earlier stages as we went  
 15 forward -- it's not up to me to tell somebody how big a  
 16 house to build or anything -- but the Applicant might  
 17 have said -- or the staff might have said to the  
 18 Applicant, you know, this driveway location, as required  
 19 by the -- not the location but the elements of the  
 20 driveway as required by the fire department are going to  
 21 -- might very well cause a problem for the property  
 22 owner. Why don't you go back to your -- just as we sent  
 23 AURA (ph) back -- why don't you go back and maybe see if  
 24 you can redesign this house plan so that the driveway  
 25 can be located elsewhere. They didn't do that. But I

Page 82

1 don't think that rises to the level -- or maybe they did  
 2 do that in conversation. But I don't think that what  
 3 was done or not done rises the to the level of an error  
 4 or abuse of discretion.  
 5 **COMMISSIONER MOCZYGEMBA:** Yeah, I think  
 6 Matthew brings up a good point. And I kind of stick  
 7 with my original thought that I would -- I'm leaning  
 8 towards affirming the decision. Again, we can look for  
 9 alternatives for days. The best alternative is to not  
 10 develop the lot. But I think this is a tricky lot.  
 11 It's a flag lot that's hemming in the driveway for --  
 12 well, a lot of feet. And then it has essentially  
 13 low-lying wetland and floodplain at a diagonal to the  
 14 other three corners of the lot.  
 15 So, I don't know, I don't think there was  
 16 any error made. And, again, I appreciate the  
 17 reevaluation and the time and resource that has gone  
 18 into providing that evidence.  
 19 **CHAIR MORROW:** So we're thinking about --  
 20 does everybody kind of know where they are?  
 21 **THE COMMISSIONERS:** (No response).  
 22 **CHAIR MORROW:** Okay. I'll take a motion.  
 23 **COMMISSIONER PASSOVOY:** I move that we  
 24 affirm the decision by the planning staff and find in  
 25 favor of the Applicant, is that what we do? Matt, what

Page 83

1 do we say?  
 2 **MR. JOHNSON:** Yeah, as a starting point and  
 3 then I'll kind of walk you through how I'd outline --  
 4 You'll get the findings and decision.  
 5 **CHAIRMAN MORROW:** And then we'll be able to  
 6 -- yeah, it will be written.  
 7 **MR. JOHNSON:** I just need to know where we  
 8 are even.  
 9 **CHAIR MORROW:** Yeah.  
 10 **COMMISSIONER PASSOVOY:** Well, that's -- that  
 11 is my -- I don't know if that's a motion or if that's a  
 12 suggested outcome.  
 13 **MR. JOHNSON:** That was a good motion.  
 14 **CHAIR MORROW:** Yeah, good enough.  
 15 **MR. McGRAW:** Second.  
 16 **CHAIR MORROW:** All in favor?  
 17 **COMMISSIONER PASSOVOY:** Aye.  
 18 **MR. McGRAW:** Aye.  
 19 **COMMISSIONER MOCZYGEMBA:** Aye.  
 20 **CHAIR MORROW:** All opposed?  
 21 **MR. CARTER:** Nay  
 22 **CHAIR MORROW:** Nay. Three to two.  
 23 **MR. JOHNSON:** So, Commissioners, based on  
 24 the discussion, usually with an affirm it's a simpler  
 25 decision to write. But I think I will try to

Page 84

1 incorporate some level of discussion about concerns on  
 2 the site, but noting that ultimately it appears where  
 3 the Commission arrived at is based upon the remand,  
 4 additional engineering and modeling was done. That's  
 5 been provided. That evidenced certain things to the  
 6 determination of the planning department to arrive at a  
 7 conclusion. The Commission ultimately found there  
 8 wasn't clear error or abuse of discretion in applying  
 9 that, and so therefore affirmed the decision. Does that  
 10 sound like it mostly captures it?  
 11 **CHAIR MORROW:** Yes.  
 12 **MR. JOHNSON:** Okay. So we'll -- I'll draft  
 13 that up and we'll have that for you for hopefully your  
 14 next meeting.  
 15 **CHAIR MORROW:** Just as an off-topic since  
 16 we're kind of on topic, as we rewrite the code, can we  
 17 change that standard of review?  
 18 **MR. JOHNSON:** Yeah.  
 19 **CHAIR MORROW:** Okay.  
 20 **MR. JOHNSON:** It's in city code so --  
 21 **CHAIR MORROW:** Yeah, it could be a little  
 22 more clear. Do you know what I mean? Because it's more  
 23 one of those where we're just tweaking the language so  
 24 it really tells us what we want it to tell us instead of  
 25 the, hey, make it up on your own.

1           **MR. JOHNSON:** Great idea. It makes my job  
 2 easier too.  
 3           **CHAIR MORROW:** Yeah, and it would be easier  
 4 for us. Because as you wrestle with that in your head,  
 5 it's like, boy, if it had two more words in here, I'd  
 6 know what I was doing.  
 7           **COMMISSIONER PASSOVOY:** Matt, may be you  
 8 could help us by suggesting some appropriate language as  
 9 we update the code.  
 10          **MR. JOHNSON:** Sure, yeah.  
 11          **CHAIR MORROW:** Staff do you have anything  
 12 else for us?  
 13          **STAFF:** No.  
 14          **CHAIR MORROW:** That's it. So then I will  
 15 call the meeting, and I appreciate everyone's time and  
 16 attention. And we will be here. We'll see you again.  
 17          **STAFF:** Would you mind doing a motion to  
 18 adjourn and a second.  
 19          **CHAIR MORROW:** I will do a motion to adjourn.  
 20          **COMMISSIONER PASSOVOY:** I second.  
 21          **CHAIR MORROW:** All in favor?  
 22          **THE COMMISSIONERS:** Aye (unanimous).  
 23          **MS. LANDERS:** Thanks everybody.  
 24          **THE COMMISSIONERS:** Thank you.  
 25          (Thereupon, the hearing adjourned at 8:30 p.m.)

1                                   C E R T I F I C A T E  
 2  
 3       STATE OF IDAHO       )  
 4       County of Bonner    ) : SS.  
 5       I, David E. Hix, ASCR, Freelance Court Reporter and  
 6       Notary Public for the State of Idaho do hereby certify:  
 7       That I was duly authorized to and did report the  
 8       testimony and evidence in this cause;  
 9       That the foregoing pages of this A/V hearing  
 10       transcript constitute a true and accurate transcription  
 11       of my stenotype notes from a recording furnished by  
 12       others.  
 13       I further certify that I am not an attorney nor  
 14       counsel of any of the parties; nor a relative or  
 15       employee of any attorney or counsel connected with the  
 16       action, nor financially interested in the action.  
 17       IN WITNESS WHEREOF, I have hereunto set my hand and  
 18       seal on this the 13th day of October, 2024.  
 19                                    *David E. Hix*  
 20                                   David E. Hix, ASCR  
 21                                   Freelance/Official Court Reporter,  
 22                                   Notary Public, State of Idaho  
 23                                   My Commission expires: August 16, 2027  
 24  
 25

<p><b>A</b></p>	<p>40:16 <b>adding (1)</b> 22:18</p>	<p>82:8 <b>afforded (2)</b> 10:14;60:9</p>	<p>58:17;73:5 <b>ameliorate (1)</b> 9:13</p>	<p>31:18,25;32:1,4,16,18; 33:3,9,12,15,19,24; 34:9;36:2,8,16;37:13, 14,16,20;60:23;62:11; 76:24</p>
<p><b>ability (5)</b> 8:11;42:5;64:9;65:5; 70:15</p>	<p><b>addition (2)</b> 65:4;77:20</p>	<p><b>ag (1)</b> 38:2</p>	<p><b>amend (2)</b> 7:8;63:24</p>	<p><b>applications (1)</b> 48:13</p>
<p><b>able (4)</b> 9:6;47:1;56:13;83:5</p>	<p><b>Additional (12)</b> 5:9;7:23;16:22; 32:16,19;33:1,17; 37:19;44:16;62:25; 77:17;84:4</p>	<p><b>again (25)</b> 7:17;18:21;19:18; 20:4;22:21;23:18; 31:16;33:6,25;34:3,5; 37:14;45:21;47:5;50:1, 13;53:2,15;54:5;59:3; 79:25;80:15;82:8,16; 85:16</p>	<p><b>amendment (1)</b> 61:19</p>	<p><b>application's (1)</b> 32:4</p>
<p><b>above (4)</b> 22:13;32:24;40:25; 78:25</p>	<p><b>address (17)</b> 15:6,8,16;23:4,24; 25:9,11,25;27:11; 31:15;32:21,23,24; 35:11,14;38:17;40:25</p>	<p><b>against (4)</b> 19:2;22:19;35:20; 66:15</p>	<p><b>amendments (3)</b> 13:7;26:9;61:13</p>	<p><b>applied (1)</b> 81:5</p>
<p><b>absolutely (3)</b> 6:17;35:19;58:18</p>	<p><b>addressed (5)</b> 33:11,23;37:11; 40:20;63:8</p>	<p><b>age (1)</b> 36:7</p>	<p><b>amount (5)</b> 8:24;21:13;24:7; 37:6;60:24</p>	<p><b>apply (2)</b> 13:8;26:10</p>
<p><b>abuse (13)</b> 29:19,22,23;30:2,4, 12;33:8;34:2;54:1; 80:13;81:13;82:4;84:8</p>	<p><b>addresses (1)</b> 23:5</p>	<p><b>Agenda (4)</b> 3:15,17,19;23:16</p>	<p><b>analysis (10)</b> 9:9,10;35:4,5,7; 37:13;39:11,24;53:4; 77:24</p>	<p><b>applying (1)</b> 84:8</p>
<p><b>abuts (2)</b> 18:14,16</p>	<p><b>adequate (1)</b> 22:1</p>	<p><b>ago (1)</b> 31:13</p>	<p><b>angle (2)</b> 47:12;49:5</p>	<p><b>appreciate (8)</b> 14:23;28:3;38:14; 41:13;76:22;77:14; 82:16;85:15</p>
<p><b>accelerated (1)</b> 18:25</p>	<p><b>adjoin (1)</b> 20:5</p>	<p><b>align (1)</b> 35:6</p>	<p><b>answered (2)</b> 29:7;71:2</p>	<p><b>approach (3)</b> 51:24;61:18;79:17</p>
<p><b>access (4)</b> 34:13;47:7;61:18; 62:18</p>	<p><b>adjacent (10)</b> 8:19;11:19;17:16; 18:5,20;21:8;26:5,12; 46:18;72:23</p>	<p><b>agree (3)</b> 15:13;53:19;54:13</p>	<p><b>anticipated (1)</b> 77:10</p>	<p><b>appropriate (7)</b> 6:18;13:21;58:6; 61:14;78:24;79:2;85:8</p>
<p><b>accommodate (2)</b> 21:14;22:23</p>	<p><b>adjoining (1)</b> 20:5</p>	<p><b>agreed (1)</b> 76:23</p>	<p><b>Appeal (26)</b> 4:4,13,18;5:14,15, 20;7:17;8:8,9,10;9:14, 18;11:10;15:7,9,18; 23:14;28:3,14;32:9,12; 33:23;34:25;37:5; 58:12,20</p>	<p><b>approval (10)</b> 5:19;7:7;11:24; 24:21;26:10;32:3,4; 35:17,19,22</p>
<p><b>accumulation (1)</b> 74:14</p>	<p><b>adjourn (2)</b> 85:18,19</p>	<p><b>ahead (2)</b> 57:24;65:11</p>	<p><b>appealed (5)</b> 4:19,21;5:2,12;32:2</p>	<p><b>approve (3)</b> 3:19;70:20;71:1</p>
<p><b>accumulations (1)</b> 75:5</p>	<p><b>adjust (1)</b> 7:9</p>	<p><b>align (1)</b> 36:23</p>	<p><b>appealing (1)</b> 29:12</p>	<p><b>approved (5)</b> 6:4;33:3;37:12;62:2; 69:23</p>
<p><b>accurately (1)</b> 58:5</p>	<p><b>Administrative (7)</b> 4:4,13,17,18;5:13; 28:14;58:20</p>	<p><b>alleviate (1)</b> 9:13</p>	<p><b>appears (3)</b> 55:14;80:18;84:2</p>	<p><b>approving (2)</b> 33:8,19</p>
<p><b>acknowledgment (1)</b> 13:2</p>	<p><b>administratively (1)</b> 5:2</p>	<p><b>allow (1)</b> 35:9</p>	<p><b>Appellant (11)</b> 6:10,15;29:11;36:10; 52:14,16,19;58:1; 59:16;73:8;76:19</p>	<p><b>approximately (1)</b> 17:5</p>
<p><b>across (2)</b> 26:3;46:21</p>	<p><b>administrator (1)</b> 55:8</p>	<p><b>allowing (1)</b> 32:13</p>	<p><b>Appellants (2)</b> 9:25;35:15</p>	<p><b>April (2)</b> 13:10;25:17</p>
<p><b>act (1)</b> 47:3</p>	<p><b>administrator's (1)</b> 32:3</p>	<p><b>allows (2)</b> 13:6;26:7</p>	<p><b>Appellant's (1)</b> 33:24</p>	<p><b>area (27)</b> 10:4;17:13;18:24; 24:3;35:23;37:8;38:24; 39:1,2,4,8;44:15; 45:20;46:6,24;51:21; 53:24;54:4,7,14;60:20, 25;61:19;68:17;71:23; 73:10,13</p>
<p><b>action (2)</b> 4:13;74:2</p>	<p><b>admirable (1)</b> 8:6</p>	<p><b>allude (1)</b> 45:3</p>	<p><b>applaud (1)</b> 8:2</p>	<p><b>areas (7)</b> 10:20;16:14;21:14; 51:18;73:2,21;75:1</p>
<p><b>actions (1)</b> 16:15</p>	<p><b>admits (1)</b> 25:21</p>	<p><b>almost (1)</b> 25:4</p>	<p><b>Applicant (26)</b> 5:17,19,24;6:9; 24:10;27:12,15,17,23, 23;31:17;32:18,20,23; 34:4;35:1;36:9;60:8; 61:10;76:8;78:15; 79:18;81:6,16,18; 82:25</p>	<p><b>argue (1)</b> 30:21</p>
<p><b>activities (2)</b> 7:25;12:13</p>	<p><b>ADU (1)</b> 76:16</p>	<p><b>along (3)</b> 33:13;50:2;79:24</p>	<p><b>Applicantand (1)</b> 6:9</p>	<p><b>argument (1)</b> 31:6</p>
<p><b>acts (1)</b> 35:18</p>	<p><b>advise (1)</b> 29:11</p>	<p><b>alternates (3)</b> 78:23,24;79:1</p>	<p><b>Applicant's (11)</b> 7:19;8:20;9:23; 10:19;13:25;14:16; 20:12;27:3;33:13; 77:15,17</p>	<p><b>arguments (1)</b> 33:23</p>
<p><b>actually (18)</b> 4:16;5:3;7:5;18:20; 38:21;40:14,18;41:12; 43:10;45:10;46:12,22; 51:19;53:12;57:16; 65:23;71:6;79:12</p>	<p><b>affect (2)</b> 67:6;80:5</p>	<p><b>alternative (16)</b> 10:5,10,11,11,15; 16:16;27:24;59:22,25; 60:12;61:7;77:13;80:8, 11,17;82:9</p>	<p><b>Application (32)</b> 4:12;5:9,11;8:3,8; 10:1;11:1;13:13;27:7;</p>	<p><b>arise (1)</b> 53:25</p>
<p><b>Adam (10)</b> 4:5;62:3;65:19;71:8, 9;73:10,24;74:15;80:8, 19</p>	<p><b>affected (2)</b> 5:16;71:5</p>	<p><b>alternatives (16)</b> 9:19;11:2;15:5; 16:21,21;23:21;24:5; 27:8;59:18;60:13;62:9; 69:8,10;76:11;77:12; 82:9</p>	<p><b>around (9)</b> 12:8;15:11;18:10; 29:1;46:9;51:21;55:13;</p>	<p><b>arise (1)</b> 53:25</p>
<p><b>Adam's (1)</b> 77:19</p>	<p><b>affects (1)</b> 80:5</p>	<p><b>although (1)</b> 70:18</p>	<p><b>always (6)</b> 27:4,5;29:11;40:5;</p>	<p><b>arise (1)</b> 53:25</p>
<p><b>add (6)</b> 44:18;48:13;63:25; 64:18;69:16;78:4</p>	<p><b>affirm (4)</b> 6:25;55:6;82:24; 83:24</p>	<p><b>always (6)</b> 27:4,5;29:11;40:5;</p>	<p><b>ability (87)</b></p>	<p><b>arise (1)</b> 53:25</p>
<p><b>added (4)</b> 21:15;22:23;35:9;</p>	<p><b>affirmed (1)</b> 84:9</p>	<p><b>affirming (1)</b></p>	<p><b>ability (87)</b></p>	<p><b>arise (1)</b> 53:25</p>

62:8;74:21 <b>arrive (1)</b> 84:6 <b>arrived (1)</b> 84:3 <b>asphalt (1)</b> 75:22 <b>assertion (2)</b> 50:4,5 <b>assume (7)</b> 16:14,18,19;27:12, 16;52:22;58:22 <b>assumption (1)</b> 73:16 <b>assured (1)</b> 33:15 <b>Atlas (1)</b> 17:23 <b>attached (1)</b> 11:16 <b>attachment (1)</b> 65:12 <b>attempt (1)</b> 76:2 <b>attention (1)</b> 85:16 <b>attorney (7)</b> 4:10;5:22;6:2;8:7; 9:23;38:15;58:17 <b>AUDIENCE (5)</b> 19:22;20:16;22:25; 56:21;57:11 <b>August (2)</b> 3:1,4 <b>AURA (1)</b> 81:23 <b>authority (2)</b> 55:5;64:11 <b>authorized (1)</b> 4:15 <b>availability (1)</b> 10:5 <b>available (5)</b> 6:21;31:20;36:16; 71:22,25 <b>avails (1)</b> 53:11 <b>avalanche (1)</b> 77:7 <b>avoid (4)</b> 16:4,5;23:21;68:12 <b>avoids (1)</b> 20:25 <b>away (2)</b> 25:23;66:21 <b>Aye (5)</b> 3:22;83:17,18,19; 85:22	<b>back (23)</b> 4:1;5:5;7:7,11,17; 8:23;19:1,24;21:16; 22:20;27:7;32:20; 51:15;52:17;58:6; 63:13;68:21;69:12; 73:17;78:5;81:22,23, 23 <b>backed (1)</b> 72:6 <b>backhoe (1)</b> 12:7 <b>backs (1)</b> 66:10 <b>backup (2)</b> 20:25;25:5 <b>backwash (1)</b> 72:14 <b>backwater (1)</b> 72:14 <b>backyard (1)</b> 19:13 <b>BADGER (23)</b> 3:25;4:5,23;14:22; 15:1,21;17:12;18:9; 19:7,10;31:17;40:21, 25;42:21;43:21;44:4,6, 13,14,19,23;45:11;75:4 <b>Bald (1)</b> 17:17 <b>bank (3)</b> 17:18;19:3;41:7 <b>Bannick (1)</b> 31:15 <b>barrier (2)</b> 22:5;27:10 <b>base (3)</b> 9:5;47:2;51:16 <b>based (8)</b> 9:9;14:10;31:19; 32:4;76:20,20;83:23; 84:3 <b>base-flood (1)</b> 40:4 <b>basically (3)</b> 18:9;25:20;50:6 <b>basics (2)</b> 34:8;37:20 <b>bears (1)</b> 53:10 <b>became (1)</b> 5:8 <b>begs (2)</b> 12:2;54:20 <b>behind (1)</b> 20:15 <b>Bellevue (1)</b> 12:20 <b>below (3)</b> 28:19;31:7;51:12 <b>benchmark (1)</b> 81:7 <b>berm (7)</b>	10:9;11:5;14:4;50:6; 51:9,9;54:7 <b>bermed (2)</b> 8:18;10:15 <b>best (13)</b> 9:24;29:6;31:1; 36:16;37:1;61:17; 70:25;71:22,25;72:9; 77:8,13;82:9 <b>best-in-class (1)</b> 37:7 <b>beyond (2)</b> 32:24;56:10 <b>BFE (10)</b> 22:14;46:23;47:2; 51:12,23;52:1,3,4; 55:16;71:15 <b>BFEs (2)</b> 71:14,14 <b>Big (11)</b> 9:2;11:18;17:14,22; 18:3,5;38:23;46:21; 67:16;68:12;81:15 <b>biggest (1)</b> 29:9 <b>bit (5)</b> 29:1;37:24;38:19; 40:13,25 <b>black (4)</b> 6:14,14;18:13,18 <b>Blaine (4)</b> 8:1;12:17,21;39:15 <b>blank (1)</b> 30:7 <b>blockage (2)</b> 24:20;74:15 <b>blockages (1)</b> 74:14 <b>blocked (3)</b> 22:20;24:19;74:23 <b>blocking (1)</b> 48:6 <b>blocks (2)</b> 56:3;73:7 <b>blue (6)</b> 20:13;38:24;43:7,9, 10,16 <b>board (2)</b> 4:25;5:3 <b>body (2)</b> 29:12;31:7 <b>Boise (1)</b> 31:16 <b>Bordeau (1)</b> 67:18 <b>bordering (1)</b> 44:11 <b>born (1)</b> 38:8 <b>borne (1)</b> 16:10 <b>both (15)</b> 5:15;10:22;15:20;	18:5,14;27:25;28:9; 29:18;30:20;32:5; 33:14;40:19;43:19; 63:9;71:9 <b>bottom (2)</b> 17:16;40:15 <b>boundary (4)</b> 10:19;42:18;43:12, 13 <b>boy (1)</b> 85:5 <b>brand (1)</b> 58:21 <b>Brenda (1)</b> 3:8 <b>bridge (1)</b> 44:12 <b>bridges (2)</b> 12:24;74:20 <b>brief (8)</b> 7:21;8:17,17;9:24; 11:7;12:16;13:5,19 <b>briefing (1)</b> 6:6 <b>briefly (1)</b> 15:17 <b>briefs (1)</b> 6:7 <b>bring (3)</b> 28:9,17;75:11 <b>brings (2)</b> 68:20;82:6 <b>Brockway (5)</b> 31:19;37:18,24;38:6; 67:9 <b>brown (1)</b> 43:22 <b>Bruce (1)</b> 77:7 <b>build (3)</b> 78:7,13;81:16 <b>building (8)</b> 13:11;15:3;25:8,21; 26:4;55:1;59:17,20 <b>buildings (1)</b> 43:22 <b>built (4)</b> 34:11;51:22;68:18; 69:1 <b>Busters (1)</b> 54:21 <b>button (2)</b> 3:18;44:23 <b>buying (1)</b> 17:1 <b>buys (2)</b> 66:4,16	56:24;66:21 <b>cabins (1)</b> 26:13 <b>call (19)</b> 3:5,6;5:5;7:12;12:6, 13;19:12;39:23;49:8; 54:1,9,21,22,22,25; 64:10;65:25;72:14; 85:15 <b>called (4)</b> 12:17;28:12;42:20; 43:8 <b>calling (1)</b> 42:12 <b>came (4)</b> 5:10;8:23;65:16; 76:19 <b>camp (1)</b> 26:15 <b>can (63)</b> 3:23;4:19;8:1;11:2, 21;12:3;13:2,23;14:1, 2;17:11;18:7;19:14; 20:10,14;22:6;23:2; 24:20;29:6,8,9;30:21; 31:1;33:15;40:8;41:15; 42:6,8;45:2;52:16; 55:6,11,17;56:22,23; 57:16,22;58:19;60:4; 61:1,2,3;63:9,15; 65:18;66:19;70:5,14, 25;71:8;72:1;73:10,25; 75:11;77:24;78:3,10, 16;81:14,24,25;82:8; 84:16 <b>canoe (1)</b> 41:6 <b>capacity (5)</b> 6:13;24:23;32:14; 39:8,12 <b>captures (1)</b> 84:10 <b>care (3)</b> 55:3;66:5,6 <b>Carey (1)</b> 12:20 <b>carried (2)</b> 11:20;69:22 <b>carrying (4)</b> 24:23;32:14;39:8,12 <b>CARTER (18)</b> 3:13;51:11,14;59:9, 15;60:4,11,17,22; 62:13;75:11,14,17,20; 76:2,13;78:21;83:21 <b>case (8)</b> 4:19;5:15,20;6:6; 11:23;13:8;45:6;58:20 <b>cases (3)</b> 4:16;48:6;51:6 <b>cause (1)</b> 81:21 <b>causes (2)</b>
<b>B</b>			<b>C</b>	
<b>bachelor's (1)</b> 38:1			<b>cabin (11)</b> 19:15,16;20:21,21; 26:16,21,23;27:3;36:5;	

<p>15:25;16:10 <b>causing (2)</b> 11:5;12:9 <b>caution (1)</b> 58:2 <b>center (1)</b> 25:21 <b>certain (3)</b> 4:13;12:1;84:5 <b>certainly (10)</b> 8:10;9:17;11:9,18; 53:16;54:15;55:13; 59:5;76:22;77:1 <b>CHAIR (48)</b> 3:3,8,10,12,14,21,23; 4:1,7;7:12,13;11:12; 14:18;28:4;52:8,10,21, 25;55:22;57:21,24; 58:15;59:7,12;65:14, 17,24;69:18;70:3;79:5; 80:2,15;82:19,22;83:9, 14,16,20,22;84:11,15, 19,21;85:3,11,14,19,21 <b>Chairman (6)</b> 28:6;52:12;57:25; 58:11;69:16;83:5 <b>chance (6)</b> 7:8;23:16;28:10; 39:4;53:12;58:23 <b>change (9)</b> 34:21;36:17;42:8; 59:19;69:21,23,24; 71:15;84:17 <b>changed (1)</b> 16:3 <b>changes (7)</b> 3:16;13:11,12;15:6; 16:23;26:2;36:7 <b>channel (53)</b> 18:13,16,16;19:12, 12,18,20,20,24,25; 20:1,3,5,18,19;22:10, 11,18,23;23:4,6,8,11, 12;24:14,16;25:12; 26:12;38:3;41:15; 42:13,19,20;43:8;45:3, 8;47:13;48:7;53:4,6, 15;55:15,15;56:3,5,18, 19;57:1,2,9;67:2;72:5, 12 <b>channels (10)</b> 9:15;13:24;16:6; 19:6,9;20:6,9;21:17; 22:16;23:11 <b>characters (1)</b> 18:3 <b>chart (2)</b> 18:13;21:9 <b>check (3)</b> 74:21,23;75:4 <b>checking (1)</b> 74:12 <b>choosing (1)</b></p>	<p>61:25 <b>chosen (1)</b> 27:23 <b>Chuck (1)</b> 38:8 <b>circles (1)</b> 23:2 <b>circling (1)</b> 12:7 <b>circumstances (1)</b> 20:8 <b>cities (1)</b> 12:19 <b>city (47)</b> 4:10,14,22;6:2;8:7; 11:25;12:6;13:6;18:1; 23:23;24:24;26:8; 27:16,25;32:5,11,15, 20;34:2,3,14;35:17; 36:20;37:11,15;38:11, 14,14;39:15;48:1,11, 21;54:23;58:17;63:6; 64:10,10,16;65:25; 66:6,15;67:22;70:11, 13;74:20,25;84:20 <b>city's (6)</b> 26:9;32:5;33:3;34:1, 20;60:10 <b>civil (1)</b> 38:1 <b>claim (1)</b> 60:6 <b>claimed (2)</b> 29:21;80:13 <b>claiming (1)</b> 56:3 <b>claims (1)</b> 59:16 <b>clarification (2)</b> 32:25;69:19 <b>clarify (1)</b> 61:24 <b>clarifying (1)</b> 63:25 <b>classic (1)</b> 42:3 <b>clean (2)</b> 66:13,18 <b>cleaned (1)</b> 68:1 <b>cleaning (2)</b> 12:12;66:18 <b>clear (13)</b> 24:22;25:2;27:14; 30:19;43:20;48:3;58:9; 63:6,10;64:17;72:6; 84:8,22 <b>clearance (1)</b> 22:2 <b>cleared (1)</b> 63:7 <b>clearing (1)</b> 74:12</p>	<p><b>clearly (3)</b> 9:9,10;30:9 <b>click (1)</b> 45:18 <b>clicking (1)</b> 45:21 <b>client (1)</b> 56:2 <b>clients (3)</b> 7:18;8:10,13 <b>clog (3)</b> 35:10;54:18,19 <b>clogging (3)</b> 44:17;48:15;73:15 <b>close (1)</b> 40:14 <b>closely (1)</b> 71:10 <b>closer (2)</b> 6:12;23:8 <b>close-up (1)</b> 21:10 <b>clue (1)</b> 47:11 <b>code (26)</b> 4:14;10:1,23;11:1,3; 13:6;16:11;24:9;33:1, 12;34:12;35:22;36:24, 25;37:15;53:20;54:15; 60:9,16,17;62:20; 64:15;79:4;84:16,20; 85:9 <b>code's (1)</b> 33:24 <b>coincidental (1)</b> 12:15 <b>collapsing (1)</b> 26:24 <b>collect (2)</b> 22:21;63:10 <b>collected (1)</b> 20:3 <b>collects (1)</b> 22:16 <b>colloquialisms (1)</b> 81:3 <b>coming (1)</b> 28:7 <b>comment (2)</b> 32:17;73:6 <b>comments (9)</b> 7:2,22,23;32:21,23; 34:5;52:25;53:5;73:4 <b>Commission (23)</b> 3:4;4:21;5:3;6:4; 7:16;13:17,20,23;14:7, 9;31:14;32:10;53:11, 16,20;55:5;58:19,25; 59:6;63:14;73:17;84:3, 7 <b>COMMISSIONER (103)</b> 3:7,9,11,13,18,20; 29:2,14;30:6,11,14,17,</p>	<p>22;31:9;41:17,20,23; 43:3,6,12,15,18,25; 44:3,5,7,10;46:1;47:10, 18;49:2,12,14,18,22, 24;50:1,9,15,18,22; 51:3,5,7,11,14;52:23; 55:23;56:9,12,17; 57:10,19;58:13;59:9, 10,13;60:2,4,11,15,17, 22;61:1,5,9,20;62:12, 13,22;63:20,23;64:20, 24;65:6,10,16,18,22; 71:2,11,19;72:21; 74:10;75:2,10,25;76:2, 13,14;78:2,18,21; 79:12;80:12;81:11; 82:5,23;83:10,17,19; 85:7,20 <b>Commissioners (13)</b> 3:15,22;4:9;16:8; 37:21;48:25;52:9,13; 57:25;82:21;83:23; 85:22,24 <b>COMMISSIONS (1)</b> 7:10 <b>Commission's (2)</b> 33:7;65:5 <b>committed (1)</b> 33:8 <b>committee (1)</b> 26:18 <b>Common (2)</b> 13:15;39:21 <b>company (1)</b> 38:9 <b>compared (2)</b> 67:3;71:13 <b>complete (1)</b> 23:15 <b>completely (1)</b> 71:21 <b>comply (2)</b> 48:14;64:14 <b>concept (1)</b> 39:18 <b>concern (15)</b> 8:14;9:14;28:20; 53:7;54:16;58:4;64:9; 68:5,10,22;73:2,5,18, 22;76:23 <b>concerned (6)</b> 9:25;21:1;26:14; 67:2;72:4;73:15 <b>concerns (12)</b> 8:5,17,25;9:21; 14:25;15:3;33:11,24; 35:6;76:19;77:2;84:1 <b>conclude (3)</b> 7:23;13:5;37:4 <b>conclusion (1)</b> 84:7 <b>conclusions (1)</b> 7:6</p>	<p><b>conclusively (1)</b> 34:15 <b>condition (15)</b> 13:3;24:21;26:24; 35:16;42:23;44:24; 57:4;62:2,25;63:18; 64:1;65:2,8;69:24; 73:19 <b>conditions (16)</b> 11:24;12:24;13:1; 20:11;22:3;23:25;25:1, 9;35:19;42:25;46:7; 57:15;73:23;74:3; 75:15;79:1 <b>configuration (3)</b> 62:19,20;76:4 <b>confluence (2)</b> 9:1;38:24 <b>confusing (1)</b> 50:11 <b>confusion (1)</b> 36:1 <b>connect (1)</b> 47:16 <b>Consent (3)</b> 3:15,17,19 <b>conservative (4)</b> 35:10;40:24;45:10; 71:16 <b>consider (11)</b> 9:18;13:6,12;14:7; 22:2;24:25;26:8;27:23; 59:6;61:6;80:4 <b>consideration (7)</b> 5:5;10:4,13;11:1; 54:3;62:14;81:2 <b>considered (5)</b> 15:5;17:1;62:16; 72:25;78:24 <b>considering (1)</b> 24:5 <b>consistent (1)</b> 16:11 <b>constitute (1)</b> 58:24 <b>construction (1)</b> 39:14 <b>consultation (1)</b> 33:2 <b>contemplates (2)</b> 4:24;22:18 <b>continue (4)</b> 14:24;46:25;48:16, 18 <b>continuous (1)</b> 48:7 <b>contour (1)</b> 67:1 <b>contributing (1)</b> 18:1 <b>control (2)</b> 47:8;77:25 <b>conversation (2)</b></p>
--	--	---	--	---

78:17;82:2 <b>convey (2)</b> 37:5;47:1 <b>conveyed (1)</b> 46:8 <b>cooperation (2)</b> 74:4,9 <b>Cordavanoph (1)</b> 11:11 <b>corner (1)</b> 19:15 <b>corners (1)</b> 82:14 <b>corrections (1)</b> 3:16 <b>correctly (1)</b> 9:4 <b>cost (2)</b> 16:23;27:25 <b>Council (1)</b> 4:22 <b>counsel (2)</b> 27:3;32:16 <b>County (4)</b> 8:1;12:18,21;39:15 <b>couple (1)</b> 35:14 <b>course (2)</b> 7:8;30:20 <b>court (1)</b> 6:12 <b>covered (1)</b> 15:17 <b>create (6)</b> 11:4,17;25:18;50:6; 54:7;74:15 <b>created (2)</b> 24:8;27:10 <b>creates (5)</b> 12:9;15:2;19:3;22:5; 25:5 <b>creating (2)</b> 35:24;68:11 <b>Creek (1)</b> 9:2 <b>Criteria (3)</b> 32:12;35:22;37:10 <b>cross (17)</b> 39:24,25;40:15,17, 22;41:1,3,5;42:7; 44:12,13,14,19,22,23; 45:11,11 <b>crossed (1)</b> 76:25 <b>crosshatched (1)</b> 18:23 <b>CRUTCHER (13)</b> 61:8,11,23;62:17; 65:9,20;74:17;75:8,16, 19,22;76:1,7 <b>crux (1)</b> 60:5 <b>cubic (2)</b>	54:11,11 <b>culvert (9)</b> 12:8;24:20;25:4; 35:9,16;44:18,18; 48:14;73:16 <b>culverts (55)</b> 9:15,20,21;11:8,10, 14,17,22;12:1,12,24, 25;13:2,25;22:18,23, 24;23:3;24:15,17,18, 21;25:2,5,11;27:17; 34:18;35:17;46:25; 47:12,14;48:10,10,12; 49:4,11,13;54:17;56:1; 63:3,5,7,10;64:2;66:13, 18,19;68:1;69:11;72:6; 73:7,15;74:12,19,20 <b>current (6)</b> 22:13;25:17;40:8; 44:24;62:19;78:25 <b>currently (5)</b> 10:8,12;20:25;22:16; 45:7 <b>cut (4)</b> 10:18,20,25;21:9 <b>cutting (1)</b> 47:7	<b>December (1)</b> 32:10 <b>decided (1)</b> 81:8 <b>decision (25)</b> 4:16,18,21;5:18; 6:24;7:6;14:12;24:6,6; 25:25;30:17;55:7;59:5; 69:6;70:12;71:6;78:3; 79:25;80:1,5;82:8,24; 83:4,25;84:9 <b>decisions (3)</b> 4:14;13:17;24:25 <b>deemed (1)</b> 77:21 <b>deep (1)</b> 48:6 <b>definitely (3)</b> 29:8;43:7;69:7 <b>definitively (1)</b> 34:15 <b>degree (1)</b> 38:1 <b>delayed (1)</b> 36:18 <b>deliberation (4)</b> 29:4;53:1;59:11; 63:16 <b>deliberations (1)</b> 28:24 <b>delineation (2)</b> 43:11;44:9 <b>demonstrates (2)</b> 34:5,14 <b>demonstrating (1)</b> 37:1 <b>Department (16)</b> 5:10;8:22;15:3;55:1; 59:17,20,25;60:3; 61:16;62:17,20,21; 73:25;74:22;81:20; 84:6 <b>description (1)</b> 46:16 <b>design (11)</b> 31:21;32:6;34:17; 38:3;68:6;76:3,3;79:2, 14,15;80:1 <b>designation (1)</b> 38:20 <b>designed (2)</b> 36:15;79:21 <b>despite (2)</b> 27:2;59:18 <b>detail (2)</b> 33:11;40:14 <b>detailed (1)</b> 37:13 <b>details (1)</b> 35:5 <b>Determination (9)</b> 4:3,17;5:1,10,12; 6:25;31:7;55:7;84:6	<b>determinative (1)</b> 24:9 <b>determined (3)</b> 21:25;33:25;72:11 <b>determining (1)</b> 30:3 <b>develop (2)</b> 12:23;82:10 <b>developed (4)</b> 25:7;39:20;48:1; 78:10 <b>developer (3)</b> 15:4;16:22;31:22 <b>Development (42)</b> 4:5,24;5:11,18;8:14; 10:2,4;14:25;15:19,21; 16:10;17:12;21:23; 23:24;24:1,3;27:14; 31:17,18;34:23;36:13; 37:17;39:14,16,17,18; 47:25;53:22,24;54:3; 59:18;60:18,20;61:21; 62:5,10;63:19;64:13; 70:24;71:13,23;72:25 <b>developments (1)</b> 77:13 <b>development's (1)</b> 36:24 <b>diagonal (1)</b> 82:13 <b>dictated (1)</b> 61:21 <b>dictating (1)</b> 79:16 <b>difference (2)</b> 44:25;72:12 <b>differences (1)</b> 25:18 <b>different (5)</b> 37:5;49:4;74:25; 76:5,11 <b>dig (1)</b> 54:8 <b>diligence (1)</b> 33:16 <b>dimensional (1)</b> 39:24 <b>direction (3)</b> 6:24;7:4;17:19 <b>directly (6)</b> 17:13;19:2;21:7; 22:19;25:4;26:19 <b>director (4)</b> 4:15,20;5:2;7:1 <b>disaster (1)</b> 78:10 <b>discretion (13)</b> 6:17;29:20,23;30:2, 4,12;33:8;34:2;54:1; 80:13;81:13;82:4;84:8 <b>discuss (3)</b> 37:23;61:6,9 <b>discussion (4)</b>	62:8;78:12;83:24; 84:1 <b>discussions (2)</b> 62:11;76:11 <b>dispute (1)</b> 36:6 <b>document (4)</b> 7:5;12:16,19;17:25 <b>documentation (1)</b> 33:2 <b>documented (1)</b> 62:9 <b>dog (1)</b> 68:17 <b>done (18)</b> 8:13;24:4;26:17; 33:16;36:4;38:10;40:5; 42:6;47:23;54:10;59:3; 66:20;68:25;70:13; 77:24;82:3,3;84:4 <b>door (1)</b> 78:11 <b>dotted (2)</b> 18:19;76:25 <b>doubt (1)</b> 78:21 <b>dovetails (1)</b> 13:18 <b>down (14)</b> 19:17,21;20:1;26:15; 40:15;45:6;50:18,19; 66:9;68:16,17,21;69:7; 74:18 <b>downed (1)</b> 73:9 <b>downstream (3)</b> 41:10;42:9;74:6 <b>draft (16)</b> 7:5,5;13:7,9;25:17, 22;26:2,9;36:15;69:20, 21;70:2;71:4,9,14; 84:12 <b>drafts (1)</b> 36:17 <b>drainage (4)</b> 23:7;24:13,18;34:19 <b>Drive (3)</b> 14:21;18:10;74:18 <b>driveway (84)</b> 8:18,21;9:8;10:8,10, 12,15,17;16:4,7,9; 20:23;21:6,14,25;22:5, 5,7,9,11,15;23:4,21; 26:20;27:9,10;34:10, 11,16;35:23;44:15; 45:9;46:6,13,14,17,18, 25;47:3,9;48:4,8;50:3, 5,7,11,19,24,24,25; 51:12,23,25;52:3;54:4, 16;55:16,25;56:2;57:3, 6,8;59:19,22;61:7,17, 22;62:14,15,16,19; 70:18;75:18,21,24;
	<b>D</b>			
	<b>dam (1)</b> 46:21 <b>damage (1)</b> 10:7 <b>damages (1)</b> 81:4 <b>damming (2)</b> 45:3;47:6 <b>dams (1)</b> 17:19 <b>Danielle (4)</b> 5:25;6:16;28:7; 31:14 <b>data (9)</b> 69:22,23,25;70:1; 71:22,25;77:6,19,20 <b>date (1)</b> 26:2 <b>dated (2)</b> 13:10;25:17 <b>days (2)</b> 7:7;82:9 <b>de (1)</b> 31:2 <b>deal (1)</b> 52:16 <b>dealt (1)</b> 56:18 <b>debate (1)</b> 30:20 <b>debris (7)</b> 11:20;12:8;25:3; 73:5,6,12;74:24			

76:3;79:6,16,23;80:21; 81:18,20,24;82:11 <b>dry (2)</b> 23:6;24:15 <b>due (5)</b> 10:13;25:2;33:16; 59:1;62:19 <b>during (17)</b> 13:14;18:19;19:9; 23:9;25:24;46:6;47:2, 3;53:5;67:23;68:16; 73:23;74:12,21;75:2; 76:10;77:21 <b>dynamics (1)</b> 35:2	9:5;12:10;22:10,12, 13;45:9;46:14,18; 47:16;50:11,14;51:16; 52:3,4;53:6;57:3,16,17, 17;66:25,25;72:12 <b>elevations (13)</b> 40:3,4;42:9;45:24; 46:3,19,23;47:2,2,4; 48:8,9;66:24 <b>eligible (1)</b> 36:22 <b>eliminate (4)</b> 16:1,3;27:9;48:17 <b>eliminates (1)</b> 16:17 <b>else (4)</b> 52:8;54:8;65:11; 85:12 <b>elsewhere (2)</b> 35:24;81:25 <b>emergency (4)</b> 22:2,34;13;36:23; 64:16 <b>empathetic (1)</b> 77:1 <b>enables (1)</b> 7:5 <b>encourage (2)</b> 13:12;34:3 <b>encroachment (2)</b> 39:9,11 <b>end (5)</b> 9:7;13:24;18:11; 29:9;52:17 <b>ends (1)</b> 46:5 <b>enforce (1)</b> 67:23 <b>enforceable (1)</b> 35:20 <b>enforced (1)</b> 25:9 <b>enforcement (8)</b> 35:18,19;64:7,14; 72:7,8;73:19;74:2 <b>engaged (1)</b> 74:8 <b>engineer (6)</b> 31:20;33:3;34:1; 37:24;38:4;48:21 <b>engineering (23)</b> 9:10;31:19;32:6,19; 34:14,18;37:1,7,8,20, 25;38:2,2,6;47:23; 48:11;53:4;60:10; 71:22;72:2,9;78:22; 84:4 <b>Engineering's (1)</b> 37:19 <b>engineers (5)</b> 32:6;34:20;37:7; 39:10;72:10 <b>enhanced (1)</b>	9:8 <b>enough (6)</b> 66:3,22,23;67:24; 81:1;83:14 <b>ensure (8)</b> 12:13;16:13;24:18, 22;33:13;34:18;39:12; 44:18 <b>ensures (1)</b> 36:24 <b>ensuring (1)</b> 33:10 <b>entails (1)</b> 59:2 <b>enter (2)</b> 73:21;74:1 <b>enters (1)</b> 20:24 <b>entire (3)</b> 42:16;46:22;48:17 <b>entirely (2)</b> 35:24;57:5 <b>entitled (1)</b> 36:8 <b>entry (1)</b> 28:16 <b>enumerated (1)</b> 12:22 <b>envelope (2)</b> 25:21;26:4 <b>environmental (1)</b> 38:2 <b>envision (1)</b> 14:3 <b>equal (1)</b> 60:24 <b>equals (1)</b> 54:11 <b>Erick (3)</b> 31:19;37:19,22 <b>erosion (3)</b> 10:7;18:24;19:3 <b>error (23)</b> 5:3,6;30:8,13,19; 32:10;33:8,18;34:1; 39:6;54:1;58:6;68:3; 70:5,6;80:13,16,16; 81:1,13;82:3,16;84:8 <b>especially (1)</b> 42:5 <b>essentially (10)</b> 5:4,7,8,24;6:3,5; 50:19;58:3;69:6;82:12 <b>established (2)</b> 34:17;40:3 <b>evaluate (11)</b> 23:20;24:13;32:11; 40:9;42:8;44:12;48:15; 59:17;60:11,13;80:17 <b>evaluated (4)</b> 44:16;47:12;59:22, 25 <b>evaluating (1)</b>	13:13 <b>even (10)</b> 5:6;8:23;19:1;23:9; 33:11;35:10;38:11; 49:5;69:9;83:8 <b>evening (2)</b> 7:15;37:21 <b>event (3)</b> 24:17;36:22;47:3 <b>events (1)</b> 9:4 <b>eventually (1)</b> 27:25 <b>everybody (2)</b> 82:20;85:23 <b>everybody's (1)</b> 8:5 <b>everyone (1)</b> 71:23 <b>everyone's (1)</b> 85:15 <b>evidence (6)</b> 30:25;34:14;58:24; 81:3,5;82:18 <b>evidenced (2)</b> 39:14;84:5 <b>exactly (1)</b> 37:1 <b>examined (1)</b> 36:3 <b>excavation (1)</b> 42:6 <b>excellent (1)</b> 81:11 <b>except (1)</b> 20:7 <b>exchange (1)</b> 54:9 <b>excuse (2)</b> 42:17;43:3 <b>exhausted (1)</b> 77:23 <b>Exhibit (5)</b> 17:21;21:4,22;25:15; 27:1 <b>exhibits (1)</b> 15:15 <b>exist (2)</b> 39:25;40:22 <b>existed (2)</b> 39:19;47:16 <b>existing (21)</b> 16:5,5;20:11,22; 22:15;42:23;45:16; 46:23;47:4,13;57:3,15; 62:3,14,15;71:14; 75:15,18,20,21;76:4 <b>exists (4)</b> 10:11;42:20;48:7; 51:10 <b>exits (1)</b> 46:5 <b>expand (1)</b>	26:5 <b>expectation (1)</b> 25:23 <b>expected (2)</b> 22:3;27:16 <b>expense (1)</b> 70:21 <b>expensive (2)</b> 69:5;79:19 <b>experience (1)</b> 53:16 <b>experiences (2)</b> 17:19;23:9 <b>experts (2)</b> 36:3;37:12 <b>explain (1)</b> 9:20 <b>explanation (1)</b> 50:5 <b>extending (1)</b> 42:20 <b>extensive (2)</b> 34:19;47:23 <b>extensively (1)</b> 38:7 <b>extra (1)</b> 73:16 <b>extreme (1)</b> 20:8
<b>E</b>				<b>F</b>
earlier (2) 53:10;81:14 early (1) 79:20 ease (1) 46:16 easier (4) 21:10;65:22;85:2,3 easily (1) 59:3 east (27) 19:1,2,3,12,20,24,25; 41:10,12,15,23,24; 42:12,19;43:2,8;44:15; 45:3,8;47:13;48:7; 49:8;53:4;55:15;56:18; 57:1;67:3 eastern (9) 20:18;22:10,18,23; 23:4,12;24:15;42:18; 72:19 easy (3) 8:4;73:1;79:5 edge (1) 22:9 EF (1) 40:15 effective (4) 40:6,7,8;43:10 efficiency (1) 49:5 efficient (1) 49:17 effort (2) 40:24;62:4 EG (1) 40:15 either (6) 14:9,15,15;16:17; 28:21;56:9 elements (1) 81:19 elevated (3) 16:4;20:20;26:20 elevation (22)	9:5;12:10;22:10,12, 13;45:9;46:14,18; 47:16;50:11,14;51:16; 52:3,4;53:6;57:3,16,17, 17;66:25,25;72:12 <b>elevations (13)</b> 40:3,4;42:9;45:24; 46:3,19,23;47:2,2,4; 48:8,9;66:24 <b>eligible (1)</b> 36:22 <b>eliminate (4)</b> 16:1,3;27:9;48:17 <b>eliminates (1)</b> 16:17 <b>else (4)</b> 52:8;54:8;65:11; 85:12 <b>elsewhere (2)</b> 35:24;81:25 <b>emergency (4)</b> 22:2,34;13;36:23; 64:16 <b>empathetic (1)</b> 77:1 <b>enables (1)</b> 7:5 <b>encourage (2)</b> 13:12;34:3 <b>encroachment (2)</b> 39:9,11 <b>end (5)</b> 9:7;13:24;18:11; 29:9;52:17 <b>ends (1)</b> 46:5 <b>enforce (1)</b> 67:23 <b>enforceable (1)</b> 35:20 <b>enforced (1)</b> 25:9 <b>enforcement (8)</b> 35:18,19;64:7,14; 72:7,8;73:19;74:2 <b>engaged (1)</b> 74:8 <b>engineer (6)</b> 31:20;33:3;34:1; 37:24;38:4;48:21 <b>engineering (23)</b> 9:10;31:19;32:6,19; 34:14,18;37:1,7,8,20, 25;38:2,2,6;47:23; 48:11;53:4;60:10; 71:22;72:2,9;78:22; 84:4 <b>Engineering's (1)</b> 37:19 <b>engineers (5)</b> 32:6;34:20;37:7; 39:10;72:10 <b>enhanced (1)</b>	9:8 <b>enough (6)</b> 66:3,22,23;67:24; 81:1;83:14 <b>ensure (8)</b> 12:13;16:13;24:18, 22;33:13;34:18;39:12; 44:18 <b>ensures (1)</b> 36:24 <b>ensuring (1)</b> 33:10 <b>entails (1)</b> 59:2 <b>enter (2)</b> 73:21;74:1 <b>enters (1)</b> 20:24 <b>entire (3)</b> 42:16;46:22;48:17 <b>entirely (2)</b> 35:24;57:5 <b>entitled (1)</b> 36:8 <b>entry (1)</b> 28:16 <b>enumerated (1)</b> 12:22 <b>envelope (2)</b> 25:21;26:4 <b>environmental (1)</b> 38:2 <b>envision (1)</b> 14:3 <b>equal (1)</b> 60:24 <b>equals (1)</b> 54:11 <b>Erick (3)</b> 31:19;37:19,22 <b>erosion (3)</b> 10:7;18:24;19:3 <b>error (23)</b> 5:3,6;30:8,13,19; 32:10;33:8,18;34:1; 39:6;54:1;58:6;68:3; 70:5,6;80:13,16,16; 81:1,13;82:3,16;84:8 <b>especially (1)</b> 42:5 <b>essentially (10)</b> 5:4,7,8,24;6:3,5; 50:19;58:3;69:6;82:12 <b>established (2)</b> 34:17;40:3 <b>evaluate (11)</b> 23:20;24:13;32:11; 40:9;42:8;44:12;48:15; 59:17;60:11,13;80:17 <b>evaluated (4)</b> 44:16;47:12;59:22, 25 <b>evaluating (1)</b>	13:13 <b>even (10)</b> 5:6;8:23;19:1;23:9; 33:11;35:10;38:11; 49:5;69:9;83:8 <b>evening (2)</b> 7:15;37:21 <b>event (3)</b> 24:17;36:22;47:3 <b>events (1)</b> 9:4 <b>eventually (1)</b> 27:25 <b>everybody (2)</b> 82:20;85:23 <b>everybody's (1)</b> 8:5 <b>everyone (1)</b> 71:23 <b>everyone's (1)</b> 85:15 <b>evidence (6)</b> 30:25;34:14;58:24; 81:3,5;82:18 <b>evidenced (2)</b> 39:14;84:5 <b>exactly (1)</b> 37:1 <b>examined (1)</b> 36:3 <b>excavation (1)</b> 42:6 <b>excellent (1)</b> 81:11 <b>except (1)</b> 20:7 <b>exchange (1)</b> 54:9 <b>excuse (2)</b> 42:17;43:3 <b>exhausted (1)</b> 77:23 <b>Exhibit (5)</b> 17:21;21:4,22;25:15; 27:1 <b>exhibits (1)</b> 15:15 <b>exist (2)</b> 39:25;40:22 <b>existed (2)</b> 39:19;47:16 <b>existing (21)</b> 16:5,5;20:11,22; 22:15;42:23;45:16; 46:23;47:4,13;57:3,15; 62:3,14,15;71:14; 75:15,18,20,21;76:4 <b>exists (4)</b> 10:11;42:20;48:7; 51:10 <b>exits (1)</b> 46:5 <b>expand (1)</b>	26:5 <b>expectation (1)</b> 25:23 <b>expected (2)</b> 22:3;27:16 <b>expense (1)</b> 70:21 <b>expensive (2)</b> 69:5;79:19 <b>experience (1)</b> 53:16 <b>experiences (2)</b> 17:19;23:9 <b>experts (2)</b> 36:3;37:12 <b>explain (1)</b> 9:20 <b>explanation (1)</b> 50:5 <b>extending (1)</b> 42:20 <b>extensive (2)</b> 34:19;47:23 <b>extensively (1)</b> 38:7 <b>extra (1)</b> 73:16 <b>extreme (1)</b> 20:8

<p>32:19 <b>Federal (1)</b> 36:22 <b>feedback (1)</b> 40:18 <b>feel (6)</b> 29:6;55:10;65:3,4; 73:18;81:9 <b>feeling (2)</b> 69:15;71:1 <b>feet (12)</b> 14:4;21:15;22:12,13, 17;26:20;38:22;45:1; 49:23;51:22;57:3; 82:12 <b>FEMA (10)</b> 25:16;26:2;27:11; 39:9,13;40:14;68:4; 69:20,22;71:9 <b>few (3)</b> 20:12;23:19;49:23 <b>figure (1)</b> 64:25 <b>filed (1)</b> 5:16 <b>filing (1)</b> 8:16 <b>fill (14)</b> 10:18,18,25;11:4; 19:9;21:9,13,15;22:17; 30:6;35:23;44:13;46:7; 54:7 <b>filled (4)</b> 21:19;22:17;46:19; 48:5 <b>filing (3)</b> 16:5,5;23:22 <b>fills (1)</b> 35:23 <b>final (4)</b> 6:10,16;7:7;19:4 <b>finalized (1)</b> 71:6 <b>Finally (3)</b> 26:13;27:6;36:20 <b>find (8)</b> 5:3;16:16;33:7;45:5; 68:3;70:4,5;82:24 <b>finding (2)</b> 5:6;24:6 <b>findings (7)</b> 7:6;23:22;24:6,25; 25:8,25;83:4 <b>fine (6)</b> 57:14;70:8,9,9,10; 80:9 <b>fire (7)</b> 8:22;61:16;62:17,20, 21;74:22;81:20 <b>firm (1)</b> 9:10 <b>first (10)</b> 6:8,14;8:9;10:3;</p>	<p>24:2;35:16;53:23; 60:19;77:21;80:19 <b>fishing (8)</b> 19:15;20:21;26:15, 16;36:5,7,10;56:24 <b>fit (1)</b> 80:9 <b>fits (1)</b> 62:23 <b>fix (1)</b> 63:15 <b>flag (1)</b> 82:11 <b>flat (1)</b> 42:3 <b>flattens (3)</b> 50:7,19;51:8 <b>flaw (3)</b> 30:10,15;31:7 <b>flawed (1)</b> 59:21 <b>flip (5)</b> 17:20;19:17,21; 20:10;26:25 <b>floated (1)</b> 66:21 <b>flood (43)</b> 9:5;11:6,8;12:10,25; 13:3;15:24;16:5,10,14; 19:9;22:3;25:1,19; 26:10,24;27:13,19,24; 34:11;38:19;39:4,8,12, 20;40:1,1;42:9,17,24; 46:6,24;47:2,3;51:16; 54:14;64:15;66:2,11, 12;67:23;74:12;75:7 <b>flooded (4)</b> 67:17,18,18;69:3 <b>flooding (23)</b> 9:4,7;10:6;15:25; 17:6;18:21;26:20,23; 27:18;32:14;36:11; 39:1;63:8;69:24;72:13; 73:5,11,23;74:3,21; 75:3,9;77:2 <b>Floodplain (63)</b> 4:4,24;5:11,18;13:7, 9,10;18:15,22;20:13, 24;21:11;23:24;24:1; 25:13,17,22;26:1,2,4, 11;31:18;32:13;38:20, 25;39:3,5,13,16,17,18; 40:2,6,10;42:5,7,16,18, 19;43:11,14;44:9,15; 45:7;46:22;48:16,18, 18;51:19,19,20;52:1; 61:14;62:5,7,8;63:18; 64:12;68:5,20;71:13; 76:16;82:13 <b>floodplains (3)</b> 40:3;42:1,3 <b>floods (5)</b> 23:9;25:24;67:16;</p>	<p>68:16,25 <b>floodwater (3)</b> 22:7;25:3;32:14 <b>floodwaters (5)</b> 12:7;25:11;34:22; 35:10,11 <b>floodway (10)</b> 26:5;38:21;39:6,7, 10,11;40:10;64:17; 68:4;73:8 <b>flow (7)</b> 19:10;22:6,7;23:11; 40:1;46:24;73:12 <b>flowing (1)</b> 22:4 <b>flows (15)</b> 11:6,8;12:25;13:4; 18:5;19:2;20:1,2,4,18, 19;23:9;34:11;57:1,2 <b>fly (1)</b> 71:24 <b>focus (2)</b> 8:17;72:18 <b>follow (4)</b> 33:12;51:11;53:20; 71:20 <b>follow-up (1)</b> 49:2 <b>foot (4)</b> 8:24;14:4;22:4,11 <b>forces (2)</b> 79:25;80:1 <b>formal (1)</b> 6:20 <b>forth (1)</b> 52:18 <b>forward (1)</b> 81:15 <b>found (4)</b> 12:15;32:10;45:4; 84:7 <b>foundation (1)</b> 26:22 <b>Frenchman's (1)</b> 17:17 <b>frickin' (1)</b> 68:20 <b>fringe (3)</b> 39:2;42:18;44:15 <b>front (1)</b> 7:17 <b>fulfill (1)</b> 70:15 <b>full (1)</b> 66:2 <b>full-time (1)</b> 25:10 <b>fully (1)</b> 17:8 <b>function (7)</b> 32:13;35:25;46:25; 47:1;48:16,19;49:16 <b>functioning (1)</b></p>	<p>75:24 <b>Funds (1)</b> 36:22 <b>further (8)</b> 5:5;10:9;11:4;22:1; 32:11;35:1;64:14;81:2 <b>future (2)</b> 25:9;68:11</p>	<p>23:9;33:11;46:24 <b>greatly (1)</b> 16:2 <b>green (1)</b> 19:5 <b>grid (1)</b> 35:6 <b>ground (5)</b> 46:9,19;47:4,8;48:9 <b>guarantee (1)</b> 67:10 <b>guess (6)</b> 4:7;53:24;54:20; 76:18;80:15;81:12 <b>guesses (1)</b> 67:21 <b>guidance (1)</b> 62:24 <b>Gulch (1)</b> 17:17 <b>guy (1)</b> 66:12 <b>guys (7)</b> 15:13;17:23;23:15; 68:23,23;69:15;71:3</p>
<b>G</b>				<b>H</b>
				<p><b>habitat (1)</b> 60:25 <b>Hailey (1)</b> 12:20 <b>half (1)</b> 68:18 <b>halfway (1)</b> 66:9 <b>hammerhead (10)</b> 51:20;53:14;55:25; 61:16;62:18;72:13,15; 76:4,15;79:23 <b>hand (2)</b> 41:8,9 <b>handling (1)</b> 8:3 <b>hand-ringing (1)</b> 77:3 <b>happen (5)</b> 40:9;67:16;69:8; 73:8;77:11 <b>happened (2)</b> 5:7;42:10 <b>happening (3)</b> 35:3;46:17;55:4 <b>happens (10)</b> 11:13,16;54:18; 67:24,25;68:2,13; 69:12;70:20,21 <b>happy (4)</b> 7:2;14:16;38:17; 55:20 <b>hard (9)</b> 15:11;17:10;18:7; 19:4;20:14;38:16;58:9;</p>

80:22;81:5 <b>Harmony (6)</b> 32:6;40:19;44:17; 48:22;71:9;77:19 <b>Harmony's (1)</b> 48:14 <b>hatched (1)</b> 39:4 <b>hate (1)</b> 69:2 <b>Hazard (5)</b> 12:18;16:14;36:21, 22,23 <b>hazardous (1)</b> 78:7 <b>hazards (3)</b> 25:6;27:13,18 <b>head (1)</b> 85:4 <b>hear (4)</b> 6:14;14:11;31:6; 58:17 <b>heard (5)</b> 53:3;55:13;69:9; 76:23;81:10 <b>hearing (10)</b> 3:24;6:11,12;11:11; 12:11;13:15;28:3; 32:10;71:7;85:25 <b>HEC-RAS (2)</b> 35:4;39:22 <b>height (1)</b> 55:16 <b>Hello (2)</b> 31:11,13 <b>help (6)</b> 7:2;15:15;49:9; 58:19;65:7;85:8 <b>helped (1)</b> 59:4 <b>helpful (2)</b> 55:10,14 <b>helps (1)</b> 58:13 <b>hemming (1)</b> 82:11 <b>here's (1)</b> 31:24 <b>hesitant (1)</b> 64:18 <b>hey (2)</b> 80:20;84:25 <b>Hi (1)</b> 14:20 <b>high (3)</b> 31:12;45:8;46:9 <b>High-8 (1)</b> 35:4 <b>higher (5)</b> 50:25;51:9,22;57:6; 78:8 <b>highest (7)</b> 12:21;50:10,13,23, 24,25;51:10 <b>highlight (3)</b> 40:21;44:23;45:18 <b>highs (1)</b> 51:6 <b>hill (1)</b> 77:9 <b>historic (11)</b> 18:13,16;19:15,15; 20:21;26:12,16,17,18, 21;66:21 <b>history (1)</b> 38:10 <b>hit (2)</b> 23:18;44:22 <b>hold (3)</b> 6:11;38:1;78:8 <b>hole (7)</b> 46:5,7,10,13,15,19; 54:8 <b>home (8)</b> 27:16;29:25;34:9,10, 11,12;54:14;62:6 <b>hopefully (1)</b> 84:13 <b>hoping (1)</b> 69:11 <b>hour (1)</b> 74:1 <b>house (19)</b> 43:18;44:8;61:21,25; 66:5,16,20;67:4,17; 70:21;79:8,9,14,15,15, 22;80:21;81:16,24 <b>houses (1)</b> 68:18 <b>huge (1)</b> 69:11 <b>hump (1)</b> 19:14 <b>hydraulic (1)</b> 47:8 <b>hydraulically (1)</b> 42:8	29:7 <b>immediately (4)</b> 8:19;13:1;14:21; 28:20 <b>impact (11)</b> 8:15;9:11;24:2; 33:10;34:16;37:9; 42:12;53:8;67:24; 72:22;76:6 <b>impacted (2)</b> 60:24;74:24 <b>impactful (3)</b> 79:2,10;80:11 <b>impacts (6)</b> 10:3;11:17;36:24; 37:17;53:23;60:18 <b>implications (2)</b> 74:7,7 <b>importance (1)</b> 23:25 <b>important (9)</b> 18:3;21:25;28:9,23; 33:12;39:7;47:5;53:20; 78:17 <b>imposition (1)</b> 63:1 <b>impossible (1)</b> 25:1 <b>impressive (1)</b> 17:25 <b>improvement (1)</b> 60:25 <b>inadequate (3)</b> 24:13,18;81:4 <b>inappropriate (1)</b> 11:22 <b>Inaudible (4)</b> 20:16;22:25;52:23; 57:11 <b>including (3)</b> 15:20;18:1;32:22 <b>incorporate (1)</b> 84:1 <b>incorporated (2)</b> 38:9;70:1 <b>incorrectly (1)</b> 81:5 <b>increase (6)</b> 22:10,12;26:3;48:10; 49:5;51:24 <b>increases (2)</b> 15:23;25:23 <b>indeed (1)</b> 11:20 <b>indicate (1)</b> 21:12 <b>indicated (1)</b> 54:15 <b>indicates (1)</b> 36:1 <b>indicating (19)</b> 12:17;17:15;18:4; 20:4,6,18,19,20,22;	22:22;25:23;41:19; 44:2;46:4;48:25;50:16; 57:1,2,18 <b>information (14)</b> 5:6,9;15:10;28:17; 29:10;32:11,25;33:17; 36:16;38:17;55:11; 58:4,21;72:17 <b>inherently (1)</b> 78:7 <b>initial (3)</b> 8:10,16;21:24 <b>inlets (1)</b> 25:4 <b>inside (1)</b> 24:19 <b>inspect (4)</b> 12:1;58:23;64:11; 66:1 <b>inspection (5)</b> 24:23;73:23;74:2,11, 11 <b>installed (1)</b> 18:21 <b>instances (1)</b> 71:15 <b>instant (1)</b> 13:8 <b>instead (1)</b> 84:24 <b>instructions (1)</b> 38:15 <b>insufficient (2)</b> 15:6;81:8 <b>insurance (1)</b> 67:13 <b>insure (1)</b> 67:9 <b>intend (1)</b> 7:21 <b>interest (2)</b> 33:9;37:16 <b>interested (1)</b> 79:10 <b>interesting (1)</b> 18:12 <b>interim (2)</b> 13:7;26:9 <b>interior (1)</b> 10:20 <b>interpellate (1)</b> 39:25 <b>into (16)</b> 9:16;19:10;20:1,2; 21:13,13;22:11;28:24; 39:9;54:5;62:7;67:4,4, 19;69:23;82:18 <b>intriguing (1)</b> 45:4 <b>introduce (1)</b> 7:18 <b>invade (1)</b> 64:17	<b>investigate (1)</b> 45:5 <b>involved (1)</b> 7:25 <b>irregular (1)</b> 74:11 <b>i's (1)</b> 76:25 <b>issue (8)</b> 9:17;11:5;18:15; 30:19;56:18;59:16,23; 60:6 <b>issued (1)</b> 4:5 <b>issues (5)</b> 15:6,22;16:10;20:25; 53:25 <b>itching (1)</b> 11:11 <b>items (1)</b> 12:22 <b>iterated (1)</b> 40:18
<b>I</b>		<b>J</b>	
		<b>Jennifer (1)</b> 77:18 <b>job (4)</b> 8:6;23:17;60:10; 85:1 <b>JOHNSON (34)</b> 4:6,9,10;7:11;28:6; 29:5;30:5,8,12,16,18; 31:1,5;52:12;57:23,25; 58:12,16;61:3;63:17, 21,24;64:6,22;65:1; 83:2,7,13,23;84:12,18, 20;85:1,10 <b>judge (1)</b> 38:16 <b>judged (1)</b> 81:9 <b>judging (1)</b> 55:12 <b>junction (1)</b> 17:14 <b>jurisdictions (1)</b> 53:17 <b>justifies (1)</b> 11:3	
<b>K</b>		<b>K</b>	
		<b>keep (1)</b> 62:4 <b>keeping (1)</b> 63:5 <b>kept (4)</b> 24:22;25:2;42:11; 72:6 <b>Ketchum (11)</b> 10:1,23;12:20;13:6;	

<p>16:11;18:2;31:17; 36:20;38:8,11;48:11 <b>Ketchum's (3)</b> 23:23;37:12,14 <b>kind (25)</b> 5:8;6:13,20;7:2; 11:11;15:11;18:18; 30:20;54:20;57:4;62:3, 9;64:18;70:19;73:1,2, 3,11;76:10;80:6,22; 82:6,20;83:3;84:16 <b>known (2)</b> 17:7,8</p>	<p>62:14 <b>leeway (3)</b> 64:16;66:9,10 <b>left (1)</b> 29:24 <b>left-hand (5)</b> 41:9,11,16,17,20 <b>legal (3)</b> 28:12;58:3;64:18 <b>length (2)</b> 49:11,19 <b>less (6)</b> 9:6;68:10;75:15; 79:2,9;80:10 <b>letter (3)</b> 61:12,18;79:3 <b>level (8)</b> 4:19;5:19;7:1;51:1; 80:13;82:1,3;84:1 <b>levels (2)</b> 25:24;26:3 <b>levy (3)</b> 46:21;48:3;70:18 <b>licensed (1)</b> 38:3 <b>lies (1)</b> 10:9 <b>life (1)</b> 72:8 <b>liked (1)</b> 79:20 <b>likely (1)</b> 26:21 <b>Likewise (1)</b> 4:21 <b>limiting (4)</b> 12:24;13:1,3;22:7 <b>line (27)</b> 16:4;18:13;19:5; 21:8;22:19;25:5;26:19; 27:10;31:25;35:7; 40:23;43:2,8,9,10,16; 44:25;50:3,20;52:6; 57:4,17,17;66:8;69:11; 75:25;79:24 <b>lines (4)</b> 18:19;21:12;35:6; 57:16 <b>list (1)</b> 78:19 <b>listing (1)</b> 12:23 <b>litigate (1)</b> 66:5 <b>litigation (3)</b> 66:14,14;69:5 <b>little (6)</b> 17:18;37:24;38:19; 40:13;56:4;84:21 <b>lived (1)</b> 11:13 <b>living (1)</b> 66:2</p>	<p><b>LLC (1)</b> 3:25 <b>load (1)</b> 11:20 <b>local (1)</b> 18:1 <b>localized (1)</b> 76:20 <b>locate (1)</b> 56:5 <b>located (7)</b> 8:18;10:12;14:1; 54:14;61:12;79:22; 81:25 <b>location (23)</b> 8:22;9:1,8,22;10:14, 17;11:3;14:5;17:12; 36:6,12;46:13;54:10; 56:1;61:14,20,21,25; 62:6,15;75:18;81:18, 19 <b>locations (6)</b> 10:5;59:22;60:1; 61:7;80:17,21 <b>logical (2)</b> 15:5;69:10 <b>LOMA (2)</b> 17:3;62:1 <b>LOMAs (1)</b> 69:23 <b>long (6)</b> 11:13;31:13;38:10; 70:5;79:18;80:2 <b>longer (2)</b> 21:19;68:4 <b>look (10)</b> 23:1;25:22;42:25; 46:14;53:12;63:18; 65:2;72:22;80:8;82:8 <b>looked (9)</b> 10:22;42:15,24; 61:11;71:3,12;72:20; 73:3;80:19 <b>looking (13)</b> 21:17;28:18;30:9; 41:9,10,18;42:17;43:1; 53:9;69:8;74:16;75:8; 78:25 <b>looks (4)</b> 12:17;14:3;40:13; 70:19 <b>loops (1)</b> 18:10 <b>lot (20)</b> 20:25;23:15;26:14; 38:10;42:4,5;67:8; 69:2;72:17,18;73:11, 20;74:4;76:5;77:3; 82:10,10,11,12,14 <b>lots (2)</b> 39:15;42:1 <b>low (2)</b> 45:10;48:4</p>	<p><b>lower (5)</b> 47:1;50:10,24;51:8; 52:1 <b>lowest (1)</b> 47:15 <b>low-lying (1)</b> 82:13</p> <p style="text-align: center;"><b>M</b></p> <p><b>maintain (5)</b> 12:5,6;54:24;64:2,12 <b>maintained (6)</b> 12:2,4;24:22;25:2; 35:17;74:13 <b>maintaining (2)</b> 23:25;63:5 <b>maintenance (3)</b> 12:13;35:16;63:2 <b>majority (2)</b> 51:25;62:4 <b>makes (3)</b> 50:20;68:13;85:1 <b>manner (1)</b> 8:12 <b>many (4)</b> 8:8;38:7,7;78:8 <b>map (9)</b> 25:17;26:1,2;36:15; 43:14;61:12,18;69:24; 78:25 <b>mapped (1)</b> 51:21 <b>maps (12)</b> 13:7,10;25:13,16; 26:10;27:11;38:20; 39:20;40:8;68:4;69:20, 22 <b>massive (2)</b> 11:21,21 <b>master's (1)</b> 38:1 <b>match (1)</b> 40:7 <b>matching (1)</b> 46:22 <b>material (1)</b> 43:19 <b>Matt (7)</b> 29:2;61:1;62:23; 78:3;81:12;82:25;85:7 <b>matter (2)</b> 4:25;30:14 <b>matters (3)</b> 8:3;54:10;55:3 <b>Matthew (5)</b> 3:6;4:8,10,12;82:6 <b>may (20)</b> 6:22,24;17:7,8;25:1, 10,10;28:20,23;58:7; 66:25;69:16;70:14,15; 73:24,24;77:9,25; 79:13;85:7</p>	<p><b>maybe (8)</b> 10:23;13:18;79:16, 21;80:17,17;81:23; 82:1 <b>mayor (1)</b> 55:1 <b>MCGRAW (11)</b> 3:7;52:2,5;60:7,13, 21;78:5,20;80:25; 83:15,18 <b>mean (10)</b> 38:21;60:5;63:14; 71:22;75:3;79:13,18; 80:2;81:12;84:22 <b>Meaning (1)</b> 10:18 <b>meaningful (1)</b> 25:19 <b>means (5)</b> 10:10;22:3,3;39:2; 66:18 <b>meant (1)</b> 11:10 <b>mechanism (5)</b> 9:12;70:10,23;72:7,8 <b>mechanisms (1)</b> 64:15 <b>meet (2)</b> 35:22;36:25 <b>meeting (8)</b> 3:4,5,24;14:10;16:8; 27:22;84:14;85:15 <b>meets (6)</b> 33:24;34:12;60:9,9; 79:3,3 <b>member (1)</b> 73:22 <b>Members (3)</b> 7:15;13:23;31:13 <b>memorandum (1)</b> 53:21 <b>mentioned (1)</b> 16:25 <b>mere (1)</b> 54:11 <b>message (1)</b> 36:1 <b>met (2)</b> 78:16;81:6 <b>mic (3)</b> 7:13;56:20;57:12 <b>microphone (2)</b> 31:12;56:21 <b>middle (2)</b> 39:5;66:1 <b>might (6)</b> 38:18;52:14;75:3; 81:16,17,21 <b>migration (1)</b> 18:14 <b>mind (8)</b> 14:6,13;15:11;25:13; 65:23;77:14,23;85:17</p>
<b>L</b>				
<p><b>label (1)</b> 44:6 <b>lack (1)</b> 70:15 <b>land (4)</b> 7:25;14:3,8;23:10 <b>LANDERS (10)</b> 61:24;65:12;69:16, 19;71:8,12;72:16,22; 76:9;85:23 <b>landowner (2)</b> 8:11;12:10 <b>LANE (13)</b> 3:25;4:5,23;14:22; 15:1,21;17:12;18:9; 19:7,10,31;17:43;21; 75:4 <b>language (5)</b> 24:9;29:18;63:25; 84:23;85:8 <b>large (6)</b> 20:7;73:6,7,9;74:15; 81:1 <b>larger (1)</b> 78:12 <b>last (14)</b> 7:20;8:1,3;11:10; 16:25;27:22;29:1,11, 15;32:10;55:24;73:4; 75:12;76:19 <b>later (2)</b> 9:20;66:19 <b>law (1)</b> 7:6 <b>lawyer (1)</b> 70:5 <b>lay (2)</b> 14:3,7 <b>layperson (2)</b> 50:2;77:18 <b>lead (3)</b> 29:10;31:20;78:12 <b>leaning (1)</b> 82:7 <b>least (2)</b> 29:13;60:6 <b>leaving (1)</b></p>				

<p><b>minimized (1)</b> 36:25</p> <p><b>minute (1)</b> 40:24</p> <p><b>missed (2)</b> 64:4;65:8</p> <p><b>missing (2)</b> 10:23,24</p> <p><b>mitigated (2)</b> 35:24;36:25</p> <p><b>Mitigation (4)</b> 12:18;36:21,23; 60:22</p> <p><b>MOCZYGEMBA (13)</b> 3:9,20;47:10,18; 49:2,12,14,18,22,24; 76:14;82:5;83:19</p> <p><b>model (12)</b> 39:21;44:24,25;48:1, 2;49:6;67:8,10,12; 73:18;77:5;78:12</p> <p><b>modeling (7)</b> 34:19;35:1;39:20; 40:5;48:19;77:6;84:4</p> <p><b>models (8)</b> 32:19;40:6,7,7; 42:23;67:20;68:14,14</p> <p><b>modification (1)</b> 31:8</p> <p><b>modify (3)</b> 40:9;55:6;65:5</p> <p><b>money (2)</b> 28:1;66:17</p> <p><b>monitor (1)</b> 27:17</p> <p><b>monitoring (1)</b> 63:1</p> <p><b>more (23)</b> 14:4;15:12;22:10,12; 28:25;32:24,25;35:2,5; 40:13;49:7;64:16;66:7; 68:10;70:7,19;75:15; 78:7,23;79:2;84:22,22; 85:5</p> <p><b>Morgan (1)</b> 71:2</p> <p><b>MORROW (48)</b> 3:3,8,10,12,14,21,23; 4:1,7;7:13;14:18;28:4; 52:8,10,21,25;55:22; 57:21,24;58:11,15; 59:7,12;65:14,17,24; 69:18;70:3;79:5;80:2, 15;82:19,22;83:5,9,14, 16,20,22;84:11,15,19, 21;85:3,11,14,19,21</p> <p><b>most (12)</b> 4:10;25:22;26:20; 39:21;47:24;51:6; 54:10;61:14;68:3; 71:16;74:7,8</p> <p><b>mostly (2)</b> 53:1;84:10</p>	<p><b>motion (6)</b> 3:17;82:22;83:11,13; 85:17,19</p> <p><b>mound (1)</b> 20:7</p> <p><b>Mountain (1)</b> 17:17</p> <p><b>move (13)</b> 3:19,23;10:3;17:18; 24:3;27:9;36:12;42:9; 51:21;53:23;60:19; 62:6;82:23</p> <p><b>moved (2)</b> 27:5;35:6</p> <p><b>moves (1)</b> 21:6</p> <p><b>moving (4)</b> 11:4;19:1;26:23; 54:3</p> <p><b>much (12)</b> 8:17,25,25;13:22; 28:2;31:10;51:14; 53:13;68:23;70:18; 76:6;77:25</p> <p><b>Multi-Jurisdiction (1)</b> 12:18</p> <p><b>multiple (8)</b> 9:15,19;18:1;34:4, 20;60:14;62:10;65:15</p> <p><b>Municipal (2)</b> 10:1;13:6</p> <p><b>Municiple (1)</b> 10:23</p> <p><b>must (1)</b> 65:8</p> <p><b>myself (1)</b> 74:21</p>	<p>62:23;65:6;66:7;68:24; 83:7</p> <p><b>needed (1)</b> 22:1</p> <p><b>needs (4)</b> 65:4;68:24;81:2,9</p> <p><b>neighbor (1)</b> 54:23</p> <p><b>neighborhood (2)</b> 25:24;67:19</p> <p><b>neighboring (17)</b> 5:16,20;8:15;9:16; 17:4;20:2,5;26:5; 33:10;34:16;35:3,12; 37:16;63:6;64:8,19; 67:6</p> <p><b>neighbors (10)</b> 7:19;15:20;32:17,22; 67:24,25;70:12,14; 79:3,10</p> <p><b>neighbor's (6)</b> 21:18;33:14;34:22; 35:8;48:20;80:4</p> <p><b>Neil (4)</b> 55:2;71:20;72:4; 78:6</p> <p><b>Nevada (1)</b> 38:4</p> <p><b>new (19)</b> 5:9,10,11;28:16; 31:5;32:15,18;36:15; 37:4;39:17,18;40:17; 58:3,21,24;59:6;60:25; 69:21;70:21</p> <p><b>next (54)</b> 4:19;17:20,21,22; 20:10;21:3,4,21,22; 25:15;26:25;27:1; 31:22,23;32:6,8;33:4,5, 20,21;34:6,7,23,24; 35:12,13,20;38:12,13; 40:10,12;41:1,2;42:13, 14,18;44:20,21,23; 45:13,14,18,19,22; 46:10,11;47:19,21; 54:7;68:25;75:6,13; 78:11;84:14</p> <p><b>nice (2)</b> 7:16;80:10</p> <p><b>Nick (2)</b> 7:18;14:20</p> <p><b>nonetheless (1)</b> 77:14</p> <p><b>no-rise (1)</b> 39:11</p> <p><b>normal (1)</b> 48:13</p> <p><b>normally (1)</b> 73:17</p> <p><b>north (8)</b> 11:4;14:21,22;17:13; 18:10;21:7;45:21; 61:17</p>	<p><b>northern (5)</b> 10:19;21:11;22:9; 40:22;79:24</p> <p><b>note (5)</b> 13:18;20:12;21:25; 28:15;47:6</p> <p><b>notebook (1)</b> 29:25</p> <p><b>notice (4)</b> 13:22;32:17;59:2; 64:11</p> <p><b>noting (1)</b> 84:2</p> <p><b>notwithstanding (1)</b> 72:11</p> <p><b>novo (1)</b> 31:2</p> <p><b>nuisance (1)</b> 64:17</p> <p><b>number (6)</b> 18:2,8,12;48:10; 52:2;54:25</p> <p><b>Numerous (2)</b> 23:22;32:21</p>	<p><b>occurs (2)</b> 63:8;75:9</p> <p><b>October (1)</b> 16:8</p> <p><b>off (6)</b> 37:3;47:6,7;48:7; 56:20;57:11</p> <p><b>offer (1)</b> 31:1</p> <p><b>office (2)</b> 6:2;55:1</p> <p><b>offset (1)</b> 11:4</p> <p><b>offsetting (1)</b> 24:7</p> <p><b>off-topic (1)</b> 84:15</p> <p><b>once (6)</b> 4:11;21:17;22:21; 31:16;50:1;79:25</p> <p><b>one (33)</b> 3:16;5:4;6:8,20; 11:23;12:4,21;15:9; 17:20;19:6;21:3,14,21; 22:4;26:25;27:21; 29:10,21,24;35:21; 39:18;41:19;43:3; 52:17;56:9;58:1;63:9; 64:22;65:24;72:3,23, 24;84:23</p> <p><b>one- (1)</b> 39:23</p> <p><b>one-for-one (1)</b> 54:9</p> <p><b>ones (1)</b> 73:7</p> <p><b>one-to-one (4)</b> 10:17,25;11:3;54:5</p> <p><b>only (8)</b> 15:7;26:11,23;55:17; 59:20;65:25;69:20; 81:13</p> <p><b>on-site (4)</b> 13:19;14:7,9;53:17</p> <p><b>onto (4)</b> 11:25;12:19;42:21; 67:18</p> <p><b>opening (2)</b> 7:22;8:16</p> <p><b>opinion (1)</b> 77:19</p> <p><b>opportunity (5)</b> 6:5;29:12;32:17; 53:11;73:21</p> <p><b>opposed (1)</b> 83:20</p> <p><b>Options (1)</b> 6:24</p> <p><b>orange (2)</b> 21:12;39:3</p> <p><b>order (2)</b> 3:5;6:4</p> <p><b>ordinances (1)</b></p>
	<b>N</b>		<b>O</b>	
	<p><b>name (3)</b> 7:16;31:14;37:22</p> <p><b>native (1)</b> 46:18</p> <p><b>natural (2)</b> 23:25;35:25</p> <p><b>naturally (1)</b> 19:1</p> <p><b>nature (1)</b> 11:21</p> <p><b>Nay (2)</b> 83:21,22</p> <p><b>near (1)</b> 53:14</p> <p><b>nearby (1)</b> 48:9</p> <p><b>necessarily (6)</b> 46:20;47:6;48:6; 61:25;62:9;73:12</p> <p><b>necessary (2)</b> 37:10;57:1</p> <p><b>need (9)</b> 28:25;56:12,15;58:2;</p>			

<p>16:12 <b>ordinary (1)</b> 53:18 <b>Oregon (1)</b> 38:5 <b>original (4)</b> 26:22;36:6;77:20; 82:7 <b>Originally (2)</b> 40:16;45:17 <b>Osborne (31)</b> 7:18,22;10:22;14:11, 14,20,20;17:22;19:23; 20:17;21:5,23;23:1; 25:16;27:2;37:9;41:13, 14;42:12,19,21;43:21, 23;44:1;53:5;56:8,20, 22;57:13,20;69:9 <b>Osbornes (9)</b> 5:21;6:8;9:3;11:6; 32:2,22;41:14;53:3; 54:22 <b>Osbornes' (3)</b> 8:19;44:8;54:8 <b>Osborne's (2)</b> 9:16;12:5 <b>others (2)</b> 17:6,9 <b>ourselves (2)</b> 66:15;67:15 <b>out (27)</b> 12:7,12;18:7;19:14; 20:14;22:22;26:1; 34:11;41:25;45:5,23; 49:7;50:7;51:8,10; 53:10,17;54:14;55:3, 18;58:2;63:10;64:8,25; 66:12;75:15,23 <b>outcome (1)</b> 83:12 <b>outlet (1)</b> 67:3 <b>outline (1)</b> 83:3 <b>outside (8)</b> 44:9;48:13;51:18,20; 61:13;62:5,7;76:15 <b>over (16)</b> 4:2;6:16;7:12;22:4, 13,22;28:7;34:21; 37:13,18;46:25;51:17; 56:25;69:22;74:14; 75:6 <b>overarching (1)</b> 36:1 <b>overbank (1)</b> 75:9 <b>override (1)</b> 24:11 <b>overview (1)</b> 16:24 <b>own (5)</b> 9:10;17:2;28:1;77:3;</p>	<p>84:25 <b>owned (1)</b> 17:4 <b>owner (19)</b> 5:17,21;14:20;15:20; 16:18,19;35:20;62:1; 63:2,4,7,8,11;64:2,9, 11,13,19;81:22 <b>owners (3)</b> 25:10;70:21;74:4 <b>owning (1)</b> 76:20 <b>owns (1)</b> 12:10</p> <p style="text-align: center;"><b>P</b></p> <p><b>P&amp;Z (2)</b> 13:12;16:7 <b>P23-014B (1)</b> 4:4 <b>package (1)</b> 65:7 <b>packages (1)</b> 43:19 <b>packet (2)</b> 56:6;73:8 <b>page (8)</b> 9:24;20:10;56:5,5; 65:9,13;75:11,12 <b>pages (1)</b> 56:6 <b>paper (1)</b> 53:9 <b>paralegal (1)</b> 12:15 <b>parallel (1)</b> 49:7 <b>parameters (1)</b> 40:2 <b>part (14)</b> 3:24;26:13;29:4,9, 23;39:6;45:16;55:7; 58:9,10;62:10;63:15; 74:8;80:1 <b>participates (1)</b> 36:21 <b>particular (2)</b> 4:23;12:23 <b>particularly (5)</b> 4:12;11:23;27:18; 36:9;58:20 <b>parties (7)</b> 5:15;6:5;18:1;28:9; 30:21;63:9;64:21 <b>party (4)</b> 5:16;12:11;29:21,22 <b>pass (2)</b> 11:8;37:3 <b>passage (2)</b> 13:3;35:9 <b>PASSOVOY (79)</b> 3:11,18;29:2,14;</p>	<p>30:6,11,14,17,22;31:4, 9;41:17,20,23;43:3,6, 12,15,18,25;44:3,5,7, 10;46:1;50:1,9,15,18, 22;51:3,5,7;52:23; 55:23;56:9,12,17; 57:10,19;58:13;59:10, 13;60:2,15;61:1,5,9,20; 62:12,22;63:20,23; 64:4,20,24;65:6,10,16, 18,22;71:2,11,19; 72:21;74:10;75:2,10, 25;78:2,18;79:12; 80:12;81:11;82:23; 83:10,17;85:7,20 <b>past (2)</b> 20:23;34:21 <b>path (1)</b> 15:7 <b>patience (1)</b> 8:2 <b>pay (2)</b> 56:10;67:12 <b>pen (1)</b> 56:14 <b>people (4)</b> 60:14;64:23;69:2; 70:4 <b>percent (5)</b> 39:1,3;54:18,19; 73:16 <b>perfect (2)</b> 72:1,1 <b>perhaps (2)</b> 11:2;76:5 <b>perimeter (2)</b> 21:6,7 <b>Permit (9)</b> 4:5,24;5:11,18; 63:19,25;64:2,13; 71:13 <b>permits (1)</b> 42:6 <b>person (1)</b> 66:4 <b>personally (4)</b> 9:3;13:16;14:2; 47:24 <b>perspective (4)</b> 7:24;8:23;59:2; 73:14 <b>ph (2)</b> 77:18;81:23 <b>phase (1)</b> 59:11 <b>PhD (1)</b> 38:2 <b>phone (1)</b> 54:25 <b>photo (1)</b> 18:8 <b>photographs (1)</b> 11:16</p>	<p><b>photos (4)</b> 21:17;36:6;41:13; 56:24 <b>physically (1)</b> 53:13 <b>picture (5)</b> 27:4;41:21;43:20; 55:24;56:13 <b>pictures (2)</b> 17:10;23:5 <b>piece (1)</b> 53:9 <b>pink (1)</b> 18:23 <b>pitch (1)</b> 55:20 <b>place (6)</b> 21:19;22:20;23:12; 62:3;78:7,9 <b>placed (5)</b> 11:24;14:4;21:13,13; 47:14 <b>placement (3)</b> 9:15,19;79:15 <b>placements (1)</b> 80:22 <b>places (3)</b> 26:17;66:24;78:13 <b>Plan (18)</b> 12:18,23;15:1,2,3; 20:12;21:2,5,23,24; 22:17;27:25;36:21,24; 59:21,24,24;60:9; 81:24 <b>plane (1)</b> 71:24 <b>planned (2)</b> 24:13;54:17 <b>Planning (24)</b> 3:3;4:14,14,15,20, 20;5:1,10,18;6:25; 13:17;15:3;25:8,32,3; 54:25;59:17,20,25; 60:3;63:14,14;73:22; 82:24;84:6 <b>plans (3)</b> 15:21;16:3;21:24 <b>play (2)</b> 28:24;54:5 <b>please (9)</b> 21:3;31:22;32:7; 33:4,20;34:6;35:12; 47:9,11 <b>plugged (2)</b> 11:17;12:8 <b>pm (3)</b> 3:2,25;85:25 <b>point (26)</b> 11:2,15;14:8;18:8; 22:22;27:24;34:21; 41:25;45:23;50:10,23, 25;51:17;52:2;57:6,9; 69:17;70:6;72:23,24;</p>	<p>78:2;80:9,18;81:12; 82:6;83:2 <b>pointer (2)</b> 17:11;18:8 <b>points (3)</b> 23:19;35:15;37:6 <b>pool (1)</b> 76:17 <b>poor (1)</b> 24:19 <b>poorly (1)</b> 24:13 <b>portion (6)</b> 18:4;21:11;56:1; 72:19;76:5;77:9 <b>poses (1)</b> 36:13 <b>possible (3)</b> 65:19;72:9;79:4 <b>postconstruction (1)</b> 43:1 <b>postdevelopment (1)</b> 42:25 <b>potential (3)</b> 8:14;25:3;27:12 <b>potentially (1)</b> 9:13 <b>Powell (48)</b> 31:20;37:19,21,22; 38:14;40:13;41:3,19, 22,24;42:15;43:5,9,14, 17,24;44:1,4,6,8,11,21; 45:15,20,23;46:3,12; 47:14,19,22;49:1,10, 13,16,19,23;50:8,13, 17,21;51:2,4,6,13,15; 52:4,7,11 <b>practical (1)</b> 5:8 <b>practices (3)</b> 34:18;37:2;48:11 <b>practicing (1)</b> 37:25 <b>prayer (1)</b> 69:14 <b>precise (1)</b> 35:2 <b>predict (1)</b> 77:25 <b>predicted (1)</b> 77:4 <b>prepared (4)</b> 11:15;17:25;21:24; 31:18 <b>preponderance (1)</b> 30:25 <b>present (2)</b> 15:15;62:19 <b>presentation (2)</b> 14:16;19:5 <b>preserve (2)</b> 35:25;36:10 <b>preserved (1)</b></p>
---	---	---	---	---

<p>19:16 <b>pressing (1)</b> 52:18 <b>pretend (1)</b> 41:6 <b>prevent (3)</b> 15:19;18:21;35:11 <b>previous (2)</b> 9:14;13:15 <b>previously (3)</b> 4:25;42:10;69:22 <b>primarily (1)</b> 39:23 <b>primary (1)</b> 59:15 <b>prior (6)</b> 15:20;17:2;25:16; 32:9;33:23;34:25 <b>priority (5)</b> 10:3;12:21;24:2; 53:23;60:19 <b>private (2)</b> 8:11;27:18 <b>probability (1)</b> 39:1 <b>probably (2)</b> 7:20;58:22 <b>problem (7)</b> 31:13;65:24;68:12; 75:6;79:20;23;81:21 <b>problematic (1)</b> 15:24 <b>procedural (1)</b> 30:19 <b>proceeds (1)</b> 13:1 <b>process (21)</b> 4:11,18;5:1;7:9; 12:11;15:1;16:20; 23:20;24:12;33:14; 39:21;40:16;59:2;65:2, 25;69:4,5;71:10,17; 79:19;80:3 <b>professional (1)</b> 38:4 <b>profound (1)</b> 53:7 <b>prohibit (1)</b> 39:13 <b>project (7)</b> 4:23;12:22;27:15; 31:20;44:25;72:19; 74:16 <b>projects (1)</b> 74:17 <b>promise (1)</b> 7:21 <b>prompted (1)</b> 8:24 <b>prone (1)</b> 15:25 <b>proper (2)</b> 24:18;34:18</p>	<p><b>properties (7)</b> 11:19;18:6,14,20; 26:6;35:3;67:7 <b>property (118)</b> 5:17,21;7:19;8:11, 12,15,15,19,20,25;9:8, 16,17;10:13,19,21; 11:6;12:1,3,10;13:9,20, 25;15:2,4,24;16:4,17, 19,22;17:2,4;18:9,11; 19:7,7,16,18,19;20:1,2, 4,5,11;21:7,7,8,18; 22:8,19,21;25:5,6; 26:11,19;27:10,18; 33:10;34:16,22;35:7,8, 12,20;36:12,14;37:9, 17;40:17,23;41:13; 42:21,22;43:1,2,21,23; 44:1,25;47:24;48:20; 49:4;50:2;52:5;53:8, 12;54:8;58:23;61:13; 63:7,10,11;64:2,3,8,11, 13,19;66:8,11;67:9; 69:3,11,21,25;72:19, 23;73:21;74:1,4,5; 76:21;77:3;78:10; 79:24;80:4,5;81:21 <b>property-owner (1)</b> 74:9 <b>proposal (3)</b> 61:11;78:23,24 <b>propose (1)</b> 40:9 <b>proposed (33)</b> 8:18,21;9:13;10:2,6, 9,18,20;13:11,12;14:1; 15:23;23:21;24:2,17; 25:7;27:11,22;42:21; 44:14,24;45:9;46:6,13; 48:4,8;53:22;55:16; 59:18,19;60:18,23; 76:12 <b>protect (2)</b> 37:16;74:5 <b>protected (1)</b> 33:13 <b>protection (2)</b> 36:8,9 <b>protects (2)</b> 33:14;37:15 <b>provide (4)</b> 6:20;22:1;37:19; 77:17 <b>provided (13)</b> 6:4,8;14:10;23:7,14; 24:14;32:25;72:17; 73:7;77:20,21;81:6; 84:5 <b>providing (1)</b> 82:18 <b>provision (2)</b> 10:25;24:11 <b>provisions (1)</b></p>	<p>23:23 <b>public (3)</b> 3:24;37:15,15 <b>pulled (1)</b> 75:23 <b>purchased (1)</b> 26:14 <b>purchasing (1)</b> 17:2 <b>Purpose (2)</b> 16:12;74:2 <b>purposes (2)</b> 5:8;41:4 <b>Pursley (1)</b> 6:1 <b>pursue (1)</b> 16:20 <b>pushing (1)</b> 61:16 <b>put (6)</b> 6:13;7:2;58:18; 65:18;66:8;78:18 <b>puts (1)</b> 69:6 <b>putting (3)</b> 46:20;62:7;69:10</p>	<p>18:3 <b>read (2)</b> 57:16;65:23 <b>reading (2)</b> 59:9,15 <b>real (4)</b> 11:5;65:1;72:8;79:5 <b>realize (1)</b> 28:7 <b>really (26)</b> 4:15;19:4;28:8,18; 29:17;30:2;31:6;41:25; 45:5,6;46:17;47:5; 49:10;53:10;55:17; 68:6,12,13,24;70:7; 73:20;77:24;78:17; 79:8;80:3;84:24 <b>realm (3)</b> 65:5;72:1,2 <b>reason (5)</b> 7:1;26:13;69:20; 80:8,20 <b>reasonable (3)</b> 10:15;63:4;74:1 <b>reasons (2)</b> 15:17;23:14 <b>rebut (1)</b> 29:13 <b>rebuttal (4)</b> 28:21;52:13,17,20 <b>recall (3)</b> 7:20;9:4;11:10 <b>received (1)</b> 5:9 <b>recent (2)</b> 25:22;68:4 <b>recently (1)</b> 74:19 <b>recognize (1)</b> 8:10 <b>recommend (2)</b> 27:8;48:12 <b>recommendation (2)</b> 4:3;48:15 <b>recommended (1)</b> 44:17 <b>record (2)</b> 28:18;31:15 <b>red (3)</b> 18:23;21:12;39:4 <b>redesign (5)</b> 36:18;68:8;79:11,13; 81:24 <b>redesigned (1)</b> 79:6 <b>redesigning (2)</b> 79:7,8 <b>reduce (4)</b> 16:2;49:10,19,20 <b>reevaluate (1)</b> 77:16 <b>reevaluated (1)</b> 79:22</p>	<p><b>reevaluation (1)</b> 82:17 <b>refer (1)</b> 40:4 <b>referenced (2)</b> 12:16;53:4 <b>referred (5)</b> 39:5,22;46:2;53:21; 56:23 <b>regard (4)</b> 7:17;32:12;53:7; 54:4 <b>regarded (1)</b> 8:13 <b>Regardless (1)</b> 78:9 <b>regular (1)</b> 74:11 <b>regularly (1)</b> 74:25 <b>Regulation (1)</b> 26:7 <b>regulations (2)</b> 23:23;64:15 <b>reimbursement (1)</b> 63:11 <b>reiterate (1)</b> 33:6 <b>rejected (1)</b> 16:21 <b>relation (1)</b> 47:12 <b>relies (1)</b> 24:6 <b>rely (3)</b> 36:17;77:6,18 <b>remains (1)</b> 26:21 <b>remand (8)</b> 5:5;7:1;14:12;31:8; 42:10;58:6;79:11;84:3 <b>remanded (2)</b> 73:17;76:24 <b>remediate (1)</b> 59:21 <b>remember (2)</b> 29:25;30:1 <b>remove (1)</b> 12:8 <b>render (1)</b> 59:5 <b>rendering (1)</b> 57:15 <b>repeatedly (1)</b> 36:13 <b>replace (1)</b> 60:24 <b>reply (6)</b> 6:9,16;8:17;12:16; 13:5,19 <b>report (3)</b> 28:8,15;75:12 <b>reports (1)</b></p>
		<b>Q</b>		
		<p><b>quality (1)</b> 60:24 <b>quarter (1)</b> 57:8 <b>quasi-judicial (2)</b> 6:7,13 <b>quick (2)</b> 28:8;47:10 <b>quickly (1)</b> 71:17 <b>quite (4)</b> 18:7;19:4;29:1;34:2</p>		
		<b>R</b>		
		<p><b>raise (3)</b> 22:6;53:6,13 <b>raised (8)</b> 8:5,23;9:17;22:1; 23:10;48:2;72:4;79:19 <b>Raising (1)</b> 22:5 <b>ran (2)</b> 18:20;42:24 <b>range (2)</b> 45:24;51:17 <b>Rather (4)</b> 24:5;42:16;52:17; 77:18 <b>ratio (1)</b> 54:5 <b>rationale (1)</b> 10:16 <b>Reach (1)</b></p>		

<p>77:7  <b>represented (3)</b>                      5:21,25;6:15  <b>representing (1)</b>                      31:16  <b>request (1)</b>                      27:6  <b>requested (2)</b>                      59:21;76:10  <b>requests (1)</b>                      32:24  <b>require (4)</b>                      16:23;24:1;27:11;                      79:13  <b>required (9)</b>                      24:22;39:10;47:25;                      62:18;63:15;64:12;                      72:20;81:18,20  <b>requirement (6)</b>                      35:22;36:25;54:16;                      61:15;62:25;63:12  <b>requirements (4)</b>                      33:25;34:13;36:3;                      62:21  <b>requires (6)</b>                      16:18,18;33:1;39:10;                      40:5;60:16  <b>requiring (1)</b>                      64:1  <b>residence (7)</b>                      17:3;25:7;51:22,22,                      24;61:12,15  <b>residential (1)</b>                      47:25  <b>residents (1)</b>                      25:10  <b>resource (2)</b>                      77:15;82:17  <b>respects (1)</b>                      8:8  <b>respond (3)</b>                      8:4;34:4;56:8  <b>Respondent (1)</b>                      5:25  <b>response (7)</b>                      6:10,20;7:10;9:24;                      52:9;55:2;82:21  <b>responsibilities (1)</b>                      70:16  <b>responsibility (4)</b>                      16:14;27:12,17;60:8  <b>responsible (2)</b>                      63:5;68:2  <b>rest (1)</b>                      33:15  <b>result (7)</b>                      5:4;15:7;22:4;26:22;                      34:22;62:21;69:24  <b>resulting (2)</b>                      23:24;59:21  <b>return (1)</b>                      26:3  <b>reversal (1)</b></p>	<p>14:11  <b>reverse (2)</b>                      7:1;55:6  <b>review (29)</b>                      4:3;12:22,22;13:20,                      22;14:7;15:1;16:20;                      18:2;23:16,20;24:12;                      26:16;28:12,13,23;                      29:15,17,18;30:3;31:2;                      32:5;34:6;37:14;53:25;                      55:11;58:12;77:22;                      84:17  <b>reviewed (7)</b>                      34:14,20;37:11,12;                      48:20;62:4;74:18  <b>reviewing (1)</b>                      28:11  <b>reviews (1)</b>                      53:17  <b>rewrite (1)</b>                      84:16  <b>rhetorically (1)</b>                      54:2  <b>rich (1)</b>                      69:2  <b>rid (1)</b>                      67:1  <b>ridges (1)</b>                      66:24  <b>right (36)</b>                      3:23;4:1;7:11;11:25;                      12:3;17:14;19:25;                      20:21;30:11;31:24;                      40:22,25;41:7,7,8,19;                      45:2,20;49:22,24;                      50:21;58:11;59:7;63:7,                      20;66:8;67:4,4,10;                      68:25;70:24;74:4;                      76:16;78:20;79:24;                      80:23  <b>right-of-way (1)</b>                      66:11  <b>rights (4)</b>                      8:11;33:13,14;80:4  <b>riparian (1)</b>                      60:25  <b>Riprap (2)</b>                      18:18,20  <b>rise (9)</b>                      12:9;14:3;35:8,11;                      39:10;44:19;48:19;                      49:6;80:12  <b>rises (2)</b>                      82:1,3  <b>risk (12)</b>                      15:2,24;16:17,18,19;                      25:19;26:23;36:13;                      72:5,9,13;74:6  <b>risks (2)</b>                      16:1;23:24  <b>River (32)</b>                      9:2;11:18,19,19;                      14:21;17:14,16,18,23;</p>	<p>18:3,5,10,17,19,25,25;                      23:8;26:12,22;35:25;                      37:8;38:7,23;41:6,8,                      10;43:16;68:19,20;                      74:18;77:4;78:1  <b>river's (1)</b>                      35:2  <b>road (1)</b>                      69:7  <b>roads (1)</b>                      12:23  <b>robes (1)</b>                      6:14  <b>rock (1)</b>                      26:22  <b>rocky (1)</b>                      17:18  <b>role (2)</b>                      6:7;33:7  <b>roll (1)</b>                      3:6  <b>roofs (1)</b>                      43:22  <b>room (3)</b>                      17:18;49:3;66:2  <b>roughness (1)</b>                      40:2  <b>ruined (1)</b>                      66:20  <b>rules (2)</b>                      67:6;81:8  <b>run (6)</b>                      9:16;19:6;22:11;                      67:4;73:18;74:6  <b>runs (2)</b>                      18:10;64:3</p>	<p><b>saw (5)</b>                      9:14;23:5;25:20;                      55:18;59:4  <b>saying (6)</b>                      11:12;28:19;37:4;                      41:15;70:8;71:20  <b>scale (2)</b>                      38:22;73:7  <b>scenarios (1)</b>                      62:10  <b>schedule (1)</b>                      6:3  <b>Scheduling (1)</b>                      6:3  <b>scope (2)</b>                      35:1;55:12  <b>scratch (1)</b>                      31:3  <b>screen (1)</b>                      65:20  <b>screw (3)</b>                      66:5,17;70:22  <b>second (10)</b>                      3:20;8:8;9:24;19:17;                      32:2;33:4;43:4;83:15;                      85:18,20  <b>Section (16)</b>                      16:12;20:20;23:10;                      28:14;40:15,22;41:1,3;                      44:13,14,19,24;45:11,                      12;53:21;56:2  <b>sections (8)</b>                      18:23;39:24;40:1,17;                      41:5;42:8;44:12,22  <b>seeing (1)</b>                      41:12  <b>seem (1)</b>                      67:3  <b>seemed (2)</b>                      61:14,17  <b>seems (6)</b>                      54:6;59:23;60:5;                      62:24;63:3;69:13  <b>sees (1)</b>                      73:11  <b>Send (2)</b>                      27:7;63:13  <b>senior (2)</b>                      37:24;38:8  <b>sense (4)</b>                      13:15;19:8,11;51:9  <b>sent (2)</b>                      77:16;81:22  <b>separated (2)</b>                      20:6,20  <b>series (2)</b>                      50:20;51:1  <b>seriously (2)</b>                      71:18;80:3  <b>serve (2)</b>                      13:3;34:10  <b>serves (1)</b>                      34:12</p>	<p><b>servicing (1)</b>                      5:24  <b>session (1)</b>                      4:2  <b>set (1)</b>                      69:23  <b>setting (2)</b>                      66:15;67:15  <b>seven-year (1)</b>                      69:4  <b>several (1)</b>                      40:18  <b>shall (5)</b>                      10:3;24:3;53:23;                      60:19,23  <b>share (1)</b>                      15:10  <b>shared (2)</b>                      15:2;25:4  <b>shed (2)</b>                      36:10;56:23  <b>shed's (1)</b>                      36:7  <b>sheet (2)</b>                      32:13;73:11  <b>shifted (1)</b>                      16:9  <b>shifting (1)</b>                      25:14  <b>short (1)</b>                      31:12  <b>shovel (1)</b>                      12:12  <b>show (5)</b>                      25:16;34:21;38:23;                      57:14,14  <b>showed (3)</b>                      26:18;35:7;56:24  <b>showing (4)</b>                      11:16;40:14;41:14;                      75:18  <b>shown (3)</b>                      18:4;36:13;55:25  <b>shows (9)</b>                      21:11;37:8;41:3;                      44:21;46:12;48:19;                      49:6;55:25;75:14  <b>sic (1)</b>                      54:15  <b>side (16)</b>                      19:18,19,21:20;                      28:21;29:10;41:9,10,                      11,16,17,20;56:25;                      58:3;64:18;73:19;                      77:17  <b>sides (1)</b>                      15:20  <b>signed (1)</b>                      12:19  <b>significant (7)</b>                      9:21;14:25;25:18;                      26:9;27:19;59:19;71:5  <b>significantly (1)</b></p>
		<b>S</b>		
		<p><b>safety (1)</b>                      37:15  <b>sailed (1)</b>                      31:13  <b>sake (1)</b>                      46:16  <b>sale (2)</b>                      25:8;69:1  <b>same (14)</b>                      5:1;25:20;33:22;                      37:6;38:8;43:1;45:9;                      46:13;49:15;56:16;                      60:14;64:23;65:15;                      77:10  <b>satellite (1)</b>                      36:6  <b>satisfactory (1)</b>                      65:3  <b>satisfied (1)</b>                      72:2  <b>satisfies (1)</b>                      37:14  <b>save (1)</b>                      29:8</p>		

<p>9:6 <b>similar (5)</b> 8:9;47:9;48:9;74:17; 75:23 <b>simple (2)</b> 16:2;27:20 <b>simpler (1)</b> 83:24 <b>simply (4)</b> 8:25;22:6;24:10; 69:25 <b>single (6)</b> 23:6;34:9,10;71:12; 72:23,24 <b>sit (1)</b> 53:9 <b>site (35)</b> 13:11,23;15:10,19, 21,25;16:7,11,25;17:1, 4,6,13,15,16;24:8; 25:20;26:1,3,4,5;35:8; 36:18;53:13,55:11; 58:2,5,17;59:1,3,4; 68:8;75:21;79:1;84:2 <b>site's (1)</b> 34:17 <b>sits (1)</b> 27:3 <b>sitting (3)</b> 6:7,12;8:4 <b>situated (1)</b> 10:9 <b>situation (2)</b> 11:9;77:10 <b>situations (2)</b> 64:16;73:25 <b>six (2)</b> 80:20,21 <b>six-year (1)</b> 69:4 <b>skipped (1)</b> 28:7 <b>Slette (14)</b> 5:22;6:15;7:12,15, 16;14:18;53:2,2;55:22, 24;56:7,10,14;58:22 <b>slide (34)</b> 31:22,23;32:6,8; 33:4,5,20,21;34:6,7,23, 24;35:12,13;38:12,13; 40:11,12;41:1,2;42:13, 14;44:20,21;45:13,14, 19,22;46:10,11;47:20, 21;75:13;77:9 <b>slightly (1)</b> 21:10 <b>small (2)</b> 74:14;75:5 <b>smooth (1)</b> 42:2 <b>snow (1)</b> 17:19 <b>solution (4)</b></p>	<p>11:22;24:19;27:7; 72:9 <b>solutions (1)</b> 27:20 <b>Somebody (2)</b> 65:10;81:15 <b>somehow (1)</b> 48:17 <b>someone (3)</b> 11:2;66:16;81:1 <b>sometimes (1)</b> 24:19 <b>somewhere (2)</b> 51:17;54:8 <b>Sorry (8)</b> 5:23;17:10;19:23; 20:17;39:6;41:8;43:6; 50:8 <b>sort (8)</b> 29:9,11;46:21;52:18; 58:5;64:7;75:18;79:24 <b>sought (1)</b> 59:20 <b>sound (1)</b> 84:10 <b>south (5)</b> 10:9;17:15;18:10; 19:14;20:24 <b>space (1)</b> 47:15 <b>speak (1)</b> 71:8 <b>speakers (3)</b> 49:15;56:16;65:15 <b>speaking (2)</b> 60:14;64:23 <b>spec (1)</b> 69:1 <b>special (3)</b> 16:14;36:8,9 <b>specialty (1)</b> 38:3 <b>specific (5)</b> 31:21;35:6,15;38:15; 42:11 <b>specifically (3)</b> 38:11;42:16;44:16 <b>specifics (1)</b> 73:2 <b>specters (1)</b> 40:2 <b>Spencer (1)</b> 11:11 <b>spent (2)</b> 28:25;77:16 <b>spirit (1)</b> 79:3 <b>split-flow (1)</b> 35:5 <b>spots (3)</b> 45:8,10;48:5 <b>Springs (4)</b> 9:2;17:14;19:2;</p>	<p>38:23 <b>staff (51)</b> 4:15;5:5,19;6:19,21; 9:18;11:24,25;14:12; 15:4;24:24;27:8,8; 28:15,19;29:24;32:5, 11,15,20,24;33:2,7,18, 25;34:2,3,19;48:21; 58:5,7,8,22,25;59:4; 61:2,3,6,11;63:14; 73:22;75:11,12;76:10; 77:15,22;81:17;82:24; 85:11,13,17 <b>staff's (1)</b> 73:14 <b>stages (1)</b> 81:14 <b>stand (2)</b> 14:17;55:20 <b>standard (12)</b> 28:12,13,23;29:15, 17,17,21;30:3;48:10; 53:25;81:7;84:17 <b>standards (3)</b> 78:8,15;81:4 <b>start (6)</b> 12:12;38:19;40:5,8, 16;75:8 <b>started (1)</b> 32:1 <b>starting (1)</b> 83:2 <b>stated (7)</b> 8:9;9:23;11:7;13:15; 14:2;15:18;29:17 <b>statement (4)</b> 13:14;16:12;23:15; 57:5 <b>statements (1)</b> 14:14 <b>states (2)</b> 10:2;16:13 <b>statistical (1)</b> 38:25 <b>steep (1)</b> 17:17 <b>step (1)</b> 7:14 <b>Steph (1)</b> 21:5 <b>Stephanie (1)</b> 7:18 <b>steps (1)</b> 58:7 <b>stick (2)</b> 30:2;82:6 <b>still (10)</b> 9:6;29:16;35:7; 39:23;46:24;49:13,16; 70:2;75:24;77:5 <b>stilts (1)</b> 17:3 <b>straddle (1)</b></p>	<p>44:14 <b>straight (3)</b> 28:4;50:20;52:19 <b>straightening (1)</b> 49:7 <b>strategies (1)</b> 60:22 <b>stream (2)</b> 38:3;49:8 <b>Street (1)</b> 31:15 <b>streets (1)</b> 74:22 <b>stressful (1)</b> 77:2 <b>stretch (2)</b> 48:17;51:16 <b>strictly (1)</b> 29:14 <b>strike (1)</b> 78:11 <b>Strollo (14)</b> 6:1,16;11:7;31:11, 14,24;32:9;33:6,22; 34:8,25;35:14;53:19; 54:13 <b>strong (1)</b> 73:20 <b>stuck (2)</b> 67:7;80:6 <b>study (2)</b> 33:2;77:17 <b>stuff (1)</b> 67:21 <b>subject (6)</b> 10:6;13:9;24:23; 26:10,11;30:14 <b>submit (2)</b> 24:11;32:17 <b>submitted (2)</b> 32:18,22 <b>substantial (1)</b> 19:3 <b>substantially (3)</b> 45:24;48:21;49:20 <b>substantive (1)</b> 30:15 <b>suddenly (1)</b> 70:10 <b>sue (3)</b> 66:7,19;69:3 <b>sufficient (3)</b> 24:23;47:15;77:21 <b>sufficiently (1)</b> 59:25 <b>suggested (3)</b> 13:18;16:8;83:12 <b>suggesting (1)</b> 85:8 <b>suggestion (3)</b> 13:19;53:10,15 <b>suing (2)</b> 70:11,12</p>	<p><b>suitable (1)</b> 60:9 <b>summarizing (1)</b> 23:17 <b>summary (1)</b> 47:19 <b>Sun (2)</b> 12:20;38:9 <b>supposed (4)</b> 28:16,17;45:8;70:13 <b>sure (17)</b> 7:13,20;30:24;56:14; 57:5;59:14;62:23; 68:13,25;69:18;70:24, 25;74:13,23;75:5; 76:24;85:10 <b>survey (1)</b> 45:16 <b>Susan (5)</b> 3:10;14:2;65:1,21; 66:23 <b>Susan's (1)</b> 13:14 <b>system (2)</b> 45:16;74:19</p> <hr/> <p style="text-align: center;"><b>T</b></p> <hr/> <p><b>table (3)</b> 14:9;44:22;55:13 <b>tacit (1)</b> 13:2 <b>talk (3)</b> 28:25;40:23;77:12 <b>talked (2)</b> 20:23;27:21 <b>talking (5)</b> 15:12;38:16,19;79:7, 8 <b>talks (1)</b> 47:22 <b>team (4)</b> 31:22;55:2;73:23; 76:3 <b>technical (10)</b> 30:19;31:21;36:2,3, 3;37:12;38:17;56:8; 58:10;72:17 <b>telling (1)</b> 72:10 <b>tells (1)</b> 84:24 <b>term (1)</b> 38:25 <b>terminology (1)</b> 36:1 <b>terms (3)</b> 38:21;63:1;64:15 <b>thanks (3)</b> 20:17;21:5;85:23 <b>theirs (1)</b> 22:8 <b>theoretical (1)</b></p>
--	---	--	--	--

72:7 <b>theoretically (2)</b> 43:16,17 <b>therefore (1)</b> 84:9 <b>Thereupon (1)</b> 85:25 <b>thinking (1)</b> 82:19 <b>third (1)</b> 44:18 <b>third-party (4)</b> 32:5;33:3;34:1; 48:21 <b>thorough (1)</b> 34:2 <b>thoroughness (1)</b> 34:5 <b>though (3)</b> 5:6;6:17;49:6 <b>thought (1)</b> 82:7 <b>thoughts (2)</b> 59:8;76:18 <b>three (13)</b> 15:8;21:15;22:17; 23:2;24:15;31:25; 36:19;56:1;66:19;68:7; 69:11;82:14;83:22 <b>throughout (1)</b> 74:25 <b>thrown (2)</b> 58:1;64:7 <b>thus (1)</b> 78:7 <b>Tim (3)</b> 3:12;76:9;79:6 <b>time-out (1)</b> 13:21 <b>times (4)</b> 32:21;34:4,20;40:18 <b>today (8)</b> 10:11;14:23,24;15:8; 27:4;35:15;37:22; 78:15 <b>together (2)</b> 7:3;47:17 <b>told (1)</b> 68:7 <b>ton (1)</b> 66:16 <b>tonight (4)</b> 5:13,23,23;55:9 <b>took (1)</b> 61:13 <b>top (4)</b> 23:1;40:16;66:25,25 <b>topic (2)</b> 37:23;84:16 <b>topography (3)</b> 45:11,15;75:23 <b>totality (2)</b> 72:20,24	<b>totally (1)</b> 58:16 <b>touched (1)</b> 13:14 <b>toward (1)</b> 19:1 <b>towards (2)</b> 51:21;82:8 <b>town (2)</b> 26:17;27:19 <b>track (2)</b> 71:9,17 <b>trapezoid (1)</b> 42:3 <b>travel (1)</b> 20:8 <b>treated (1)</b> 32:15 <b>trees (1)</b> 73:9 <b>tremendous (1)</b> 37:6 <b>triangular (1)</b> 57:4 <b>tricky (1)</b> 82:10 <b>tried (2)</b> 15:14;40:19 <b>triggers (1)</b> 64:10 <b>true (2)</b> 68:9;72:5 <b>truncated (1)</b> 46:15 <b>trusting (1)</b> 71:21 <b>try (3)</b> 23:18;77:25;83:25 <b>trying (6)</b> 8:4;15:19;48:2;74:5, 6;76:15 <b>t's (1)</b> 76:25 <b>Tuesday (2)</b> 3:1,4 <b>turn (3)</b> 6:16;7:11;37:18 <b>turnaround (4)</b> 51:20;61:16;62:18; 76:15 <b>turns (1)</b> 20:24 <b>tweaking (1)</b> 84:23 <b>twice (2)</b> 36:4;37:11 <b>Twin (1)</b> 31:19 <b>two (18)</b> 14:4;15:9;19:6;20:6, 8,9;22:13,17;34:21; 37:13;43:22;49:15; 51:22;56:16;64:21,23;	83:22;85:5 <b>typical (1)</b> 6:6 <b>typos (1)</b> 3:16  <b>U</b>  <b>Ultimately (5)</b> 6:23;7:4;34:8;84:2,7 <b>unanimous (1)</b> 85:22 <b>uncomfortable (1)</b> 68:14 <b>uncommon (1)</b> 63:12 <b>under (7)</b> 4:14,25;23:3;55:5,6; 64:12,15 <b>Underneath (1)</b> 22:15 <b>understood (4)</b> 17:8;30:24;31:4; 55:18 <b>undertaken (1)</b> 12:14 <b>underwater (1)</b> 66:13 <b>undulation (3)</b> 50:10,23;51:10 <b>undulations (9)</b> 42:2,4;46:2;50:4,7, 14,16,20;51:1 <b>unfortunately (1)</b> 29:25 <b>UNIDENTIFIED (5)</b> 19:22;20:16;22:25; 56:21;57:11 <b>unison (1)</b> 3:22 <b>unknowns (1)</b> 77:25 <b>unless (1)</b> 15:12 <b>up (40)</b> 4:19,22;5:2,12;6:3; 7:14;8:4;13:22;14:4; 17:14;19:24;22:20; 28:7,9,20;29:5,8; 40:15;45:3;46:5;50:18, 19;51:11;52:17;54:7; 61:17;65:19,20;66:10, 15;67:15,17,19;69:12; 72:6;75:11;81:15;82:6; 84:13,25 <b>update (1)</b> 85:9 <b>upon (1)</b> 84:3 <b>upstream (2)</b> 42:9;74:7 <b>urge (2)</b> 53:18;55:11	<b>use (7)</b> 7:25;8:12;9:21;10:6; 11:22;40:6;56:21 <b>used (8)</b> 16:7;26:15;29:19; 37:5;39:21,23;45:10; 75:24 <b>uses (1)</b> 34:17 <b>using (2)</b> 68:3;70:3 <b>usual (1)</b> 31:11 <b>usually (3)</b> 71:14,16;83:24 <b>Utah (1)</b> 38:4 <b>utmost (1)</b> 8:13  <b>V</b>  <b>Valley (5)</b> 11:18;12:20;38:7,9, 10 <b>variability (1)</b> 45:6 <b>variable (1)</b> 42:1 <b>variety (1)</b> 15:25 <b>vehicles (1)</b> 22:2 <b>versus (4)</b> 22:13;24:15;38:21; 57:3 <b>viable (2)</b> 9:18;10:14 <b>view (1)</b> 35:2 <b>viewed (1)</b> 41:5 <b>Viota (1)</b> 40:19 <b>virtue (1)</b> 10:12 <b>vis-a-vi (1)</b> 43:21 <b>visit (4)</b> 15:14;58:2;59:1,3 <b>visited (1)</b> 58:5 <b>visits (1)</b> 58:17 <b>volumes (1)</b> 25:3 <b>vulnerable (1)</b> 36:11  <b>W</b>  <b>wait (1)</b> 29:3	<b>waiting (1)</b> 67:22 <b>walk (5)</b> 20:15;22:21;56:25; 68:17;83:3 <b>Warm (3)</b> 9:1;17:14;19:1 <b>Warm (1)</b> 38:23 <b>warrants (2)</b> 31:8;77:2 <b>waste (1)</b> 73:24 <b>wastewater (1)</b> 74:22 <b>watchwords (1)</b> 13:16 <b>water (23)</b> 19:9;20:3,7;21:19; 22:4,16,20;23:11,12; 25:24;26:3;37:21; 43:15;46:7,8;47:1; 66:2;68:21;69:12; 73:11,24,24;74:22 <b>waters (2)</b> 35:8,12 <b>way (9)</b> 6:11;22:6;40:10; 41:5;46:8,9;73:20; 74:24;79:21 <b>ways (1)</b> 16:2 <b>welcome (1)</b> 57:20 <b>west (19)</b> 13:24;17:15;18:11; 19:2,19,20;20:3;31:15; 53:6,14;55:15;56:3,5, 19;57:2,9;67:2;72:5,12 <b>western (8)</b> 9:7;20:19;22:11; 23:6,7,11;24:14;25:12 <b>wetland (15)</b> 10:3,4;24:2,3;35:21, 23,24;53:23,24;54:4; 60:20,24,25;76:6; 82:13 <b>wetlands (11)</b> 16:6;19:10;20:2; 22:15;23:22;24:1,8; 27:9;35:21;60:19;63:2 <b>what's (9)</b> 5:13;9:12;15:16; 28:11;29:16,21;35:3; 41:6;46:17 <b>wheelhouse (1)</b> 43:7 <b>whereby (2)</b> 4:18;10:24 <b>white (1)</b> 18:19 <b>whole (5)</b> 3:17;55:7;65:7;
--	---	---	---	--

72:25;73:3 <b>whose (1)</b> 16:12 <b>wider (1)</b> 35:1 <b>wife (1)</b> 53:7 <b>wigs (1)</b> 6:14 <b>Williams (1)</b> 68:19 <b>willing (2)</b> 67:9,11 <b>wish (4)</b> 17:11;18:8;69:13; 81:14 <b>wishes (2)</b> 7:22;36:10 <b>within (10)</b> 7:7;26:18,19;39:14, 15;42:7;51:25;61:12; 73:8;80:23 <b>without (3)</b> 22:7;42:6;50:3 <b>witnessed (1)</b> 17:5 <b>wonder (1)</b> 79:1 <b>wondering (1)</b> 63:13 <b>Wood (12)</b> 9:2;11:18;14:21; 17:14,23;18:3,5,10; 38:7,23;68:19;74:18 <b>word (2)</b> 12:25;29:24 <b>words (2)</b> 37:5;85:5 <b>work (4)</b> 11:10;38:6,11;40:5 <b>worked (4)</b> 6:3;38:6;40:24;76:3 <b>working (1)</b> 32:1 <b>works (2)</b> 65:25;71:1 <b>worse (1)</b> 68:22 <b>wrap (1)</b> 15:11 <b>wrestle (1)</b> 85:4 <b>write (1)</b> 83:25 <b>written (2)</b> 73:20;83:6 <b>wrong (3)</b> 33:19;73:11;78:9	<b>year (10)</b> 38:8,25;39:1;66:2; 69:1,1;74:8;75:6,7; 76:19 <b>years (11)</b> 8:1;17:5;31:25; 34:21;36:19;37:13,25; 38:8;66:19;68:7;74:21 <b>yellow (1)</b> 21:12 <b>yep (2)</b> 41:24;43:17	<b>160 (2)</b> 56:5,6 <b>17.144.010C (1)</b> 55:6 <b>17.88.020H (1)</b> 16:13 <b>17.88.050E21 (2)</b> 10:1;53:22 <b>17.88.050G1a (1)</b> 26:7 <b>18 (1)</b> 37:25 <b>1980s (1)</b> 18:19	<b>50-percent (2)</b> 35:10;48:15 <b>57.87 (1)</b> 46:4 <b>5786 (2)</b> 46:16,24 <b>5786.1 (1)</b> 46:4 <b>5786.5 (1)</b> 51:16
	<b>Z</b>		<b>6</b>
<b>Zack (1)</b> 54:14 <b>zeroing (1)</b> 35:5 <b>Zon (1)</b> 77:18 <b>zone (1)</b> 18:14 <b>Zoning (5)</b> 3:4;4:20;23:23;26:7; 54:25 <b>zoom (1)</b> 45:21		<b>2</b>	<b>6 (7)</b> 18:4;32:12;40:22; 44:13,19,23;45:12 <b>6:30 (1)</b> 3:25 <b>601 (1)</b> 31:15
	<b>0</b>	<b>2 (2)</b> 18:8;39:3 <b>20 (1)</b> 25:17 <b>2017 (4)</b> 9:4;17:5;18:25; 68:17 <b>2020 (1)</b> 17:25 <b>2024 (4)</b> 3:1,4;13:10;32:19 <b>221 (2)</b> 56:6;75:12 <b>24 (1)</b> 25:18 <b>24-inch (1)</b> 24:15 <b>264 (1)</b> 65:13	<b>7</b>
	<b>1</b>		<b>7 (4)</b> 41:1;44:4,6;51:17 <b>76 (1)</b> 65:9
<b>1 (2)</b> 38:22;39:1 <b>100- (3)</b> 38:24;54:18;66:1 <b>100-year (5)</b> 9:5;47:3;66:10,12; 67:23 <b>105 (1)</b> 14:21 <b>11 (1)</b> 40:17 <b>119 (1)</b> 65:13 <b>121 (14)</b> 3:25;4:5,23;14:22; 15:1,21;17:12;19:7,10; 31:17;42:21;43:21; 48:7;75:4 <b>12-inch (2)</b> 23:6;24:14 <b>13 (2)</b> 3:1,4 <b>13th (1)</b> 16:8 <b>15 (5)</b> 17:5;63:18;64:1; 65:3,8		<b>3</b>	<b>8</b>
		<b>30 (1)</b> 7:7	<b>8:30 (1)</b> 85:25 <b>85 (4)</b> 57:4,7,10,17 <b>86 (5)</b> 46:15;51:17;52:2; 57:8,18 <b>87 (3)</b> 57:3,8,8 <b>8725 (1)</b> 57:3
		<b>4</b>	
		<b>4:30 (2)</b> 3:2,5 <b>40 (1)</b> 8:1	
		<b>5</b>	
		<b>5 (2)</b> 32:12;44:14 <b>5,787 (1)</b> 22:12 <b>50 (1)</b> 73:16 <b>50- (1)</b> 54:17 <b>500 (1)</b> 38:22 <b>500-year (1)</b> 39:3	
<b>Y</b>			
<b>yard (2)</b> 54:11,11			

**In The Matter Of:**

*Re: 2024 Administrative Appeal of Osborns and 121 Badge*

---

*Audio Transcription*

*August 13, 2024*

---

*M&M Court Reporting LLC*

*1-800-879-1700*

*Coeur d Alene ID 83814*

*info@mmcourt.com*

Original File Audio081324.txt

**Min-U-Script® with Word Index**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

CITY OF KETCHUM, IDAHO  
PLANNING AND ZONING COMMISSION PUBLIC HEARING

ADMINISTRATIVE APPEAL (P23-014B)  
121 BADGER LANE, LLC

Taken at: 191 5th Street West  
Ketchum, Idaho  
Tuesday, August 13, 2024, 4:30 p.m.

Before: The Planning & Zoning Commission

HEARING TRANSCRIPT

Reported by David E. Hix, ASCR, for M&M Court Reporting,  
Inc., 816 East Sherman Avenue, Suite 107, Coeur d'Alene,  
Idaho 83814, (800) 879-1700, Freelance/Official Court  
Reporter and Notary Public for the State of Idaho.

1 A P P E A R A N C E S

2 THE PLANNING & ZONING COMMISSION:

3 Neil Morrow - Chairman

4 Susan Passovoy - Commissioner

5 Brenda Moczygemba - Commissioner

6 Tim Carter - Commissioner

7 Matthew McGraw - Commissioner

8 ALSO PRESENT:

Morgan Landers - Director Planning & Building

9 Abby Rivin - Senior Planner

Adam Crutcher - Associate Planner

10 Paige Nied - Associate Planner

Genoa Beiser - Zoning Technician

11 Heather Nicolai - Assistant to the PB Director

Matthew Johnson - City Attorney

12

SPEAKERS (In Order of Appearance) PAGE:

13 Chair Morrow.....4

Matthew Johnson.....4

14 Gary Slette.....7

Nick Osborne.....14

15 Commissioner Passovoy.....29

Danielle Strollo.....31

16 Erick Powell.....37

Commissioner Moczygemba.....47

17 Commissioner Carter.....51

Adam Crutcher.....61

18 Morgan Landers.....61

Commissioner McGraw.....78

19

20

21

22

23

24 Certificate of Court Reporter.....86

25

1 Tuesday, August 13, 2024

2 (4:30 p.m.)

3 CHAIR MORROW: This is the Planning and  
4 Zoning Commission meeting for Tuesday, August 13, 2024.  
5 It's 4:30. I will call the meeting to order and do the  
6 roll call: Matthew?

7 COMMISSIONER MCGRAW: Here.

8 CHAIR MORROW: Brenda?

9 COMMISSIONER MOCZYGEMBA: Here.

10 CHAIR MORROW: Susan?

11 COMMISSIONER PASSOVOY: Here.

12 CHAIR MORROW: Tim?

13 COMMISSIONER CARTER: I'm here.

14 CHAIR MORROW: And I'm here. So all  
15 Commissioners are here. We have a Consent Agenda. If  
16 no one has any changes, corrections, typos, I will take  
17 a motion for the whole Consent Agenda.

18 COMMISSIONER PASSOVOY: The button is gone.  
19 Oh, there it is. I move we approve the Consent Agenda.

20 COMMISSIONER MOCZYGEMBA: I'll second.

21 CHAIR MORROW: All in favor?

22 THE COMMISSIONERS: Aye (In unison).

23 CHAIR MORROW: All right. We can move on to  
24 the public hearing part of the meeting.

25 (121 BADGER LANE, LLC, 6:30 p.m.)

1 CHAIR MORROW: All right. We are back in  
2 session. Is it already over? Oh, my God. This is a  
3 recommendation and review and to make a Determination of  
4 Administrative Appeal, P23-014B, for the Floodplain  
5 Development Permit issued at 121 Badger Lane. Adam?

6 MR. JOHNSON: So --

7 CHAIR MORROW: Oh, I guess we're going to go  
8 to Matthew.

9 MR. JOHNSON: Yeah, yeah, Commissioners,  
10 Matthew Johnson, city attorney. This is -- for most of  
11 you, you've been through this process once with this  
12 application, but, Matthew, particularly for you. This  
13 is an administrative appeal action. There's certain  
14 decisions under city code that planning -- planning  
15 staff and really the planning director are authorized to  
16 actually make a decision. However, in those cases, any  
17 time there's an administrative determination, there is  
18 an administrative appeal process whereby that decision  
19 can be appealed up to the next level, which in this case  
20 is from the planning director to the Planning and Zoning  
21 Commission. Likewise, your decision could be appealed  
22 up to the City Council.

23 This particular project with 121 Badger Lane  
24 contemplates a Floodplain Development Permit. This  
25 matter has come before this board previously under the

1 same process. There was a determination of the planning  
2 director that was administratively appealed up to this  
3 board. The Commission didn't actually find an error,  
4 but the result of that one was essentially what I would  
5 call a remand back to staff for further consideration of  
6 the information even though no finding of error.

7           What happened there was essentially it --  
8 for practical purposes it essentially became kind of a  
9 new application. Additional information was received.  
10 The Planning Department came to a new determination on  
11 the Floodplain Development Permit Application. That new  
12 determination has now been appealed up to you. So  
13 that's what's before you tonight on the administrative  
14 appeal.

15           The -- both parties in this case, the appeal  
16 has been filed by an affected party, a neighboring  
17 property owner. It's not by the Applicant. The  
18 Floodplain Development Permit decision at the planning  
19 staff level was for approval for the Applicant. So in  
20 this case, you have an appeal from a neighboring  
21 property owner; that's the Osbornes, who are represented  
22 by Gary Slette as their attorney. He will be here  
23 tonight -- or is here tonight. Sorry Gary. And then  
24 you have the Applicant essentially serving as a  
25 Respondent, and they are represented by Danielle

1 Strollo; Givens, Pursley, who is here as well.

2           We -- through my office, the city attorney,  
3 we essentially worked up a schedule with the Scheduling  
4 Order that was approved by the Commission that provided  
5 opportunity for each of the parties to do essentially  
6 briefing like you would see in a typical case. You're  
7 sitting in a quasi-judicial role. Those briefs have  
8 been provided to you, the first one from the Osbornes as  
9 the Applicant, then a reply from the Applicant, and then  
10 a final response from the -- from the Appellant.

11           The way we do this, you hold a hearing.  
12 It's closer to like a court hearing. You are sitting in  
13 kind of a quasi-judicial capacity, so put your fancy  
14 black wigs and black robes on. And we'll hear first  
15 from the Appellant, represented by Gary Slette; and then  
16 turn it over to Danielle Strollo, a final reply.

17           You absolutely have discretion though to ask  
18 questions, if you think appropriate. It's good to ask  
19 them at the time. I don't believe staff is going to  
20 provide any kind of formal response on this one. But,  
21 obviously, staff is here and available to answer  
22 questions you may have.

23           Ultimately, we -- we ask you to come to  
24 direction on a decision. Options may be, you know,  
25 affirm the determination as it was at the planning

1 director level; reverse it for some reason; or remand  
2 with some kind of comments. And I'm happy to help put  
3 that together.

4           Ultimately, I'll ask you for direction that  
5 enables me to actually draft a document, the draft  
6 findings and conclusions of law and decision, which will  
7 come back to you within 30 days for your final approval.  
8 And you'll, of course, have the chance to amend that,  
9 adjust it as you want. Any questions on process for me?

10           THE COMMISSIONS. (No response).

11           MR. JOHNSON: All right. I'll turn it back  
12 over to the Chair, and it would be to call Mr. Slette.

13           CHAIR MORROW: Just make sure that mic is on  
14 when you step up there, Gary.

15           MR. SLETTE: Good evening, Members of the  
16 Commission. My name is Gary Slette. It's nice to be  
17 back in front of you again with regard to this appeal.  
18 I'll introduce my clients, Stephanie and Nick Osborne.  
19 They are the neighbors of the Applicant's property. And  
20 I'm sure you probably recall them from the last  
21 go-round. I intend to make some brief -- I promise --  
22 opening comments, and then Mr. Osborne wishes to  
23 conclude with some additional comments from his  
24 perspective.

25           Having been involved in land use activities

1 in all of Blaine County for the last 40 years, I can  
2 just tell you I applaud you for your patience and  
3 handling of matters like the last application. It's not  
4 easy, I know, for you sitting up there trying to respond  
5 to everybody's concerns that are raised. But I think  
6 you did an admirable job.

7           As your city attorney observed, this is the  
8 second appeal of this application. In many respects,  
9 this appeal is similar to the first. As I stated at the  
10 initial appeal, my clients are -- certainly recognize  
11 private property rights and the ability of a landowner  
12 to make use of his or her property. The manner in which  
13 it is done is regarded by my clients as being of utmost  
14 concern, if there's a potential for the development of a  
15 neighboring property to impact their property. And if  
16 you observed from the filing of our initial opening  
17 brief and our reply brief, much of the concerns focus on  
18 the bermed driveway that is proposed to be located  
19 immediately adjacent to the Osbornes' property on the  
20 Applicant's property.

21           As you know, the driveway was proposed at  
22 that location. And then from the fire department  
23 perspective, it came back that it had to be raised even  
24 a greater amount, I think by a foot, which prompted  
25 much, much greater concerns for this property simply

1 because of its location at the confluence of Warm  
2 Springs Creek and the Big Wood River.

3           The Osbornes personally observed the  
4 flooding events of 2017, which, if I recall correctly,  
5 was not the base flood 100-year elevation but  
6 significantly less than that, and still they were able  
7 to observe flooding that occurred on the western end of  
8 their property and the enhanced driveway location. They  
9 believe, based on their analysis, is clearly -- and the  
10 analysis of their own engineering firm -- is clearly  
11 going to have an impact.

12           Well, what's the mechanism that has been  
13 proposed to ameliorate or potentially alleviate that  
14 concern? And as you saw in the previous appeal, it's  
15 the placement of multiple culverts in some channels that  
16 run from the Osborne's property into the neighboring  
17 property. And we've certainly raised the issue on  
18 appeal that the staff has failed to consider viable  
19 alternatives to the placement of these multiple  
20 culverts, which I'll explain later why we have  
21 significant concerns about the use of culverts in this  
22 location.

23           I think the Applicant's attorney stated it  
24 best on the second page of the response brief when she  
25 said that the "Appellants are concerned about the

1 application of Ketchum Municipal Code 17.88.050(E)(21),"

2 which states: "Where development is proposed that

3 impacts any wetland, the first priority shall be to move

4 the development from the wetland area and consideration

5 of the availability of alternative locations for the

6 proposed use which are not subject to flooding or

7 erosion damage."

8           We know that the driveway, as it's currently

9 situated, lies further south than this proposed berm

10 driveway. So is there an alternative? By all means

11 there is an alternative. The alternative exists today

12 by virtue of how the driveway is currently located on

13 that property. We think that due consideration should

14 have been afforded to that location as a viable and

15 reasonable alternative to this bermed driveway.

16           And we also see that the rationale for the

17 location of this driveway is that there is a one-to-one

18 cut and fill. Meaning that fill is being proposed on

19 that northern boundary of the Applicant's property,

20 while cut areas are being proposed in the interior of

21 the property.

22           Now, both Mr. Osborne and I have looked at

23 the Ketchum Municiple Code. And maybe I'm just missing

24 it -- or we're missing it -- but I don't see whereby the

25 provision of a one-to-one cut and fill that obviates the

1 application of the code for consideration of  
2 alternatives. So perhaps someone can point me to that  
3 location in the code that justifies this one-to-one  
4 offset. Because moving the fill further north to create  
5 the berm is what is causing the real issue for the  
6 Osbornes, having observed flood flows on their property.

7           Now, Ms. Stollo has stated in her brief  
8 that the flood flows will pass through the culverts.  
9 And certainly in an ideal situation, that is how  
10 culverts are meant to work. I recall at the last appeal  
11 hearing Spencer Cordavano(ph) was just kind of itching  
12 in his chair -- now occupied by you -- saying that I've  
13 lived here for so long and I've seen what happens with  
14 culverts.

15           And to that point, I prepared -- or I  
16 attached some photographs showing what happens when  
17 culverts do get plugged and the impacts they create.  
18 And certainly in the Big Wood River Valley, when you're  
19 on a river, adjacent to a river such as these properties  
20 are, where this debris load is carried that indeed is  
21 massive, or can be massive in nature, we just think that  
22 it's inappropriate to use culverts as a solution.

23           Particularly in this case one of the  
24 conditions that the staff has placed on this approval by  
25 the staff is that the city has the right to go onto the

1 property to inspect it to make certain that the culverts  
2 are maintained. But it begs the question to say we have  
3 the right to go on the property and we can see if it's  
4 being maintained. But if there's no one there to  
5 maintain it, my question and the Osborne's question is,  
6 who -- who do we call to maintain it? Is the city going  
7 to come out with a backhoe when floodwaters are circling  
8 around a plugged culvert to remove the debris that's  
9 causing the obstruction that creates the rise in the  
10 flood elevation? Is the landowner who owns the property  
11 but was not party to this hearing process going to get  
12 out there with a shovel and start cleaning the culverts?  
13 Who do we call to ensure that the maintenance activities  
14 are going to be undertaken?

15           It was coincidental that our paralegal found  
16 a document that I referenced in my reply brief. It  
17 looks like this (indicating). It's called the "Blaine  
18 County Multi-Jurisdiction All Hazard Mitigation Plan."  
19 And it's a document that's signed onto by the cities of  
20 Bellevue, Carey, Hailey, Ketchum, and Sun Valley, as  
21 well as Blaine County. And one of the highest priority  
22 items for review -- or project review -- enumerated in  
23 this particular plan is to develop a listing of roads,  
24 bridges, culverts, and other limiting conditions for  
25 flood flows. And so the idea that the word "culverts"

1 immediately proceeds other limiting conditions, to me,  
2 is a tacit acknowledgment that culverts can and will  
3 serve as a limiting condition to the passage of flood  
4 flows.

5           So, I conclude in my reply brief that the  
6 Ketchum Municipal Code allows the city to consider  
7 amendments to draft or interim floodplain maps. And  
8 that I believe would apply to the instant case to this  
9 subject property. I believe there are draft floodplain  
10 maps dated as of April 2024 which identify floodplain  
11 changes for this proposed building site. And we would  
12 encourage the P&Z to consider those proposed changes  
13 when evaluating this application.

14           I was touched by Susan's statement during  
15 the previous hearing when she stated, "Common sense and  
16 what we observe personally should be watchwords when we  
17 make decisions as a Planning Commission." And to that  
18 note, that's why I suggested -- or maybe it dovetails  
19 with the suggestion in my reply brief -- that an on-site  
20 review of this property by the Commission, I believe,  
21 would be an appropriate time-out.

22           It doesn't take much to notice up a review  
23 on site so that the Members of the Commission can see  
24 for themselves the channels that are on the west end of  
25 the Applicant's property where these culverts are

1 proposed to be located. And you can see for yourself  
2 and you can observe personally, as Susan stated, "What  
3 the lay of the land looks like" and envision a rise of  
4 more than a foot, up to two feet, of a berm being placed  
5 at this location.

6 So, with that in mind, I would ask the  
7 Commission to consider an on-site review to get the lay  
8 of the land. And also to that point, I would ask this  
9 Commission to either table it for such an on-site  
10 meeting, or based on what we've provided to you and what  
11 you're about to hear from Mr. Osborne, a reversal and  
12 remand of the staff decision.

13 And with that in mind, if it's okay, I'd ask  
14 Mr. Osborne to make his statements. And then if you  
15 have questions for either of us, either before the  
16 Applicant's presentation or after, we'd be happy to  
17 stand for those.

18 CHAIR MORROW: Thank you, Mr. Slette.  
19 Thank you.

20 MR. OSBORNE: Hi, I'm Nick Osborne, owner of  
21 105 Wood River Drive North, which is immediately to the  
22 north of 121 Badger Lane. Thank you for your time  
23 today. I appreciate it.

24 We are here today because we continue to  
25 have very significant concerns about the development

1 plan for 121 Badger Lane, and the review process and the  
2 risk that it creates for our property. We've shared  
3 our concerns with the Planning and Building Department  
4 staff and with the developer of the property. But  
5 logical alternatives have not been considered and  
6 changes have been insufficient to address the issues.  
7 As a result, this appeal is the only path that we have.

8           Today, I'd like to address three things:  
9 One, our objectives in the appeal. Two, I'd like to  
10 share with you some information about the site. It's  
11 very hard to kind of wrap your mind around what it is  
12 we're talking about unless you have some more -- and I  
13 agree with Gary, it would be great if you guys wanted to  
14 visit. You could see it for yourself. But we've tried  
15 to present some exhibits that will help you understand  
16 what's going on. And then I'd like to address very  
17 briefly -- I think Gary has covered the reasons for our  
18 appeal -- objectives. As we've stated before, we're not  
19 trying to prevent development of the site. We have  
20 neighbors on both sides, including the prior owner of  
21 121 Badger Lane, who had development plans for the site  
22 and that we had no issues with.

23           We believe the proposed plan increases the  
24 flood risk on our property. It is a very problematic  
25 site that is prone to flooding from a variety of causes.

1 While we cannot eliminate those risks, we believe there  
2 are simple ways to greatly reduce them.

3           The plans could be changed to eliminate the  
4 elevated driveway on the property line and to avoid  
5 existing filling -- to avoid filling existing flood  
6 channels and wetlands. There's already -- already a  
7 driveway on the site that could be used, as the P&Z  
8 Commissioners suggested in our October 13th meeting.

9           Or, the driveway could be shifted so that  
10 the flood issues that the development causes are borne  
11 on the site consistent with the Ketchum code of  
12 ordinances whose Statement of Purpose, Section  
13 17.88.020(H), states: "To ensure that those who occupy  
14 the areas of special flood hazard assume responsibility  
15 for their actions."

16           Our objective is to find an alternative  
17 which either eliminates the risk to our property and  
18 requires the owner to assume the risk on -- or requires  
19 the owner to assume the risk on their property.  
20 However, the review process did not pursue such  
21 alternatives and such alternatives were rejected by the  
22 developer of the property because of the additional time  
23 and cost the changes would require.

24           So, just to give you an overview of the  
25 site, just as we mentioned the last time we were here,

1 we know the site very well. We considered buying it  
2 prior to purchasing our own property. At the time there  
3 was a residence on stilts, and there was no LOMA for the  
4 site. We've owned the neighboring property for  
5 approximately 15 years and have witnessed the 2017  
6 flooding on the site as well as others. We understand  
7 what is not known to us may not -- we understand that  
8 what is known to us may not be fully understood by  
9 others.

10                   What this pictures does -- sorry, it's hard  
11 to see -- and I wish I had a pointer here. But you can  
12 see the location of the 121 Badger Lane development  
13 site. We're directly to the north. That area is the  
14 junction of Warm Springs and the Big Wood River right up  
15 here (indicating). South of the site -- or west of the  
16 river, adjacent to the site, is the bottom of  
17 Frenchman's Gulch on Bald Mountain. It is a steep,  
18 rocky bank with little room for the river to move in  
19 that direction and experiences occasional snow dams.

20                   Would you flip to the next one.

21                   (Next Exhibit)

22                   MR. OSBORNE: The next comes from the Big  
23 Wood River Atlas. I don't know if you guys have seen  
24 it. It's something that I was familiar with. It's an  
25 impressive document that was prepared in 2020 with

1 multiple local parties contributing, including the City  
2 of Ketchum to its review. It identifies a number of  
3 very important characters of the Big Wood River. Reach  
4 6, which is shown here (indicating) is the portion of  
5 the Big Wood River that flows adjacent to both  
6 properties.

7           It's quite hard to make out, but if you can  
8 see photo point number 2 -- I wish I had a pointer --  
9 that's basically where the property is. Badger Lane  
10 runs south to north, and Wood River Drive loops around  
11 to the west. And our property is at the end of it.

12           There's a number of interesting things on  
13 this chart: The black line is the historic channel  
14 migration zone, which abuts both properties. So this  
15 isn't just a floodplain issue. This is -- you know, it,  
16 in fact, abuts the channel, the historic channel of the  
17 river.

18           Riprap, which you see in kind of the black  
19 and white dotted lines, during the 1980s, the river  
20 actually ran adjacent to the properties and riprap was  
21 installed to prevent flooding. Again, this is not just  
22 floodplain.

23           In the crosshatched red and pink sections,  
24 you'll see the erosion that is occurring in that area of  
25 the river. That was accelerated in 2017. The river is

1 naturally moving back toward the east. Even Warm  
2 Springs flows directly from the west to the east against  
3 the east bank and creates substantial erosion.

4           The final thing, which is really quite hard  
5 to see in this presentation, is the green line which  
6 identifies not one but two channels that run on our  
7 property, from our property to 121 Badger Lane. And  
8 we're going to give you a greater sense of that. Those  
9 are the channels that fill with water during flood and  
10 flow into wetlands on 121 Badger Lane.

11           Yeah, so this will give you a sense of the  
12 channel. So this is what we call the "east channel."  
13 This is in our backyard. And between that you'll see,  
14 you know, a hump to the south. You can just make out  
15 the corner of a historic cabin -- historic fishing  
16 cabin, which is preserved on the property.

17           If you flip down, you'll see a second  
18 channel. Again, this is on our side of the property.  
19 This is on the west side of our property. So there's an  
20 east channel and there's a west channel.

21           If you flip down, you'll see --

22           UNIDENTIFIED AUDIENCE: This is our --

23           MR. OSBORNE: Oh, I'm sorry. Yeah, so this  
24 is the east channel. Could you go back up so I get this  
25 right? Yeah, so this is the east channel on our

1 property. Now go down. It flows into a channel on the  
2 neighboring property, which then flows into wetlands  
3 where the water is collected. This is the west channel  
4 on our property (indicating) which, again, flows to the  
5 adjoining channel on the neighboring property, which is  
6 this (indicating). Those two channels are separated by  
7 a large mound so water doesn't -- generally, except in  
8 very extreme circumstances -- travel between those two  
9 things -- between those two channels.

10 If you flip to the next page, you can see  
11 the existing conditions of the property. This is from  
12 the Applicant's plan. There's a few things to note  
13 here: Everything in blue is in the floodplain. Here,  
14 you can -- it's very hard to make out, but I'm going to  
15 walk behind you, if that's okay.

16 UNIDENTIFIED AUDIENCE: (Inaudible).

17 MR. OSBORNE: Oh, sorry, thanks, yeah, thank  
18 you. So the eastern channel flows here (indicating).  
19 The western channel flows here (indicating). It's  
20 separated by this elevated section here (indicating).  
21 Our cabin -- the historic fishing cabin -- is right  
22 there (indicating). You'll also see the existing  
23 driveway that we've talked about in the past, which  
24 turns to the south before it enters the floodplain  
25 currently, which avoids a lot of the backup issues that

1 we're concerned about.

2 The plan, however -- if you could go to the  
3 next one, please.

4 (Next Exhibit)

5 MR. OSBORNE: Thanks, Steph. The plan,  
6 however, moves the driveway to the perimeter of the  
7 property, the north perimeter of the property directly  
8 adjacent to our property line.

9 This is a cut and fill chart. We've got a  
10 close-up to make it slightly easier to understand.  
11 This shows the northern portion in the floodplain and  
12 with the yellow and orange and red lines indicate is the  
13 amount of fill that will be placed into -- placed into  
14 those areas to accommodate the driveway. It's one to  
15 three feet of fill will be added.

16 So if you -- if you think back to the  
17 photos we were just looking at, those channels, once  
18 they get to the neighbor's property, are going to be  
19 filled. There will no longer be any place for the water  
20 to go from our side.

21 If we could go to the next one.

22 (Next Exhibit)

23 MR. OSBORNE: This is the plan development.  
24 After the initial plan -- plans were prepared, it's  
25 important to note it was determined that the driveway

1 needed to be raised further to provide adequate  
2 clearance for emergency vehicles. Consider what that  
3 means, it means that the expected flood conditions would  
4 result in greater than one foot of water flowing over  
5 the driveway. Raising the driveway creates a barrier to  
6 that flow. There is simply no way that you can raise  
7 the driveway without limiting the flow of floodwater  
8 from our property to theirs.

9           The northern edge of the driveway and the  
10 eastern channel will increase the elevation by more than  
11 a foot. The western channel will run into the driveway  
12 with an elevation of more than 5,787 feet, an increase  
13 of over two feet versus the current elevation, and above  
14 the BFE.

15           Underneath the driveway, existing wetlands  
16 and channels where water currently collects will be  
17 filled with two to three feet of fill. The plan  
18 contemplates adding culverts in the eastern channel  
19 directly against our property line. If those are  
20 blocked or back up, there is no place for the water to  
21 collect on our property. And once again, I'll just walk  
22 over and point that out to you (indicating). So to  
23 accommodate the eastern channel, we've added culverts.  
24 Those culverts --

25           UNIDENTIFIED AUDIENCE: (Inaudible).

1                   MR. OSBORNE: Okay. If you look at the top  
2 and you see the three circles -- can you see that? --  
3 those are the culverts, okay, that go under the  
4 driveway. And those address the eastern channel that we  
5 just saw the pictures of. But nothing addresses the  
6 western channel. Other than a single 12-inch dry well,  
7 there is no drainage provided for in the western  
8 channel, which because it is closer to the river  
9 experiences even greater flows during the floods.  
10 Because of the raised section of land between the  
11 channels, water doesn't flow from the western channel to  
12 the eastern channel, so there is no place for that water  
13 to go.

14                   The reasons for our appeal -- we've provided  
15 a complete statement. I know you guys had a lot on your  
16 agenda. I don't know if you've had a chance to review  
17 that. Gary did a good job summarizing that, so I won't  
18 try to do that for you again. But I do want to hit on a  
19 few points.

20                   The review process did not evaluate  
21 alternatives for the proposed driveway which would avoid  
22 filling wetlands. Numerous findings of fact and  
23 provisions of the City of Ketchum's zoning regulations  
24 address risks resulting from floodplain development, the  
25 importance of maintaining natural conditions of

1 floodplain, and require wetlands where development is  
2 proposed that impact any wetland, the first priority  
3 shall be to move the development from the wetland area.  
4 That was not done.

5           Rather than considering alternatives, the  
6 finding and decision -- the findings and decision relies  
7 on the fact that there will be an offsetting amount of  
8 wetlands created on the site. This is not a  
9 determinative fact in the code. There is language  
10 about it, but it's simply an obligation on the Applicant  
11 to submit. But it does not override any other provision.

12           The review process did not appropriately  
13 evaluate the inadequate and poorly planned drainage for  
14 the western channel. All that is provided is a 12-inch  
15 dry well versus three 24-inch culverts in the eastern  
16 channel.

17           In any event, the proposed culverts are  
18 inadequate to ensure proper drainage. Culverts are a  
19 poor solution because they get blocked sometimes inside  
20 the culvert where the blockage can not be seen. The  
21 condition of the approval is that the culverts are  
22 required to be maintained and kept clear to ensure  
23 sufficient carrying capacity and subject to inspection  
24 by city staff.

25           The findings and decisions do not consider

1 that in flood conditions it may be impossible for the  
2 culverts to be maintained and kept clear due to the  
3 potential volumes of floodwater and debris. Because the  
4 culvert inlets are almost directly on the shared  
5 property line, any backup of the culverts creates  
6 hazards for our property.

7           The proposed residence is being developed  
8 for sale. The planning and building findings do not  
9 address how these conditions will be enforced on future  
10 owners who may or may not be full-time residents. And  
11 these culverts will do nothing to address floodwaters in  
12 the western channel.

13           Floodplain maps, would you mind just  
14 shifting to those?

15                           (Next Exhibit).

16           MR. OSBORNE: These maps show the prior FEMA  
17 floodplain map and the current draft dated April 20,  
18 '24. The differences are significant and create a  
19 meaningful flood risk. What you'll see in this -- this  
20 is basically the same site that we saw before. In the  
21 center, there is a building envelope, admits the  
22 floodplain. If you look to the most recent draft, that  
23 goes away indicating the expectation for increases in  
24 water levels during floods in this neighborhood.

25           The findings and decision did not address

1 the fact that the floodplain map -- the site is out of  
2 date and changes in the draft FEMA floodplain map would  
3 increase water levels across the site, return the  
4 building envelope to -- on the site to floodplain and  
5 expand the floodway adjacent to the site and neighboring  
6 properties.

7           Zoning Regulation 17.88.050(G)(1)(a) allows  
8 the city to consider whether there have been any  
9 significant amendments to the city's draft or interim  
10 flood maps which will apply to subject approval. The  
11 subject property is not only in the floodplain but  
12 adjacent to the historic channel of the river.

13           Finally, the cabins, part of the reason  
14 we're concerned is that we -- when we purchased the lot,  
15 it used to be a fishing camp down there and there was a  
16 historic fishing cabin that was identified by a review  
17 that was done of historic places by the town and the  
18 historic committee. This is within -- as I showed you  
19 before, this is directly on the property line, within  
20 feet of the elevated driveway where the flooding is most  
21 likely to occur. The historic cabin remains on its  
22 original foundation of river rock. As a result, the  
23 cabin is not only at risk of flooding but also moving  
24 and collapsing in flood condition.

25           If you'd flip to the next one.

1 (Next Exhibit)

2 MR. OSBORNE: And despite what the  
3 Applicant's counsel has said, this cabin sits where it  
4 always has. This was a picture taken today. This thing  
5 has never moved. This is where it's always been.

6 Finally, our request, we think there is a  
7 solution to all of this: Send the application back to  
8 the staff and ask staff to recommend alternatives that  
9 will move the driveway from the wetlands, eliminate the  
10 barrier created by the driveway on the property line,  
11 address the proposed FEMA maps, and require the  
12 Applicant to assume responsibility for the potential  
13 flood hazards.

14 Let's be clear, this is a development  
15 project. The Applicant will not be the occupant of the  
16 home. The city cannot be expected to assume  
17 responsibility from the Applicant to monitor culverts  
18 and flooding hazards on private property, particularly  
19 when there is a significant flood in town.

20 There are simple solutions that we've  
21 talked about already, and one of which was identified at  
22 the last meeting, which we have proposed to the  
23 Applicant. The Applicant has chosen not to consider  
24 those at this point. But the alternative is a flood  
25 plan that will eventually cost both us and the city time

1 and money of their own.

2 Thank you very much for your time. We  
3 appreciate you hearing our appeal.

4 CHAIR MORROW: Thank you. Go straight to  
5 the --

6 MR. JOHNSON: So, Mr. Chairman, just --  
7 while Danielle is coming up, I realize I skipped over  
8 something in my -- my report really quick, and it's  
9 important and I want to bring it up before both parties  
10 will get a chance to --

11 As you're reviewing this, you have what's  
12 called a "standard of review." That's the legal  
13 standard by which you review something. On an  
14 administrative appeal -- you've got the section in the  
15 staff report from me, but I just want to note that this  
16 is not supposed to be a time for any entry of new  
17 information. You're not supposed to bring that in.  
18 You're really just looking at the record that was before  
19 staff below. And I'm not saying that because I have  
20 some concern about it immediately, but that may come up  
21 in rebuttal from either side.

22 And so I just wanted you to understand why  
23 that may be important and how that standard of review  
24 comes into play. And as you get to your deliberations,  
25 if we need to talk more about it -- I know we spent

1 quite a bit time on it at the last go around. So --

2 COMMISSIONER PASSOVOY: Matt, so if I have  
3 some questions, I should wait until we get to the  
4 deliberation part?

5 MR. JOHNSON: You -- it's up to you when you  
6 can ask questions. If you feel like it's best to get  
7 them answered now because it's something immediate, you  
8 definitely can. But if you want to save them up for the  
9 end, you can. The biggest part is if there's any sort  
10 of questions that lead that information from one side, I  
11 do advise that the Appellant always gets sort of a last  
12 opportunity, since they're the appealing body, to at  
13 least rebut something if they would.

14 COMMISSIONER PASSOVOY: This is strictly the  
15 standard of review. I had this question before -- last  
16 time -- and I still have the question. Because what's  
17 stated in the standard of review isn't really a standard  
18 of review. We both understand that. But the language  
19 that is used is whether there was an abuse of  
20 discretion. And I think there's -- that's not in the  
21 standard. It's what's being claimed by one party to the  
22 other party, that the -- there was an abuse -- whether  
23 or not there was an abuse of discretion on the part of  
24 the staff. And there was one other word -- and I left  
25 my notebook, unfortunately, at home, so I don't remember

1 the other thing. I can't remember, but -- so we'll just  
2 stick with abuse of discretion. So, really, our  
3 standard of review is determining whether or not we  
4 think there was an abuse of discretion or --

5 MR. JOHNSON: Yeah, I think --

6 COMMISSIONER PASSOVOY: -- fill in the other  
7 blank.

8 MR. JOHNSON: -- I think error is generally  
9 what you're looking for, that there was clearly some --  
10 some flaw --

11 COMMISSIONER PASSOVOY: Right.

12 MR. JOHNSON: -- abuse of discretion and  
13 error.

14 COMMISSIONER PASSOVOY: Or a subject matter,  
15 substantive flaw in --

16 MR. JOHNSON: Yeah, or --

17 COMMISSIONER PASSOVOY: -- the decision.

18 MR. JOHNSON: Yeah, so that could be a  
19 procedural issue or a clear technical error. That's  
20 kind of what the debate is. And, of course, both  
21 parties can argue that.

22 COMMISSIONER PASSOVOY: Yes, and I  
23 understand that they have and they will. I just wanted  
24 to make sure that I understood, you know, is it the  
25 preponderance of the evidence or is it, you know --

1 MR. JOHNSON: I think the best I can offer  
2 is, what it's not is -- it's not a de novo review. It's  
3 not a from scratch --

4 MS. PASSOVOY: Understood.

5 MR. JOHNSON: -- everything is new. You get  
6 to hear everything. It really is an argument: Was  
7 there some flaw in the determination of the body below  
8 that warrants, you know, remand or modification or not?

9 COMMISSIONER PASSOVOY: Okay. Thank you  
10 very much.

11 MS. STROLLO: Hello. As usual, this  
12 microphone is too high. Okay -- or I'm too short, but  
13 that problem sailed a long time ago. Hello, Members of  
14 the Commission. My name is Danielle Strollo, and my  
15 address, for the record, is 601 West Bannick Street in  
16 Boise. And I'm here, once again, representing the  
17 Applicant for development at 121 Badger Lane in Ketchum.  
18 This Floodplain Development Application was prepared by  
19 Brockway Engineering, who is based in Twin Falls. Erick  
20 Powell, the lead engineer on this project, is available  
21 to answer specific technical questions, as is the design  
22 and developer team. Next slide please.

23 (Next Slide)

24 MS. STROLLO: All right. So here's the time  
25 line on this application. It's been three years since

1 we started working on this application. And as you  
2 know, this is the second time the Osbornes have appealed  
3 your planning administrator's approval of this  
4 application, an approval based on the application's  
5 review by both city staff and the city's third-party  
6 engineers, Harmony Design and Engineering. Next slide  
7 please.

8 (Next Slide)

9 MS. STROLLO: So after the prior appeal  
10 hearing last December, this Commission found no error  
11 but asked city staff to evaluate further information  
12 with regard to Appeal Criteria 5 and 6, which have to do  
13 with allowing for the function of the floodplain, sheet  
14 flooding and floodwater carrying capacity.

15 City staff then treated this as a new  
16 application, as your counsel said, with additional  
17 notice to neighbors and opportunity to submit comment.  
18 So the Applicant submitted the new application with  
19 additional engineering models in February of 2024.  
20 Since then, city staff have come back to the Applicant  
21 numerous times asking us to address comments that were  
22 submitted by neighbors, including the Osbornes. We did  
23 address those comments. In fact, the Applicant has gone  
24 above and beyond to address staff requests for more  
25 information and clarification, and provided more than

1 code requires. After all of this additional  
2 documentation and study, staff, in consultation with the  
3 city's third-party engineer, approved the application a  
4 second time. Next slide please.

5 (Next slide)

6 MS. STROLLO: I want to reiterate again here  
7 that the Commission's role is to find that staff  
8 committed an error or abuse of discretion in approving  
9 this application. We understand there was interest in  
10 ensuring no impact to neighboring property. But we have  
11 addressed those concerns and in even greater detail for  
12 this application. And now it's important to follow code  
13 to ensure the Applicant's rights are protected along  
14 with the neighbor's rights. This process protects both  
15 and you can rest assured that with this application that  
16 due diligence has been done.

17 Now, with all of this additional information  
18 the question here is did staff error or do something  
19 wrong in approving this application? And the answer  
20 is, no. Next slide please.

21 (Next Slide)

22 MS. STROLLO: So these are the same general  
23 arguments as the prior appeal, and we have addressed the  
24 Appellant's concerns. The application meets the code's  
25 requirements, again. That was determined by staff and

1 the city's third-party engineer. There was no error or  
2 abuse of discretion. City staff was quite thorough,  
3 again. And I'd encourage you to ask city staff about  
4 the multiple times they asked the Applicant to respond  
5 to comments. Again, this demonstrates the thoroughness  
6 of the review. Next slide please.

7 (Next Slide)

8 MS. STROLLO: Ultimately, the basics are  
9 this: The application here is for a single family home  
10 and a driveway to serve that single family home. The  
11 home is built out of the flood flows. The driveway  
12 appropriately serves that home and meets code  
13 requirements for emergency access. All of the  
14 engineering evidence reviewed by the city demonstrates  
15 definitively and conclusively that there will be no  
16 impact of the driveway on the neighboring property.

17 The site's design uses established  
18 engineering practices and culverts to ensure proper  
19 drainage. The extensive modeling that staff and the  
20 city's engineers have reviewed, multiple times at this  
21 point over the past two years, show there is no change  
22 in floodwaters to the neighbor's property as a result of  
23 this development. Next slide.

24 (Next Slide)

25 MS. STROLLO: Since the prior appeal, the

1 Applicant did further modeling with a wider scope of the  
2 river's dynamics, as well as taking a more precise view  
3 of what's happening to neighboring properties here. We  
4 did a HEC-RAS and High-8 analysis, as well as a  
5 split-flow analysis with more details zeroing in on  
6 specific concerns. We moved grid lines to align with  
7 the property line, and that analysis still showed no  
8 rise in waters to the neighbor's property. The site  
9 added another culvert to allow for passage of  
10 floodwaters. Even at a conservative 50-percent clog  
11 factor, these address floodwaters and prevent any rise  
12 in waters to neighboring property. Next slide please.

13 (Next Slide)

14 MS. STROLLO: So I want to address a couple  
15 of specific points that the Appellants made today:  
16 First, culvert maintenance, it is a condition of  
17 approval that the culverts be maintained. City  
18 enforcement here just -- acts just like any other  
19 enforcement. The conditions of approval are absolutely  
20 enforceable against the next property owner.

21 Wetlands, so there is one wetland  
22 requirement in code criteria for approval and we meet  
23 it. The driveway fills some wetland area and that fill  
24 is mitigated entirely by creating wetland elsewhere to  
25 preserve the natural function of the river. The

1 terminology confusion indicates the overarching message  
2 here; that this is a technical application with  
3 technical requirements examined by technical experts,  
4 which has now been done twice.

5           The fishing cabin, whether or not it's in  
6 its original location -- which satellite photos dispute  
7 -- the fishing shed's age changes nothing about this  
8 application. It's not entitled to special protection,  
9 particularly special protection by the Applicant. If  
10 the Appellant wishes to preserve the fishing shed and  
11 thinks that it's vulnerable to flooding, they should  
12 move it to another location on their property. We have  
13 repeatedly shown that this development poses no risk to  
14 their property.

15           The new draft map, so we designed to the  
16 best available information for this application. We  
17 can't rely on drafts because they change, and we can't  
18 be asked to redesign the site because it's been delayed  
19 three years.

20           Finally, we're glad that the City of Ketchum  
21 participates in the hazard mitigation plan, since then  
22 it's eligible for Federal Hazard Funds in the event of  
23 an emergency. But aligned with this hazard mitigation  
24 plan, your code ensures the development's impacts are  
25 minimized and mitigated. We meet that code requirement

1 by demonstrating exactly that with best engineering  
2 practices.

3           Okay, with that, I will pass it off -- yeah,  
4 so I will conclude by saying there's nothing new in this  
5 appeal, other than different words being used to convey  
6 the same points. There's been a tremendous amount of  
7 engineering by best-in-class engineers with familiarity  
8 of this area and this river, and that engineering shows  
9 no impact to the Osborne property.

10           All of the necessary criteria have been  
11 reviewed and addressed by the city now twice.  
12 Ketchum's technical experts have reviewed and approved  
13 all the detailed analysis over two years of application  
14 review. Again, this application satisfies Ketchum's  
15 city code, protects public safety and the public  
16 interest. This application does protect neighboring  
17 property from impacts of development.

18           With that, I'll turn it over to Brockway  
19 Engineering's Erick Powell to provide additional  
20 engineering basics about this application.

21           MR. POWELL: Good evening, Commissioners.  
22 My name is Erick Powell. I'm grateful to be here today  
23 and discuss my favorite topic, which is water. Just a  
24 little bit about me: I'm a senior engineer at Brockway  
25 Engineering. I've been practicing for about 18 years.

1 I hold a bachelor's and master's degree in civil and  
2 environmental engineering and a Ph.D. in ag engineering,  
3 with a specialty in stream channel design. I'm licensed  
4 as a professional engineer in Idaho, Nevada, Utah, and  
5 Oregon.

6 We work -- Brockway Engineering has worked  
7 extensively in the Wood River Valley for many, many  
8 years. Chuck Senior was born in Ketchum, the same year  
9 that his Sun Valley company was incorporated. And so we  
10 have a long history in the valley, and we've done a lot  
11 of work even for the City of Ketchum specifically. So  
12 the next slide.

13 (Next Slide)

14 MR. POWELL: I appreciate city -- the city  
15 attorney giving you some specific instructions on being  
16 a judge, and that's hard when we're talking about very  
17 technical information. And so I'm happy to address or  
18 answer questions that you might have. But I wanted to  
19 start by just talking a little bit about what the flood  
20 maps are, and what the designation of a floodplain  
21 versus a floodway is, and what those terms actually mean.

22 And so this is a scale of 1 to 500 feet.  
23 We do show the Big Wood River and Warms Springs and that  
24 confluence. The blue area is identified as the 100-  
25 year floodplain, or in a statistical term it's the

1 probability of this area flooding 1 percent each year;  
2 that's what that means. The fringe area on the -- in  
3 orange is the 500-year floodplain, or the .2 percent  
4 chance of flood. And then the red hatched area in the  
5 middle is what is referred to as the floodplain. Now --  
6 or sorry, the floodway. That was an error on my part.

7           So the floodway is important just because  
8 that's the area that is the flood carrying capacity  
9 identified by FEMA. And so any encroachment into the  
10 floodway requires no rise, and engineers are required to  
11 do no-rise analysis for encroachment in the floodway to  
12 ensure that flood carrying capacity.

13           The floodplain, FEMA does not prohibit  
14 construction or development. As evidenced within the  
15 city, and within Blaine County itself, there's lots of  
16 development that has occurred in the floodplain. And so  
17 this isn't new development in the floodplain. Or  
18 floodplain development is not a new concept. It is one  
19 that has existed for a while.

20           Flood maps are developed through a modeling  
21 process. And the most common model that's used is  
22 referred to as HEC-RAS, which is -- has been and  
23 primarily still is used as what we call a "one-  
24 dimensional analysis." And so we have cross sections  
25 that exist and we interpellate between those cross

1 sections. And given the flood flow and flood -- other  
2 parameters on the floodplain of roughness specters,  
3 elevations of floodplains are established. And they  
4 refer to those as "base-flood elevations." And so any  
5 modeling work that is done always requires us to start  
6 with those effective floodplain models, and so we use  
7 those effective models. We have to match those models  
8 with the current effective maps, and then we can start  
9 to evaluate what will happen if we propose to modify the  
10 floodplain or the floodway in any way. So the next  
11 slide --

12 (Next Slide)

13 MR. POWELL: -- looks at a little bit more  
14 close detail. So we actually here are showing FEMA  
15 Cross Section EF down at the bottom; EG is up at the  
16 top. Originally at the start of this process, we added  
17 11 new cross sections through the property. We've  
18 actually iterated several times with feedback from  
19 Harmony and Viota both. And so we've tried to answer  
20 those questions that have been addressed.

21 I would like to just highlight that Badger  
22 Cross Section 6 does exist right on the northern  
23 property line. We're going to talk about that in just a  
24 minute. But we worked in an effort to be conservative.  
25 We'll address that in a bit. Right above that is Badger

1 Cross Section 7. And so the next slide --

2 (Next Slide)

3 MR. POWELL: -- shows that cross section just  
4 for illustrative purposes.

5 So the way cross sections are viewed is  
6 pretend like you're in a canoe in the river, and what's  
7 on the right is what would be on the right bank of the  
8 river. So if you're -- the right hand -- sorry, what  
9 hand am I looking at? My left-hand side is then the  
10 east side of the river, so you're looking downstream.  
11 That's going to be on -- your left-hand side that's  
12 east. And so we're actually seeing that that's the  
13 Osborne property. And so I appreciate the photos from  
14 the Osbornes. They were showing what Mr. Osborne was  
15 saying was the east channel we can see at the very far  
16 left-hand side.

17 COMMISSIONER PASSOVOY: The left-hand side  
18 as we are looking at this?

19 MR. POWELL: This one right here (indicating).

20 COMMISSIONER PASSOVOY: The left-hand side  
21 of the picture?

22 MR. POWELL: Yes, yeah.

23 COMMISSIONER PASSOVOY: And that's east?

24 MR. POWELL: That's east, yep, yeah. So  
25 another thing I really wanted to just point out here is

1 that floodplains are very variable. There's lots of  
2 undulations. They're not smooth. We don't have this  
3 classic trapezoid with a flat floodplains, but we have a  
4 lot of undulations that are occurring. And there's a  
5 lot of ability in a floodplain, especially with  
6 excavation that can be done, without getting any permits  
7 within a floodplain. And so we take these cross  
8 sections and we can hydraulically evaluate the change in  
9 flood elevations as we move downstream or upstream.

10 So with the remand that happened previously,  
11 the questions kept asking were specific to what was the  
12 impact of that -- what Mr. Osborne was calling the "east  
13 channel?" So if we go to the next slide --

14 (Next Slide)

15 MR. POWELL: -- so we went and looked at  
16 specifically rather than the entire floodplain, we were  
17 just looking at that flood -- excuse me -- the  
18 floodplain fringe on that eastern boundary next to the  
19 floodplain where that east channel, as Mr. Osborne has  
20 called it, exists, so extending that channel through the  
21 Osborne property and also onto the proposed 121 Badger  
22 property.

23 So we have existing condition models that we  
24 ran, and then looked at what those flood -- or what the  
25 conditions would look like postdevelopment, or

1 postconstruction, on that same property looking at that  
2 east property line.

3 COMMISSIONER PASSOVOY: Excuse me one  
4 second.

5 MR. POWELL: Yeah.

6 COMMISSIONER PASSOVOY: I'm sorry, because  
7 this is definitely not my wheelhouse. So is the blue  
8 line what is being called the east channel?

9 MR. POWELL: No, the blue line -- that's a  
10 great question. The blue line is actually the effective  
11 floodplain delineation. That's the --

12 COMMISSIONER PASSOVOY: The boundary, that's  
13 the boundary?

14 MR. POWELL: That's the floodplain map.

15 COMMISSIONER PASSOVOY: Water would come  
16 from the river as far as that blue line, theoretically?

17 MR. POWELL: Theoretically, yep.

18 COMMISSIONER PASSOVOY: And the house --  
19 this is -- of all of the material in both packages,  
20 there was not, for me, a clear picture of where the  
21 Osborne property is, vis-a-vi, 121 Badger Lane. So is  
22 the -- are the two -- are the brown buildings the roofs  
23 of the Osborne property?

24 MR. POWELL: Yes.

25 COMMISSIONER PASSOVOY: Okay.

1 MR. POWELL: This is the Osborne property  
2 (indicating).

3 COMMISSIONER PASSOVOY: Okay.

4 MR. POWELL: Badger 7.

5 COMMISSIONER PASSOVOY: Okay.

6 MR. POWELL: Badger 7 label.

7 COMMISSIONER PASSOVOY: Thank you.

8 MR. POWELL: And the Osbornes' house is --  
9 has been and is outside of the floodplain delineation.

10 COMMISSIONER PASSOVOY: Okay.

11 MR. POWELL: So, we have to have bordering  
12 cross sections to evaluate obstructions like a bridge or  
13 a fill. And so we do have Badger Cross Section 6 and  
14 Badger Cross Section 5 that straddle the proposed  
15 driveway through this east floodplain fringe area, and  
16 so we evaluated that specifically. With the additional  
17 clogging factor that was recommended by Harmony, we had  
18 to add another culvert, a third culvert, to ensure that  
19 there was no rise at that Badger Cross Section 6:

20 (Next Slide)

21 MR. POWELL: So the next slide just shows a  
22 table of all of those cross sections. If you hit the  
23 next button, it will just highlight Badger 6, that cross  
24 section. The current condition model and the proposed  
25 project model, the difference at that property line, is

1 0.0 feet.

2                   So how can that be, right? If we -- as has  
3 been allude to, that we're damming up this east channel,  
4 and so that's a question that I found intriguing. I  
5 wanted to investigate and find out why that really was  
6 the case. And it really comes down to the variability  
7 of the floodplain itself. That currently, there are  
8 high spots in this supposed east channel that are at the  
9 same elevation as the proposed driveway. And so to be  
10 conservative, we actually used the low spots of the  
11 topography as our cross section for that Badger Cross  
12 Section 6.

13                   But if we go to the next slide --

14   (Next Slide)

15                   MR. POWELL: -- so this is the topography of  
16 the existing system. This is part of the survey that  
17 was originally -- that you've seen before. We're going  
18 to highlight with the next click --

19   (Next Slide)

20                   MR. POWELL: -- this area right at the  
21 north. So if we zoom in on that, by clicking again --

22   (Next Slide)

23                   MR. POWELL: -- I just want to point out  
24 that the -- that the elevations here range substantially.  
25 And so we have --



1 will function and be able to convey water at lower than  
2 BFE elevations. But during base flood elevations,  
3 during that 100-year flood event, the driveway will act  
4 just like the existing ground elevations that are there.

5 And so, again, it's a really important thing  
6 to note that we're not necessarily damming off or  
7 cutting off access to anything. This is -- you know,  
8 the hydraulic control of ground that's there is going to  
9 be very similar to this driveway. Yeah, please.

10 COMMISSIONER MOCZYGEMBA: Quick question.  
11 Is -- obviously, but please clue me in -- how has it  
12 evaluated the angle of the culverts in relation to that  
13 existing east channel?

14 MR. POWELL: So the culverts were placed  
15 where there was sufficient space and the lowest  
16 elevation that existed. And so it does connect that  
17 together.

18 COMMISSIONER MOCZYGEMBA: Okay.

19 MR. POWELL: So just in summary, the next  
20 slide --

21 (Next Slide)

22 MR. POWELL: -- just talks about that we  
23 have had the extensive engineering that has been done on  
24 this property. Me personally, this is the most that's  
25 ever been required for a residential development that

1 the city has asked for. We have developed model after  
2 model trying to answer the questions that are raised.

3 I want to make it very clear that no levy is  
4 being proposed for the driveway; that there are low  
5 spots there are being filled, and they are -- in some  
6 cases they are deep. But we're not necessarily blocking  
7 off this continuous east channel that exists in 121.

8 So the elevations of the proposed driveway  
9 are similar to nearby ground elevations. We did  
10 increase the number of culverts. Culverts are standard  
11 engineering practices. The City of Ketchum does  
12 recommend culverts, and so that's not something that's  
13 outside of normal applications. We -- we did add  
14 another culvert just to comply with Harmony's  
15 recommendation to evaluate at 50-percent clogging.

16 The floodplain will continue to function.  
17 This is not going to somehow eliminate on entire stretch  
18 of floodplain. The floodplain will continue to  
19 function. And that modeling shows no rise at the  
20 neighbor's property. And that that has been reviewed  
21 substantially by city staff and third-party engineer  
22 Harmony.

23 With that, any other questions that you  
24 have?

25 THE COMMISSIONERS: (Indicating).

1 MR. POWELL: Yeah.

2 COMMISSIONER MOCZYGEMBA: I have a follow-up  
3 question to my other question. If there were room on  
4 the property for those culverts to be at a different  
5 angle, would that increase their efficiency? Even  
6 though there's a model that shows no rise, would  
7 straightening those things out more in parallel to the  
8 east stream, or whatever we want to call it, would that  
9 help?

10 MR. POWELL: So it would really just reduce  
11 the length of the culverts.

12 COMMISSIONER MOCZYGEMBA: Okay.

13 MR. POWELL: The culverts would still --

14 COMMISSIONER MOCZYGEMBA: Okay.

15 (Two speakers at the same time.)

16 MR. POWELL: -- function. They still would  
17 be efficient.

18 COMMISSIONER MOCZYGEMBA: Okay.

19 MR. POWELL: It would just reduce the length  
20 and it would not reduce them substantially. It would  
21 be, you know --

22 COMMISSIONER MOCZYGEMBA: Right.

23 MR. POWELL: -- a few feet.

24 COMMISSIONER MOCZYGEMBA: Right. Okay.

25 Thank you.

1           COMMISSIONER PASSOVOY: Once again, this is  
2 a very, very layperson question: Along the property  
3 line, we understand there were -- without the driveway  
4 there are undulations. And so the assertion of -- your  
5 assertion or explanation is is that the driveway does  
6 not create a berm. But do I understand that basically  
7 the driveway flattens out those undulations?

8           MR. POWELL: There will -- yeah, sorry.

9           COMMISSIONER PASSOVOY: Okay. And is the --  
10 and that the highest point of any undulation is no lower  
11 than the driveway elevation? Am I -- am I confusing  
12 you?

13          MR. POWELL: So say that again. The highest  
14 elevation of those undulations --

15          COMMISSIONER PASSOVOY: Okay, so the  
16 undulations are like this (indicating) --

17          MR. POWELL: Uh-huh.

18          COMMISSIONER PASSOVOY: -- up and down and  
19 up and down. Where the driveway essentially flattens  
20 that series of undulations, it makes it a straight line.

21          MR. POWELL: Right.

22          COMMISSIONER PASSOVOY: Is it fair to say  
23 that the highest point of any undulation is no -- is not  
24 lower than the driveway? So the driveway, the highest  
25 point of the driveway is no higher than the highest

1 level of this series of undulations.

2 MR. POWELL: Yes.

3 COMMISSIONER PASSOVOY: Okay.

4 MR. POWELL: That is correct.

5 COMMISSIONER PASSOVOY: Okay.

6 MR. POWELL: In most cases those highs --

7 COMMISSIONER PASSOVOY: Would be -- would be  
8 lower. But I just -- just -- it flattens it out so in a  
9 sense it is a berm. But the berm is no higher than the  
10 highest undulation that exists out there. Okay.

11 COMMISSIONER CARTER: To follow up on that,  
12 did you say that the driveway is below BFE?

13 MR. POWELL: Yes.

14 COMMISSIONER CARTER: By how much?

15 MR. POWELL: So if we go back to that -- the  
16 base flood elevation in this -- this stretch is 5786.5  
17 or .7, somewhere in that range. So it's over 86 point  
18 something. And so there are areas that are outside of  
19 the floodplain. So the floodplain is actually -- the  
20 hammerhead turnaround is outside the floodplain, the  
21 mapped area. And so as you move around towards the  
22 residence, the residence has to be built two feet higher  
23 than the BFE. And so there is -- that driveway will  
24 increase as you approach the residence. And so there  
25 are -- but the majority of the driveway within the

1 floodplain is lower than the BFE.

2 MR. MCGRAW: The 86 number, point something,  
3 was that the BFE or was that the driveway elevation?

4 MR. POWELL: That is the BFE elevation.

5 MR. MCGRAW: It would be at the property  
6 line?

7 MR. POWELL: Yes.

8 CHAIR MORROW: We're good? Nothing else?

9 THE COMMISSIONERS: (No response.)

10 CHAIR MORROW: Okay. Thank you.

11 MR. POWELL: Thank you.

12 MR. JOHNSON: So, Chairman and  
13 Commissioners, there will be a rebuttal from the  
14 Appellant, but this might be a good time if you have --  
15 if you already know you have questions, if you want to  
16 ask them now so that the Appellant can deal with them in  
17 rebuttal at one time rather than end up going back and  
18 forth, if they're sort of pressing questions. Or, if  
19 you just want to go straight to the a Appellant  
20 rebuttal?

21 CHAIR MORROW: I'm good for -- I'm going to  
22 assume --

23 COMMISSIONER PASSOVOY: (Inaudible)  
24 questions --

25 CHAIR MORROW: Yeah, I have comments but

1 mostly in deliberation, so --

2 MR. SLETTE: Thank you. Gary Slette, again,  
3 for the Osbornes. I think what you heard was a great  
4 engineering analysis of the east channel as referenced  
5 by Mr. Osborne during his comments. But I believe it  
6 was the elevation raise of the west channel that was of  
7 profound concern for him and his wife with regard to the  
8 impact on their property.

9 As we sit here looking at a piece of paper,  
10 it really bears out what my suggestion was earlier: Is  
11 this an opportunity where the Commission avails itself  
12 of the chance to actually look at the property  
13 physically on site so you understand how much that raise  
14 is going to occur near the hammerhead and the west  
15 channel. So I'm going to make that suggestion again to  
16 the Commission. Certainly in my experience in other  
17 jurisdictions, on-site reviews are not out of the  
18 ordinary, and I'd urge you to do that.

19 I would agree with Ms. Strollo that it is  
20 important for the Commission to follow the code. And  
21 that's why we have referred in our memorandum to Section  
22 17.88.050(E)(21): "Where development is proposed that  
23 impacts any wetland, the first priority shall be to move  
24 the development from the wetland area." And I guess  
25 that's where standard of review issues arise, whether

1 you call it an error or an abuse of discretion or what  
2 have you. But I ask -- and not rhetorically -- where is  
3 consideration given to moving the development from the  
4 wetland area with regard to the driveway? And I ask  
5 again, where does this one-to-one ratio come into play?  
6 Because it just seems like, okay, what we're going to  
7 do, we'll fill up and create the berm area next to the  
8 Osbornes' property, and we'll dig a hole somewhere else  
9 and we'll call that a one-for-one exchange. But it's  
10 the location of where that's done that matters most, not  
11 the mere fact that a cubic yard here equals a cubic yard  
12 there.

13 I would also agree with Ms. Strollo that the  
14 home is to be located out of the flood area, as Zack  
15 (sic) just indicated to you. That's certainly a code  
16 requirement. Our concern is that the driveway is not.  
17 It's great that the culverts are planned for a 50-  
18 percent clog factor. But what happens when it's a 100-  
19 percent clog factor?

20 And I guess that kind of begs the question,  
21 like Ghost Busters: Who are you going to call? Who are  
22 the Osbornes going to call? Are they going to call  
23 their neighbor and say, you know what the city said:  
24 You have to maintain it. And if they don't have their  
25 phone number, do they call the Planning and Zoning

1 office, or the Building Department, or the mayor, or  
2 Neil? Who is going to be the response team that gets  
3 out there and takes care of matters? Because I just  
4 don't see it happening.

5           So under the authority of the Commission,  
6 under 17.144.010(C), you can affirm, reverse, or modify  
7 in whole or in part, the decision or determination of  
8 the administrator, and that's what we are asking you to  
9 do tonight.

10           But if you feel that some helpful  
11 information can be gleaned from a site review, I urge  
12 you to do that. And judging by the scope of the  
13 questions that I heard around this table, it certainly  
14 appears to me that it would be helpful to know, okay,  
15 here is the east channel; here is the west channel; here  
16 is the BFE; here is the height of the proposed driveway.  
17 Then and only then will I think you can really -- well,  
18 I went out there and saw it. That's when I understood  
19 it.

20           So that's my pitch, and I'm happy to stand  
21 for questions.

22           CHAIR MORROW: Thank you, Mr. Slette.

23           COMMISSIONER PASSOVOY: I have a question  
24 for you, Mr. Slette. On the last picture that was  
25 shown, that shows the driveway with the hammerhead and

1 the location of the three culverts, what portion of that  
2 section of the driveway is -- are you -- is your client  
3 claiming blocks the west channel? Because I don't see  
4 that little -- I don't see that on this. How would you  
5 locate the west channel? It's -- it's page 160 -- page  
6 160 of the 221 pages in our packet.

7 MR. SLETTE: If I could, I would like Mr.  
8 Osborne to respond to that technical --

9 COMMISSIONER PASSOVOY: Either one, I just --

10 MR. SLETTE: Like you, it's beyond my pay  
11 grade.

12 COMMISSIONER PASSOVOY: I need to -- to be  
13 able to picture this.

14 MR. SLETTE: Sure. Here is a pen if you  
15 need that.

16 (Two speakers at the same time.)

17 COMMISSIONER PASSOVOY: Yeah, where -- okay.  
18 We've dealt with the issue of the east channel. Where  
19 is the west channel on here?

20 (Mr. Osborne off mic.)

21 UNIDENTIFIED AUDIENCE: Use the microphone.

22 MR. OSBORNE: Okay. So what you can see is  
23 you can see what is referred to as the shed, which is,  
24 in fact, the fishing cabin that we showed you the photos  
25 of. And I'll walk over and do this on that side if it's

1 necessary. So the east channel flows here (indicating).  
2 The west channel flows here (indicating). And here, the  
3 driveway elevation is 8725 and 87 feet, versus existing  
4 condition, this kind of triangular line there is 85. So  
5 I'm not entirely sure where the statement that says "at  
6 no point is the driveway higher than the grade," I don't  
7 know where that comes from because this is 85, and this  
8 86, and the driveway is 87 and quarter and 87 at that  
9 point where the west channel --

10 COMMISSIONER PASSOVOY: You said 85 on here?

11 UNIDENTIFIED AUDIENCE: (Inaudible, off  
12 mic).

13 MR. OSBORNE: Yeah, okay. So it doesn't  
14 show -- yeah, no, that's fine. It doesn't show on this  
15 rendering. But if you go to the existing conditions,  
16 you can actually read what these elevation lines are.  
17 That elevation line is 85. And that elevation line is  
18 86 (indicating).

19 COMMISSIONER PASSOVOY: Thank you.

20 MR. OSBORNE: You're welcome.

21 CHAIR MORROW: Is there are questions? If  
22 not we can --

23 MR. JOHNSON: So --

24 CHAIR MORROW: Go ahead.

25 MR. JOHNSON: -- Mr. Chairman, Commissioners , I

1 just want to know one thing: The Appellant has thrown  
2 out the idea of a site visit. I just need to caution,  
3 from the legal side, that's essentially gathering new  
4 information. If you have a concern about whether the  
5 site was accurately visited by staff as some sort of  
6 error, the appropriate thing to do is remand that back  
7 to staff to take those steps. And that may be a  
8 question you want to ask staff about. But I just want  
9 to be clear, this is the hard part. You're not doing  
10 the technical part here.

11 CHAIRMAN MORROW: Right.

12 MR. JOHNSON: It's a review on appeal.

13 COMMISSIONER PASSOVOY: It helps to  
14 understand the --

15 CHAIR MORROW: Well, that's my question.

16 MR. JOHNSON: I totally get it. But I -- I  
17 just always -- as city attorney when I hear site visits,  
18 I have to put that in. And I know -- absolutely  
19 understand how it can help the Commission. But  
20 particularly in this case on an administrative appeal,  
21 that would be brand new information. That's not --

22 MR. SLETTE: I assume that staff probably  
23 was on the property and had a chance to inspect it. So  
24 to me, that would not constitute new evidence if the  
25 staff had seen what I'm asking the Commission to see.

1 And to me, the thing about a site visit from a due  
2 process perspective, what it entails is notice of the --  
3 of the site visit. So it's easily done. And again, I  
4 think at the site, if the staff saw it and that helped  
5 them render their decision, certainly, it's not  
6 something new for the Commission to consider.

7 CHAIR MORROW: Thank you. All right.  
8 Anybody have thoughts about this?

9 COMMISSIONER CARTER: I'm reading --

10 COMMISSIONER PASSOVOY: Are we now in the  
11 deliberation phase?

12 CHAIR MORROW: I believe we are, yes.

13 COMMISSIONER PASSOVOY: Okay. I just want  
14 to make sure.

15 MR. CARTER: I'm reading that the primary  
16 issue here is that the Appellant claims that the  
17 Planning and Building Department did not evaluate  
18 alternatives for the proposed development. "Despite a  
19 significant change made to the proposed driveway, the  
20 Planning and Building Department has only sought to  
21 remediate the resulting flawed plan and not requested or  
22 evaluated alternative locations for the driveway."

23 That seems to be the issue here, not whether  
24 or not the plan is a good plan, but whether or not the  
25 planning department sufficiently evaluated alternative

1 locations.

2 COMMISSIONER PASSOVOY: So do we ask the  
3 Planning Department --

4 COMMISSIONER CARTER: So how can we -- I  
5 mean, I think that that seems to be the crux of the  
6 issue here, or at least the claim.

7 MR. MCGRAW: My question to that would be,  
8 is it their responsibility, or if the applicant has  
9 afforded a suitable plan that meets code, meets  
10 engineering, is it the city's job to --

11 COMMISSIONER CARTER: Evaluate the  
12 alternative?

13 MR. MCGRAW: -- evaluate alternatives?

14 (Multiple people speaking at the same time.)

15 COMMISSIONER PASSOVOY: I think that's what  
16 the code requires.

17 COMMISSIONER CARTER: Because the code says  
18 "Where development is proposed that impacts any  
19 wetlands, the first priority shall be to move the  
20 development from the wetland area."

21 MR. MCGRAW: Okay.

22 COMMISSIONER CARTER: "Mitigation strategies  
23 shall be proposed at the time of application that  
24 replace the impacted wetland in equal amount and quality  
25 of new wetland area or riparian habitat improvement."

1                   COMMISSIONER PASSOVOY: So can -- Matt, do  
2 we -- is this -- can we ask the staff if they --

3                   MR. JOHNSON: Yeah, you can ask the staff  
4 that question.

5                   COMMISSIONER PASSOVOY: So my question to  
6 the staff is, did you discuss -- did you consider  
7 alternative locations of the driveway --

8                   MR. CRUTCHER: Yes, that --

9                   COMMISSIONER PASSOVOY: -- and discuss those  
10 with the applicant? And would you tell us about that.

11                  MR. CRUTCHER: Staff looked at the proposal  
12 and the residence being located within the letter of map  
13 amendments. Which took the property outside of the  
14 floodplain seemed to be the most appropriate location  
15 for the residence. And then with the requirement of a  
16 hammerhead turnaround by the fire department pushing the  
17 driveway up to the north, that seemed to be the best  
18 approach for getting access to the letter of map  
19 amendment area.

20                  COMMISSIONER PASSOVOY: So the location of  
21 the house or the development dictated the location of  
22 the driveway?

23                  MR. CRUTCHER: That's correct.

24                  MS. LANDERS: And just to clarify, the  
25 location of the house wasn't necessarily the choosing of

1 the owner. It was a LOMA that had already been  
2 approved. So, you know, that was a condition that was  
3 kind of existing in place. And I think when Adam and I  
4 reviewed that, the effort was to keep the majority of  
5 the development outside of the floodplain. Because if  
6 we were to move the location of the home, you'd be  
7 putting it outside of the floodplain and into the  
8 floodplain. And so there was a discussion around  
9 alternatives. It isn't necessarily documented in kind  
10 of multiple scenarios as part of the development  
11 application, but those discussions did occur.

12 COMMISSIONER PASSOVOY: Okay. Thank you.

13 COMMISSIONER CARTER: Was there a  
14 consideration of leaving the driveway where the existing  
15 driveway is? Or how was the location of the existing  
16 driveway considered?

17 MR. CRUTCHER: Well, the fire department  
18 required a hammerhead turnaround access that was not  
19 present with the current driveway configuration due to  
20 fire department code. And so that configuration is the  
21 result of the fire department requirements.

22 COMMISSIONER PASSOVOY: Okay. I -- I'm not  
23 sure how this fits in. So, Matt, I would need your  
24 guidance on this. But it seems to me that we could have  
25 as an additional condition a requirement -- what I see

1 in terms of the monitoring that the -- the imposition on  
2 the owner for maintenance is of the wetlands. I don't  
3 see anything in there about the culverts. And it seems  
4 to be very reasonable to me asking the owner to be  
5 responsible for maintaining the culverts and keeping  
6 them clear, and giving the city and the neighboring  
7 property owner the right if the culverts are not cleared  
8 and flooding occurs, and is not addressed by the owner,  
9 that one or both of those parties can go on the  
10 property, clear out the culverts and collect  
11 reimbursement from the property owner.

12                   It's not an uncommon requirement and I'm --  
13 I'm wondering if is that something that we send it back  
14 to the Planning Commission -- I mean, the planning staff  
15 -- to fix? Or is -- can it be required as part of our  
16 deliberation?

17                   MR. JOHNSON: So I think what you want to do  
18 is you want to look at Condition 15 on the Floodplain  
19 Development Permit --

20                   COMMISSIONER PASSOVOY: Right.

21                   MR. JOHNSON: -- which is where this comes  
22 in --

23                   COMMISSIONER PASSOVOY: Yes.

24                   MR. JOHNSON: -- if you wanted to amend the  
25 permit to add some clarifying language. I will say

1 this: That Condition 15 is already requiring the  
2 property owner to maintain the culverts and the permit  
3 runs with the property.

4 MS. PASSOVOY: I missed that. I didn't see  
5 that on --

6 MR. JOHNSON: So there is -- there is  
7 enforcement. And sort of this question has been thrown  
8 out, you know, what do we do if the neighboring property  
9 owner had a concern? They would have the ability to  
10 call the city. That triggers the city has that  
11 authority to inspect. Notice of the property owner,  
12 you're required to maintain this under your Floodplain  
13 Development Permit, and that property owner has to  
14 comply with that. And there's further enforcement  
15 mechanisms under code and flood regulations in terms of  
16 in emergency situations the city has more leeway to go  
17 in and invade a nuisance or clear a floodway. I'd be  
18 hesitant, from the legal side, to add any kind of  
19 neighboring property owner and --

20 COMMISSIONER PASSOVOY: That's between the  
21 two parties and I wouldn't --

22 MR. JOHNSON: Yeah, that one --

23 (Two people speaking at the same time.)

24 COMMISSIONER PASSOVOY: That's for them to  
25 figure out, yeah, okay.

1 MR. JOHNSON: But the -- Susan, your real  
2 question about process, I would look at this Condition  
3 15. If you feel like it's satisfactory, you're good.  
4 If you feel like it needs some addition, that would be  
5 in the realm of the Commission's ability to modify.

6 COMMISSIONER PASSOVOY: So then I need some  
7 help because I have been through this whole package and  
8 I must have missed that Condition 15.

9 MR. CRUTCHER: It's on page 76.

10 COMMISSIONER PASSOVOY: Thank you. Somebody  
11 else go ahead if you --

12 MS. LANDERS: It's attachment D. It's on my  
13 page 119 of 264.

14 CHAIR MORROW: Yeah.

15 (Multiple speakers at the same time.)

16 COMMISSIONER PASSOVOY: What came to us --

17 CHAIR MORROW: Yeah.

18 COMMISSIONER PASSOVOY: Okay. Can you put  
19 it up there, Adam? Is it possible? Thank you.

20 MR. CRUTCHER: It's up on the screen, too,  
21 Susan.

22 COMMISSIONER PASSOVOY: Okay. It's easier  
23 for me to read here actually. Never mind, that's my --

24 CHAIR MORROW: My problem with this one is  
25 only -- yeah, that process works. You call the city.

1 They come and inspect it. But in the middle of a 100-  
2 year flood when their living room is full of water,  
3 that's not enough. You know, I just -- these are --

4           You know, what if the person who buys the  
5 house says screw you, litigate, you know? We don't care  
6 what you do. We don't care what the city says. We're  
7 not going to do anything. Let them sue us. I need more  
8 -- you know, to put it right on their property line? If  
9 it were halfway down and there was some leeway, but  
10 there's no leeway here. If it backs up in a 100-year  
11 flood, it's on their property right-of-way. There's no  
12 -- and getting a guy to come out in a 100-year flood  
13 when it's underwater, to come and clean these culverts,  
14 you know, it's litigation for them. It's litigation  
15 against the city. It -- we're setting ourselves up for  
16 someone who buys the house and they go, I've got a ton  
17 of money. Screw you, I'll do whatever I want. And if  
18 it means not cleaning the culverts, then I won't clean  
19 the culverts and you can sue me. And three years later  
20 when it gets done, you know, their house is ruined, or  
21 their historic cabin has floated away.

22           And for me, it's not enough. It's not  
23 enough to say it doesn't -- you know, Susan said, there  
24 were ridges and elevations and so there were places --  
25 yes, the top elevation may be is the top elevation. But

1 now you've gotten rid of any of that other contour.

2 I am concerned about the west channel, which  
3 doesn't seem to have any outlet compared to the east.  
4 So it's going to run right into the house or right into  
5 the --

6 The rules say it can't affect neighboring  
7 properties, and that's what I'm stuck on. Is that --  
8 here it's a lot of we've got this model. Well, if  
9 Brockway is willing to insure the property, that their  
10 model is right -- I guarantee they aren't -- but if  
11 they're willing to say, yes, if it does what -- you know  
12 something our model didn't say, then we'll pay for the  
13 insurance.

14 You know, but I think you're just -- you're  
15 -- you know, we're setting ourselves up for what we know  
16 is going to happen, which is when these big floods come  
17 up where it's flooded not just to their house, it's  
18 flooded onto, you know, Bordeau, and it's flooded well  
19 up into the neighborhood. You know, having that -- I  
20 just -- our models say this and our -- you know, our  
21 stuff says that. They're guesses.

22 And if you're waiting for the city to  
23 enforce it during a 100-year flood, for me it's not  
24 enough. What happens if it does impact the neighbors  
25 and not just these neighbors? What happens if it -- you

1 know, if something -- if the culverts aren't cleaned and  
2 something happens, who is responsible, you know?

3           And I could find error in not using the most  
4 recent FEMA maps to say this is no longer floodway.  
5 This is now floodplain. So I get that. But my concern  
6 really isn't -- it's that the design -- and I was -- you  
7 know, because it's been three years, we were told we  
8 can't be asked to redesign the site. That's, you know,  
9 not true.

10           So my concern is less of that and more that  
11 we're creating something that in the future is going to  
12 be a really big problem that we could avoid. And so I'm  
13 not sure how that happens. But it makes me really  
14 uncomfortable that our models say this and our models  
15 say that.

16           I've been down there during the floods in  
17 2017. I walk my dog down in that area all the time and  
18 it's -- half of those houses shouldn't have been built  
19 on Wood River or on Williams. You know, they're in the  
20 frickin' floodplain or in where the river brings its  
21 water back down.

22           So my concern is we don't make it worse.  
23 And that's not for you guys as much as for you guys  
24 that, you know, this needs -- we really need to make  
25 sure this is done right. Because if it floods next

1 year, the year after, it's built as a spec for sale. I  
2 hate to say it, but there's a lot of rich people who  
3 would come in and go, you're property flooded. Sue me.

4 That's a six-year process or a seven-year  
5 process to go through litigation. It's expensive. I  
6 don't want to make a decision that essentially puts that  
7 down the road as an obvious, you know, it's definitely  
8 going to happen. So I'm looking for some alternatives  
9 -- and, you know, we heard Mr. Osborne even tell us what  
10 those were -- but some logical alternatives to putting  
11 three huge culverts on their property line and hoping  
12 that the water doesn't back up if something happens.  
13 So to me that seems like a, you know, a wish and a  
14 prayer. But that's just my -- this is -- for all you  
15 guys, that's just my feeling about this.

16 MS. LANDERS: Mr. Chairman, may I just add a  
17 point of --

18 CHAIR MORROW: Sure.

19 MS. LANDERS: -- clarification? So about  
20 the draft FEMA maps, the only reason that there's a  
21 change on this property is because in the new draft  
22 maps, FEMA hasn't carried over the data of previously  
23 approved LOMAs into the data set. So the change of the  
24 map is not a result of the change of flooding condition  
25 on the property. It's just simply that the data -- all

1 of the data hasn't been incorporated; that's why they're  
2 still draft.

3 CHAIR MORROW: Yeah. And I'm just using it  
4 as a, you know, people like go "you can't find an  
5 error." I've been a lawyer a long time. We can find an  
6 error anywhere we want. But that's my point, that it's  
7 not really about that for me. It's more about that  
8 we're not saying, you know, oh, it's fine. It will be  
9 fine. And then say it will be fine. And we have no  
10 mechanism for when it's not fine. And then suddenly  
11 we've got, I'm suing the city because we made this  
12 decision. And I'm suing their neighbors because they  
13 haven't done what they're supposed to, and the city  
14 doing whatever they can to the neighbors, which may or  
15 may not be anything for their lack of ability to fulfill  
16 their responsibilities.

17 So it just -- you know, that's my fear here.  
18 It's not so much that the driveway is a levy, although,  
19 it kind of, you know, looks like it. It's more that  
20 what happens when we approve this and then something  
21 happens and the owners of this new very expensive house  
22 says, screw you? You know, we're not doing any of this.

23 And we don't have a mechanism for that. So  
24 I want to make sure that the development is right and  
25 that, you know, we do the best we can to make sure it

1 works before we approve it. That's just my feeling.

2 COMMISSIONER PASSOVOY: Morgan, you answered  
3 my question about whether or not you guys have looked at  
4 this draft and whether you think there's anything  
5 significant that would -- that would have affected your  
6 decision were it actually finalized. And what I'm  
7 hearing is, no, there isn't.

8 MS. LANDERS: Yeah, and I can let Adam speak  
9 to that. But Adam and Harmony both track the draft FEMA  
10 process very, very closely.

11 COMMISSIONER PASSOVOY: Uh-huh.

12 MS. LANDERS: We've looked at every single  
13 floodplain development permit and we've compared our  
14 existing BFEs with the draft BFEs. And usually in  
15 instances where there's any change in the BFE, then we  
16 usually go with the most conservative. You know, but we  
17 do track that process very quickly and we -- you know,  
18 we take it very seriously.

19 COMMISSIONER PASSOVOY: Okay. Well, then --  
20 then to follow on what Neil is saying, I -- I understand  
21 that completely. It's -- I -- I'm trusting that the  
22 engineering data is the best available. I mean, we have  
23 to make everyone in development -- or in any other area,  
24 you know, flying a plane -- you have to just go with you  
25 best data available. It's never going to be -- be

1 perfect in some other realm. It is as perfect as it can  
2 be in our realm. So I'm satisfied with the engineering.

3 The question that I have is the one with --  
4 that Neil has raised. Is that I'm concerned that if it  
5 is true that there is some risk of the west channel  
6 being backed up, and if the culverts are not kept clear,  
7 there is a theoretical enforcement mechanism. But is  
8 there in real life an enforcement mechanism? And is  
9 this the best possible engineering solution to the risk  
10 that has been identified? Or, are the engineers telling  
11 us that they have determined that notwithstanding the  
12 difference in elevation between the west channel and the  
13 hammerhead, that there is no risk of flooding, or  
14 backwater, backwash, or whatever you want to call it,  
15 from that hammerhead?

16 MS. LANDERS: Yeah, and I think, you know,  
17 there's been a lot of technical information provided to  
18 you all. I think there was a lot of focus on the  
19 eastern portion of the property. But the project is  
20 required to be looked at in totality.

21 COMMISSIONER PASSOVOY: Uh-huh.

22 MS. LANDERS: And so when we look at impact  
23 on adjacent property, it's not a just one single point  
24 or one single other point. It's in totality for the  
25 development as a whole. So that does get considered.

1 I think it is, you know, easy to kind of gravitate to  
2 specifics as kind of areas of concern. But it does --  
3 it is looked at kind of in its whole.

4 I think the last comments that I will make  
5 is that debris is always a concern in flooding. That's  
6 a comment that's been made. Large debris that -- that  
7 blocks culverts on a large scale, like the ones provided  
8 in the Appellant packet happen within the floodway when  
9 you have large downed trees, you know, things like that.  
10 These -- this area -- and Adam you can correct me if I'm  
11 wrong -- sees a lot of kind of sheet flooding of water  
12 come through. It isn't necessarily in a debris flow  
13 area.

14 So from staff's perspective, we aren't  
15 concerned about clogging of the culverts. We did the  
16 extra 50 percent assumption on the culvert because the  
17 Commission remanded back. We would not normally have  
18 run a model like that, and so we do feel that concern.  
19 On the enforcement side -- you know, the condition is  
20 written in a really strong way that gives us a lot of  
21 opportunity to enter the property when there's areas of  
22 concern. It's not just planning staff. It's any member  
23 of our inspection team. So during flooding conditions  
24 that may be Adam. That may be the water and waste water  
25 department. And those are in situations where we can

1 enter the property at any reasonable hour for the  
2 purpose of inspection or other enforcement action.

3           So you know I -- in flooding conditions, we  
4 get a lot of cooperation from property owners, right,  
5 because they're trying to protect their property.  
6 They're trying not to run the risk of downstream  
7 implications or upstream implications. For the most  
8 part, it is our most engaged time of the year when it  
9 comes to property-owner cooperation, so --

10           COMMISSIONER PASSOVOY: So you would have a  
11 regular inspection, or irregular inspection -- not  
12 clearing the culverts during a flood -- but checking to  
13 make sure that they've been maintained; that there  
14 hasn't been an accumulation over time of small blockages  
15 which then could create a large blockage? Adam, I'm  
16 looking at you. This is your project.

17           MR. CRUTCHER: Yeah, similar to the projects  
18 down on Wood River Drive that you all have reviewed  
19 recently, where those also have a system of culverts,  
20 anywhere where we have culverts or bridges in the city,  
21 we do go around during flooding years and check, myself,  
22 the fire department, streets and water and wastewater,  
23 to check and make sure that those aren't getting blocked  
24 or impacted in any way by debris. So those are things  
25 that we do regularly throughout the city in different

1 areas.

2 COMMISSIONER PASSOVOY: And not just during  
3 flooding. I mean, that's my question, is might you have  
4 an, okay, well, we have to go check 121 Badger Lane to  
5 make sure that there haven't been small accumulations  
6 over time that could be a problem if next year is a  
7 flood year?

8 MR. CRUTCHER: We start looking before  
9 overbank flooding occurs, yes.

10 COMMISSIONER PASSOVOY: Okay.

11 MR. CARTER: Staff, can you bring up page --  
12 the last page in the staff report, 221?

13 (Next Slide)

14 MR. CARTER: Is it correct that this shows  
15 existing conditions out there, more or less?

16 MR. CRUTCHER: Yeah.

17 MR. CARTER: And is it correct that that's  
18 showing a sort of existing driveway location?

19 MR. CRUTCHER: Yes.

20 MR. CARTER: Is there an existing -- there's  
21 an existing driveway on the site?

22 MR. CRUTCHER: Gravel. So the asphalt has  
23 been pulled out, but the topography is similar to where  
24 the driveway used to be when it was still functioning.

25 COMMISSIONER PASSOVOY: At the gray line?

1 MR. CRUTCHER: Correct.

2 COMMISSIONER CARTER: Was there an attempt  
3 made by the design team to design a driveway that worked  
4 on the existing configuration and a hammerhead that was  
5 in a different portion of the lot that perhaps didn't  
6 impact the wetland as much?

7 MR. CRUTCHER: I believe that would be a  
8 question for the Applicant.

9 MS. LANDERS: Tim, it wasn't something that  
10 was requested by staff. It was just during kind of  
11 discussions of different alternatives and what was being  
12 proposed.

13 COMMISSIONER CARTER: Okay.

14 COMMISSIONER MOCZYGEMBA: I think if they're  
15 just trying to do a hammerhead turnaround outside of the  
16 floodplain, it would be right about where the ADU and  
17 the pool are.

18 But, let's see, I guess my thoughts, so the  
19 Appellant, you know, came to us last year with concerns  
20 based on their localized observations, based on owning  
21 their property for the time that they have. And I  
22 certainly appreciate that, and we -- I think we all  
23 agreed that we heard their concern, which is why we  
24 remanded the application to make sure that all of the  
25 i's are dotted and t's are crossed.

1                   And I'm certainly empathetic to their  
2 concerns because flooding is stressful and warrants a  
3 lot of hand-ringing when you own a property by the  
4 river. And while everything can't be predicted in a  
5 model, you know, we have to -- I think we still have to  
6 rely on that modeling data. We've been through this  
7 before with Bruce and his avalanche reports where he's  
8 taking the best of what there is. But that's not to say  
9 there's a portion of a hill that may slide that wasn't  
10 anticipated. And I think the same situation could  
11 happen here.

12                   You know, when we talk about alternatives,  
13 the best alternative is no developments. But,  
14 nonetheless, I think in my mind we've -- I appreciate  
15 the staff and Applicant's time and resource that has  
16 been sent -- has been spent to reevaluate and, on the  
17 Applicant's side to provide additional study. And being  
18 a layperson, I would rather rely on Jennifer Zon (ph)  
19 from Harmony, Adam's opinion, and the data that was  
20 provided, in addition to the original data that was  
21 provided that was deemed sufficient during the first  
22 staff review.

23                   So in my mind, I think we've exhausted the  
24 analysis that can be done. And you really just cannot  
25 predict the unknowns, as much as we may try to control

1 the river and all of that.

2 COMMISSIONER PASSOVOY: I'm at the point  
3 where I can make a decision. Matt, did you have  
4 anything to add?

5 MR. MCGRAW: Yeah, I think just to go back  
6 on some things that Neil has said. This is an  
7 inherently more hazardous place to build and thus we  
8 hold it to higher standards. There are so many things  
9 that could go wrong in a place like this. Regardless of  
10 whether or not this property is developed, disaster can  
11 strike next door. For things that, you know, we do not  
12 model for, that could lead to a larger discussion about,  
13 you know, what and how we build in places like this.

14 But, you know, the question is, if the  
15 standards we have for this Applicant today have been  
16 met? But that's what we can do. I think that other  
17 conversation is really important to have.

18 COMMISSIONER PASSOVOY: Put that on the  
19 list.

20 MR. MCGRAW: Yeah, right.

21 COMMISSIONER CARTER: I don't doubt that the  
22 engineering is correct. I think the question before us  
23 is whether -- whether an alternate proposal -- a more  
24 appropriate alternate proposal -- was considered. And  
25 looking at the map that we have above us of the current

1 conditions on the site, I do wonder whether an alternate  
2 design that's more appropriate and less impactful to the  
3 neighbors and meets the spirit, meets the letter of the  
4 code is possible.

5 CHAIR MORROW: That's real easy because I'm  
6 with Tim. I'd just like to see if a redesigned driveway  
7 -- because we're not talking about redesigning the  
8 house. We're just really talking about redesigning  
9 getting to the house. Let's see if that could be less  
10 impactful to the neighbors. I think I'd be interested  
11 in that, too, so that would be a remand for a redesign.

12 COMMISSIONER PASSOVOY: And I actually, if  
13 you take that -- I mean, it may require some redesign of  
14 the house, which was my question. Is if the design of  
15 house -- the design and placement of the house is  
16 dictating where the driveway goes. And maybe that  
17 approach should have been, or we should ask the  
18 Applicant to -- I mean, I know this has been a long and  
19 expensive process. But since this was raised as a  
20 problem early on, I would -- I would have liked to have  
21 seen them say, well, maybe the way we've designed and  
22 located the house should be reevaluated so that we don't  
23 have this problem of the driveway and the hammerhead  
24 right along the northern property line. It's sort of  
25 the once again, you know, what forces the decision?

1 Which part of the design forces the decision?

2 CHAIR MORROW: Yeah, I mean, it is a long  
3 process. But we really do have to seriously take and  
4 consider the neighbor's property rights and how our  
5 decision affects, or could affect, their property. And  
6 so that's kind of why we're stuck here, I think, which  
7 is -- you know, I'd like to say obviously there was no  
8 reason for Adam to look for an alternative so he didn't.  
9 It fit. It was fine. I think we've come to a point  
10 that it would be nice to see if there is a less  
11 impactful alternative.

12 COMMISSIONER PASSOVOY: But does that rise  
13 to the level of a claimed error or abuse of discretion?  
14 That's what --

15 CHAIR MORROW: I guess -- and, again, like I  
16 said with the error, you know, is it an error not to  
17 evaluate alternative locations? Maybe it was, maybe it  
18 wasn't. You know, at this point it appears like it was.  
19 But, you know, when Adam first looked at it, there was  
20 no reason for him to go, hey, let's see six other  
21 driveway locations, you know, or six other house  
22 placements. So I think that's kind of a hard -- you  
23 know, are we within our right to do this? Yes, I think  
24 so.

25 MR. MCGRAW: I think that for there to be --

1 the error to be large enough for someone to say that  
2 this needs further consideration, there has to be some  
3 evidence, other than colloquialisms, that there are  
4 damages; that the standards are inadequate or being  
5 incorrectly applied. You know, hard evidence as has  
6 been provided by the Applicant to say that they've met,  
7 you know, the standard, some benchmark to say that it's  
8 insufficient by, you know, the rules that we decided it  
9 needs to be judged by. I -- I don't feel like I've  
10 heard that.

11 COMMISSIONER PASSOVOY: That's an excellent  
12 point, Matt. I guess what I -- I would say, I mean, I  
13 don't see an error or an abuse of discretion. I only  
14 can say that I wish in the earlier stages as we went  
15 forward -- it's not up to me to tell somebody how big a  
16 house to build or anything -- but the Applicant might  
17 have said -- or the staff might have said to the  
18 Applicant, you know, this driveway location, as required  
19 by the -- not the location but the elements of the  
20 driveway as required by the fire department are going to  
21 -- might very well cause a problem for the property  
22 owner. Why don't you go back to your -- just as we sent  
23 AURA (ph) back -- why don't you go back and maybe see if  
24 you can redesign this house plan so that the driveway  
25 can be located elsewhere. They didn't do that. But I

1 don't think that rises to the level -- or maybe they did  
2 do that in conversation. But I don't think that what  
3 was done or not done rises the to the level of an error  
4 or abuse of discretion.

5 COMMISSIONER MOCZYGEMBA: Yeah, I think  
6 Matthew brings up a good point. And I kind of stick  
7 with my original thought that I would -- I'm leaning  
8 towards affirming the decision. Again, we can look for  
9 alternatives for days. The best alternative is to not  
10 develop the lot. But I think this is a tricky lot.  
11 It's a flag lot that's hemming in the driveway for --  
12 well, a lot of feet. And then it has essentially  
13 low-lying wetland and floodplain at a diagonal to the  
14 other three corners of the lot.

15 So, I don't know, I don't think there was  
16 any error made. And, again, I appreciate the  
17 reevaluation and the time and resource that has gone  
18 into providing that evidence.

19 CHAIR MORROW: So we're thinking about --  
20 does everybody kind of know where they are?

21 THE COMMISSIONERS: (No response).

22 CHAIR MORROW: Okay. I'll take a motion.

23 COMMISSIONER PASSOVOY: I move that we  
24 affirm the decision by the planning staff and find in  
25 favor of the Applicant, is that what we do? Matt, what

1 do we say?

2 MR. JOHNSON: Yeah, as a starting point and  
3 then I'll kind of walk you through how I'd outline --  
4 You'll get the findings and decision.

5 CHAIRMAN MORROW: And then we'll be able to  
6 -- yeah, it will be written.

7 MR. JOHNSON: I just need to know where we  
8 are even.

9 CHAIR MORROW: Yeah.

10 COMMISSIONER PASSOVOY: Well, that's -- that  
11 is my -- I don't know if that's a motion or if that's a  
12 suggested outcome.

13 MR. JOHNSON: That was a good motion.

14 CHAIR MORROW: Yeah, good enough.

15 MR. McGRAW: Second.

16 CHAIR MORROW: All in favor?

17 COMMISSIONER PASSOVOY: Aye.

18 MR. McGRAW: Aye.

19 COMMISSIONER MOCZYGEMBA: Aye.

20 CHAIR MORROW: All opposed?

21 MR. CARTER: Nay

22 CHAIR MORROW: Nay. Three to two.

23 MR. JOHNSON: So, Commissioners, based on  
24 the discussion, usually with an affirm it's a simpler  
25 decision to write. But I think I will try to

1 incorporate some level of discussion about concerns on  
2 the site, but noting that ultimately it appears where  
3 the Commission arrived at is based upon the remand,  
4 additional engineering and modeling was done. That's  
5 been provided. That evidenced certain things to the  
6 determination of the planning department to arrive at a  
7 conclusion. The Commission ultimately found there  
8 wasn't clear error or abuse of discretion in applying  
9 that, and so therefore affirmed the decision. Does that  
10 sound like it mostly captures it?

11 CHAIR MORROW: Yes.

12 MR. JOHNSON: Okay. So we'll -- I'll draft  
13 that up and we'll have that for you for hopefully your  
14 next meeting.

15 CHAIR MORROW: Just as an off-topic since  
16 we're kind of on topic, as we rewrite the code, can we  
17 change that standard of review?

18 MR. JOHNSON: Yeah.

19 CHAIR MORROW: Okay.

20 MR. JOHNSON: It's in city code so --

21 CHAIR MORROW: Yeah, it could be a little  
22 more clear. Do you know what I mean? Because it's more  
23 one of those where we're just tweaking the language so  
24 it really tells us what we want it to tell us instead of  
25 the, hey, make it up on your own.

1 MR. JOHNSON: Great idea. It makes my job  
2 easier too.

3 CHAIR MORROW: Yeah, and it would be easier  
4 for us. Because as you wrestle with that in your head,  
5 it's like, boy, if it had two more words in here, I'd  
6 know what I was doing.

7 COMMISSIONER PASSOVOY: Matt, may be you  
8 could help us by suggesting some appropriate language as  
9 we update the code.

10 MR. JOHNSON: Sure, yeah.

11 CHAIR MORROW: Staff do you have anything  
12 else for us?

13 STAFF: No.

14 CHAIR MORROW: That's it. So then I will  
15 call the meeting, and I appreciate everyone's time and  
16 attention. And we will be here. We'll see you again.

17 STAFF: Would you mind doing a motion to  
18 adjourn and a second.

19 CHAIR MORROW: I will do a motion to adjourn.

20 COMMISSIONER PASSOVOY: I second.

21 CHAIR MORROW: All in favor?

22 THE COMMISSIONERS: Aye (unanimous).

23 MS. LANDERS: Thanks everybody.

24 THE COMMISSIONERS: Thank you.

25 (Thereupon, the hearing adjourned at 8:30 p.m.)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

C E R T I F I C A T E

STATE OF IDAHO )  
: SS.  
County of Bonner )

I, David E. Hix, ASCR, Freelance Court Reporter and Notary Public for the State of Idaho do hereby certify:

That I was duly authorized to and did report the testimony and evidence in this cause;

That the foregoing pages of this A/V hearing transcript constitute a true and accurate transcription of my stenotype notes from a recording furnished by others.

I further certify that I am not an attorney nor counsel of any of the parties; nor a relative or employee of any attorney or counsel connected with the action, nor financially interested in the action.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 13th day of October, 2024.



David E. Hix, ASCR  
Freelance/Official Court Reporter,  
Notary Public, State of Idaho  
My Commission expires: August 16, 2027

<p><b>A</b></p> <p><b>ability (5)</b> 8:11;42:5;64:9; 65:5;70:15</p> <p><b>able (4)</b> 9:6;47:1;56:13; 83:5</p> <p><b>above (4)</b> 22:13;32:24;40:25; 78:25</p> <p><b>absolutely (3)</b> 6:17;35:19;58:18</p> <p><b>abuse (13)</b> 29:19,22,23;30:2,4, 12;33:8;34:2;54:1; 80:13;81:13;82:4; 84:8</p> <p><b>abuts (2)</b> 18:14,16</p> <p><b>accelerated (1)</b> 18:25</p> <p><b>access (4)</b> 34:13;47:7;61:18; 62:18</p> <p><b>accommodate (2)</b> 21:14;22:23</p> <p><b>accumulation (1)</b> 74:14</p> <p><b>accumulations (1)</b> 75:5</p> <p><b>accurately (1)</b> 58:5</p> <p><b>acknowledgment (1)</b> 13:2</p> <p><b>across (2)</b> 26:3;46:21</p> <p><b>act (1)</b> 47:3</p> <p><b>action (2)</b> 4:13;74:2</p> <p><b>actions (1)</b> 16:15</p> <p><b>activities (2)</b> 7:25;12:13</p> <p><b>acts (1)</b> 35:18</p> <p><b>actually (18)</b> 4:16;5:3;7:5;18:20; 38:21;40:14,18; 41:12;43:10;45:10; 46:12,22;51:19; 53:12;57:16;65:23; 71:6;79:12</p> <p><b>Adam (10)</b> 4:5;62:3;65:19; 71:8,9;73:10,24; 74:15;80:8,19</p> <p><b>Adam's (1)</b> 77:19</p> <p><b>add (6)</b> 44:18;48:13;63:25;</p>	<p>64:18;69:16;78:4</p> <p><b>added (4)</b> 21:15;22:23;35:9; 40:16</p> <p><b>adding (1)</b> 22:18</p> <p><b>addition (2)</b> 65:4;77:20</p> <p><b>Additional (12)</b> 5:9;7:23;16:22; 32:16,19;33:1,17; 37:19;44:16;62:25; 77:17;84:4</p> <p><b>address (17)</b> 15:6,8,16;23:4,24; 25:9,11,25;27:11; 31:15;32:21,23,24; 35:11,14;38:17;40:25</p> <p><b>addressed (5)</b> 33:11,23;37:11; 40:20;63:8</p> <p><b>addresses (1)</b> 23:5</p> <p><b>adequate (1)</b> 22:1</p> <p><b>adjacent (10)</b> 8:19;11:19;17:16; 18:5,20;21:8;26:5,12; 46:18;72:23</p> <p><b>adjoining (1)</b> 20:5</p> <p><b>adjourn (2)</b> 85:18,19</p> <p><b>adjourned (1)</b> 85:25</p> <p><b>adjust (1)</b> 7:9</p> <p><b>Administrative (7)</b> 4:4,13,17,18;5:13; 28:14;58:20</p> <p><b>administratively (1)</b> 5:2</p> <p><b>administrator (1)</b> 55:8</p> <p><b>administrator's (1)</b> 32:3</p> <p><b>admirable (1)</b> 8:6</p> <p><b>admits (1)</b> 25:21</p> <p><b>ADU (1)</b> 76:16</p> <p><b>advise (1)</b> 29:11</p> <p><b>affect (2)</b> 67:6;80:5</p> <p><b>affected (2)</b> 5:16;71:5</p> <p><b>affects (1)</b> 80:5</p> <p><b>affirm (4)</b> 6:25;55:6;82:24; 83:24</p>	<p><b>affirmed (1)</b> 84:9</p> <p><b>affirming (1)</b> 82:8</p> <p><b>afforded (2)</b> 10:14;60:9</p> <p><b>ag (1)</b> 38:2</p> <p><b>again (25)</b> 7:17;18:21;19:18; 20:4;22:21;23:18; 31:16;33:6,25;34:3,5; 37:14;45:21;47:5; 50:1,13;53:2,15;54:5; 59:3;79:25;80:15; 82:8,16;85:16</p> <p><b>against (4)</b> 19:2;22:19;35:20; 66:15</p> <p><b>age (1)</b> 36:7</p> <p><b>Agenda (4)</b> 3:15,17,19;23:16</p> <p><b>ago (1)</b> 31:13</p> <p><b>agree (3)</b> 15:13;53:19;54:13</p> <p><b>agreed (1)</b> 76:23</p> <p><b>ahead (2)</b> 57:24;65:11</p> <p><b>align (1)</b> 35:6</p> <p><b>aligned (1)</b> 36:23</p> <p><b>alleviate (1)</b> 9:13</p> <p><b>allow (1)</b> 35:9</p> <p><b>allowing (1)</b> 32:13</p> <p><b>allows (2)</b> 13:6;26:7</p> <p><b>allude (1)</b> 45:3</p> <p><b>almost (1)</b> 25:4</p> <p><b>along (3)</b> 33:13;50:2;79:24</p> <p><b>alternate (3)</b> 78:23,24;79:1</p> <p><b>alternative (16)</b> 10:5,10,11,11,15; 16:16;27:24;59:22, 25;60:12;61:7;77:13; 80:8,11,17;82:9</p> <p><b>alternatives (16)</b> 9:19;11:2;15:5; 16:21,21;23:21;24:5; 27:8;59:18;60:13; 62:9;69:8,10;76:11; 77:12;82:9</p> <p><b>although (1)</b></p>	<p>70:18</p> <p><b>always (6)</b> 27:4,5;29:11;40:5; 58:17;73:5</p> <p><b>ameliorate (1)</b> 9:13</p> <p><b>amend (2)</b> 7:8;63:24</p> <p><b>amendment (1)</b> 61:19</p> <p><b>amendments (3)</b> 13:7;26:9;61:13</p> <p><b>amount (5)</b> 8:24;21:13;24:7; 37:6;60:24</p> <p><b>analysis (10)</b> 9:9,10;35:4,5,7; 37:13;39:11,24;53:4; 77:24</p> <p><b>angle (2)</b> 47:12;49:5</p> <p><b>answered (2)</b> 29:7;71:2</p> <p><b>anticipated (1)</b> 77:10</p> <p><b>Appeal (26)</b> 4:4,13,18;5:14,15, 20;7:17;8:8,9,10; 9:14,18;11:10;15:7,9, 18;23:14;28:3,14; 32:9,12;33:23;34:25; 37:5,58;12,20</p> <p><b>appealed (5)</b> 4:19,21;5:2,12;32:2</p> <p><b>appealing (1)</b> 29:12</p> <p><b>appears (3)</b> 55:14;80:18;84:2</p> <p><b>Appellant (11)</b> 6:10,15;29:11; 36:10;52:14,16,19; 58:1,59:16;73:8; 76:19</p> <p><b>Appellants (2)</b> 9:25;35:15</p> <p><b>Appellant's (1)</b> 33:24</p> <p><b>applaud (1)</b> 8:2</p> <p><b>Applicant (26)</b> 5:17,19,24;6:9; 24:10;27:12,15,17,23, 23;31:17;32:18,20, 23;34:4;35:1,36:9; 60:8;61:10;76:8; 78:15;79:18;81:6,16, 18;82:25</p> <p><b>Applicantand (1)</b> 6:9</p> <p><b>Applicant's (11)</b> 7:19;8:20;9:23; 10:19;13:25;14:16; 20:12;27:3;33:13;</p>	<p>77:15,17</p> <p><b>application (32)</b> 4:12;5:9,11;8:3,8; 10:1;11:1;13:13;27:7; 31:18,25;32:1,4,16, 18;33:3,9,12,15,19, 24;34:9;36:2,8,16; 37:13,14,16,20;60:23; 62:11;76:24</p> <p><b>applications (1)</b> 48:13</p> <p><b>application's (1)</b> 32:4</p> <p><b>applied (1)</b> 81:5</p> <p><b>apply (2)</b> 13:8;26:10</p> <p><b>applying (1)</b> 84:8</p> <p><b>appreciate (8)</b> 14:23;28:3;38:14; 41:13;76:22;77:14; 82:16;85:15</p> <p><b>approach (3)</b> 51:24;61:18;79:17</p> <p><b>appropriate (7)</b> 6:18;13:21;58:6; 61:14;78:24;79:2; 85:8</p> <p><b>appropriately (2)</b> 24:12;34:12</p> <p><b>approval (10)</b> 5:19;7:7;11:24; 24:21;26:10;32:3,4; 35:17,19,22</p> <p><b>approve (3)</b> 3:19;70:20;71:1</p> <p><b>approved (5)</b> 6:4;33:3;37:12; 62:2;69:23</p> <p><b>approving (2)</b> 33:8,19</p> <p><b>approximately (1)</b> 17:5</p> <p><b>April (2)</b> 13:10;25:17</p> <p><b>area (27)</b> 10:4;17:13;18:24; 24:3;35:23;37:8; 38:24;39:1,2,4,8; 44:15;45:20;46:6,24; 51:21;53:24;54:4,7, 14;60:20,25;61:19; 68:17;71:23;73:10,13</p> <p><b>areas (7)</b> 10:20;16:14;21:14; 51:18;73:2,21;75:1</p> <p><b>argue (1)</b> 30:21</p> <p><b>argument (1)</b> 31:6</p> <p><b>arguments (1)</b> 33:23</p>
---	---	---	--	--

<p><b>arise (1)</b> 53:25</p> <p><b>around (9)</b> 12:8;15:11;18:10; 29:1;46:9;51:21; 55:13;62:8;74:21</p> <p><b>arrive (1)</b> 84:6</p> <p><b>arrived (1)</b> 84:3</p> <p><b>asphalt (1)</b> 75:22</p> <p><b>assertion (2)</b> 50:4,5</p> <p><b>assume (7)</b> 16:14,18,19;27:12, 16:52;22:58;22</p> <p><b>assumption (1)</b> 73:16</p> <p><b>assured (1)</b> 33:15</p> <p><b>Atlas (1)</b> 17:23</p> <p><b>attached (1)</b> 11:16</p> <p><b>attachment (1)</b> 65:12</p> <p><b>attempt (1)</b> 76:2</p> <p><b>attention (1)</b> 85:16</p> <p><b>attorney (7)</b> 4:10;5:22;6:2;8:7; 9:23;38:15;58:17</p> <p><b>AUDIENCE (5)</b> 19:22;20:16;22:25; 56:21;57:11</p> <p><b>August (2)</b> 3:1,4</p> <p><b>AURA (1)</b> 81:23</p> <p><b>authority (2)</b> 55:5;64:11</p> <p><b>authorized (1)</b> 4:15</p> <p><b>availability (1)</b> 10:5</p> <p><b>available (5)</b> 6:21;31:20;36:16; 71:22,25</p> <p><b>avails (1)</b> 53:11</p> <p><b>avalanche (1)</b> 77:7</p> <p><b>avoid (4)</b> 16:4,5;23:21;68:12</p> <p><b>avoids (1)</b> 20:25</p> <p><b>away (2)</b> 25:23;66:21</p> <p><b>Aye (5)</b> 3:22;83:17,18,19; 85:22</p>	<p><b>B</b></p>	<p>12:20</p> <p><b>below (3)</b> 28:19;31:7;51:12</p> <p><b>benchmark (1)</b> 81:7</p> <p><b>berm (7)</b> 10:9;11:5;14:4; 50:6;51:9,9;54:7</p> <p><b>bermed (2)</b> 8:18;10:15</p> <p><b>best (13)</b> 9:24;29:6;31:1; 36:16;37:1;61:17; 70:25;71:22,25;72:9; 77:8,13;82:9</p> <p><b>best-in-class (1)</b> 37:7</p> <p><b>beyond (2)</b> 32:24;56:10</p> <p><b>BFE (10)</b> 22:14;46:23;47:2; 51:12,23;52:1,3,4; 55:16;71:15</p> <p><b>BFEs (2)</b> 71:14,14</p> <p><b>Big (11)</b> 9:2;11:18;17:14,22; 18:3,5;38:23;46:21; 67:16;68:12;81:15</p> <p><b>biggest (1)</b> 29:9</p> <p><b>bit (5)</b> 29:1;37:24;38:19; 40:13,25</p> <p><b>black (4)</b> 6:14,14;18:13,18</p> <p><b>Blaine (4)</b> 8:1;12:17,21;39:15</p> <p><b>blank (1)</b> 30:7</p> <p><b>blockage (2)</b> 24:20;74:15</p> <p><b>blockages (1)</b> 74:14</p> <p><b>blocked (3)</b> 22:20;24:19;74:23</p> <p><b>blocking (1)</b> 48:6</p> <p><b>blocks (2)</b> 56:3;73:7</p> <p><b>blue (6)</b> 20:13;38:24;43:7,9, 10,16</p> <p><b>board (2)</b> 4:25;5:3</p> <p><b>body (2)</b> 29:12;31:7</p> <p><b>Boise (1)</b> 31:16</p> <p><b>Bordeau (1)</b> 67:18</p> <p><b>bordering (1)</b> 44:11</p>	<p><b>born (1)</b> 38:8</p> <p><b>borne (1)</b> 16:10</p> <p><b>both (15)</b> 5:15;10:22;15:20; 18:5,14;27:25;28:9; 29:18;30:20;32:5; 33:14;40:19;43:19; 63:9;71:9</p> <p><b>bottom (2)</b> 17:16;40:15</p> <p><b>boundary (4)</b> 10:19;42:18;43:12, 13</p> <p><b>boy (1)</b> 85:5</p> <p><b>brand (1)</b> 58:21</p> <p><b>Brenda (1)</b> 3:8</p> <p><b>bridge (1)</b> 44:12</p> <p><b>bridges (2)</b> 12:24;74:20</p> <p><b>brief (8)</b> 7:21;8:17,17;9:24; 11:7;12:16;13:5,19</p> <p><b>briefing (1)</b> 6:6</p> <p><b>briefly (1)</b> 15:17</p> <p><b>briefs (1)</b> 6:7</p> <p><b>bring (3)</b> 28:9,17;75:11</p> <p><b>brings (2)</b> 68:20;82:6</p> <p><b>Brockway (5)</b> 31:19;37:18,24; 38:6;67:9</p> <p><b>brown (1)</b> 43:22</p> <p><b>Bruce (1)</b> 77:7</p> <p><b>build (3)</b> 78:7,13;81:16</p> <p><b>building (8)</b> 13:11;15:3;25:8,21; 26:4;55:1;59:17,20</p> <p><b>buildings (1)</b> 43:22</p> <p><b>built (4)</b> 34:11;51:22;68:18; 69:1</p> <p><b>Busters (1)</b> 54:21</p> <p><b>button (2)</b> 3:18;44:23</p> <p><b>buying (1)</b> 17:1</p> <p><b>buys (2)</b> 66:4,16</p>	<p><b>C</b></p>
	<p><b>bachelor's (1)</b> 38:1</p> <p><b>back (23)</b> 4:1;5:5;7:7,11,17; 8:23;19:1,24;21:16; 22:20;27:7;32:20; 51:15;52:17;58:6; 63:13;68:21;69:12; 73:17;78:5;81:22,23, 23</p> <p><b>backed (1)</b> 72:6</p> <p><b>backhoe (1)</b> 12:7</p> <p><b>backs (1)</b> 66:10</p> <p><b>backup (2)</b> 20:25;25:5</p> <p><b>backwash (1)</b> 72:14</p> <p><b>backwater (1)</b> 72:14</p> <p><b>backyard (1)</b> 19:13</p> <p><b>BADGER (23)</b> 3:25;4:5,23;14:22; 15:1,21;17:12;18:9; 19:7,10;31:17;40:21, 25;42:21;43:21;44:4, 6,13,14,19,23;45:11; 75:4</p> <p><b>Bald (1)</b> 17:17</p> <p><b>bank (3)</b> 17:18;19:3;41:7</p> <p><b>Bannick (1)</b> 31:15</p> <p><b>barrier (2)</b> 22:5;27:10</p> <p><b>base (3)</b> 9:5;47:2;51:16</p> <p><b>based (8)</b> 9:9;14:10;31:19; 32:4;76:20,20;83:23; 84:3</p> <p><b>base-flood (1)</b> 40:4</p> <p><b>basically (3)</b> 18:9;25:20;50:6</p> <p><b>basics (2)</b> 34:8;37:20</p> <p><b>bears (1)</b> 53:10</p> <p><b>became (1)</b> 5:8</p> <p><b>begs (2)</b> 12:2;54:20</p> <p><b>behind (1)</b> 20:15</p> <p><b>Bellevue (1)</b></p>		<p><b>cabin (11)</b> 19:15,16;20:21,21; 26:16,21,23;27:3; 36:5;56:24;66:21</p> <p><b>cabins (1)</b> 26:13</p> <p><b>call (19)</b> 3:5,6;5:5;7:12;12:6, 13;19:12;39:23;49:8; 54:1,9,21,22,22,25; 64:10;65:25;72:14; 85:15</p> <p><b>called (4)</b> 12:17;28:12;42:20; 43:8</p> <p><b>calling (1)</b> 42:12</p> <p><b>came (4)</b> 5:10;8:23;65:16; 76:19</p> <p><b>camp (1)</b> 26:15</p> <p><b>can (63)</b> 3:23;4:19;8:1;11:2, 21;12:3;13:2,23;14:1, 2;17:11;18:7;19:14; 20:10,14;22:6;23:2; 24:20;29:6,8,9;30:21; 31:1;33:15;40:8; 41:15;42:6,8;45:2; 52:16;55:6,11,17; 56:22,23;57:16,22; 58:19;60:4;61:1,2,3; 63:9,15;65:18;66:19; 70:5,14,25;71:8;72:1; 73:10,25;75:11; 77:24;78:3,10,16; 81:14,24,25;82:8; 84:16</p> <p><b>canoe (1)</b> 41:6</p> <p><b>capacity (5)</b> 6:13;24:23;32:14; 39:8,12</p> <p><b>captures (1)</b> 84:10</p> <p><b>care (3)</b> 55:3;66:5,6</p> <p><b>Carey (1)</b> 12:20</p> <p><b>carried (2)</b> 11:20;69:22</p> <p><b>carrying (4)</b> 24:23;32:14;39:8, 12</p> <p><b>CARTER (18)</b> 3:13;51:11,14;59:9, 15;60:4,11,17,22; 62:13;75:11,14,17,20; 76:2,13;78:21;83:21</p>	

<p><b>case (8)</b> 4:19;5:15,20;6:6; 11:23;13:8;45:6; 58:20</p> <p><b>cases (3)</b> 4:16;48:6;51:6</p> <p><b>cause (1)</b> 81:21</p> <p><b>causes (2)</b> 15:25;16:10</p> <p><b>causing (2)</b> 11:5;12:9</p> <p><b>caution (1)</b> 58:2</p> <p><b>center (1)</b> 25:21</p> <p><b>certain (3)</b> 4:13;12:1;84:5</p> <p><b>certainly (10)</b> 8:10;9:17;11:9,18; 53:16;54:15;55:13; 59:5;76:22;77:1</p> <p><b>CHAIR (48)</b> 3:3,8,10,12,14,21, 23;4:1,7;7:12,13; 11:12;14:18;28:4; 52:8,10,21,25;55:22; 57:21,24;58:15;59:7, 12;65:14,17,24; 69:18;70:3;79:5;80:2, 15;82:19,22;83:9,14, 16,20,22;84:11,15,19, 21;85:3,11,14,19,21</p> <p><b>Chairman (6)</b> 28:6;52:12;57:25; 58:11;69:16;83:5</p> <p><b>chance (6)</b> 7:8;23:16;28:10; 39:4;53:12;58:23</p> <p><b>change (9)</b> 34:21;36:17;42:8; 59:19;69:21,23,24; 71:15;84:17</p> <p><b>changed (1)</b> 16:3</p> <p><b>changes (7)</b> 3:16;13:11,12;15:6; 16:23;26:2;36:7</p> <p><b>channel (53)</b> 18:13,16,16;19:12, 12,18,20,20,24,25; 20:1,3,5,18,19;22:10, 11,18,23;23:4,6,8,11, 12;24:14,16;25:12; 26:12;38:3;41:15; 42:13,19,20;43:8; 45:3,8;47:13;48:7; 53:4,6,15;55:15,15; 56:3,5,18,19;57:1,2,9; 67:2;72:5,12</p> <p><b>channels (10)</b> 9:15;13:24;16:6; 19:6,9;20:6,9;21:17;</p>	<p>22:16;23:11</p> <p><b>characters (1)</b> 18:3</p> <p><b>chart (2)</b> 18:13;21:9</p> <p><b>check (3)</b> 74:21,23;75:4</p> <p><b>checking (1)</b> 74:12</p> <p><b>choosing (1)</b> 61:25</p> <p><b>chosen (1)</b> 27:23</p> <p><b>Chuck (1)</b> 38:8</p> <p><b>circles (1)</b> 23:2</p> <p><b>circling (1)</b> 12:7</p> <p><b>circumstances (1)</b> 20:8</p> <p><b>cities (1)</b> 12:19</p> <p><b>city (47)</b> 4:10,14,22;6:2;8:7; 11:25;12:6;13:6;18:1; 23:23;24:24;26:8; 27:16,25;32:5,11,15, 20;34:2,3,14;35:17; 36:20;37:11,15; 38:11,14,14;39:15; 48:1,11,21;54:23; 58:17;63:6;64:10,10, 16;65:25;66:6,15; 67:22;70:11,13; 74:20,25;84:20</p> <p><b>city's (6)</b> 26:9;32:5;33:3; 34:1,20;60:10</p> <p><b>civil (1)</b> 38:1</p> <p><b>claim (1)</b> 60:6</p> <p><b>claimed (2)</b> 29:21;80:13</p> <p><b>claiming (1)</b> 56:3</p> <p><b>claims (1)</b> 59:16</p> <p><b>clarification (2)</b> 32:25;69:19</p> <p><b>clarify (1)</b> 61:24</p> <p><b>clarifying (1)</b> 63:25</p> <p><b>classic (1)</b> 42:3</p> <p><b>clean (2)</b> 66:13,18</p> <p><b>cleaned (1)</b> 68:1</p> <p><b>cleaning (2)</b> 12:12;66:18</p>	<p><b>clear (13)</b> 24:22;25:2;27:14; 30:19;43:20;48:3; 58:9;63:6,10;64:17; 72:6;84:8,22</p> <p><b>clearance (1)</b> 22:2</p> <p><b>cleared (1)</b> 63:7</p> <p><b>clearing (1)</b> 74:12</p> <p><b>clearly (3)</b> 9:9,10;30:9</p> <p><b>click (1)</b> 45:18</p> <p><b>clicking (1)</b> 45:21</p> <p><b>client (1)</b> 56:2</p> <p><b>clients (3)</b> 7:18;8:10,13</p> <p><b>clog (3)</b> 35:10;54:18,19</p> <p><b>clogging (3)</b> 44:17;48:15;73:15</p> <p><b>close (1)</b> 40:14</p> <p><b>closely (1)</b> 71:10</p> <p><b>closer (2)</b> 6:12;23:8</p> <p><b>close-up (1)</b> 21:10</p> <p><b>clue (1)</b> 47:11</p> <p><b>code (26)</b> 4:14;10:1,23;11:1, 3;13:6;16:11;24:9; 33:1,12;34:12;35:22; 36:24,25;37:15; 53:20;54:15;60:9,16, 17;62:20;64:15;79:4; 84:16,20;85:9</p> <p><b>code's (1)</b> 33:24</p> <p><b>coincidental (1)</b> 12:15</p> <p><b>collapsing (1)</b> 26:24</p> <p><b>collect (2)</b> 22:21;63:10</p> <p><b>collected (1)</b> 20:3</p> <p><b>collects (1)</b> 22:16</p> <p><b>colloquialisms (1)</b> 81:3</p> <p><b>coming (1)</b> 28:7</p> <p><b>comment (2)</b> 32:17;73:6</p> <p><b>comments (9)</b> 7:2,22,23;32:21,23;</p>	<p>34:5;52:25;53:5;73:4</p> <p><b>Commission (23)</b> 3:4;4:21;5:3;6:4; 7:16;13:17,20,23; 14:7,9;31:14;32:10; 53:11,16,20;55:5; 58:19,25;59:6;63:14; 73:17;84:3,7</p> <p><b>COMMISSIONER (103)</b> 3:7,9,11,13,18,20; 29:2,14;30:6,11,14, 17,22;31:9;41:17,20, 23;43:3,6,12,15,18, 25;44:3,5,7,10;46:1; 47:10,18;49:2,12,14, 18,22,24;50:1,9,15, 18,22;51:3,5,7,11,14; 52:23;55:23;56:9,12, 17;57:10,19;58:13; 59:9,10,13;60:2,4,11, 15,17,22;61:1,5,9,20; 62:12,13,22;63:20,23; 64:20,24;65:6,10,16, 18,22;71:2,11,19; 72:21;74:10;75:2,10, 25;76:2,13,14;78:2, 18,21;79:12;80:12; 81:11;82:5,23;83:10, 17,19;85:7,20</p> <p><b>Commissioners (13)</b> 3:15,22;4:9;16:8; 37:21;48:25;52:9,13; 57:25;82:21;83:23; 85:22,24</p> <p><b>COMMISSIONS (1)</b> 7:10</p> <p><b>Commission's (2)</b> 33:7;65:5</p> <p><b>committed (1)</b> 33:8</p> <p><b>committee (1)</b> 26:18</p> <p><b>Common (2)</b> 13:15;39:21</p> <p><b>company (1)</b> 38:9</p> <p><b>compared (2)</b> 67:3;71:13</p> <p><b>complete (1)</b> 23:15</p> <p><b>completely (1)</b> 71:21</p> <p><b>comply (2)</b> 48:14;64:14</p> <p><b>concept (1)</b> 39:18</p> <p><b>concern (15)</b> 8:14;9:14;28:20; 53:7;54:16;58:4;64:9; 68:5,10,22;73:2,5,18, 22;76:23</p> <p><b>concerned (6)</b> 9:25;21:1;26:14;</p>	<p>67:2;72:4;73:15</p> <p><b>concerns (12)</b> 8:5,17,25;9:21; 14:25;15:3;33:11,24; 35:6;76:19;77:2;84:1</p> <p><b>conclude (3)</b> 7:23;13:5;37:4</p> <p><b>conclusion (1)</b> 84:7</p> <p><b>conclusions (1)</b> 7:6</p> <p><b>conclusively (1)</b> 34:15</p> <p><b>condition (15)</b> 13:3;24:21;26:24; 35:16;42:23;44:24; 57:4;62:2,25;63:18; 64:1;65:2,8;69:24; 73:19</p> <p><b>conditions (16)</b> 11:24;12:24;13:1; 20:11;22:3;23:25; 25:1,9;35:19;42:25; 46:7;57:15;73:23; 74:3;75:15;79:1</p> <p><b>configuration (3)</b> 62:19,20;76:4</p> <p><b>confluence (2)</b> 9:1;38:24</p> <p><b>confusing (1)</b> 50:11</p> <p><b>confusion (1)</b> 36:1</p> <p><b>connect (1)</b> 47:16</p> <p><b>Consent (3)</b> 3:15,17,19</p> <p><b>conservative (4)</b> 35:10;40:24;45:10; 71:16</p> <p><b>con sider (11)</b> 9:18;13:6,12;14:7; 22:2;24:25;26:8; 27:23;59:6;61:6;80:4</p> <p><b>consideration (7)</b> 5:5;10:4,13;11:1; 54:3;62:14;81:2</p> <p><b>considered (5)</b> 15:5;17:1;62:16; 72:25;78:24</p> <p><b>considering (1)</b> 24:5</p> <p><b>consistent (1)</b> 16:11</p> <p><b>constitute (1)</b> 58:24</p> <p><b>construction (1)</b> 39:14</p> <p><b>consultation (1)</b> 33:2</p> <p><b>contemplates (2)</b> 4:24;22:18</p> <p><b>continue (4)</b></p>
---	---	--	--	--

<p>14:24;46:25;48:16, 18  <b>continuous (1)</b>                  48:7  <b>contour (1)</b>                  67:1  <b>contributing (1)</b>                  18:1  <b>control (2)</b>                  47:8;77:25  <b>conversation (2)</b>                  78:17;82:2  <b>convey (2)</b>                  37:5;47:1  <b>conveyed (1)</b>                  46:8  <b>cooperation (2)</b>                  74:4,9  <b>Cordavanoph (1)</b>                  11:11  <b>corner (1)</b>                  19:15  <b>corners (1)</b>                  82:14  <b>corrections (1)</b>                  3:16  <b>correctly (1)</b>                  9:4  <b>cost (2)</b>                  16:23;27:25  <b>Council (1)</b>                  4:22  <b>counsel (2)</b>                  27:3;32:16  <b>County (4)</b>                  8:1;12:18,21;39:15  <b>couple (1)</b>                  35:14  <b>course (2)</b>                  7:8;30:20  <b>court (1)</b>                  6:12  <b>covered (1)</b>                  15:17  <b>create (6)</b>                  11:4,17;25:18;50:6;                  54:7;74:15  <b>created (2)</b>                  24:8;27:10  <b>creates (5)</b>                  12:9;15:2;19:3;                  22:5;25:5  <b>creating (2)</b>                  35:24;68:11  <b>Creek (1)</b>                  9:2  <b>Criteria (3)</b>                  32:12;35:22;37:10  <b>cross (17)</b>                  39:24,25;40:15,17,                  22;41:1,3,5;42:7;                  44:12,13,14,19,22,23;                  45:11,11</p>	<p><b>crossed (1)</b>                  76:25  <b>crosshatched (1)</b>                  18:23  <b>CRUTCHER (13)</b>                  61:8,11,23;62:17;                  65:9,20;74:17;75:8,                  16,19,22;76:1,7  <b>crux (1)</b>                  60:5  <b>cubic (2)</b>                  54:11,11  <b>culvert (9)</b>                  12:8;24:20;25:4;                  35:9,16;44:18,18;                  48:14;73:16  <b>culverts (55)</b>                  9:15,20,21;11:8,10,                  14,17,22;12:1,12,24,                  25;13:2,25;22:18,23,                  24;23:3;24:15,17,18,                  21;25:2,5,11;27:17;                  34:18;35:17;46:25;                  47:12,14;48:10,10,12;                  49:4,11,13;54:17;                  56:1;63:3,5,7,10;                  64:2;66:13,18,19;                  68:1;69:11;72:6;73:7,                  15;74:12,19,20  <b>current (6)</b>                  22:13;25:17;40:8;                  44:24;62:19;78:25  <b>currently (5)</b>                  10:8,12;20:25;                  22:16;45:7  <b>cut (4)</b>                  10:18,20,25;21:9  <b>cutting (1)</b>                  47:7</p>	<p>7:7;82:9  <b>de (1)</b>                  31:2  <b>deal (1)</b>                  52:16  <b>dealt (1)</b>                  56:18  <b>debate (1)</b>                  30:20  <b>debris (7)</b>                  11:20;12:8;25:3;                  73:5,6,12;74:24  <b>December (1)</b>                  32:10  <b>decided (1)</b>                  81:8  <b>decision (25)</b>                  4:16,18,21;5:18;                  6:24;7:6;14:12;24:6,                  6;25:25;30:17;55:7;                  59:5;69:6;70:12;71:6;                  78:3;79:25;80:1,5;                  82:8,24;83:4,25;84:9  <b>decisions (3)</b>                  4:14;13:17;24:25  <b>deemed (1)</b>                  77:21  <b>deep (1)</b>                  48:6  <b>definitely (3)</b>                  29:8;43:7;69:7  <b>definitively (1)</b>                  34:15  <b>degree (1)</b>                  38:1  <b>delayed (1)</b>                  36:18  <b>deliberation (4)</b>                  29:4;53:1;59:11;                  63:16  <b>deliberations (1)</b>                  28:24  <b>delineation (2)</b>                  43:11;44:9  <b>demonstrates (2)</b>                  34:5,14  <b>demonstrating (1)</b>                  37:1  <b>Department (16)</b>                  5:10;8:22;15:3;                  55:1;59:17,20,25;                  60:3;61:16;62:17,20,                  21;73:25;74:22;                  81:20;84:6  <b>description (1)</b>                  46:16  <b>design (11)</b>                  31:21;32:6;34:17;                  38:3;68:6;76:3,3;                  79:2,14,15;80:1  <b>designation (1)</b>                  38:20  <b>designed (2)</b></p>	<p>36:15;79:21  <b>despite (2)</b>                  27:2;59:18  <b>detail (2)</b>                  33:11;40:14  <b>detailed (1)</b>                  37:13  <b>details (1)</b>                  35:5  <b>Determination (9)</b>                  4:3,17;5:1,10,12;                  6:25;31:7;55:7;84:6  <b>determinative (1)</b>                  24:9  <b>determined (3)</b>                  21:25;33:25;72:11  <b>determining (1)</b>                  30:3  <b>develop (2)</b>                  12:23;82:10  <b>developed (4)</b>                  25:7;39:20;48:1;                  78:10  <b>developer (3)</b>                  15:4;16:22;31:22  <b>Development (42)</b>                  4:5,24;5:11,18;                  8:14;10:2,4;14:25;                  15:19,21;16:10;                  17:12;21:23;23:24;                  24:1,3;27:14;31:17,                  18;34:23;36:13;                  37:17;39:14,16,17,18;                  47:25;53:22,24;54:3;                  59:18;60:18,20;                  61:21;62:5,10;63:19;                  64:13;70:24;71:13,                  23;72:25  <b>developments (1)</b>                  77:13  <b>development's (1)</b>                  36:24  <b>diagonal (1)</b>                  82:13  <b>dictated (1)</b>                  61:21  <b>dictating (1)</b>                  79:16  <b>difference (2)</b>                  44:25;72:12  <b>differences (1)</b>                  25:18  <b>different (5)</b>                  37:5;49:4;74:25;                  76:5,11  <b>dig (1)</b>                  54:8  <b>diligence (1)</b>                  33:16  <b>dimensional (1)</b>                  39:24  <b>direction (3)</b>                  6:24;7:4;17:19</p>	<p><b>directly (6)</b>                  17:13;19:2;21:7;                  22:19;25:4;26:19  <b>director (4)</b>                  4:15,20;5:2;7:1  <b>disaster (1)</b>                  78:10  <b>discretion (13)</b>                  6:17;29:20,23;30:2,                  4,12;33:8;34:2;54:1;                  80:13;81:13;82:4;                  84:8  <b>discuss (3)</b>                  37:23;61:6,9  <b>discussion (4)</b>                  62:8;78:12;83:24;                  84:1  <b>discussions (2)</b>                  62:11;76:11  <b>dispute (1)</b>                  36:6  <b>document (4)</b>                  7:5;12:16,19;17:25  <b>documentation (1)</b>                  33:2  <b>documented (1)</b>                  62:9  <b>dog (1)</b>                  68:17  <b>done (18)</b>                  8:13;24:4;26:17;                  33:16;36:4;38:10;                  40:5;42:6;47:23;                  54:10;59:3;66:20;                  68:25;70:13;77:24;                  82:3,3;84:4  <b>door (1)</b>                  78:11  <b>dotted (2)</b>                  18:19;76:25  <b>doubt (1)</b>                  78:21  <b>dovetails (1)</b>                  13:18  <b>down (14)</b>                  19:17,21;20:1;                  26:15;40:15;45:6;                  50:18,19;66:9;68:16,                  17,21;69:7;74:18  <b>downed (1)</b>                  73:9  <b>downstream (3)</b>                  41:10;42:9;74:6  <b>draft (16)</b>                  7:5,5;13:7,9;25:17,                  22;26:2,9;36:15;                  69:20,21;70:2;71:4,9,                  14;84:12  <b>drafts (1)</b>                  36:17  <b>drainage (4)</b>                  23:7;24:13,18;                  34:19</p>
	<b>D</b>			

<p><b>Drive (3)</b> 14:21;18:10;74:18</p> <p><b>driveway (84)</b> 8:18,21;9:8;10:8, 10,12,15,17;16:4,7,9; 20:23;21:6,14,25; 22:5,5,7,9,11,15;23:4, 21;26:20;27:9,10; 34:10,11,16;35:23; 44:15;45:9;46:6,13, 14,17,18,25;47:3,9; 48:4,8;50:3,5,7,11,19, 24,24,25;51:12,23,25; 52:3;54:4,16;55:16, 25;56:2;57:3,6,8; 59:19,22;61:7,17,22; 62:14,15,16,19;70:18; 75:18,21,24;76:3; 79:6,16,23;80:21; 81:18,20,24;82:11</p> <p><b>dry (2)</b> 23:6;24:15</p> <p><b>due (5)</b> 10:13;25:2;33:16; 59:1;62:19</p> <p><b>during (17)</b> 13:14;18:19;19:9; 23:9;25:24;46:6;47:2, 3;53:5;67:23;68:16; 73:23;74:12,21;75:2; 76:10;77:21</p> <p><b>dynamics (1)</b> 35:2</p>	<p><b>effective (4)</b> 40:6,7,8;43:10</p> <p><b>efficiency (1)</b> 49:5</p> <p><b>efficient (1)</b> 49:17</p> <p><b>effort (2)</b> 40:24;62:4</p> <p><b>EG (1)</b> 40:15</p> <p><b>either (6)</b> 14:9,15,15;16:17; 28:21;56:9</p> <p><b>elements (1)</b> 81:19</p> <p><b>elevated (3)</b> 16:4;20:20;26:20</p> <p><b>elevation (22)</b> 9:5;12:10;22:10,12, 13;45:9;46:14,18; 47:16;50:11,14; 51:16;52:3,4;53:6; 57:3,16,17,17;66:25, 25;72:12</p> <p><b>elevations (13)</b> 40:3,4;42:9;45:24; 46:3,19,23;47:2,2,4; 48:8,9;66:24</p> <p><b>eligible (1)</b> 36:22</p> <p><b>eliminate (4)</b> 16:1,3;27:9;48:17</p> <p><b>eliminates (1)</b> 16:17</p> <p><b>else (4)</b> 52:8;54:8;65:11; 85:12</p> <p><b>elsewhere (2)</b> 35:24;81:25</p> <p><b>emergency (4)</b> 22:2;34:13;36:23; 64:16</p> <p><b>empathetic (1)</b> 77:1</p> <p><b>enables (1)</b> 7:5</p> <p><b>encourage (2)</b> 13:12;34:3</p> <p><b>encroachment (2)</b> 39:9,11</p> <p><b>end (5)</b> 9:7;13:24;18:11; 29:9;52:17</p> <p><b>ends (1)</b> 46:5</p> <p><b>enforce (1)</b> 67:23</p> <p><b>enforceable (1)</b> 35:20</p> <p><b>enforced (1)</b> 25:9</p> <p><b>enforcement (8)</b> 35:18,19;64:7,14;</p>	<p>72:7,8;73:19;74:2</p> <p><b>engaged (1)</b> 74:8</p> <p><b>engineer (6)</b> 31:20;33:3;34:1; 37:24;38:4;48:21</p> <p><b>engineering (23)</b> 9:10;31:19;32:6,19; 34:14,18;37:1,7,8,20, 25;38:2,2,6;47:23; 48:11;53:4;60:10; 71:22;72:2,9;78:22; 84:4</p> <p><b>Engineering's (1)</b> 37:19</p> <p><b>engineers (5)</b> 32:6;34:20;37:7; 39:10;72:10</p> <p><b>enhanced (1)</b> 9:8</p> <p><b>enough (6)</b> 66:3,22,23;67:24; 81:1;83:14</p> <p><b>ensure (8)</b> 12:13;16:13;24:18, 22;33:13;34:18; 39:12;44:18</p> <p><b>ensures (1)</b> 36:24</p> <p><b>ensuring (1)</b> 33:10</p> <p><b>entails (1)</b> 59:2</p> <p><b>enter (2)</b> 73:21;74:1</p> <p><b>enters (1)</b> 20:24</p> <p><b>entire (3)</b> 42:16;46:22;48:17</p> <p><b>entirely (2)</b> 35:24;57:5</p> <p><b>entitled (1)</b> 36:8</p> <p><b>entry (1)</b> 28:16</p> <p><b>enumerated (1)</b> 12:22</p> <p><b>envelope (2)</b> 25:21;26:4</p> <p><b>environmental (1)</b> 38:2</p> <p><b>envision (1)</b> 14:3</p> <p><b>equal (1)</b> 60:24</p> <p><b>equals (1)</b> 54:11</p> <p><b>Erick (3)</b> 31:19;37:19,22</p> <p><b>erosion (3)</b> 10:7;18:24;19:3</p> <p><b>error (23)</b> 5:3,6;30:8,13,19;</p>	<p>32:10;33:8,18;34:1; 39:6;54:1;58:6;68:3; 70:5,6;80:13,16,16; 81:1,13;82:3,16;84:8</p> <p><b>especially (1)</b> 42:5</p> <p><b>essentially (10)</b> 5:4,7,8,24;6:3,5; 50:19;58:3;69:6; 82:12</p> <p><b>established (2)</b> 34:17;40:3</p> <p><b>evaluate (11)</b> 23:20;24:13;32:11; 40:9;42:8;44:12; 48:15;59:17;60:11, 13;80:17</p> <p><b>evaluated (4)</b> 44:16;47:12;59:22, 25</p> <p><b>evaluating (1)</b> 13:13</p> <p><b>even (10)</b> 5:6;8:23;19:1;23:9; 33:11;35:10;38:11; 49:5;69:9;83:8</p> <p><b>evening (2)</b> 7:15;37:21</p> <p><b>event (3)</b> 24:17;36:22;47:3</p> <p><b>events (1)</b> 9:4</p> <p><b>eventually (1)</b> 27:25</p> <p><b>everybody (2)</b> 82:20;85:23</p> <p><b>everybody's (1)</b> 8:5</p> <p><b>everyone (1)</b> 71:23</p> <p><b>everyone's (1)</b> 85:15</p> <p><b>evidence (6)</b> 30:25;34:14;58:24; 81:3,5;82:18</p> <p><b>evidenced (2)</b> 39:14;84:5</p> <p><b>exactly (1)</b> 37:1</p> <p><b>examined (1)</b> 36:3</p> <p><b>excavation (1)</b> 42:6</p> <p><b>excellent (1)</b> 81:11</p> <p><b>except (1)</b> 20:7</p> <p><b>exchange (1)</b> 54:9</p> <p><b>excuse (2)</b> 42:17;43:3</p> <p><b>exhausted (1)</b> 77:23</p>	<p><b>Exhibit (5)</b> 17:21;21:4,22; 25:15;27:1</p> <p><b>exhibits (1)</b> 15:15</p> <p><b>exist (2)</b> 39:25;40:22</p> <p><b>existed (2)</b> 39:19;47:16</p> <p><b>existing (21)</b> 16:5,5;20:11,22; 22:15;42:23;45:16; 46:23;47:4,13;57:3, 15;62:3,14,15;71:14; 75:15,18,20,21;76:4</p> <p><b>exists (4)</b> 10:11;42:20;48:7; 51:10</p> <p><b>exits (1)</b> 46:5</p> <p><b>expand (1)</b> 26:5</p> <p><b>expectation (1)</b> 25:23</p> <p><b>expected (2)</b> 22:3;27:16</p> <p><b>expense (1)</b> 70:21</p> <p><b>expensive (2)</b> 69:5;79:19</p> <p><b>experience (1)</b> 53:16</p> <p><b>experiences (2)</b> 17:19;23:9</p> <p><b>experts (2)</b> 36:3;37:12</p> <p><b>explain (1)</b> 9:20</p> <p><b>explanation (1)</b> 50:5</p> <p><b>extending (1)</b> 42:20</p> <p><b>extensive (2)</b> 34:19;47:23</p> <p><b>extensively (1)</b> 38:7</p> <p><b>extra (1)</b> 73:16</p> <p><b>extreme (1)</b> 20:8</p>
<b>E</b>				
<p><b>earlier (2)</b> 53:10;81:14</p> <p><b>early (1)</b> 79:20</p> <p><b>ease (1)</b> 46:16</p> <p><b>easier (4)</b> 21:10;65:22;85:2,3</p> <p><b>easily (1)</b> 59:3</p> <p><b>east (27)</b> 19:1,2,3,12,20,24, 25;41:10,12,15,23,24; 42:12,19;43:2,8; 44:15;45:3,8;47:13; 48:7;49:8;53:4;55:15; 56:18;57:1;67:3</p> <p><b>eastern (9)</b> 20:18;22:10,18,23; 23:4,12;24:15;42:18; 72:19</p> <p><b>easy (3)</b> 8:4;73:1;79:5</p> <p><b>edge (1)</b> 22:9</p> <p><b>EF (1)</b> 40:15</p>	<p><b>eliminate (4)</b> 16:1,3;27:9;48:17</p> <p><b>eliminates (1)</b> 16:17</p> <p><b>else (4)</b> 52:8;54:8;65:11; 85:12</p> <p><b>elsewhere (2)</b> 35:24;81:25</p> <p><b>emergency (4)</b> 22:2;34:13;36:23; 64:16</p> <p><b>empathetic (1)</b> 77:1</p> <p><b>enables (1)</b> 7:5</p> <p><b>encourage (2)</b> 13:12;34:3</p> <p><b>encroachment (2)</b> 39:9,11</p> <p><b>end (5)</b> 9:7;13:24;18:11; 29:9;52:17</p> <p><b>ends (1)</b> 46:5</p> <p><b>enforce (1)</b> 67:23</p> <p><b>enforceable (1)</b> 35:20</p> <p><b>enforced (1)</b> 25:9</p> <p><b>enforcement (8)</b> 35:18,19;64:7,14;</p>	<p>73:21;74:1</p> <p><b>enters (1)</b> 20:24</p> <p><b>entire (3)</b> 42:16;46:22;48:17</p> <p><b>entirely (2)</b> 35:24;57:5</p> <p><b>entitled (1)</b> 36:8</p> <p><b>entry (1)</b> 28:16</p> <p><b>enumerated (1)</b> 12:22</p> <p><b>envelope (2)</b> 25:21;26:4</p> <p><b>environmental (1)</b> 38:2</p> <p><b>envision (1)</b> 14:3</p> <p><b>equal (1)</b> 60:24</p> <p><b>equals (1)</b> 54:11</p> <p><b>Erick (3)</b> 31:19;37:19,22</p> <p><b>erosion (3)</b> 10:7;18:24;19:3</p> <p><b>error (23)</b> 5:3,6;30:8,13,19;</p>	<p>32:10;33:8,18;34:1; 39:6;54:1;58:6;68:3; 70:5,6;80:13,16,16; 81:1,13;82:3,16;84:8</p> <p><b>especially (1)</b> 42:5</p> <p><b>essentially (10)</b> 5:4,7,8,24;6:3,5; 50:19;58:3;69:6; 82:12</p> <p><b>established (2)</b> 34:17;40:3</p> <p><b>evaluate (11)</b> 23:20;24:13;32:11; 40:9;42:8;44:12; 48:15;59:17;60:11, 13;80:17</p> <p><b>evaluated (4)</b> 44:16;47:12;59:22, 25</p> <p><b>evaluating (1)</b> 13:13</p> <p><b>even (10)</b> 5:6;8:23;19:1;23:9; 33:11;35:10;38:11; 49:5;69:9;83:8</p> <p><b>evening (2)</b> 7:15;37:21</p> <p><b>event (3)</b> 24:17;36:22;47:3</p> <p><b>events (1)</b> 9:4</p> <p><b>eventually (1)</b> 27:25</p> <p><b>everybody (2)</b> 82:20;85:23</p> <p><b>everybody's (1)</b> 8:5</p> <p><b>everyone (1)</b> 71:23</p> <p><b>everyone's (1)</b> 85:15</p> <p><b>evidence (6)</b> 30:25;34:14;58:24; 81:3,5;82:18</p> <p><b>evidenced (2)</b> 39:14;84:5</p> <p><b>exactly (1)</b> 37:1</p> <p><b>examined (1)</b> 36:3</p> <p><b>excavation (1)</b> 42:6</p> <p><b>excellent (1)</b> 81:11</p> <p><b>except (1)</b> 20:7</p> <p><b>exchange (1)</b> 54:9</p> <p><b>excuse (2)</b> 42:17;43:3</p> <p><b>exhausted (1)</b> 77:23</p>	<p><b>fact (8)</b> 18:16;23:22;24:7,9; 26:1;32:23;54:11; 56:24</p> <p><b>factor (4)</b> 35:11;44:17;54:18, 19</p> <p><b>failed (1)</b> 9:18</p> <p><b>fair (1)</b></p>
<b>F</b>				

50:22 <b>Falls (1)</b> 31:19 <b>familiar (1)</b> 17:24 <b>familiarity (1)</b> 37:7 <b>family (2)</b> 34:9,10 <b>fancy (1)</b> 6:13 <b>far (2)</b> 41:15;43:16 <b>favor (4)</b> 3:21;82:25;83:16; 85:21 <b>favorite (1)</b> 37:23 <b>fear (1)</b> 70:17 <b>February (1)</b> 32:19 <b>Federal (1)</b> 36:22 <b>feedback (1)</b> 40:18 <b>feel (6)</b> 29:6;55:10;65:3,4; 73:18;81:9 <b>feeling (2)</b> 69:15;71:1 <b>feet (12)</b> 14:4;21:15;22:12, 13,17;26:20;38:22; 45:1;49:23;51:22; 57:3;82:12 <b>FEMA (10)</b> 25:16;26:2;27:11; 39:9,13;40:14;68:4; 69:20,22;71:9 <b>few (3)</b> 20:12;23:19;49:23 <b>figure (1)</b> 64:25 <b>filed (1)</b> 5:16 <b>filing (1)</b> 8:16 <b>fill (14)</b> 10:18,18,25;11:4; 19:9;21:9,13,15; 22:17;30:6;35:23; 44:13;46:7;54:7 <b>filled (4)</b> 21:19;22:17;46:19; 48:5 <b>filling (3)</b> 16:5,5;23:22 <b>fills (1)</b> 35:23 <b>final (4)</b> 6:10,16;7:7;19:4 <b>finalized (1)</b>	71:6 <b>Finally (3)</b> 26:13;27:6;36:20 <b>find (8)</b> 5:3;16:16;33:7; 45:5;68:3;70:4,5; 82:24 <b>finding (2)</b> 5:6;24:6 <b>findings (7)</b> 7:6;23:22;24:6,25; 25:8,25;83:4 <b>fine (6)</b> 57:14;70:8,9,9,10; 80:9 <b>fire (7)</b> 8:22;61:16;62:17, 20,21;74:22;81:20 <b>firm (1)</b> 9:10 <b>first (10)</b> 6:8,14;8:9;10:3; 24:2;35:16;53:23; 60:19;77:21;80:19 <b>fishing (8)</b> 19:15;20:21;26:15, 16;36:5,7,10;56:24 <b>fit (1)</b> 80:9 <b>fits (1)</b> 62:23 <b>fix (1)</b> 63:15 <b>flag (1)</b> 82:11 <b>flat (1)</b> 42:3 <b>flattens (3)</b> 50:7,19;51:8 <b>flaw (3)</b> 30:10,15;31:7 <b>flawed (1)</b> 59:21 <b>flip (5)</b> 17:20;19:17,21; 20:10;26:25 <b>floated (1)</b> 66:21 <b>flood (43)</b> 9:5;11:6,8;12:10, 25;13:3;15:24;16:5, 10,14;19:9;22:3;25:1, 19;26:10,24;27:13,19, 24;34:11;38:19;39:4, 8,12,20;40:1,1;42:9, 17,24;46:6,24;47:2,3; 51:16;54:14;64:15; 66:2,11,12;67:23; 74:12;75:7 <b>flooded (4)</b> 67:17,18,18;69:3 <b>flooding (23)</b> 9:4,7;10:6;15:25;	17:6;18:21;26:20,23; 27:18;32:14;36:11; 39:1;63:8;69:24; 72:13;73:5,11,23; 74:3,21;75:3,9;77:2 <b>Floodplain (63)</b> 4:4,24;5:11,18; 13:7,9,10;18:15,22; 20:13,24;21:11; 23:24;24:1,25;13,17, 22;26:1,2,4,11;31:18; 32:13;38:20,25;39:3, 5,13,16,17,18;40:2,6, 10;42:5,7,16,18,19; 43:11,14;44:9,15; 45:7;46:22;48:16,18, 18;51:19,19,20;52:1; 61:14;62:5,7,8;63:18; 64:12;68:5,20;71:13; 76:16;82:13 <b>floodplains (3)</b> 40:3;42:1,3 <b>floods (5)</b> 23:9;25:24;67:16; 68:16,25 <b>floodwater (3)</b> 22:7;25:3;32:14 <b>floodwaters (5)</b> 12:7;25:11;34:22; 35:10,11 <b>floodway (10)</b> 26:5;38:21;39:6,7, 10,11;40:10;64:17; 68:4;73:8 <b>flow (7)</b> 19:10;22:6,7;23:11; 40:1;46:24;73:12 <b>flowing (1)</b> 22:4 <b>flows (15)</b> 11:6,8;12:25;13:4; 18:5;19:2;20:1,2,4,18, 19;23:9;34:11;57:1,2 <b>fly (1)</b> 71:24 <b>focus (2)</b> 8:17;72:18 <b>follow (4)</b> 33:12;51:11;53:20; 71:20 <b>follow-up (1)</b> 49:2 <b>foot (4)</b> 8:24;14:4;22:4,11 <b>forces (2)</b> 79:25;80:1 <b>formal (1)</b> 6:20 <b>forth (1)</b> 52:18 <b>forward (1)</b> 81:15 <b>found (4)</b>	12:15;32:10;45:4; 84:7 <b>foundation (1)</b> 26:22 <b>Frenchman's (1)</b> 17:17 <b>frickin' (1)</b> 68:20 <b>fringe (3)</b> 39:2;42:18;44:15 <b>front (1)</b> 7:17 <b>fulfill (1)</b> 70:15 <b>full (1)</b> 66:2 <b>full-time (1)</b> 25:10 <b>fully (1)</b> 17:8 <b>function (7)</b> 32:13;35:25;46:25; 47:1;48:16,19;49:16 <b>functioning (1)</b> 75:24 <b>Funds (1)</b> 36:22 <b>further (8)</b> 5:5;10:9;11:4;22:1; 32:11;35:1;64:14; 81:2 <b>future (2)</b> 25:9;68:11	4:2 <b>goes (2)</b> 25:23;79:16 <b>good (12)</b> 6:18;7:15;23:17; 37:21;52:8,14,21; 59:24;65:3;82:6; 83:13,14 <b>go-round (1)</b> 7:21 <b>grade (2)</b> 56:11;57:6 <b>grateful (1)</b> 37:22 <b>Gravel (1)</b> 75:22 <b>gravitate (1)</b> 73:1 <b>gray (1)</b> 75:25 <b>great (5)</b> 15:13;43:10;53:3; 54:17;85:1 <b>greater (7)</b> 8:24,25;19:8;22:4; 23:9;33:11;46:24 <b>greatly (1)</b> 16:2 <b>green (1)</b> 19:5 <b>grid (1)</b> 35:6 <b>ground (5)</b> 46:9,19;47:4,8;48:9 <b>guarantee (1)</b> 67:10 <b>guess (6)</b> 4:7;53:24;54:20; 76:18;80:15;81:12 <b>guesses (1)</b> 67:21 <b>guidance (1)</b> 62:24 <b>Gulch (1)</b> 17:17 <b>guy (1)</b> 66:12 <b>guys (7)</b> 15:13;17:23;23:15; 68:23,23;69:15;71:3
<b>G</b>				
<b>Gary (9)</b> 5:22,23;6:15;7:14, 16;15:13,17;23:17; 53:2 <b>gathering (1)</b> 58:3 <b>general (1)</b> 33:22 <b>generally (2)</b> 20:7;30:8 <b>gets (3)</b> 29:11;55:2;66:20 <b>Ghost (1)</b> 54:21 <b>given (2)</b> 40:1;54:3 <b>Givens (1)</b> 6:1 <b>gives (1)</b> 73:20 <b>giving (2)</b> 38:15;63:6 <b>glad (1)</b> 36:20 <b>gleaned (1)</b> 55:11 <b>God (1)</b>				
<b>H</b>				
<b>habitat (1)</b> 60:25 <b>Hailey (1)</b> 12:20 <b>half (1)</b> 68:18 <b>halfway (1)</b> 66:9 <b>hammerhead (10)</b> 51:20,53;14;55:25;				

61:16;62:18;72:13, 15:76:4,15;79:23 <b>hand (2)</b> 41:8,9 <b>handling (1)</b> 8:3 <b>hand-ringing (1)</b> 77:3 <b>happen (5)</b> 40:9;67:16;69:8; 73:8;77:11 <b>happened (2)</b> 5:7;42:10 <b>happening (3)</b> 35:3;46:17;55:4 <b>happens (10)</b> 11:13,16;54:18; 67:24,25;68:2,13; 69:12;70:20,21 <b>happy (4)</b> 7:2;14:16;38:17; 55:20 <b>hard (9)</b> 15:11;17:10;18:7; 19:4;20:14;38:16; 58:9;80:22;81:5 <b>Harmony (6)</b> 32:6;40:19;44:17; 48:22;71:9;77:19 <b>Harmony's (1)</b> 48:14 <b>hatched (1)</b> 39:4 <b>hate (1)</b> 69:2 <b>Hazard (5)</b> 12:18;16:14;36:21, 22,23 <b>hazardous (1)</b> 78:7 <b>hazards (3)</b> 25:6;27:13,18 <b>head (1)</b> 85:4 <b>hear (4)</b> 6:14;14:11;31:6; 58:17 <b>heard (5)</b> 53:3;55:13;69:9; 76:23;81:10 <b>hearing (10)</b> 3:24;6:11,12;11:11; 12:11;13:15;28:3; 32:10;71:7;85:25 <b>HEC-RAS (2)</b> 35:4;39:22 <b>height (1)</b> 55:16 <b>Hello (2)</b> 31:11,13 <b>help (6)</b> 7:2;15:15;49:9; 58:19;65:7;85:8	<b>helped (1)</b> 59:4 <b>helpful (2)</b> 55:10,14 <b>helps (1)</b> 58:13 <b>hemming (1)</b> 82:11 <b>here's (1)</b> 31:24 <b>hesitant (1)</b> 64:18 <b>hey (2)</b> 80:20;84:25 <b>Hi (1)</b> 14:20 <b>high (3)</b> 31:12;45:8;46:9 <b>High-8 (1)</b> 35:4 <b>higher (5)</b> 50:25;51:9,22;57:6; 78:8 <b>highest (7)</b> 12:21;50:10,13,23, 24,25;51:10 <b>highlight (3)</b> 40:21;44:23;45:18 <b>highs (1)</b> 51:6 <b>hill (1)</b> 77:9 <b>historic (11)</b> 18:13,16;19:15,15; 20:21;26:12,16,17,18, 21;66:21 <b>history (1)</b> 38:10 <b>hit (2)</b> 23:18;44:22 <b>hold (3)</b> 6:11;38:1;78:8 <b>hole (7)</b> 46:5,7,10,13,15,19; 54:8 <b>home (8)</b> 27:16;29:25;34:9, 10,11,12;54:14;62:6 <b>hopefully (1)</b> 84:13 <b>hoping (1)</b> 69:11 <b>hour (1)</b> 74:1 <b>house (19)</b> 43:18;44:8;61:21, 25;66:5,16,20;67:4, 17;70:21;79:8,9,14, 15,15,22;80:21;81:16, 24 <b>houses (1)</b> 68:18 <b>huge (1)</b>	69:11 <b>hump (1)</b> 19:14 <b>hydraulic (1)</b> 47:8 <b>hydraulically (1)</b> 42:8	20:16;22:25;52:23; 57:11 <b>including (3)</b> 15:20;18:1;32:22 <b>incorporate (1)</b> 84:1 <b>incorporated (2)</b> 38:9;70:1 <b>incorrectly (1)</b> 81:5 <b>increase (6)</b> 22:10,12;26:3; 48:10;49:5;51:24 <b>increases (2)</b> 15:23;25:23 <b>indeed (1)</b> 11:20 <b>indicate (1)</b> 21:12 <b>indicated (1)</b> 54:15 <b>indicates (1)</b> 36:1 <b>indicating (19)</b> 12:17;17:15;18:4; 20:4,6,18,19,20,22; 22:22;25:23;41:19; 44:2;46:4;48:25; 50:16;57:1,2,18 <b>information (14)</b> 5:6,9;15:10;28:17; 29:10;32:11,25; 33:17;36:16;38:17; 55:11;58:4,21;72:17 <b>inherently (1)</b> 78:7 <b>initial (3)</b> 8:10,16;21:24 <b>inlets (1)</b> 25:4 <b>inside (1)</b> 24:19 <b>inspect (4)</b> 12:1;58:23;64:11; 66:1 <b>inspection (5)</b> 24:23;73:23;74:2, 11,11 <b>installed (1)</b> 18:21 <b>instances (1)</b> 71:15 <b>instant (1)</b> 13:8 <b>instead (1)</b> 84:24 <b>instructions (1)</b> 38:15 <b>insufficient (2)</b> 15:6;81:8 <b>insurance (1)</b> 67:13 <b>insure (1)</b>	67:9 <b>intend (1)</b> 7:21 <b>interest (2)</b> 33:9;37:16 <b>interested (1)</b> 79:10 <b>interesting (1)</b> 18:12 <b>interim (2)</b> 13:7;26:9 <b>interior (1)</b> 10:20 <b>interpellate (1)</b> 39:25 <b>into (16)</b> 9:16;19:10;20:1,2; 21:13,13;22:11; 28:24;39:9;54:5;62:7; 67:4,4,19;69:23; 82:18 <b>intriguing (1)</b> 45:4 <b>introduce (1)</b> 7:18 <b>invade (1)</b> 64:17 <b>investigate (1)</b> 45:5 <b>involved (1)</b> 7:25 <b>irregular (1)</b> 74:11 <b>i's (1)</b> 76:25 <b>issue (8)</b> 9:17;11:5;18:15; 30:19;56:18;59:16, 23;60:6 <b>issued (1)</b> 4:5 <b>issues (5)</b> 15:6,22;16:10; 20:25;53:25 <b>itching (1)</b> 11:11 <b>items (1)</b> 12:22 <b>iterated (1)</b> 40:18
<b>I</b>				
<b>Idaho (1)</b> 38:4 <b>idea (3)</b> 12:25;58:2;85:1 <b>ideal (1)</b> 11:9 <b>identified (5)</b> 26:16;27:21;38:24; 39:9;72:10 <b>identifies (2)</b> 18:2;19:6 <b>identify (1)</b> 13:10 <b>illustrative (1)</b> 41:4 <b>immediate (1)</b> 29:7 <b>immediately (4)</b> 8:19;13:1;14:21; 28:20 <b>impact (11)</b> 8:15;9:11;24:2; 33:10;34:16;37:9; 42:12;53:8;67:24; 72:22;76:6 <b>impacted (2)</b> 60:24;74:24 <b>impactful (3)</b> 79:2,10;80:11 <b>impacts (6)</b> 10:3;11:17;36:24; 37:17;53:23;60:18 <b>implications (2)</b> 74:7,7 <b>importance (1)</b> 23:25 <b>important (9)</b> 18:3;21:25;28:9,23; 33:12;39:7;47:5; 53:20;78:17 <b>imposition (1)</b> 63:1 <b>impossible (1)</b> 25:1 <b>impressive (1)</b> 17:25 <b>improvement (1)</b> 60:25 <b>inadequate (3)</b> 24:13,18;81:4 <b>inappropriate (1)</b> 11:22 <b>Inaudible (4)</b>				
<b>J</b>				
<b>Jennifer (1)</b> 77:18 <b>job (4)</b> 8:6;23:17;60:10; 85:1 <b>JOHNSON (34)</b> 4:6,9,10;7:11;28:6; 29:5;30:5,8,12,16,18; 31:1,5;52:12;57:23, 25;58:12,16;61:3;				

<p>63:17,21,24;64:6,22; 65:1;83:2,7,13,23; 84:12,18,20;85:1,10</p> <p><b>judge (1)</b> 38:16</p> <p><b>judged (1)</b> 81:9</p> <p><b>judging (1)</b> 55:12</p> <p><b>junction (1)</b> 17:14</p> <p><b>jurisdictions (1)</b> 53:17</p> <p><b>justifies (1)</b> 11:3</p>	<p>84:23;85:8</p> <p><b>large (6)</b> 20:7;73:6,7,9; 74:15;81:1</p> <p><b>larger (1)</b> 78:12</p> <p><b>last (14)</b> 7:20;8:1,3;11:10; 16:25;27:22;29:1,11, 15;32:10;55:24;73:4; 75:12;76:19</p> <p><b>later (2)</b> 9:20;66:19</p> <p><b>law (1)</b> 7:6</p> <p><b>lawyer (1)</b> 70:5</p> <p><b>lay (2)</b> 14:3,7</p> <p><b>layperson (2)</b> 50:2;77:18</p> <p><b>lead (3)</b> 29:10;31:20;78:12</p> <p><b>leaning (1)</b> 82:7</p> <p><b>least (2)</b> 29:13;60:6</p> <p><b>leaving (1)</b> 62:14</p> <p><b>leeway (3)</b> 64:16;66:9,10</p> <p><b>left (1)</b> 29:24</p> <p><b>left-hand (5)</b> 41:9,11,16,17,20</p> <p><b>legal (3)</b> 28:12;58:3;64:18</p> <p><b>length (2)</b> 49:11,19</p> <p><b>less (6)</b> 9:6;68:10;75:15; 79:2,9;80:10</p> <p><b>letter (3)</b> 61:12,18;79:3</p> <p><b>level (8)</b> 4:19;5:19;7:1;51:1; 80:13;82:1,3;84:1</p> <p><b>levels (2)</b> 25:24;26:3</p> <p><b>levy (3)</b> 46:21;48:3;70:18</p> <p><b>licensed (1)</b> 38:3</p> <p><b>lies (1)</b> 10:9</p> <p><b>life (1)</b> 72:8</p> <p><b>liked (1)</b> 79:20</p> <p><b>likely (1)</b> 26:21</p> <p><b>Likewise (1)</b> 4:21</p>	<p><b>limiting (4)</b> 12:24;13:1,3;22:7</p> <p><b>line (27)</b> 16:4;18:13;19:5; 21:8;22:19;25:5; 26:19;27:10;31:25; 35:7;40:23;43:2,8,9, 10,16;44:25;50:3,20; 52:6;57:4,17,17;66:8; 69:11;75:25;79:24</p> <p><b>lines (4)</b> 18:19;21:12;35:6; 57:16</p> <p><b>list (1)</b> 78:19</p> <p><b>listing (1)</b> 12:23</p> <p><b>litigate (1)</b> 66:5</p> <p><b>litigation (3)</b> 66:14,14;69:5</p> <p><b>little (6)</b> 17:18;37:24;38:19; 40:13;56:4;84:21</p> <p><b>lived (1)</b> 11:13</p> <p><b>living (1)</b> 66:2</p> <p><b>LLC (1)</b> 3:25</p> <p><b>load (1)</b> 11:20</p> <p><b>local (1)</b> 18:1</p> <p><b>localized (1)</b> 76:20</p> <p><b>locate (1)</b> 56:5</p> <p><b>located (7)</b> 8:18;10:12;14:1; 54:14;61:12;79:22; 81:25</p> <p><b>location (23)</b> 8:22;9:1,8,22; 10:14,17;11:3;14:5; 17:12;36:6,12;46:13; 54:10;56:1;61:14,20, 21,25;62:6,15;75:18; 81:18,19</p> <p><b>locations (6)</b> 10:5;59:22;60:1; 61:7;80:17,21</p> <p><b>logical (2)</b> 15:5;69:10</p> <p><b>LOMA (2)</b> 17:3;62:1</p> <p><b>LOMAs (1)</b> 69:23</p> <p><b>long (6)</b> 11:13;31:13;38:10; 70:5;79:18;80:2</p> <p><b>longer (2)</b> 21:19;68:4</p>	<p><b>look (10)</b> 23:1;25:22;42:25; 46:14;53:12;63:18; 65:2;72:22;80:8;82:8</p> <p><b>looked (9)</b> 10:22;42:15,24; 61:11;71:3,12;72:20; 73:3;80:19</p> <p><b>looking (13)</b> 21:17;28:18;30:9; 41:9,10,18;42:17; 43:1;53:9;69:8;74:16; 75:8;78:25</p> <p><b>looks (4)</b> 12:17;14:3;40:13; 70:19</p> <p><b>loops (1)</b> 18:10</p> <p><b>lot (20)</b> 20:25;23:15;26:14; 38:10;42:4,5;67:8; 69:2;72:17,18;73:11, 20;74:4;76:5;77:3; 82:10,10,11,12,14</p> <p><b>lots (2)</b> 39:15;42:1</p> <p><b>low (2)</b> 45:10;48:4</p> <p><b>lower (5)</b> 47:1;50:10,24;51:8; 52:1</p> <p><b>lowest (1)</b> 47:15</p> <p><b>low-lying (1)</b> 82:13</p>	<p>13:7,10;25:13,16; 26:10;27:11;38:20; 39:20;40:8;68:4; 69:20,22</p> <p><b>massive (2)</b> 11:21,21</p> <p><b>master's (1)</b> 38:1</p> <p><b>match (1)</b> 40:7</p> <p><b>matching (1)</b> 46:22</p> <p><b>material (1)</b> 43:19</p> <p><b>Matt (7)</b> 29:2;61:1;62:23; 78:3;81:12;82:25; 85:7</p> <p><b>matter (2)</b> 4:25;30:14</p> <p><b>maters (3)</b> 8:3;54:10;55:3</p> <p><b>Matthew (5)</b> 3:6;4:8,10,12;82:6</p> <p><b>may (20)</b> 6:22,24;17:7,8; 25:1,10,10;28:20,23; 58:7;66:25;69:16; 70:14,15;73:24,24; 77:9,25;79:13;85:7</p> <p><b>maybe (8)</b> 10:23;13:18;79:16, 21;80:17,17;81:23; 82:1</p> <p><b>mayor (1)</b> 55:1</p> <p><b>MCGRAW (11)</b> 3:7;52:2,5;60:7,13, 21;78:5,20;80:25; 83:15,18</p> <p><b>mean (10)</b> 38:21;60:5;63:14; 71:22;75:3;79:13,18; 80:2;81:12;84:22</p> <p><b>Meaning (1)</b> 10:18</p> <p><b>meaningful (1)</b> 25:19</p> <p><b>means (5)</b> 10:10;22:3,3;39:2; 66:18</p> <p><b>meant (1)</b> 11:10</p> <p><b>mechanism (5)</b> 9:12;70:10,23;72:7, 8</p> <p><b>mechanisms (1)</b> 64:15</p> <p><b>meet (2)</b> 35:22;36:25</p> <p><b>meeting (8)</b> 3:4,5,24;14:10; 16:8;27:22;84:14;</p>
<b>K</b>		<b>M</b>		
<p><b>keep (1)</b> 62:4</p> <p><b>keeping (1)</b> 63:5</p> <p><b>kept (4)</b> 24:22;25:2;42:11; 72:6</p> <p><b>Ketchum (11)</b> 10:1,23;12:20;13:6; 16:11;18:2;31:17; 36:20;38:8,11;48:11</p> <p><b>Ketchum's (3)</b> 23:23;37:12,14</p> <p><b>kind (25)</b> 5:8;6:13,20;7:2; 11:11;15:11;18:18; 30:20;54:20;57:4; 62:3,9;64:18;70:19; 73:1,2,3,11;76:10; 80:6,22;82:6,20;83:3; 84:16</p> <p><b>known (2)</b> 17:7,8</p>	<p><b>lay (2)</b> 14:3,7</p> <p><b>layperson (2)</b> 50:2;77:18</p> <p><b>lead (3)</b> 29:10;31:20;78:12</p> <p><b>leaning (1)</b> 82:7</p> <p><b>least (2)</b> 29:13;60:6</p> <p><b>leaving (1)</b> 62:14</p> <p><b>leeway (3)</b> 64:16;66:9,10</p> <p><b>left (1)</b> 29:24</p> <p><b>left-hand (5)</b> 41:9,11,16,17,20</p> <p><b>legal (3)</b> 28:12;58:3;64:18</p> <p><b>length (2)</b> 49:11,19</p> <p><b>less (6)</b> 9:6;68:10;75:15; 79:2,9;80:10</p> <p><b>letter (3)</b> 61:12,18;79:3</p> <p><b>level (8)</b> 4:19;5:19;7:1;51:1; 80:13;82:1,3;84:1</p> <p><b>levels (2)</b> 25:24;26:3</p> <p><b>levy (3)</b> 46:21;48:3;70:18</p> <p><b>licensed (1)</b> 38:3</p> <p><b>lies (1)</b> 10:9</p> <p><b>life (1)</b> 72:8</p> <p><b>liked (1)</b> 79:20</p> <p><b>likely (1)</b> 26:21</p> <p><b>Likewise (1)</b> 4:21</p>	<p><b>limiting (4)</b> 12:24;13:1,3;22:7</p> <p><b>line (27)</b> 16:4;18:13;19:5; 21:8;22:19;25:5; 26:19;27:10;31:25; 35:7;40:23;43:2,8,9, 10,16;44:25;50:3,20; 52:6;57:4,17,17;66:8; 69:11;75:25;79:24</p> <p><b>lines (4)</b> 18:19;21:12;35:6; 57:16</p> <p><b>list (1)</b> 78:19</p> <p><b>listing (1)</b> 12:23</p> <p><b>litigate (1)</b> 66:5</p> <p><b>litigation (3)</b> 66:14,14;69:5</p> <p><b>little (6)</b> 17:18;37:24;38:19; 40:13;56:4;84:21</p> <p><b>lived (1)</b> 11:13</p> <p><b>living (1)</b> 66:2</p> <p><b>LLC (1)</b> 3:25</p> <p><b>load (1)</b> 11:20</p> <p><b>local (1)</b> 18:1</p> <p><b>localized (1)</b> 76:20</p> <p><b>locate (1)</b> 56:5</p> <p><b>located (7)</b> 8:18;10:12;14:1; 54:14;61:12;79:22; 81:25</p> <p><b>location (23)</b> 8:22;9:1,8,22; 10:14,17;11:3;14:5; 17:12;36:6,12;46:13; 54:10;56:1;61:14,20, 21,25;62:6,15;75:18; 81:18,19</p> <p><b>locations (6)</b> 10:5;59:22;60:1; 61:7;80:17,21</p> <p><b>logical (2)</b> 15:5;69:10</p> <p><b>LOMA (2)</b> 17:3;62:1</p> <p><b>LOMAs (1)</b> 69:23</p> <p><b>long (6)</b> 11:13;31:13;38:10; 70:5;79:18;80:2</p> <p><b>longer (2)</b> 21:19;68:4</p>	<p><b>look (10)</b> 23:1;25:22;42:25; 46:14;53:12;63:18; 65:2;72:22;80:8;82:8</p> <p><b>looked (9)</b> 10:22;42:15,24; 61:11;71:3,12;72:20; 73:3;80:19</p> <p><b>looking (13)</b> 21:17;28:18;30:9; 41:9,10,18;42:17; 43:1;53:9;69:8;74:16; 75:8;78:25</p> <p><b>looks (4)</b> 12:17;14:3;40:13; 70:19</p> <p><b>loops (1)</b> 18:10</p> <p><b>lot (20)</b> 20:25;23:15;26:14; 38:10;42:4,5;67:8; 69:2;72:17,18;73:11, 20;74:4;76:5;77:3; 82:10,10,11,12,14</p> <p><b>lots (2)</b> 39:15;42:1</p> <p><b>low (2)</b> 45:10;48:4</p> <p><b>lower (5)</b> 47:1;50:10,24;51:8; 52:1</p> <p><b>lowest (1)</b> 47:15</p> <p><b>low-lying (1)</b> 82:13</p>	
<b>L</b>		<b>M</b>		
<p><b>label (1)</b> 44:6</p> <p><b>lack (1)</b> 70:15</p> <p><b>land (4)</b> 7:25;14:3,8;23:10</p> <p><b>LANDERS (10)</b> 61:24;65:12;69:16, 19;71:8,12;72:16,22; 76:9;85:23</p> <p><b>landowner (2)</b> 8:11;12:10</p> <p><b>LANE (13)</b> 3:25;4:5,23;14:22; 15:1,21;17:12;18:9; 19:7,10;31:17;43:21; 75:4</p> <p><b>language (5)</b> 24:9;29:18;63:25;</p>	<p><b>lay (2)</b> 14:3,7</p> <p><b>layperson (2)</b> 50:2;77:18</p> <p><b>lead (3)</b> 29:10;31:20;78:12</p> <p><b>leaning (1)</b> 82:7</p> <p><b>least (2)</b> 29:13;60:6</p> <p><b>leaving (1)</b> 62:14</p> <p><b>leeway (3)</b> 64:16;66:9,10</p> <p><b>left (1)</b> 29:24</p> <p><b>left-hand (5)</b> 41:9,11,16,17,20</p> <p><b>legal (3)</b> 28:12;58:3;64:18</p> <p><b>length (2)</b> 49:11,19</p> <p><b>less (6)</b> 9:6;68:10;75:15; 79:2,9;80:10</p> <p><b>letter (3)</b> 61:12,18;79:3</p> <p><b>level (8)</b> 4:19;5:19;7:1;51:1; 80:13;82:1,3;84:1</p> <p><b>levels (2)</b> 25:24;26:3</p> <p><b>levy (3)</b> 46:21;48:3;70:18</p> <p><b>licensed (1)</b> 38:3</p> <p><b>lies (1)</b> 10:9</p> <p><b>life (1)</b> 72:8</p> <p><b>liked (1)</b> 79:20</p> <p><b>likely (1)</b> 26:21</p> <p><b>Likewise (1)</b> 4:21</p>	<p><b>limiting (4)</b> 12:24;13:1,3;22:7</p> <p><b>line (27)</b> 16:4;18:13;19:5; 21:8;22:19;25:5; 26:19;27:10;31:25; 35:7;40:23;43:2,8,9, 10,16;44:25;50:3,20; 52:6;57:4,17,17;66:8; 69:11;75:25;79:24</p> <p><b>lines (4)</b> 18:19;21:12;35:6; 57:16</p> <p><b>list (1)</b> 78:19</p> <p><b>listing (1)</b> 12:23</p> <p><b>litigate (1)</b> 66:5</p> <p><b>litigation (3)</b> 66:14,14;69:5</p> <p><b>little (6)</b> 17:18;37:24;38:19; 40:13;56:4;84:21</p> <p><b>lived (1)</b> 11:13</p> <p><b>living (1)</b> 66:2</p> <p><b>LLC (1)</b> 3:25</p> <p><b>load (1)</b> 11:20</p> <p><b>local (1)</b> 18:1</p> <p><b>localized (1)</b> 76:20</p> <p><b>locate (1)</b> 56:5</p> <p><b>located (7)</b> 8:18;10:12;14:1; 54:14;61:12;79:22; 81:25</p> <p><b>location (23)</b> 8:22;9:1,8,22; 10:14,17;11:3;14:5; 17:12;36:6,12;46:13; 54:10;56:1;61:14,20, 21,25;62:6,15;75:18; 81:18,19</p> <p><b>locations (6)</b> 10:5;59:22;60:1; 61:7;80:17,21</p> <p><b>logical (2)</b> 15:5;69:10</p> <p><b>LOMA (2)</b> 17:3;62:1</p> <p><b>LOMAs (1)</b> 69:23</p> <p><b>long (6)</b> 11:13;31:13;38:10; 70:5;79:18;80:2</p> <p><b>longer (2)</b> 21:19;68:4</p>	<p><b>maintain (5)</b> 12:5,6;54:24;64:2, 12</p> <p><b>maintained (6)</b> 12:2,4;24:22;25:2; 35:17;74:13</p> <p><b>maintaining (2)</b> 23:25;63:5</p> <p><b>maintenance (3)</b> 12:13;35:16;63:2</p> <p><b>majority (2)</b> 51:25;62:4</p> <p><b>makes (3)</b> 50:20;68:13;85:1</p> <p><b>manner (1)</b> 8:12</p> <p><b>many (4)</b> 8:8;38:7,7;78:8</p> <p><b>map (9)</b> 25:17;26:1,2;36:15; 43:14;61:12,18; 69:24;78:25</p> <p><b>mapped (1)</b> 51:21</p> <p><b>maps (12)</b></p>	

<p>85:15 <b>meets (6)</b> 33:24;34:12;60:9,9; 79:3,3 <b>member (1)</b> 73:22 <b>Members (3)</b> 7:15;13:23;31:13 <b>memorandum (1)</b> 53:21 <b>mentioned (1)</b> 16:25 <b>mere (1)</b> 54:11 <b>message (1)</b> 36:1 <b>met (2)</b> 78:16;81:6 <b>mic (3)</b> 7:13;56:20;57:12 <b>microphone (2)</b> 31:12;56:21 <b>middle (2)</b> 39:5;66:1 <b>might (6)</b> 38:18;52:14;75:3; 81:16,17,21 <b>migration (1)</b> 18:14 <b>mind (8)</b> 14:6,13;15:11; 25:13;65:23;77:14, 23;85:17 <b>minimized (1)</b> 36:25 <b>minute (1)</b> 40:24 <b>missed (2)</b> 64:4;65:8 <b>missing (2)</b> 10:23,24 <b>mitigated (2)</b> 35:24;36:25 <b>Mitigation (4)</b> 12:18;36:21,23; 60:22 <b>MOCZYGEMBA (13)</b> 3:9,20;47:10,18; 49:2,12,14,18,22,24; 76:14;82:5;83:19 <b>model (12)</b> 39:21;44:24,25; 48:1,2;49:6;67:8,10, 12;73:18;77:5;78:12 <b>modeling (7)</b> 34:19;35:1;39:20; 40:5;48:19;77:6;84:4 <b>models (8)</b> 32:19;40:6,7,7; 42:23;67:20;68:14,14 <b>modification (1)</b> 31:8 <b>modify (3)</b></p>	<p>40:9;55:6;65:5 <b>money (2)</b> 28:1;66:17 <b>monitor (1)</b> 27:17 <b>monitoring (1)</b> 63:1 <b>more (23)</b> 14:4;15:12;22:10, 12;28:25;32:24,25; 35:2,5;40:13;49:7; 64:16;66:7;68:10; 70:7,19;75:15;78:7, 23;79:2;84:22,22; 85:5 <b>Morgan (1)</b> 71:2 <b>MORROW (48)</b> 3:3,8,10,12,14,21, 23;4:1,7;7:13;14:18; 28:4;52:8,10,21,25; 55:22;57:21,24; 58:11,15;59:7,12; 65:14,17,24;69:18; 70:3;79:5;80:2,15; 82:19,22;83:5,9,14, 16,20,22;84:11,15,19, 21;85:3,11,14,19,21 <b>most (12)</b> 4:10;25:22;26:20; 39:21;47:24;51:6; 54:10;61:14;68:3; 71:16;74:7,8 <b>mostly (2)</b> 53:1;84:10 <b>motion (6)</b> 3:17;82:22;83:11, 13;85:17,19 <b>mound (1)</b> 20:7 <b>Mountain (1)</b> 17:17 <b>move (13)</b> 3:19,23;10:3;17:18; 24:3;27:9;36:12;42:9; 51:21;53:23;60:19; 62:6;82:23 <b>moved (2)</b> 27:5;35:6 <b>moves (1)</b> 21:6 <b>moving (4)</b> 11:4;19:1;26:23; 54:3 <b>much (12)</b> 8:17,25,25;13:22; 28:2;31:10;51:14; 53:13;68:23;70:18; 76:6;77:25 <b>Multi-Jurisdiction (1)</b> 12:18 <b>multiple (8)</b> 9:15,19;18:1;34:4,</p>	<p>20;60:14;62:10;65:15 <b>Municipal (2)</b> 10:1;13:6 <b>Municiple (1)</b> 10:23 <b>must (1)</b> 65:8 <b>myself (1)</b> 74:21</p> <p style="text-align: center;"><b>N</b></p> <p><b>name (3)</b> 7:16;31:14;37:22 <b>native (1)</b> 46:18 <b>natural (2)</b> 23:25;35:25 <b>naturally (1)</b> 19:1 <b>nature (1)</b> 11:21 <b>Nay (2)</b> 83:21,22 <b>near (1)</b> 53:14 <b>nearby (1)</b> 48:9 <b>necessarily (6)</b> 46:20;47:6;48:6; 61:25;62:9;73:12 <b>necessary (2)</b> 37:10;57:1 <b>need (9)</b> 28:25;56:12,15; 58:2;62:23;65:6;66:7; 68:24;83:7 <b>needed (1)</b> 22:1 <b>needs (4)</b> 65:4;68:24;81:2,9 <b>neighbor (1)</b> 54:23 <b>neighborhood (2)</b> 25:24;67:19 <b>neighboring (17)</b> 5:16,20;8:15;9:16; 17:4;20:2,5;26:5; 33:10;34:16;35:3,12; 37:16;63:6;64:8,19; 67:6 <b>neighbors (10)</b> 7:19;15:20;32:17, 22;67:24,25;70:12, 14;79:3,10 <b>neighbor's (6)</b> 21:18;33:14;34:22; 35:8;48:20;80:4 <b>Neil (4)</b> 55:2;71:20;72:4; 78:6 <b>Nevada (1)</b> 38:4</p>	<p><b>new (19)</b> 5:9,10,11;28:16; 31:5;32:15,18;36:15; 37:4;39:17,18;40:17; 58:3,21,24;59:6; 60:25;69:21;70:21 <b>next (54)</b> 4:19;17:20,21,22; 20:10;21:3,4,21,22; 25:15;26:25;27:1; 31:22,23;32:6,8;33:4, 5,20,21;34:6,7,23,24; 35:12,13,20;38:12,13; 40:10,12;41:1,2; 42:13,14,18;44:20,21, 23;45:13,14,18,19,22; 46:10,11;47:19,21; 54:7;68:25;75:6,13; 78:11;84:14 <b>nice (2)</b> 7:16;80:10 <b>Nick (2)</b> 7:18;14:20 <b>nonetheless (1)</b> 77:14 <b>no-rise (1)</b> 39:11 <b>normal (1)</b> 48:13 <b>normally (1)</b> 73:17 <b>north (8)</b> 11:4;14:21,22; 17:13;18:10;21:7; 45:21;61:17 <b>northern (5)</b> 10:19;21:11;22:9; 40:22;79:24 <b>note (5)</b> 13:18;20:12;21:25; 28:15;47:6 <b>notebook (1)</b> 29:25 <b>notice (4)</b> 13:22;32:17;59:2; 64:11 <b>noting (1)</b> 84:2 <b>notwithstanding (1)</b> 72:11 <b>novo (1)</b> 31:2 <b>nuisance (1)</b> 64:17 <b>number (6)</b> 18:2,8,12;48:10; 52:2;54:25 <b>Numerous (2)</b> 23:22;32:21</p> <p style="text-align: center;"><b>O</b></p> <p><b>objective (1)</b></p>	<p>16:16 <b>objectives (2)</b> 15:9,18 <b>obligation (1)</b> 24:10 <b>observations (1)</b> 76:20 <b>observe (3)</b> 9:7;13:16;14:2 <b>observed (4)</b> 8:7,16;9:3;11:6 <b>obstruction (2)</b> 12:9;46:21 <b>obstructions (1)</b> 44:12 <b>obviates (1)</b> 10:25 <b>obvious (1)</b> 69:7 <b>obviously (3)</b> 6:21;47:11;80:7 <b>occasional (1)</b> 17:19 <b>occupant (1)</b> 27:15 <b>occupied (1)</b> 11:12 <b>occupy (1)</b> 16:13 <b>occur (3)</b> 26:21;53:14;62:11 <b>occurred (2)</b> 9:7;39:16 <b>occurring (2)</b> 18:24;42:4 <b>occurs (2)</b> 63:8;75:9 <b>October (1)</b> 16:8 <b>off (6)</b> 37:3;47:6,7;48:7; 56:20;57:11 <b>offer (1)</b> 31:1 <b>office (2)</b> 6:2;55:1 <b>offset (1)</b> 11:4 <b>offsetting (1)</b> 24:7 <b>off-topic (1)</b> 84:15 <b>once (6)</b> 4:11;21:17;22:21; 31:16;50:1;79:25 <b>one (33)</b> 3:16;5:4;6:8,20; 11:23;12:4,21;15:9; 17:20;19:6;21:3,14, 21;22:4;26:25;27:21; 29:10,21,24;35:21; 39:18;41:19;43:3; 52:17;56:9;58:1;63:9;</p>
--	--	---	--	---

<p>64:22;65:24;72:3,23, 24;84:23 <b>one- (1)</b> 39:23 <b>one-for-one (1)</b> 54:9 <b>ones (1)</b> 73:7 <b>one-to-one (4)</b> 10:17,25;11:3;54:5 <b>only (8)</b> 15:7;26:11,23; 55:17;59:20;65:25; 69:20;81:13 <b>on-site (4)</b> 13:19;14:7,9;53:17 <b>onto (4)</b> 11:25;12:19;42:21; 67:18 <b>opening (2)</b> 7:22;8:16 <b>opinion (1)</b> 77:19 <b>opportunity (5)</b> 6:5;29:12;32:17; 53:11;73:21 <b>opposed (1)</b> 83:20 <b>Options (1)</b> 6:24 <b>orange (2)</b> 21:12;39:3 <b>order (2)</b> 3:5;6:4 <b>ordinances (1)</b> 16:12 <b>ordinary (1)</b> 53:18 <b>Oregon (1)</b> 38:5 <b>original (4)</b> 26:22;36:6;77:20; 82:7 <b>Originally (2)</b> 40:16;45:17 <b>Osborne (31)</b> 7:18,22;10:22; 14:11,14,20,20;17:22; 19:23;20:17;21:5,23; 23:1;25:16;27:2;37:9; 41:13,14;42:12,19,21; 43:21,23;44:1;53:5; 56:8,20,22;57:13,20; 69:9 <b>Osbornes (9)</b> 5:21;6:8;9:3;11:6; 32:2,22;41:14;53:3; 54:22 <b>Osbornes' (3)</b> 8:19;44:8;54:8 <b>Osborne's (2)</b> 9:16;12:5 <b>others (2)</b></p>	<p>17:6,9 <b>ourselves (2)</b> 66:15;67:15 <b>out (27)</b> 12:7,12;18:7;19:14; 20:14;22:22;26:1; 34:11;41:25;45:5,23; 49:7;50:7;51:8,10; 53:10,17;54:14;55:3, 18;58:2;63:10;64:8, 25;66:12;75:15,23 <b>outcome (1)</b> 83:12 <b>outlet (1)</b> 67:3 <b>outline (1)</b> 83:3 <b>outside (8)</b> 44:9;48:13;51:18, 20;61:13;62:5,7; 76:15 <b>over (16)</b> 4:2;6:16;7:12;22:4, 13,22;28:7;34:21; 37:13,18;46:25; 51:17;56:25;69:22; 74:14;75:6 <b>overarching (1)</b> 36:1 <b>overbank (1)</b> 75:9 <b>override (1)</b> 24:11 <b>overview (1)</b> 16:24 <b>own (5)</b> 9:10;17:2;28:1; 77:3;84:25 <b>owned (1)</b> 17:4 <b>owner (19)</b> 5:17,21;14:20; 15:20;16:18,19; 35:20;62:1;63:2,4,7,8, 11;64:2,9,11,13,19; 81:22 <b>owners (3)</b> 25:10;70:21;74:4 <b>owning (1)</b> 76:20 <b>owns (1)</b> 12:10</p>	<p><b>packet (2)</b> 56:6;73:8 <b>page (8)</b> 9:24;20:10;56:5,5; 65:9,13;75:11,12 <b>pages (1)</b> 56:6 <b>paper (1)</b> 53:9 <b>paralegal (1)</b> 12:15 <b>parallel (1)</b> 49:7 <b>parameters (1)</b> 40:2 <b>part (14)</b> 3:24;26:13;29:4,9, 23;39:6;45:16;55:7; 58:9,10;62:10;63:15; 74:8;80:1 <b>participates (1)</b> 36:21 <b>particular (2)</b> 4:23;12:23 <b>particularly (5)</b> 4:12;11:23;27:18; 36:9;58:20 <b>parties (7)</b> 5:15;6:5;18:1;28:9; 30:21;63:9;64:21 <b>party (4)</b> 5:16;12:11;29:21, 22 <b>pass (2)</b> 11:8;37:3 <b>passage (2)</b> 13:3;35:9 <b>PASSOVOY (79)</b> 3:11,18;29:2,14; 30:6,11,14,17,22; 31:4,9;41:17,20,23; 43:3,6,12,15,18,25; 44:3,5,7,10;46:1;50:1, 9,15,18,22;51:3,5,7; 52:23;55:23;56:9,12, 17;57:10,19;58:13; 59:10,13;60:2,15; 61:1,5,9,20;62:12,22; 63:20,23;64:4,20,24; 65:6,10,16,18,22; 71:2,11,19;72:21; 74:10;75:2,10,25; 78:2,18;79:12;80:12; 81:11;82:23;83:10, 17;85:7,20 <b>past (2)</b> 20:23;34:21 <b>path (1)</b> 15:7 <b>patience (1)</b> 8:2 <b>pay (2)</b> 56:10;67:12</p>	<p><b>pen (1)</b> 56:14 <b>people (4)</b> 60:14;64:23;69:2; 70:4 <b>percent (5)</b> 39:1,3;54:18,19; 73:16 <b>perfect (2)</b> 72:1,1 <b>perhaps (2)</b> 11:2;76:5 <b>perimeter (2)</b> 21:6,7 <b>Permit (9)</b> 4:5,24;5:11,18; 63:19,25;64:2,13; 71:13 <b>permits (1)</b> 42:6 <b>person (1)</b> 66:4 <b>personally (4)</b> 9:3;13:16;14:2; 47:24 <b>perspective (4)</b> 7:24;8:23;59:2; 73:14 <b>ph (2)</b> 77:18;81:23 <b>phase (1)</b> 59:11 <b>PhD (1)</b> 38:2 <b>phone (1)</b> 54:25 <b>photo (1)</b> 18:8 <b>photographs (1)</b> 11:16 <b>photos (4)</b> 21:17;36:6;41:13; 56:24 <b>physically (1)</b> 53:13 <b>picture (5)</b> 27:4;41:21;43:20; 55:24;56:13 <b>pictures (2)</b> 17:10;23:5 <b>piece (1)</b> 53:9 <b>pink (1)</b> 18:23 <b>pitch (1)</b> 55:20 <b>place (6)</b> 21:19;22:20;23:12; 62:3;78:7,9 <b>placed (5)</b> 11:24;14:4;21:13, 13;47:14 <b>placement (3)</b></p>	<p>9:15,19;79:15 <b>placements (1)</b> 80:22 <b>places (3)</b> 26:17;66:24;78:13 <b>Plan (18)</b> 12:18,23;15:1,23; 20:12;21:2,5,23,24; 22:17;27:25;36:21, 24;59:21,24,24;60:9; 81:24 <b>plane (1)</b> 71:24 <b>planned (2)</b> 24:13;54:17 <b>Planning (24)</b> 3:3;4:14,14,15,20, 20;5:1,10,18;6:25; 13:17;15:3;25:8;32:3; 54:25;59:17,20,25; 60:3;63:14,14;73:22; 82:24;84:6 <b>plans (3)</b> 15:21;16:3;21:24 <b>play (2)</b> 28:24;54:5 <b>please (9)</b> 21:3;31:22;32:7; 33:4,20;34:6;35:12; 47:9,11 <b>plugged (2)</b> 11:17;12:8 <b>pm (3)</b> 3:2,25;85:25 <b>point (26)</b> 11:2,15;14:8;18:8; 22:22;27:24;34:21; 41:25;45:23;50:10, 23,25;51:17;52:2; 57:6,9;69:17;70:6; 72:23,24;78:2;80:9, 18;81:12;82:6;83:2 <b>pointer (2)</b> 17:11;18:8 <b>points (3)</b> 23:19;35:15;37:6 <b>pool (1)</b> 76:17 <b>poor (1)</b> 24:19 <b>poorly (1)</b> 24:13 <b>portion (6)</b> 18:4;21:11;56:1; 72:19;76:5;77:9 <b>poses (1)</b> 36:13 <b>possible (3)</b> 65:19;72:9;79:4 <b>postconstruction (1)</b> 43:1 <b>postdevelopment (1)</b> 42:25</p>
	<b>P</b>			
	<p><b>P&amp;Z (2)</b> 13:12;16:7 <b>P23-014B (1)</b> 4:4 <b>package (1)</b> 65:7 <b>packages (1)</b> 43:19</p>			

<p><b>potential (3)</b> 8:14;25:3;27:12</p> <p><b>potentially (1)</b> 9:13</p> <p><b>Powell (48)</b> 31:20;37:19,21,22; 38:14;40:13;41:3,19, 22,24;42:15;43:5,9, 14,17,24;44:1,4,6,8, 11,21;45:15,20,23; 46:3,12;47:14,19,22; 49:1,10,13,16,19,23; 50:8,13,17,21;51:2,4, 6,13,15;52:4,7,11</p> <p><b>practical (1)</b> 5:8</p> <p><b>practices (3)</b> 34:18;37:2;48:11</p> <p><b>practicing (1)</b> 37:25</p> <p><b>prayer (1)</b> 69:14</p> <p><b>precise (1)</b> 35:2</p> <p><b>predict (1)</b> 77:25</p> <p><b>predicted (1)</b> 77:4</p> <p><b>prepared (4)</b> 11:15;17:25;21:24; 31:18</p> <p><b>preponderance (1)</b> 30:25</p> <p><b>present (2)</b> 15:15;62:19</p> <p><b>presentation (2)</b> 14:16;19:5</p> <p><b>preserve (2)</b> 35:25;36:10</p> <p><b>preserved (1)</b> 19:16</p> <p><b>pressing (1)</b> 52:18</p> <p><b>pretend (1)</b> 41:6</p> <p><b>prevent (3)</b> 15:19;18:21;35:11</p> <p><b>previous (2)</b> 9:14;13:15</p> <p><b>previously (3)</b> 4:25;42:10;69:22</p> <p><b>primarily (1)</b> 39:23</p> <p><b>primary (1)</b> 59:15</p> <p><b>prior (6)</b> 15:20;17:2;25:16; 32:9;33:23;34:25</p> <p><b>priority (5)</b> 10:3;12:21;24:2; 53:23;60:19</p> <p><b>private (2)</b> 8:11;27:18</p>	<p><b>probability (1)</b> 39:1</p> <p><b>probably (2)</b> 7:20;58:22</p> <p><b>problem (7)</b> 31:13;65:24;68:12; 75:6;79:20,23;81:21</p> <p><b>problematic (1)</b> 15:24</p> <p><b>procedural (1)</b> 30:19</p> <p><b>proceeds (1)</b> 13:1</p> <p><b>process (21)</b> 4:11,18;5:1;7:9; 12:11;15:1;16:20; 23:20;24:12;33:14; 39:21;40:16;59:2; 65:2,25;69:4,5;71:10, 17;79:19;80:3</p> <p><b>professional (1)</b> 38:4</p> <p><b>profound (1)</b> 53:7</p> <p><b>prohibit (1)</b> 39:13</p> <p><b>project (7)</b> 4:23;12:22;27:15; 31:20;44:25;72:19; 74:16</p> <p><b>projects (1)</b> 74:17</p> <p><b>promise (1)</b> 7:21</p> <p><b>prompted (1)</b> 8:24</p> <p><b>prone (1)</b> 15:25</p> <p><b>proper (2)</b> 24:18;34:18</p> <p><b>properties (7)</b> 11:19;18:6,14,20; 26:6;35:3;67:7</p> <p><b>property (118)</b> 5:17,21;7:19;8:11, 12,15,15,19,20,25; 9:8,16,17;10:13,19, 21;11:6;12:1,3,10; 13:9,20,25;15:2,4,24; 16:4,17,19,22;17:2,4; 18:9,11;19:7,7,16,18, 19;20:1,2,4,5,11;21:7, 7,8,18;22:8,19,21; 25:5,6;26:11,19; 27:10,18;33:10; 34:16,22;35:7,8,12, 20;36:12,14;37:9,17; 40:17,23;41:13; 42:21,22;43:1,2,21, 23;44:1,25;47:24; 48:20;49:4;50:2;52:5; 53:8,12;54:8;58:23; 61:13;63:7,10,11;</p>	<p>64:2,3,8,11,13,19; 66:8,11;67:9;69:3,11, 21,25;72:19,23; 73:21;74:1,4,5;76:21; 77:3;78:10;79:24; 80:4,5;81:21</p> <p><b>property-owner (1)</b> 74:9</p> <p><b>proposal (3)</b> 61:11;78:23,24</p> <p><b>propose (1)</b> 40:9</p> <p><b>proposed (33)</b> 8:18,21;9:13;10:2, 6,9,18,20;13:11,12; 14:1;15:23;23:21; 24:2,17;25:7;27:11, 22;42:21;44:14,24; 45:9;46:6,13;48:4,8; 53:22;55:16;59:18, 19;60:18,23;76:12</p> <p><b>protect (2)</b> 37:16;74:5</p> <p><b>protected (1)</b> 33:13</p> <p><b>protection (2)</b> 36:8,9</p> <p><b>protects (2)</b> 33:14;37:15</p> <p><b>provide (4)</b> 6:20;22:1;37:19; 77:17</p> <p><b>provided (13)</b> 6:4,8;14:10;23:7, 14;24:14;32:25; 72:17;73:7;77:20,21; 81:6;84:5</p> <p><b>providing (1)</b> 82:18</p> <p><b>provision (2)</b> 10:25;24:11</p> <p><b>provisions (1)</b> 23:23</p> <p><b>public (3)</b> 3:24;37:15,15</p> <p><b>pulled (1)</b> 75:23</p> <p><b>purchased (1)</b> 26:14</p> <p><b>purchasing (1)</b> 17:2</p> <p><b>Purpose (2)</b> 16:12;74:2</p> <p><b>purposes (2)</b> 5:8;41:4</p> <p><b>Pursley (1)</b> 6:1</p> <p><b>pursue (1)</b> 16:20</p> <p><b>pushing (1)</b> 61:16</p> <p><b>put (6)</b> 6:13;7:2;58:18;</p>	<p>65:18;66:8;78:18</p> <p><b>puts (1)</b> 69:6</p> <p><b>putting (3)</b> 46:20;62:7;69:10</p> <p style="text-align: center;"><b>Q</b></p> <p><b>quality (1)</b> 60:24</p> <p><b>quarter (1)</b> 57:8</p> <p><b>quasi-judicial (2)</b> 6:7,13</p> <p><b>quick (2)</b> 28:8;47:10</p> <p><b>quickly (1)</b> 71:17</p> <p><b>quite (4)</b> 18:7;19:4;29:1; 34:2</p> <p style="text-align: center;"><b>R</b></p> <p><b>raise (3)</b> 22:6;53:6,13</p> <p><b>raised (8)</b> 8:5,23;9:17;22:1; 23:10;48:2;72:4; 79:19</p> <p><b>Raising (1)</b> 22:5</p> <p><b>ran (2)</b> 18:20;42:24</p> <p><b>range (2)</b> 45:24;51:17</p> <p><b>Rather (4)</b> 24:5;42:16;52:17; 77:18</p> <p><b>ratio (1)</b> 54:5</p> <p><b>rational (1)</b> 10:16</p> <p><b>Reach (1)</b> 18:3</p> <p><b>read (2)</b> 57:16;65:23</p> <p><b>reading (2)</b> 59:9,15</p> <p><b>real (4)</b> 11:5;65:1;72:8; 79:5</p> <p><b>realize (1)</b> 28:7</p> <p><b>really (26)</b> 4:15;19:4;28:8,18; 29:17;30:2;31:6; 41:25;45:5,6;46:17; 47:5;49:10;53:10; 55:17;68:6,12,13,24; 70:7;73:20;77:24; 78:17;79:8;80:3; 84:24</p>	<p><b>realm (3)</b> 65:5;72:1,2</p> <p><b>reason (5)</b> 7:1;26:13;69:20; 80:8,20</p> <p><b>reasonable (3)</b> 10:15;63:4;74:1</p> <p><b>reasons (2)</b> 15:17;23:14</p> <p><b>rebut (1)</b> 29:13</p> <p><b>rebuttal (4)</b> 28:21;52:13,17,20</p> <p><b>recall (3)</b> 7:20;9:4;11:10</p> <p><b>received (1)</b> 5:9</p> <p><b>recent (2)</b> 25:22;68:4</p> <p><b>recently (1)</b> 74:19</p> <p><b>recognize (1)</b> 8:10</p> <p><b>recommend (2)</b> 27:8;48:12</p> <p><b>recommendation (2)</b> 4:3;48:15</p> <p><b>recommended (1)</b> 44:17</p> <p><b>record (2)</b> 28:18;31:15</p> <p><b>red (3)</b> 18:23;21:12;39:4</p> <p><b>redesign (5)</b> 36:18;68:8;79:11, 13;81:24</p> <p><b>redesigned (1)</b> 79:6</p> <p><b>redesigning (2)</b> 79:7,8</p> <p><b>reduce (4)</b> 16:2;49:10,19,20</p> <p><b>reevaluate (1)</b> 77:16</p> <p><b>reevaluated (1)</b> 79:22</p> <p><b>reevaluation (1)</b> 82:17</p> <p><b>refer (1)</b> 40:4</p> <p><b>referenced (2)</b> 12:16;53:4</p> <p><b>referred (5)</b> 39:5,22;46:2;53:21; 56:23</p> <p><b>regard (4)</b> 7:17;32:12;53:7; 54:4</p> <p><b>regarded (1)</b> 8:13</p> <p><b>Regardless (1)</b> 78:9</p> <p><b>regular (1)</b></p>
--	--	--	---	--

74:11 <b>regularly (1)</b> 74:25 <b>Regulation (1)</b> 26:7 <b>regulations (2)</b> 23:23;64:15 <b>reimbursement (1)</b> 63:11 <b>reiterate (1)</b> 33:6 <b>rejected (1)</b> 16:21 <b>relation (1)</b> 47:12 <b>relies (1)</b> 24:6 <b>rely (3)</b> 36:17;77:6,18 <b>remains (1)</b> 26:21 <b>remand (8)</b> 5:5;7:1;14:12;31:8; 42:10;58:6;79:11; 84:3 <b>remanded (2)</b> 73:17;76:24 <b>remediate (1)</b> 59:21 <b>remember (2)</b> 29:25;30:1 <b>remove (1)</b> 12:8 <b>render (1)</b> 59:5 <b>rendering (1)</b> 57:15 <b>repeatedly (1)</b> 36:13 <b>replace (1)</b> 60:24 <b>reply (6)</b> 6:9,16;8:17;12:16; 13:5,19 <b>report (3)</b> 28:8,15;75:12 <b>reports (1)</b> 77:7 <b>represented (3)</b> 5:21,25;6:15 <b>representing (1)</b> 31:16 <b>request (1)</b> 27:6 <b>requested (2)</b> 59:21;76:10 <b>requests (1)</b> 32:24 <b>require (4)</b> 16:23;24:1;27:11; 79:13 <b>required (9)</b> 24:22;39:10;47:25;	62:18;63:15;64:12; 72:20;81:18,20 <b>requirement (6)</b> 35:22;36:25;54:16; 61:15;62:25;63:12 <b>requirements (4)</b> 33:25;34:13;36:3; 62:21 <b>requires (6)</b> 16:18,18;33:1; 39:10;40:5;60:16 <b>requiring (1)</b> 64:1 <b>residence (7)</b> 17:3;25:7;51:22,22, 24;61:12,15 <b>residential (1)</b> 47:25 <b>residents (1)</b> 25:10 <b>resource (2)</b> 77:15;82:17 <b>respects (1)</b> 8:8 <b>respond (3)</b> 8:4;34:4;56:8 <b>Respondent (1)</b> 5:25 <b>response (7)</b> 6:10,20;7:10;9:24; 52:9;55:2;82:21 <b>responsibilities (1)</b> 70:16 <b>responsibility (4)</b> 16:14;27:12,17; 60:8 <b>responsible (2)</b> 63:5;68:2 <b>rest (1)</b> 33:15 <b>result (7)</b> 5:4;15:7;22:4; 26:22;34:22;62:21; 69:24 <b>resulting (2)</b> 23:24;59:21 <b>return (1)</b> 26:3 <b>reversal (1)</b> 14:11 <b>reverse (2)</b> 7:1;55:6 <b>review (29)</b> 4:3;12:22,22;13:20, 22;14:7;15:1;16:20; 18:2;23:16,20;24:12; 26:16;28:12,13,23; 29:15,17,18;30:3; 31:2;32:5;34:6;37:14; 53:25;55:11;58:12; 77:22;84:17 <b>reviewed (7)</b> 34:14,20;37:11,12;	48:20;62:4;74:18 <b>reviewing (1)</b> 28:11 <b>reviews (1)</b> 53:17 <b>rewrite (1)</b> 84:16 <b>rhetorically (1)</b> 54:2 <b>rich (1)</b> 69:2 <b>rid (1)</b> 67:1 <b>ridges (1)</b> 66:24 <b>right (36)</b> 3:23;4:1;7:11; 11:25;12:3;17:14; 19:25;20:21;30:11; 31:24;40:22,25;41:7, 7,8,19;45:2,20;49:22, 24;50:21;58:11;59:7; 63:7,20;66:8;67:4,4, 10;68:25;70:24;74:4; 76:16;78:20;79:24; 80:23 <b>right-of-way (1)</b> 66:11 <b>rights (4)</b> 8:11;33:13,14;80:4 <b>riparian (1)</b> 60:25 <b>Riprap (2)</b> 18:18,20 <b>rise (9)</b> 12:9;14:3;35:8,11; 39:10;44:19;48:19; 49:6;80:12 <b>rises (2)</b> 82:1,3 <b>risk (12)</b> 15:2,24;16:17,18, 19;25:19;26:23; 36:13;72:5,9,13;74:6 <b>risks (2)</b> 16:1;23:24 <b>River (32)</b> 9:2;11:18,19,19; 14:21;17:14,16,18,23; 18:3,5,10,17,19,25, 25;23:8;26:12,22; 35:25;37:8;38:7,23; 41:6,8,10;43:16; 68:19,20;74:18;77:4; 78:1 <b>river's (1)</b> 35:2 <b>road (1)</b> 69:7 <b>roads (1)</b> 12:23 <b>robes (1)</b> 6:14	<b>rock (1)</b> 26:22 <b>rocky (1)</b> 17:18 <b>role (2)</b> 6:7;33:7 <b>roll (1)</b> 3:6 <b>roofs (1)</b> 43:22 <b>room (3)</b> 17:18;49:3;66:2 <b>roughness (1)</b> 40:2 <b>ruined (1)</b> 66:20 <b>rules (2)</b> 67:6;81:8 <b>run (6)</b> 9:16;19:6;22:11; 67:4;73:18;74:6 <b>runs (2)</b> 18:10;64:3  <b>S</b>  <b>safety (1)</b> 37:15 <b>sailed (1)</b> 31:13 <b>sake (1)</b> 46:16 <b>sale (2)</b> 25:8;69:1 <b>same (14)</b> 5:1;25:20;33:22; 37:6;38:8;43:1;45:9; 46:13;49:15;56:16; 60:14;64:23;65:15; 77:10 <b>satellite (1)</b> 36:6 <b>satisfactory (1)</b> 65:3 <b>satisfied (1)</b> 72:2 <b>satisfies (1)</b> 37:14 <b>save (1)</b> 29:8 <b>saw (5)</b> 9:14;23:5;25:20; 55:18;59:4 <b>saying (6)</b> 11:12;28:19;37:4; 41:15;70:8;71:20 <b>scale (2)</b> 38:22;73:7 <b>scenarios (1)</b> 62:10 <b>schedule (1)</b> 6:3 <b>Scheduling (1)</b>	6:3 <b>scope (2)</b> 35:1;55:12 <b>scratch (1)</b> 31:3 <b>screen (1)</b> 65:20 <b>screw (3)</b> 66:5,17;70:22 <b>second (10)</b> 3:20;8:8;9:24; 19:17;32:2;33:4;43:4; 83:15;85:18,20 <b>Section (16)</b> 16:12;20:20;23:10; 28:14;40:15,22;41:1, 3,44;13,14,19,24; 45:11,12;53:21;56:2 <b>sections (8)</b> 18:23;39:24;40:1, 17;41:5;42:8;44:12, 22 <b>seeing (1)</b> 41:12 <b>seem (1)</b> 67:3 <b>seemed (2)</b> 61:14,17 <b>seems (6)</b> 54:6;59:23;60:5; 62:24;63:3;69:13 <b>sees (1)</b> 73:11 <b>Send (2)</b> 27:7;63:13 <b>senior (2)</b> 37:24;38:8 <b>sense (4)</b> 13:15;19:8,11;51:9 <b>sent (2)</b> 77:16;81:22 <b>separated (2)</b> 20:6,20 <b>series (2)</b> 50:20;51:1 <b>seriously (2)</b> 71:18;80:3 <b>serve (2)</b> 13:3;34:10 <b>serves (1)</b> 34:12 <b>servng (1)</b> 5:24 <b>session (1)</b> 4:2 <b>set (1)</b> 69:23 <b>setting (2)</b> 66:15;67:15 <b>seven-year (1)</b> 69:4 <b>several (1)</b> 40:18
---	--	---	--	---

<p><b>shall (5)</b> 10:3;24:3;53:23; 60:19,23</p> <p><b>share (1)</b> 15:10</p> <p><b>shared (2)</b> 15:2;25:4</p> <p><b>shed (2)</b> 36:10;56:23</p> <p><b>shed's (1)</b> 36:7</p> <p><b>sheet (2)</b> 32:13;73:11</p> <p><b>shifted (1)</b> 16:9</p> <p><b>shifting (1)</b> 25:14</p> <p><b>short (1)</b> 31:12</p> <p><b>shovel (1)</b> 12:12</p> <p><b>show (5)</b> 25:16;34:21;38:23; 57:14,14</p> <p><b>showed (3)</b> 26:18;35:7;56:24</p> <p><b>showing (4)</b> 11:16;40:14;41:14; 75:18</p> <p><b>shown (3)</b> 18:4;36:13;55:25</p> <p><b>shows (9)</b> 21:11;37:8;41:3; 44:21;46:12;48:19; 49:6;55:25;75:14</p> <p><b>sic (1)</b> 54:15</p> <p><b>side (16)</b> 19:18,19;21:20; 28:21;29:10;41:9,10, 11,16,17,20;56:25; 58:3;64:18;73:19; 77:17</p> <p><b>sides (1)</b> 15:20</p> <p><b>signed (1)</b> 12:19</p> <p><b>significant (7)</b> 9:21;14:25;25:18; 26:9;27:19;59:19; 71:5</p> <p><b>significantly (1)</b> 9:6</p> <p><b>similar (5)</b> 8:9;47:9;48:9; 74:17;75:23</p> <p><b>simple (2)</b> 16:2;27:20</p> <p><b>simpler (1)</b> 83:24</p> <p><b>simply (4)</b> 8:25;22:6;24:10; 69:25</p>	<p><b>single (6)</b> 23:6;34:9,10;71:12; 72:23,24</p> <p><b>sit (1)</b> 53:9</p> <p><b>site (35)</b> 13:11,23;15:10,19, 21,25;16:7,11,25; 17:1,4,6,13,15,16; 24:8;25:20;26:1,3,4, 5;35:8;36:18;53:13; 55:11;58:2,5,17;59:1, 3,4;68:8;75:21;79:1; 84:2</p> <p><b>site's (1)</b> 34:17</p> <p><b>sits (1)</b> 27:3</p> <p><b>sitting (3)</b> 6:7,12;8:4</p> <p><b>situated (1)</b> 10:9</p> <p><b>situation (2)</b> 11:9;77:10</p> <p><b>situations (2)</b> 64:16;73:25</p> <p><b>six (2)</b> 80:20,21</p> <p><b>six-year (1)</b> 69:4</p> <p><b>skipped (1)</b> 28:7</p> <p><b>Slette (14)</b> 5:22;6:15;7:12,15, 16;14:18;53:2,2; 55:22,24;56:7,10,14; 58:22</p> <p><b>slide (34)</b> 31:22,23;32:6,8; 33:4,5,20,21;34:6,7, 23,24;35:12,13;38:12, 13;40:11,12;41:1,2; 42:13,14;44:20,21; 45:13,14,19,22;46:10, 11;47:20,21;75:13; 77:9</p> <p><b>slightly (1)</b> 21:10</p> <p><b>small (2)</b> 74:14;75:5</p> <p><b>smooth (1)</b> 42:2</p> <p><b>snow (1)</b> 17:19</p> <p><b>solution (4)</b> 11:22;24:19;27:7; 72:9</p> <p><b>solutions (1)</b> 27:20</p> <p><b>Somebody (2)</b> 65:10;81:15</p> <p><b>somehow (1)</b> 48:17</p>	<p><b>someone (3)</b> 11:2;66:16;81:1</p> <p><b>sometimes (1)</b> 24:19</p> <p><b>somewhere (2)</b> 51:17;54:8</p> <p><b>Sorry (8)</b> 5:23;17:10;19:23; 20:17;39:6;41:8;43:6; 50:8</p> <p><b>sort (8)</b> 29:9,11;46:21; 52:18;58:5;64:7; 75:18;79:24</p> <p><b>sought (1)</b> 59:20</p> <p><b>sound (1)</b> 84:10</p> <p><b>south (5)</b> 10:9;17:15;18:10; 19:14;20:24</p> <p><b>space (1)</b> 47:15</p> <p><b>speak (1)</b> 71:8</p> <p><b>speakers (3)</b> 49:15;56:16;65:15</p> <p><b>speaking (2)</b> 60:14;64:23</p> <p><b>spec (1)</b> 69:1</p> <p><b>special (3)</b> 16:14;36:8,9</p> <p><b>specialty (1)</b> 38:3</p> <p><b>specific (5)</b> 31:21;35:6,15; 38:15;42:11</p> <p><b>specifically (3)</b> 38:11;42:16;44:16</p> <p><b>specifics (1)</b> 73:2</p> <p><b>specters (1)</b> 40:2</p> <p><b>Spencer (1)</b> 11:11</p> <p><b>spent (2)</b> 28:25;77:16</p> <p><b>spirit (1)</b> 79:3</p> <p><b>split-flow (1)</b> 35:5</p> <p><b>spots (3)</b> 45:8,10;48:5</p> <p><b>Springs (4)</b> 9:2;17:14;19:2; 38:23</p> <p><b>staff (51)</b> 4:15;5:5,19;6:19, 21;9:18;11:24,25; 14:12;15:4;24:24; 27:8,8;28:15,19; 29:24;32:5,11,15,20,</p>	<p>24;33:2,7,18,25;34:2, 3,19;48:21;58:5,7,8, 22,25;59:4;61:2,3,6, 11;63:14;73:22; 75:11,12;76:10; 77:15,22;81:17; 82:24;85:11,13,17</p> <p><b>staff's (1)</b> 73:14</p> <p><b>stages (1)</b> 81:14</p> <p><b>stand (2)</b> 14:17;55:20</p> <p><b>standard (12)</b> 28:12,13,23;29:15, 17,17,21;30:3;48:10; 53:25;81:7;84:17</p> <p><b>standards (3)</b> 78:8,15;81:4</p> <p><b>start (6)</b> 12:12;38:19;40:5,8, 16;75:8</p> <p><b>started (1)</b> 32:1</p> <p><b>starting (1)</b> 83:2</p> <p><b>stated (7)</b> 8:9;9:23;11:7; 13:15;14:2;15:18; 29:17</p> <p><b>statement (4)</b> 13:14;16:12;23:15; 57:5</p> <p><b>statements (1)</b> 14:14</p> <p><b>states (2)</b> 10:2;16:13</p> <p><b>statistical (1)</b> 38:25</p> <p><b>steep (1)</b> 17:17</p> <p><b>step (1)</b> 7:14</p> <p><b>Steph (1)</b> 21:5</p> <p><b>Stephanie (1)</b> 7:18</p> <p><b>steps (1)</b> 58:7</p> <p><b>stick (2)</b> 30:2;82:6</p> <p><b>still (10)</b> 9:6;29:16;35:7; 39:23;46:24;49:13, 16;70:2;75:24;77:5</p> <p><b>stilts (1)</b> 17:3</p> <p><b>straddle (1)</b> 44:14</p> <p><b>straight (3)</b> 28:4;50:20;52:19</p> <p><b>straightening (1)</b> 49:7</p>	<p><b>strategies (1)</b> 60:22</p> <p><b>stream (2)</b> 38:3;49:8</p> <p><b>Street (1)</b> 31:15</p> <p><b>streets (1)</b> 74:22</p> <p><b>stressful (1)</b> 77:2</p> <p><b>stretch (2)</b> 48:17;51:16</p> <p><b>strictly (1)</b> 29:14</p> <p><b>strike (1)</b> 78:11</p> <p><b>Strollo (14)</b> 6:1,16;11:7;31:11, 14,24;32:9;33:6,22; 34:8,25;35:14;53:19; 54:13</p> <p><b>strong (1)</b> 73:20</p> <p><b>stuck (2)</b> 67:7;80:6</p> <p><b>study (2)</b> 33:2;77:17</p> <p><b>stuff (1)</b> 67:21</p> <p><b>subject (6)</b> 10:6;13:9;24:23; 26:10,11;30:14</p> <p><b>submit (2)</b> 24:11;32:17</p> <p><b>submitted (2)</b> 32:18,22</p> <p><b>substantial (1)</b> 19:3</p> <p><b>substantially (3)</b> 45:24;48:21;49:20</p> <p><b>substantive (1)</b> 30:15</p> <p><b>suddenly (1)</b> 70:10</p> <p><b>sue (3)</b> 66:7,19;69:3</p> <p><b>sufficient (3)</b> 24:23;47:15;77:21</p> <p><b>sufficiently (1)</b> 59:25</p> <p><b>suggested (3)</b> 13:18;16:8;83:12</p> <p><b>suggesting (1)</b> 85:8</p> <p><b>suggestion (3)</b> 13:19;53:10,15</p> <p><b>suing (2)</b> 70:11,12</p> <p><b>suitable (1)</b> 60:9</p> <p><b>summarizing (1)</b> 23:17</p> <p><b>summary (1)</b></p>
---	--	--	---	---

<p>47:19 <b>Sun (2)</b> 12:20;38:9 <b>supposed (4)</b> 28:16,17;45:8; 70:13 <b>sure (17)</b> 7:13,20;30:24; 56:14;57:5;59:14; 62:23;68:13,25; 69:18;70:24,25; 74:13,23;75:5;76:24; 85:10 <b>survey (1)</b> 45:16 <b>Susan (5)</b> 3:10;14:2;65:1,21; 66:23 <b>Susan's (1)</b> 13:14 <b>system (2)</b> 45:16;74:19</p>	<p><b>therefore (1)</b> 84:9 <b>Thereupon (1)</b> 85:25 <b>thinking (1)</b> 82:19 <b>third (1)</b> 44:18 <b>third-party (4)</b> 32:5;33:3;34:1; 48:21 <b>thorough (1)</b> 34:2 <b>thoroughness (1)</b> 34:5 <b>though (3)</b> 5:6;6:17;49:6 <b>thought (1)</b> 82:7 <b>thoughts (2)</b> 59:8;76:18 <b>three (13)</b> 15:8;21:15;22:17; 23:2;24:15;31:25; 36:19;56:1;66:19; 68:7;69:11;82:14; 83:22 <b>throughout (1)</b> 74:25 <b>thrown (2)</b> 58:1;64:7 <b>thus (1)</b> 78:7 <b>Tim (3)</b> 3:12;76:9;79:6 <b>time-out (1)</b> 13:21 <b>times (4)</b> 32:21;34:4,20; 40:18 <b>today (8)</b> 10:11;14:23,24; 15:8;27:4;35:15; 37:22;78:15 <b>together (2)</b> 7:3;47:17 <b>told (1)</b> 68:7 <b>ton (1)</b> 66:16 <b>tonight (4)</b> 5:13,23,23;55:9 <b>took (1)</b> 61:13 <b>top (4)</b> 23:1;40:16;66:25, 25 <b>topic (2)</b> 37:23;84:16 <b>topography (3)</b> 45:11,15;75:23 <b>totality (2)</b> 72:20,24</p>	<p><b>totally (1)</b> 58:16 <b>touched (1)</b> 13:14 <b>toward (1)</b> 19:1 <b>towards (2)</b> 51:21;82:8 <b>town (2)</b> 26:17;27:19 <b>track (2)</b> 71:9,17 <b>trapezoid (1)</b> 42:3 <b>travel (1)</b> 20:8 <b>treated (1)</b> 32:15 <b>trees (1)</b> 73:9 <b>tremendous (1)</b> 37:6 <b>triangular (1)</b> 57:4 <b>tricky (1)</b> 82:10 <b>tried (2)</b> 15:14;40:19 <b>triggers (1)</b> 64:10 <b>true (2)</b> 68:9;72:5 <b>truncated (1)</b> 46:15 <b>trusting (1)</b> 71:21 <b>try (3)</b> 23:18;77:25;83:25 <b>trying (6)</b> 8:4;15:19;48:2; 74:5,6;76:15 <b>t's (1)</b> 76:25 <b>Tuesday (2)</b> 3:1,4 <b>turn (3)</b> 6:16;7:11;37:18 <b>turnaround (4)</b> 51:20;61:16;62:18; 76:15 <b>turns (1)</b> 20:24 <b>tweaking (1)</b> 84:23 <b>twice (2)</b> 36:4;37:11 <b>Twin (1)</b> 31:19 <b>two (18)</b> 14:4;15:9;19:6; 20:6,8,9;22:13,17; 34:21;37:13;43:22; 49:15;51:22;56:16;</p>	<p>64:21,23;83:22;85:5 <b>typical (1)</b> 6:6 <b>typos (1)</b> 3:16</p> <p style="text-align: center;"><b>U</b></p> <p><b>Ultimately (5)</b> 6:23;7:4;34:8;84:2, 7 <b>unanimous (1)</b> 85:22 <b>uncomfortable (1)</b> 68:14 <b>uncommon (1)</b> 63:12 <b>under (7)</b> 4:14,25;23:3;55:5, 6;64:12,15 <b>Underneath (1)</b> 22:15 <b>understood (4)</b> 17:8;30:24;31:4; 55:18 <b>undertaken (1)</b> 12:14 <b>underwater (1)</b> 66:13 <b>undulation (3)</b> 50:10,23;51:10 <b>undulations (9)</b> 42:2,4;46:2;50:4,7, 14,16,20;51:1 <b>unfortunately (1)</b> 29:25 <b>UNIDENTIFIED (5)</b> 19:22;20:16;22:25; 56:21;57:11 <b>unison (1)</b> 3:22 <b>unknowns (1)</b> 77:25 <b>unless (1)</b> 15:12 <b>up (40)</b> 4:19,22;5:2,12;6:3; 7:14;8:4;13:22;14:4; 17:14;19:24;22:20; 28:7,9,20;29:5,8; 40:15;45:3;46:5; 50:18,19;51:11; 52:17;54:7;61:17; 65:19,20;66:10,15; 67:15,17,19;69:12; 72:6;75:11;81:15; 82:6;84:13,25 <b>update (1)</b> 85:9 <b>upon (1)</b> 84:3 <b>upstream (2)</b> 42:9;74:7</p>	<p><b>urge (2)</b> 53:18;55:11 <b>use (7)</b> 7:25;8:12;9:21; 10:6;11:22;40:6; 56:21 <b>used (8)</b> 16:7;26:15;29:19; 37:5;39:21,23;45:10; 75:24 <b>uses (1)</b> 34:17 <b>using (2)</b> 68:3;70:3 <b>usual (1)</b> 31:11 <b>usually (3)</b> 71:14,16;83:24 <b>Utah (1)</b> 38:4 <b>utmost (1)</b> 8:13</p>
<b>T</b>			<b>V</b>	
<p><b>table (3)</b> 14:9;44:22;55:13 <b>tacit (1)</b> 13:2 <b>talk (3)</b> 28:25;40:23;77:12 <b>talked (2)</b> 20:23;27:21 <b>talking (5)</b> 15:12;38:16,19; 79:7,8 <b>talks (1)</b> 47:22 <b>team (4)</b> 31:22;55:2;73:23; 76:3 <b>technical (10)</b> 30:19;31:21;36:2,3, 3;37:12;38:17;56:8; 58:10;72:17 <b>telling (1)</b> 72:10 <b>tells (1)</b> 84:24 <b>term (1)</b> 38:25 <b>terminology (1)</b> 36:1 <b>terms (3)</b> 38:21;63:1;64:15 <b>thanks (3)</b> 20:17;21:5;85:23 <b>theirs (1)</b> 22:8 <b>theoretical (1)</b> 72:7 <b>theoretically (2)</b> 43:16,17</p>			<p style="text-align: center;"><b>V</b></p> <p><b>Valley (5)</b> 11:18;12:20;38:7,9, 10 <b>variability (1)</b> 45:6 <b>variable (1)</b> 42:1 <b>variety (1)</b> 15:25 <b>vehicles (1)</b> 22:2 <b>versus (4)</b> 22:13;24:15;38:21; 57:3 <b>viable (2)</b> 9:18;10:14 <b>view (1)</b> 35:2 <b>viewed (1)</b> 41:5 <b>Viota (1)</b> 40:19 <b>virtue (1)</b> 10:12 <b>vis-a-vi (1)</b> 43:21 <b>visit (4)</b> 15:14;58:2;59:1,3 <b>visited (1)</b> 58:5 <b>visits (1)</b> 58:17 <b>volumes (1)</b> 25:3 <b>vulnerable (1)</b> 36:11</p>	

	<b>wheelhouse (1)</b> 43:7	<b>written (2)</b> 73:20;83:6	43:21;48:7;75:4	<b>5,787 (1)</b> 22:12
<b>W</b>	<b>whereby (2)</b> 4:18;10:24	<b>wrong (3)</b> 33:19;73:11;78:9	<b>12-inch (2)</b> 23:6;24:14	<b>50 (1)</b> 73:16
<b>wait (1)</b> 29:3	<b>white (1)</b> 18:19		<b>13 (2)</b> 3:1,4	<b>50- (1)</b> 54:17
<b>waiting (1)</b> 67:22	<b>whole (5)</b> 3:17;55:7;65:7; 72:25;73:3	<b>Y</b>	<b>13th (1)</b> 16:8	<b>500 (1)</b> 38:22
<b>walk (5)</b> 20:15;22:21;56:25; 68:17;83:3	<b>whose (1)</b> 16:12	<b>yard (2)</b> 54:11,11	<b>15 (5)</b> 17:5;63:18;64:1; 65:3,8	<b>500-year (1)</b> 39:3
<b>Warm (3)</b> 9:1;17:14;19:1	<b>wider (1)</b> 35:1	<b>year (10)</b> 38:8,25;39:1;66:2; 69:1,1;74:8;75:6,7; 76:19	<b>160 (2)</b> 56:5,6	<b>50-percent (2)</b> 35:10;48:15
<b>Warms (1)</b> 38:23	<b>wife (1)</b> 53:7	<b>years (11)</b> 8:1;17:5;31:25; 34:21;36:19;37:13, 25;38:8;66:19;68:7; 74:21	<b>17.144.010C (1)</b> 55:6	<b>57.87 (1)</b> 46:4
<b>warrants (2)</b> 31:8;77:2	<b>wigs (1)</b> 6:14	<b>yellow (1)</b> 21:12	<b>17.88.020H (1)</b> 16:13	<b>5786 (2)</b> 46:16,24
<b>waste (1)</b> 73:24	<b>Williams (1)</b> 68:19	<b>yep (2)</b> 41:24;43:17	<b>17.88.050E21 (2)</b> 10:1;53:22	<b>5786.1 (1)</b> 46:4
<b>wastewater (1)</b> 74:22	<b>willing (2)</b> 67:9,11		<b>17.88.050G1a (1)</b> 26:7	<b>5786.5 (1)</b> 51:16
<b>watchwords (1)</b> 13:16	<b>wish (4)</b> 17:11;18:8;69:13; 81:14	<b>Z</b>	<b>18 (1)</b> 37:25	<b>6</b>
<b>water (23)</b> 19:9;20:3,7;21:19; 22:4,16,20;23:11,12; 25:24;26:3;37:23; 43:15;46:7,8;47:1; 66:2;68:21;69:12; 73:11,24,24;74:22	<b>wishes (2)</b> 7:22;36:10	<b>Zack (1)</b> 54:14	<b>1980s (1)</b> 18:19	<b>6 (7)</b> 18:4;32:12;40:22; 44:13,19,23;45:12
<b>waters (2)</b> 35:8,12	<b>within (10)</b> 7:7;26:18,19;39:14, 15;42:7;51:25;61:12; 73:8;80:23	<b>zeroing (1)</b> 35:5	<b>2</b>	<b>6:30 (1)</b> 3:25
<b>way (9)</b> 6:11;22:6;40:10; 41:5;46:8,9;73:20; 74:24;79:21	<b>without (3)</b> 22:7;42:6;50:3	<b>Zon (1)</b> 77:18	<b>2 (2)</b> 18:8;39:3	<b>601 (1)</b> 31:15
<b>ways (1)</b> 16:2	<b>witnessed (1)</b> 17:5	<b>zone (1)</b> 18:14	<b>20 (1)</b> 25:17	<b>7</b>
<b>welcome (1)</b> 57:20	<b>wonder (1)</b> 79:1	<b>Zoning (5)</b> 3:4;4:20;23:23; 26:7;54:25	<b>2017 (4)</b> 9:4;17:5;18:25; 68:17	<b>7 (4)</b> 41:1;44:4,6;51:17
<b>west (19)</b> 13:24;17:15;18:11; 19:2,19,20;20:3; 31:15;53:6,14;55:15; 56:3,5,19;57:2,9; 67:2;72:5,12	<b>wondering (1)</b> 63:13	<b>zoom (1)</b> 45:21	<b>2020 (1)</b> 17:25	<b>76 (1)</b> 65:9
<b>western (8)</b> 9:7;20:19;22:11; 23:6,7,11;24:14; 25:12	<b>Wood (12)</b> 9:2;11:18;14:21; 17:14,23;18:3,5,10; 38:7,23;68:19;74:18	<b>0</b>	<b>2024 (4)</b> 3:1,4;13:10;32:19	<b>8</b>
<b>wetland (15)</b> 10:3,4;24:2,3; 35:21,23,24;53:23,24; 54:4;60:20,24,25; 76:6;82:13	<b>word (2)</b> 12:25;29:24	<b>0.0 (1)</b> 45:1	<b>221 (2)</b> 56:6;75:12	<b>8:30 (1)</b> 85:25
<b>wetlands (11)</b> 16:6;19:10;20:2; 22:15;23:22;24:1,8; 27:9;35:21;60:19; 63:2	<b>words (2)</b> 37:5;85:5	<b>1</b>	<b>24 (1)</b> 25:18	<b>85 (4)</b> 57:4,7,10,17
<b>what's (9)</b> 5:13;9:12;15:16; 28:11;29:16,21;35:3; 41:6;46:17	<b>work (4)</b> 11:10;38:6,11;40:5	<b>1 (2)</b> 38:22;39:1	<b>24-inch (1)</b> 24:15	<b>86 (5)</b> 46:15;51:17;52:2; 57:8,18
	<b>worked (4)</b> 6:3;38:6;40:24; 76:3	<b>100- (3)</b> 38:24;54:18;66:1	<b>264 (1)</b> 65:13	<b>87 (3)</b> 57:3,8,8
	<b>working (1)</b> 32:1	<b>100-year (5)</b> 9:5;47:3;66:10,12; 67:23	<b>3</b>	<b>8725 (1)</b> 57:3
	<b>works (2)</b> 65:25;71:1	<b>105 (1)</b> 14:21	<b>4</b>	
	<b>worse (1)</b> 68:22	<b>11 (1)</b> 40:17	<b>4:30 (2)</b> 3:2,5	
	<b>wrap (1)</b> 15:11	<b>119 (1)</b> 65:13	<b>40 (1)</b> 8:1	
	<b>wrestle (1)</b> 85:4	<b>121 (14)</b> 3:25;4:5,23;14:22; 15:1,21;17:12;19:7; 10;31:17;42:21;	<b>5</b>	
	<b>write (1)</b> 83:25		<b>5 (2)</b> 32:12;44:14	

# **In The Matter Of:**

*Re: 2024 Administrative Appeal of Osborns and 121 Badge*

---

*Audio Transcription  
August 13, 2024*

---

*M&M Court Reporting LLC  
1-800-879-1700*

*Coeur d Alene ID 83814  
info@mmcourt.com*

To open files, click on the desired file type in bookmark on left.

For quick saving or searching multiple files, click attachments tab (or paperclip icon) on left.

For best viewing/searching, use Adobe Reader/Acrobat ver. 9 or higher.

(www.adobe.com).



City of Ketchum

## **ATTACHMENT 7:**

# **Floodplain Development Permit Findings of Fact, Conclusions of Law, and Decision**



**City of Ketchum  
Planning & Building**

**CITY OF KETCHUM  
ZONING CODE TITLE 17  
ADMINISTRATIVE FLOODPLAIN DEVELOPMENT PERMIT  
FINDINGS AND DECISION**

**PROJECT:** Badger Residence

**FILE NUMBER:** P23-014

**OWNER:** 121 Badger Lane LLC

**REPRESENTATIVE:** Erik de Bruijn

**REQUEST:** Request to construct a new single-family residence on subject property

**LOCATION:** 121 Badger Ln (ROCKING RANCH SUB #2 PARCEL 4 47,480SF)

**ZONING:** Limited Residential (LR)

**OVERLAYS:** Floodplain Management Overlay

**REVIEWERS:** Adam Crutcher – Associate Planner

**NOTICING:** Notice sent to 300-ft adjoiners 2/7/2024

**BACKGROUND FACTS**

1. The City of Ketchum is a municipal corporation organized under Article XII of the Idaho Constitution and the laws of the State of Idaho, Title 50, Idaho Code. Under Chapter 65, Title 67 of the Idaho Code, the City is required to pass certain ordinances regarding land use, including a zoning ordinance.
2. Pursuant to Zoning Code Title 17, Section 17.88.050(D)1, the administrator shall have the authority to consider and approve, approve with conditions, or deny applications for floodplain development permits and for waterways design review.
3. The scope of work consists of the construction of a new single-family residence. The proposed residence is located partially within the Special Flood Hazard Area (SFHA). The contains wetlands which are proposed to be modified and relocated.
4. The project site contains floodplain.
5. The original application was approved on June 26, 2023, and subsequently appealed (P23-014A) to the Planning & Zoning Commission. The Commission held the appeal hearing on December 12, 2023 and remanded the application back to staff for further analysis to ensure that no adverse impact to the adjacent property to the north would occur as a result of the proposed development. The written decision of this remanding was finalized and signed on January 9, 2024.

**FINDINGS OF CONFORMANCE WITH FLOODPLAIN DEVELOPMENT REQUIREMENTS**

<b>Floodplain Development Permit Requirements</b>
<b>1. EVALUATION STANDARDS: 17.88.050(E)</b>

Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.88.050(E)1</b>	<p>The proposal preserves or restores the inherent natural characteristics of the river, floodplain, and riparian zone, including riparian vegetation and wildlife habitat. Development does not alter river channel unless all stream alteration criteria for evaluation are also met.</p> <p><i>Staff Comments</i> The proposal preserves the inherent natural characteristics of the floodplain by allowing floodwaters to flow in its historic path (north to south). Historically, the subject property has had a road/driveway at the northern boundary with a culvert underneath. This has led to most floodwaters to overtop the driveway with some flowing through the culvert. The proposal adds additional culverts to allow for increased amount of floodwaters to flow underneath the proposed driveway with less overtopping. A majority of proposed residence and ADU are located outside of floodplain due to LOMA for property. Plantings on the property are native with those in delineated wetlands being appropriate species.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.88.050(E)2</b>	<p>No temporary construction activities, encroachment or other disturbance into the 25-foot riparian zone, including encroachment of below grade structures, shall be permitted, with the exception of approved stream stabilization work and restoration work associated with a riparian zone that is degraded.</p> <p><i>Staff Comments</i> The subject property does not contain the 25-foot riparian zone.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.88.050(E)3</b>	<p>No permanent development shall occur within the 25-foot riparian zone, with the exception of approved stream stabilization work and restoration work associated with permit issued under this title, or exceptions as described below: a. Access to a property where no other primary access is available; b. Emergency access required by the fire department; c. A single defined pathways or staircases for the purpose of providing access to the river channel and in order to mitigate multiple undefined social paths; d. Development by the City of Ketchum.</p> <p><i>Staff Comments</i> The subject property does not contain the 25-foot riparian zone.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.88.050(E)4</b>	<p>New or replacement planting and vegetation in the riparian zone shall include plantings that are low growing and have dense root systems for the purpose of stabilizing stream banks and repairing damage previously done to riparian vegetation. Examples of such plantings most commonly include: red osier dogwood, common</p>

Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and Staff Comments
				chokecherry, serviceberry, elderberry, river birch, skunk bush sumac, Beb's willow, Drummond's willow, little wild rose, gooseberry, and honeysuckle. However, in rare instances the distance from the top-of-bank to the mean high water mark is significant and the native vegetation appropriate for the riparian zone are low growing, drought resistant grasses and shrubs. Replacement planting and vegetation shall be appropriate for the specific site conditions. Proposal does not include vegetation within the 25-foot riparian zone that is degraded, not natural, or which does not promote bank stability.
			<b>Staff Comments</b>	<i>The subject property does not contain the 25-foot riparian zone. Still the project does contain wetlands and proposes species associated with riparian habitat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.88.050(E)5</b>	<b>Landscaping and driveway plans to accommodate the function of the floodplain allow for sheet flooding. Surface drainage is controlled and shall not adversely impact adjacent properties including driveways drained away from paved roadways. Culvert(s) under driveways may be required. Landscaping berms shall be designed to not dam or otherwise obstruct floodwaters or divert same onto roads or other public pathways.</b>
			<b>Staff Comments</b>	<i>Driveway is slightly raised to ensure no more than 1-ft of flooding occurs (emergency vehicle requirement). As a result of the raised driveway, if no culverts were placed underneath, the adjacent property to the north would be adversely impacted with increased floodwaters. To resolve this issue, three culverts (24" HDPE) have been proposed underneath the driveway to allow for floodwaters to pass under the driveway in order to not have an adverse impact on the adjacent property owner. A HEC-RAS model was run for the site was run and showed three culverts would result in no increased floodwater at cross section Badger 6 (along northern property line). The installation of the three culverts would result in most floodwater running underneath the driveway. An HY-8 model was also run to evaluate the proposed culverts that are in series under the driveway. The HEC-RAS model was found to have the more conservative results and was therefore used to determine the necessary culverts needed. A separate weir flow analysis was conducted to determine the capacity of the culvert inlets under clogged conditions and found that the culverts had adequate capacity to carry floodwaters with 50% of the grate being clogged. As mentioned in condition of approval #15, culverts are required to be maintained and kept clear to ensure sufficient carrying capacity. No landscape berms are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.88.050(E)6</b>	<b>Flood water carrying capacity is not diminished by the proposal.</b>
			<b>Staff Comments</b>	<i>The proposed development has more excavation (274 cubic yards) than fill (258 cubic yards) resulting in a net 16 cubic yards of cut on the subject property. All cut and fill considered for floodwater carrying capacity is below the Base Flood Elevation (BFE). As mentioned previously, HEC-RAS model for the site shows no increase</i>

Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and Staff Comments
				<i>in floodwaters on adjacent properties to the north &amp; south. The driveway is slightly raised to ensure no more than 1-ft of flooding occurs (emergency vehicle requirement). As a result of the raised driveway, if no culverts were placed underneath, the adjacent property to the north would be adversely impacted with increased floodwaters. To resolve this issue, three culverts (24" HDPE) have been proposed underneath the driveway to allow for floodwaters to pass under the driveway in order to not have an adverse impact on the adjacent property owner.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.88.050(E)7</b>	<b>Impacts of the development on aquatic life, recreation, or water quality upstream, downstream or across the stream are not adverse.</b>
			<b>Staff Comments</b>	<i>The subject property is not adjacent to the Big Wood River. The wetland plantings will be beneficial to water quality and aquatic life. No work is proposed within the floodway or stream. No downstream impacts or across stream impacts will be associated with the approved landscape plan (L3.0).</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.88.050(E)8</b>	<b>Building setback in excess of the minimum required along waterways is encouraged. An additional ten-foot building setback beyond the required 25-foot riparian zone is encouraged to provide for yards, decks and patios outside the 25-foot riparian zone.</b>
			<b>Staff Comments</b>	<i>N/A. The subject property does not contain the 25-foot riparian zone.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.88.050(E)9</b>	<b>The top of the lowest floor of a building located in, or partially within, the SFHA shall be at or above the flood protection elevation (FPE). A building is considered to be partially within the SFHA if any portion of the building or appendage of the building, such as footings, attached decks, posts for upper story decks, are located within the SFHA. See section 17.88.060, figures 1 and 2 of this chapter to reference construction details. See chapter 17.08 of this title for definition of "lowest floor." a. In the SFHA where base flood elevations (BFEs) have been determined, the FPE shall be 24 inches above the BFE for the subject property; 24 inches or two feet is the required freeboard in Ketchum City Limits. b. In the SFHA where no BFE has been established, the FPE shall be at least two feet above the highest adjacent grade.</b>
			<b>Staff Comments</b>	<i>The top of the lowest floor (finished floor) will be elevated 24" above the Base Flood Elevation of 5786.5. As the proposed elevation is located within the AE zone the top of the lowest floor is required to be 24" above the BFE.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.88.050(E)10</b>	<b>The backfill used around the foundation in the SFHA floodplain shall provide a reasonable transition to existing grade but shall not be used to fill the parcel to any greater extent. a. Compensatory storage shall be required for any fill placed within the floodplain. b. A CLOMR-F shall be obtained prior to placement of any additional fill in the floodplain.</b>

Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and Staff Comments
			<b>Staff Comments</b>	<i>An estimated 258 cubic yards of fill will be placed within the SFHA. The excavation on the site is proposed to be 274 cubic yards, resulting in 16 cubic yards of excess excavation. Fill and excavation on the site transitions to existing grade within the property boundaries.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.88.050(E)1 1</b>	<b>All new buildings located partially or wholly within the SFHA shall be constructed on foundations that are designed by a licensed professional engineer.</b>
			<b>Staff Comments</b>	<i>Both buildings will be constructed with concrete slab on grade foundations designed by David Funk who is a licensed professional engineer within Idaho.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.88.050(E)1 2</b>	<b>Driveways shall comply with City of Ketchum street standards; access for emergency vehicles has been adequately provided for by limiting flood depths in all roadways to one foot or less during the one percent annual chance event.</b>
			<b>Staff Comments</b>	<i>Driveway complies with City of Ketchum street standards. The Fire &amp; Streets Departments have both approved the proposed driveway design. Driveway has been elevated so no greater than 1 foot of floodwater may over top during the one percent annual chance flood.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.88.050(E)1 3</b>	<b>Landscaping or revegetation shall conceal cuts and fills required for driveways and other elements of the development.</b>
			<b>Staff Comments</b>	<i>Landscaping is proposed on all areas of the property including driveways and other elements of the development. The landscaping will conceal any cuts and fill which are required.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.88.050(E)1 4</b>	<b>(Stream Alteration) The proposal is shown to be a permanent solution and creates a stable situation.</b>
			<b>Staff Comments</b>	<i>N/A - Stream Alteration is not proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.88.050(E)1 5</b>	<b>(Stream alteration.) No increase to the one percent annual chance flood elevation at any location in the community, based on hydrologic and hydraulic analysis performed in accordance with standard engineering practice and has been certified and submitted with supporting calculations and a No Rise Certificate, by a registered Idaho engineer.</b>
			<b>Staff Comments</b>	<i>N/A - Stream Alteration is not proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.88.050(E)1 6</b>	<b>(Stream alteration.) The project has demonstrated no adverse impact or has demonstrated all impacts will be mitigated.</b>
			<b>Staff Comments</b>	<i>N/A - Stream Alteration is not proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.88.050(E)1 7</b>	<b>(Stream alteration.) The recreational use of the stream including access along any and all public pedestrian/fisher's easements and the aesthetic beauty shall not be obstructed or interfered with by the proposed work.</b>
			<b>Staff Comments</b>	<i>N/A - Stream Alteration is not proposed.</i>

Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.050(E)18	(Stream alteration) Fish habitat is maintained or improved as a result of the work proposed. <i>Staff Comments</i> N/A - Stream Alteration is not proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.050(E)19	(Stream alteration.) The proposed work shall not be in conflict with the local public interest, including, but not limited to, property values, fish and wildlife habitat, aquatic life, recreation and access to public lands and waters, aesthetic beauty of the stream and water quality. <i>Staff Comments</i> N/A - Stream Alteration is not proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.050(E)20	(Stream alteration.) The work proposed is for the protection of the public health, safety and/or welfare such as public schools, sewage treatment plant, water and sewer distribution lines and bridges providing particularly limited or sole access to areas of habitation. <i>Staff Comments</i> N/A - Stream Alteration is not proposed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.050(E)21	(Wetlands) Where development is proposed that impacts any wetland the first priority shall be to move development from the wetland area. Mitigation strategies shall be proposed at time of application that replace the impacted wetland area with an equal amount and quality of new wetland area or riparian habitat improvement. <i>Staff Comments</i> Project site contains wetlands as delineated by Trent Stumph with Sawtooth Environmental. The proposed development will impact, permanently fill approximately 1,277 square feet of wetlands with proposed wetland mitigation creating approximately 1,278 square feet of wetlands. Wetlands include species such as Bebbs Willows, Red-osier Dogwood, and Quaking Aspen.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060.A.1	A. General Standards: In all areas of special flood hazard, the following standards are required: 1. Anchoring: a. All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. b. All manufactured homes must likewise be anchored to prevent flotation, collapse or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over the top or frame ties to ground anchors (reference the Federal Emergency Management Agency's "Manufactured Home Installation in Flood Hazard Areas" guidebook for additional techniques). <i>Staff Comments</i> The proposed development is a single-family home that will be constructed on site and attached to a foundation designed by a professional engineer. Sheet S-111A indicates foundation has been designed to meet standards of this section. The new construction will be anchored to prevent flotation, collapse, or lateral movements.

Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060.A.2	<p><b>2. Construction Materials And Methods:</b></p> <p>a. All structural and nonstructural building materials utilized at or below the base flood elevation must be flood resistant. Flood damage resistant materials must be used for all building elements subject to exposure to floodwaters, including floor joists, insulation, and ductwork. If flood damage resistant materials are not used for building elements, those elements must be elevated above the base flood elevation. This requirement applies regardless of the expected or historical flood duration.</p> <p>b. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.</p> <p>c. Electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.</p>
			<b>Staff Comments</b>	<p>A. Proposed materials below the BFE include reinforced concrete &amp; galvanized steel. Both materials are acceptable per FEMA Technical Bulletin 2.</p> <p>B. This project consists of new construction. All floodplain development regulations required by Ketchum Municipal Code will be met.</p> <p>C. The mechanical room and all mechanical equipment are to be located above the BFE and outside of the SFHA. No HVAC or electrical panels will be located below the BFE. Any plumbing and electrical leading from mains to the residence will be watertight and located underground.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060.A.3	<p><b>3. Utilities:</b></p> <p>a. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system;</p> <p>b. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters; and</p> <p>c. On site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.</p>
			<b>Staff Comments</b>	Water and sewer services into the residence will be located underground and built to required plumbing codes
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.060.B.1	<p><b>1. All construction in AO zones shall be designed and constructed with drainage paths around structures to guide water away from structures</b></p>
			<b>Staff Comments</b>	Proposed residence is within the AE zone, not the AO.

Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.88.060.B.2. a</b>	<p><b>2. Residential Construction:</b>  <b>a. New construction and substantial improvement of any residential structure in any A1-30, AE and AH zone shall have the top of the lowest floor, including basement, elevated a minimum of twenty four inches (24") above the base flood elevation.</b></p> <p><b>Staff Comments</b>  <i>The top of the lowest floor (finished floor) will be elevated 24" above the Base Flood Elevation of 5786.5'. As the proposed elevation is located within the AE zone the top of the lowest floor is required to be 24" above the BFE. Sheets A-400, A-401, &amp; A-402 show lowest floor elevated above BFE by 24".</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.88.060.B.2. b</b>	<p><b>b. New construction and substantial improvement of any residential structure in any AO zone shall have the lowest floor, including basement, elevated to or above the highest adjacent grade at least as high as the FIRM's depth number plus twenty four inches (24").</b></p> <p><b>Staff Comments</b>  <i>N/A. Proposed residence is within the AE zone, not the AO</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.88.060.B.2. c.</b>	<p><b>c. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria (see figures 1, "Preferred Crawl Space Construction", and 2, "Below Grade Crawl Space Construction", of this section):</b></p> <p><b>Staff Comments</b>  <i>The residence will have one fully enclosed area not raised to the flood protection elevation: the garage. The garage has been designed to include to automatically equalize hydrostatic flood forces on exterior walls through the installation of flood openings (Smart Vents have been specified for this project). The appropriate number of vents to cover the square footage the enclosed area are proposed –6 openings for the garage.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.88.060.B.2. c.(1)</b>	<p><b>(1) A minimum of two (2) openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. Openings shall be placed on at least two (2) walls to permit entry and exit of floodwaters.</b></p> <p><b>Staff Comments</b>  <i>Flood openings are placed on at least two walls. Engineered Smart Vents are proposed. One Smart Vent is sized for 200 square feet of floor area. The garage is 1170 sq ft and 6 Smart Vents are proposed. See sheet A-110.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.88.060.B.2. c.(2)</b>	<p><b>(2) The bottom of each flood vent opening shall be no higher than one foot (1') above the lowest adjacent exterior grade.</b></p> <p><b>Staff Comments</b>  <i>Spec sheets for proposed flood vents indicate this requirement will be met. Bottom of proposed flood vents will be a maximum of one foot (1') above finished grade.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.88.060.B.2. c.(3)</b>	<p><b>(3) Engineered flood vents are required.</b></p>

Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and Staff Comments
			<b>Staff Comments</b>	<i>Proposed vents are Engineered Smart Vents</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.88.060.B2.c.(4)</b>	<b>(4) Portions of the building below the base flood elevation shall be constructed with material resistant to flood damage.</b>
			<b>Staff Comments</b>	<i>This standard has been met. See 17.88.060.A.2</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.88.060.B2.c.(5)</b>	<b>(5) The interior grade of a below grade crawl space (see figure 2, "Below Grade Crawl Space Construction", of this section) below the base flood elevation shall not be more than two feet (2') below the lowest adjacent exterior grade.</b>
			<b>Staff Comments</b>	<i>N/A. No crawlspace proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.88.060.B2.c.(5)</b>	<b>6) The height of a below grade crawl space, measured from the interior grade of the crawl space to the top of the crawl space foundation wall, shall not exceed four feet (4') at any point.</b>
			<b>Staff Comments</b>	<i>N/A. No crawlspace proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.88.060.B2.c.(5)</b>	<b>(7) A below grade crawl space shall have an adequate drainage system that removes floodwaters from the interior area of the crawl space within a reasonable time after a flood event.</b>
			<b>Staff Comments</b>	<i>N/A. No crawlspace proposed.</i>
			<b>17.88.060.B2.c.(6)</b>	<b>(8) The velocity of floodwaters at the site should not exceed five feet per second for any crawlspace</b>
			<b>Staff Comments</b>	<i>N/A. No crawlspace proposed.</i>

#### CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation organized under Article XII of the Idaho Constitution and the laws of the State of Idaho, Title 50, Idaho Code;
2. Under Chapter 65, Title 67, of the Idaho Code the City has passed a zoning ordinance, Title 17;
3. The City of Ketchum Planning Department provided adequate notice of opportunity to comment on this application pursuant to Chapter 17.88.050 D of the zoning ordinance, Title 17;
4. The project **does** meet the standards of approval under Chapter 17.88 of Zoning Code Title 17.

#### DECISION

**THEREFORE**, the Administrative Floodplain Development Permit for the proposed project, Badger Residence, is approved on this date, May 14, 2024, with the following conditions.

### Conditions of Approval

1. This approval is subject to the scope of work described in the documents shown in Attachment A.
2. Any modification to approved plans as referenced in this approval shall be subject to a written amendment to this permit approval. If construction or improvements differ from the approved plans, such work may be subject to removal at the applicants expense.
3. Follow up site visits to ensure compliance with the approved Landscaping Plan, L5.0 dated 4/29/2024, are required for the three (3) years following the initial site visit that occurs in conjunction with issuance of the Certificate of Occupancy.
  - A. If, upon an annual inspection, 80% or fewer of the plants indicated on Landscape Plan L5.0 dated 4/29/2024 have not survived, the property owner shall re-install new plantings.
4. Floodplain Development Permit approval shall expire one (1) year from the date of signing of approved Findings of Fact per the terms of KMC, Section 17.88.050.G, Terms of Approval, if construction has not commenced. Once a building permit has been issued, the approval shall be valid for the duration of the building permit.
5. No use of restricted use chemicals or soil sterilants will be allowed within one hundred feet (100') of the mean high-water mark on any property within the city limits at any time (KMC 17.88.040.C.3);
6. All applications of herbicides and/or pesticides within one hundred feet (100') of the mean high water mark, but not within twenty five feet (25') of the mean high water mark, must be done by a licensed applicator and applied at the minimum application rates (KMC 17.88.040.C.4);
7. Application times for herbicides and/or pesticides will be limited to two (2) times a year; once in the spring and once in the fall unless otherwise approved by the City Arborist (KMC 17.88.040.C.5);
8. It shall be unlawful to dump, deposit or otherwise cause any trash, landscape debris or other material to be placed in any stream, channel, ditch, pond or basin that regularly or periodically carries or stores water.
9. A building under-construction Elevation Certificate (FEMA FORM 86-0-33) shall be submitted within seven calendar days upon completion of the foundation and lowest floor.
10. A final, as built finished construction Elevation Certificate (FEMA Form 86-0-33) with supporting documentation such as an as-built survey of the project produced by a surveyor or engineer licensed in Idaho demonstrating that the project was constructed in accordance with the approved plans, shall be submitted prior to issuance of Certificate of Occupancy. Deficiencies detected by such documentation shall be corrected by the permit holder immediately and prior to certificate of occupancy issuance. In some instances, another certification may be required to certify corrected as-built construction. Failure to submit the certification or failure to make required corrections shall be cause to withhold the issuance of a certificate of occupancy.
11. The finished construction elevation certificate certifier shall provide at least two photographs showing the front and rear of the building taken within 90 days from the date of certification. The photographs must be taken with views confirming the building description and elevation locations identified on the approved plans. To the extent possible, these photographs should show the entire building including foundation. If the building has split-level or multi-level areas, provide at least two additional photographs showing side views of the building. In addition, when applicable, provide a photograph of the foundation showing a representative example of the flood openings or vents if applicable. All photographs must be in color and measure at least three inches by three inches. Digital photographs are acceptable.
12. An inspection to verify flood vent placement shall be scheduled within seven calendar days upon completion of first floor framing.
13. The Administrator may conduct site inspections of work in progress. The Administrator may make as many inspections of the work as may be necessary to ensure that the work is being done according to the terms of this permit, approved plans and KMC 17.88. In exercising this power, the Administrator

has a right, upon presentation of proper credentials, to enter the property at any reasonable hour for the purposes of inspection or other enforcement action.

14. Upon notification of imminent flood danger from the City of Ketchum, all construction activity and materials within the designated SFHA shall be removed to a location outside of said zone.
15. Maintenance of culverts to ensure they function properly during flooding conditions is required. Per KMC 17.88.050.D.3.b.(2), the administrator and each member of his or her inspections department shall a right, upon presentation of proper credentials, to enter on any premises within the territorial jurisdiction of the department at any reasonable hour for the purposes of inspection or other enforcement action to verify that the culverts are maintained appropriately.

**Decision:** Approved, subject to conditions above.

DATED this

14<sup>th</sup> day of May 2024



Adam Crutcher  
Associate Planner

**ATTACHMENTS:**

- A. Project Plans

**Permit Holder's Acknowledgement:**

I have read the terms and conditions of this permit approval and agree to follow all the conditions of approval. I understand if construction does not comply with the conditions of approval, the project may be issued a stop work order until any deficiencies are corrected.

Print Name: Erik de Buijn

Sign 

Date: 05/14/2024



City of Ketchum

## **ATTACHMENT 8:**

# **Approved Building Permit Plan Set**



Approved  
 These plans have been found to be in substantial compliance with the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021  
 06/26/23

4/26/23

# 121 BADGER LANE

## BUILDING PERMIT SUBMITTAL



### BADGER RESIDENCE

**OWNER:**  
 121 BADGER LANE LLC  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

**PROJECT ARCHITECT:**  
 RO | ROCKETT DESIGN  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

**SURVEYOR:**  
 GALENA ENGINEERING, INC.  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

**ENVIRONMENTAL CONSULTANT:**  
 SAWTOOTH ENVIRONMENTAL CONSULTING  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

**HYDROLOGY / WATER ENGINEERING:**  
 BROCKWAY ENGINEERING, INC.  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

**GEOTECHNICAL ENGINEER:**  
 BUTLER ASSOCIATES, INC.  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

**LANDSCAPE ARCHITECT:**  
 BYLA  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

**CIVIL ENGINEER:**  
 BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

**STRUCTURAL ENGINEER:**  
 LFA  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

**MEP ENGINEER:**  
 CES ENGINEERING SERVICES, LLC  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

**LIGHTING DESIGN CONSULTANT:**  
 KGM ARCHITECTURAL LIGHTING  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

SEAL:  


1	05.02.23	PERMIT REVIEW- REV 1
0	02.28.23	BUILDING PERMIT SUBMITTAL
NO	DATE	ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**COVER SHEET**

DRAWING NUMBER:  
**G-000**

**NOT FOR CONSTRUCTION**

©2023, RO | ROCKETT DESIGN, INC.

<p><b>PROJECT DESCRIPTION</b></p> <p>SINGLE FAMILY RESIDENCE:          MAIN HOUSE DWELLING WITH IN-GROUND SPA; ACCESSORY DWELLING UNIT WITH IN-GROUND POOL AND SPA.</p> <p>SCOPE OF WORK INCLUDES:          NEW CONSTRUCTION OF FOUNDATION, STRUCTURAL, CIVIL, LANDSCAPING, AND HARDSCAPING.</p>	<p><b>PROJECT DATA</b></p> <p>PARCEL #: RPK0513000040          PARCEL AREA: 1.09 ACRES PER SURVEY (47,480 SF)          ZONING DISTRICT: LR- LIMITED RESIDENTIAL DISTRICT          FLOODPLAIN OVERLAY DISTRICT: YES          AVALANCHE OVERLAY DISTRICT: NO          MOUNTAIN BOUNDARY: NO</p> <p>OCCUPANCY: R-3 - SINGLE FAMILY DWELLING          CONSTRUCTION TYPE: TYPE V          ZONING HEIGHT LIMIT: 35'          IFC HEIGHT LIMIT: 30' (SEE SHEET G-011)          STORIES: 2          SETBACKS: 15' FRONT, 20' REAR, GREATER OF 1' FOR EVERY 2' OF BUILDING HEIGHT OF 10' SIDE</p> <p>PARKING: 2 REQ'D PER DWELLING UNIT          AUTOMATIC SPRINKLER SYSTEM REQ'D: YES ; NFPA 13D</p> <p>MAX BUILDING COVERAGE (LR ZONE): 35%          PROPOSED BUILDING COVERAGE: 21% (SEE SHEET G-010)</p>	<p><b>ACCESSORY DWELLING UNIT - NET LIVABLE AREA</b>          (SEE SHEET G-012 FOR AREA CALCULATION FOR ADU- NET LIVABLE SF)</p> <p><u>PROPOSED NET LIVABLE FLOOR AREA- ADU</u></p> <p>ADU- LEVEL 01 = 621 SF          ADU- LEVEL 02 = 572 SF          TOTAL = 1,193 SF</p> <p>ADU- GARAGE = 495 SF</p>	<p><b>VICINITY MAP</b></p>
<p><b>PROJECT ADDRESS</b></p> <p>121 BADGER LANE          KETCHUM, ID 83340</p>		<p><b>APPLICABLE CODES:</b></p> <p>ALL CONSTRUCTION SHALL COMPLY WITH:</p> <p>2018 INTERNATIONAL BUILDING CODE*          2018 INTERNATIONAL RESIDENTIAL CODE*          2018 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS*          2018 INTERNATIONAL ENERGY CONSERVATION CODE          2018 INTERNATIONAL SWIMMING POOL AND SPA CODE          2018 INTERNATIONAL EXISTING BUILDING CODE          2018 INTERNATIONAL PROPERTY MAINTENANCE CODE</p> <p>*AS AMENDED BY THE IDAHO BUILDING CODE BOARD AND INCLUDING NOTED APPENDICES.</p> <p>NATIONAL GREEN BUILDING STANDARD [SILVER CERTIFICATION]          TITLE 15 KETCHUM MUNICIPAL CODE          APPENDIX M OF THE IBC AS AMENDED BY THE CITY OF KETCHUM</p> <p>ALL APPLICABLE COUNTY ORDINANCES          CONTRACTOR SHALL KEEP A COPY OF THE ABOVE CODE SECTIONS ON THE JOB SITE AT ALL TIMES.</p> <p>JURISDICTIONAL AGENCY SHALL BE THE KETCHUM BUILDING DEPARTMENT.</p>	
<p><b>LEGAL DESCRIPTION</b></p> <p>PARCEL 4, ROCKING RANCH SUB #2 (LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO)</p>	<p><b>PROPOSED DEVELOPMENT</b></p> <p><u>PROPOSED GROSS FLOOR AREA</u></p> <p>MAIN HOUSE- LEVEL 01 = 5,450 SF          MAIN HOUSE- LEVEL 02 = 3,900 SF          TOTAL = 9,350 SF</p> <p>ADU- LEVEL 01 = 1,411 SF          ADU- LEVEL 02 = 945 SF          TOTAL = 2,356 SF</p> <p><u>PROPOSED UNCONDITIONED FLOOR AREA</u></p> <p>MAIN HOUSE- GARAGE = 1,105 SF          MAIN HOUSE- MECH = 508 SF</p> <p>ADU- GARAGE = 530 SF          ADU- MECH = 292 SF</p> <p><u>PROPOSED CONDITIONED FLOOR AREA</u></p> <p>MAIN HOUSE- CONDITIONED = 7,737 SF</p> <p>ADU - NET LIVABLE (PER CoK) = 1,193 SF *SEE SHEET G-012          ADU - CONDITIONED = 1,534 SF</p> <p><u>PROPOSED COVERED PORCH / PATIO:</u></p> <p>MAIN HOUSE FRONT DECK = 907 SF          ADU LEVEL 02 BALCONY = 142 SF</p> <p><u>PROPOSED UNCOVERED PORCH / PATIO:</u></p> <p>MAIN HOUSE REAR DECK = 1,388 SF          ADU POOL DECK = 658 SF          ADU LEVEL 02 ROOF DECK = 240 SF</p>	<p><b>NOTES</b></p> <p>THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DRAWINGS, CALCULATIONS, GOVERNMENTAL AGENCY APPROVALS AND FEES TO COMPLETE THIS WORK. CONTRACTORS/SUBCONTRACTORS SHALL SUBMIT MECHANICAL, ELECTRICAL, COMMUNICATIONS AND PLUMBING DRAWINGS TO RO ROCKETT DESIGN FOR PREVIEW OF DEVICE TYPES, LOCATIONS AND QUANTITIES, HVAC ZONING/THERMOSTAT LOCATIONS, ETC. PRIOR TO SUBMITTING FOR PERMIT AND CONSTRUCTION.</p>	



Approved  
 These plans have been found to be in substantial compliance with the Idaho building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021  
 06/26/23

2/20/23

**SHEET INDEX**

		BUILDING PERMIT
6-STRUCTURAL		
S-001	GENERAL NOTES	•
S-002	GENERAL NOTES	•
S-003	GENERAL NOTE	•
S-011	TYPICAL DETAILS- CONCRETE	•
S-012	TYPICAL DETAILS- CONCRETE	•
S-013	TYPICAL DETAILS- CONCRETE	•
S-021	TYPICAL DETAILS- STEEL	•
S-022	TYPICAL DETAILS- STEEL	•
S-023	TYPICAL DETAILS- STEEL	•
S-024	TYPICAL DETAILS- STEEL	•
S-032	TYPICAL DETAILS- WOOD	•
S-033	TYPICAL DETAILS- WOOD	•
S-034	TYPICAL DETAILS- WOOD	•
S-035	TYPICAL DETAILS- WOOD	•
S-036	TYPICAL DETAILS- WOOD	•
S-037	TYPICAL DETAILS- WOOD	•
S-038	TYPICAL DETAILS- WOOD	•
S-039	TYPICAL DETAILS- WOOD	•
S-040	TYPICAL DETAILS- WOOD	•
S-041	TYPICAL DETAILS- WOOD SHEAR WALLS	•
S-042	TYPICAL DETAILS- WOOD SHEAR WALLS	•
S-043	TYPICAL DETAILS- WOOD SHEAR WALLS	•
S-044	TYPICAL DETAILS- WOOD SHEAR WALLS	•
S-051	TYPICAL DETAILS- HOLDOWNS	•
S-052	TYPICAL DETAILS- HOLDOWNS	•
S-100	OVERALL SITE PLAN	•
S-101	OVERALL FOUNDATION / LEVEL 01 PLAN	•
S-102	OVERALL LEVEL 02 FRAMING PLAN	•
S-103	OVERALL ROOF FRAMING PLAN	•
S-111A	FOUNDATION / LEVEL 01 PLAN - MAIN HOUSE N	•
S-111B	FOUNDATION / LEVEL 01 PLAN - MAIN HOUSE S	•
S-111C	FOUNDATION / LEVEL 01 PLAN - ADU	•
S-112A	LEVEL 02 FRAMING PLAN - MAIN HOUSE N	•
S-112B	LEVEL 02 FRAMING PLAN - MAIN HOUSE S	•
S-112C	LEVEL 02 FRAMING PLAN - ADU	•
S-113A	ROOF FRAMING PLAN - MAIN HOUSE N	•
S-113B	ROOF FRAMING PLAN - MAIN HOUSE S	•
S-113C	ROOF FRAMING PLAN - ADU	•
S-201	ELEVATIONS	•
S-301	CONCRETE SECTIONS AND DETAILS	•
S-401	WOOD SECTIONS AND DETAILS	•
S-402	WOOD SECTIONS AND DETAILS	•
S-403	WOOD SECTIONS AND DETAILS	•
7-PLUMBING		
P-100	SUBSLAB / RADON PLAN	•
P-101	RADON DETAILS	•

**SHEET INDEX**

		BUILDING PERMIT
LEGEND		
ISSUED	●	
REVISED / REISSUED	○	
1-GENERAL		
G-000	COVER SHEET	•
G-001	SHEET INDEX	•
G-002	ABBREVIATIONS & SYMBOLS	•
G-003	GENERAL NOTES	•
G-004	GENERAL NOTES	•
G-005	ENERGY COMPLIANCE- MAIN HOUSE	•
G-006	ENERGY COMPLIANCE- ADU	•
G-008	NATIONAL GREEN BUILDING STANDARDS CERTIFICATION	•
G-010	LOT COVERAGE	•
G-011	HEIGHT DIAGRAM	•
G-012	AREA CALCULATIONS- ADU NET LIVABLE	•
G-012.1	AREA CALCULATIONS- MH GROSS / CONDITIONED	•
G-012.2	AREA CALCULATIONS- ADU GROSS / CONDITIONED	•
G-013	PERSPECTIVE VIEWS & MATERIALS	•
G-014	TYPICAL MOUNTING HEIGHTS	•
G-101	MATERIAL SCHEDULE	•
G-102	FIREPLACE SCHEDULE	•
G-103	FIREPLACE SCHEDULE	•
G-105	APPLIANCE SCHEDULE	•
G-106	EXTERIOR DOOR SCHEDULE	•
G-107	WINDOW / SKYLIGHT SCHEDULE	•
G-200	EXTERIOR WALL ASSEMBLY TYPES	•
G-201	ROOF AND FLOOR ASSEMBLY TYPES	•
G-202	INTERIOR WALL AND CEILING ASSEMBLY TYPES	•
2-SURVEY		
TOPO	SITE SURVEY	•
3-CIVIL		
C-1	GRADING & DRAINAGE PLAN	•
C-2	UTILITY PLAN	•
C-3	DETAILS	•
4-LANDSCAPE		
L1.0	SITE OVERVIEW	•
L1.1	EXISTING CONDITIONS & DEMO PLAN	•
L2.0	SITE PLAN	•
L2.1	FRONT DRIVE EASEMENT	•
L3.0	LANDSCAPE PLAN	•
5-ARCHITECTURAL		
A-100.1	SITE PLAN	•
A-100.2	CONSTRUCTION ACTIVITY PLAN	•
A-101	REFERENCE PLAN / LEVEL 01	•
A-102	REFERENCE PLAN / LEVEL 02	•
A-103	REFERENCE PLAN / ROOF	•
A-110	FLOOR PLAN / LEVEL 01 / NORTH	•
A-111	FLOOR PLAN / LEVEL 01 / SOUTH	•
A-112	FLOOR PLAN / LEVEL 02 / NORTH	•
A-113	FLOOR PLAN / LEVEL 02 / SOUTH	•
A-114	FLOOR PLAN / LEVEL 01 / ADU	•
A-115	FLOOR PLAN / LEVEL 02 / ADU	•
A-116	ROOF PLAN / NORTH	•
A-117	ROOF PLAN / SOUTH	•
A-118	ROOF PLAN / ADU	•
A-120	POWER + DATA PLAN / LEVEL 01 / NORTH	•
A-121	POWER + DATA PLAN / LEVEL 01 / SOUTH	•
A-122	POWER + DATA PLAN / LEVEL 02 / NORTH	•
A-123	POWER + DATA PLAN / LEVEL 02 / SOUTH	•
A-124	POWER + DATA PLAN / LEVEL 01 / ADU	•
A-125	POWER + DATA PLAN / LEVEL 02 / ADU	•
A-200	REFERENCE RCP / LEVEL 01	•
A-201	REFERENCE RCP / LEVEL 02	•
A-202	RCP / LEVEL 01 / NORTH	•
A-203	RCP / LEVEL 01 / SOUTH	•
A-204	RCP / LEVEL 02 / NORTH	•
A-205	RCP / LEVEL 02 / SOUTH	•
A-206	RCP / LEVEL 01 / ADU	•
A-207	RCP / LEVEL 02 / ADU	•
A-300	EXTERIOR ELEVATIONS	•
A-301	EXTERIOR ELEVATIONS	•
A-302	EXTERIOR ELEVATIONS / ADU	•
A-400	BUILDING SECTIONS	•
A-401	BUILDING SECTIONS	•
A-402	BUILDING SECTIONS / ADU	•
A-500	WALL SECTIONS	•
A-501	WALL SECTIONS	•
A-502	WALL SECTIONS / ADU	•
A-503	WALL SECTIONS / ADU	•
A-600	DETAILS / EXTERIOR	•
A-602	DETAILS / EXTERIOR	•
A-610	EXTERIOR DOOR DETAILS	•
A-611	EXTERIOR DOOR DETAILS	•
A-620	EXTERIOR WINDOW DETAILS	•
A-700	ENLARGED PLANS / STAIR 1	•
A-701	ENLARGED SECTIONS / STAIR 1	•
A-702	ENLARGED SECTIONS / STAIR 1	•
A-703	ENLARGED PLANS / STAIR 2	•
A-704	ENLARGED SECTIONS / STAIR 2	•
A-705	ENLARGED SECTIONS / STAIR 2	•
A-706	ENLARGED PLANS / STAIR 3	•
A-707	ENLARGED SECTIONS / STAIR 3	•
A-708	ENLARGED SECTIONS / STAIR 3	•
A-709	STAIR DETAILS	•
A-710	ELEVATOR PLANS, ELEV & DETAILS	•
A-730	FIREPLACE 1 / PLANS, SECTIONS, DETAILS	•
A-732	FIREPLACE 2 / PLANS, SECTIONS, DETAILS	•
A-734	FIREPLACE 3 / PLANS, SECTIONS, DETAILS	•
A-736	FIREPLACE 4 / PLANS, SECTIONS, DETAILS	•
A-910	DETAILS / INTERIOR	•

**BADGER RESIDENCE**

OWNER:  
 121 BADGER LANE LLC  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
 RO | ROCKETT DESIGN  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
 GALENA ENGINEERING, INC.  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
 SAWTOOTH ENVIRONMENTAL CONSULTING  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
 BROCKWAY ENGINEERING, INC.  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
 BUTLER ASSOCIATES, INC.  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
 BYLA  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: : 208.726.5907

CIVIL ENGINEER:  
 BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

STRUCTURAL ENGINEER:  
 LFA  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
 CES ENGINEERING SERVICES, LLC  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
 KGM ARCHITECTURAL LIGHTING  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



0	02.28.23	BUILDING PERMIT
NO	DATE	ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**SHEET INDEX**

DRAWING NUMBER:  
**G-001**

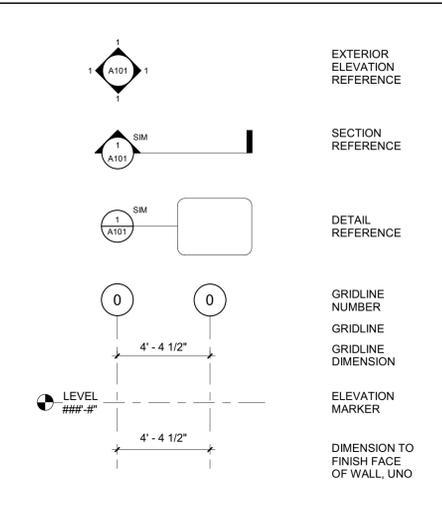
WALL-MOUNTED DUPLEX RECEPTACLE
FLOOR-MOUNTED DUPLEX RECEPTACLE
WALL-MOUNTED DOUBLE-DUPLEX RECEPTACLE
FLOOR-MOUNTED DOUBLE-DUPLEX RECEPTACLE
WALL-MOUNTED SIMPLEX RECEPTACLE
WALL-MOUNTED SPECIAL RECEPTACLE
WALL-MOUNTED RECESSED CLOCK-HANGER RECEPTACLE
WALL-MOUNTED POWER CONNECTION TO WORKSTATION
FLOOR-MOUNTED POWER CONNECTION TO WORKSTATION
WALL-MOUNTED ELECTRICAL JUNCTION BOX
FLOOR-MOUNTED ELECTRICAL JUNCTION BOX
PULLBOX
TRANSFORMER
DISCONNECT SWITCH
POWER PANEL
WALL-MOUNTED COMMUNICATION RECEPTACLE
FLOOR-MOUNTED COMMUNICATION RECEPTACLE
WALL-MOUNTED COMMUNICATION CONNECTION TO WORKSTATION
FLOOR-MOUNTED COMMUNICATION CONNECTION TO WORKSTATION
INTERCOM
CABLE TV RECEPTACLE
WALL MOUNT DEVICE
CEILING MOUNT DEVICE
COMMUNICATION PANEL

	ELEVATOR CALL PANEL
	ELEVATOR DIRECTION LANTERN
NN'	HEIGHT OF OBJECT
NN'	HEIGHT ABOVE FINISHED FLOOR TO BOTTOM OBJECT
C	COMMUNICATION LINE
E	ELECTRICAL CONDUIT
E7	POWER/COMMUNICATION LINE, VIF SERVICE TYPE
	2x4' FLUORESCENT FIXTURE
	1x4' FLUORESCENT FIXTURE
NN' + NN'	CEILING HEIGHT CHANGE
CH - NN'	CEILING, SOFFIT OR BEAM HEIGHT ABOVE SURVEY DATUM

REFLECTED CEILING SYMBOL KEY	
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	EXIT SIGN (SHADED PORTION DENOTES ILLUMINATED SIDE, ARROW DENOTES DIRECTION INDICATOR)
	EMERGENCY LIGHT
	MOTORIZED SHADE POCKET
	CEILING-MOUNTED SECURITY CAMERA
	WALL-MOUNTED SECURITY CAMERA
	SPRINKLER HEAD
	FAN SWITCH
	KEY PAD
	THERMOSTAT

	ROUND DIFFUSER
	3-WAY DIFFUSER
	4-WAY DIFFUSER
	REGISTER
	SPEAKER VOLUME SWITCH
	SPEAKER
	LIGHT SWITCH
	MANUAL ON / VACANCY SENSOR
	DIMMER SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	LIGHT SCENE CONTROL
	SURFACE-MOUNTED LIGHT FIXTURE
	RECESSED DOWNLIGHT
	RECESSED WALL WASHER
	LIGHT FIXTURE WITH PULLCHAIN
	SCENOCENT
	MISSING SCONCE, J-BOX ONLY
	CEILING FAN
	2x2' FLUORESCENT FIXTURE (SM WHEN SHOWN DENOTES SURFACE MOUNTED)

HVAC SYMBOL KEY	
	RISER AND TAKEOFF
	SUPPLY DUCT TURNS DOWN TO EQUIPMENT OR THRU FLOOR
	SUPPLY DUCT TURNS UP TO EQUIPMENT OR THRU CEILING
	SUPPLY DUCT HEIGHT CHANGE
	RETURN/EXHAUST DUCT HEIGHT CHANGE
	RETURN/EXH. DUCT THRU FLOOR AND CEILING (RISER)
	RISER AND TAKEOFF
	RETURN/EXHAUST DUCT TURNS DOWN TO EQUIPMENT OR THRU FLOOR
	RETURN/EXHAUST DUCT TURNS UP TO EQUIPMENT OR THRU CEILING
NN' + NN'	HEIGHT OF OBJECT HEIGHT ABOVE SURVEY DATUM TO BOTTOM OF OBJECT
C	CONDENSATE LINE
CHWR	CHILLED WATER RETURN LINE
CHWS	CHILLED WATER SUPPLY LINE
CWR	CONDENSER WATER RETURN LINE
CWS	CONDENSER WATER SUPPLY LINE
D	EQUIPMENT DRAIN LINE
FR	FILTRATION RETURN LINE
FS	FILTRATION SUCTION LINE
HPS	HIGH PRESSURE STEAM LINE
HVAC7	HVAC PIPE, VIF SERVICE TYPE
LPS	LOW PRESSURE STEAM LINE
RV	REFRIGERANT VENT LINE
SHWR	SECONDARY HOT WATER RETURN LINE
SHWS	SECONDARY HOT WATER SUPPLY LINE



ROOM NAME	ROOM NUMBER
###	ROOM NAME
150 SF	ROOM AREA
11	WALL TYPE
#	EXISTING WINDOW REFERENCE
#	NEW WINDOW REFERENCE
#	REPLACEMENT WINDOW REFERENCE

	PROPERTY LINE
	CENTERLINE
	1HR NON COMBUSTIBLE WALL
	1HR NON COMBUSTIBLE WALL @ PROP. LINE
	2HR NON COMBUSTIBLE WALL
	NEW CONSTRUCTION
	EXISTING WALL TO REMAIN - COVER AND PROTECT FROM DAMAGE DURING CONSTRUCTION
	DEMO PLAN
	EXISTING ELEMENTS TO BE DEMOLISHED
	FLOOR PLAN
	ELEMENTS ABOVE OR BELOW CUTTING PLANE

### (E)	EXISTING DOOR REFERENCE
### (N)	NEW DOOR REFERENCE
### (R)	REPLACEMENT DOOR REFERENCE
###	STORY POLE REFERENCE
###	REVISION CLOUD
###	REVISION NUMBER
###'##'	SPOT ELEVATION
######	MILLWORK
P###	PLUMBING FIXTURE
A###	APPLIANCE
SEE #/A-###	VIEW REFERENCE

SYMBOLS	
&	AND
<	ANGLE OR LESS THAN
@	AT
AB	ANCHOR BOLT
ABV	ABOVE
AC	AIR CONDITIONING
ACC	ACCESSIBLE
ACCES	ACCESSORIES
ACOUST	ACOUSTICAL
ACP	ACOUSTICAL PANEL CEILING
AD	ADJACENT
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AGGR	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
ANNUNC	ANNUNCIATOR
ANOD	ANODIZED
AP	ACCESS PANEL
APPL	APPLIANCE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
ATTN	ATTENTION
AUTO	AUTOMATIC
AV	AUDIOVISUAL
SSD	SEE STRUCTURAL DRAWINGS
BD	BOARD
BIT	BITUMINOUS
BL	BUILDING LINE
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BO	BOTTOM OF
BOS	BOTTOM OF STRUCTURE
BOT	BOTTOM
BRG	BEARING
BRKT	BRICK
BRKCT	BRACKET
BS	BOTH SIDES
BSMNT	BASEMENT
BTU	BRITISH THERMAL UNIT
BTW	BETWEEN
BYND / BYD	BEYOND
C	CHANNEL
C/C	CENTER TO CENTER
CAB	CABINET
CAT	CATEGORY
CB	CATCH BASIN
CB	CEMENT BOARD
CBC	CALIFORNIA BUILDING CODE
CBU	CEMENTITIOUS BACKER UNIT
CCTV	CLOSED CIRCUIT TELEVISION
CEM	CEMENT
CER	CERAMIC
CG	CORNER GUARD
CH	CHILLER
CI	CAST IRON
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLG / CLNG	CEILING
CEILING	CAULKING
CLO	CLOSING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CO	CLEANOUT
COL	COLUMN
COMP	COMPOSITION
CONC	CONCRETE
COND	CONDITION
CONN	CONNECTION

CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE
CORR	CORRIDOR
CORRG	CORRUGATED
CPT	CARPET
CS	COUNTERSUNK
CSWK	CASEWORK
CT	CERAMIC TILE
CTR	CENTER
CW	COLD WATER
D	DEEP, DEPTH, DRYER
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLISH OR DEMOLITION
DEMO	DEMOLITION
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM	DIMENSION
DIMS	DIMENSIONS
DISP	DISPENSER
DIV	DIVISION
DMPF	DAMP PROOFING
DN	DOWN
DO	DOOR OPENING
DR	DOOR
DRN	DRAIN
DS	DOWN SPOUT
DTL/DET	DETAIL
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
E	EAST
EA	EACH
EB	EXPANSION BOLT
EF	EACH FACE
EG	EXISTING GRADE
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
EMBED	EMBEDDED(ING)
EMER	EMERGENCY
ENAM	ENAMEL
ENCL	ENCLOSURE
ENG	ENGINEER
EP	ELECTRICAL PANEL
EPDM	ETHYLENE PROPYLENE DIENE M-CLASS
EQ	EQUAL, EQUAL SPACE
EQUIP	EQUIPMENT
EXH	EXHAUST
EXIST / (E)	EXISTING
EXP	EXPANSION, EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FAB	FABRICAT(E)(ION)
FB	FACE BRICK, FROM BELOW
FC	FINISHED CEILING
FD	FLOOR DRAIN, FIRE DEPARTMENT
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FF&E	FURNITURE, FIXTURES AND EQUIPMENT
FFB	FLUSH FLOOR BOX
FFEL	FINISH FLOOR ELEVATION
FH	FLAT HEAD
FHC	FIRE HOSE CABINET
FIN	FINISH
FIX	FIXED
FIXT	FIXTURE

FL	FLOW LINE
FLASH	FLASHING
FLR / FLRG	FLOOR / FLOORING
FLUOR	FLUORESCENT
FND	FOUNDATION
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STRUCTURE
FOW	FACE OF WALL
FP	FIRE PROTECTION
FPG	FIREPROOFING
PPRF	FIRE PROOF
FR	FIRE RAT(ED)(ING)
FRC	FIBER REINFORCED CONCRETE
FRMG	FRAMING
FRT	FIRE RETARDANT TREATED
FS	FINISH SIDE/WALK
FT	FEET/FOOT
FTNG	FOOTING
FURN	FURNITURE
FURR	FURRING
FWC	FABRIC WALL COVERING
FWP	FABRIC WRAPPED PANEL
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACT(OR)
GEN	GENERAL
GFRG	GLASS FIBER REINFORCED CONCRETE
GL	GLASS
GLAZ	GLAZING
GLB	GLUE LAMINATED BEAM
GRAN	GRANULAR
GRD	GROUND
GRFG	GLASS FIBER REINFORCED GYPSUM
GSM	GALVANIZED SHEET METAL
GV	GAS VALVE
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
H	HIGH
H	HIGHHEIGHT
HB	HOSE BIB
HC	HANDICAPPED
HDF	HIGH DENSITY FIBERBOARD
HDG	HOT DIPPED GALVANIZED
HDPE	HIGH DENSITY POLYETHYLENE
HDR	HEADER
HDWD	HARDWOOD
HDWR	HARDWARE
HT	HEIGHT
HMT	HOLLOW METAL
HNDRL	HANDRAIL
HO	HOLD OPEN
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HRC	HOSE REEL CABINET
HTG	HEATING
HVAC	HEATING VENTILATION AND AIR CONDITIONING
HW	HOT WATER
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCH / INCHES
INCAND	INCANDESCENT
INCL	INCLUD(ED)(ING)
OD	OUTSIDE DIAMETER / OVERFLOW DRAIN
OF	OFFICE
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFF	OFFICE
OFOI	OWNER FURNISHED, OWNER INSTALLED
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
ORIG	ORIGINAL
OS	OVERFLOW SCUPPER
OSA	OUTSIDE

KIT	KITCHEN
KNO	KNOCK OUT
OVFL	OVERFLOW
OVHD	OVERHEAD
P	POINT
PA	PLANTING AREA
PAV	PAVING
PBD	PARTICLE BOARD
PC	PRECAST
PDF	POWER DRIVEN FASTENER
PED	PEDESTRIAN
PERF	PERFORATED
PERIM	PERIMETER
PERP	PERPENDICULAR
PI	PLATE
PJ	POUR JOINT
PL	PROPERTY LINE / PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLF	POUNDS PER LINEAR FOOT
PLYWD	PLYWOOD
PNL	PANEL
PNT	PAINT OR PAINTED
POL	POLISHED
PP	POWER POLE
PR	PAIR
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PRM	PRIMER
PROJ	PROJECT
PRVD	PROVIDED
PSF	POUNDS PER SQUARE FOOT
PT	POINT / PRESSURE TREATED
PTD	PAINTED
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
PWDR CTD	POWDER COATED
QT	QUARRY TILE
QTY	QUANTITY
R	RADIUS
RA	RETURN AIR
RAD	RADIUS
RAH	ROOF ACCESS HATCH
RB	RESILIENT BASE
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REC	RECESSED
RECIRC	RECIRCULATING
RECPT	RECEPTACLE
RECS	RECOMMENDATIONS
REF	REFERENCE
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCEMENT / REINFORCED / REINFORCING
REL	RELOCATE
REM	REMOVABLE
REQ	REQUIRE / REQUIRED
REQD	REQUIRED
RESDL	RESIDENTIAL
RESIL	RESILIENT
REV	REVISION/REVISED
RF	ROOF
RFNG	ROOFING
RH	RIGHT HAND
RJ	ROOF JOIST
RM	ROOM
RMV	REMOVE
RND	ROUND
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RTD	RATED
RTG	RATING
RWL	RAIN WATER LEADER

S	SOUTH
S&P	SHELF AND POLE
SA	SUPPLY AIR
SAF	SELF ADHERED FLASHING
SC	SOLID CORE
SCD	SEE CIVIL DRAWINGS
SCHED	SCHEDULE
SCUP	SCUPPER
SD	SMOKE DETECTOR / STORM DRAIN
SDNG	SIDING
SECT	SECTION
SED	SEE ELECTRICAL DRAWINGS
SEP	SEPARATE
SEW	SEWER
SF	SQUARE FEET / FOOT
SFL	VAC
SGL	SINGLE
SH	SHOWER
SHR	SHORING
SHRNG	SHEET
SHT	SHEET
SIM	SIMILAR
SL	SLOPE
SLCD	SEE LIGHTING CONSULTANT DRAWINGS
SLD	SEE LANDSCAPE DRAWINGS
SM	SHEET METAL
SM	SURFACE MOUNTED
SMD	SEE MECHANICAL DRAWINGS
SOG	SLAB ON GRADE
SP	STANDPIPE
SPD	SEE PLUMBING DRAWINGS
SPEC	SPECIFIED OR SPECIFICATION
SPK	SPRINKLER OR SPEAKER
SPKR	SPEAKER
SQ	SQUARE
SS	STAINLESS STEEL
SSK	SERVICE SINK
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STC	SOUND TRANSMISSION COEFFICIENT
STD	STANDARD / STAINED
STL	STEEL
STOR	STORAGE
STRFR	STOREFRONT
STRG	STRINGER
STRUCT	STRUCTURE OR STRUCTURAL
SUBCAT	SUBCATEGORY
SUSP	SUSPENDED
SYM	SYMMETRICAL
SYS	SYSTEM
T	TREAD
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TB	TOWEL BAR
TBD	TO BE DETERMINED
TC	TOP OF CURB
TD	TRENCH DRAIN
TEL	TELEPHONE/TELECOM
TELE	TELEPHONE
TEMP	TEMPORARY / TEMPERATURE
THK	THICKNESS
THRU	THROUGH
TKB	TACK BOARD
TLT	TOILET
TMPD	TEMPERED
TO	TOP OF
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOD	TOP OF DECK
TOF	TOP OF FINISH / FENCE
TOJ	TOP OF JOIST
TOP	TOP OF PARAPET / PAVING
TOR	TOP OF ROOF
TOS	TOP OF STRUCTURE / TOP OF STEEL
TOW	TOP OF WALL
TS	TUBULAR STEEL

**BADGER RESIDENCE**

OWNER:  
 121 BADGER LANE LLC  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
 RO | ROCKETT DESIGN  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
 GALENA ENGINEERING, INC.  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
 SAWTOOTH ENVIRONMENTAL CONSULTING  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
 BROCKWAY ENGINEERING, INC.  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
 BUTLER ASSOCIATES, INC.  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
 BYLA  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

CIVIL ENGINEER:  
 BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

STRUCTURAL ENGINEER:  
 LFA  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
 CES ENGINEERING SERVICES, LLC  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
 KGM ARCHITECTURAL LIGHTING  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

SEAL:

0 02.28.23 BUILDING PERMIT  
 NO DATE ISSUE

These plans have been found to be in substantial compliance with the applicable building codes.

**GENERAL NOTES:** 1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS. 2. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 3. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 5. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 6. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

7. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 9. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 11. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 12. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

13. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 14. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 15. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 16. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 17. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 18. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

19. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 20. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 21. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 22. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

23. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 24. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 25. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 26. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

27. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 28. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 29. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 30. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

31. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 32. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 33. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 34. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

35. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 36. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 37. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 38. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

39. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 40. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 41. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 42. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

43. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 44. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 45. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 46. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

47. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 48. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 49. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 50. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

51. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 52. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 53. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 54. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

55. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 56. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 57. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 58. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

59. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 60. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 61. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 62. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

63. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 64. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 65. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 66. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

67. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 68. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 69. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 70. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

71. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 72. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 73. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 74. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

75. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 76. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 77. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 78. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

79. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 80. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 81. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 82. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

83. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 84. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 85. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 86. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

87. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 88. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 89. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 90. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

91. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 92. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 93. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 94. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

95. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 96. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 97. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 98. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

99. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 100. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 101. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 102. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

103. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 104. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 105. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 106. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

107. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 108. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 109. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 110. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

111. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 112. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 113. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 114. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

115. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 116. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 117. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 118. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

119. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 120. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 121. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 122. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

123. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 124. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 125. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 126. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

127. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 128. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 129. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 130. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

131. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 132. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 133. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 134. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

135. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 136. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 137. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 138. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

139. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 140. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 141. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 142. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

143. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 144. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 145. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 146. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

147. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 148. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 149. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 150. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

151. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 152. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 153. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 154. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

155. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 156. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 157. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 158. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

159. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 160. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 161. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 162. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

163. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 164. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 165. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 166. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

167. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 168. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 169. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 170. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

171. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 172. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 173. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 174. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

175. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 176. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 177. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 178. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

179. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 180. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 181. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 182. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

183. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 184. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 185. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 186. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

187. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 188. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 189. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 190. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

191. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 192. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 193. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 194. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

195. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 196. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 197. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 198. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

199. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 200. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 201. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 202. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

203. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 204. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. 205. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. 206. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

**B. DEMOLITION:**

1. AS REQUIRED TO INSTALL NEW SCOPE OF WORK.  
2. ALL DEBRIS TO BE PROMPTLY REMOVED FROM SITE.

3. ANY DAMAGE DONE TO FLOORS, WALLS, ETC. DUE TO REMOVAL OF EXISTING PARTITIONS, PLUMBING FIXTURES, OR ANYTHING REMOVED IN ORDER TO COMPLETE THE SCOPE OF WORK AS INDICATED ON DRAWINGS SHOULD BE PATCHED TO MATCH EXISTING AND MEET DESIGNER'S AND OWNER'S APPROVAL.

4. SEAL ALL VENTS AND OPENINGS AS REQUIRED DURING DEMOLITION TO PREVENT DUST DAMAGE ACROSS ROOMS.

5. SHOP CONTRACTOR TO REMOVE ALL FURNITURE, APPLIANCES, ETC., IN ORDER TO ALLOW FOR NEW CONSTRUCTION AS SHOWN.

6. CONTRACTOR TO PROVIDE ALL SCAFFOLDING AND BRIDGING AS REQUIRED TO COMPLETE SCOPE OF WORK.

7. FOR ALL NEW STONE AND WOOD FLOORING, CONTRACTOR IS TO REMOVE ANY EXISTING SUBSTRATE AS REQUIRED TO KEEP FLOORS LEVEL AND TRUE.

8. WHEN DEMOLITION IS REQUIRED ON SITE: 1) ALL DEBRIS SHALL BE WET AT THE TIME OF HANDLING TO PREVENT DUST. 2) NO STRUCTURAL MEMBER OF ANY KIND SHALL BE DEMOLISHED UNTIL THE STORY ABOVE IS COMPLETELY REMOVED. 3) FREE FALL DUMPING OVER EXTERIOR WALL WILL NOT BE ALLOWED. 4) DEMOLITION PERMIT SHALL BE OBTAINED BY A LICENSED WRECKING CONTRACTOR (CLASS C-21) OR A LICENSED GENERAL CONTRACTOR (CLASS B-1). 5) CONTRACTOR SHALL USE NEGATIVE PRESSURE MACHINES AND HEPA FILTERS THROUGHOUT DEMOLITION TO REDUCE AIRBORNE DUST.

**C. PRODUCT NOTES:**

1. ALL PRODUCTS SPECIFIED SHALL BE PROVIDED IN LOCATIONS INDICATED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS.

2. PROVIDE BLOCKING WITHIN ALL WALLS TO SECURE SHELVING WHERE REQUIRED.

3. GENERAL CONTRACTOR (GC) TO ENSURE THAT ALL APPLIANCES, TO INCLUDE CONDENSER AND AIR HANDLING UNITS, ARE OPERATIONAL BEFORE HANDING OVER TO OWNER, ENSURE THAT ALL POWER, WATER AND VENTILATION PROVIDE AS NECESSARY.

4. GC TO PROVIDE OWNER WITH PROJECT MANUALS AT CLOSE OF JOB INCLUDING ALL OWNER'S MANUALS AND WARRANTIES FOR ALL EQUIPMENT AND APPLIANCES INSTALLED WITHIN THE SCOPE OF WORK.

**D. POWER AND TELEPHONE NOTES:**

1. PROVIDE ALL ELECTRICAL WORK AS INDICATED ON OR IMPLIED BY THE CONTRACT DOCUMENTS.

2. PROVIDE ALL ELECTRICAL POWER AS REQUIRED BY TELEPHONE COMPANY. PROVIDE TELEPHONE AND DATA WIRING IN LOCATIONS INDICATED AND ALL NECESSARY CONDUIT, VOICE WIRING TO BE CAT3, DATA WIRING TO BE CAT6. PATCH PANEL TO BE PROVIDED IN LOCATION INDICATED. TERMINATIONS TO BE PROVIDED BY GC AT LOCATIONS INDICATED. TELEPHONE EQUIPMENT TO BE PROVIDED BY OTHERS.

3. ALL ELECTRICAL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.

4. ALL WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENT OF ALL AUTHORITIES HAVING JURISDICTION.

5. ALL ELECTRICAL, SPEAKER, AND TELEPHONE WIRING SHALL BE CONCEALED IN DRYWALL AND/OR CEILING. INSTALL SPEAKER WIRE IN LOCATIONS INDICATED. TERMINATIONS AND SPEAKER INSTALLATION ARE BY OTHERS.

6. ALL ELECTRICAL, SPEAKER AND LIGHTING WORK IN CONJUNCTION WITH CABINET WORK SHALL BE COORDINATED WITH THE MILLWORK CONTRACTOR.

7. REFER TO ELEVATIONS FOR DIMENSIONED LOCATIONS OF SWITCHES, PLATES, AND OTHER EQUIPMENT.

8. ALL 125-V RECEPTACLES IN GARAGE (INCLUDING ANY CEILING OUTLETS) SHALL HAVE GFCI PROTECTION.

9. ALL 125-V RECEPTACLES SERVING COUNTER TOP SURFACES IN THE KITCHEN SHALL HAVE GFCI PROTECTION.

10. ALL 120-V BRANCH CIRCUITS SUPPLYING OUTLETS IN CLOSETS, HALLWAYS, BEDROOMS AND OTHER HABITABLE ROOMS (EXCEPT KITCHEN) SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI).

11. RECEPTACLE OUTLETS IN HABITABLE ROOMS SHALL BE SPACED 12' O.C. MAXIMUM AND SHALL BE LOCATED WITHIN 6' OF WALL ENDS, DOOR OPENINGS, AND AT EVERY 2' OR WIDER WALL.

12. RECEPTACLE OUTLETS AT KITCHEN COUNTER-TOPS SHALL BE SPACED AT 4' O.C. MAXIMUM AND WITHIN 2' OF ENDS/BREAKS OF COUNTERS.

13. PROVIDE AT LEAST ONE OUTDOOR RECEPTACLE OUTLET WITH WEATHER PROOF COVER AND GFCI AT FRONT AND REAR OF DWELLING UNIT AND AT DECK/BALCONY (EXCEPTION: DECK/BALCONY WITH USABLE AREA LESS THAN 20 SQ. FT.

14. ALL RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLE.

15. BATHROOM RECEPTACLES SHALL BE SERVED BY A DEDICATED 20 AMP CIRCUIT.

16. PROVIDE A WALL SWITCHED-CONTROLLED LIGHTING OUTLET ON THE EXTERIOR SIDE OF OUTDOOR ENTRANCES OR EXITS WITH GRADE LEVEL ACCESS.

**E. CEILING & LIGHTING NOTES:**

1. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING LIGHTING AT JOB SITE. CONTRACTOR TO NOTIFY DESIGNER OF ANY DISCREPANCIES IN FIELD.

2. PROVIDE LIGHTING FIXTURES INCLUDING RELATED ELECTRICAL WORK AND LAMPING OF TYPES AND INSTALL AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS IN LOCATIONS AS INDICATED ON THE DRAWINGS.

3. SUBMIT CUTS OF ALL LIGHTING FIXTURES FOR DESIGNER'S REVIEW AND APPROVAL PRIOR TO INSTALLATION.

4. ALL FIXTURES SHALL BE REMOTE SWITCHED UNLESS OTHERWISE NOTED.

5. ALL CEILING WORK SHALL BE SQUARE AND LEVEL.

6. PROVIDE CUTOUTS IN CEILING AS REQUIRED FOR NEW CONDUITS.

7. ALL WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION AND WITH CEILING MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS.

8. ALL ACCESS PANELS TO BE RECESSED ACCESS DOORS FOR DRYWALL SURFACES.

9. REFER TO DESIGNER OR REFLECTED CEILING PLANS FOR LOCATIONS OF SPEAKERS. WHERE DIMENSIONED NOT NOTED, GC TO COORDINATE PLACEMENT WITH DESIGNER.

10. COORDINATE CEILING FRAMEWORK ALL TRADES.

11. ALL REVEALS IN CEILINGS TO BE FRY REGLET EXTRUDED ALUMINUM AS NOTED IN CEILING DETAILS.

12. REFER TO DESIGN ELEVATIONS FOR DIMENSIONED LOCATIONS OF SWITCHES. WHERE DIMENSIONED LOCATIONS ARE NOT NOTED, GC TO COORDINATE PLACEMENT WITH DESIGNER.

**F. MILLWORK:**

1. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. CONTRACTOR TO NOTIFY DESIGNER OF ANY DISCREPANCIES IN FIELD.

2. CONTRACTOR SHALL CHECK JOB PROGRESS AND COORDINATE WITH OTHER TRADES INVOLVED.

3. PERFORM ALL FABRICATION FROM FIELD MEASUREMENT WITH PROVISION FOR SCRIBING AS REQUIRED TO MEET BUILT-IN CONDITIONS.

4. ALL MILLWORK TO INCLUDE INSTALLATION SHALL BE AW1 'PREMIUM GRADE.'

5. ALL WOOD SHALL BE FIRE-RATED IN ACCORDANCE WITH LOCAL FIRE RATING REGULATIONS.

6. GROUNDS, FURRING, STRAPPING AND BLOCKING SHALL BE FREE FROM KNOTS WHICH WOULD AFFECT THE STRENGTH OR RENDER NAILING DIFFICULT.

7. ALL MATERIALS FOR WOODWORK SHALL BE THOROUGHLY KILN-DRIED.

8. ALL FINISHED WORK SHALL AS FAR AS PRACTICABLE, BE ASSEMBLED AND FINISHED IN THE SHOP AND DELIVERED TO THE BUILDING READY TO ERRECT IN PLACE.

9. ALL WORK SHALL BE FABRICATED, ASSEMBLED, FINISHED AND ERECTED IN ACCORDANCE WITH AW1 'PREMIUM GRADE' STANDARDS. SURFACES AND EDGES SHALL BE TRUE, STRAIGHT, AND FREE FROM ALL MACHINE AND TOOL MARKINGS, BRUISES, INDENTATIONS, CHIPS OR ABRASIONS.

10. WHERE MEMBERS ARE MITERED OR BUTTED, THEY SHALL BE JOINED AND IN A MANNER TO INSURE AGAINST THE JOINT OPENING.

11. PROVIDE ALL CABINET DOOR AND SHELVING WORK HARDWARE AS REQUIRED FOR A COMPLETE INSTALLATION. REFER TO HARDWARE SCHEDULE.

12. AFTER TOTAL COMPLETION OF ERECTION, ALL NAIL HOLES, SCRATCHES AND OPEN JOINTS SHALL BE FILED AND TOUCHED UP SO AS TO BE INVISIBLE.

13. ALL WHITE LACQUER MDO AND WOOD VENEER PLYWOOD TO RECEIVE SOLID EDGE BANDING TO CONCEAL LAMINATIONS. EDGE BANDING TO BE VENEER THICK UNLESS OTHERWISE NOTED.

14. FLITCHES TO BE MAXIMUM PRACTICABLE WIDTHS AND FULL HEIGHT IN SEQUENTIAL BOOK MATCH PATTERN. GRAIN DIRECTION ON WALL PANELS AND CABINET FACES TO BE VERTICAL UNLESS OTHERWISE NOTED. ARCHITECT TO REVIEW SELECTION PRIOR TO PURCHASE.

15. FABRICATE UNITS IN LARGEST PRACTICABLE SECTIONS. ASSEMBLE IN THE SHOP FOR TRIAL FIT. DISASSEMBLE FOR SHIPMENT AND REASSEMBLE WITH CONCEALED FASTENERS.

16. MAINTAIN RELATIVE HUMIDITY AND TEMPERATURE DURING FABRICATION, STORAGE AND FINISHING OPERATIONS MATCHING THAT OF THE AREAS OF INSTALLATION.

17. FACTORY FINISH ALL ITEMS WHERE POSSIBLE. DEFER FINAL TOUCH-UP, CLEANING AND POLISHING UNTIL AFTER DELIVERY AND INSTALLATION.

18. PANELING - PROVIDE CONCEALED WOOD BLOCKING AND FRAMING, ANCHORS, CLIPS, SPLINES, SUPPORTING AND ATTACHING DEVICES. PROVIDE CUT-OUTS TO RECEIVE ATTACHMENTS, MECHANICAL AND ELECTRICAL WORK AS REQUIRED.

19. MAKE ALL JOINTS HAIRLINE TIGHT, FITTED ACCURATELY AND JOINTED WITH HARDWOOD SPLINES OR DOWELS, GLUED TOGETHER OR BY OTHER METHOD APPROVED BY DESIGNER. USE SCREWS, NOT NAILS, FOR FASTENING TO GYPSUM BOARD.

20. ALL DRAWERS SHALL BE MAXIMUM DEPTH OF THE HOUSE CABINET W/ FULL EXTENSION, SOFT CLOSING SLIDES, 100 LBS MIN





BLD2303-00021  
06/26/23

2/2/24

Section # & Req. ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.2.1, 402.2.2, 402.2.6 (F11)	Ceiling insulation R-value.	R-___ <input type="checkbox"/> Wood <input type="checkbox"/> Steel	R-___ <input type="checkbox"/> Wood <input type="checkbox"/> Steel	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
403.1.1.1, 403.1.1.2 (F12)	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 R".			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.2.3 (F12)	Vented attics with air permeable insulation include baffles adjacent to soffit and soffit vents that extend over insulation.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.2.4 (F13)	Attic access hatch and door insulation R-value of the adjacent assembly.	R-___	R-___	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.1.1, 402.4.1.2 (F17)	Blower door test @ 50 Pa, <=5 aCh in Climate Zones 1,2, and <=3 aCh in Climate Zones 3-8.	ACH 50 = ___	ACH 50 = ___	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3 (F17)	Ducts are pressure tested to determine air leakage with either: Rough-in test: Total leakage measured with pressure differential of 0.1 inch (e.g. across the system including the manufacturer's air handler enclosure) or final test: Post-construction test: Total leakage measured with pressure differential of 0.1 inch (e.g. across the entire system including the manufacturer's air handler enclosure).	cmh/100 R"	cmh/100 R"	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.4 (F14)	Duct tightness test result of <=4 cmh/100 R" across the system or <=3 cmh/100 R" without air handler @ 25 Pa. For rough-in tests, verification may need to occur during framing inspection for <=3 inches in diameter.	cmh/100 R"	cmh/100 R"	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.2.1 (F14)	Air handler leakage designated by manufacturer at <=2% of design air flow.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.1.1 (F19)	Programmable thermostats installed for control of primary heating and cooling systems and initially set by manufacturer to code specifications.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.1.2 (F19)	Heat pump thermostat installed on heat pumps.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.1.3 (F19)	Circulating service hot water systems have automatic or accessible manual controls.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)  
Project Title: 121 Badger Lane ADU Report date: 01/25/23  
Data filename: Page 8 of 10

Section # & Req. ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.1.4 (F11)	Door U-Factor.	U-___	U-___	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
402.1.1, 402.1.1.1, 402.2.3 (F12)	Glazing U-Factor (area-weighted average).	U-___	U-___	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
402.1.1, 402.1.4, 402.2.3 (F15)	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.1.1, 402.1.4, 402.2.3 (F15)	Skylight U-Factor.	U-___	U-___	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
402.4.1.1 (F17)	Air barrier and thermal barrier installed per manufacturer's instructions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.3 (F18)	Fenestration that is not site built is listed and labeled as meeting AAMA WDMA/CSA 1013.5 Z9440 or has certification per NFRC 400 that do not exceed code limits.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.3 (F18)	IC-rated recessed lighting fixtures located at housing/interior finish and labeled to indicate <=2.0 cfm leakage @ 75 Pa.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.1.1 (F12)	Supply and return ducts in attics insulated >= R-8 where duct is >= 3 inches in diameter and >= R-6 where < 3 inches. Supply and return ducts in other portions of the building insulated >= R-6 for diameter >= 3 inches and R-4.2 for < 3 inches in diameter.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.1.2 (F12)	Ducts, air handlers and filter boxes are sealed with joints/combs compliant with International Mechanical Code or International Residential Code, as applicable.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.1.5 (F15)	Building cavities are not used as ducts or plenums.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.4 (F17)	HVAC piping conveying fluids above 125°F or chilled fluids below 55°F are insulated to air-3.	R-___	R-___	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)  
Project Title: 121 Badger Lane ADU Report date: 01/25/23  
Data filename: Page 5 of 10

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2018 IECC requirements in REScheck Version: REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name: \_\_\_\_\_ Title: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Project Title: 121 Badger Lane ADU Report date: 01/25/23  
Data filename: Page 2 of 10

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
P.O. BOX 14001-174  
KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO J ROCKETT DESIGN**  
1031 W. MANCHESTER BLVD, UNIT 6  
INGLEWOOD, CA 90301  
TEL: 213.784.0014

SURVEYOR:  
**GALENA ENGINEERING, INC.**  
317 NORTH RIVER STREET  
HAILEY, ID 83333  
TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
**SAWTOOTH ENVIRONMENTAL CONSULTING**  
P.O. BOX 2707 / 540 NORTH FIRST AVE  
KETCHUM, ID 83340  
TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
**BROCKWAY ENGINEERING, INC.**  
2016 WASHINGTON ST NORTH, SUITE 4  
TWIN FALLS, ID 83301  
TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
P.O. BOX 1034  
KETCHUM, ID 83340  
TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
323 LEWIS STREET, SUITE N  
KETCHUM, ID 83340  
TEL: 208.726.5907

CIVIL ENGINEER:  
**BENCHMARK ASSOCIATES, P.A.**  
P.O. BOX 733 - 100 BELL DRIVE  
KETCHUM, IDAHO 83340  
TEL: 208.726.9512

STRUCTURAL ENGINEER:  
**LFA**  
319 MAIN STREET  
EL SEGUNDO, CA 90245  
TEL: 213.239.9700

MEP ENGINEER:  
**CEES ENGINEERING SERVICES, LLC**  
1001 W OAK BUILDING B SUITE 107  
BOZEMAN, MT 59715  
TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
**KGM ARCHITECTURAL LIGHTING**  
270 CORAL CIRCLE  
EL SEGUNDO, CA 90245  
TEL: 310.552.2191

Section # & Req. ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.1.1 (F19)	Manufacturer manual for mechanical and water heating systems have been provided.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

Project Title: 121 Badger Lane ADU Report date: 01/25/23  
Data filename: Page 10 of 10

Section # & Req. ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.2.6 (F11)	All installed insulation is labeled or the installed R-value provided.	R-___ <input type="checkbox"/> Wood <input type="checkbox"/> Steel	R-___ <input type="checkbox"/> Wood <input type="checkbox"/> Steel	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
403.2.1 (F14)	Floor insulation installed per manufacturer's instructions and in substantial contact with the underside of the subfloor, or framing cavity insulation is in contact with the top side sheathing, or continuous insulation is installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.1.1, 402.2.2, 402.2.6 (F10)	Wall insulation R-value if this is a masonry wall with at least one side wall insulation on the wall exterior, the exterior insulation requirement applies (F10).	R-___ <input type="checkbox"/> Wood <input type="checkbox"/> Mason <input type="checkbox"/> Steel	R-___ <input type="checkbox"/> Wood <input type="checkbox"/> Mason <input type="checkbox"/> Steel	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
403.2.1 (F14)	Wall insulation is installed per manufacturer's instructions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

Project Title: 121 Badger Lane ADU Report date: 01/25/23  
Data filename: Page 7 of 10

Section # & Req. ID	Foundation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.2 (F10)	Slab edge insulation R-value.	R-___ <input type="checkbox"/> Unheated <input type="checkbox"/> Heated	R-___ <input type="checkbox"/> Unheated <input type="checkbox"/> Heated	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
402.1.2 (F10)	Slab edge insulation depth/length.	R-___	R-___	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
403.2.1 (F14)	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.2.1 (F14)	Snow and ice-melting system controls installed.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

Project Title: 121 Badger Lane ADU Report date: 01/25/23  
Data filename: Page 4 of 10

Generated by REScheck-Web Software  
**Compliance Certificate**

Project: 121 Badger Lane ADU

Energy Code: **2018 IECC**  
Location: **Ketchum, Idaho**  
Construction Type: **Single-Family**  
Project Type: **New Construction**  
Conditioned Floor Area: **1,523 R2**  
Glazing Area: **26%**  
Climate Zone: **6 (R200 HDD)**  
Permit Date: \_\_\_\_\_  
Permit Number: \_\_\_\_\_

Construction Site: 121 Badger Ln, Ketchum, ID 83340  
Owner/Agent: Matt Scroggin, Fossilville Properties, matt@fossilvilleproperties.com  
Designer/Contractor: \_\_\_\_\_

**Compliance: Passes using UA trade-off**  
Compliance: **0.0% Better Than Code** Maximum UA: **404** Your UA: **404**  
This is better or closer than Code table values. See table to compare the results to the code trade-off table.  
IECC 90% provides an estimate of energy use or cost relative to a reference code table.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate code must meet the minimum energy code insulation R-value and depth requirements.

**Envelope Assemblies**

Assembly	Gross Area of Perimeter	Cavity R-Value	Cont. R-Value	Prns. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Flat Ceilings: Flat Ceiling or Scissor Truss	111	49.0	0.0	0.026	0.026	3	3
Vaulted Ceilings: Cathedral Ceiling	984	54.0	0.0	0.020	0.026	20	25
Skylight: Metal Frame	9	0.550	0.550	5	5	5	5
Exterior Walls: Wood Frame, 16" o.c.	2,238	27.0	0.0	0.051	0.043	85	75
Entry Door: Solid Door (under 50% glazing)	33	0.350	0.300	12	10	12	10
Mesh Door: Solid Door (under 50% glazing)	24	0.350	0.300	8	7	8	7
Sliding Glass Doors: Glass Door (over 50% glazing)	385	0.300	0.300	116	116	116	116
Windows: Metal Frame	423	0.270	0.300	114	127	114	127
Walls Adjacent to Garage: Wood Frame, 16" o.c.	582	23.0	0.0	0.055	0.045	31	25
Door to Garage: Solid Door (under 50% glazing)	24	0.350	0.300	8	7	8	7
Floor over Garage: All-Wood joist/truss	18	38.0	0.0	0.026	0.033	0	1
Floor Overhangs: All-Wood joist/truss	89	38.0	0.0	0.026	0.033	2	3
Slab On-Grade: Slab-On-Grade (Heated) insulation depth: 4.0	148	15.0	0.440	0.645	0	0	0

Project Title: 121 Badger Lane ADU Report date: 01/25/23  
Data filename: Page 1 of 10

**2018 IECC Energy Efficiency Certificate**

**Insulation Rating**

Above-Grade Wall	27.00
Below-Grade Wall	0.00
Floor	15.00
Ceiling / Roof	54.00

**Ductwork (unconditioned spaces):**

Glass & Door Rating	U-Factor	SHGC
Window	0.27	
Door	0.30	
Skylight	0.55	

**Heating & Cooling Equipment Efficiency**

Heating System:	_____
Cooling System:	_____
Water Heater:	_____

Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Comments: \_\_\_\_\_

0 02.28.23 BUILDING PERMIT  
NO DATE ISSUE

PROJECT:  
**BADGER RESIDENCE**  
121 BADGER LANE  
KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**ENERGY COMPLIANCE- ADU**

DRAWING NUMBER:  
**G-006**

PROJECT ARCHITECT  
**RO J ROCKETT DESIGN, INC.**

Section # & Req. ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.1.1 (F19)	All mechanical ventilation systems are not part of tested and listed HVAC equipment meet efficiency and air flow limits per Table A03.5.1.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.2 (F16)	Hot water boilers supplying heat through one- or two-pipe heating systems have outdoor setback control to lower boiler water temperature based on outdoor temperature.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.1.1 (F18)	Heated water circulation systems have a circulation pump. The system return pipe is a dedicated return pipe or a cold water supply pipe. Gravity and thermosiphon circulation systems are not present. Controls for circulating hot water system pumps start the pump with signal for the water demand and the automatically turn off the pump when water is in circulation loop at set-point temperature and no demand for hot water exists.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.1.2 (F19)	Electric water timer systems comply with IEEE 5.3.3.3 or UL 163. Controls automatically adjust the energy input to the heat energy to maintain the desired water temperature in the pipes.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.2 (F19)	Demand recirculation water systems have controls that manage operation of the pump, and limit the temperature of the water entering the cold water pipes to <= 120°F.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.4 (F11)	Drain water heat recovery units tested in accordance with CSA 455.1. Reliable water-side pressure loss of drain water heat recovery units <= 3 psi for individual units connected to one or two showers. Reliable water-side pressure loss of drain water heat recovery units <= 2 psi for individual units connected to three or more showers.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
404.1 (F18)	90% or more of permanent fixtures have high efficiency lamps.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
404.1.1 (F12)	Fuel gas lighting systems have no continuous pilot light.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403 (F17)	Compliance certificate posted.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)  
Project Title: 121 Badger Lane ADU Report date: 01/25/23  
Data filename: Page 9 of 10

Section # & Req. ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.1.1 (F12)	Protection of insulation on HVAC piping.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.3 (F18)	Hot water pipes are insulated to air-3.	R-___	R-___	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.6 (F19)	Automatic or gravity drains are installed on all outdoor air intakes and exhausts.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

Project Title: 121 Badger Lane ADU Report date: 01/25/23  
Data filename: Page 7 of 10

**REScheck Software Version: REScheck-Web Inspection Checklist**  
Energy Code: 2018 IECC

Requirements: 0.0% were addressed directly in the REScheck software. Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req. ID	Pre-Inspection/Plan Review	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
103.1, 103.2 (F11)	Construction drawings and documentation demonstrate energy code compliance for the building envelope. Thermal envelope represented on construction documents.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
103.1, 403.7 (F13)	Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Systems serving multiple dwelling units must demonstrate compliance with the IECC Commercial Provisions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.1, 403.2 (F12)	Heating and cooling equipment is sized per ACCA Manual S based on loads calculated per ACCA Manual J or other methods approved by the code official.	Heating: Btu/h _____ Cooling: Btu/h _____	Heating: Btu/h _____ Cooling: Btu/h _____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

Project Title: 121 Badger Lane ADU Report date: 01/25/23  
Data filename: Page 3 of 10

**2018 IECC Energy Efficiency Certificate**

**Insulation Rating**

Above-Grade Wall	27.00
Below-Grade Wall	0.00
Floor	15.00
Ceiling / Roof	54.00

**Ductwork (unconditioned spaces):**

Glass & Door Rating	U-Factor	SHGC
Window	0.27	
Door	0.30	
Skylight	0.55	

**Heating & Cooling Equipment Efficiency**

Heating System:	_____
Cooling System:	_____
Water Heater:	_____

Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Comments: \_\_\_\_\_

0 02.28.23 BUILDING PERMIT  
NO DATE ISSUE

PROJECT:  
**BADGER RESIDENCE**  
121 BADGER LANE  
KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**ENERGY COMPLIANCE- ADU**

DRAWING NUMBER:  
**G-006**

PROJECT ARCHITECT  
**RO J ROCKETT DESIGN, INC.**

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**ENERGY COMPLIANCE- ADU**

DRAWING NUMBER:  
**G-006**

PROJECT ARCHITECT  
**RO J ROCKETT DESIGN, INC.**



Approved  
 These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021  
 06/26/23

2/25/23

Summary of Results of the Design Phase

No Mandatory items missing on the "Overview (Design)" page

Location: 121 Badger Lane - ADU, Ketchum, Idaho 83340

Chapter	Points Required			Points Claimed	Mandatory Practices	No Items
	Required	Score	Target			
Chapter 6: Lot Grading, Preparation, and Development	100	100	100	100	✓	✓
Chapter 6: Resource Efficiency	45	45	45	45	✓	✓
Chapter 6: Energy Efficiency	15	15	15	15	✓	✓
Chapter 6: Water Efficiency	25	25	25	25	✓	✓
Chapter 6: Indoor Environmental Quality	15	15	15	15	✓	✓
Chapter 20: Operation, Maintenance, and Building Owner Education	8	8	8	8	✓	✓
Additional points required due to LEED v4.0 (2013)	0	0	0	0		
<b>Total points required</b>	<b>203</b>	<b>203</b>	<b>203</b>	<b>203</b>		
Additional Points Claimed	241	166	36	166		
<b>Overall Level Achieved for Design</b>	<b>Silver</b>					

\*REFER TO DOCUMENT SUBMITTAL FOR COMPLETE WORKBOOK SPREADSHEET

2 SCALE: NA NGBS SUMMARY - ADU

Summary of Results of the Design Phase

No Mandatory items missing on the "Overview (Design)" page

Location: 121 Badger Lane, Ketchum, Idaho 83340

Chapter	Points Required			Points Claimed	Mandatory Practices	No Items
	Required	Score	Target			
Chapter 6: Lot Grading, Preparation, and Development	100	100	100	100	✓	✓
Chapter 6: Resource Efficiency	45	45	45	45	✓	✓
Chapter 6: Energy Efficiency	15	15	15	15	✓	✓
Chapter 6: Water Efficiency	25	25	25	25	✓	✓
Chapter 6: Indoor Environmental Quality	15	15	15	15	✓	✓
Chapter 20: Operation, Maintenance, and Building Owner Education	8	8	8	8	✓	✓
Additional points required due to LEED v4.0 (2013)	0	0	0	0		
<b>Total points required</b>	<b>203</b>	<b>203</b>	<b>203</b>	<b>203</b>		
Additional Points Claimed	241	166	36	166		
<b>Overall Level Achieved for Design</b>	<b>Silver</b>					

\*REFER TO DOCUMENT SUBMITTAL FOR COMPLETE WORKBOOK SPREADSHEET

1 SCALE: NA NGBS SUMMARY - MAIN HOUSE

## BADGER RESIDENCE

OWNER:

121 BADGER LANE LLC  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:

RO | ROCKETT DESIGN  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:

GALENA ENGINEERING, INC.  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:

SAWTOOTH ENVIRONMENTAL CONSULTING  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:

BROCKWAY ENGINEERING, INC.  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC.  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:

BYLA  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

CIVIL ENGINEER:

BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

STRUCTURAL ENGINEER:

LFA  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:

CES ENGINEERING SERVICES, LLC  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

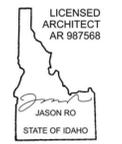
LIGHTING DESIGN CONSULTANT:

KGM ARCHITECTURAL LIGHTING  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

SEAL:



0 02.28.23 BUILDING PERMIT  
 NO DATE ISSUE

PROJECT:

**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER

**#2201**

DRAWING TITLE:

**NATIONAL GREEN BUILDING STANDARDS CERTIFICATION**

DRAWING NUMBER:

**G-008**

**BADGER RESIDENCE**

OWNER:

121 BADGER LANE LLC  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:

RO | ROCKETT DESIGN  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:

GALENA ENGINEERING, INC.  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:

SAWTOOTH ENVIRONMENTAL CONSULTING  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:

BROCKWAY ENGINEERING, INC.  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC.  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:

BYLA  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

CIVIL ENGINEER:

BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

STRUCTURAL ENGINEER:

LFA  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:

CES ENGINEERING SERVICES, LLC  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:

KGM ARCHITECTURAL LIGHTING  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



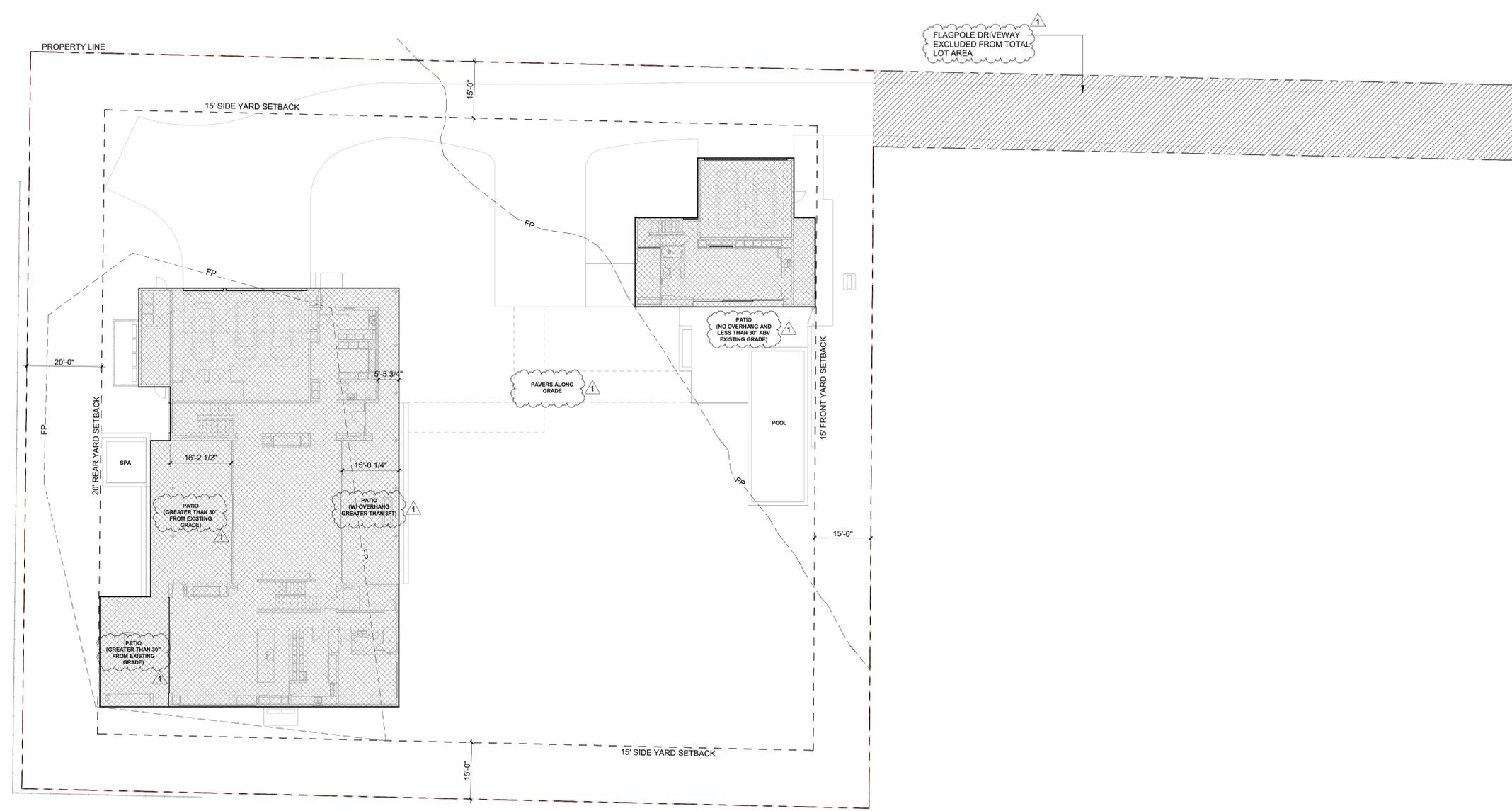
AREA OF BUILDING, PATIOS WITH OVERHANGS GREATER THAN 3 FT AND PATIOS ABOVE 30" FROM EXISTING GRADE AT ANY POINT

**17.08.020 TERMS DEFINED**

BUILDING COVERAGE: THE TOTAL SQUARE FOOTAGE OF THE BUILDING FOUNDATION AND ALL HORIZONTAL PROJECTIONS WHICH CONSTITUTE A "BUILDING" AS DEFINED IN THIS SECTION, BUT NOT INCLUDING ROOF OVERHANGS THAT ARE THREE FEET OR LESS OR UNCOVERED DECKS LESS THAN 30 INCHES ABOVE GRADE. GARAGES AND GUEST HOMES SHALL BE INCLUDED IN BUILDING COVERAGE. THE LOT AREA USED TO DETERMINE BUILDING COVERAGE SHALL BE THAT AREA LANDWARD SIDE OF THE MEAN HIGH WATER MARK ON THE BIG WOOD RIVER, TRAIL CREEK AND WARM SPRINGS CREEK.

TOTAL LOT AREA (EXCLUDING FLAGPOLE DRIVEWAY)  
 = 44,138 SF

TOTAL BUILDING COVERAGE (%) = (9,309 SF / 44,138 SF) X 100 = (21%)  
 MAX BUILDING COVERAGE FOR LR DISTRICT = 35%



1	05.02.23	PERMIT REVIEW- REV 1
0	02.28.23	BUILDING PERMIT SUBMITTAL
NO	DATE	ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**LOT COVERAGE**

DRAWING NUMBER:  
**G-010**

**BADGER RESIDENCE**

**OWNER:**  
 121 BADGER LANE LLC  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

**PROJECT ARCHITECT:**  
 RO | ROCKETT DESIGN  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEDWOOD, CA 90301  
 TEL: 213.784.0014

**SURVEYOR:**  
 GALENA ENGINEERING, INC.  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

**ENVIRONMENTAL CONSULTANT:**  
 SAWTOOTH ENVIRONMENTAL CONSULTING  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

**HYDROLOGY / WATER ENGINEERING:**  
 BROCKWAY ENGINEERING, INC.  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

**GEOTECHNICAL ENGINEER:**  
 BUTLER ASSOCIATES, INC.  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

**LANDSCAPE ARCHITECT:**  
 BYLA  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

**CIVIL ENGINEER:**  
 BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

**STRUCTURAL ENGINEER:**  
 LFA  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

**MEP ENGINEER:**  
 CES ENGINEERING SERVICES, LLC  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

**LIGHTING DESIGN CONSULTANT:**  
 KGM ARCHITECTURAL LIGHTING  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

**SEAL:**  
 LICENCED ARCHITECT  
 AR 987568  
 JASON RO  
 STATE OF IDAHO

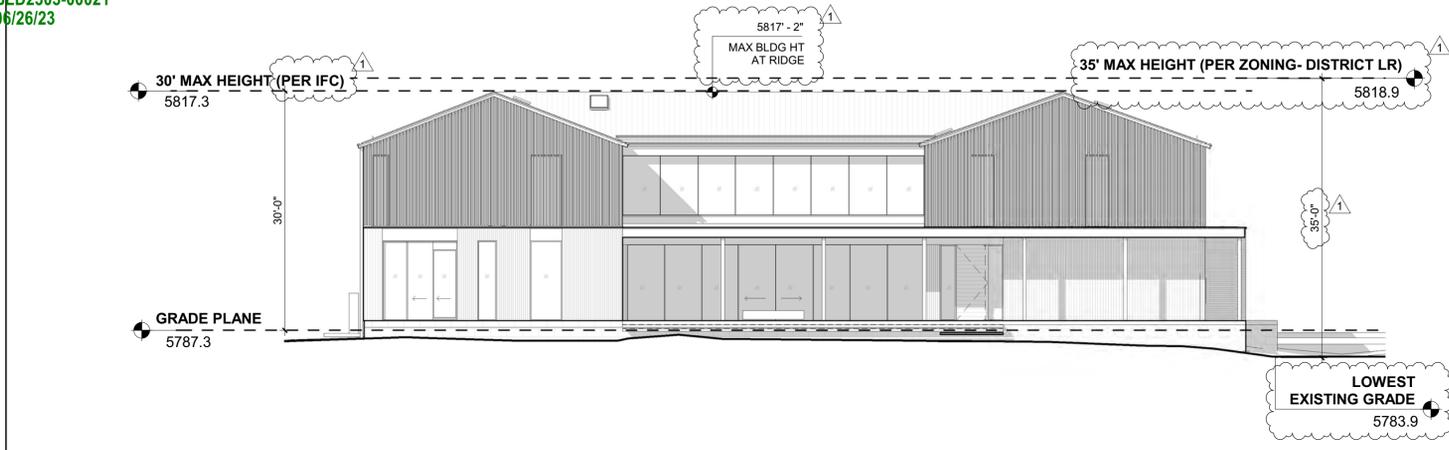
1	05.02.23	PERMIT REVIEW- REV 1
0	02.28.23	BUILDING PERMIT SUBMITTAL
NO	DATE	ISSUE

**PROJECT:**  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

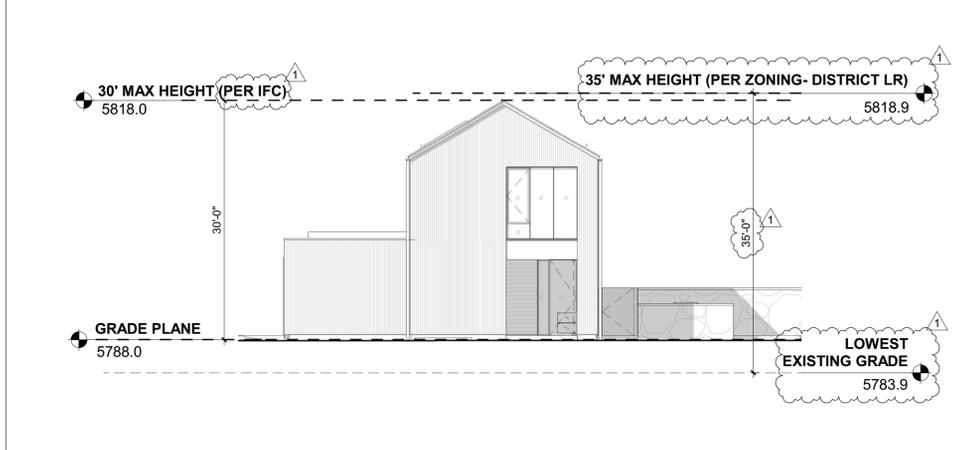
**PROJECT NUMBER:**  
**#2201**

**DRAWING TITLE:**  
**HEIGHT DIAGRAM**

**DRAWING NUMBER:**  
**G-011**



01M 3/32" = 1'-0" MAIN HOUSE ELEVATION



01A 3/32" = 1'-0" ADU ELEVATION

**INTERNATIONAL FIRE CODE (IFC) 2018 - CHAPTER 2 DEFINITIONS:**

**GRADE PLANE.** A REFERENCE PLANE REPRESENTING THE AVERAGE OF FINISHED GROUND LEVEL ADJOINING THE BUILDING AT EXTERIOR WALLS. WHERE THE FINISHED GROUND LEVEL SLOPES AWAY FROM THE EXTERIOR WALLS, THE REFERENCE PLANE SHALL BE ESTABLISHED BY THE LOWEST POINT WITHIN THE AREA BETWEEN THE LOT LINE, OR WHERE THE OT LINE IS MORE THAN 6' FROM THE BUILDING, BETWEEN THE BUILDING AND A POINT 6 FEET FROM THE BUILDING.

**MAIN HOUSE - GRADE PLANE ELEVATION:**

5786.2 + 5786 + 5786.5 + 5785.7 + 5787.5 + 5788.5 + 5788.5 + 5787.5 + 5786.2 + 5785.3 + 5788.5 + 5788.5 + 5788.5 + 5788.5 + 5788.5 + 5787

16

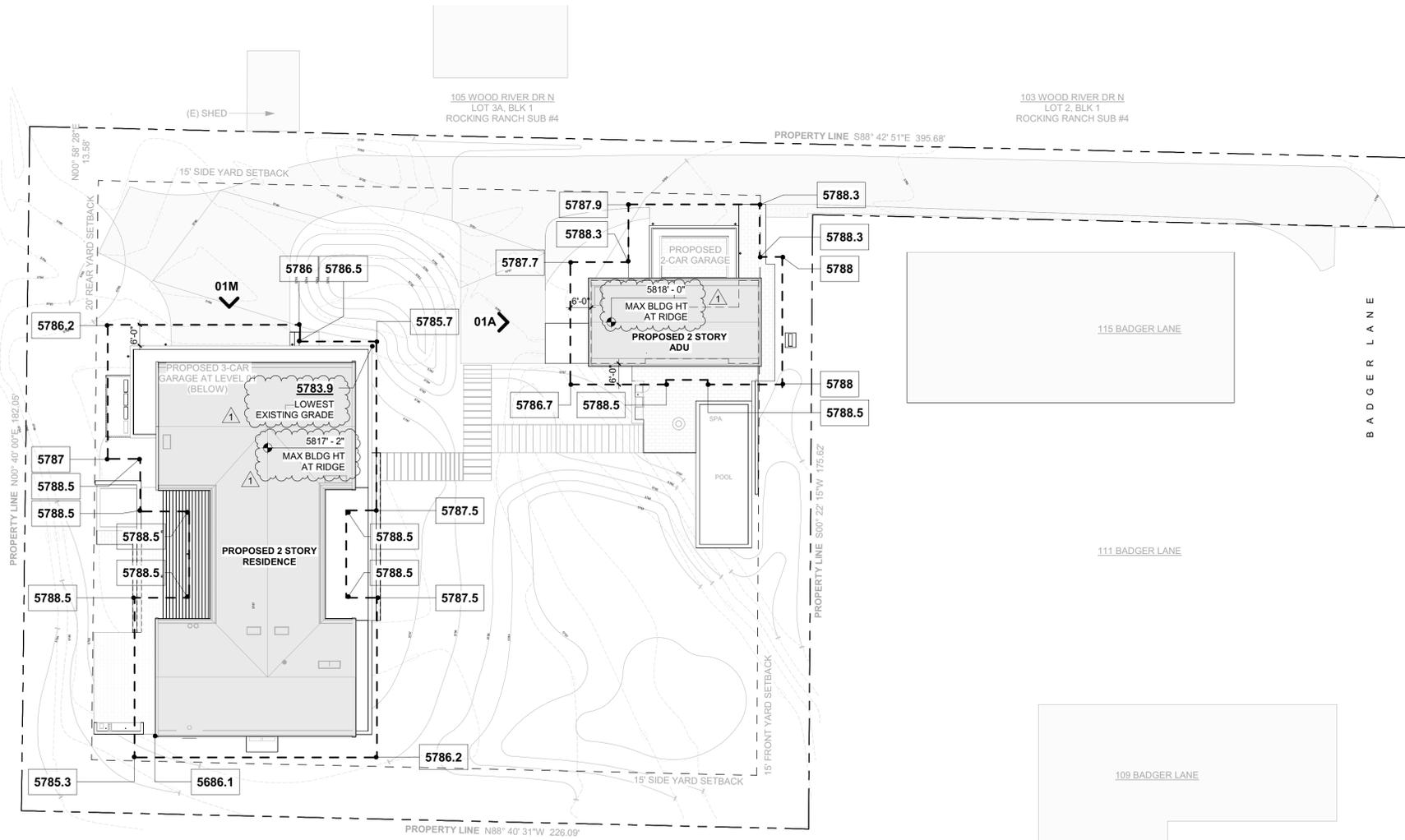
= 5787.3

**ADU - GRADE PLANE ELEVATION:**

5787.9 + 5788.3 + 5788.3 + 5788 + 5788 + 5788.5 + 5788.5 + 5786.7 + 5787.7 + 5788.3

10

= 5788.0

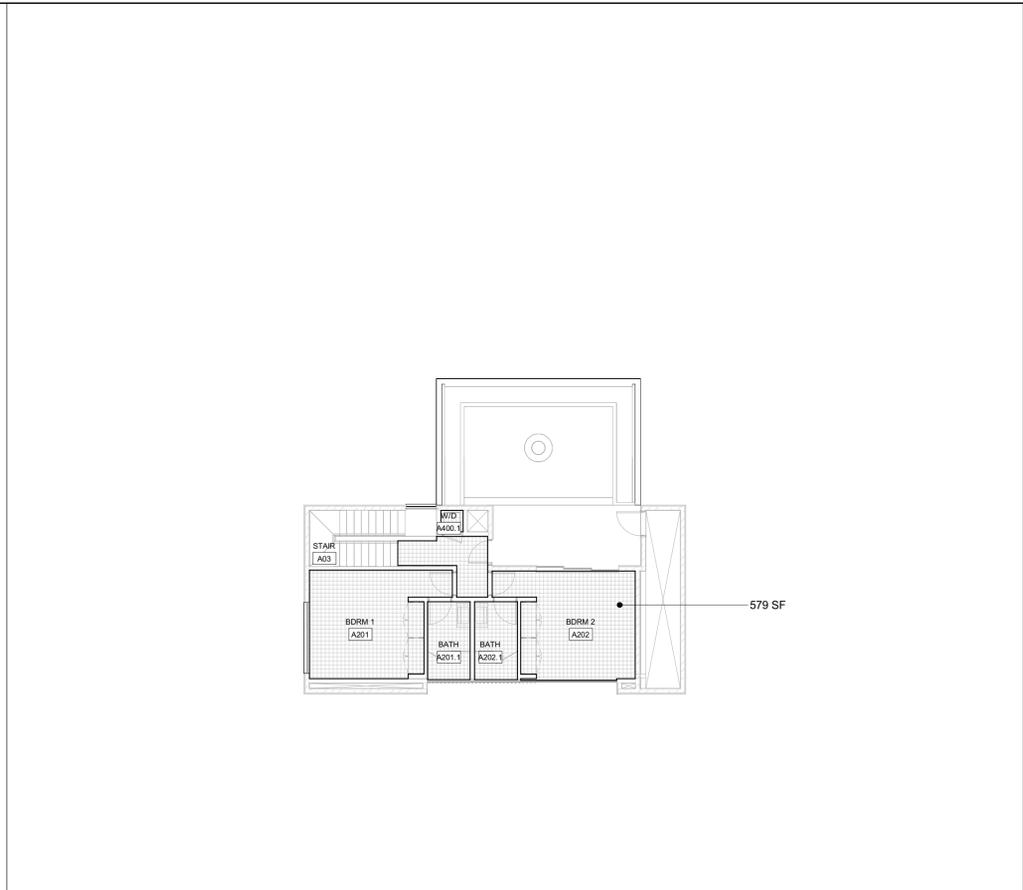




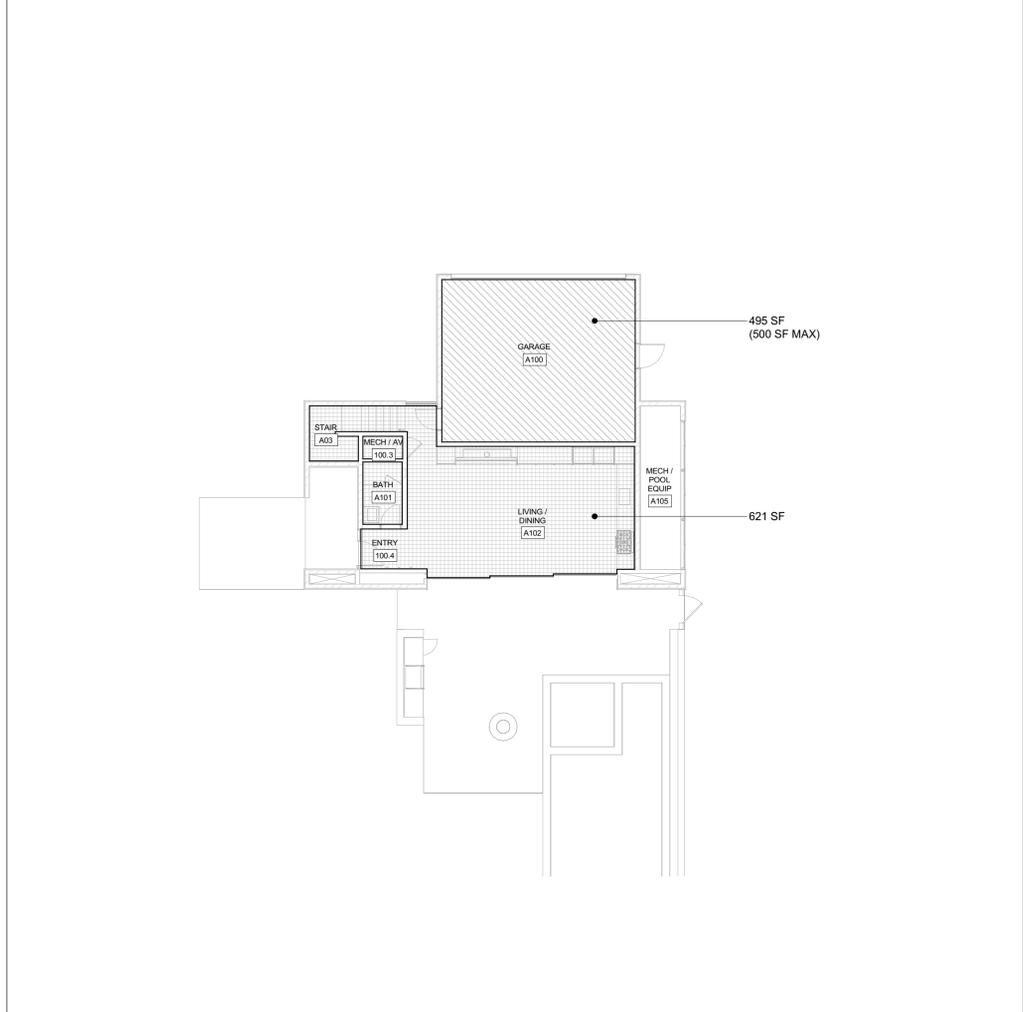
These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021  
06/26/23

2/25



2 3/32" = 1'-0" ADU - LEVEL 02 - NET LIVABLE AREA



1 3/32" = 1'-0" ADU - LEVEL 01 - NET LIVABLE AREA

ADU - NET LIVABLE AREA	
LEVEL	AREA
ADU - LEVEL 01	621 SF
ADU - LEVEL 02	579 SF
<b>TOTAL</b>	<b>1,200 SF</b>

*\*NET LIVABLE AREA (AS CONFIRMED BY CITY OF KETCHUM PLANNING DEPT) IS MEASURED FROM INSIDE FACE OF EXTERIOR WALLS EXCLUDING GARAGE, MECHANICAL ROOMS / SHAFTS, THICKNESS OF INTERIOR WALLS, STAIRS AND DOUBLE HEIGHT SPACES COUNTED ONLY ONCE*

**17.124.070 ACCESSORY DWELLING UNITS**  
 B. UNIT SIZE RESTRICTIONS. ACCESSORY DWELLING UNITS MUST CONTAIN A MINIMUM OF 300 SQUARE FEET OF NET LIVABLE SPACE, BUT CANNOT EXCEED 1,200 SQUARE FEET OF NET LIVABLE SPACE.  
 C. MAXIMUM BUILDING COVERAGE. THE MAXIMUM BUILDING COVERAGE OF AN ACCESSORY DWELLING UNIT, TOGETHER WITH THE PRIMARY DWELLING UNIT, SHALL BE THE COVERAGE REQUIREMENTS OF THE UNDERLYING ZONING DISTRICT SPECIFIED IN SECTION 17.12.030, "DIMENSIONAL STANDARDS, DISTRICTS MATRIX, OF THIS TITLE. IF THE MAXIMUM BUILDING COVERAGE REQUIREMENT CAUSES SIGNIFICANT RESTRICTIONS TO THE CONSTRUCTION OF AN ACCESSORY DWELLING UNIT, AN INCREASE OF NO GREATER THAN FIVE PERCENT MAY BE GRANTED.  
 E. STORAGE. DESIGNATED STORAGE SHALL BE PROVIDED FOR ALL ACCESSORY DWELLING UNITS.

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
**SAWTOOTH ENVIRONMENTAL CONSULTING**  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
**BROCKWAY ENGINEERING, INC.**  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: : 208.726.5907

CIVIL ENGINEER:  
**BENCHMARK ASSOCIATES, P.A.**  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
**CES ENGINEERING SERVICES, LLC**  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
**KGM ARCHITECTURAL LIGHTING**  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



0	02.28.23	BUILDING PERMIT
NO	DATE	ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**AREA CALCULATIONS- ADU NET LIVABLE**

DRAWING NUMBER:  
**G-012**



Approved  
 These plans have been found to be in substantial compliance with the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021  
 06/26/23

FLOOR AREA - CONDITIONED MH	
NAME	AREA
MH LEVEL 01 - CONDITIONED	4023 SF
MH LEVEL 02 - CONDITIONED	3532 SF
	7555 SF

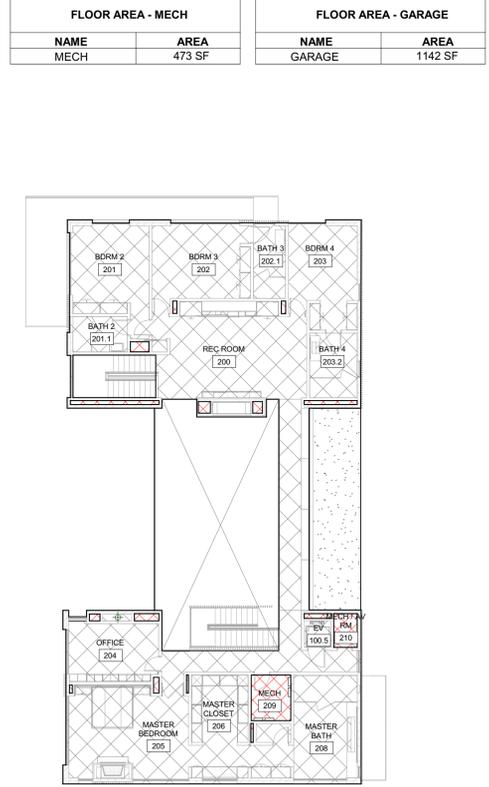
FLOOR AREA - MECH	
NAME	AREA
MECH	473 SF

FLOOR AREA - GARAGE	
NAME	AREA
GARAGE	1142 SF

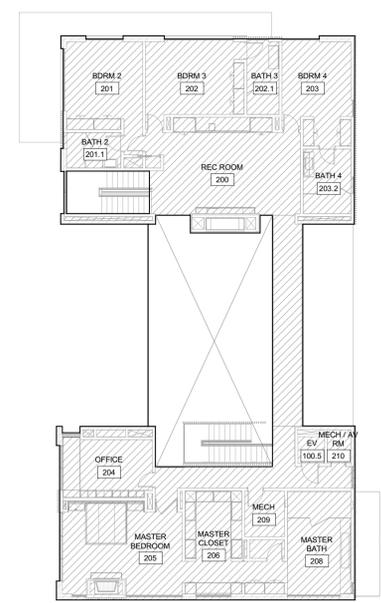
  

FLOOR AREA GROSS	9170 SF
- FLOOR AREA GARAGE	1142 SF
- FLOOR AREA MECH	473 SF
FLOOR AREA CONDITIONED	7555 SF



FLOOR AREA - GROSS	
NAME	AREA
LEVEL 01 - GROSS	5486 SF
LEVEL 02 - GROSS	3683 SF
	9170 SF

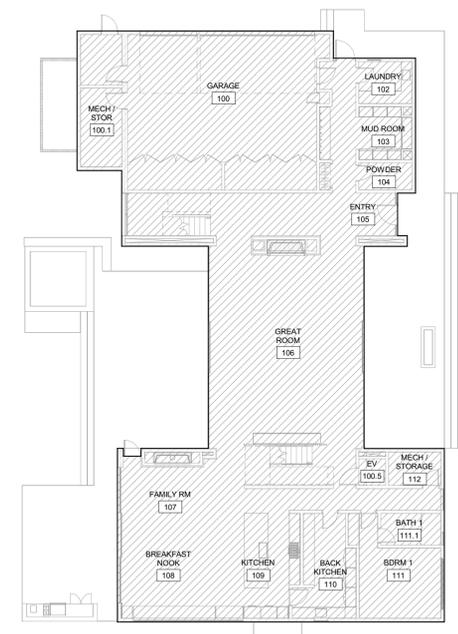
FLOOR AREA GROSS EXCLUDES DOUBLE HEIGHT SPACES AND STAIRS AT TOP LEVEL



2 1/16" = 1'-0" MAIN HOUSE - LEVEL 02 / GROSS AREA

FLOOR AREA - GROSS	
NAME	AREA
LEVEL 01 - GROSS	5486 SF
LEVEL 02 - GROSS	3683 SF
	9170 SF

FLOOR AREA GROSS EXCLUDES DOUBLE HEIGHT SPACES AND STAIRS AT TOP LEVEL



1 1/16" = 1'-0" MAIN HOUSE - LEVEL 01 / GROSS AREA

4 1/16" = 1'-0" MAIN HOUSE - LEVEL 02 / CONDITIONED

FLOOR AREA - CONDITIONED MH	
NAME	AREA
MH LEVEL 01 - CONDITIONED	4023 SF
MH LEVEL 02 - CONDITIONED	3532 SF
	7555 SF

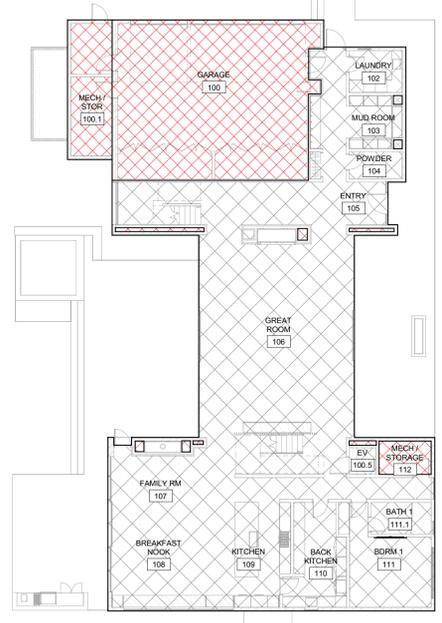
FLOOR AREA - MECH	
NAME	AREA
MECH	473 SF

FLOOR AREA - GARAGE	
NAME	AREA
GARAGE	1142 SF

FLOOR AREA GROSS	9170 SF
- FLOOR AREA GARAGE	1142 SF
- FLOOR AREA MECH	473 SF
FLOOR AREA CONDITIONED	7555 SF



3 1/16" = 1'-0" MAIN HOUSE - LEVEL 01 / CONDITIONED

### BADGER RESIDENCE

OWNER:  
 121 BADGER LANE LLC  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
 RO | ROCKETT DESIGN  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
 GALENA ENGINEERING, INC.  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
 SAWTOOTH ENVIRONMENTAL CONSULTING  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
 BROCKWAY ENGINEERING, INC.  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
 BUTLER ASSOCIATES, INC.  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
 BYLA  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

CIVIL ENGINEER:  
 BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

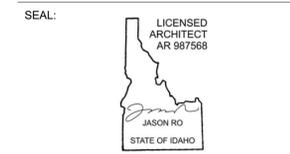
STRUCTURAL ENGINEER:  
 LFA  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
 CES ENGINEERING SERVICES, LLC  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
 KGM ARCHITECTURAL LIGHTING  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



0	02.28.23	BUILDING PERMIT
NO	DATE	ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**AREA CALCULATIONS- MH GROSS / CONDITIONED**

DRAWING NUMBER:  
**G-012.1**



These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

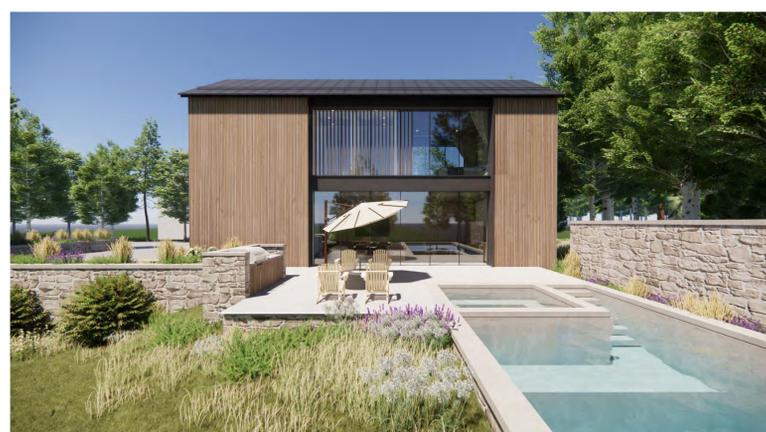
BLD2303-00021  
06/26/23



1 MAIN HOUSE | EAST ELEVATION VIEW - FRONT

2 MAIN HOUSE | NORTH-EAST VIEW - DRIVEWAY

3 MAIN HOUSE | WEST ELEVATION VIEW - REAR



4 ADU | NORTH-EAST VIEW - DRIVEWAY

5 ADU | NORTH-WEST VIEW - GUEST PARKING & ENTRY

6 ADU | SOUTH ELEVATION VIEW - POOL DECK



METAL: ROOF + FASCIAS



WOOD: RAINSCREEN FACADE / SCREENS



CONCRETE: BASE + STEPS



METAL WINDOWS



STONE: LANDSCAPE WALLS

5 EXTERIOR MATERIALS

**BADGER RESIDENCE**

OWNER:  
121 BADGER LANE LLC  
P.O. BOX 14001-174  
KETCHUM, ID 83340

PROJECT ARCHITECT:  
RO | ROCKETT DESIGN  
1031 W. MANCHESTER BLVD, UNIT 6  
INGLEWOOD, CA 90301  
TEL: 213.784.0014

SURVEYOR:  
GALENA ENGINEERING, INC.  
317 NORTH RIVER STREET  
HAILEY, ID 83333  
TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
SAWTOOTH ENVIRONMENTAL CONSULTING  
P.O. BOX 2707 / 540 NORTH FIRST AVE  
KETCHUM, ID 83340  
TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
BROCKWAY ENGINEERING, INC.  
2018 WASHINGTON ST NORTH, SUITE 4  
TWIN FALLS, ID 83301  
TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
BUTLER ASSOCIATES, INC.  
P.O. BOX 1034  
KETCHUM, ID 83340  
TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
BYLA  
323 LEWIS STREET, SUITE N  
KETCHUM, ID 83340  
TEL: 208.726.5907

CIVIL ENGINEER:  
BENCHMARK ASSOCIATES, P.A.  
P.O. BOX 733 - 100 BELL DRIVE  
KETCHUM, IDAHO 83340  
TEL: 208.726.9512

STRUCTURAL ENGINEER:  
LFA  
319 MAIN STREET  
EL SEGUNDO, CA 90245  
TEL: 213.239.9700

MEP ENGINEER:  
CES ENGINEERING SERVICES, LLC  
1001 W OAK BUILDING B SUITE 107  
BOZEMAN, MT 59715  
TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
KGM ARCHITECTURAL LIGHTING  
270 CORAL CIRCLE  
EL SEGUNDO, CA 90245  
TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

SEAL:  
LICENSIED ARCHITECT  
AR 987568  
JASON RO  
STATE OF IDAHO

0 02.28.23 BUILDING PERMIT  
NO DATE ISSUE

PROJECT:  
**BADGER RESIDENCE**  
121 BADGER LANE  
KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**



DRAWING TITLE:  
**PERSPECTIVE VIEWS & MATERIALS**

DRAWING NUMBER:

**G-013**

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
**SAWTOOTH ENVIRONMENTAL CONSULTING**  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
**BROCKWAY ENGINEERING, INC.**  
 2016 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

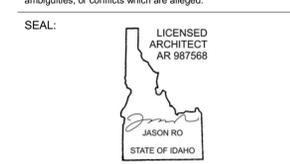
CIVIL ENGINEER:  
**BENCHMARK ASSOCIATES, P.A.**  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
**CES ENGINEERING SERVICES, LLC**  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
**KGM ARCHITECTURAL LIGHTING**  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.  
 RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



0	02.28.23	BUILDING PERMIT
NO	DATE	ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

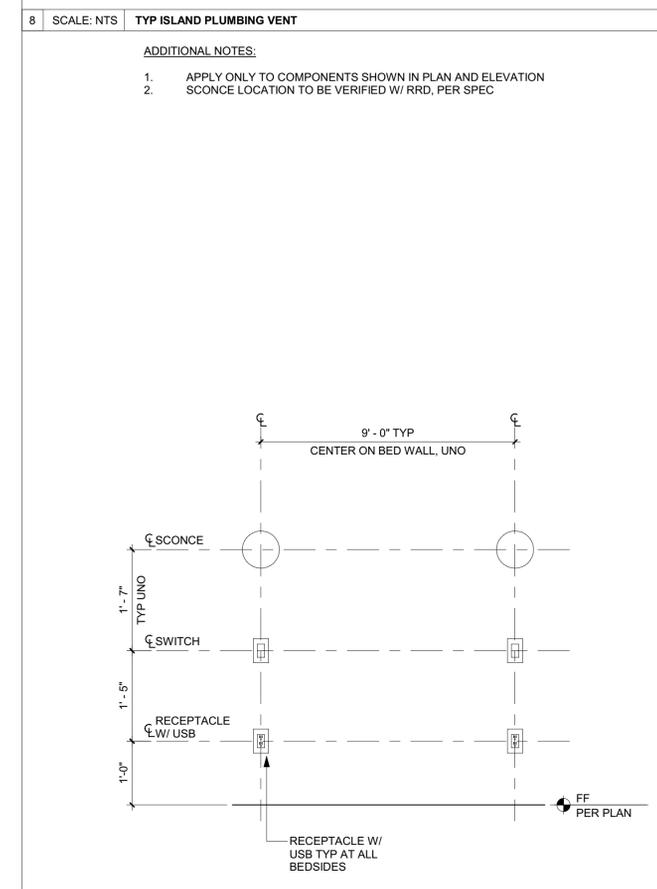
PROJECT NUMBER:  
**#2201**

DRAWING TITLE:  
**TYPICAL MOUNTING HEIGHTS**

DRAWING NUMBER:  
**G-014**

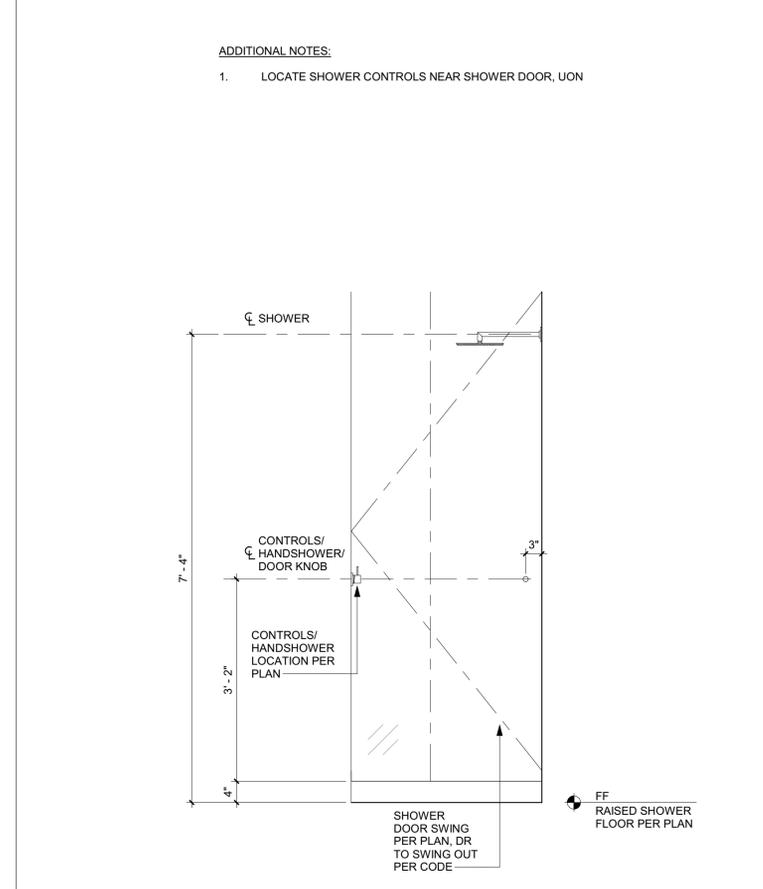
1. SEE PLUMBING DRAWINGS FOR MORE INFORMATION

8 SCALE: NTS **TYP ISLAND PLUMBING VENT**



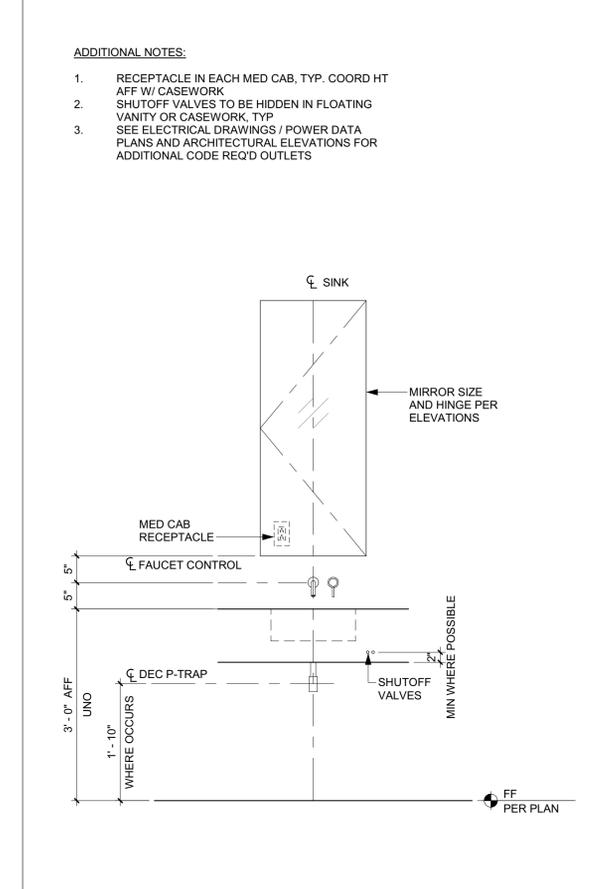
**ADDITIONAL NOTES:**

- LOCATE SHOWER CONTROLS NEAR SHOWER DOOR, UNO



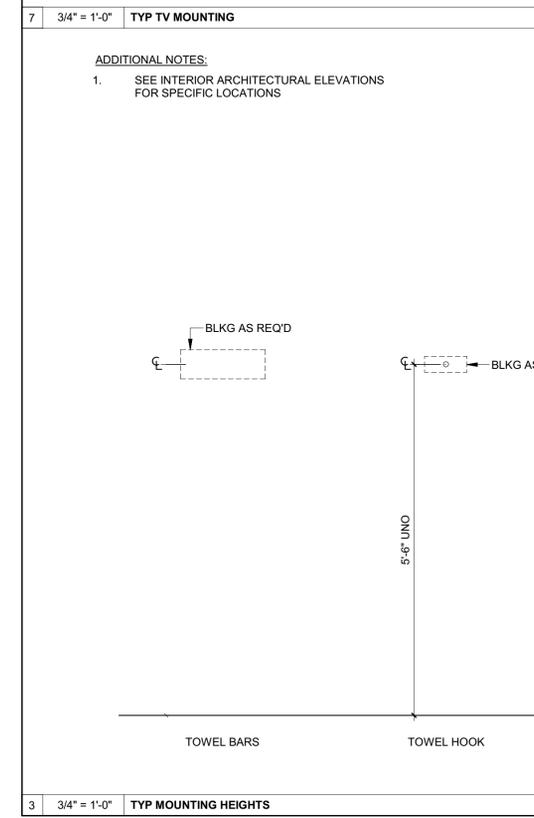
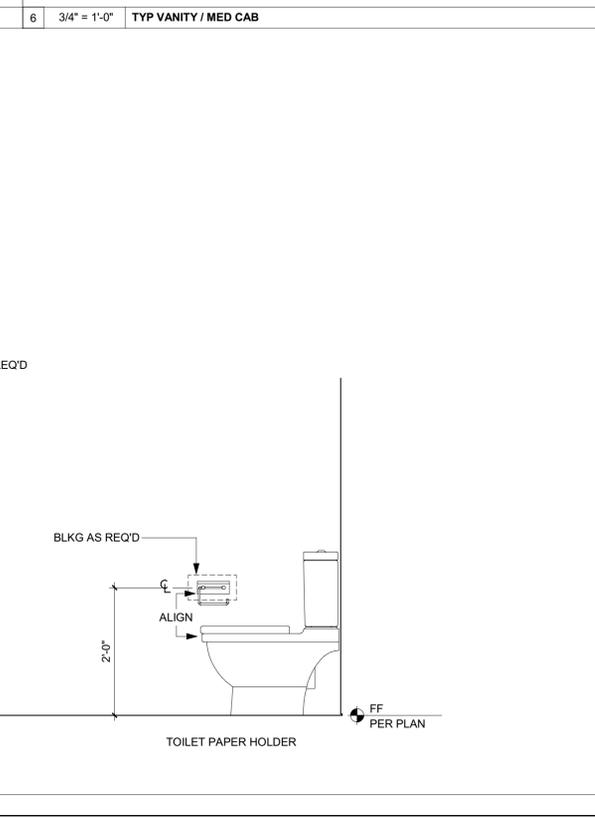
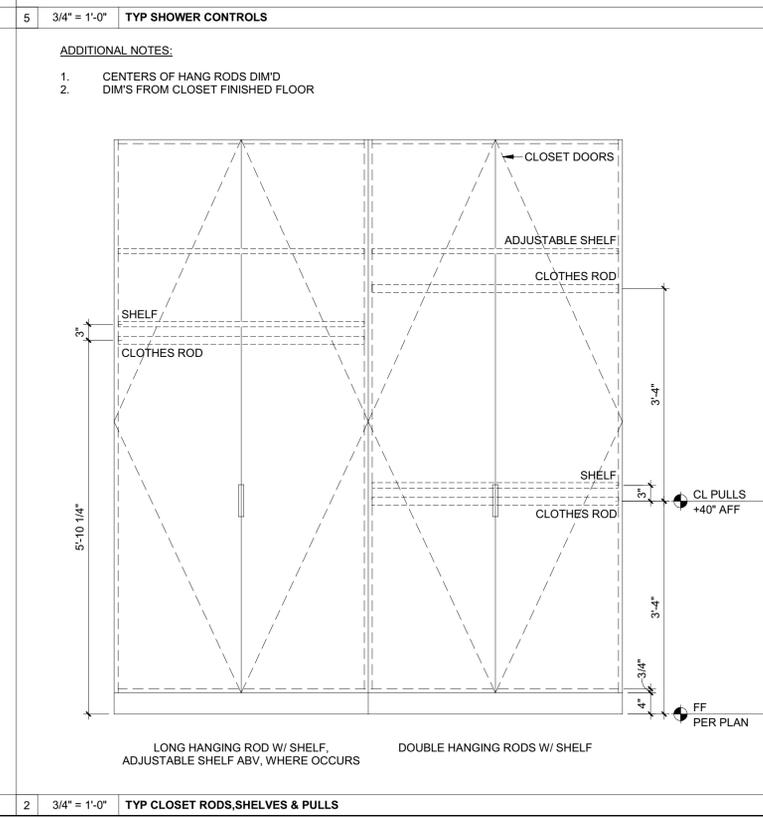
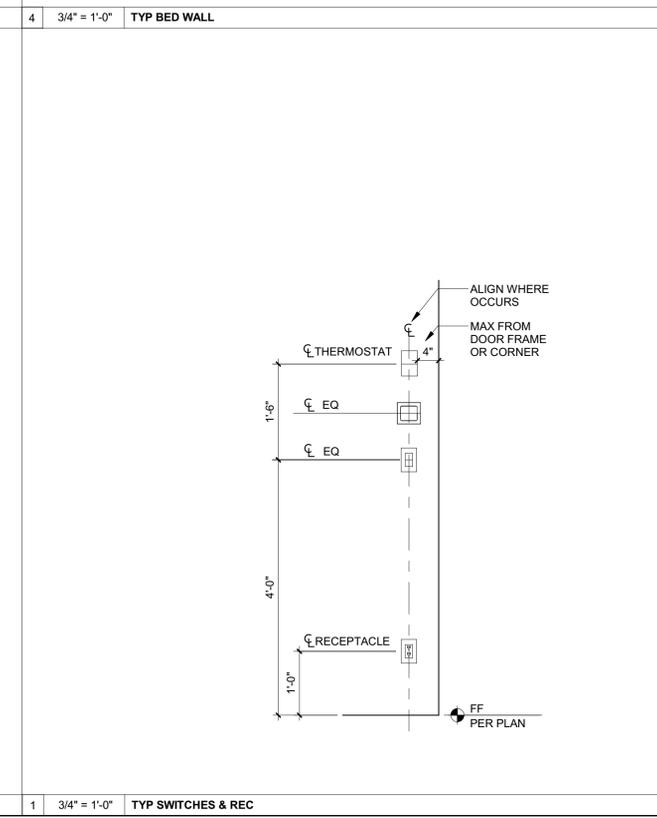
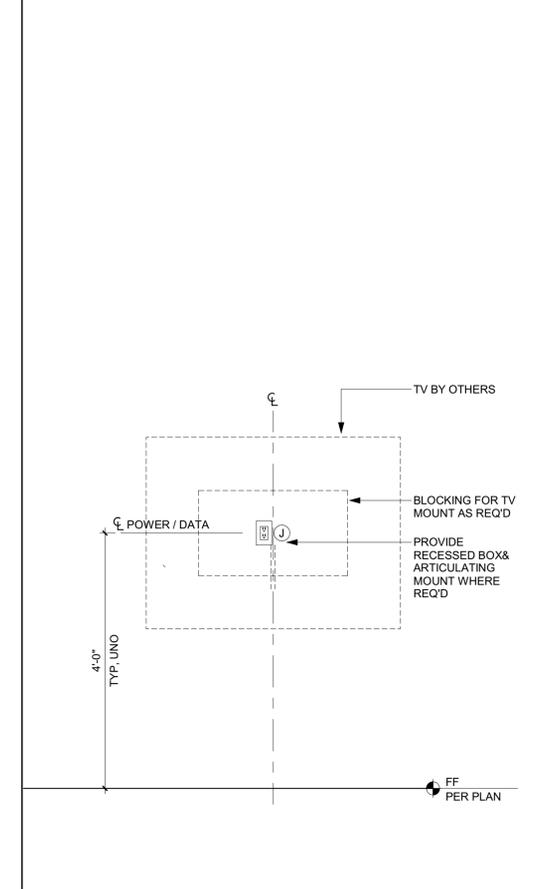
**ADDITIONAL NOTES:**

- RECEPTACLE IN EACH MED CAB, TYP. COORD HT AFF W/ CASEWORK
- SHUTOFF VALVES TO BE HIDDEN IN FLOATING VANITY OR CASEWORK, TYP
- SEE ELECTRICAL DRAWINGS / POWER DATA PLANS AND ARCHITECTURAL ELEVATIONS FOR ADDITIONAL CODE REQ'D OUTLETS



**ADDITIONAL NOTES:**

- SEE INTERIOR ARCHITECTURAL ELEVATIONS FOR SPECIFIC LOCATIONS





Approved  
 These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Erections will be required for code violations found during the inspection process.

BLD2303-00021  
 06/26/23

**MATERIAL LEGEND**

TAG	DESCRIPTION	LOCATION	MANUFACTURER	MODEL	SIZE/DIM	SPECIES/COLOR	FINISH	COMMENTS
CONC-1	PRECAST CONCRETE	COPING AT SITE AND POOLS WALLS	CUSTOM	CUSTOM	VARIES	COLOR: TBD		
CONC-2	EPOXY CONCRETE	GARAGE, MECHANICAL, AV ROOMS FLOORS	ROCK SOLID FLOORING	CUSTOM	VARIES	COLOR: TBD	ESPARTIC 2-PART POLYUREA FINISH	1/8" SAWCUT JOINTS LOCATION PER ARCH
CONC-3	CAST IN PLACE CONCRETE	DRIVEWAY HARDSCAPE	DAYTON SUPERIOR	CUSTOM	VARIES	GREY / SAND BLAST FINISH	TOP-CAST SURFACE RETARDER	1/8" SAWCUT JOINTS LOCATION PER ARCH
CT-1	CERAMIC TILE	POWDER						
CT-2	CERAMIC TILE	LAUNDRY	SPEC CERAMICS	YOHEN BORDER				
CT-3	CERAMIC TILE	GUEST BATHROOMS				YB1 WHITE		
GL-1	LAMINATED GLASS W/ CLEAR PVB INTERLAYER	GUARDRAILS	PPG OR APPROVED EQ	STARPHIRE	1/2" THICK	CLEAR WHITE WATER	POLISHED	SIZE CRITICAL- FLAT POLISHED EDGES
GL-2	TEMPERED GLASS	FRAMELESS SHOWERS	PPG OR APPROVED EQ	STARPHIRE	3/8" THICK (1/2" DEPENDING ON SIZE)	CLEAR WHITE WATER	POLISHED	SIZE CRITICAL- FLAT POLISHED EDGES
GL-3	MIRROR	BATHROOMS	CUSTOM	CUSTOM	1/4" THICK	-CLEAR WATER WHITE	-	SIZE CRITICAL- FLAT POLISHED EDGES
GL-4	ACID-ETCHED GLASS	MBATH SHOWER CEILING	PPG OR APPROVED EQ	STARPHIRE	3/8" THICK	-ETCH ON CLEAR		
MTL-1	STANDING SEAM METAL ROOF	PITCHED ROOFS	METAL SALES OR APPROVED EQ	DOUBLE LOCK	18"	STANDARD COLOR (TBD)	TBD	CONCEALED FASTENERS
MTL-2	METAL WALL PANEL	EXTERIOR WALLS, FASCIA, TRIMS	METAL SALES OR APPROVED EQ	FLATLOCK	VARIES	STANDARD COLOR (TBD)	MATTE	FLAT LOCK METAL WALL PANEL SYSTEM, INSTALL VERTICAL W/ MIN REVEAL PER MFR SPECS.
MTL-3	BRAKE METAL / FLASHING	FLASHING, GUTTERS, BASE TRIM	DREXEL OR EQ	-	20 GA, UNO (28 GA MIN AT BASE)	GALVANIZED SHEET METAL (STEEL)	FACTORY FINISH KYNAR, LOW GLOSS MATTE	FLASHING / GUTTERS: COLOR TO MATCH ADJ WIN/DOOR FRAMES OR ADJ MTL ROOFING TYP. / BASE: COLOR TO MATCH STN PAVING
MTL-4	PTD STEEL SHAPES / EXT	EXTERIOR MISC METALS	CUSTOM	CUSTOM		STAINLESS STEEL 316	PRIME & PAINTED, COLOR TBD	-STL SHAPES BARS & PLATES AS REQ'D
MTL-5	PTD STEEL SHAPES / INT	INTERIOR MISC METALS	CUSTOM	CUSTOM		COLD ROLLED STEEL		-STL SHAPES BARS & PLATES AS REQ'D, PROVIDE STAINLESS STEEL 316 WHERE EXTERIOR, TYP
PLAS-1	INTERIOR PLASTER	WALLS, CEILINGS	TEXSTON OR EQ	HYDROLIME-125		CM-6918-REG-SDGNS-031822		
PLAS-2W	WATERPROOF PLASTER	BATHROOM WALLS & CLG	TEXSTON	HYDROLIME-125		CM-6918-REG-SDGNS-031822	SMOOTH TROWEL	
PLAS-3W	EXTERIOR PLASTER (LT)	EXTERIOR CEILINGS	TEXSTON	HYDROLIME-125		CM-6918-REG-SDGNS-031822	SMOOTH TROWEL	
PLAS-4W	EXTERIOR PLASTER (DK)	EXTERIOR CEILINGS	TEXSTON	HYDROLIME-125		COLOR TO MATCH MTL-2	SMOOTH TROWEL	
PNT-1	PAINTED DRYWALL FINISH	WALL, CEILINGS	BENJAMIN MOORE OR APPROVED EQ	AURA		BM OC-17 WHITE DOVE	(F) FLAT / (EG) EGGSHELL / (LS) LOW SHEEN / (SG) SEMI GLOSS / (G) GLOSSY	PROVIDE PRIMER AND 2 FINISH COATS; LEVEL IV DRYWALL
SS-1	SOLID SURFACE	SHOWER NICHE SILL	DUPONT CORIAN	ILLUMINATION	1/2" THICK	GLACIER ICE		
STN-1	EXTERIOR STONE VENEER	SITE WALLS	SELECT STONE		FULL DEPTH VENEER	MUDDY CREEK VENEER	TUMBLD	PROVIDE CORNER PIECES (4"X8" MIN); CONTACT: MIKE CAREY
STN-2	STONE FLOORING / PAVING	EXTERIOR / INTERIOR FLOORING	MATERIALS MARKETING	AVALLON	2 1/8" THK (EXT) / 3/4" THK (INT) / 12"X24"	KAHLA GRAY	FLAMED	
STN-3	INTERIOR STONE VENEER	FIREPLACE / FEATURE WALLS	SELECT STONE		THIN VENEER (1" - 1 1/2" THK)	MUDDY CREEK VENEER	TUMBLD	PROVIDE CORNER PIECES; (4"X8" MIN); CONTACT: MIKE CAREY
STN-4	INTERIOR STONE SLAB	MBATH VANITY	STONELAND	CUSTOM	3/4" THK	TAJ MAHAL		
STN-5	INTERIOR STONE SLAB	MBATH FEATURE WALL	STONELAND	CUSTOM	3/4" THK	PALISSANDRO BLUE LEATHER		
STN-6	INTERIOR STONE SLAB	GUEST BATH VANITY	STONELAND	CUSTOM	3/4" THK	TAJ MAHAL		
STN-7	INTERIOR STONE SLAB	KITCHEN, REC. MUD, ADU KITCHEN COUNTER	STONELAND	CUSTOM	3/4" THK	MAXIMUM EXTRA		
WD-1	EXTERIOR / INTERIOR SIDING T & G	EXTERIOR FACADE / INTERIOR WALLS	DELTA MILLWORKS	LUNAWOOD T&G	3/4" X 5 1/2" (16' LENGTH MAX)	THERMO (THERMALLY MODIFIED WD) / SPRUCE	SMOOTH / PRE-FINISHED/ COLOR: ARROYO	SEAL ALL SIDES; ADD (2) 1/2" REVEALS; CONTACT: LISA MADISON
WD-2	EXTERIOR VERTICAL SLATS	EXTERIOR FACADE	DELTA MILLWORKS	STOCK WD (SLATS)	1 1/2" X 3 1/2"	THERMO (THERMALLY MODIFIED WD) / SPRUCE	SMOOTH / PRE-FINISHED/ COLOR: ARROYO	SEAL ALL SIDES; CONTACT: LISA MADISON
WD-3	EXTERIOR SOFFIT T & G	EXTERIOR SOFFITS	CUSTOM	CUSTOM	2X6	LIGHT STAINED TO MATCH INT WD CLG		BLIND FASTENERS
WD-4	INTERIOR WOOD FLOORING	TYP INTERIOR WD FLOOR	MADERA OR APPROVED EQ	NO.087 ATELIER	8.66 IN WIDE PLANK (5/8" THK)	BELGIAN OAK	OIL	
WD-5	INTERIOR WOOD SIDING T&G	TYP INTERIOR WALL PANELING, TREADS	CUSTOM	CUSTOM	WIDTH VARIES (3/4" THK)	CUSTOM STAINED WHITE OAK; PLAIN SAWN	PREMIUM FINISH	
WD-5V	INTERIOR WOOD VENEER	TYP INTERIOR CASEWORK	CUSTOM	CUSTOM	VARIES	CUSTOM STAINED WHITE OAK; PLAIN SAWN	PREMIUM FINISH	
WD-6	INTERIOR WOOD SLATS	GREAT ROOM STAIR	CUSTOM	CUSTOM	2"X8" SOLID WD STOCK	CUSTOM STAINED WHITE OAK	MATTE	CUST TRANSPARENT STAIN, TO MATCH INT WALL SIDING
WD-7	INTERIOR WD CEILING	TYP WD INTERIOR CEILING	CUSTOM	CUSTOM	1X6 T&G - SOLID PLANKS	CUSTOM STAINED WHITE OAK; PLAIN SAWN	MATTE	CUST TRANSPARENT STAIN
WD-8	WOOD ENTRY DOOR	ENTRY DOOR	CUSTOM	CUSTOM	1X6 T&G - SOLID PLANKS	CUSTOM STAINED DARK TO MATCH MTL-2	MATTE	COLOR PER ARCH TO MATCH SAMPLE
WD-9	INTERIOR WD SLAT PROFILE	MASTER BED NICHE WALL	LUNAWOOD	LUNA TRIO 26X92	1" X 3 5/8" X 10' (1" THK)	PINE		CONCEALED FASTENERS

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
**SAWTOOTH ENVIRONMENTAL CONSULTING**  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
**BROCKWAY ENGINEERING, INC.**  
 2016 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

CIVIL ENGINEER:  
**BENCHMARK ASSOCIATES, P.A.**  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
**CES ENGINEERING SERVICES, LLC**  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
**KGM ARCHITECTURAL LIGHTING**  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



1	05.02.23	PERMIT REVIEW- REV 1
0	02.28.23	BUILDING PERMIT SUBMITTAL
NO	DATE	ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER:  
**#2201**

DRAWING TITLE:  
**MATERIAL SCHEDULE**

DRAWING NUMBER:  
**G-101**

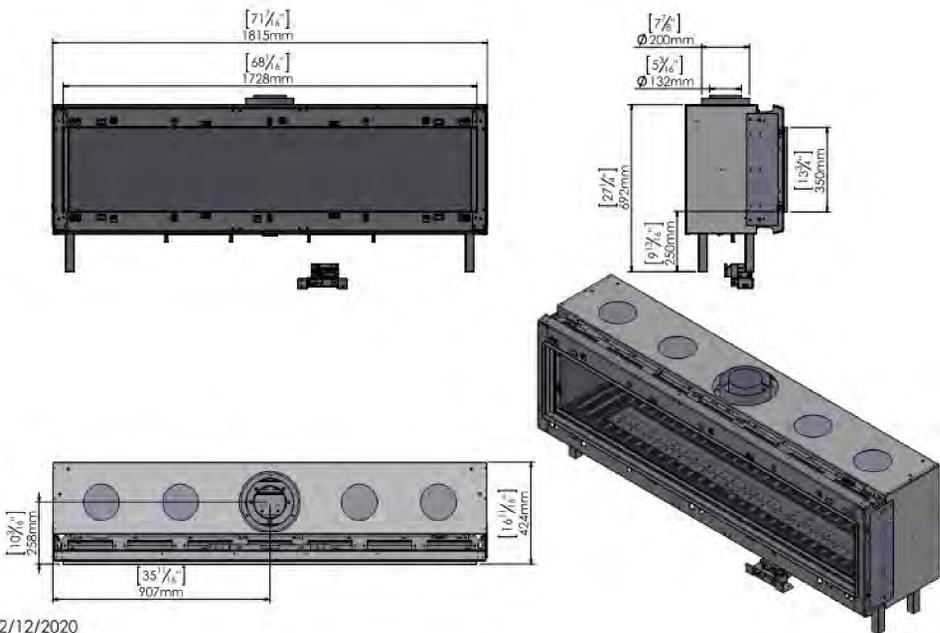
These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Erections will be required for code violations found during the inspection process.

BLD2303-00021  
06/26/23

2/2/20

**ORTAL**  
YOUR LIFE. YOUR FIRE

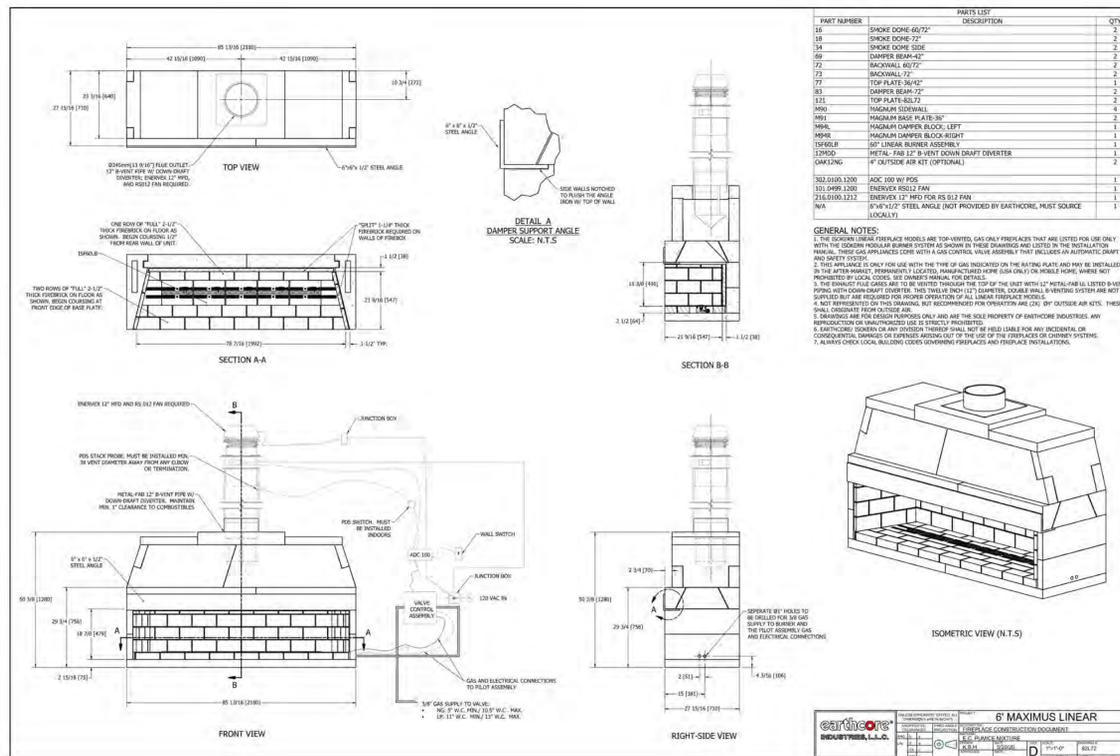
170 Front (Screen)



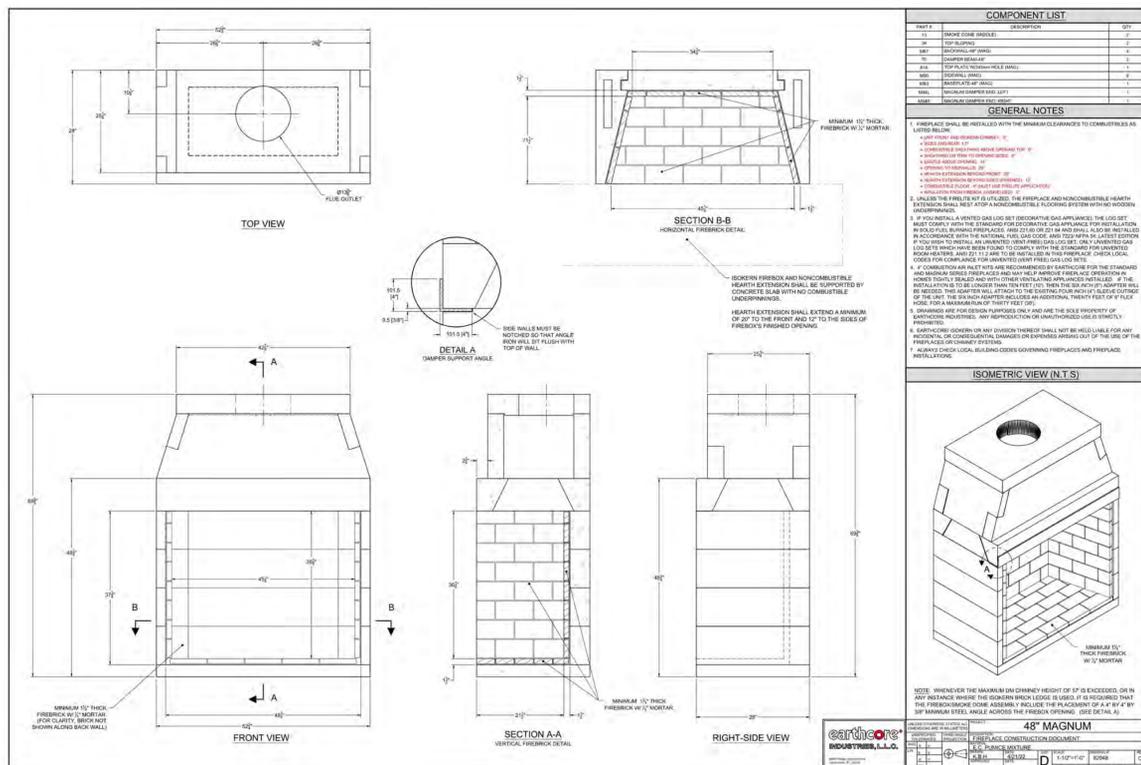
2/12/2020

4 SCALE: NTS [FP-4] ORTAL - 170 FRONT

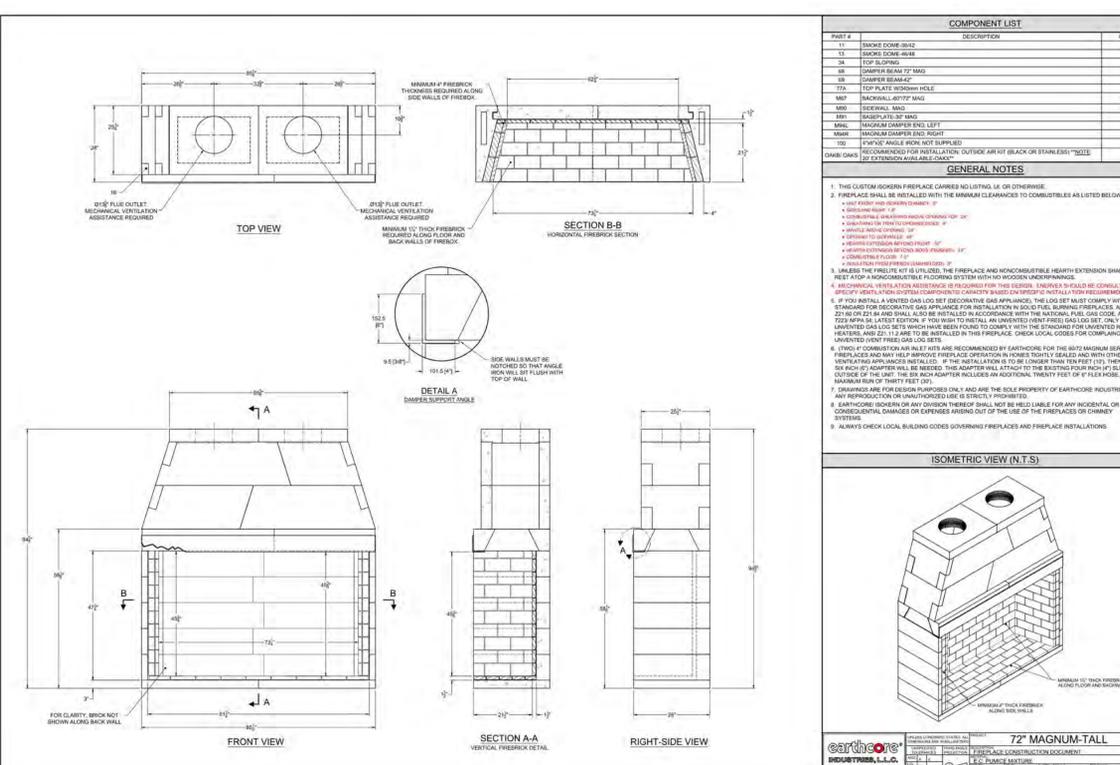
UNIT	INT/EXT	RM #	RM NAME	MANUFACTURER	MODEL	BTU	SCHEDULE FIREPLACES	TYPE/DESCRIPTION
FP-1	INT	106	GREAT ROOM	ISOKERN	MAGNUM T2 TALL			
FP-2	INT	107	FAMILY RM	ISOKERN	MAXIMUS LINEAR 72	92,000		
FP-3	INT	205	MASTER BEDROOM	ISOKERN	MAGNUM 48			
FP-4	INT	A102	LIVING / DINING	ORTAL	170 FRONT	43,715		FLUSH HORIZONTAL POWER VENT
FP-5	EXT		ADU POOL DECK	LUMACAST	CYLINDRA 48	180,000		
FP-6	EXT		ADU UPPER DECK	LUMACAST	CYLINDRA 42	180,000		
FP-7	EXT		MH FRONT DECK	LUMACAST	BLOC 92	200,000		
FP-8	EXT		MH REAR DECK	LUMACAST	BLOC 92	200,000		



2 SCALE: NTS [FP-2] ISOKERN 72" MAXIMUS LINEAR



3 SCALE: NTS [FP-3] ISOKERN MAGNUM 48



1 SCALE: NTS [FP-1] ISOKERN 72" MAGNUM - TALL

**BADGER RESIDENCE**

OWNER:

121 BADGER LANE LLC  
P.O. BOX 14001-174  
KETCHUM, ID 83340

PROJECT ARCHITECT:

RO | ROCKETT DESIGN  
1031 W. MANCHESTER BLVD, UNIT 6  
INGLEWOOD, CA 90301  
TEL: 213.784.0014

SURVEYOR:

GALENA ENGINEERING, INC.  
317 NORTH RIVER STREET  
HAILEY, ID 83333  
TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:

SAWTOOTH ENVIRONMENTAL CONSULTING  
P.O. BOX 2707 / 540 NORTH FIRST AVE  
KETCHUM, ID 83340  
TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:

BROCKWAY ENGINEERING, INC.  
2018 WASHINGTON ST NORTH, SUITE 4  
TWIN FALLS, ID 83301  
TEL: 208.736-8543

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC.  
P.O. BOX 1034  
KETCHUM, ID 83340  
TEL: 208.720.6432

LANDSCAPE ARCHITECT:

BYLA  
323 LEWIS STREET, SUITE N  
KETCHUM, ID 83340  
TEL: 208.726.5907

CIVIL ENGINEER:

BENCHMARK ASSOCIATES, P.A.  
P.O. BOX 733 - 100 BELL DRIVE  
KETCHUM, IDAHO 83340  
TEL: 208.726.9512

STRUCTURAL ENGINEER:

LFA  
319 MAIN STREET  
EL SEGUNDO, CA 90245  
TEL: 213.239.9700

MEP ENGINEER:

CES ENGINEERING SERVICES, LLC  
1001 W OAK BUILDING B SUITE 107  
BOZEMAN, MT 59715  
TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:

KGM ARCHITECTURAL LIGHTING  
270 CORAL CIRCLE  
EL SEGUNDO, CA 90245  
TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO/ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

SEAL:



0 02.28.23 BUILDING PERMIT  
NO DATE ISSUE

PROJECT:  
**BADGER RESIDENCE**  
121 BADGER LANE  
KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**FIREPLACE SCHEDULE**

DRAWING NUMBER:  
**G-102**

©2023, RO | ROCKETT DESIGN, INC.



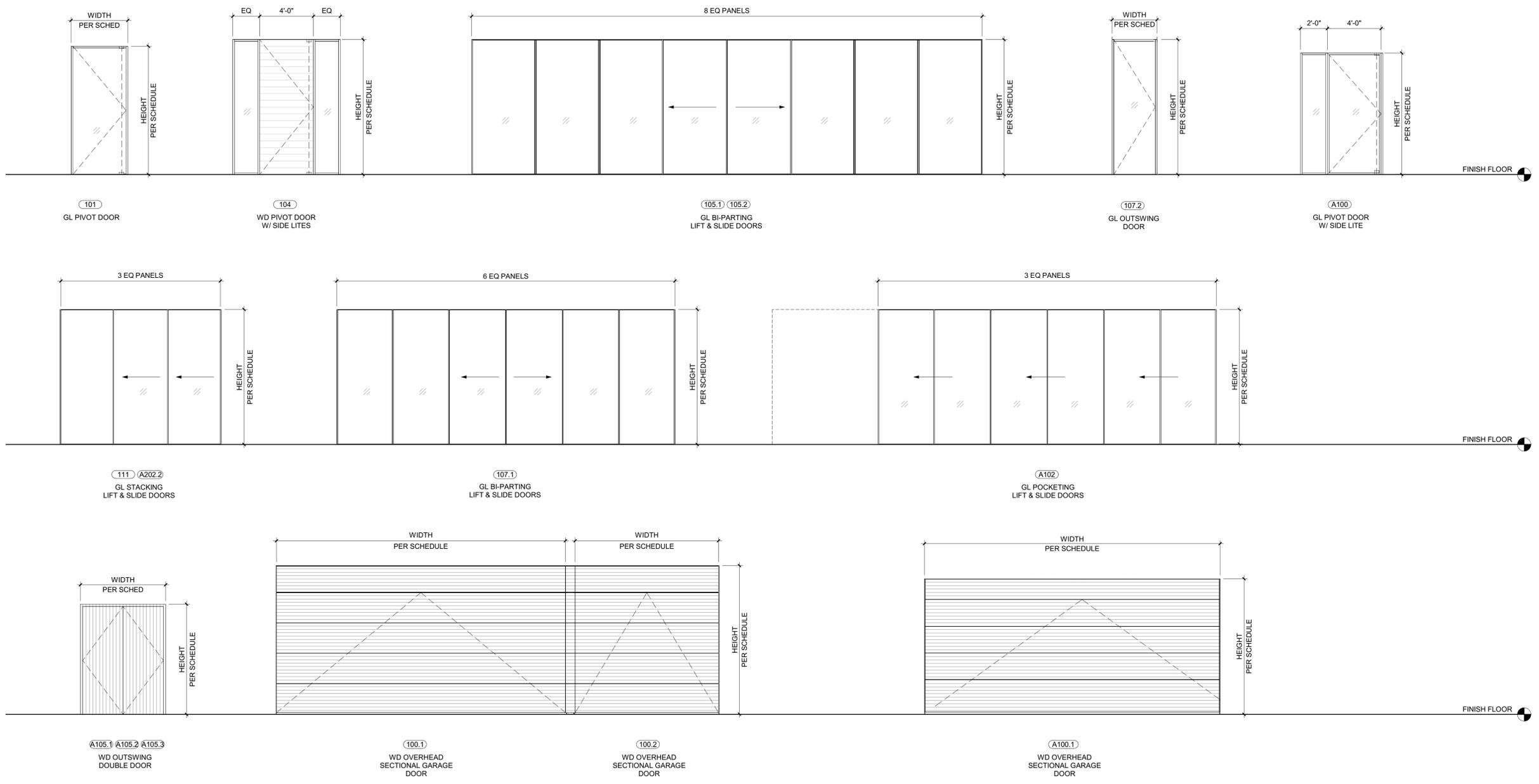


BLD2303-0021  
 06/26/23

- DOOR SCHEDULE NOTES:**
- SCHEDULE IS INTENDED AS A GUIDE. DIMENSIONS INDICATE UNIT NET OPENING SIZE FOR LIGHT, VENTILATION, & EGRESS CODE COMPLIANCE. CONTRACTOR TO FIELD VERIFY ALL OPENINGS PRIOR TO FABRICATION.
  - COORDINATE JAMB / HEAD DIMENSIONS WITH VARYING WALL THICKNESS.
  - GLASS DOOR ADJACENT PANELS & ALL GLAZED OPENINGS WITHIN 18" OF THE ADJACENT FLOOR SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD PER UBC SECTION 2406
  - HAND ACTIVATED DOOR OPENING HARDWARE SHOULD BE CENTERED BETWEEN 30" AND 40" A.F.F.
  - ALL DOOR STOPS FOR DOORS TO BE LAID OUT IN FIELD W/ DESIGNER.
  - SEE PROJECT MANUAL FOR DOOR HARDWARE GROUPS
  - ALL POCKET DOORS SHOULD BE PROVIDED WITH 2" EXTRA MINIMUM IN WIDTH.
  - ALL GLAZING TO BE TEMPERED GLASS.

TAG	ROOM #	ROOM NAME	EXT / INT	DOOR SIZE		OPERATION	DETAIL			MANUFACTURER	MODEL	MATERIAL	DOOR FINISH	HARDWARE GROUP	FIRE RATING	COMMENTS
				WIDTH	HEIGHT		JAMB	HEAD	SILL							
100.1	100	GARAGE	Exterior	21' - 6"	9' - 0"	SECTIONAL				CUSTOM		WD			INSULATED STEEL OVERHEAD DOOR	
100.2	100	GARAGE	Exterior	10' - 8"	9' - 0"	SECTIONAL				CUSTOM		WD			INSULATED STEEL OVERHEAD DOOR	
100.5	100.2	TRASH RM	Exterior	3' - 0"	10' - 10"	SWING				CUSTOM		WD			FRAMELESS- WOOD BLIND CUT DOOR	
101	101	VESTIBULE	Exterior	3' - 11 1/2"	9' - 4 1/2"	PIVOT				PANORAMAH	AHI 38	ALUM/GL	ANODIZED-6EA		TEMPERED GLASS	
104	105	ENTRY	Exterior	8' - 0"	10' - 0"	PIVOT				PANORAMAH	AHI 38	ALUM/GL	ANODIZED-6EA		TEMPERED GLASS	
106.1	106	GREAT ROOM	Exterior	37' - 8"	10' - 0"	LIFT & SLIDE				PANORAMAH	AHI 38	ALUM/GL	ANODIZED-6EA		TEMPERED GLASS; HIDDEN SILL PROFILE W/ GUTTER	
106.2	106	GREAT ROOM	Exterior	38' - 0"	10' - 0"	LIFT & SLIDE				PANORAMAH	AHI 38	ALUM/GL	ANODIZED-6EA		TEMPERED GLASS; HIDDEN SILL PROFILE W/ GUTTER	
107.2	107	FAMILY RM	Exterior	3' - 1"	9' - 10 1/2"	OUTSWING				PANORAMAH	AHI 38	ALUM/GL	ANODIZED-6EA		TEMPERED GLASS	
A03	A03	STAIR	Exterior	3' - 3"	9' - 0"	OUTSWING				PANORAMAH	AHI 38	ALUM/GL	ANODIZED-6EA		TEMPERED GLASS	
A100	100.4	ENTRY	Exterior	5' - 0"	9' - 6"	PIVOT				PANORAMAH	AHI 38	ALUM/GL	ANODIZED-6EA		TEMPERED GLASS	
A100.2	A100	GARAGE	Exterior	3' - 0"	8' - 0"	OUTSWING				PANORAMAH	AHI 38	ALUM/GL	ANODIZED-6EA		TEMPERED GLASS	
A102	A102	LIVING / DINING	Exterior	23' - 10 3/4"	10' - 0"	LIFT & SLIDE				PANORAMAH	AHI 38	ALUM/GL	ANODIZED-6EA		TEMPERED GLASS; HIDDEN SILL PROFILE W/ GUTTER	
A105.1	A105	MECH / POOL EQUIP	Exterior	6' - 0"	8' - 0"	WD OUTSWING DOUBLE				CUSTOM		WD				
A105.2	A105	MECH / POOL EQUIP	Exterior	6' - 0"	8' - 0"	WD OUTSWING DOUBLE				CUSTOM		WD				
A105.3	A105	MECH / POOL EQUIP	Exterior	6' - 0"	8' - 0"	WD OUTSWING DOUBLE				CUSTOM		WD				
A202.2	A202	BDRM 2	Exterior	10' - 4"	9' - 0"	LIFT & SLIDE				PANORAMAH	AHI 38	ALUM/GL	ANODIZED-6EA		TEMPERED GLASS; HIDDEN SILL PROFILE W/ GUTTER	

NOTE: EXTERIOR ELEVATION VIEW



**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLESWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
**SAWTOOTH ENVIRONMENTAL CONSULTING**  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
**BROCKWAY ENGINEERING, INC.**  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

CIVIL ENGINEER:  
**BENCHMARK ASSOCIATES, P.A.**  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

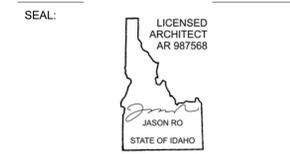
STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
**CES ENGINEERING SERVICES, LLC**  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
**KGM ARCHITECTURAL LIGHTING**  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



0	02.28.23	BUILDING PERMIT
NO	DATE	ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**EXTERIOR DOOR SCHEDULE**

DRAWING NUMBER:  
**G-106**

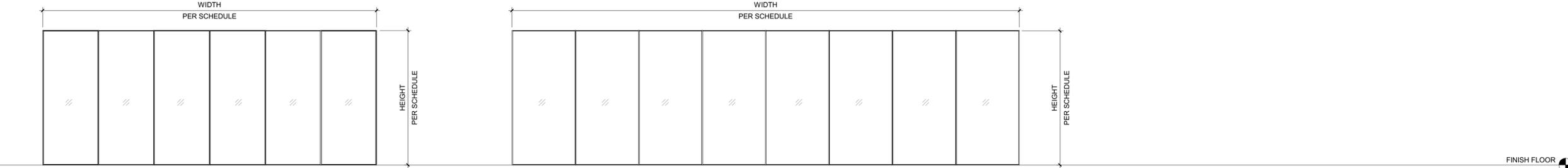
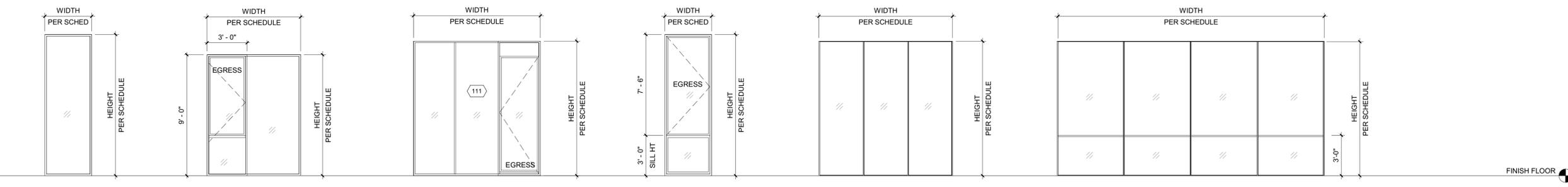
SCHEDULE - WINDOW

TAG	ROOM #	ROOM NAME	WINDOW SIZE		OPERATION	DETAIL			MANUFACTURER	MODEL	MATERIAL	MIN U VALUE	COMMENTS
			WIDTH	HEIGHT		JAMB	HEAD	SILL					
102	102	LAUNDRY	2' - 4"	9' - 6 7/16"	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
105	105	STAIR 01	8' - 0"	VARIES SEE ELEV	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
106.1	106	GREAT ROOM	38' - 0"	7' - 6"	FIXED 8-PANEL				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
106.2	106	GREAT ROOM	38' - 0"	9' - 0"	FIXED 8-PANEL				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
108	108	BREAKFAST NOOK	20' - 8 1/2"	10' - 0"	FIXED 4-PANEL				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
110	110	BACK KITCHEN	2' - 6"	7' - 0"	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
111	111	BDRM 1	9' - 6"	10' - 0"	FIXED W/ EGRESS				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
111.1	111.1	BATH 1	2' - 4"	10' - 0"	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
111.6	111	BDRM 1	3' - 2"	10' - 0"	FIXED W/ EGRESS				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
113	113	HALLWAY	4' - 0"	10' - 0"	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
201.1	201	BDRM 2	11' - 9"	8' - 9"	FIXED 3-PANEL				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
201.2	201	BDRM 2	7' - 0"	9' - 0"	FIXED W/ EGRESS				PANORAMAHI	38 SERIES	ALUM / GL	0.3	EGRESS WINDOW:TEMPERED GLAZING
201.3	201.1	BATH 2	3' - 0"	9' - 0"	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
202.1	202.1	BATH 3	4' - 0"	9' - 0"	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
202.2	202	BDRM 3	13' - 0"	9' - 0"	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
203.1	203	BDRM 4	7' - 0"	9' - 0"	FIXED W/ EGRESS				PANORAMAHI	38 SERIES	ALUM / GL	0.3	EGRESS WINDOW:TEMPERED GLAZING
203.2	203	BDRM 4	3' - 0"	9' - 0"	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
203.3	203.2	BATH 4	3' - 0"	9' - 0"	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
204.1	204	OFFICE	3' - 4"	9' - 0"	CASEMENT / FIXED BELOW				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
204.2	204	OFFICE	8' - 5 1/2"	VARIES SEE ELEV	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
205.1	205	MASTER BEDROOM	10' - 6 3/32"	9' - 0"	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
205.2	205	MASTER BEDROOM	2' - 7 1/2"	9' - 0"	CASEMENT / EGRESS				PANORAMAHI	38 SERIES	ALUM / GL	0.3	EGRESS WINDOW:TEMPERED GLAZING
205.3	205	MASTER BEDROOM	12' - 11"	VARIES SEE ELEV	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
206	206.1	HALLWAY	6' - 6 1/2"	9' - 0"	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
208.1	208	MASTER BATH	9' - 10 1/2"	9' - 0"	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
208.2	208	MASTER BATH	2' - 0"	9' - 0"	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
211.1	211	HALLWAY	4' - 0"	9' - 0"	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
A03.1	A03	STAIR	3' - 10"	9' - 10"	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
A03.2	A03	STAIR	3' - 10"	9' - 0"	FIXED				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
A201	A201	BDRM 1	8' - 11"	9' - 0"	FIXED 3-PANEL				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING
A202	A202	BDRM 2	23' - 10 3/4"	9' - 0"	FIXED 6-PANEL				PANORAMAHI	38 SERIES	ALUM / GL	0.3	TEMPERED GLAZING

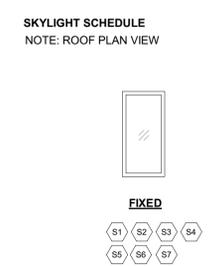
SCHEDULE - SKYLIGHT

TAG	ROOM #	ROOM NAME	SKYLIGHT SIZE		OPERATION	DETAIL			MANUFACTURER	MODEL	MATERIAL	MIN U VALUE	COMMENTS
			WIDTH	HEIGHT		JAMB	HEAD	SILL					
S1	200	REC ROOM	3' - 10 1/2"	1' - 10 1/2"	FIXED				VELUX	FCM FIXED 2246	ALUM / GL	0.55	TEMPERED GLAZING
S2	201.1	BATH 2	3' - 10 1/2"	1' - 10 1/2"	FIXED				VELUX	FCM FIXED 2246	ALUM / GL	0.55	TEMPERED GLAZING
S3	203.2	BATH 4	5' - 10 1/2"	1' - 10 1/2"	FIXED				VELUX	FCM FIXED 2270	ALUM / GL	0.55	TEMPERED GLAZING
S4	02	STAIR	3' - 10 1/2"	1' - 10 1/2"	FIXED				VELUX	FCM FIXED 2246	ALUM / GL	0.55	TEMPERED GLAZING
S5	02	STAIR	3' - 10 1/2"	1' - 10 1/2"	FIXED				VELUX	FCM FIXED 2246	ALUM / GL	0.55	TEMPERED GLAZING
S6	208	MASTER BATH	5' - 10 1/2"	1' - 10 1/2"	FIXED				VELUX	FCM FIXED 2270	ALUM / GL	0.55	TEMPERED GLAZING
S7	A201	BDRM 1	5' - 10 1/2"	1' - 10 1/2"	FIXED				VELUX	FCM FIXED 2270	ALUM / GL	0.55	TEMPERED GLAZING

WINDOW TYPES  
 NOTE: EXTERIOR ELEVATION VIEW



SKYLIGHT SCHEDULE  
 NOTE: ROOF PLAN VIEW



- WINDOW NOTES:**
- ALL DIMENSIONS ARE MEASURED TO OUTSIDE FACE OF FRAME, UNO COORDINATE FINAL DIMENSIONS WITH HEAD/JAMB/SILL DTLS AND WALL SECTIONS. VERIFY ALL DIMENSIONS WITH DESIGNER PRIOR TO ORDERING.
  - ALL CASEMENT WINDOWS SWING OUT.
  - ALL EGRESS WINDOWS TO MEET IRC R310.2.2

- SKYLIGHT NOTES:**
- ALL DIMENSIONS ARE MEASURED TO OUTSIDE FACE OF FRAME, UNO COORDINATE FINAL DIMENSIONS WITH HEAD/JAMB/SILL DTLS AND WALL SECTIONS. VERIFY ALL DIMENSIONS WITH RRD PRIOR TO ORDERING.
  - PROVIDE REMOVABLE BUGSCREENS AT ALL OPERABLE SKYLIGHTS
  - SUBMIT SHOP DRAWINGS OF ALL SKYLIGHTS DIMENSIONS NOT LISTED ON MANUFACTURER'S ICC REPORT FOR BUILDING DEPARTMENT REVIEW
  - PROVIDE LOW-E SOLAR COATING FOR ALL SKYLIGHTS

BADGER RESIDENCE

OWNER:  
 121 BADGER LANE LLC  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
 RO | ROCKETT DESIGN  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLESWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
 GALENA ENGINEERING, INC.  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
 SAWTOOTH ENVIRONMENTAL CONSULTING  
 2016 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
 BROCKWAY ENGINEERING, INC.  
 2016 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
 BUTLER ASSOCIATES, INC.  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
 BYLA  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

CIVIL ENGINEER:  
 BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

STRUCTURAL ENGINEER:  
 LFA  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
 CES ENGINEERING SERVICES, LLC  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
 KGM ARCHITECTURAL LIGHTING  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

SEAL:  
 LICENSED ARCHITECT  
 AR 987568  
 JASON RO  
 STATE OF IDAHO

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**WINDOW / SKYLIGHT SCHEDULE**

DRAWING NUMBER:  
**G-107**



These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Erections will be required for code violations found during the inspection process.

BLD2303-00021  
06/26/23

2/25

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
P.O. BOX 14001-174  
KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
1031 W. MANCHESTER BLVD, UNIT 6  
INGLEWOOD, CA 90301  
TEL: 213.784.0014

SURVEYOR:  
**GALENA ENGINEERING, INC.**  
317 NORTH RIVER STREET  
HAILEY, ID 83333  
TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
**SAWTOOTH ENVIRONMENTAL CONSULTING**  
P.O. BOX 2707 / 540 NORTH FIRST AVE  
KETCHUM, ID 83340  
TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
**BROCKWAY ENGINEERING, INC.**  
2018 WASHINGTON ST NORTH, SUITE 4  
TWIN FALLS, ID 83301  
TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
P.O. BOX 1034  
KETCHUM, ID 83340  
TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
323 LEWIS STREET, SUITE N  
KETCHUM, ID 83340  
TEL: 208.726.5907

CIVIL ENGINEER:  
**BENCHMARK ASSOCIATES, P.A.**  
P.O. BOX 733 - 100 BELL DRIVE  
KETCHUM, IDAHO 83340  
TEL: 208.726.9512

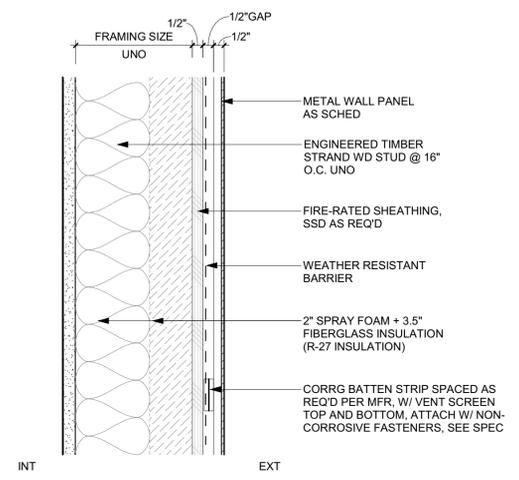
STRUCTURAL ENGINEER:  
**LFA**  
319 MAIN STREET  
EL SEGUNDO, CA 90245  
TEL: 213.239.9700

MEP ENGINEER:  
**CES ENGINEERING SERVICES, LLC**  
1001 W OAK BUILDING B SUITE 107  
BOZEMAN, MT 59715  
TEL: 406.272.0352

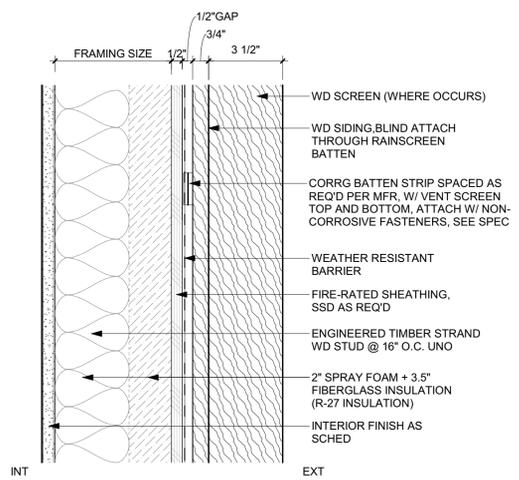
LIGHTING DESIGN CONSULTANT:  
**KGM ARCHITECTURAL LIGHTING**  
270 CORAL CIRCLE  
EL SEGUNDO, CA 90245  
TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

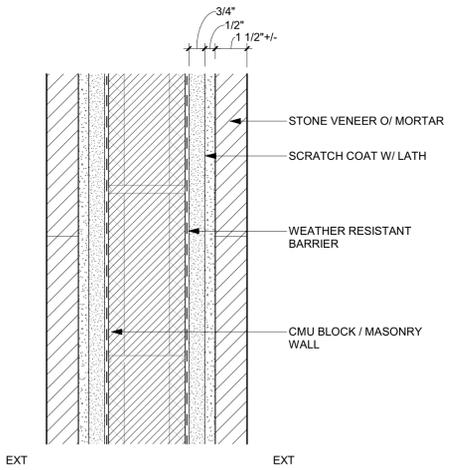
RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



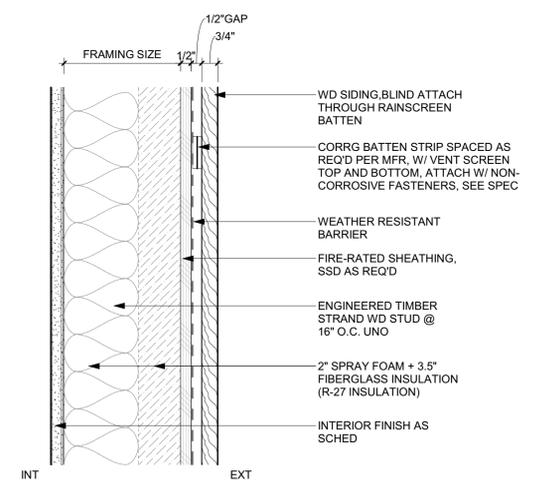
3 3" = 1'-0" WALL TYPE E-3-METAL RAINSCREEN



2 3" = 1'-0" WALL TYPE E-2-EXTERIOR WOOD RAINSCREEN (W/ WD SLATS)



4 3" = 1'-0" WALL TYPE E-4-STONE VENEER / SITE WALLS



1 3" = 1'-0" WALL TYPE E-1-EXTERIOR WOOD RAINSCREEN

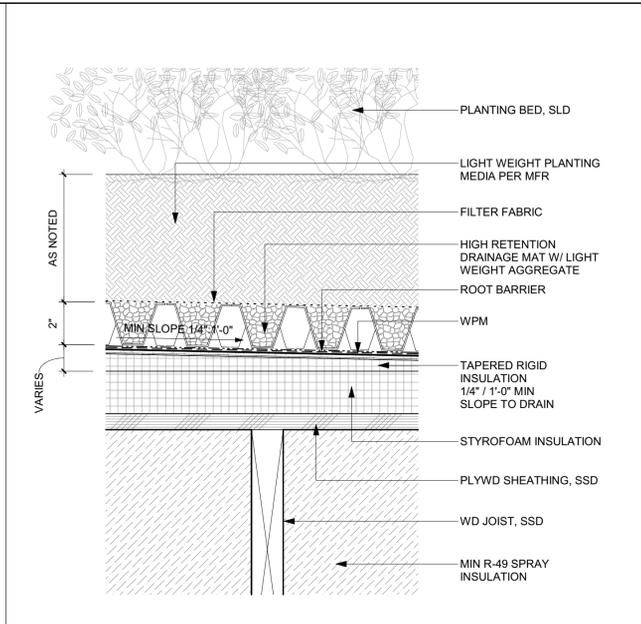
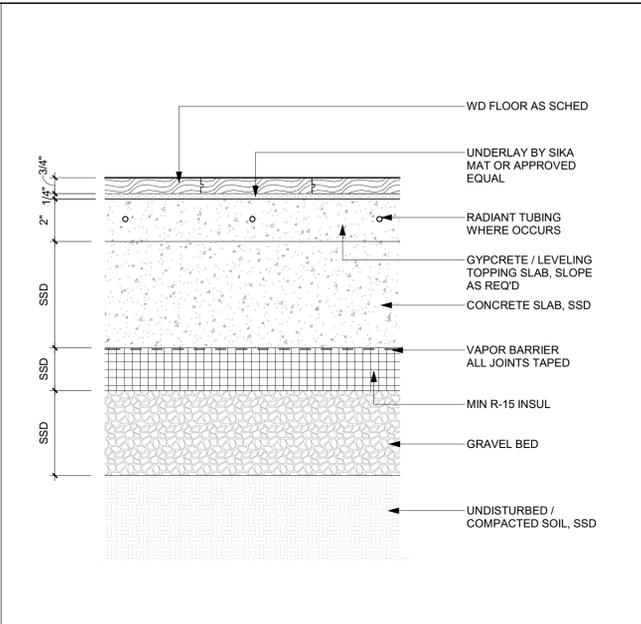
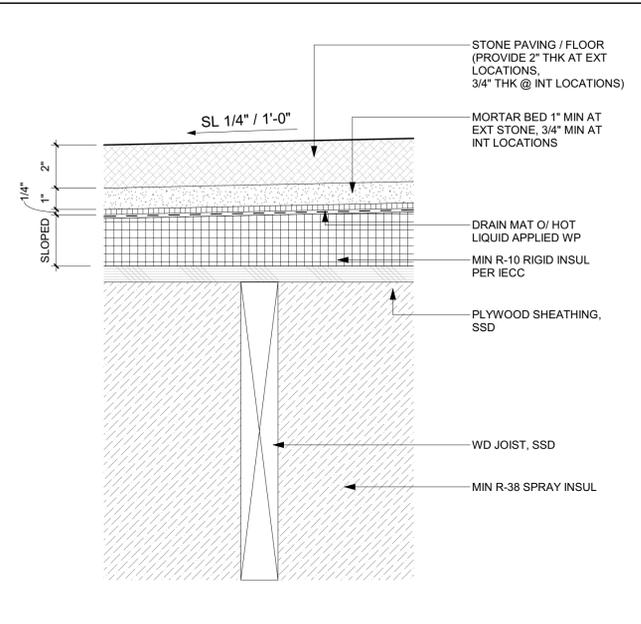
0	02.28.23	BUILDING PERMIT
NO	DATE	ISSUE

PROJECT:  
**BADGER RESIDENCE**  
121 BADGER LANE  
KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**EXTERIOR WALL ASSEMBLY TYPES**

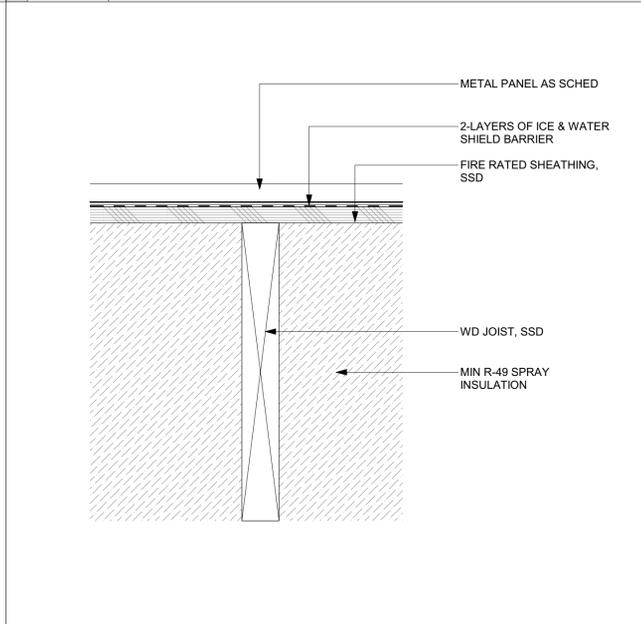
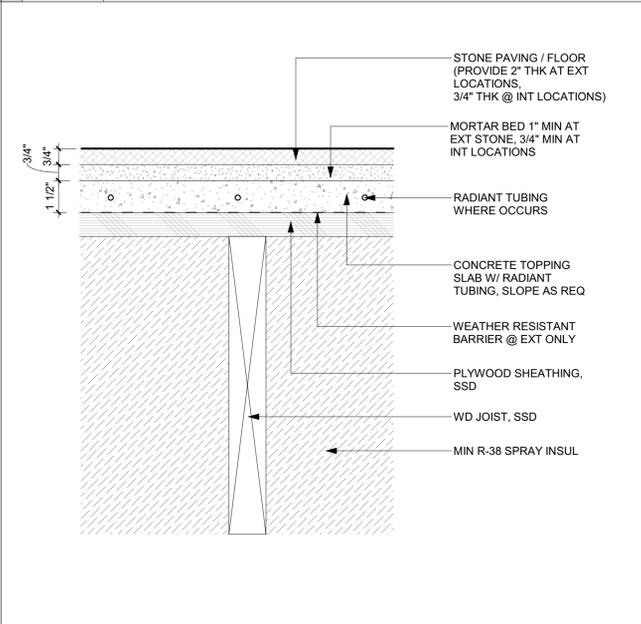
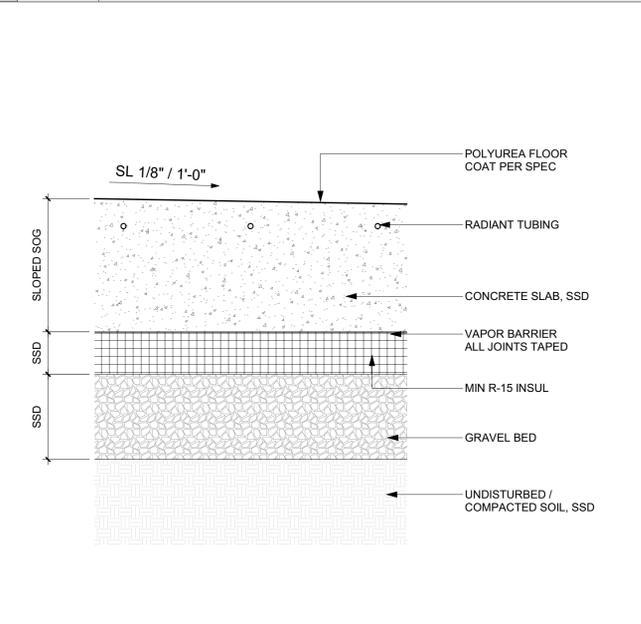
DRAWING NUMBER:  
**G-200**



9 3" = 1'-0" FLOOR TYPE FL-6 PLYWD OVER WD LVL JOISTS W/ STONE TILE Copy 1

6 3" = 1'-0" FLOOR TYPE FL-3 SLAB ON GRADE W/ WD FLOORING Copy 1

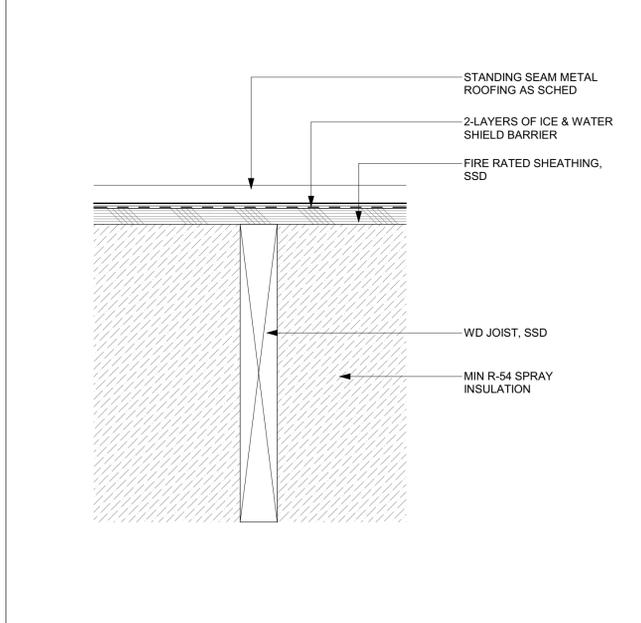
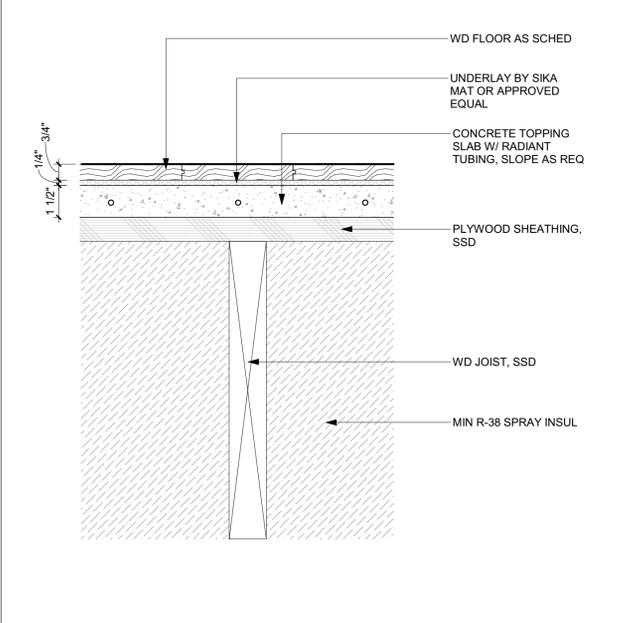
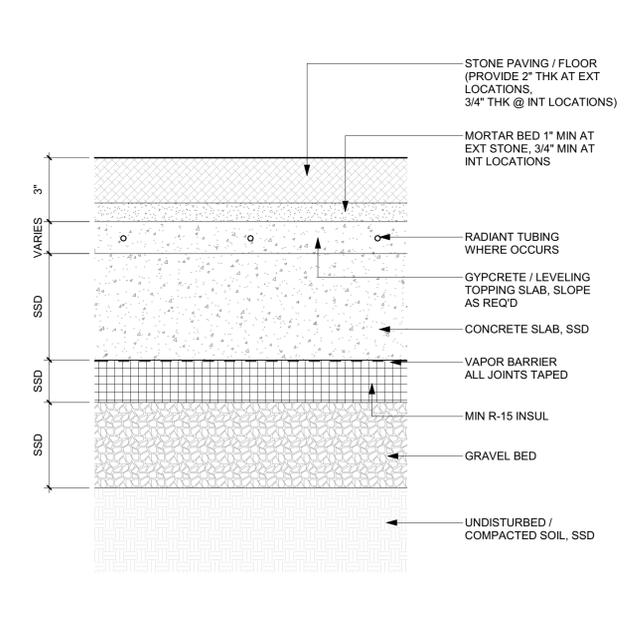
3 3" = 1'-0" ROOF TYPE R-3 ROOF PLANTER



8 3" = 1'-0" FLOOR TYPE FL-5 CONCRETE SLAB ON GRADE - POLYUREA FLOOR FINISH

5 3" = 1'-0" FLOOR TYPE FL-2 PLYWD O/ WD JOISTS W/ STONE TILE

2 3" = 1'-0" ROOF TYPE R-2 FLAT PANEL ROOF / CANOPY



7 3" = 1'-0" FLOOR TYPE FL-4 SLAB ON GRADE W/ STONE TILE Copy 1

4 3" = 1'-0" FLOOR TYPE FL-1 PLYWD O/ WD JOISTS W/ WD FLOOR

1 3" = 1'-0" ROOF TYPE R-1 STANDING SEAM ROOF

**BADGER RESIDENCE**

OWNER:  
 121 BADGER LANE LLC  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
 RO | ROCKETT DESIGN  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
 GALENA ENGINEERING, INC.  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
 SAWTOOTH ENVIRONMENTAL CONSULTING  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
 BROCKWAY ENGINEERING, INC.  
 2016 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
 BUTLER ASSOCIATES, INC.  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
 BYLA  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

CIVIL ENGINEER:  
 BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

STRUCTURAL ENGINEER:  
 LFA  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
 CES ENGINEERING SERVICES, LLC  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
 KGM ARCHITECTURAL LIGHTING  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



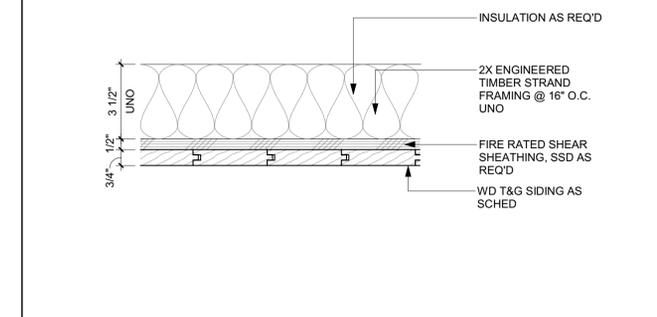
0	02.28.23	BUILDING PERMIT
NO	DATE	ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

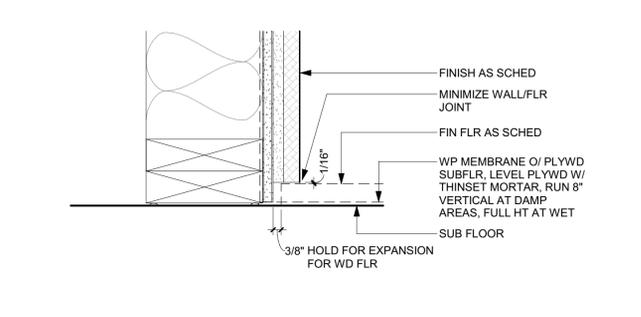
PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**ROOF AND FLOOR ASSEMBLY TYPES**

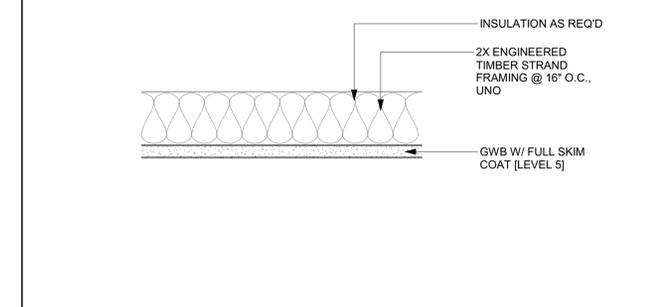
DRAWING NUMBER:  
**G-201**



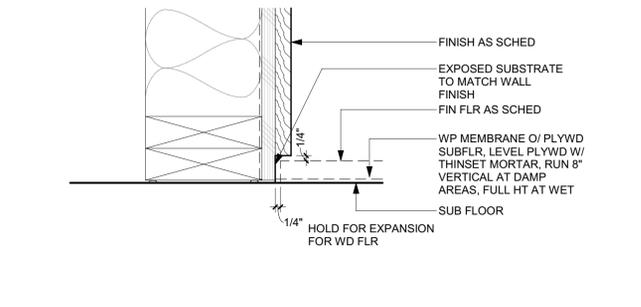
14 3" = 1'-0" CEILING TYPE CL-3 WOOD CEILING



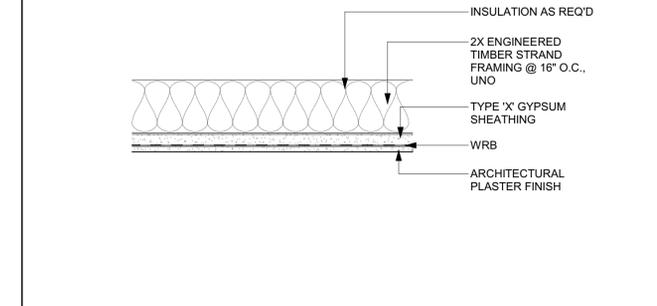
10 3" = 1'-0" BASE TYPE B-3 / TYPICAL STONE WALL BASE



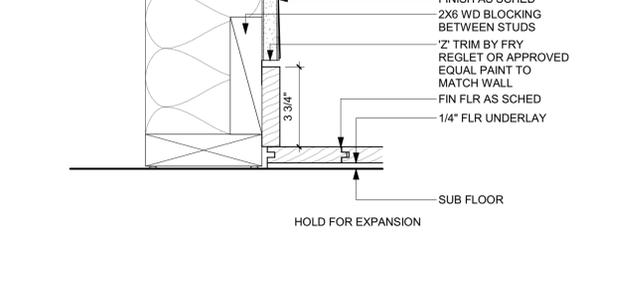
13 3" = 1'-0" CEILING TYPE CL-2 GWB CEILING



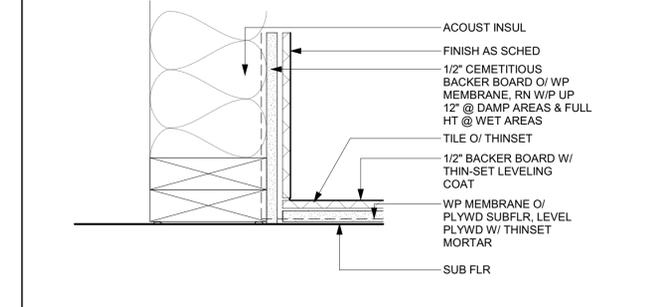
9 3" = 1'-0" BASE TYPE B-2 / TYPICAL WOOD WALL BASE



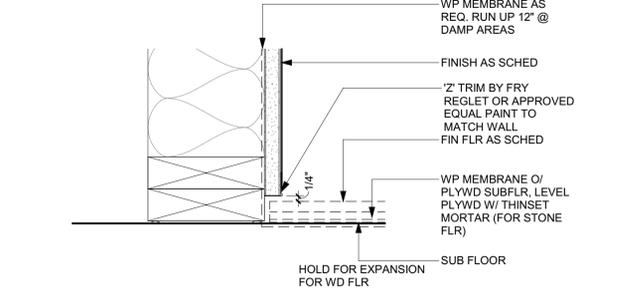
12 3" = 1'-0" CEILING TYPE CL-1 PLASTER CEILING



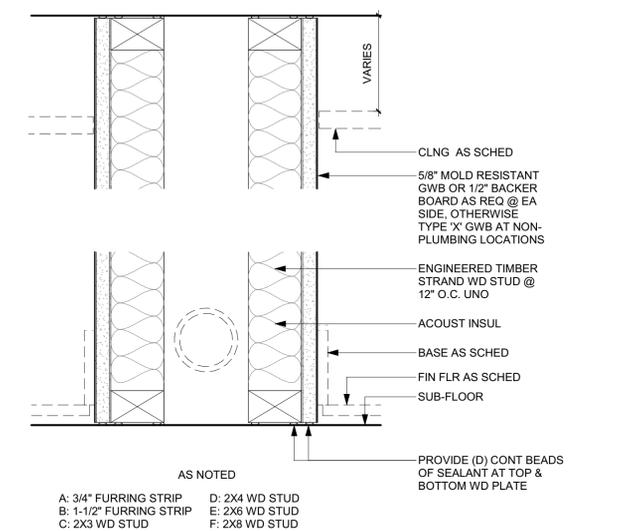
8 3" = 1'-0" BASE TYPE B-2 TYP DTL/REVEAL BASE @ WOOD FLR



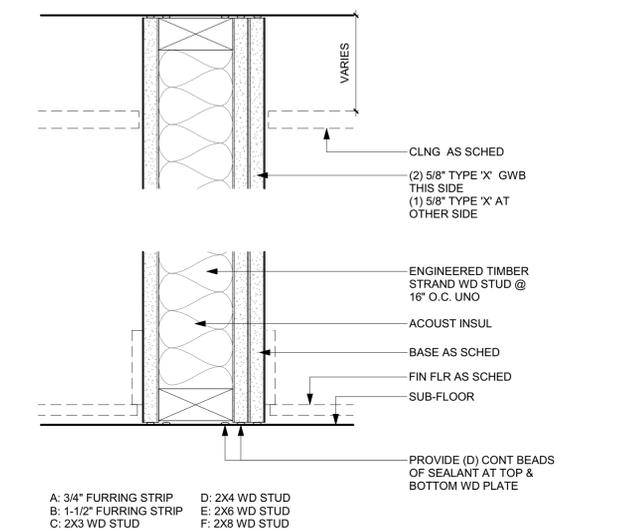
11 3" = 1'-0" BASE TYPE B-4 DTL/STONE BASE



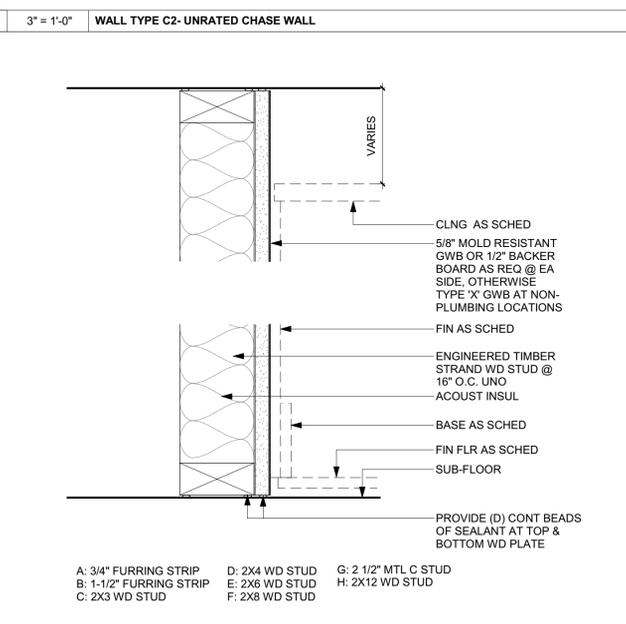
7 3" = 1'-0" BASE TYPE B-1 TYP DTL/REVEAL BASE



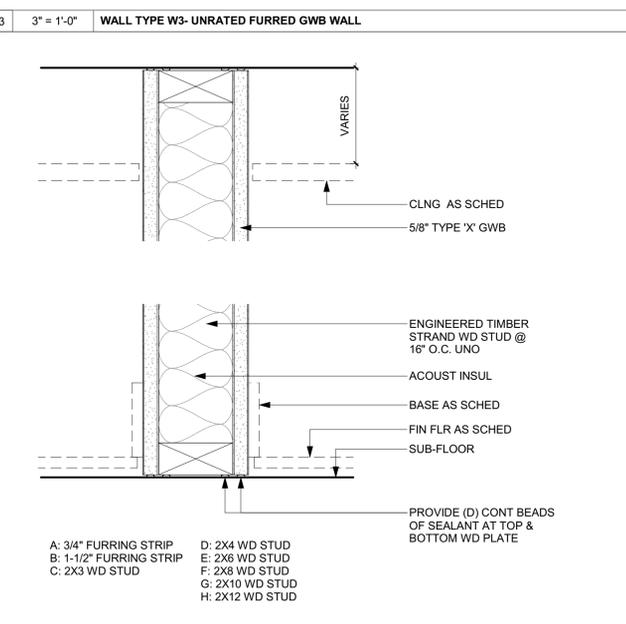
4 3" = 1'-0" WALL TYPE W4-UNRATED FURRED GWB WALL



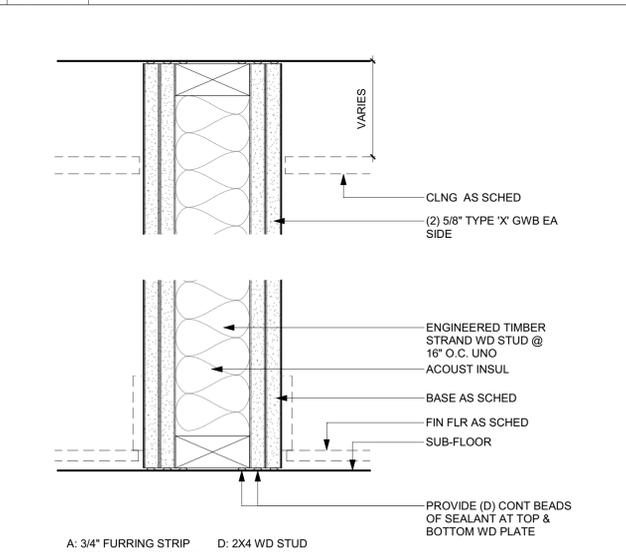
1 3" = 1'-0" WALL TYPE W1-UNRATED FURRED GWB WALL



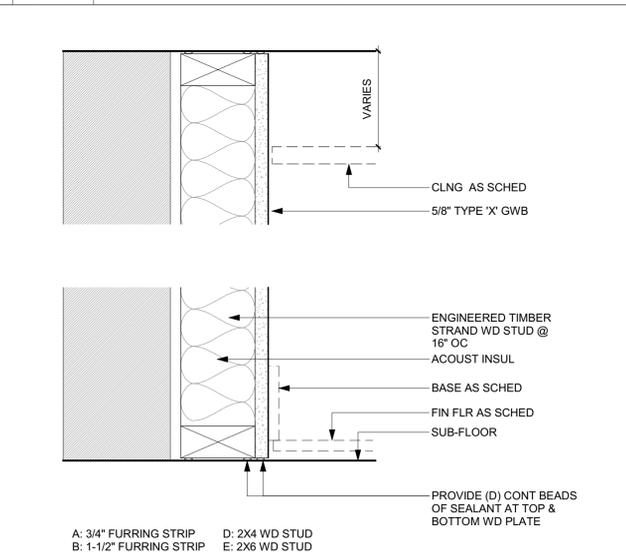
6 3" = 1'-0" WALL TYPE C2-UNRATED CHASE WALL



3 3" = 1'-0" WALL TYPE W3-UNRATED FURRED GWB WALL



5 3" = 1'-0" WALL TYPE C1-UNRATED CHASE WALL



2 3" = 1'-0" WALL TYPE W2-1 HR RATED GWB WALL / UL 344

**BADGER RESIDENCE**

OWNER:  
 121 BADGER LANE LLC  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
 RO | ROCKETT DESIGN  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLESWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
 GALENA ENGINEERING, INC.  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
 SAWTOOTH ENVIRONMENTAL CONSULTING  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
 BROCKWAY ENGINEERING, INC.  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
 BUTLER ASSOCIATES, INC.  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
 BYLA  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

CIVIL ENGINEER:  
 BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

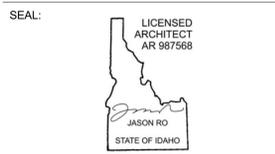
STRUCTURAL ENGINEER:  
 LFA  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
 CES ENGINEERING SERVICES, LLC  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
 KGM ARCHITECTURAL LIGHTING  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



0	02.28.23	BUILDING PERMIT
NO	DATE	ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**INTERIOR WALL AND CEILING ASSEMBLY TYPES**

DRAWING NUMBER:  
**G-202**



**APPROVED**  
 These plans have been found to be in substantial compliance of the adopted building codes. These documents are approved contingent on compliance with the mark-ups, notes, and conditions of approval applied. This is not approval of any violation of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

**LEGAL DESCRIPTION:**  
 PARCEL 4, ROCKING RANCH SUB #2 (LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO)

**ZONING DISTRICT:** LR

**FLOODPLAIN ZONE:** AE

**PROPERTY SIZE:** 1.09 ACRES PER SURVEY (47,480 SF)

**SITE PLAN NOTES:**

- ELEVATION: 100'-0" = 5788'-6"
- SEE LANDSCAPE DRAWINGS FOR (E) AND (N) TREE LOCATIONS
- SEE LANDSCAPE DRAWINGS FOR DRIVEWAY LAYOUT, PROFILE & SITE DRAINAGE INFORMATION
- SEE ROOF PLAN FOR MORE ROOF INFORMATION
- SEE G-010 & G-011 FOR SITE COVERAGE AND HEIGHT CALCULATIONS
- SEE CONSTRUCTION ACTIVITY PLAN FOR ALL STAGING INFORMATION

**BADGER RESIDENCE**

**OWNER:**  
 121 BADGER LANE LLC  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

**PROJECT ARCHITECT:**  
 RO | ROCKETT DESIGN  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

**SURVEYOR:**  
 GALENA ENGINEERING, INC.  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

**ENVIRONMENTAL CONSULTANT:**  
 SAWTOOTH ENVIRONMENTAL CONSULTING  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

**HYDROLOGY / WATER ENGINEERING:**  
 BROCKWAY ENGINEERING, INC.  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

**GEOTECHNICAL ENGINEER:**  
 BUTLER ASSOCIATES, INC.  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

**LANDSCAPE ARCHITECT:**  
 BYLA  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

**CIVIL ENGINEER:**  
 BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

**STRUCTURAL ENGINEER:**  
 LFA  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

**MEP ENGINEER:**  
 CES ENGINEERING SERVICES, LLC  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

**LIGHTING DESIGN CONSULTANT:**  
 KGM ARCHITECTURAL LIGHTING  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

**WATERPROOFING CONSULTANT:**  
 WISS, JANNEY, ELSTNER ASSOCIATES, INC  
 3609 S WADSWORTH BLVD, SUITE 400  
 LAKEWOOD, CO 80235  
 TEL: 303.914.4300

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

**SEAL:**

LICENSED ARCHITECT  
 AR 987568

JASON RO  
 STATE OF IDAHO

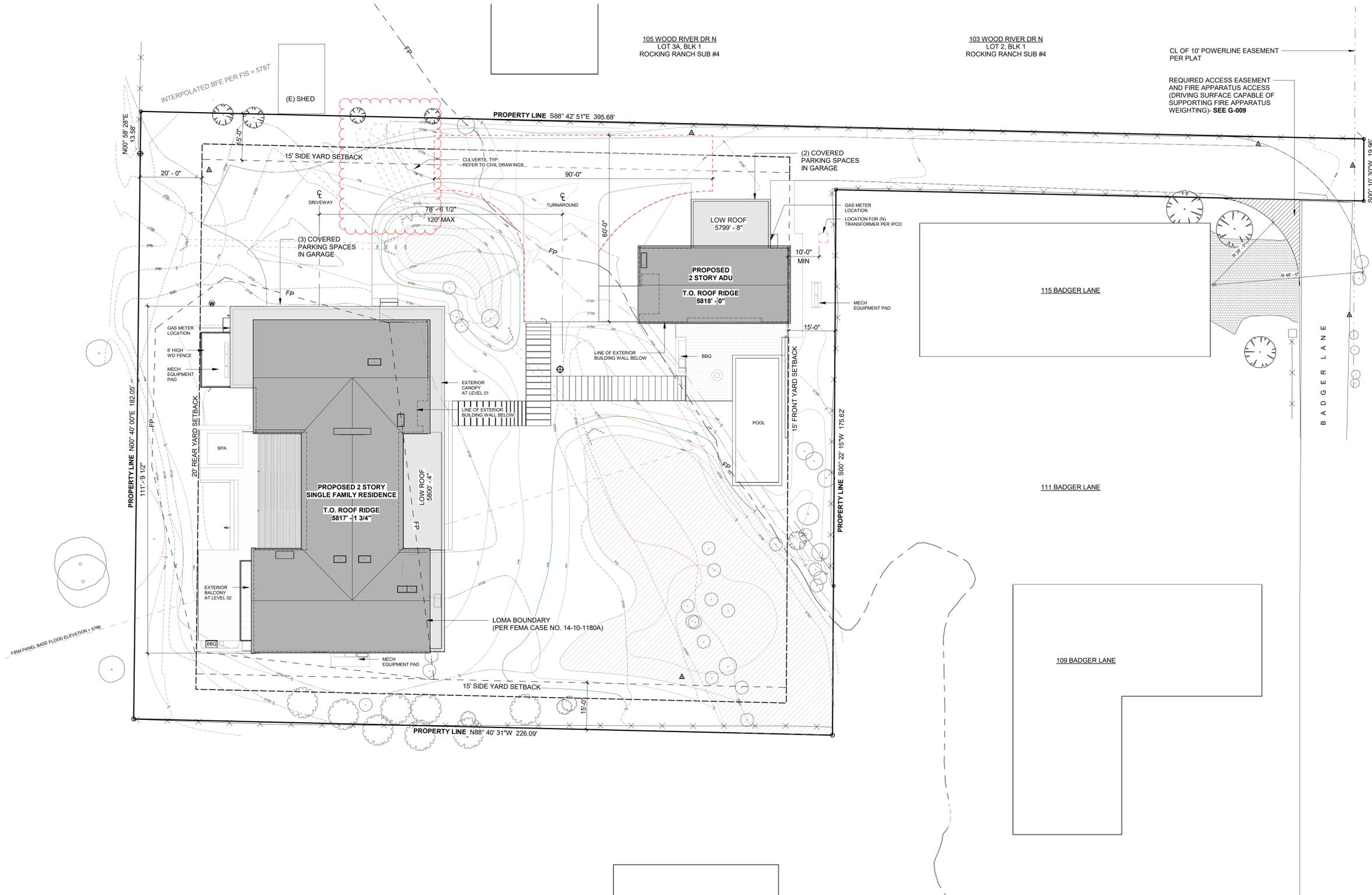
5	02.12.24	100% CD SET REV
4	02.12.24	PERMIT MODIFICATION
3	08.04.23	100% CD SET
	02.28.23	BUILDING PERMIT SUBMITTAL
NO	DATE	ISSUE

**PROJECT:**  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

**PROJECT NUMBER**  
**#2201**

**DRAWING TITLE:**  
**SITE PLAN**

**DRAWING NUMBER:**  
**A-100.1**



**General Notes:**

1. All neighbors with properties adjacent to the project shall be provided notice of the project, schedule and the general contractor's contact information in advance of construction.
2. Trucks to be cleaned prior to leaving the site through mud removal to maintain clean city streets.
3. Dust mitigation to be used by sprinkling the site during excavation when necessary.
4. Vehicle parking is expected to be on the project site. "No parking" sign to be placed at the end of Badger Lane to ensure no parking occurs near the fire hydrant.
5. Storage of temporary construction materials and tools will be on private property only and not in the right of way.
6. Right of way will only be used to get access to the project site. No loading or unloading is expected to take place.
7. See "Truck Route" picture demonstrating route to the job site from Main St.
8. Site conditions to be cleaned and vegetated in accordance with the Landscape Plan once construction is completed.

9. The general contractor is responsible for all subcontractors and will be held responsible for all aspects of the construction activity permit.
10. Speed limits for construction vehicles shall be limited to 15 miles per hour within one block of a construction site, unless otherwise determined by the Ketchum Police Department.
11. The job site shall be kept in a clean and orderly condition. Trash shall be picked up on the site and surrounding areas on a daily basis, and materials shall be stored in neat, tidy piles.
12. Manholes may not be obstructed at any time. In addition, minimum three feet clear shall be maintained on back and sides of fire hydrants, and minimum 15 feet clear shall be maintained on the front, street side of fire hydrants.
13. Contractor is responsible for snow removal. Snow will be stored on site outside of the right of way. If unable to store on site, it will be hauled away from the project.
14. Mature trees will be protected and fenced at the drip line throughout construction.
15. Wetlands to remain undisturbed during construction. Silt fencing to be placed along wetland borders to ensure material and equipment will not enter into wetland areas.
16. No contractor parking will be permitted on Badger Lane and Buss Elle Rd.

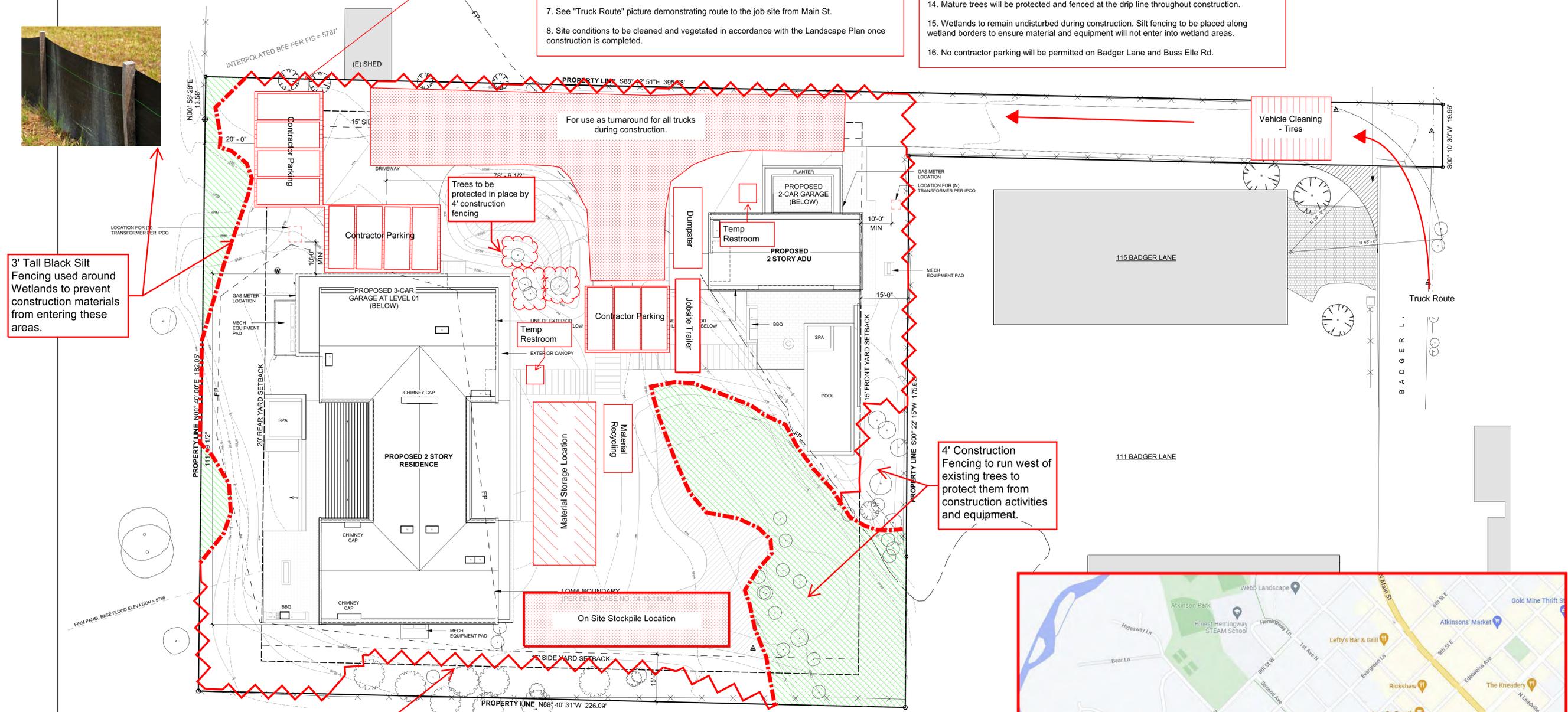
**Cut and Fill Calculations:**  
 Cut = 274 cy  
 Fill = 258 cy  
 Difference = 16 cy  
 Excess material is to be stored on site in the stockpile location until completion of construction.



4' Tall Green Temp Construction Fence



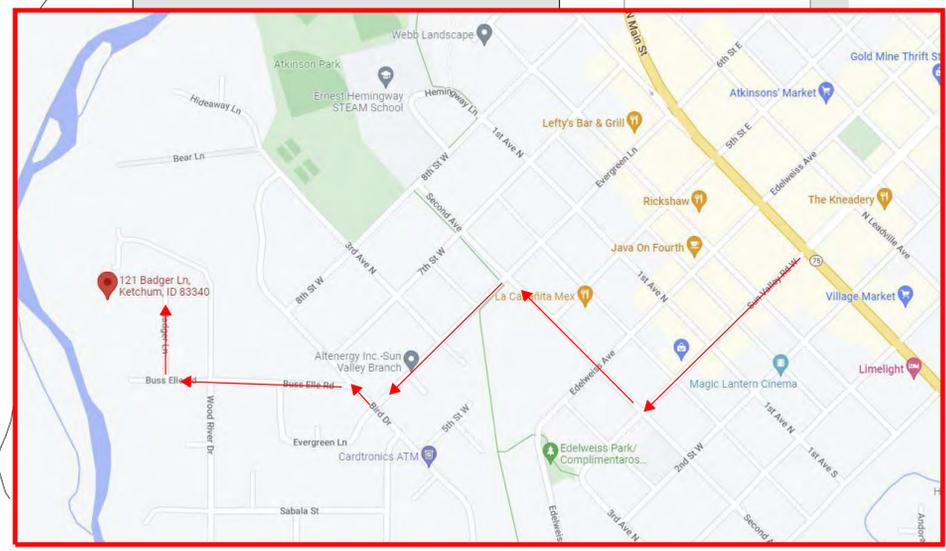
3' Tall Black Silt Fencing used around Wetlands to prevent construction materials from entering these areas.



4' Construction Fencing to run north of the patch of existing trees on site to protect them from construction activity.

4' Construction Fencing to run west of existing trees to protect them from construction activities and equipment.

Vehicle Cleaning - Tires



Truck Route

**BADGER RESIDENCE**

**OWNER:**  
 121 BADGER LANE LLC  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

**PROJECT ARCHITECT:**  
 RO | ROCKETT DESIGN  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLESWOOD, CA 90301  
 TEL: 213.784.0014

**SURVEYOR:**  
 GALENA ENGINEERING, INC.  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

**ENVIRONMENTAL CONSULTANT:**  
 SAWTOOTH ENVIRONMENTAL CONSULTING  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

**HYDROLOGY / WATER ENGINEERING:**  
 BROCKWAY ENGINEERING, INC.  
 2016 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

**GEOTECHNICAL ENGINEER:**  
 BUTLER ASSOCIATES, INC.  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

**LANDSCAPE ARCHITECT:**  
 BYLA  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

**CIVIL ENGINEER:**  
 BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

**STRUCTURAL ENGINEER:**  
 LFA  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

**MEP ENGINEER:**  
 CES ENGINEERING SERVICES, LLC  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

**LIGHTING DESIGN CONSULTANT:**  
 KGM ARCHITECTURAL LIGHTING  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

**SEAL:**  
 LICENSIED ARCHITECT  
 AR 987568  
 JASON RO  
 STATE OF IDAHO

1	05.02.23	PERMIT REVIEW - REV 1
0	02.28.23	BUILDING PERMIT SUBMITTAL
NO	DATE	ISSUE

**PROJECT:**  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

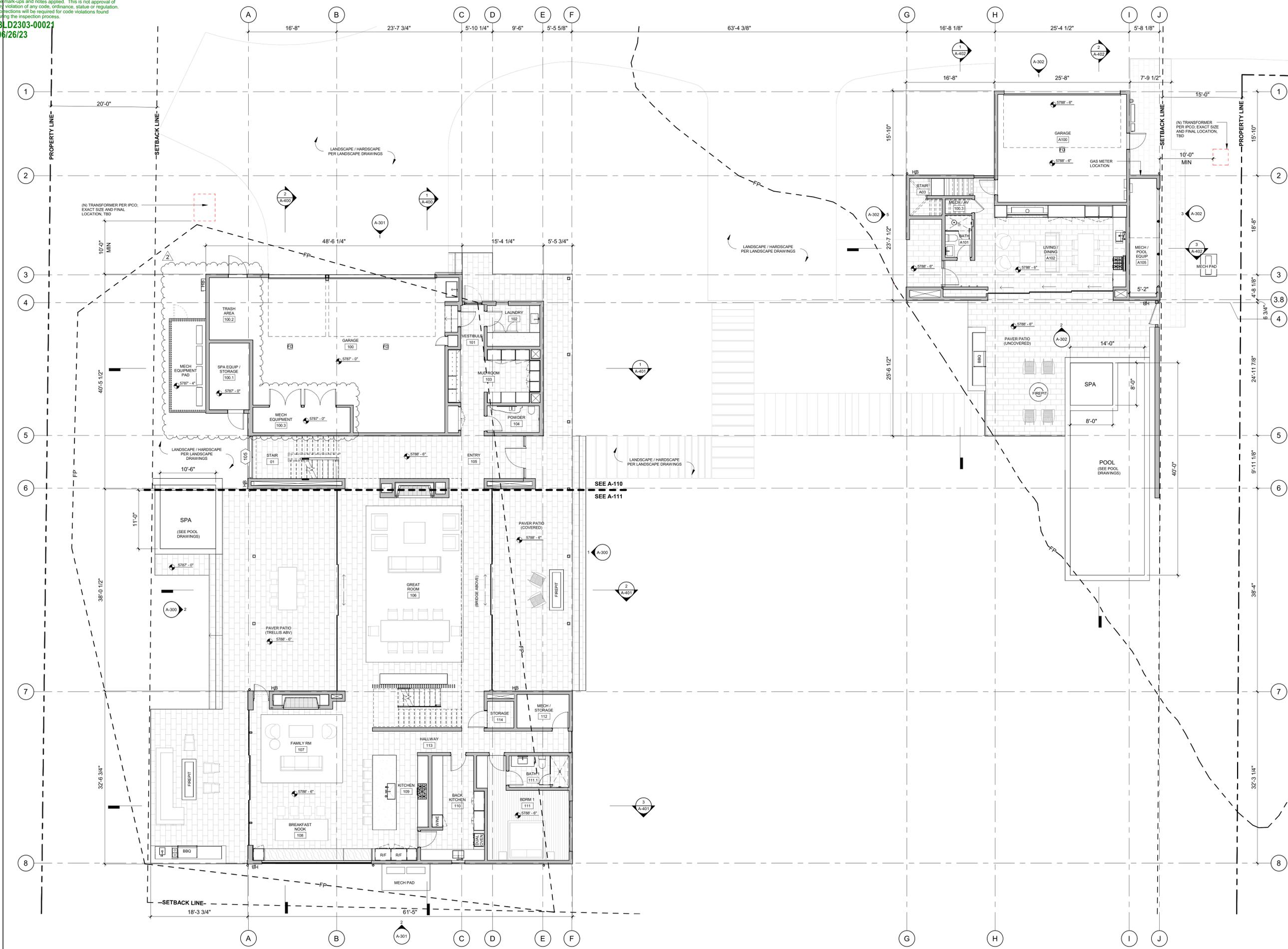
**PROJECT NUMBER:**  
**#2201**

**DRAWING TITLE:**  
**SITE PLAN**

**DRAWING NUMBER:**  
**A-100.1**

Approved  
 These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021  
 06/26/23



**BADGER RESIDENCE**

OWNER:  
 121 BADGER LANE LLC  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
 RO | ROCKETT DESIGN  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLESWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
 GALENA ENGINEERING, INC.  
 317 NORTH RIVER STREET  
 HAILLEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
 SAWTOOTH ENVIRONMENTAL CONSULTING  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
 BROCKWAY ENGINEERING, INC.  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
 BUTLER ASSOCIATES, INC.  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
 BYLA  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

CIVIL ENGINEER:  
 BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

STRUCTURAL ENGINEER:  
 LFA  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
 CES ENGINEERING SERVICES, LLC  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
 KGM ARCHITECTURAL LIGHTING  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



2	06.06.23	PERMIT REVIEW - REV 2
	02.28.23	BUILDING PERMIT SUBMITTAL
NO	DATE	ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

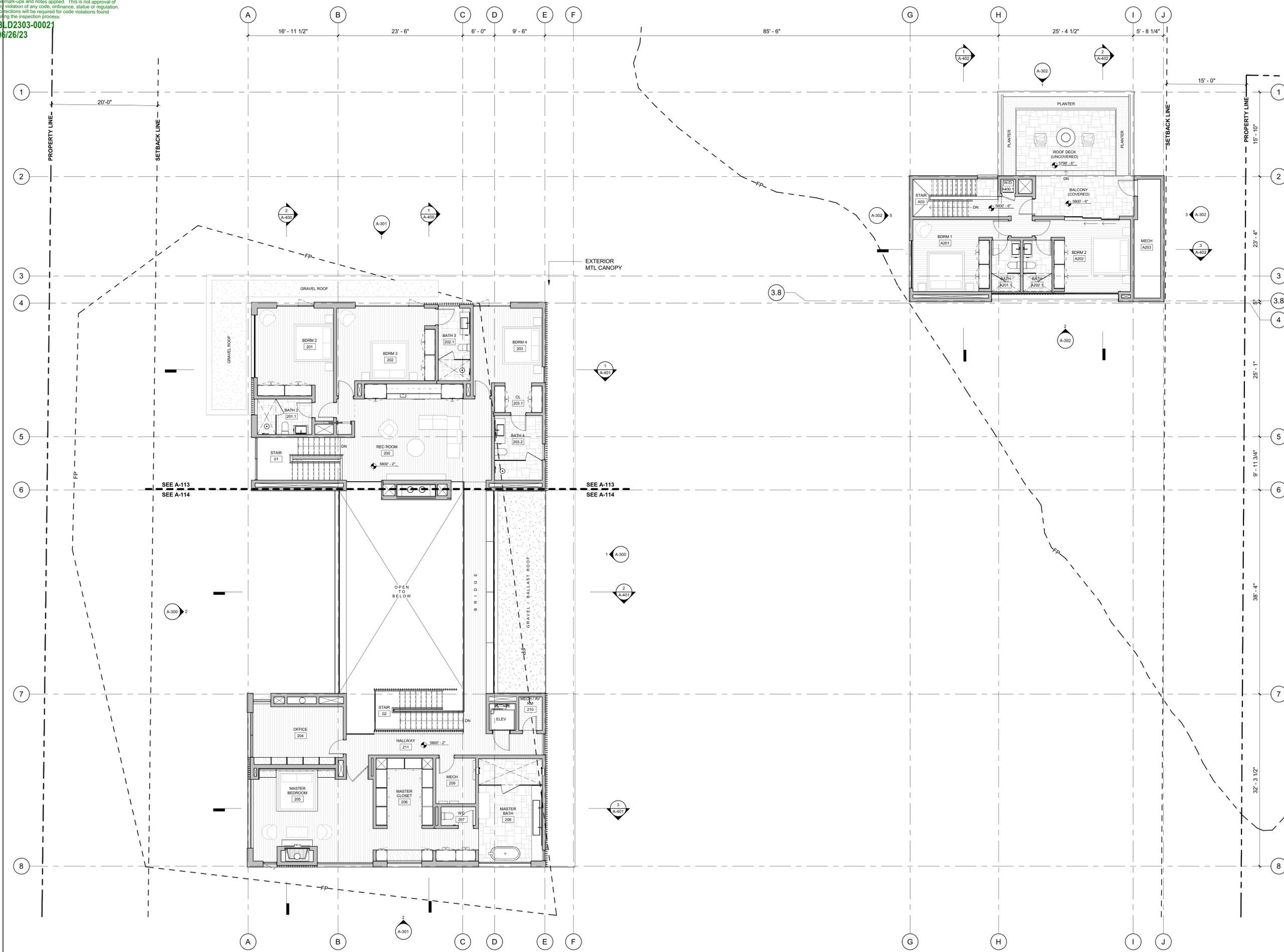
DRAWING TITLE:  
**REFERENCE PLAN / LEVEL 01**

DRAWING NUMBER:  
**A-101**

**NOT FOR CONSTRUCTION**

©2023, RO | ROCKETT DESIGN, INC.

Approved  
 These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.  
 BLD2303-00021  
 06/26/23



**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLESWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
**SAWTOOTH ENVIRONMENTAL CONSULTING**  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
**BROCKWAY ENGINEERING, INC.**  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

CIVIL ENGINEER:  
**BENCHMARK ASSOCIATES, P.A.**  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

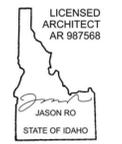
STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
**CES ENGINEERING SERVICES, LLC**  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
**KGM ARCHITECTURAL LIGHTING**  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

SEAL:  


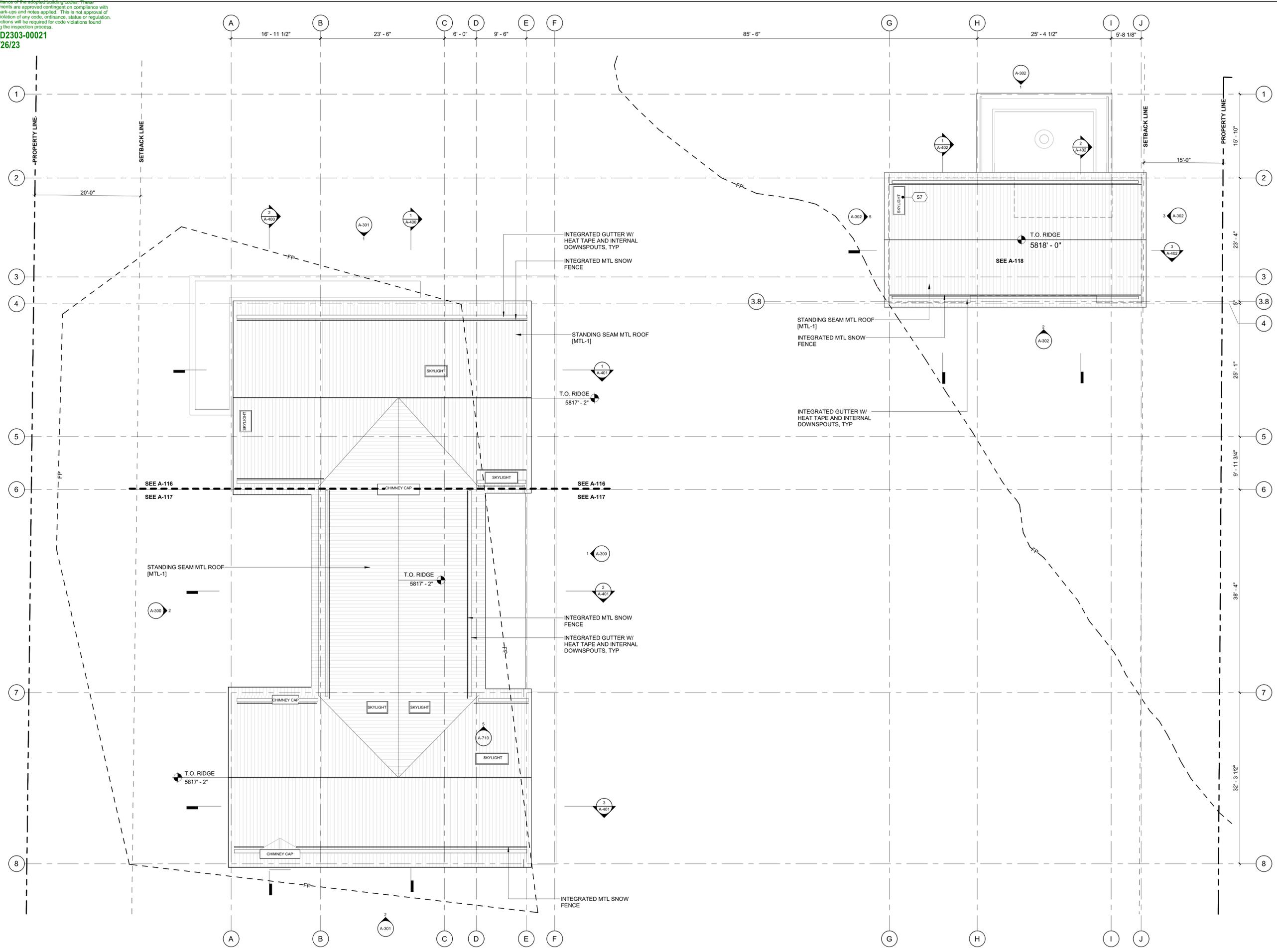
NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23		

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**REFERENCE PLAN / LEVEL 02**

DRAWING NUMBER:  
**A-102**



**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLESWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
**SAWTOOTH ENVIRONMENTAL CONSULTING**  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
**BROCKWAY ENGINEERING, INC.**  
 2016 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

CIVIL ENGINEER:  
**BENCHMARK ASSOCIATES, P.A.**  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

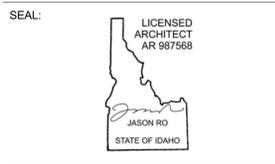
STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
**CES ENGINEERING SERVICES, LLC**  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
**KGM ARCHITECTURAL LIGHTING**  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



NO	DATE	BUILDING PERMIT ISSUE
0	02.28.23	BUILDING PERMIT
		ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

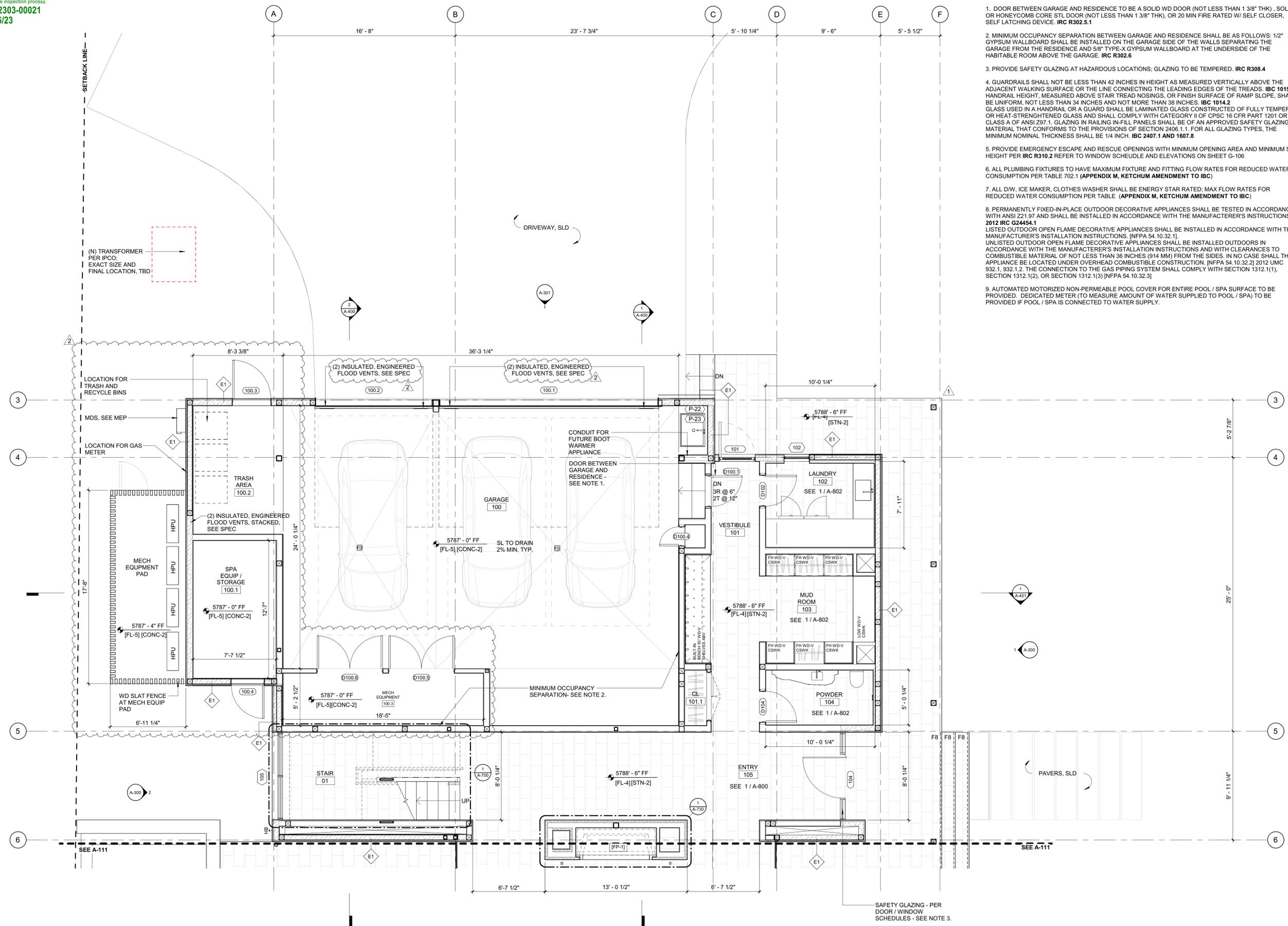
PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**REFERENCE PLAN / ROOF**

DRAWING NUMBER:  
**A-103**

BLD2303-00021  
 9/6/26/23

6/7/23



**GENERAL NOTES:**

- DOOR BETWEEN GARAGE AND RESIDENCE TO BE A SOLID WD DOOR (NOT LESS THAN 1 3/8" THK), SOLID OR HONEYCOMB CORE STL DOOR (NOT LESS THAN 1 3/8" THK), OR 20 MIN FIRE RATED W/ SELF CLOSER, SELF LATCHING DEVICE. **IRC R302.5.1**
- MINIMUM OCCUPANCY SEPARATION BETWEEN GARAGE AND RESIDENCE SHALL BE AS FOLLOWS: 1/2" GYPSUM WALLBOARD SHALL BE INSTALLED ON THE GARAGE SIDE OF THE WALLS SEPARATING THE GARAGE FROM THE RESIDENCE AND 5/8" TYPE-X GYPSUM WALLBOARD AT THE UNDERSIDE OF THE HABITABLE ROOM ABOVE THE GARAGE. **IRC R302.6**
- PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS; GLAZING TO BE TEMPERED. **IRC R308.4**
- GUARDRAILS SHALL NOT BE LESS THAN 42 INCHES IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. **IBC 1015.3** HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. **IBC 1014.2** GLASS USED IN A HANDRAIL OR A GUARD SHALL BE LAMINATED GLASS CONSTRUCTED OF FULLY TEMPERED OR HEAT-STRENGTHENED GLASS AND SHALL COMPLY WITH CATEGORY II OF CPSC 16 CFR PART 1201 OR CLASS A OF ANSI Z97.1. GLAZING IN RAILING INFILL PANELS SHALL BE OF AN APPROVED SAFETY GLAZING MATERIAL THAT CONFORMS TO THE PROVISIONS OF SECTION 2406.1.1. FOR ALL GLAZING TYPES, THE MINIMUM NOMINAL THICKNESS SHALL BE 1/4 INCH. **IBC 2407.1 AND 1607.8**
- PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS WITH MINIMUM OPENING AREA AND MINIMUM SILL HEIGHT PER **IRC R310.2** REFER TO WINDOW SCHEDULE AND ELEVATIONS ON SHEET G-106
- ALL PLUMBING FIXTURES TO HAVE MAXIMUM FIXTURE AND FITTING FLOW RATES FOR REDUCED WATER CONSUMPTION PER TABLE 702.1 (**APPENDIX M, KETCHUM AMENDMENT TO IBC**)
- ALL DW, ICE MAKER, CLOTHES WASHER SHALL BE ENERGY STAR RATED; MAX FLOW RATES FOR REDUCED WATER CONSUMPTION PER TABLE (**APPENDIX M, KETCHUM AMENDMENT TO IBC**)
- PERMANENTLY FIXED-IN-PLACE OUTDOOR DECORATIVE APPLIANCES SHALL BE TESTED IN ACCORDANCE WITH ANSI Z21.97 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. **2012 IRC G2445.1** LISTED OUTDOOR OPEN FLAME DECORATIVE APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. [NFPA 54 10.32.1]. UNLISTED OUTDOOR OPEN FLAME DECORATIVE APPLIANCES SHALL BE INSTALLED OUTDOORS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WITH CLEARANCES TO COMBUSTIBLE MATERIAL OF NOT LESS THAN 36 INCHES (914 MM) FROM THE SIDES. IN NO CASE SHALL THE APPLIANCE BE LOCATED UNDER OVERHEAD COMBUSTIBLE CONSTRUCTION. [NFPA 54.10.32.2] 2012 UMC 932.1, 932.1.2. THE CONNECTION TO THE GAS PIPING SYSTEM SHALL COMPLY WITH SECTION 1312.1(1), SECTION 1312.1(2), OR SECTION 1312.1(3) [NFPA 54.10.32.3]
- AUTOMATED MOTORIZED NON-PERMEABLE POOL COVER FOR ENTIRE POOL / SPA SURFACE TO BE PROVIDED. DEDICATED METER TO MEASURE AMOUNT OF WATER SUPPLIED TO POOL / SPA) TO BE PROVIDED IF POOL / SPA IS CONNECTED TO WATER SUPPLY.

**BADGER RESIDENCE**

**OWNER:**  
 121 BADGER LANE LLC  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

**PROJECT ARCHITECT:**  
 RO | ROCKETT DESIGN  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

**SURVEYOR:**  
 GALENA ENGINEERING, INC.  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

**ENVIRONMENTAL CONSULTANT:**  
 SAWTOOTH ENVIRONMENTAL CONSULTING  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

**HYDROLOGY / WATER ENGINEERING:**  
 BROCKWAY ENGINEERING, INC.  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

**GEOTECHNICAL ENGINEER:**  
 BUTLER ASSOCIATES, INC.  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

**LANDSCAPE ARCHITECT:**  
 BYLA  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

**CIVIL ENGINEER:**  
 BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

**STRUCTURAL ENGINEER:**  
 LFA  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

**MEP ENGINEER:**  
 CES ENGINEERING SERVICES, LLC  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

**LIGHTING DESIGN CONSULTANT:**  
 KGM ARCHITECTURAL LIGHTING  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

**SEAL:**

2	06.06.23	PERMIT REVIEW - REV 2
1	05.02.23	PERMIT REVIEW - REV 1
	02.28.23	BUILDING PERMIT SUBMITTAL
NO	DATE	ISSUE

**PROJECT:**  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

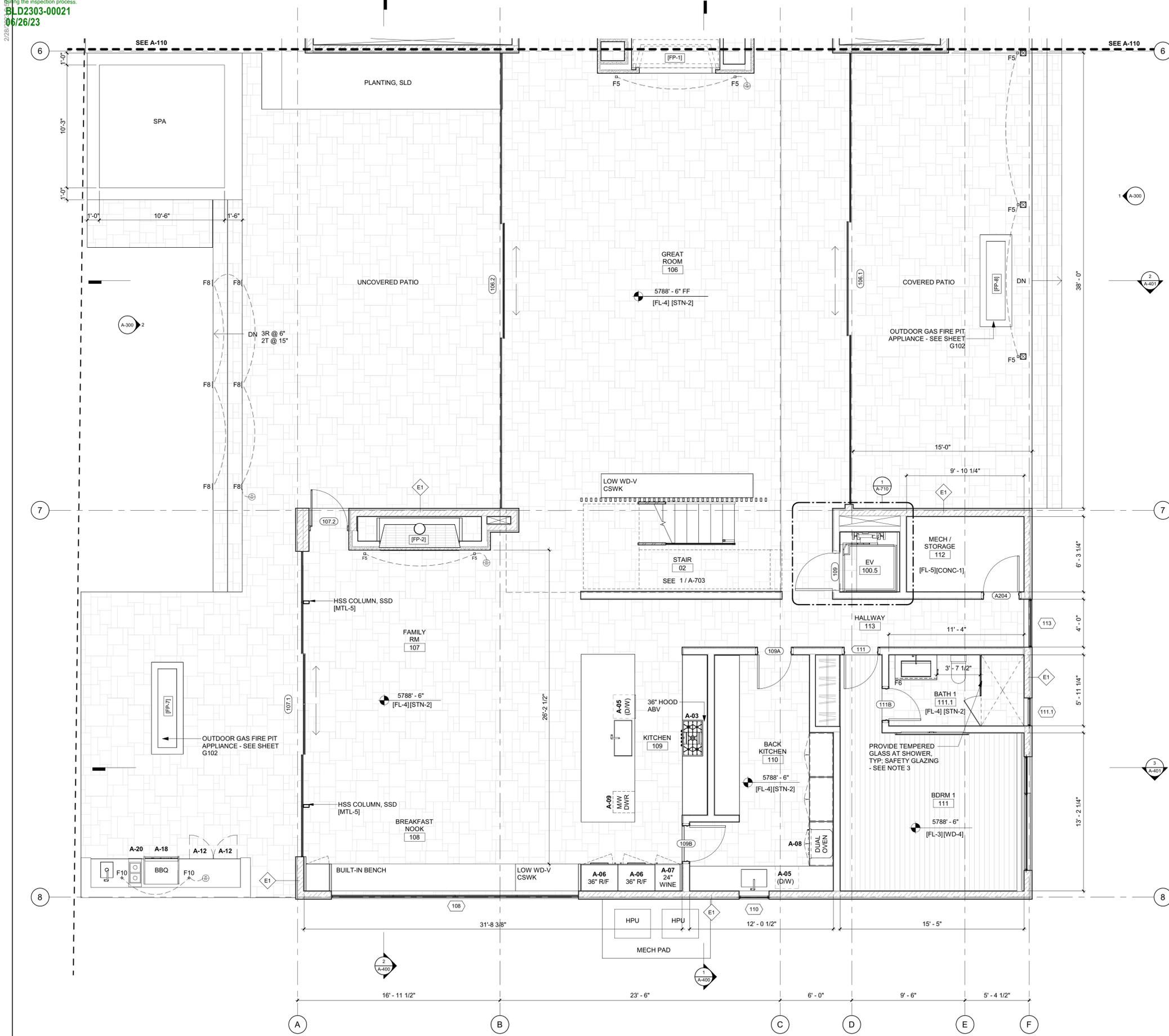
**PROJECT NUMBER:**  
**#2201**

**DRAWING TITLE:**  
**FLOOR PLAN / LEVEL 01 / NORTH**

**DRAWING NUMBER:**  
**A-110**

**NOT FOR CONSTRUCTION**

©2023, RO | ROCKETT DESIGN, INC.



- GENERAL NOTES:**
- DOOR BETWEEN GARAGE AND RESIDENCE TO BE A SOLID WD DOOR (NOT LESS THAN 1 3/8" THK), SOLID OR HONEYCOMB CORE STL DOOR (NOT LESS THAN 1 3/8" THK), OR 20 MIN FIRE RATED W/ SELF CLOSER, SELF LATCHING DEVICE. **IRC R302.5.1**
  - MINIMUM OCCUPANCY SEPARATION BETWEEN GARAGE AND RESIDENCE SHALL BE AS FOLLOWS: 1/2" GYPSUM WALLBOARD SHALL BE INSTALLED ON THE GARAGE SIDE OF THE WALLS SEPARATING THE GARAGE FROM THE RESIDENCE AND 5/8" TYPE-X GYPSUM WALLBOARD AT THE UNDERSIDE OF THE HABITABLE ROOM ABOVE THE GARAGE. **IRC R302.6**
  - PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS; GLAZING TO BE TEMPERED. **IRC R308.4**
  - GUARDRAILS SHALL NOT BE LESS THAN 42 INCHES IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. **IBC 1015.3**  
 HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. **IBC 1014.2**  
 GLASS USED IN A HANDRAIL OR A GUARD SHALL BE LAMINATED GLASS CONSTRUCTED OF FULLY TEMPERED OR HEAT-STRENGTHENED GLASS AND SHALL COMPLY WITH CATEGORY II OF CPSC 16 CFR PART 1201 OR CLASS A OF ANSI Z97.1. GLAZING IN RAILING IN-FILL PANELS SHALL BE OF AN APPROVED SAFETY GLAZING MATERIAL THAT CONFORMS TO THE PROVISIONS OF SECTION 2406.1.1. FOR ALL GLAZING TYPES, THE MINIMUM NOMINAL THICKNESS SHALL BE 1/4 INCH. **IBC 2407.1 AND 1607.8**
  - PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS WITH MINIMUM OPENING AREA AND MINIMUM SILL HEIGHT PER **IRC R310.2** REFER TO WINDOW SCHEDULE AND ELEVATIONS ON SHEET G-106
  - ALL PLUMBING FIXTURES TO HAVE MAXIMUM FIXTURE AND FITTING FLOW RATES FOR REDUCED WATER CONSUMPTION PER TABLE 702.1 (**APPENDIX M, KETCHUM AMENDMENT TO IBC**)
  - ALL DW, ICE MAKER, CLOTHES WASHER SHALL BE ENERGY STAR RATED; MAX FLOW RATES FOR REDUCED WATER CONSUMPTION PER TABLE (**APPENDIX M, KETCHUM AMENDMENT TO IBC**)
  - PERMANENTLY FIXED-IN-PLACE OUTDOOR DECORATIVE APPLIANCES SHALL BE TESTED IN ACCORDANCE WITH ANSI Z21.97 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. **2012 IRC G24454.1**  
 LISTED OUTDOOR OPEN FLAME DECORATIVE APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (NFPA 54.10.32.1)  
 UNLISTED OUTDOOR OPEN FLAME DECORATIVE APPLIANCES SHALL BE INSTALLED OUTDOORS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WITH CLEARANCES TO COMBUSTIBLE MATERIAL OF NOT LESS THAN 36 INCHES (914 MM) FROM THE SIDES. IN NO CASE SHALL THE APPLIANCE BE LOCATED UNDER OVERHEAD COMBUSTIBLE CONSTRUCTION. (NFPA 54.10.32.2) 2012 UMC 932.1, 932.1.2. THE CONNECTION TO THE GAS PIPING SYSTEM SHALL COMPLY WITH SECTION 1312.1(1), SECTION 1312.1(2), OR SECTION 1312.1(3) (NFPA 54.10.32.3)
  - AUTOMATED MOTORIZED NON-PERMEABLE POOL COVER FOR ENTIRE POOL / SPA SURFACE TO BE PROVIDED. DEDICATED METER (TO MEASURE AMOUNT OF WATER SUPPLIED TO POOL / SPA) TO BE PROVIDED IF POOL / SPA IS CONNECTED TO WATER SUPPLY.

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLESWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
**SAWTOOTH ENVIRONMENTAL CONSULTING**  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
**BROCKWAY ENGINEERING, INC.**  
 2016 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

CIVIL ENGINEER:  
**BENCHMARK ASSOCIATES, P.A.**  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

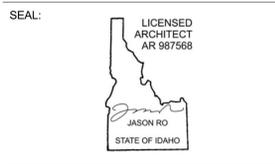
STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
**CES ENGINEERING SERVICES, LLC**  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
**KGM ARCHITECTURAL LIGHTING**  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



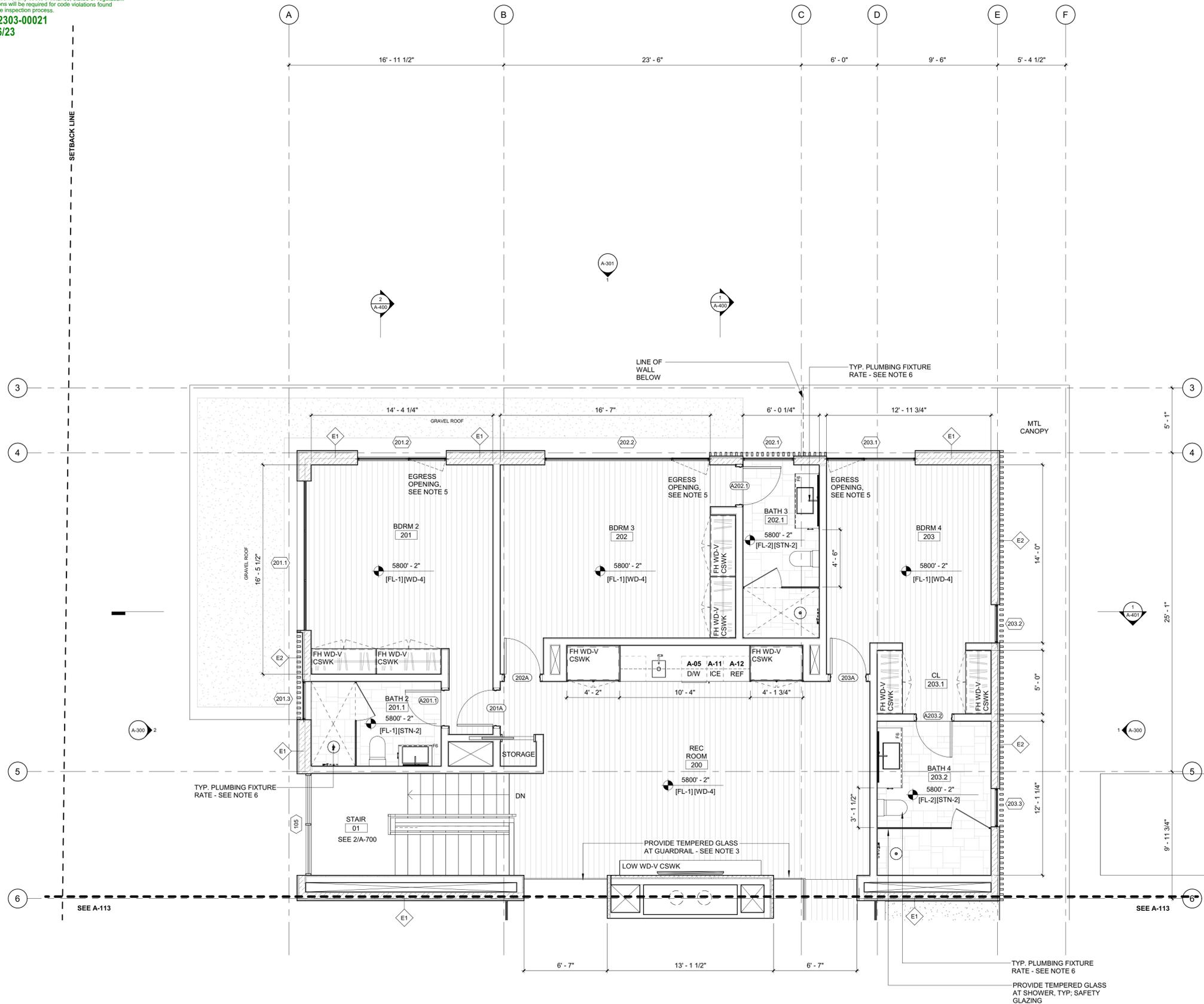
NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23		

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**FLOOR PLAN / LEVEL 01 / SOUTH**

DRAWING NUMBER:  
**A-111**



**GENERAL NOTES:**

- DOOR BETWEEN GARAGE AND RESIDENCE TO BE A SOLID WD DOOR (NOT LESS THAN 1 3/8" THK), SOLID OR HONEYCOMB CORE STL DOOR (NOT LESS THAN 1 3/8" THK), OR 20 MIN FIRE RATED W/ SELF CLOSER, SELF LATCHING DEVICE. **IRC R302.5.1**
- MINIMUM OCCUPANCY SEPARATION BETWEEN GARAGE AND RESIDENCE SHALL BE AS FOLLOWS: 1/2" GYPSUM WALLBOARD SHALL BE INSTALLED ON THE GARAGE SIDE OF THE WALLS SEPARATING THE GARAGE FROM THE RESIDENCE AND 5/8" TYPE-X GYPSUM WALLBOARD AT THE UNDERSIDE OF THE HABITABLE ROOM ABOVE THE GARAGE. **IRC R302.6**
- PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS; GLAZING TO BE TEMPERED. **IRC R308.4**
- GUARDRAILS SHALL NOT BE LESS THAN 42 INCHES IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. **IBC 1015.3**  
 HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. **IBC 1014.2**  
 GLASS USED IN A HANDRAIL OR A GUARD SHALL BE LAMINATED GLASS CONSTRUCTED OF FULLY TEMPERED OR HEAT-STRENGTHENED GLASS AND SHALL COMPLY WITH CATEGORY II OF CPSC 16 CFR PART 1201 OR CLASS A OF ANSI Z97.1. GLAZING IN RAILING IN-FILL PANELS SHALL BE OF AN APPROVED SAFETY GLAZING MATERIAL THAT CONFORMS TO THE PROVISIONS OF SECTION 2406.1.1. FOR ALL GLAZING TYPES, THE MINIMUM NOMINAL THICKNESS SHALL BE 1/4 INCH. **IBC 2407.1 AND 1607.8**
- PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS WITH MINIMUM OPENING AREA AND MINIMUM SILL HEIGHT PER **IRC R310.2** REFER TO WINDOW SCHEDULE AND ELEVATIONS ON SHEET G-106
- ALL PLUMBING FIXTURES TO HAVE MAXIMUM FIXTURE AND FITTING FLOW RATES FOR REDUCED WATER CONSUMPTION PER TABLE 702.1 (**APPENDIX M, KETCHUM AMENDMENT TO IBC**)
- ALL DW, ICE MAKER, CLOTHES WASHER SHALL BE ENERGY STAR RATED; MAX FLOW RATES FOR REDUCED WATER CONSUMPTION PER TABLE (**APPENDIX M, KETCHUM AMENDMENT TO IBC**)
- PERMANENTLY FIXED-IN-PLACE OUTDOOR DECORATIVE APPLIANCES SHALL BE TESTED IN ACCORDANCE WITH ANSI Z21.97 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. **2012 IRC G24454.1**  
 LISTED OUTDOOR OPEN FLAME DECORATIVE APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. [NFPA 54.10.32.1]  
 UNLISTED OUTDOOR OPEN FLAME DECORATIVE APPLIANCES SHALL BE INSTALLED OUTDOORS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WITH CLEARANCES TO COMBUSTIBLE MATERIAL OF NOT LESS THAN 36 INCHES (914 MM) FROM THE SIDES. IN NO CASE SHALL THE APPLIANCE BE LOCATED UNDER OVERHEAD COMBUSTIBLE CONSTRUCTION. [NFPA 54.10.32.2] 2012 UMC 932.1, 932.1.2. THE CONNECTION TO THE GAS PIPING SYSTEM SHALL COMPLY WITH SECTION 1312.1(1), SECTION 1312.1(2), OR SECTION 1312.1(3) [NFPA 54.10.32.3]
- AUTOMATED MOTORIZED NON-PERMEABLE POOL COVER FOR ENTIRE POOL / SPA SURFACE TO BE PROVIDED. DEDICATED METER (TO MEASURE AMOUNT OF WATER SUPPLIED TO POOL / SPA) TO BE PROVIDED IF POOL / SPA IS CONNECTED TO WATER SUPPLY.

**BADGER RESIDENCE**

**OWNER:**  
 121 BADGER LANE LLC  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

**PROJECT ARCHITECT:**  
 RO | ROCKETT DESIGN  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

**SURVEYOR:**  
 GALENA ENGINEERING, INC.  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

**ENVIRONMENTAL CONSULTANT:**  
 SAWTOOTH ENVIRONMENTAL CONSULTING  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

**HYDROLOGY / WATER ENGINEERING:**  
 BROCKWAY ENGINEERING, INC.  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

**GEOTECHNICAL ENGINEER:**  
 BUTLER ASSOCIATES, INC.  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

**LANDSCAPE ARCHITECT:**  
 BYLA  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

**CIVIL ENGINEER:**  
 BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

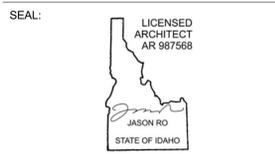
**STRUCTURAL ENGINEER:**  
 LFA  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

**MEP ENGINEER:**  
 CES ENGINEERING SERVICES, LLC  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

**LIGHTING DESIGN CONSULTANT:**  
 KGM ARCHITECTURAL LIGHTING  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



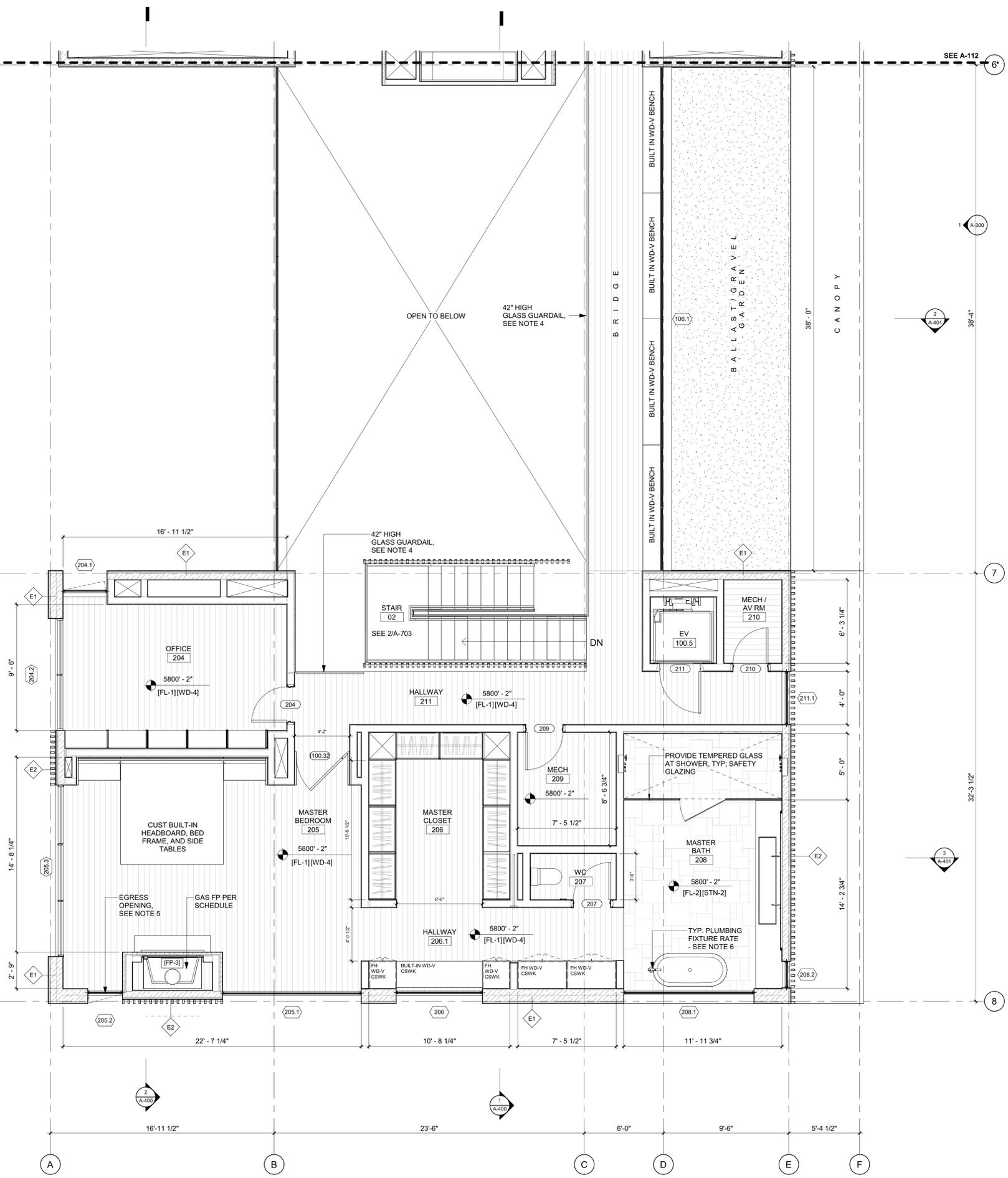
NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23		

**PROJECT:**  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

**PROJECT NUMBER**  
**#2201**

**DRAWING TITLE:**  
**FLOOR PLAN / LEVEL 02 / NORTH**

**DRAWING NUMBER:**  
**A-112**



- GENERAL NOTES:**
- DOOR BETWEEN GARAGE AND RESIDENCE TO BE A SOLID WD DOOR (NOT LESS THAN 1 3/8" THK), SOLID OR HONEYCOMB CORE STL DOOR (NOT LESS THAN 1 3/8" THK), OR 20 MIN FIRE RATED W/ SELF CLOSER, SELF LATCHING DEVICE. **IRC R302.5.1**
  - MINIMUM OCCUPANCY SEPARATION BETWEEN GARAGE AND RESIDENCE SHALL BE AS FOLLOWS: 1/2" GYPSUM WALLBOARD SHALL BE INSTALLED ON THE GARAGE SIDE OF THE WALLS SEPARATING THE GARAGE FROM THE RESIDENCE AND 5/8" TYPE-X GYPSUM WALLBOARD AT THE UNDERSIDE OF THE HABITABLE ROOM ABOVE THE GARAGE. **IRC R302.6**
  - PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS; GLAZING TO BE TEMPERED. **IRC R308.4**
  - GUARDRAILS SHALL NOT BE LESS THAN 42 INCHES IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. **IBC 1015.3** HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. **IBC 1014.2** GLASS USED IN A HANDRAIL OR A GUARD SHALL BE LAMINATED GLASS CONSTRUCTED OF FULLY TEMPERED OR HEAT-STRENGTHENED GLASS AND SHALL COMPLY WITH CATEGORY II OF CPSC 16 CFR PART 1201 OR CLASS A OF ANSI Z97.1. GLAZING IN RAILING INFILL PANELS SHALL BE OF AN APPROVED SAFETY GLAZING MATERIAL THAT CONFORMS TO THE PROVISIONS OF SECTION 2406.1.1. FOR ALL GLAZING TYPES, THE MINIMUM NOMINAL THICKNESS SHALL BE 1/4 INCH. **IBC 2407.1 AND 1607.8**
  - PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS WITH MINIMUM OPENING AREA AND MINIMUM SILL HEIGHT PER **IRC R310.2** REFER TO WINDOW SCHEDULE AND ELEVATIONS ON SHEET G-106
  - ALL PLUMBING FIXTURES TO HAVE MAXIMUM FIXTURE AND FITTING FLOW RATES FOR REDUCED WATER CONSUMPTION PER TABLE 702.1 (**APPENDIX M, KETCHUM AMENDMENT TO IBC**)
  - ALL D/W, ICE MAKER, CLOTHES WASHER SHALL BE ENERGY STAR RATED; MAX FLOW RATES FOR REDUCED WATER CONSUMPTION PER TABLE (**APPENDIX M, KETCHUM AMENDMENT TO IBC**)
  - PERMANENTLY FIXED-IN-PLACE OUTDOOR DECORATIVE APPLIANCES SHALL BE TESTED IN ACCORDANCE WITH ANSI Z21.97 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. **2012 IRC G2445.1** LISTED OUTDOOR OPEN FLAME DECORATIVE APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. [NFPA 54.10.32.1] UNLISTED OUTDOOR OPEN FLAME DECORATIVE APPLIANCES SHALL BE INSTALLED OUTDOORS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WITH CLEARANCES TO COMBUSTIBLE MATERIAL OF NOT LESS THAN 36 INCHES (914 MM) FROM THE SIDES. IN NO CASE SHALL THE APPLIANCE BE LOCATED UNDER OVERHEAD COMBUSTIBLE CONSTRUCTION. [NFPA 54.10.32.2] 2012 UMC 932.1, 932.1.2. THE CONNECTION TO THE GAS PIPING SYSTEM SHALL COMPLY WITH SECTION 1312.1(1), SECTION 1312.1(2), OR SECTION 1312.1(3) [NFPA 54.10.32.3]
  - AUTOMATED MOTORIZED NON-PERMEABLE POOL COVER FOR ENTIRE POOL / SPA SURFACE TO BE PROVIDED. DEDICATED METER (TO MEASURE AMOUNT OF WATER SUPPLIED TO POOL / SPA) TO BE PROVIDED IF POOL / SPA IS CONNECTED TO WATER SUPPLY.

**BADGER RESIDENCE**

**OWNER:**  
 121 BADGER LANE LLC  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

**PROJECT ARCHITECT:**  
 RO | ROCKETT DESIGN  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEDWOOD, CA 90301  
 TEL: 213.784.0014

**SURVEYOR:**  
 GALENA ENGINEERING, INC.  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

**ENVIRONMENTAL CONSULTANT:**  
 SAWTOOTH ENVIRONMENTAL CONSULTING  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

**HYDROLOGY / WATER ENGINEERING:**  
 BROCKWAY ENGINEERING, INC.  
 2016 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

**GEOTECHNICAL ENGINEER:**  
 BUTLER ASSOCIATES, INC.  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

**LANDSCAPE ARCHITECT:**  
 BYLA  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

**CIVIL ENGINEER:**  
 BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

**STRUCTURAL ENGINEER:**  
 LFA  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

**MEP ENGINEER:**  
 CES ENGINEERING SERVICES, LLC  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

**LIGHTING DESIGN CONSULTANT:**  
 KGM ARCHITECTURAL LIGHTING  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO/ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



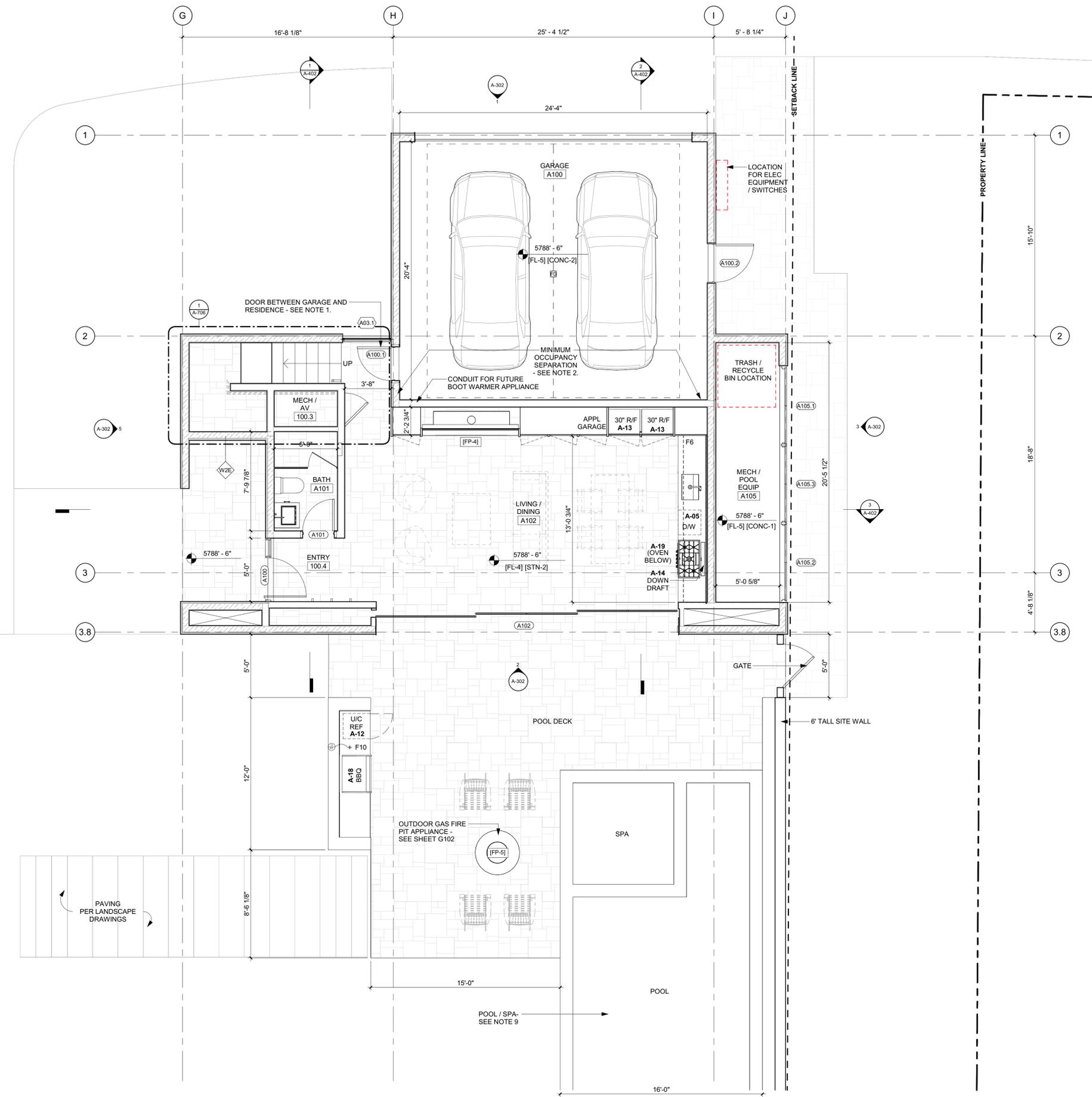
0	02.28.23	BUILDING PERMIT
NO	DATE	ISSUE

**PROJECT:**  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

**PROJECT NUMBER:**  
**#2201**

**DRAWING TITLE:**  
**FLOOR PLAN / LEVEL 02 / SOUTH**

**DRAWING NUMBER:**  
**A-113**



- GENERAL NOTES:**
- DOOR BETWEEN GARAGE AND RESIDENCE TO BE A SOLID WD DOOR (NOT LESS THAN 1 3/8" THK), SOLID OR HONEYCOMB CORE STL DOOR (NOT LESS THAN 1 3/8" THK), OR 20 MIN FIRE RATED W/ SELF CLOSER, SELF LATCHING DEVICE. **IRC R302.5.1**
  - MINIMUM OCCUPANCY SEPARATION BETWEEN GARAGE AND RESIDENCE SHALL BE AS FOLLOWS: 1/2" GYPSUM WALLBOARD SHALL BE INSTALLED ON THE GARAGE SIDE OF THE WALLS SEPARATING THE GARAGE FROM THE RESIDENCE AND 5/8" TYPE-X GYPSUM WALLBOARD AT THE UNDERSIDE OF THE HABITABLE ROOM ABOVE THE GARAGE. **IRC R302.6**
  - PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS; GLAZING TO BE TEMPERED. **IRC R308.4**
  - GUARDRAILS SHALL NOT BE LESS THAN 42 INCHES IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. **IBC 1015.3**  
 HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. **IBC 1014.2**  
 GLASS USED IN A HANDRAIL OR A GUARD SHALL BE LAMINATED GLASS CONSTRUCTED OF FULLY TEMPERED OR HEAT-STRENGTHENED GLASS AND SHALL COMPLY WITH CATEGORY II OF CPSC 16 CFR PART 1201 OR CLASS A OF ANSI Z97.1. GLAZING IN RAILING INFILL PANELS SHALL BE OF AN APPROVED SAFETY GLAZING MATERIAL THAT CONFORMS TO THE PROVISIONS OF SECTION 2406.1.1. FOR ALL GLAZING TYPES, THE MINIMUM NOMINAL THICKNESS SHALL BE 1/4 INCH. **IBC 2407.1 AND 1607.8**
  - PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS WITH MINIMUM OPENING AREA AND MINIMUM SILL HEIGHT PER **IRC R310.2** REFER TO WINDOW SCHEDULE AND ELEVATIONS ON SHEET 6-106
  - ALL PLUMBING FIXTURES TO HAVE MAXIMUM FIXTURE AND FITTING FLOW RATES FOR REDUCED WATER CONSUMPTION PER TABLE 702.1 (**APPENDIX M, KETCHUM AMENDMENT TO IBC**)
  - ALL D/W, ICE MAKER, CLOTHES WASHER SHALL BE ENERGY STAR RATED; MAX FLOW RATES FOR REDUCED WATER CONSUMPTION PER TABLE (**APPENDIX M, KETCHUM AMENDMENT TO IBC**)
  - PERMANENTLY FIXED-IN-PLACE OUTDOOR DECORATIVE APPLIANCES SHALL BE TESTED IN ACCORDANCE WITH ANSI Z21.97 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. **2012 IRC G24454.1**  
 LISTED OUTDOOR OPEN FLAME DECORATIVE APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (NFPA 54.10.32.1)  
 UNLISTED OUTDOOR OPEN FLAME DECORATIVE APPLIANCES SHALL BE INSTALLED OUTDOORS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WITH CLEARANCES TO COMBUSTIBLE MATERIAL OF NOT LESS THAN 36 INCHES (914 MM) FROM THE SIDES. IN NO CASE SHALL THE APPLIANCE BE LOCATED UNDER OVERHEAD COMBUSTIBLE CONSTRUCTION. (NFPA 54.10.32.2) 2012 UMC 932.1, 932.1.2. THE CONNECTION TO THE GAS PIPING SYSTEM SHALL COMPLY WITH SECTION 1312.1(1), SECTION 1312.1(2), OR SECTION 1312.1(3) (NFPA 54.10.32.3)
  - AUTOMATED MOTORIZED NON-PERMEABLE POOL COVER FOR ENTIRE POOL / SPA SURFACE TO BE PROVIDED. DEDICATED METER (TO MEASURE AMOUNT OF WATER SUPPLIED TO POOL / SPA) TO BE PROVIDED IF POOL / SPA IS CONNECTED TO WATER SUPPLY.

**BADGER RESIDENCE**

OWNER:  
 121 BADGER LANE LLC  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
 RO | ROCKETT DESIGN  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
 GALENA ENGINEERING, INC.  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
 SAWTOOTH ENVIRONMENTAL CONSULTING  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
 BROCKWAY ENGINEERING, INC.  
 2016 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
 BUTLER ASSOCIATES, INC.  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
 BYLA  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

CIVIL ENGINEER:  
 BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

STRUCTURAL ENGINEER:  
 LFA  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
 CES ENGINEERING SERVICES, LLC  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
 KGM ARCHITECTURAL LIGHTING  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.  
 RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

SEAL:  
 LICENSED ARCHITECT  
 AR 987568  
 JASON RO  
 STATE OF IDAHO

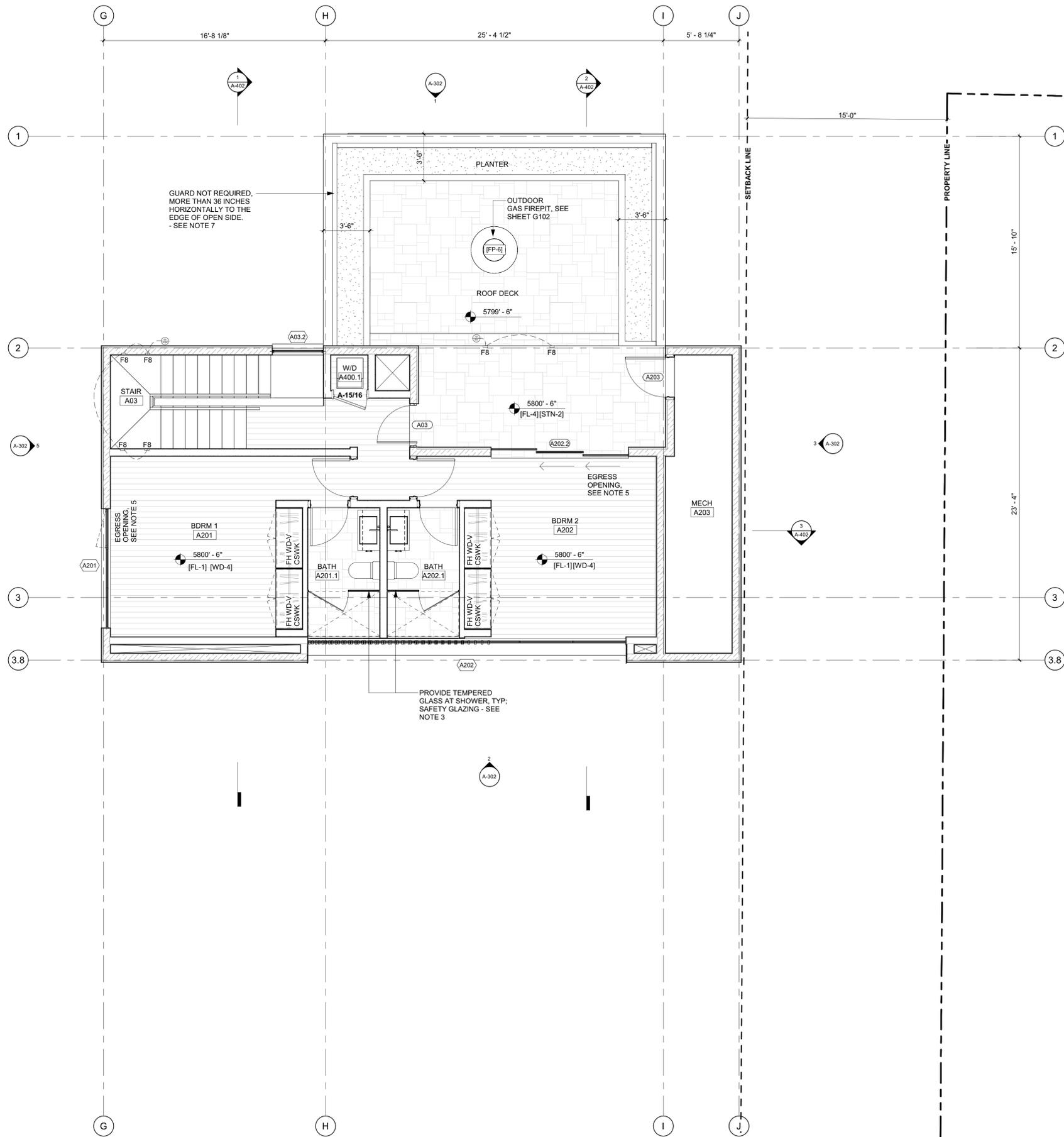
NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23	BUILDING PERMIT	

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER:  
**#2201**

DRAWING TITLE:  
**FLOOR PLAN / LEVEL 01 / ADU**

DRAWING NUMBER:  
**A-114**



- GENERAL NOTES:**
- DOOR BETWEEN GARAGE AND RESIDENCE TO BE A SOLID WD DOOR (NOT LESS THAN 1 3/8" THK), SOLID OR HONEYCOMB CORE STL DOOR (NOT LESS THAN 1 3/8" THK), OR 20 MIN FIRE RATED W/ SELF CLOSER, SELF LATCHING DEVICE. **IRC R302.5.1**
  - MINIMUM OCCUPANCY SEPARATION BETWEEN GARAGE AND RESIDENCE SHALL BE AS FOLLOWS: 1/2" GYPSUM WALLBOARD SHALL BE INSTALLED ON THE GARAGE SIDE OF THE WALLS SEPARATING THE GARAGE FROM THE RESIDENCE AND 5/8" TYPE-X GYPSUM WALLBOARD AT THE UNDERSIDE OF THE HABITABLE ROOM ABOVE THE GARAGE. **IRC R302.6**
  - PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS; GLAZING TO BE TEMPERED. **IRC R308.4**
  - GUARDRAILS SHALL NOT BE LESS THAN 42 INCHES IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. **IBC 1015.3**  
 HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. **IBC 1014.2**  
 GLASS USED IN A HANDRAIL OR A GUARD SHALL BE LAMINATED GLASS CONSTRUCTED OF FULLY TEMPERED OR HEAT-STRENGTHENED GLASS AND SHALL COMPLY WITH CATEGORY II OF CPSC 16 CFR PART 1201 OR CLASS A OF ANSI Z97.1. GLAZING IN RAILING IN-FILL PANELS SHALL BE OF AN APPROVED SAFETY GLAZING MATERIAL THAT CONFORMS TO THE PROVISIONS OF SECTION 2406.1.1. FOR ALL GLAZING TYPES, THE MINIMUM NOMINAL THICKNESS SHALL BE 1/4 INCH. **IBC 2407.1 AND 1607.8**
  - PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS WITH MINIMUM OPENING AREA AND MINIMUM SILL HEIGHT PER **IRC R310.2** REFER TO WINDOW SCHEDULE AND ELEVATIONS ON SHEET G-106
  - ALL PLUMBING FIXTURES TO HAVE MAXIMUM FIXTURE AND FITTING FLOW RATES FOR REDUCED WATER CONSUMPTION PER TABLE 702.1 (**APPENDIX M, KETCHUM AMENDMENT TO IBC**)
  - ALL DW, ICE MAKER, CLOTHES WASHER SHALL BE ENERGY STAR RATED; MAX FLOW RATES FOR REDUCED WATER CONSUMPTION PER TABLE (**APPENDIX M, KETCHUM AMENDMENT TO IBC**)
  - PERMANENTLY FIXED-IN-PLACE OUTDOOR DECORATIVE APPLIANCES SHALL BE TESTED IN ACCORDANCE WITH ANSI Z21.97 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. **2012 IRC G24454.1**  
 LISTED OUTDOOR OPEN FLAME DECORATIVE APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. [NFPA 54.10.32.1]  
 UNLISTED OUTDOOR OPEN FLAME DECORATIVE APPLIANCES SHALL BE INSTALLED OUTDOORS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WITH CLEARANCES TO COMBUSTIBLE MATERIAL OF NOT LESS THAN 36 INCHES (914 MM) FROM THE SIDES. IN NO CASE SHALL THE APPLIANCE BE LOCATED UNDER OVERHEAD COMBUSTIBLE CONSTRUCTION. [NFPA 54.10.32.2] 2012 UMC 932.1, 932.1.2. THE CONNECTION TO THE GAS PIPING SYSTEM SHALL COMPLY WITH SECTION 1312.1(1), SECTION 1312.1(2), OR SECTION 1312.1(3) [NFPA 54.10.32.3]
  - AUTOMATED MOTORIZED NON-PERMEABLE POOL COVER FOR ENTIRE POOL / SPA SURFACE TO BE PROVIDED. DEDICATED METER (TO MEASURE AMOUNT OF WATER SUPPLIED TO POOL / SPA) TO BE PROVIDED IF POOL / SPA IS CONNECTED TO WATER SUPPLY.

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILLEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
**SAWTOOTH ENVIRONMENTAL CONSULTING**  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
**BROCKWAY ENGINEERING, INC.**  
 2016 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

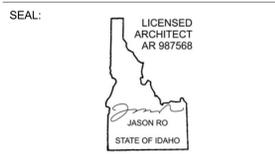
CIVIL ENGINEER:  
**BENCHMARK ASSOCIATES, P.A.**  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
**CES ENGINEERING SERVICES, LLC**  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
**KGM ARCHITECTURAL LIGHTING**  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.  
 RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



NO	DATE	BUILDING PERMIT ISSUE
0	02.28.23	BUILDING PERMIT

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER:  
**#2201**

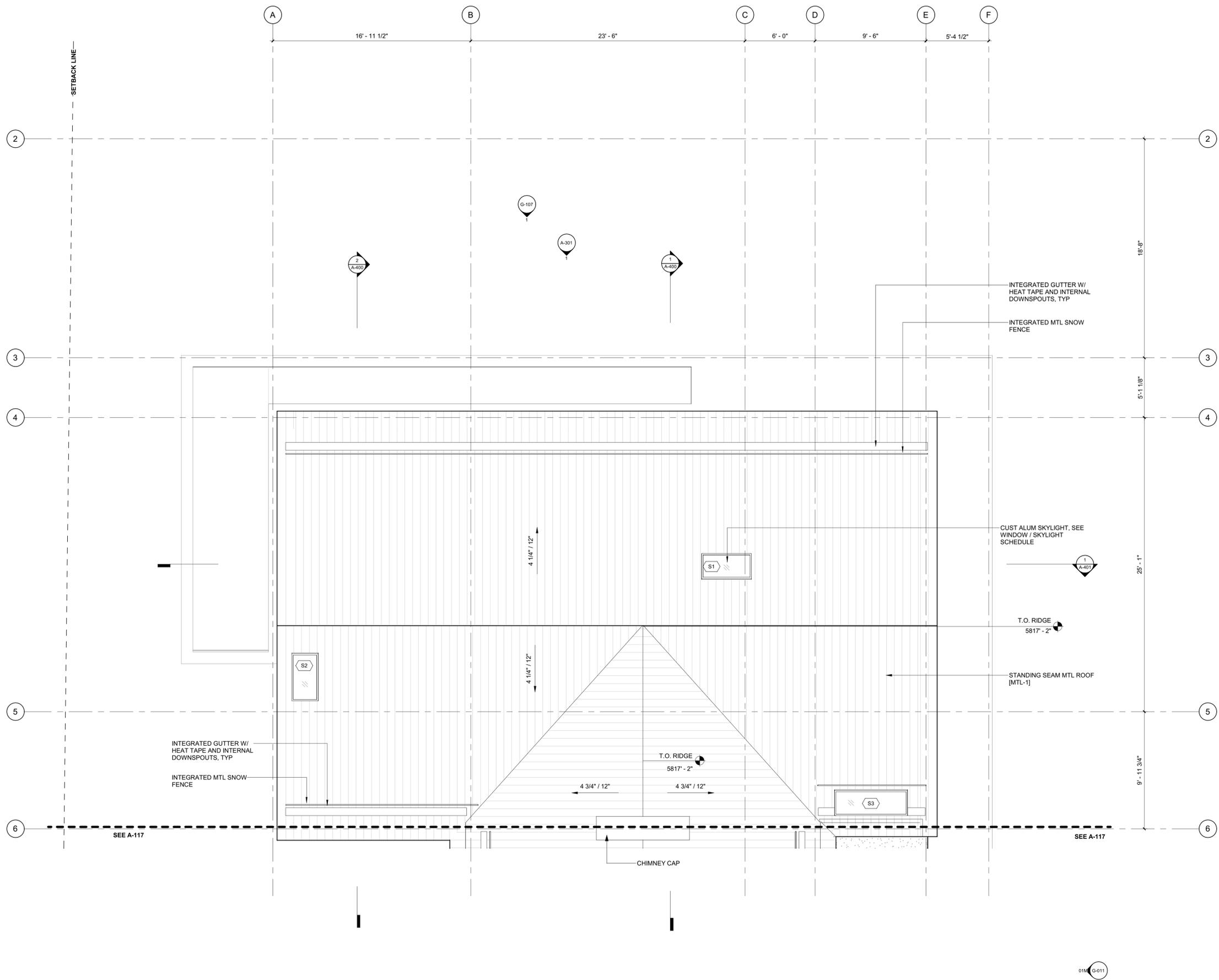
DRAWING TITLE:  
**FLOOR PLAN / LEVEL 02 / ADU**

DRAWING NUMBER:  
**A-115**



Approved  
 These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Erections will be required for code violations found during the inspection process.  
 BLD2303-00021  
 06/26/23

2/25

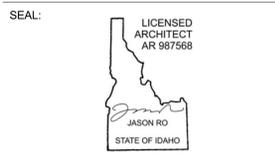


**BADGER RESIDENCE**

- OWNER:  
 121 BADGER LANE LLC  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340
- PROJECT ARCHITECT:  
 RO | ROCKETT DESIGN  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014
- SURVEYOR:  
 GALENA ENGINEERING, INC.  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705
- ENVIRONMENTAL CONSULTANT:  
 SAWTOOTH ENVIRONMENTAL CONSULTING  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748
- HYDROLOGY / WATER ENGINEERING:  
 BROCKWAY ENGINEERING, INC.  
 2016 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543
- GEOTECHNICAL ENGINEER:  
 BUTLER ASSOCIATES, INC.  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432
- LANDSCAPE ARCHITECT:  
 BYLA  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907
- CIVIL ENGINEER:  
 BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512
- STRUCTURAL ENGINEER:  
 LFA  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700
- MEP ENGINEER:  
 CES ENGINEERING SERVICES, LLC  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352
- LIGHTING DESIGN CONSULTANT:  
 KGM ARCHITECTURAL LIGHTING  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



NO	DATE	BUILDING PERMIT ISSUE
0	02.28.23	BUILDING PERMIT
		ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**ROOF PLAN / NORTH**

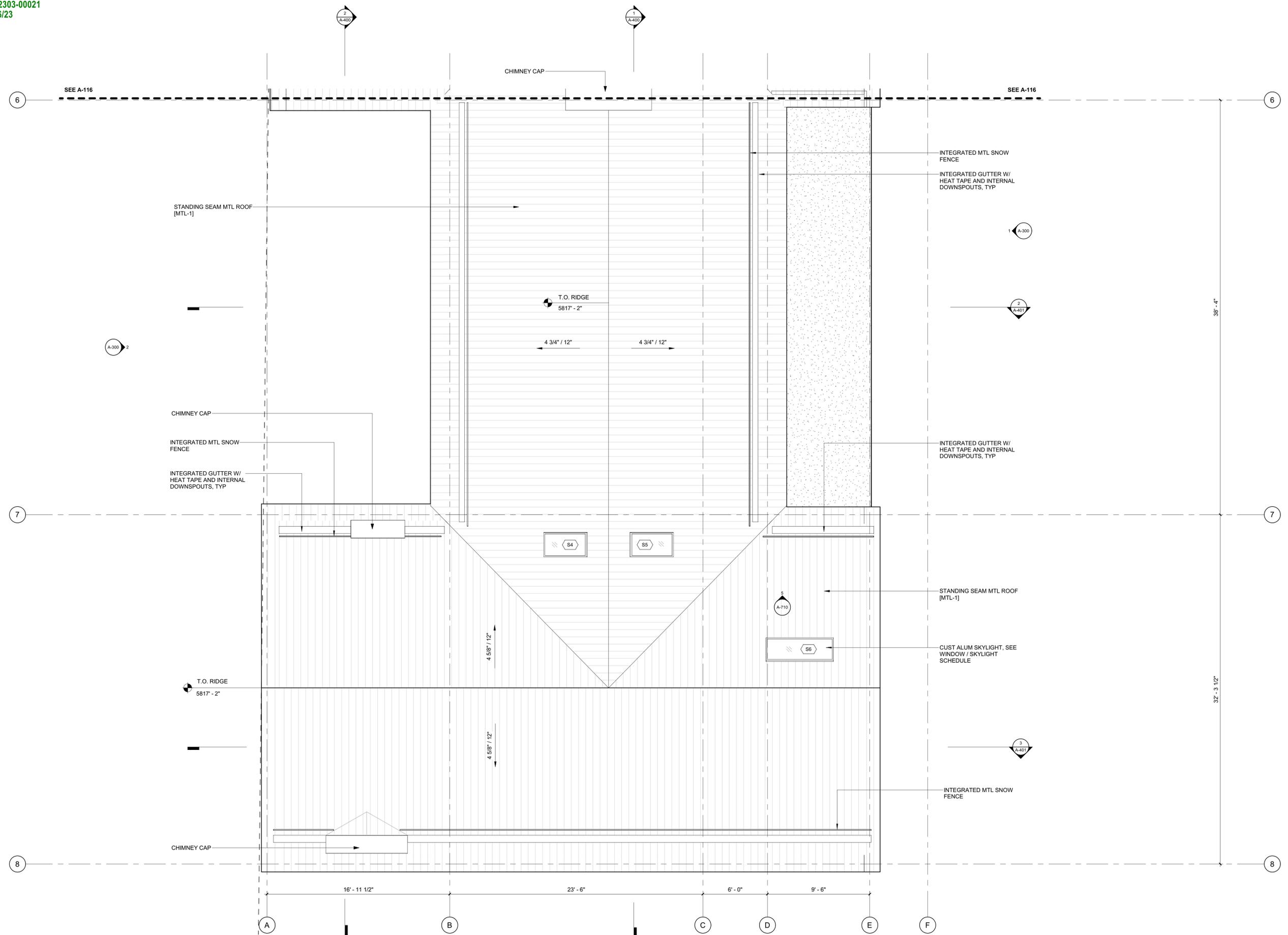
DRAWING NUMBER:  
**A-116**



**Approved**  
 These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with all mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Erections will be required for code violations found during the inspection process.

BLD2303-00021  
 06/26/23

2/25



**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLESWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
**SAWTOOTH ENVIRONMENTAL CONSULTING**  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
**BROCKWAY ENGINEERING, INC.**  
 2016 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

CIVIL ENGINEER:  
**BENCHMARK ASSOCIATES, P.A.**  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

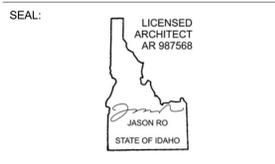
STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
**CES ENGINEERING SERVICES, LLC**  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
**KGM ARCHITECTURAL LIGHTING**  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



NO	DATE	BUILDING PERMIT ISSUE
0	02.28.23	BUILDING PERMIT
		ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER:  
**#2201**

DRAWING TITLE:  
**ROOF PLAN / SOUTH**

DRAWING NUMBER:  
**A-117**





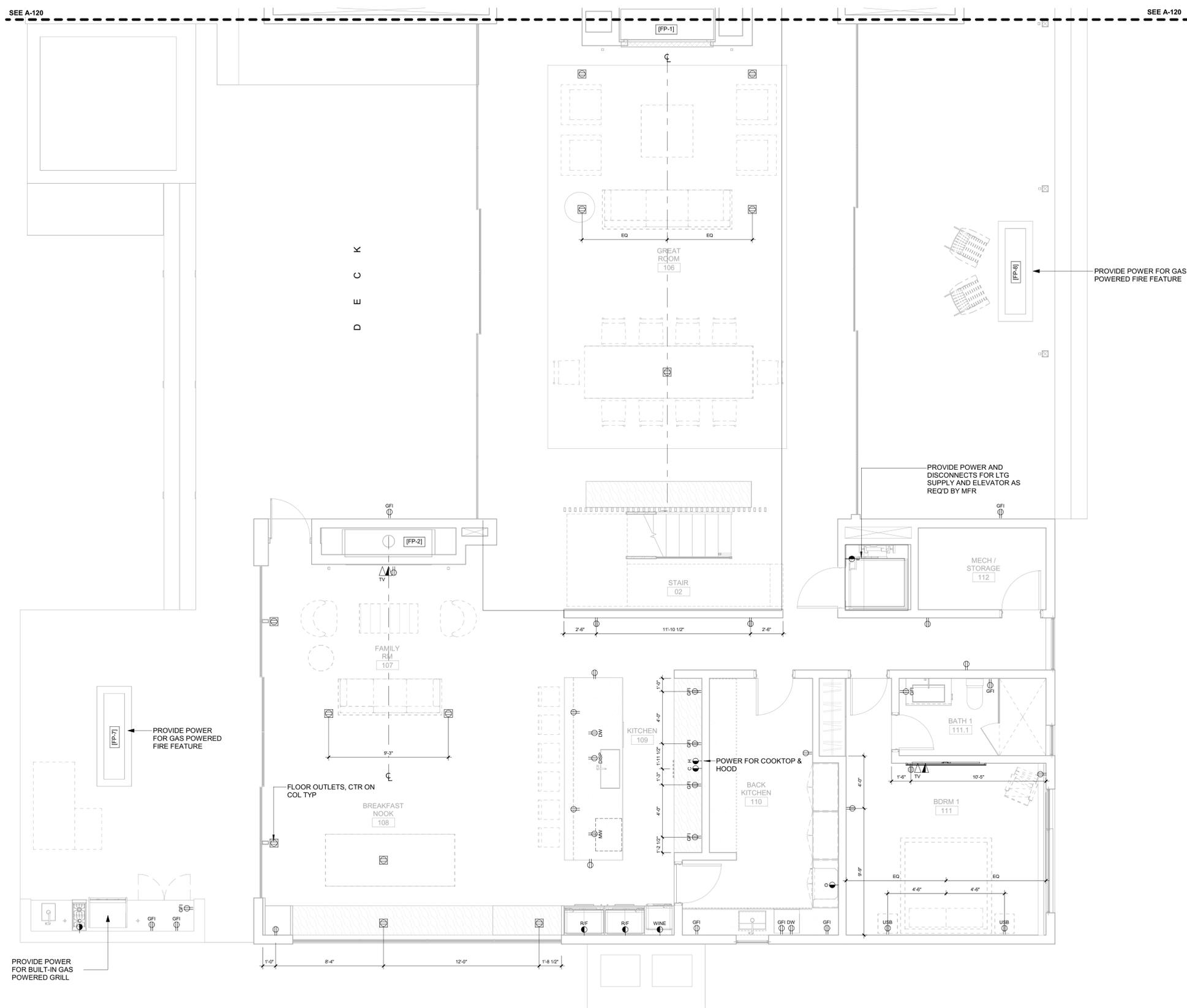


Approved  
 These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Erections will be required for code violations found during the inspection process.  
 BLD2303-00021  
 06/26/23

2/2/25

**POWER / DATA NOTES:**

1. COORDINATE BATH EXHAUST CONTROLS WITH LIGHTING DESIGNER. INTEGRATE WITH LIGHTING CONTROLS AS REQUIRED BY THE OWNER. POWER BATH EXHAUST THROUGH PANEL LIGHTING.
2. COORDINATE LOCATION OF AV AND TELEVISION CONNECTIONS WITH AV CONSULTANT PRIOR TO ROUGH-IN. CONNECT TO LOCAL RECEPTACLE CIRCUIT IF NOT BEING CONNECTED THROUGH THE AV PANEL.
3. WIRELESS DOCKING STATION ON CORRESPONDING HORIZONTAL SURFACE.
4. PROVIDE OUTLETS LOCATED IN BATHROOM MEDICINE CABINET. COORDINATE LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN. THESE OUTLETS ARE IN ADDITION ABOVE COUNTER OUTLETS THAT ARE REQUIRED BY CODE.



**BADGER RESIDENCE**

**OWNER:**  
 121 BADGER LANE LLC  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

**PROJECT ARCHITECT:**  
 RO | ROCKETT DESIGN  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

**SURVEYOR:**  
 GALENA ENGINEERING, INC.  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

**ENVIRONMENTAL CONSULTANT:**  
 SAWTOOTH ENVIRONMENTAL CONSULTING  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

**HYDROLOGY / WATER ENGINEERING:**  
 BROCKWAY ENGINEERING, INC.  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

**GEOTECHNICAL ENGINEER:**  
 BUTLER ASSOCIATES, INC.  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

**LANDSCAPE ARCHITECT:**  
 BYLA  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

**CIVIL ENGINEER:**  
 BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

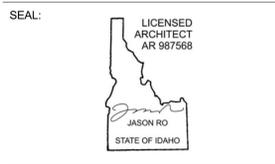
**STRUCTURAL ENGINEER:**  
 LFA  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

**MEP ENGINEER:**  
 CES ENGINEERING SERVICES, LLC  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

**LIGHTING DESIGN CONSULTANT:**  
 KGM ARCHITECTURAL LIGHTING  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23	BUILDING PERMIT	

**PROJECT:**  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

**PROJECT NUMBER:**  
**#2201**

**DRAWING TITLE:**  
**POWER + DATA PLAN / LEVEL 01 / SOUTH**

**DRAWING NUMBER:**  
**A-121**



These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021  
9/6/26/23

2/28/23

**POWER / DATA NOTES:**

- COORDINATE BATH EXHAUST CONTROLS WITH LIGHTING DESIGNER. INTEGRATE WITH LIGHTING CONTROLS AS REQUIRED BY THE OWNER. POWER BATH EXHAUST THROUGH PANEL LIGHTING.
- COORDINATE LOCATION OF AV AND TELEVISION CONNECTIONS WITH AV CONSULTANT PRIOR TO ROUGH-IN. CONNECT TO LOCAL RECEPTACLE CIRCUIT IF NOT BEING CONNECTED THROUGH THE AV PANEL.
- WIRELESS DOCKING STATION ON CORRESPONDING HORIZONTAL SURFACE.
- PROVIDE OUTLETS LOCATED IN BATHROOM MEDICINE CABINET. COORDINATE LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN. THESE OUTLETS ARE IN ADDITION ABOVE COUNTER OUTLETS THAT ARE REQUIRED BY CODE.

**BADGER RESIDENCE**

**OWNER:**  
121 BADGER LANE LLC  
P.O. BOX 14001-174  
KETCHUM, ID 83340

**PROJECT ARCHITECT:**  
RO | ROCKETT DESIGN  
1031 W. MANCHESTER BLVD, UNIT 6  
INGLEWOOD, CA 90301  
TEL: 213.784.0014

**SURVEYOR:**  
GALENA ENGINEERING, INC.  
317 NORTH RIVER STREET  
HAILEY, ID 83333  
TEL: 208.788.1705

**ENVIRONMENTAL CONSULTANT:**  
SAWTOOTH ENVIRONMENTAL CONSULTING  
P.O. BOX 2707 / 540 NORTH FIRST AVE  
KETCHUM, ID 83340  
TEL: 208.727.9748

**HYDROLOGY / WATER ENGINEERING:**  
BROCKWAY ENGINEERING, INC.  
2018 WASHINGTON ST NORTH, SUITE 4  
TWIN FALLS, ID 83301  
TEL: 208.736-8543

**GEOTECHNICAL ENGINEER:**  
BUTLER ASSOCIATES, INC.  
P.O. BOX 1034  
KETCHUM, ID 83340  
TEL: 208.720.6432

**LANDSCAPE ARCHITECT:**  
BYLA  
323 LEWIS STREET, SUITE N  
KETCHUM, ID 83340  
TEL: 208.726.5907

**CIVIL ENGINEER:**  
BENCHMARK ASSOCIATES, P.A.  
P.O. BOX 733 - 100 BELL DRIVE  
KETCHUM, IDAHO 83340  
TEL: 208.726.9512

**STRUCTURAL ENGINEER:**  
LFA  
319 MAIN STREET  
EL SEGUNDO, CA 90245  
TEL: 213.239.9700

**MEP ENGINEER:**  
CES ENGINEERING SERVICES, LLC  
1001 W OAK BUILDING B SUITE 107  
BOZEMAN, MT 59715  
TEL: 406.272.0352

**LIGHTING DESIGN CONSULTANT:**  
KGM ARCHITECTURAL LIGHTING  
270 CORAL CIRCLE  
EL SEGUNDO, CA 90245  
TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



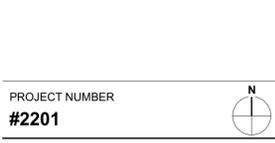
NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23	BUILDING PERMIT	

PROJECT:  
**BADGER RESIDENCE**  
121 BADGER LANE  
KETCHUM, ID 83340

PROJECT NUMBER:  
**#2201**

DRAWING TITLE:  
**POWER + DATA PLAN / LEVEL 02 / NORTH**

DRAWING NUMBER:  
**A-122**



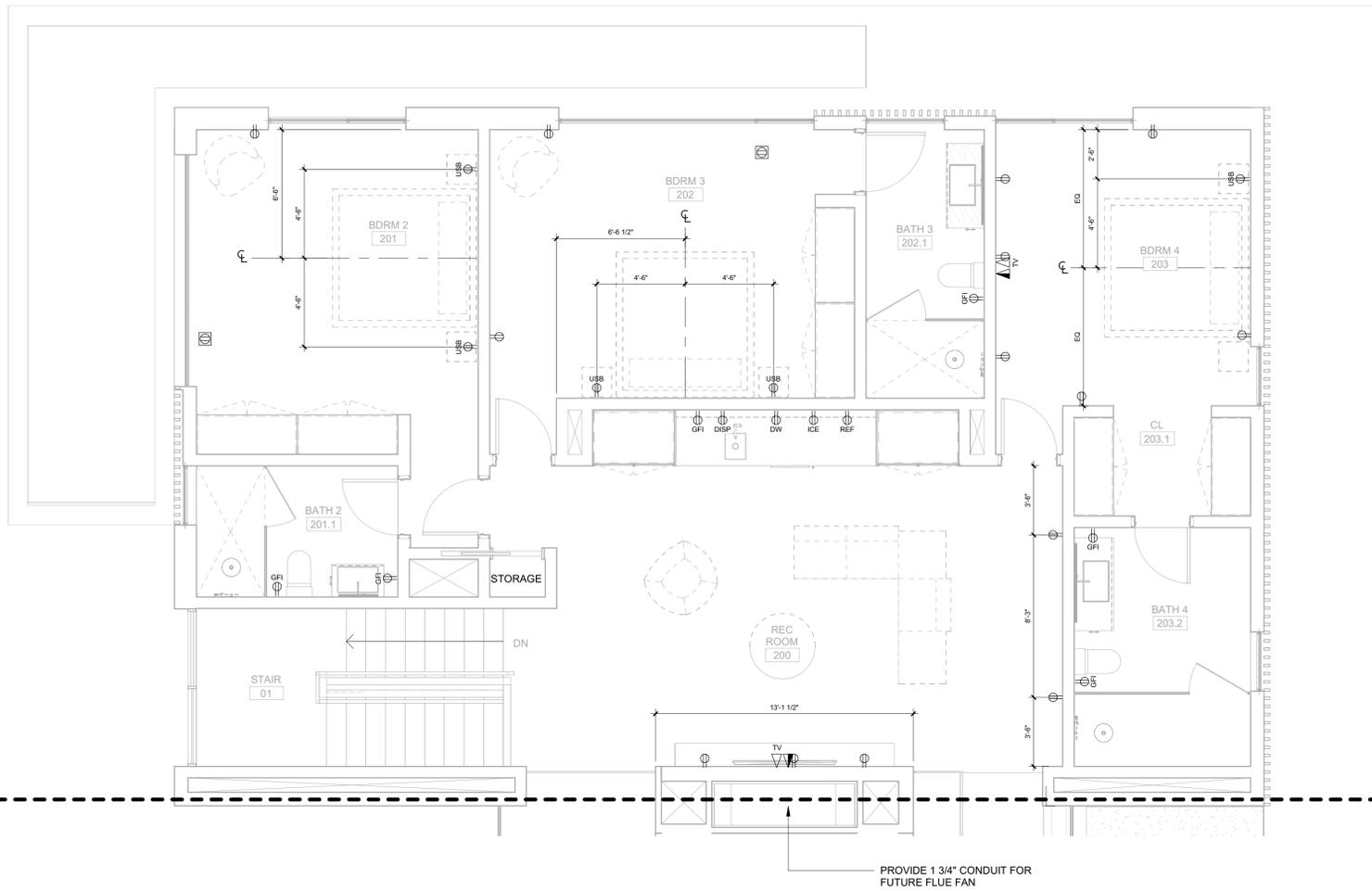
PROJECT NUMBER:  
**#2201**

DRAWING TITLE:  
**POWER + DATA PLAN / LEVEL 02 / NORTH**

DRAWING NUMBER:  
**A-122**

DRAWING NUMBER:  
**A-122**

©2023, RO | ROCKETT DESIGN, INC.



PROVIDE 1 3/4" CONDUIT FOR FUTURE FLUE FAN

SEE A-123

SEE A-123



Approved  
 These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021  
 06/26/23

2/2/23

**POWER / DATA NOTES:**

1. COORDINATE BATH EXHAUST CONTROLS WITH LIGHTING DESIGNER. INTEGRATE WITH LIGHTING CONTROLS AS REQUIRED BY THE OWNER. POWER BATH EXHAUST THROUGH PANEL LIGHTING.
2. COORDINATE LOCATION OF A/V AND TELEVISION CONNECTIONS WITH A/V CONSULTANT PRIOR TO ROUGH-IN. CONNECT TO LOCAL RECEPTACLE CIRCUIT IF NOT BEING CONNECTED THROUGH THE A/V PANEL.
3. WIRELESS DOCKING STATION ON CORRESPONDING HORIZONTAL SURFACE.
4. PROVIDE OUTLETS LOCATED IN BATHROOM MEDICINE CABINET. COORDINATE LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN. THESE OUTLETS ARE IN ADDITION ABOVE COUNTER OUTLETS THAT ARE REQUIRED BY CODE.

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
**SAWTOOTH ENVIRONMENTAL CONSULTING**  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
**BROCKWAY ENGINEERING, INC.**  
 2016 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: : 208.726.5907

CIVIL ENGINEER:  
**BENCHMARK ASSOCIATES, P.A.**  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
**CES ENGINEERING SERVICES, LLC**  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
**KGM ARCHITECTURAL LIGHTING**  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

SEAL:  
 LICENSED ARCHITECT  
 AR 987568  
 JASON RO  
 STATE OF IDAHO

NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23	BUILDING PERMIT	

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

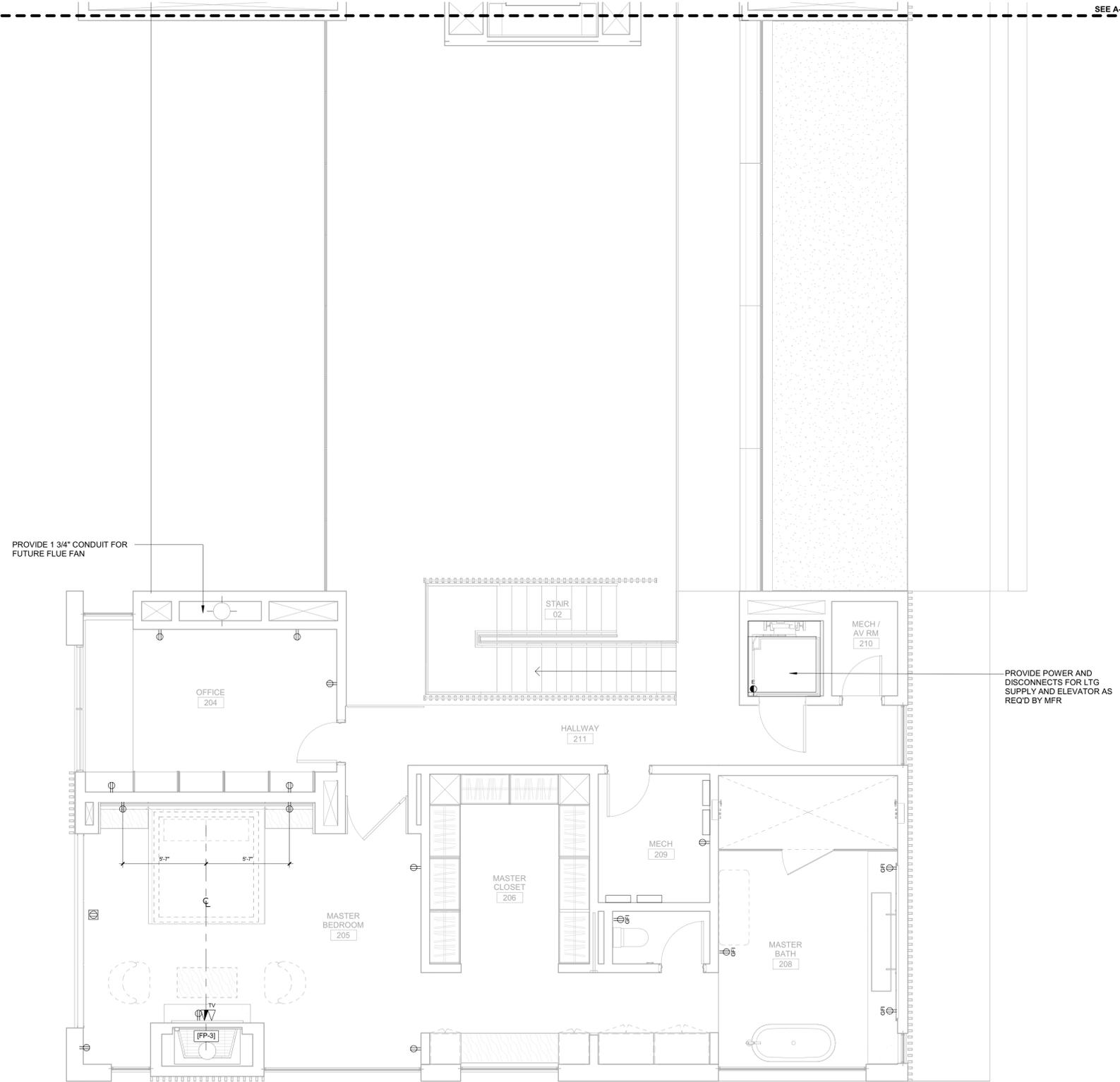
PROJECT NUMBER:  
**#2201**

DRAWING TITLE:  
**POWER + DATA PLAN / LEVEL 02 / SOUTH**

DRAWING NUMBER:  
**A-123**

©2023, RO | ROCKETT DESIGN, INC.

SEE A-122

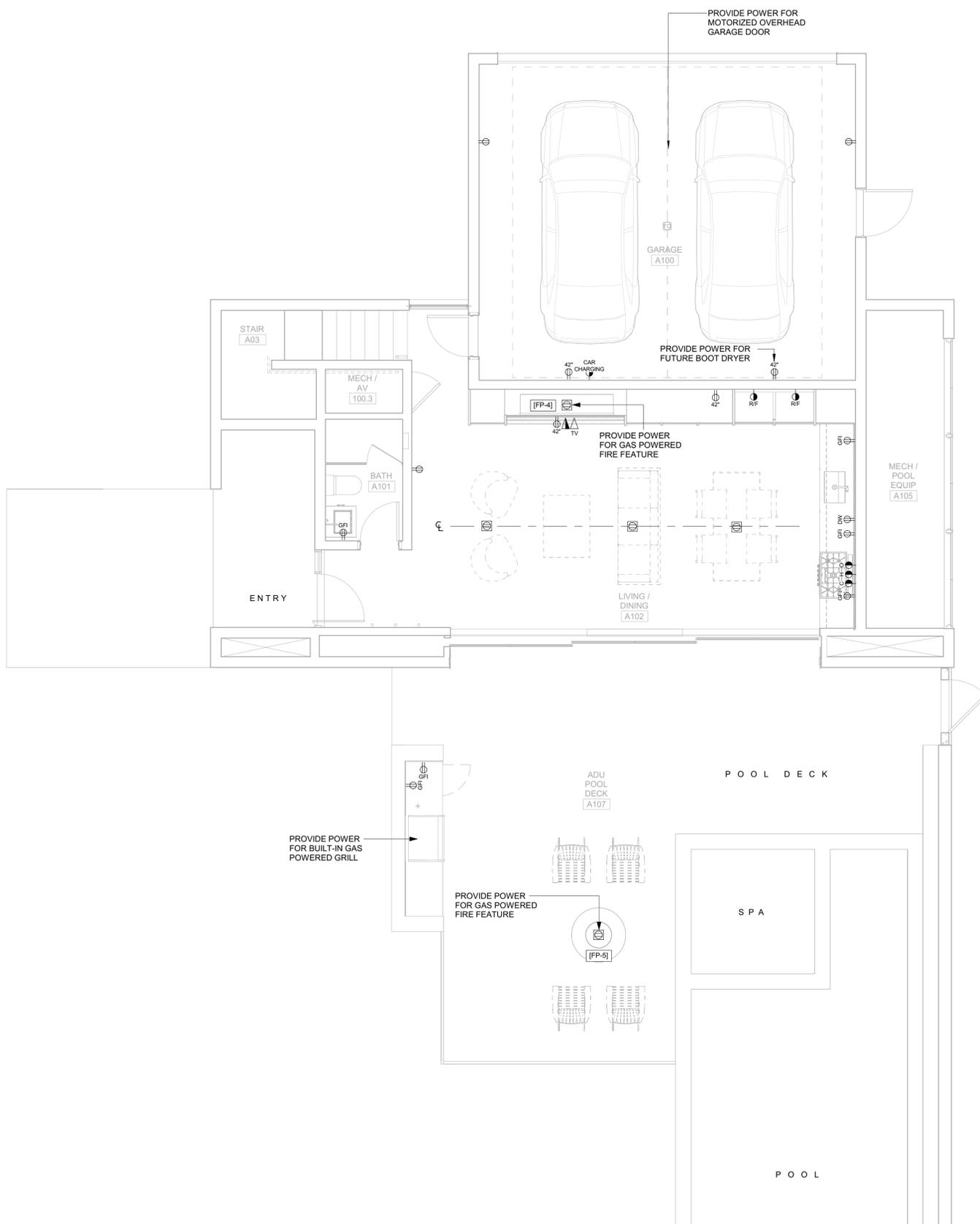




These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021  
06/26/23

2/25



**POWER / DATA NOTES:**

1. COORDINATE BATH EXHAUST CONTROLS WITH LIGHTING DESIGNER. INTEGRATE WITH LIGHTING CONTROLS AS REQUIRED BY THE OWNER. POWER BATH EXHAUST THROUGH PANEL LIGHTING.
2. COORDINATE LOCATION OF A/V AND TELEVISION CONNECTIONS WITH A/V CONSULTANT PRIOR TO ROUGH-IN. CONNECT TO LOCAL RECEPTACLE CIRCUIT IF NOT BEING CONNECTED THROUGH THE A/V PANEL.
3. WIRELESS DOCKING STATION ON CORRESPONDING HORIZONTAL SURFACE.
4. PROVIDE OUTLETS LOCATED IN BATHROOM MEDICINE CABINET. COORDINATE LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN. THESE OUTLETS ARE IN ADDITION ABOVE COUNTER OUTLETS THAT ARE REQUIRED BY CODE.

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLESWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
**SAWTOOTH ENVIRONMENTAL CONSULTING**  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
**BROCKWAY ENGINEERING, INC.**  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: : 208.726.5907

CIVIL ENGINEER:  
**BENCHMARK ASSOCIATES, P.A.**  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
**CES ENGINEERING SERVICES, LLC**  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
**KGM ARCHITECTURAL LIGHTING**  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



NO	DATE	BUILDING PERMIT ISSUE
0	02.28.23	BUILDING PERMIT
		ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**POWER + DATA PLAN / LEVEL 01 / ADU**

DRAWING NUMBER:  
**A-124**



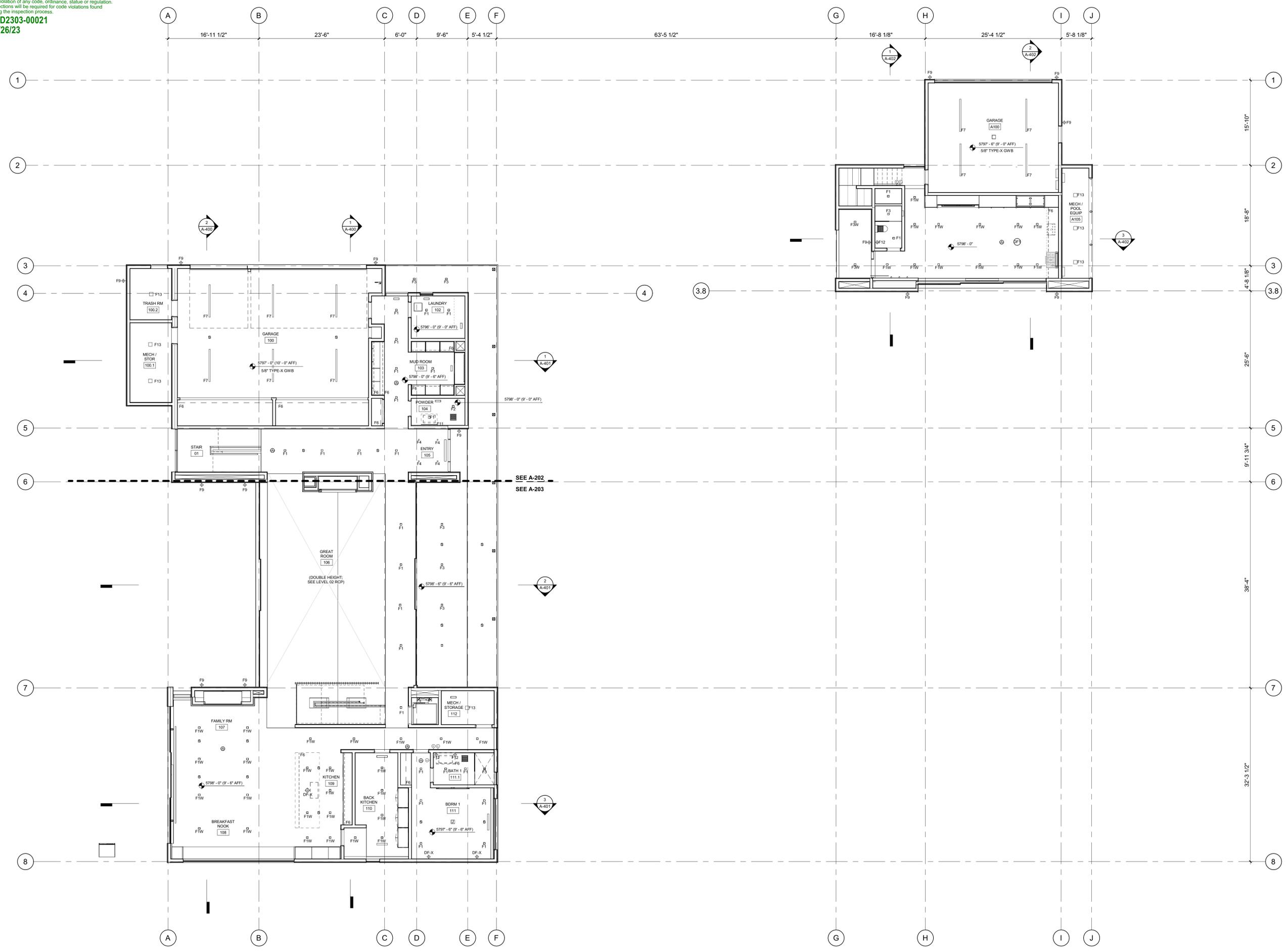




These plans have been found to be in substantial compliance with the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021  
9/6/26/23

2/26/23



**BADGER RESIDENCE**

OWNER:  
121 BADGER LANE LLC  
P.O. BOX 14001-174  
KETCHUM, ID 83340

PROJECT ARCHITECT:  
RO | ROCKETT DESIGN  
1031 W. MANCHESTER BLVD, UNIT 6  
INGLEWOOD, CA 90301  
TEL: 213.784.0014

SURVEYOR:  
GALENA ENGINEERING, INC.  
317 NORTH RIVER STREET  
HAILEY, ID 83333  
TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
SAWTOOTH ENVIRONMENTAL CONSULTING  
P.O. BOX 2707 / 540 NORTH FIRST AVE  
KETCHUM, ID 83340  
TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
BROCKWAY ENGINEERING, INC.  
2018 WASHINGTON ST NORTH, SUITE 4  
TWIN FALLS, ID 83301  
TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
BUTLER ASSOCIATES, INC.  
P.O. BOX 1034  
KETCHUM, ID 83340  
TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
BYLA  
323 LEWIS STREET, SUITE N  
KETCHUM, ID 83340  
TEL: 208.726.5907

CIVIL ENGINEER:  
BENCHMARK ASSOCIATES, P.A.  
P.O. BOX 733 - 100 BELL DRIVE  
KETCHUM, IDAHO 83340  
TEL: 208.726.9512

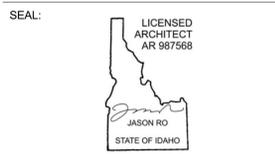
STRUCTURAL ENGINEER:  
LFA  
319 MAIN STREET  
EL SEGUNDO, CA 90245  
TEL: 213.239.9700

MEP ENGINEER:  
CES ENGINEERING SERVICES, LLC  
1001 W OAK BUILDING B SUITE 107  
BOZEMAN, MT 59715  
TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
KGM ARCHITECTURAL LIGHTING  
270 CORAL CIRCLE  
EL SEGUNDO, CA 90245  
TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23		

PROJECT:  
**BADGER RESIDENCE**  
121 BADGER LANE  
KETCHUM, ID 83340

PROJECT NUMBER:  
**#2201**

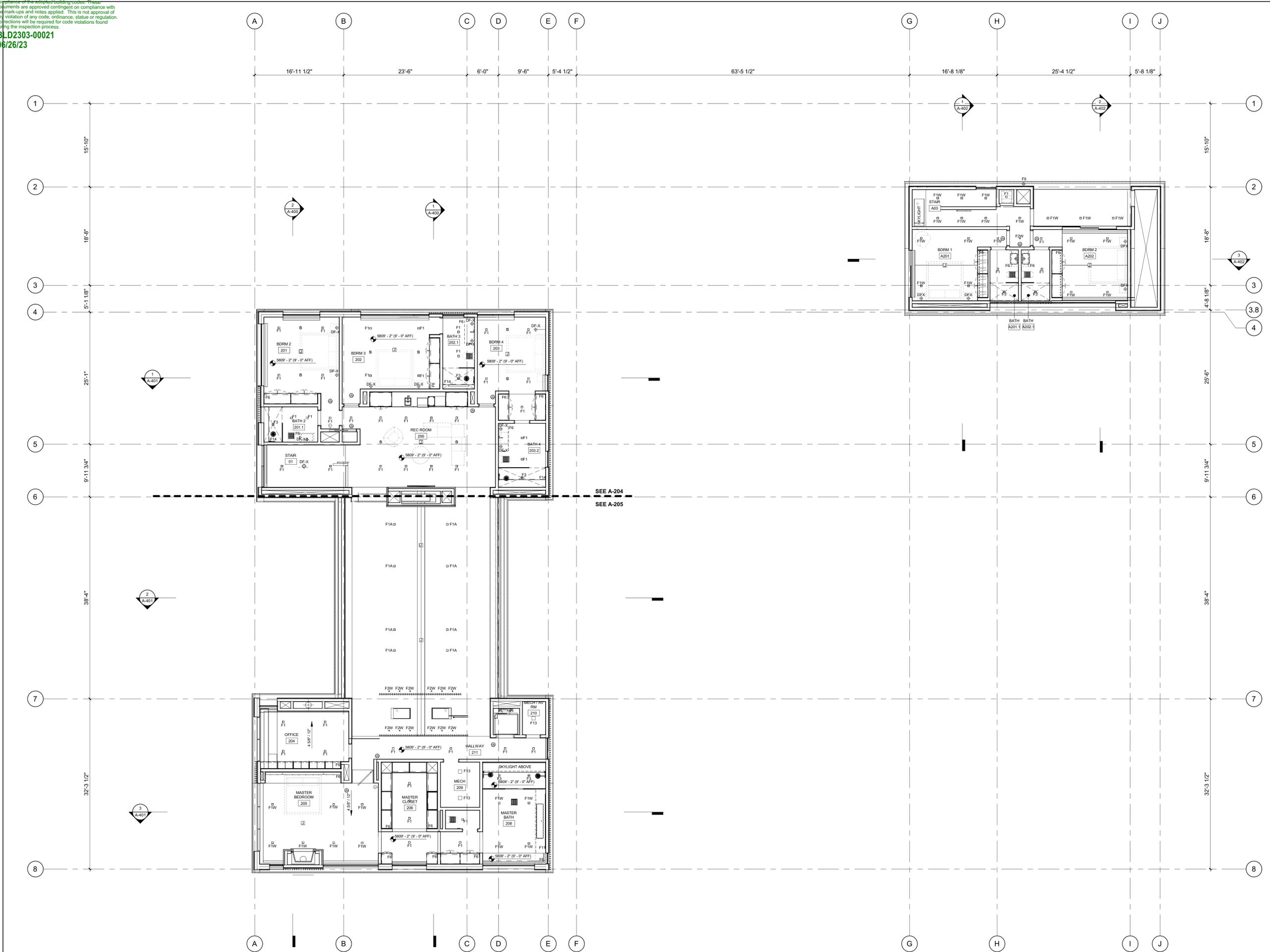
DRAWING TITLE:  
**REFERENCE RCP / LEVEL 01**

DRAWING NUMBER:  
**A-200**

Approved  
 These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021  
 9/6/26/23

2/26/23



**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
**SAWTOOTH ENVIRONMENTAL CONSULTING**  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
**BROCKWAY ENGINEERING, INC.**  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

CIVIL ENGINEER:  
**BENCHMARK ASSOCIATES, P.A.**  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

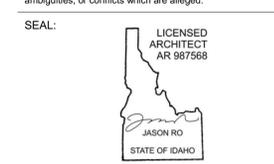
STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
**CES ENGINEERING SERVICES, LLC**  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
**KGM ARCHITECTURAL LIGHTING**  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



NO	DATE	ISSUE
0	02.28.23	BUILDING PERMIT

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER:  
**#2201**

DRAWING TITLE:  
**REFERENCE RCP / LEVEL 02**

DRAWING NUMBER:  
**A-201**

**RCP NOTES:**

1. SEE FLOOR PLANS FOR LIGHTING FIXTURES AT FLOORS OR LOW WALLS
2. PROVIDE SMOKE AND CO2 DETECTORS AS REQ'D BY CODE
3. FIRE SPRINKLER SYSTEM / ALARM UNDER SEPARATE PERMIT, COORDINATE LOCATION OF ALL SPRINKLER HEADS AND ALARM WITH ARCHITECT. SPRINKLER HEADS TO BE FLUSH CONCEALED, MATCH CLG COLOR.
4. COORDINATE ALL LAYOUT CONFLICTS WITH ARCHITECT.
5. COORDINATE MECHANICAL GRILLES WITH ARCHITECT; MUD-IN TYP IN GYP, CUSTOM BUILT-IN GRILLES TYP IN WOOD CEILINGS.
6. DECORATIVE LIGHT FIXTURES SHOWN FOR LOCATION ONLY, COORDINATE WITH OWNER AND ARCHITECT.
7. COORDINATE POCKET SHADE LOCATIONS WITH ARCHITECT AND OWNER.
8. ELECTRICAL SYSTEM TO BE DESIGN-BUILD COORDINATE WITH ARCHITECT.
9. SEE PROJECT MANUAL FOR LIGHT FIXTURE SPECS.
10. BATHROOM EXHAUST FANS SHALL BE TIED INTO LIGHTING CONTROL SYSTEM FOR TIMED SHUT-OFF. ALL BATHROOM FANS SHALL BE FITTED WITH CUSTOM GRILLES PAINTED TO MATCH CEILING.

**BADGER RESIDENCE**

**OWNER:**  
 121 BADGER LANE LLC  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

**PROJECT ARCHITECT:**  
 RO | ROCKETT DESIGN  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

**SURVEYOR:**  
 GALENA ENGINEERING, INC.  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

**ENVIRONMENTAL CONSULTANT:**  
 SAWTOOTH ENVIRONMENTAL CONSULTING  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

**HYDROLOGY / WATER ENGINEERING:**  
 BROCKWAY ENGINEERING, INC.  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

**GEOTECHNICAL ENGINEER:**  
 BUTLER ASSOCIATES, INC.  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

**LANDSCAPE ARCHITECT:**  
 BYLA  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

**CIVIL ENGINEER:**  
 BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

**STRUCTURAL ENGINEER:**  
 LFA  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

**MEP ENGINEER:**  
 CES ENGINEERING SERVICES, LLC  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

**LIGHTING DESIGN CONSULTANT:**  
 KGM ARCHITECTURAL LIGHTING  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.  
 RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



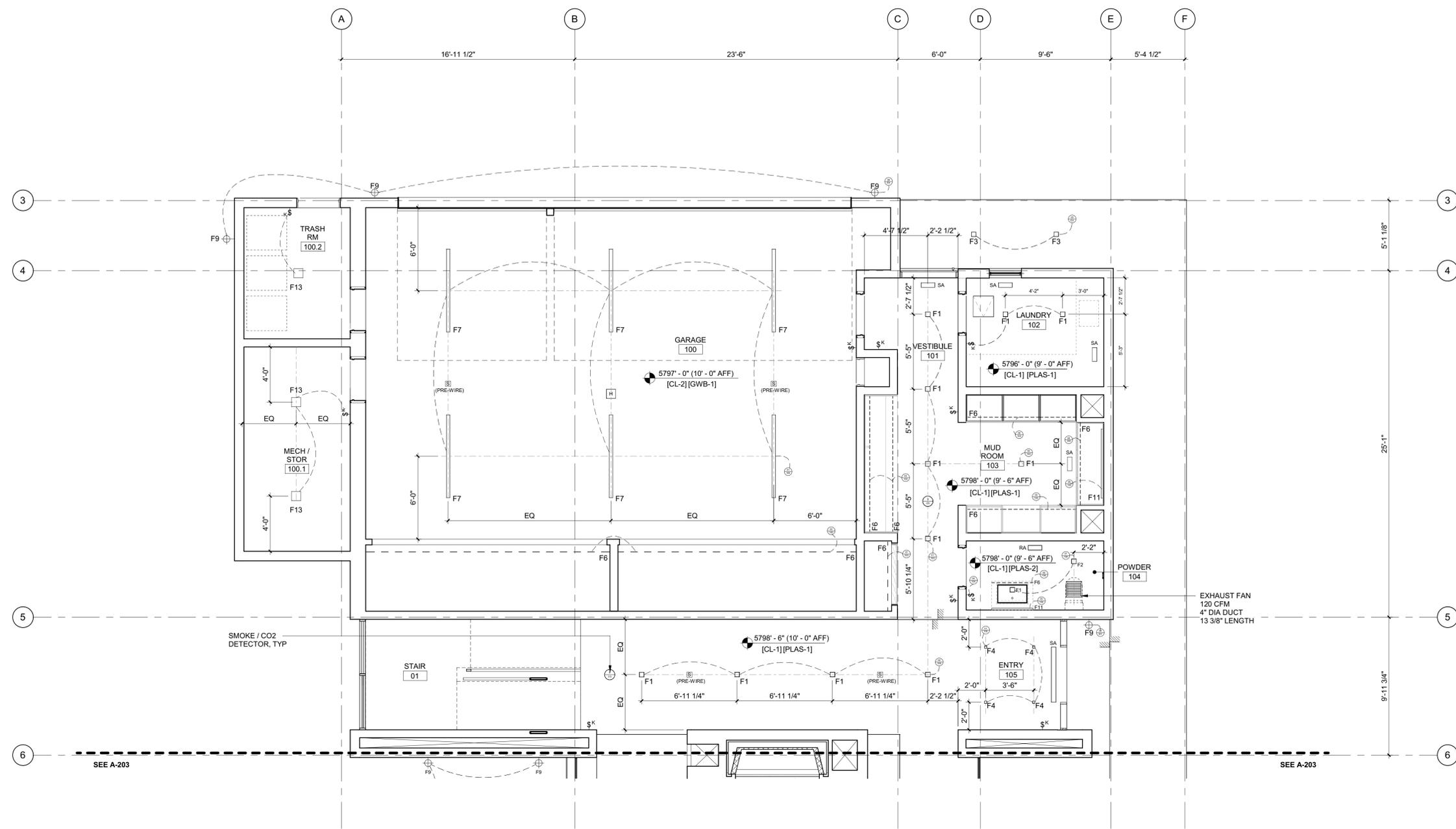
NO	DATE	BUILDING PERMIT
0	02.28.23	ISSUE

**PROJECT:**  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

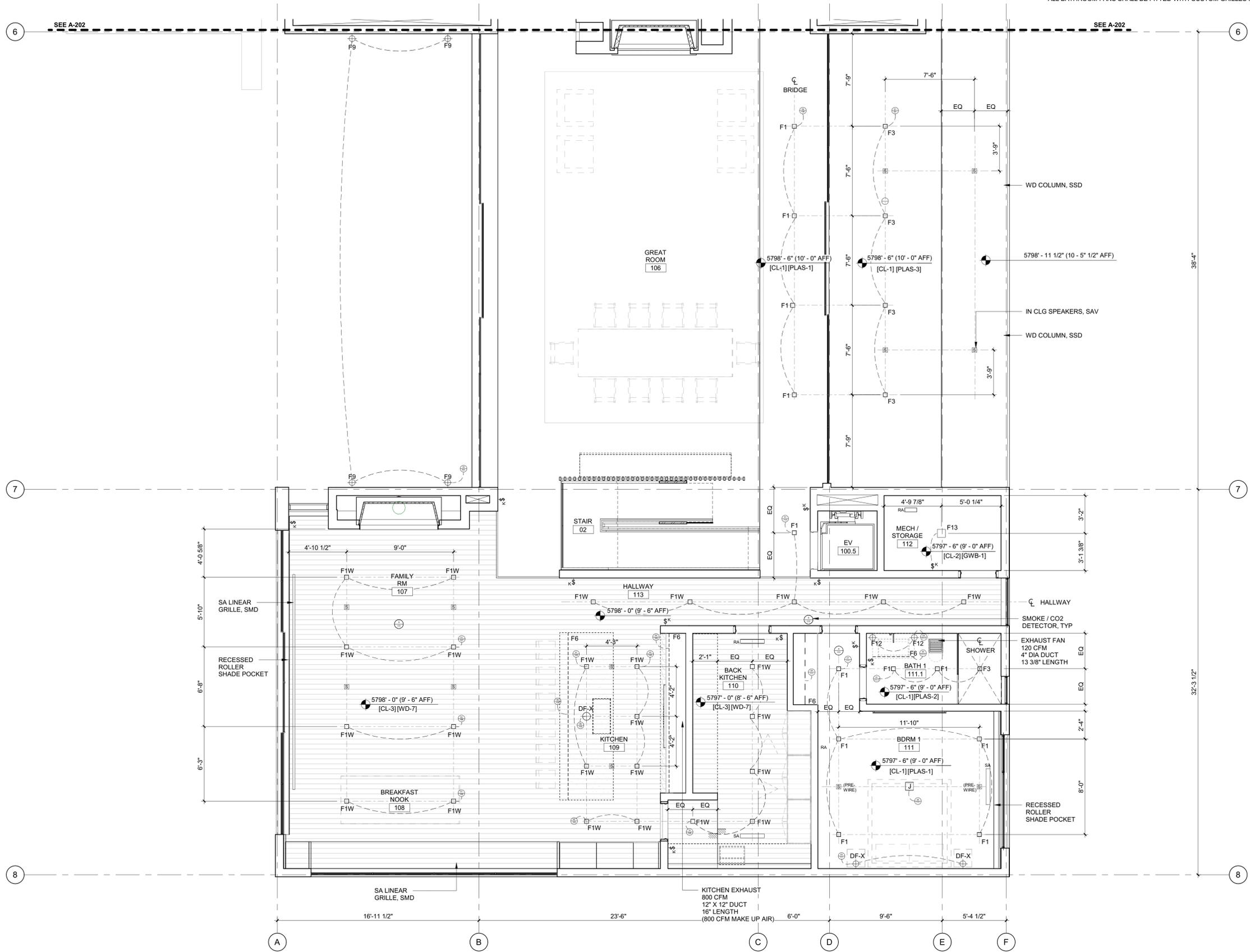
**PROJECT NUMBER:**  
**#2201**

**DRAWING TITLE:**  
**RCP / LEVEL 01 / NORTH**

**DRAWING NUMBER:**  
**A-202**



- RCP NOTES:**
1. SEE FLOOR PLANS FOR LIGHTING FIXTURES AT FLOORS OR LOW WALLS
  2. PROVIDE SMOKE AND CO2 DETECTORS AS REQ'D BY CODE
  3. FIRE SPRINKLER SYSTEM / ALARM UNDER SEPARATE PERMIT. COORDINATE LOCATION OF ALL SPRINKLER HEADS AND ALARM WITH ARCHITECT. SPRINKLER HEADS TO BE FLUSH CONCEALED, MATCH CLG COLOR.
  4. COORDINATE ALL LAYOUT CONFLICTS WITH ARCHITECT.
  5. COORDINATE MECHANICAL GRILLES WITH ARCHITECT; MUD-IN TYP IN GYP, CUSTOM BUILT-IN GRILLES TYP IN WOOD CEILINGS.
  6. DECORATIVE LIGHT FIXTURES SHOWN FOR LOCATION ONLY. COORDINATE WITH OWNER AND ARCHITECT.
  7. COORDINATE POCKET SHADE LOCATIONS WITH ARCHITECT AND OWNER.
  8. ELECTRICAL SYSTEM TO BE DESIGN-BUILD COORDINATE WITH ARCHITECT.
  9. SEE PROJECT MANUAL FOR LIGHT FIXTURE SPECS.
  10. BATHROOM EXHAUST FANS SHALL BE TIED INTO LIGHTING CONTROL SYSTEM FOR TIMED SHUT-OFF. ALL BATHROOM FANS SHALL BE FITTED WITH CUSTOM GRILLES PAINTED TO MATCH CEILING.



**BADGER RESIDENCE**

**OWNER:**  
 121 BADGER LANE LLC  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

**PROJECT ARCHITECT:**  
 RO | ROCKETT DESIGN  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

**SURVEYOR:**  
 GALENA ENGINEERING, INC.  
 317 NORTH RIVER STREET  
 HAILLEY, ID 83333  
 TEL: 208.788.1705

**ENVIRONMENTAL CONSULTANT:**  
 SAWTOOTH ENVIRONMENTAL CONSULTING  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

**HYDROLOGY / WATER ENGINEERING:**  
 BROCKWAY ENGINEERING, INC.  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

**GEOTECHNICAL ENGINEER:**  
 BUTLER ASSOCIATES, INC.  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

**LANDSCAPE ARCHITECT:**  
 BYLA  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

**CIVIL ENGINEER:**  
 BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

**STRUCTURAL ENGINEER:**  
 LFA  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

**MEP ENGINEER:**  
 CES ENGINEERING SERVICES, LLC  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

**LIGHTING DESIGN CONSULTANT:**  
 KGM ARCHITECTURAL LIGHTING  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



NO	DATE	BUILDING PERMIT
0	02.28.23	ISSUE

**PROJECT:**  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

**PROJECT NUMBER**  
**#2201**

**DRAWING TITLE:**  
**RCP / LEVEL 01 / SOUTH**

**DRAWING NUMBER:**  
**A-203**

**RCP NOTES:**

1. SEE FLOOR PLANS FOR LIGHTING FIXTURES AT FLOORS OR LOW WALLS
2. PROVIDE SMOKE AND CO2 DETECTORS AS NOTED BY CODE
3. FIRE SPRINKLER SYSTEM / ALARM UNDER SEPARATE PERMIT. COORDINATE LOCATION OF ALL SPRINKLER HEADS AND ALARM WITH ARCHITECT. SPRINKLER HEADS TO BE FLUSH CONCEALED, MATCH CLG COLOR.
4. COORDINATE ALL LAYOUT CONFLICTS WITH ARCHITECT.
5. COORDINATE MECHANICAL GRILLES WITH ARCHITECT. MUD-IN TYP IN GYP. CUSTOM BUILT-IN GRILLES TYP IN WOOD CEILINGS.
6. DECORATIVE LIGHT FIXTURES SHOWN FOR LOCATION ONLY. COORDINATE WITH OWNER AND ARCHITECT.
7. COORDINATE POCKET SHADE LOCATIONS WITH ARCHITECT AND OWNER.
8. ELECTRICAL SYSTEM TO BE DESIGN-BUILD COORDINATE WITH ARCHITECT.
9. SEE PROJECT MANUAL FOR LIGHT FIXTURE SPECS.
10. BATHROOM EXHAUST FANS SHALL BE TIED INTO LIGHTING CONTROL SYSTEM FOR TIMED SHUT-OFF. ALL BATHROOM FANS SHALL BE FITTED WITH CUSTOM GRILLES PAINTED TO MATCH CEILING.

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLESWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
**SAWTOOTH ENVIRONMENTAL CONSULTING**  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
**BROCKWAY ENGINEERING, INC.**  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

CIVIL ENGINEER:  
**BENCHMARK ASSOCIATES, P.A.**  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
**CES ENGINEERING SERVICES, LLC**  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
**KGM ARCHITECTURAL LIGHTING**  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



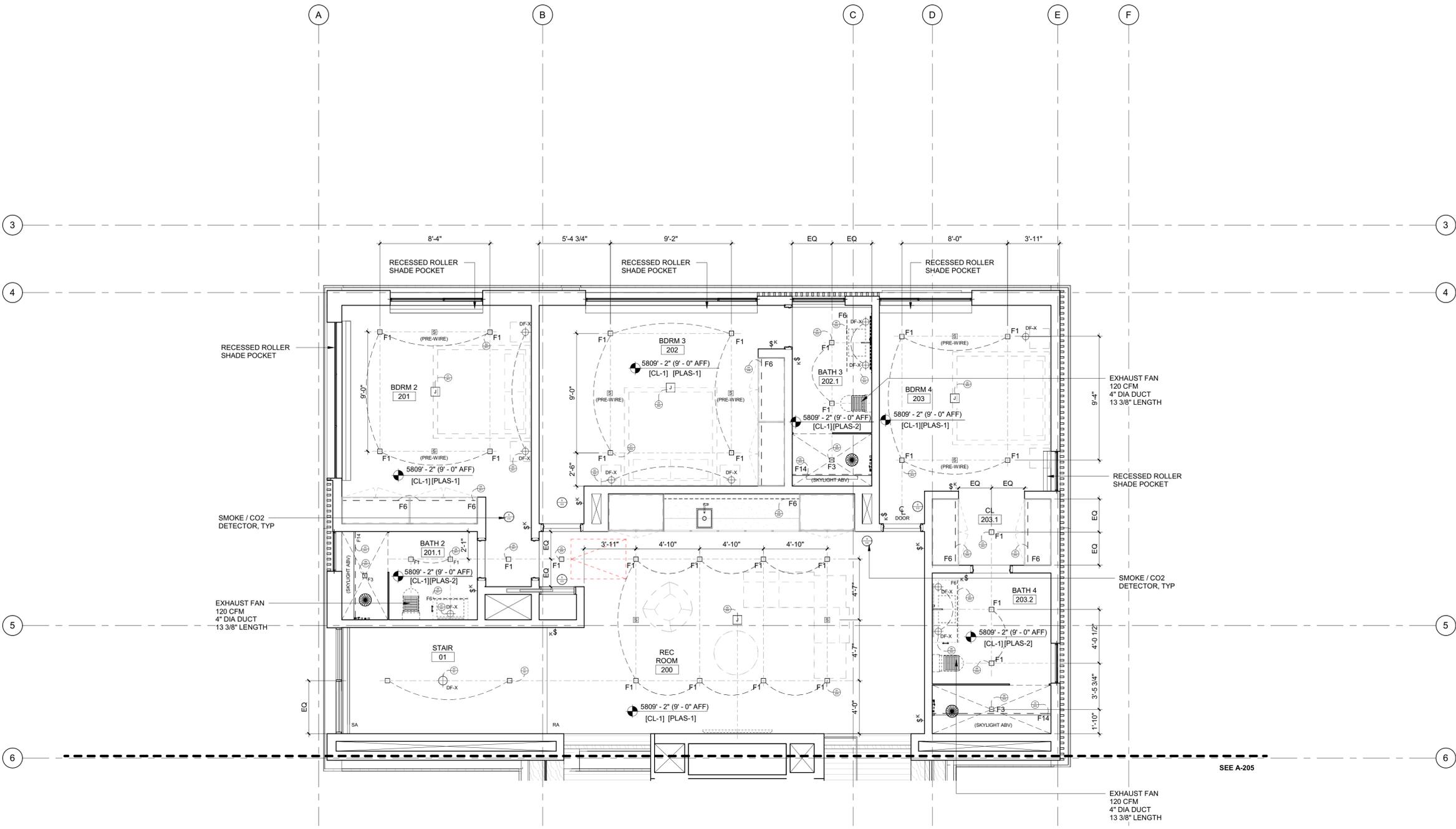
NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23		

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER:  
**#2201**

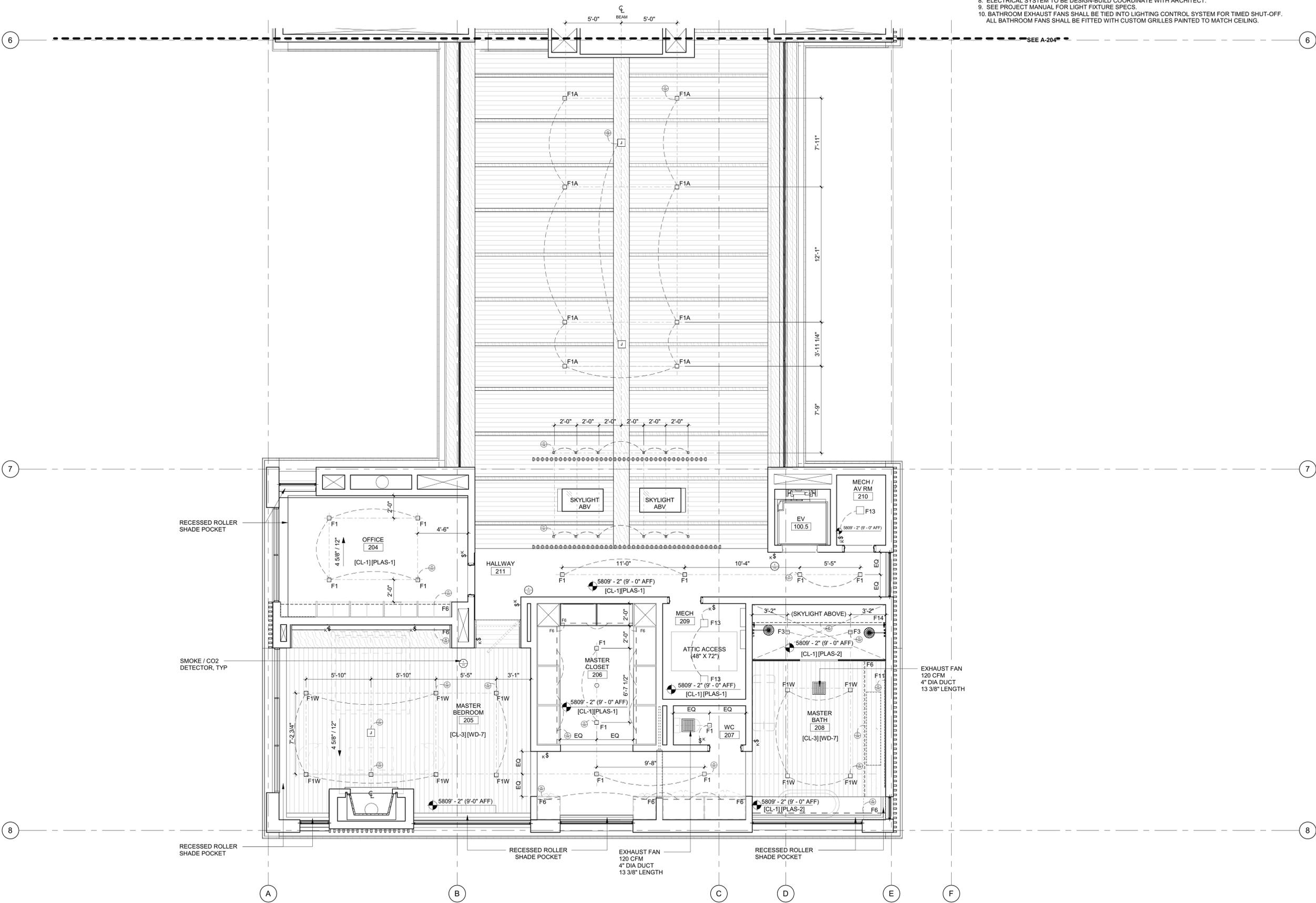
DRAWING TITLE:  
**RCP / LEVEL 02 / NORTH**

DRAWING NUMBER:  
**A-204**



**RCP NOTES:**

1. SEE FLOOR PLANS FOR LIGHTING FIXTURES AT FLOORS OR LOW WALLS
2. PROVIDE SMOKE AND CO2 DETECTORS AS REQ'D BY CODE
3. FIRE SPRINKLER SYSTEM / ALARM UNDER SEPARATE PERMIT. COORDINATE LOCATION OF ALL SPRINKLER HEADS AND ALARM WITH ARCHITECT. SPRINKLER HEADS TO BE FLUSH CONCEALED, MATCH CLG COLOR.
4. COORDINATE ALL LAYOUT CONFLICTS WITH ARCHITECT.
5. COORDINATE MECHANICAL GRILLES WITH ARCHITECT, MUD-IN TYP IN GYP, CUSTOM BUILT-IN GRILLES TYP IN WOOD CEILINGS.
6. DECORATIVE LIGHT FIXTURES SHOWN FOR LOCATION ONLY, COORDINATE WITH OWNER AND ARCHITECT.
7. COORDINATE POCKET SHADE LOCATIONS WITH ARCHITECT AND OWNER.
8. ELECTRICAL SYSTEM TO BE DESIGN-BUILD COORDINATE WITH ARCHITECT.
9. SEE PROJECT MANUAL FOR LIGHT FIXTURE SPECS
10. BATHROOM EXHAUST FANS SHALL BE TIED INTO LIGHTING CONTROL SYSTEM FOR TIMED SHUT-OFF. ALL BATHROOM FANS SHALL BE FITTED WITH CUSTOM GRILLES PAINTED TO MATCH CEILING.



**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
**SAWTOOTH ENVIRONMENTAL CONSULTING**  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
**BROCKWAY ENGINEERING, INC.**  
 2016 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

CIVIL ENGINEER:  
**BENCHMARK ASSOCIATES, P.A.**  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

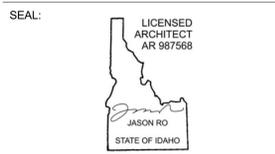
STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
**CES ENGINEERING SERVICES, LLC**  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
**KGM ARCHITECTURAL LIGHTING**  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



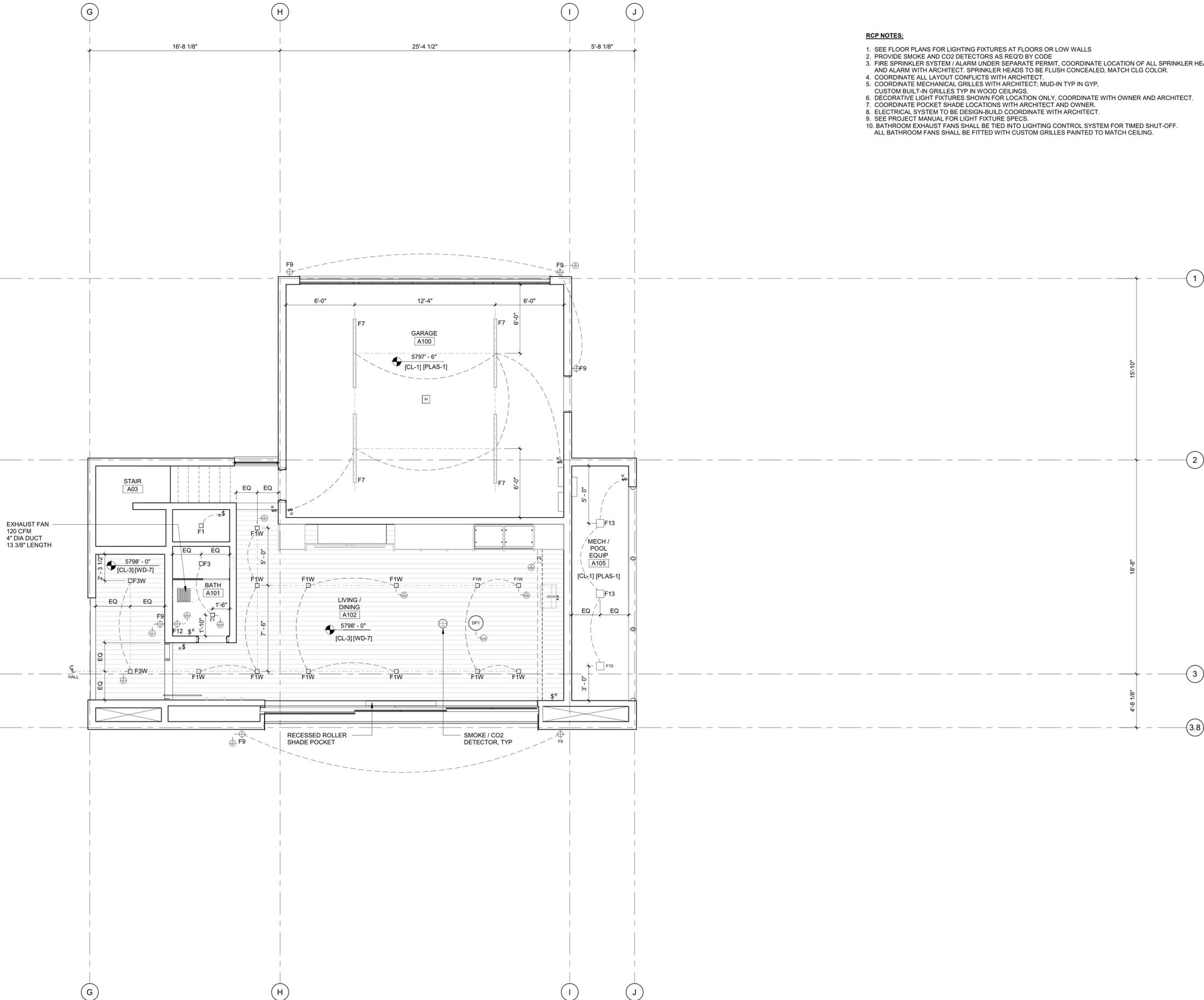
NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23	BUILDING PERMIT	ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER:  
**#2201**

DRAWING TITLE:  
**RCP / LEVEL 02 / SOUTH**

DRAWING NUMBER:  
**A-205**



- RCP NOTES:**
1. SEE FLOOR PLANS FOR LIGHTING FIXTURES AT FLOORS OR LOW WALLS
  2. PROVIDE SMOKE AND CO2 DETECTORS AS REQ'D BY CODE
  3. FIRE SPRINKLER SYSTEM / ALARM UNDER SEPARATE PERMIT, COORDINATE LOCATION OF ALL SPRINKLER HEADS AND ALARM WITH ARCHITECT. SPRINKLER HEADS TO BE FLUSH CONCEALED, MATCH CLG COLOR.
  4. COORDINATE ALL LAYOUT CONFLICTS WITH ARCHITECT.
  5. COORDINATE MECHANICAL GRILLES WITH ARCHITECT; MUD-IN TYP IN GYP, CUSTOM BUILT-IN GRILLES TYP IN WOOD CEILINGS.
  6. DECORATIVE LIGHT FIXTURES SHOWN FOR LOCATION ONLY, COORDINATE WITH OWNER AND ARCHITECT.
  7. COORDINATE POCKET SHADE LOCATIONS WITH ARCHITECT AND OWNER.
  8. ELECTRICAL SYSTEM TO BE DESIGN-BUILD COORDINATE WITH ARCHITECT.
  9. SEE PROJECT MANUAL FOR LIGHT FIXTURE SPECS.
  10. BATHROOM EXHAUST FANS SHALL BE TIED INTO LIGHTING CONTROL SYSTEM FOR TIMED SHUT-OFF. ALL BATHROOM FANS SHALL BE FITTED WITH CUSTOM GRILLES PAINTED TO MATCH CEILING.

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
**SAWTOOTH ENVIRONMENTAL CONSULTING**  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
**BROCKWAY ENGINEERING, INC.**  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

CIVIL ENGINEER:  
**BENCHMARK ASSOCIATES, P.A.**  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
**CES ENGINEERING SERVICES, LLC**  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
**KGM ARCHITECTURAL LIGHTING**  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



0	02.28.23	BUILDING PERMIT
NO	DATE	ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**RCP / LEVEL 01 / ADU**

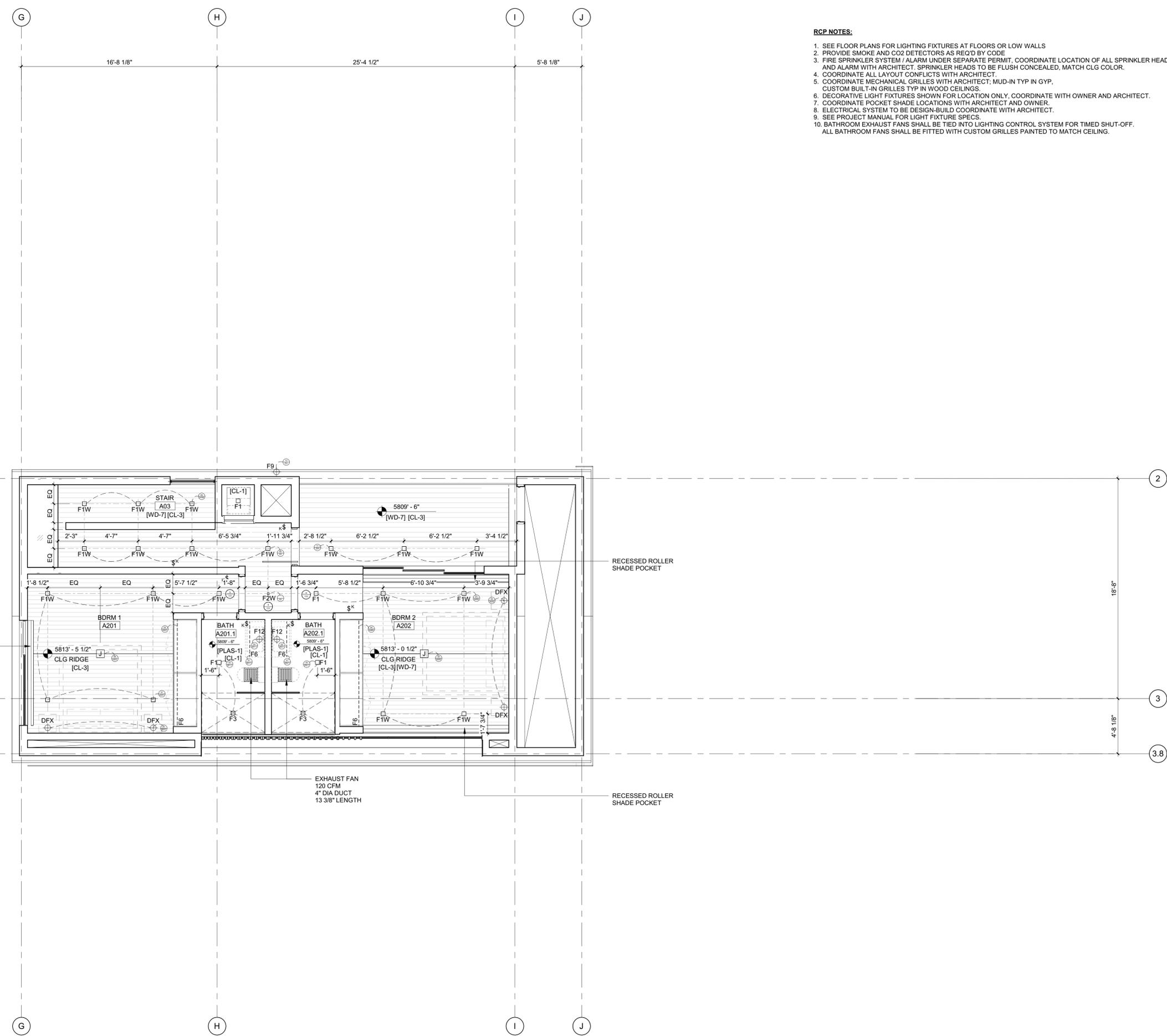
DRAWING NUMBER:  
**A-206**



These plans have been found to be in substantial compliance with the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021  
9/6/26/23

2/26/23



- RCP NOTES:**
1. SEE FLOOR PLANS FOR LIGHTING FIXTURES AT FLOORS OR LOW WALLS
  2. PROVIDE SMOKE AND CO2 DETECTORS AS REQ'D BY CODE
  3. FIRE SPRINKLER SYSTEM / ALARM UNDER SEPARATE PERMIT. COORDINATE LOCATION OF ALL SPRINKLER HEADS AND ALARM WITH ARCHITECT. SPRINKLER HEADS TO BE FLUSH CONCEALED, MATCH CLG COLOR.
  4. COORDINATE ALL LAYOUT CONFLICTS WITH ARCHITECT.
  5. COORDINATE MECHANICAL GRILLES WITH ARCHITECT; MUD-IN TYP IN GYP, CUSTOM BUILT-IN GRILLES TYP IN WOOD CEILINGS.
  6. DECORATIVE LIGHT FIXTURES SHOWN FOR LOCATION ONLY. COORDINATE WITH OWNER AND ARCHITECT.
  7. COORDINATE POCKET SHADE LOCATIONS WITH ARCHITECT AND OWNER.
  8. ELECTRICAL SYSTEM TO BE DESIGN-BUILD COORDINATE WITH ARCHITECT.
  9. SEE PROJECT MANUAL FOR LIGHT FIXTURE SPECS.
  10. BATHROOM EXHAUST FANS SHALL BE TIED INTO LIGHTING CONTROL SYSTEM FOR TIMED SHUT-OFF. ALL BATHROOM FANS SHALL BE FITTED WITH CUSTOM GRILLES PAINTED TO MATCH CEILING.

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
P.O. BOX 14001-174  
KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
1031 W. MANCHESTER BLVD, UNIT 6  
INGLEWOOD, CA 90301  
TEL: 213.784.0014

SURVEYOR:  
**GALENA ENGINEERING, INC.**  
317 NORTH RIVER STREET  
HAILEY, ID 83333  
TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
**SAWTOOTH ENVIRONMENTAL CONSULTING**  
P.O. BOX 2707 / 540 NORTH FIRST AVE  
KETCHUM, ID 83340  
TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
**BROCKWAY ENGINEERING, INC.**  
2018 WASHINGTON ST NORTH, SUITE 4  
TWIN FALLS, ID 83301  
TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
P.O. BOX 1034  
KETCHUM, ID 83340  
TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
323 LEWIS STREET, SUITE N  
KETCHUM, ID 83340  
TEL: 208.726.5907

CIVIL ENGINEER:  
**BENCHMARK ASSOCIATES, P.A.**  
P.O. BOX 733 - 100 BELL DRIVE  
KETCHUM, IDAHO 83340  
TEL: 208.726.9512

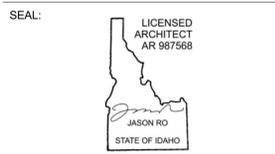
STRUCTURAL ENGINEER:  
**LFA**  
319 MAIN STREET  
EL SEGUNDO, CA 90245  
TEL: 213.239.9700

MEP ENGINEER:  
**CES ENGINEERING SERVICES, LLC**  
1001 W OAK BUILDING B SUITE 107  
BOZEMAN, MT 59715  
TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
**KGM ARCHITECTURAL LIGHTING**  
270 CORAL CIRCLE  
EL SEGUNDO, CA 90245  
TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



NO	DATE	BUILDING PERMIT ISSUE
0	02.28.23	BUILDING PERMIT
		ISSUE

PROJECT:  
**BADGER RESIDENCE**  
121 BADGER LANE  
KETCHUM, ID 83340

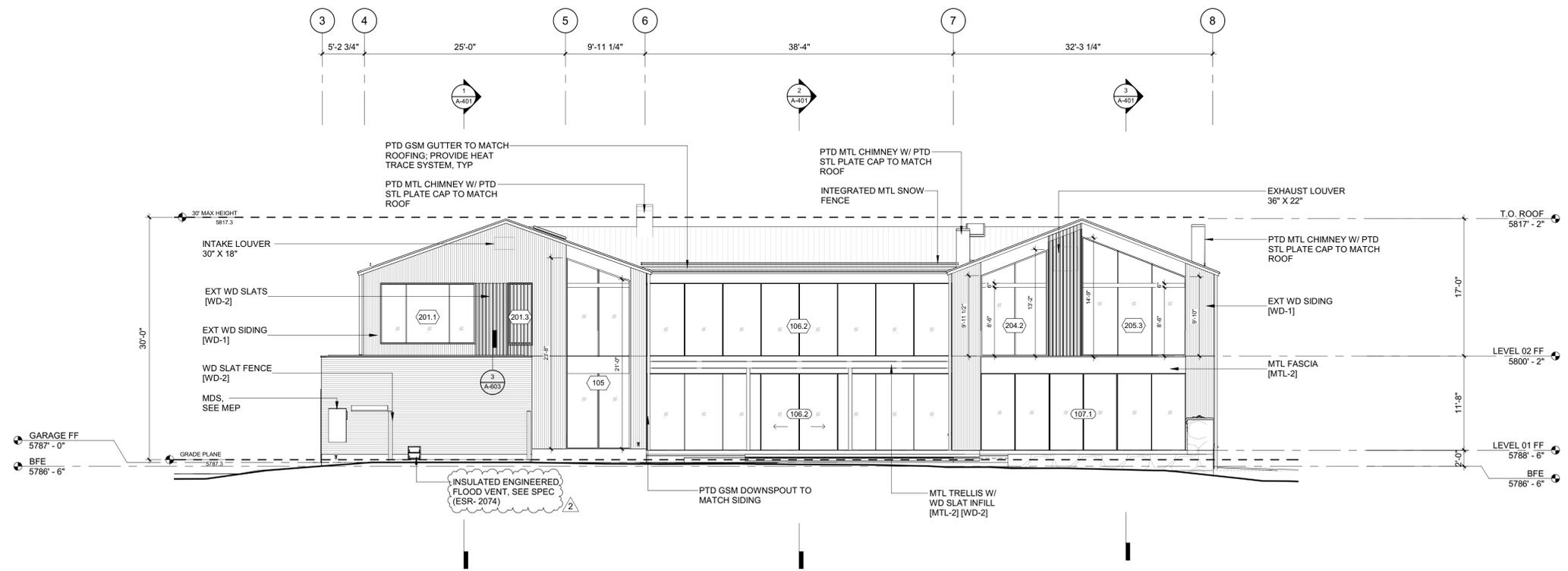
PROJECT NUMBER:  
**#2201**

DRAWING TITLE:  
**RCP / LEVEL 02 / ADU**

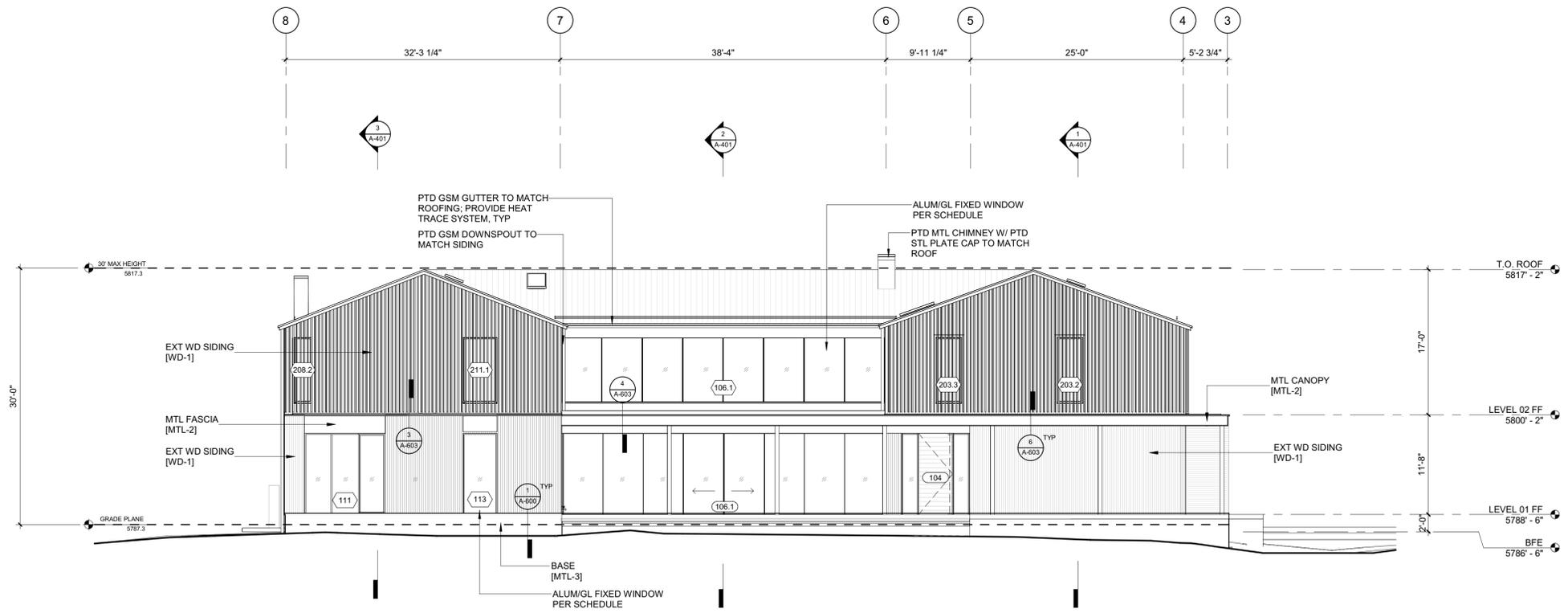
DRAWING NUMBER:  
**A-207**

Approved  
 These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021  
 06/26/23



2 1/8" = 1'-0" ELEVATION / WEST



1 1/8" = 1'-0" ELEVATION / EAST

**BADGER RESIDENCE**

OWNER:  
 121 BADGER LANE LLC  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
 RO | ROCKETT DESIGN  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
 GALENA ENGINEERING, INC.  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
 SAWTOOTH ENVIRONMENTAL CONSULTING  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
 BROCKWAY ENGINEERING, INC.  
 2016 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
 BUTLER ASSOCIATES, INC.  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
 BYLA  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

CIVIL ENGINEER:  
 BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

STRUCTURAL ENGINEER:  
 LFA  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
 CES ENGINEERING SERVICES, LLC  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
 KGM ARCHITECTURAL LIGHTING  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



2	06.06.23	PERMIT REVIEW - REV 2
	02.28.23	BUILDING PERMIT SUBMITTAL
NO	DATE	ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**EXTERIOR ELEVATIONS**

DRAWING NUMBER:  
**A-300**

NOT FOR CONSTRUCTION

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
**SAWTOOTH ENVIRONMENTAL CONSULTING**  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
**BROCKWAY ENGINEERING, INC.**  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

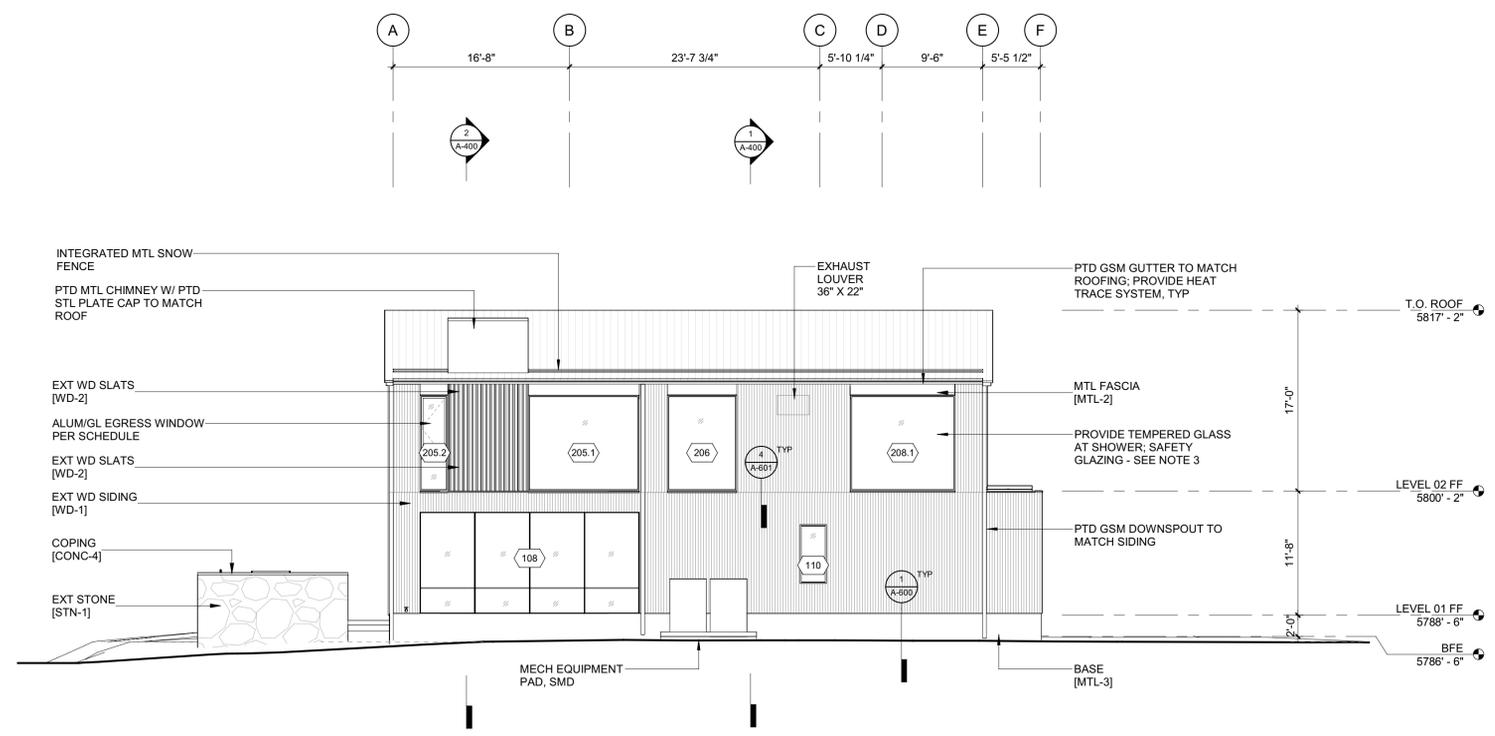
LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

CIVIL ENGINEER:  
**BENCHMARK ASSOCIATES, P.A.**  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

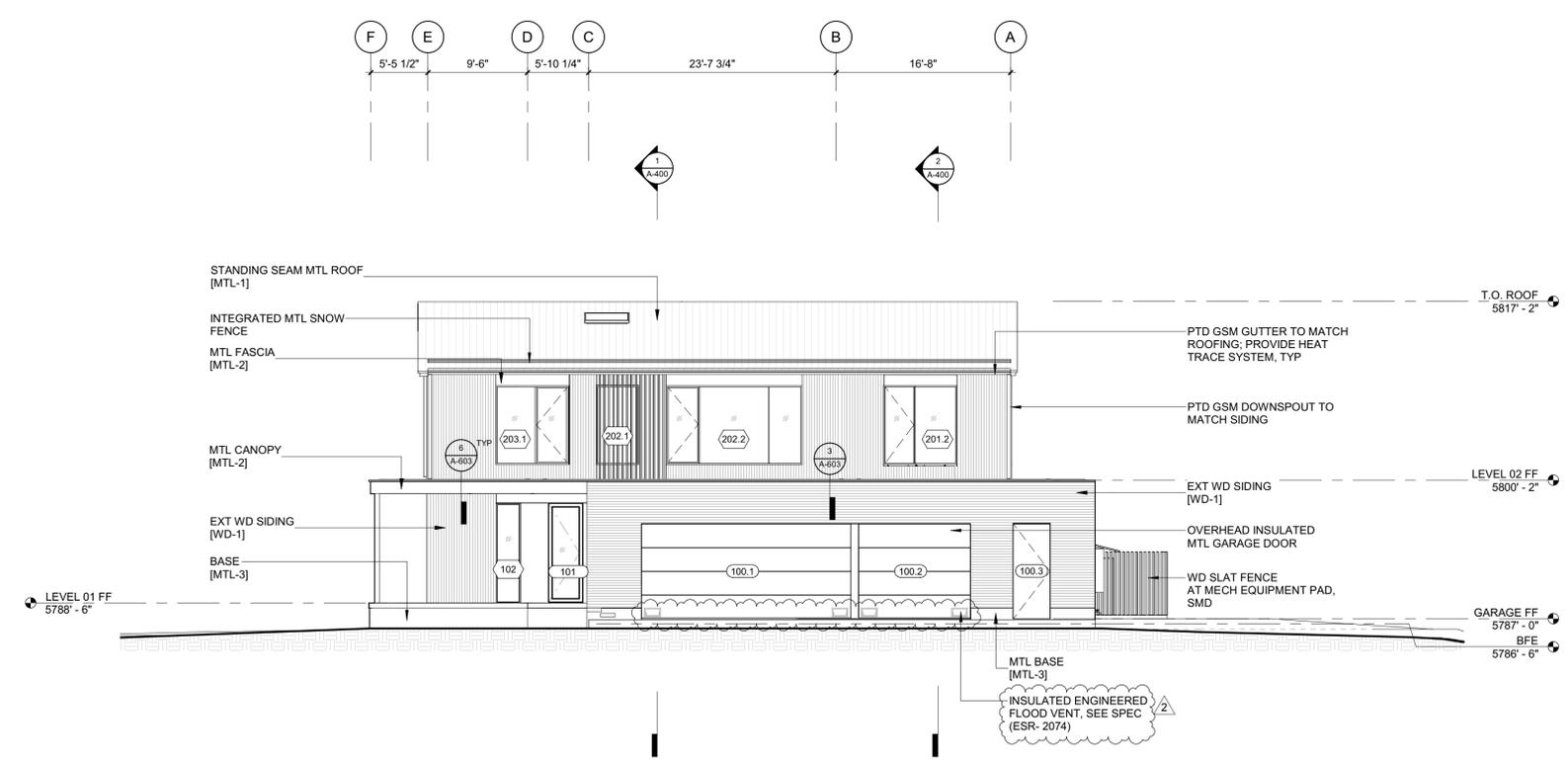
STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
**CES ENGINEERING SERVICES, LLC**  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
**KGM ARCHITECTURAL LIGHTING**  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191



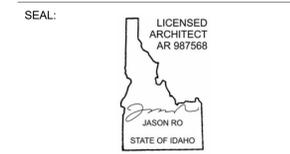
2 1/8" = 1'-0" ELEVATION / SOUTH



1 1/8" = 1'-0" ELEVATION / NORTH

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



2	06.06.23	PERMIT REVIEW - REV 2
	02.28.23	BUILDING PERMIT SUBMITTAL
NO	DATE	ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**EXTERIOR ELEVATIONS**

DRAWING NUMBER:  
**A-301**

**NOT FOR CONSTRUCTION**  
 ©2023, RO | ROCKETT DESIGN, INC.







These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021  
9/6/26/23

2/26/23

**BADGER RESIDENCE**

OWNER:  
121 BADGER LANE LLC  
P.O. BOX 14001-174  
KETCHUM, ID 83340

PROJECT ARCHITECT:  
RO | ROCKETT DESIGN  
1031 W. MANCHESTER BLVD, UNIT 6  
INGLEWOOD, CA 90301  
TEL: 213.784.0014

SURVEYOR:  
GALENA ENGINEERING, INC.  
317 NORTH RIVER STREET  
HAILEY, ID 83333  
TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
SAWTOOTH ENVIRONMENTAL CONSULTING  
P.O. BOX 2707 / 540 NORTH FIRST AVE  
KETCHUM, ID 83340  
TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
BROCKWAY ENGINEERING, INC.  
2016 WASHINGTON ST NORTH, SUITE 4  
TWIN FALLS, ID 83301  
TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
BUTLER ASSOCIATES, INC.  
P.O. BOX 1034  
KETCHUM, ID 83340  
TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
BYLA  
323 LEWIS STREET, SUITE N  
KETCHUM, ID 83340  
TEL: 208.726.5907

CIVIL ENGINEER:  
BENCHMARK ASSOCIATES, P.A.  
P.O. BOX 733 - 100 BELL DRIVE  
KETCHUM, IDAHO 83340  
TEL: 208.726.9512

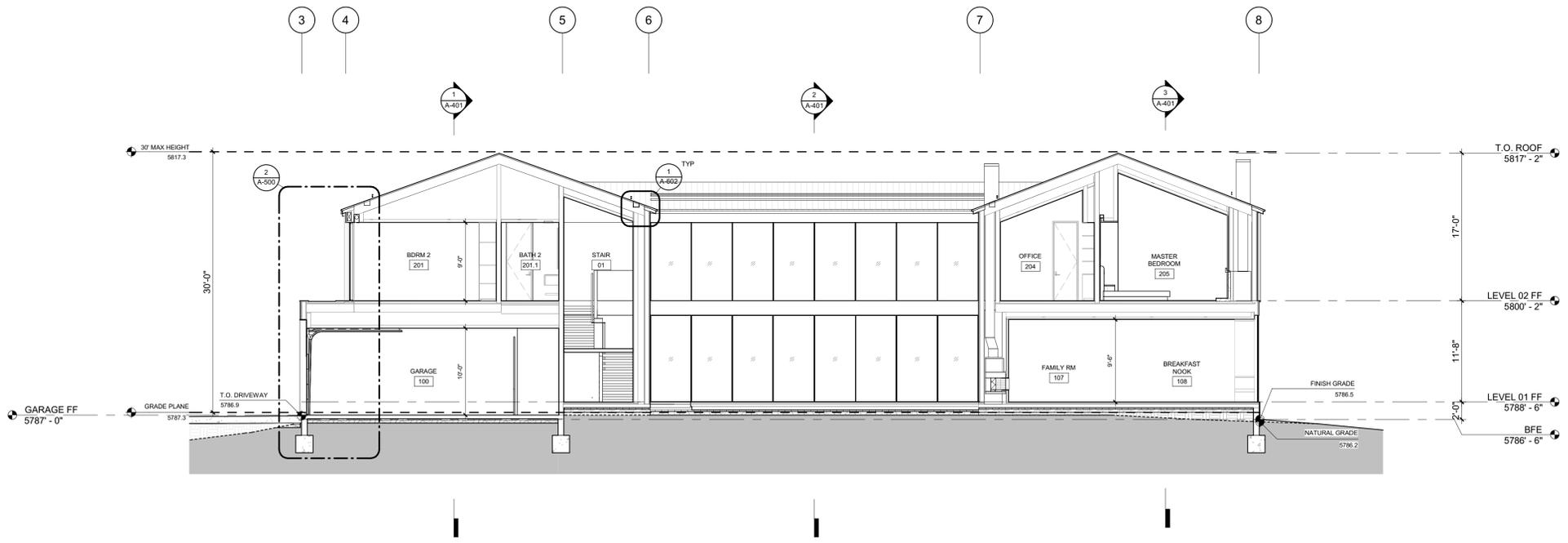
STRUCTURAL ENGINEER:  
LFA  
319 MAIN STREET  
EL SEGUNDO, CA 90245  
TEL: 213.239.9700

MEP ENGINEER:  
CES ENGINEERING SERVICES, LLC  
1001 W OAK BUILDING B SUITE 107  
BOZEMAN, MT 59715  
TEL: 406.272.0352

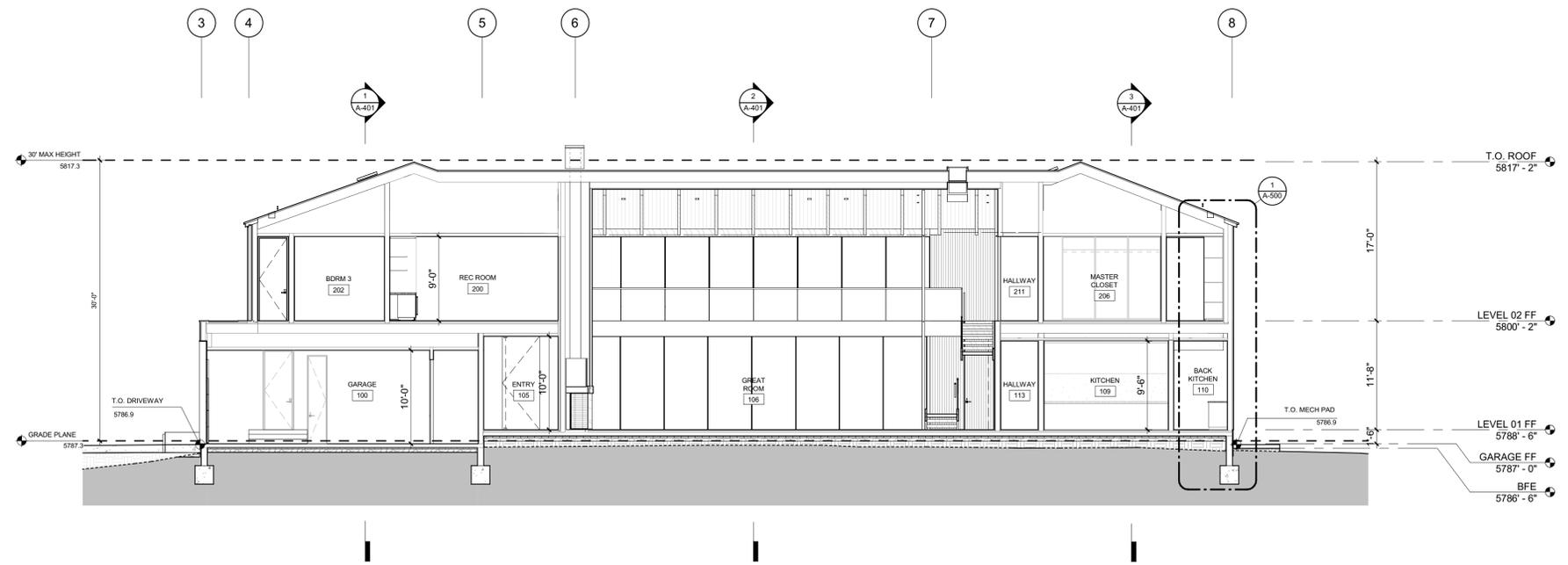
LIGHTING DESIGN CONSULTANT:  
KGM ARCHITECTURAL LIGHTING  
270 CORAL CIRCLE  
EL SEGUNDO, CA 90245  
TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



2 1/8" = 1'-0" BUILDING SECTION N-S 2



1 1/8" = 1'-0" BUILDING SECTION N-S 1

NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23		

PROJECT:  
**BADGER RESIDENCE**  
121 BADGER LANE  
KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**BUILDING SECTIONS**

DRAWING NUMBER:  
**A-400**

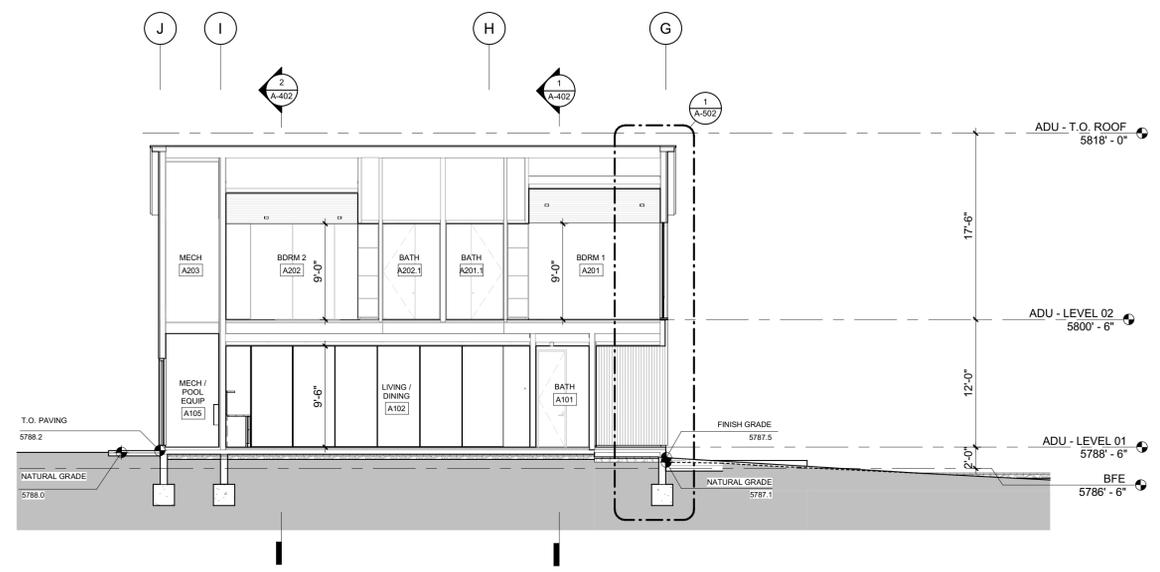




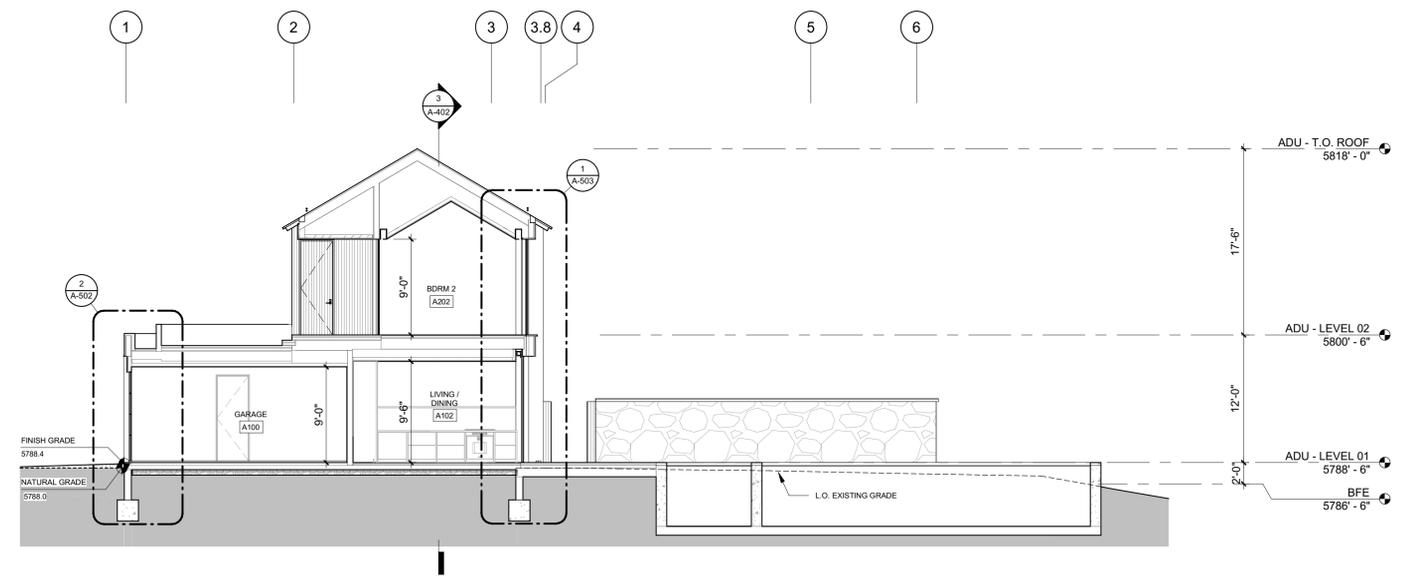
These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

**BLD2303-00021**  
**06/26/23**

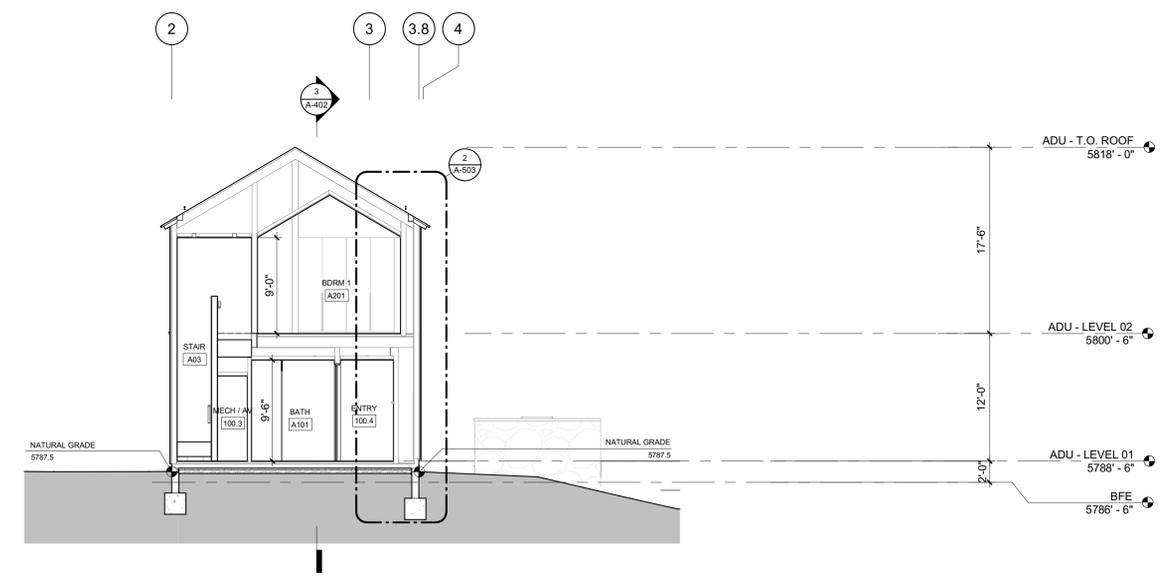
2/20/23



3 1/8" = 1'-0" ADU BUILDING SECTION E-W



2 1/8" = 1'-0" ADU BUILDING SECTION N-S 2



1 1/8" = 1'-0" ADU BUILDING SECTION N-S 1

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
**SAWTOOTH ENVIRONMENTAL CONSULTING**  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
**BROCKWAY ENGINEERING, INC.**  
 2016 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

CIVIL ENGINEER:  
**BENCHMARK ASSOCIATES, P.A.**  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

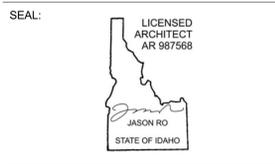
STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
**CES ENGINEERING SERVICES, LLC**  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
**KGM ARCHITECTURAL LIGHTING**  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



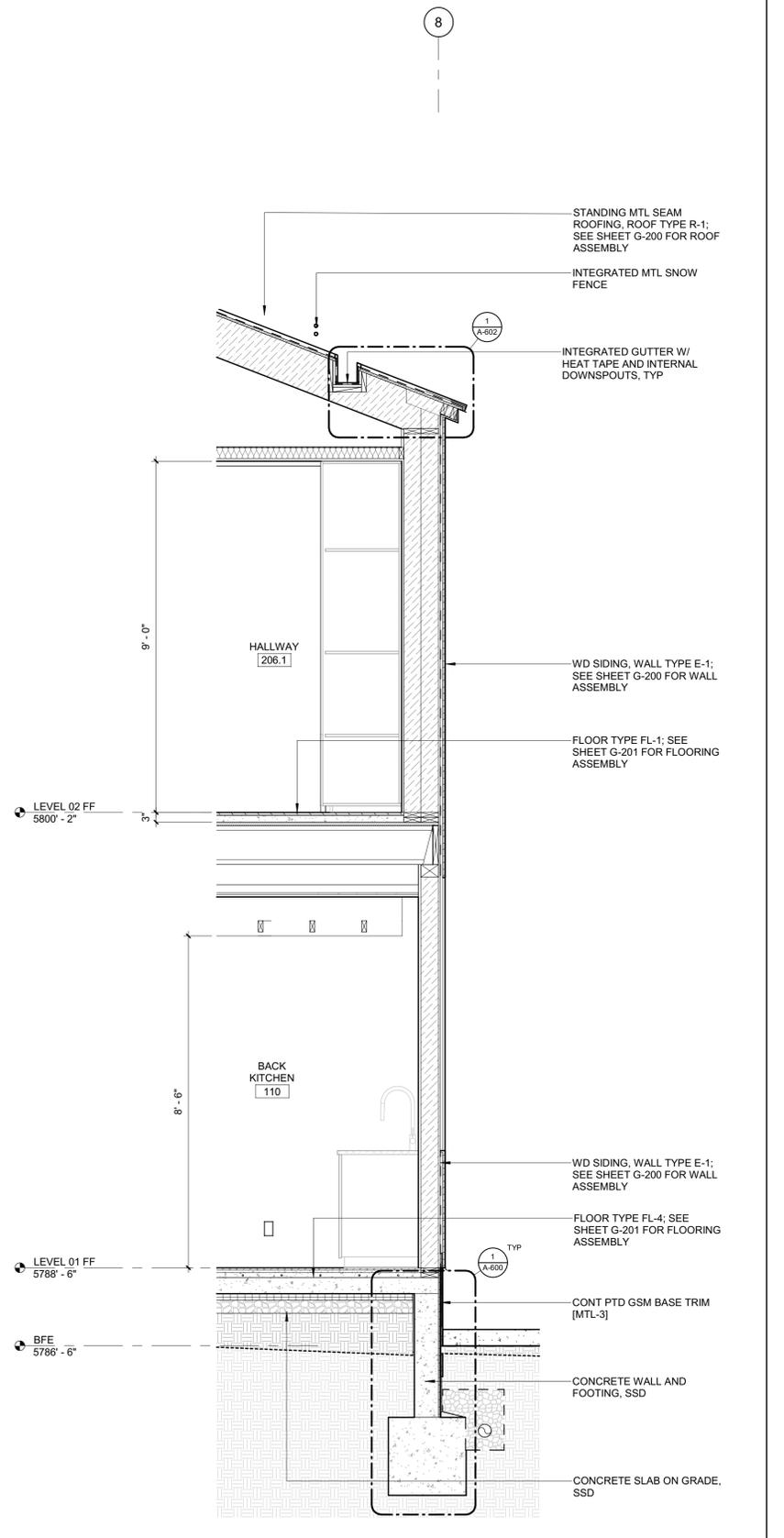
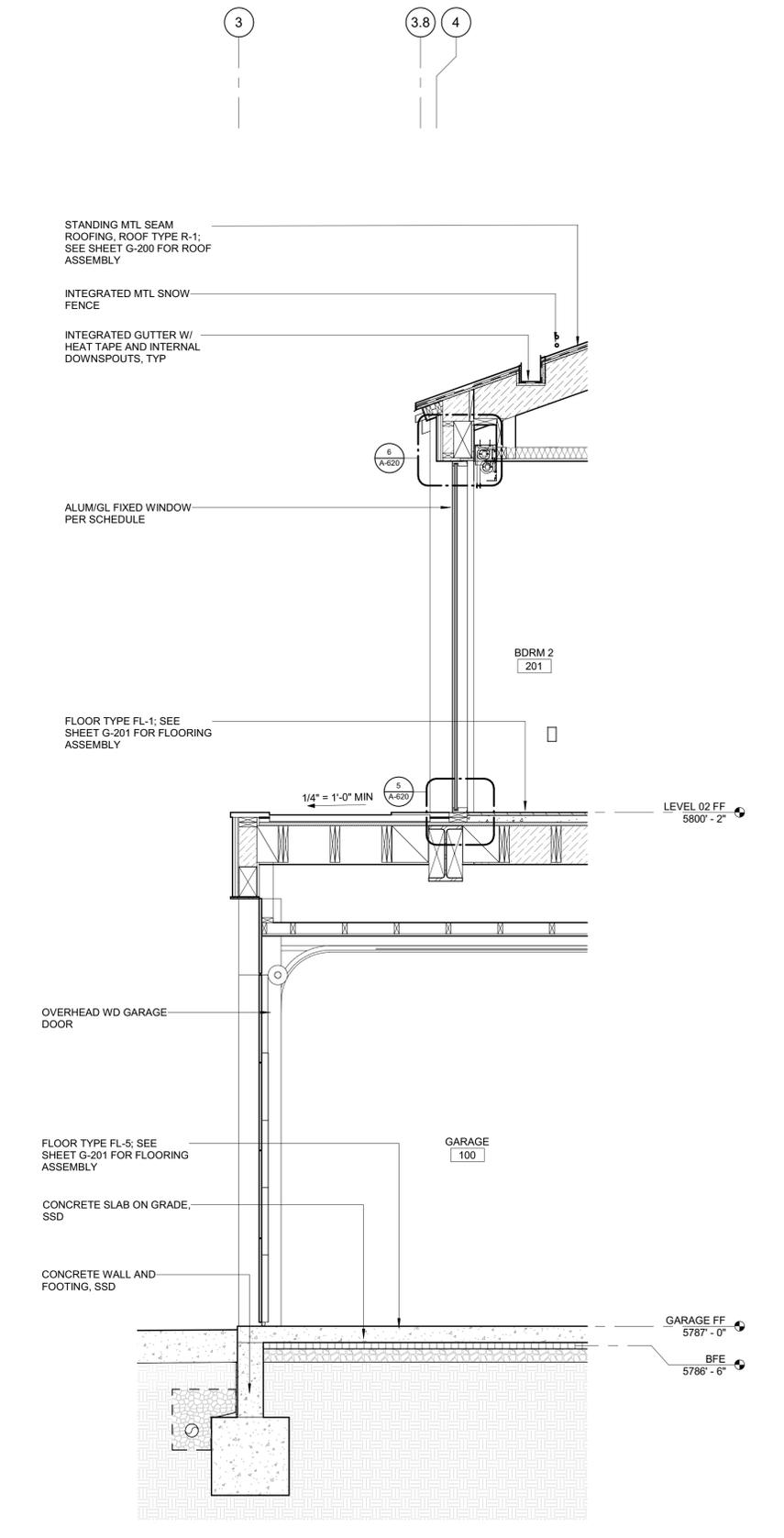
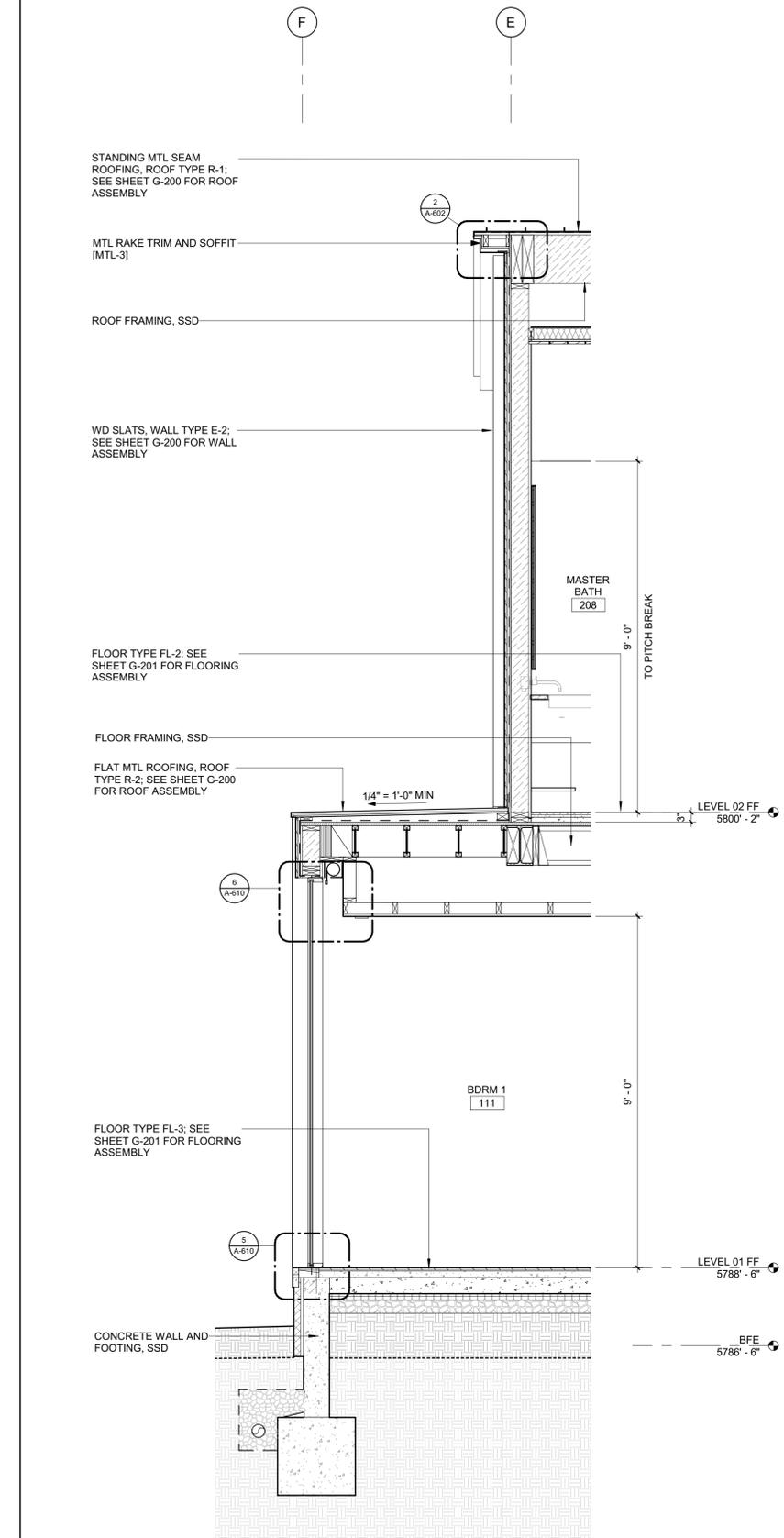
0	02.28.23	BUILDING PERMIT
NO	DATE	ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**BUILDING SECTIONS / ADU**

DRAWING NUMBER:  
**A-402**



**BADGER RESIDENCE**

OWNER:  
 121 BADGER LANE LLC  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
 RO | ROCKETT DESIGN  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
 GALENA ENGINEERING, INC.  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
 SAWTOOTH ENVIRONMENTAL CONSULTING  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
 BROCKWAY ENGINEERING, INC.  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
 BUTLER ASSOCIATES, INC.  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
 BYLA  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

CIVIL ENGINEER:  
 BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

STRUCTURAL ENGINEER:  
 LFA  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
 CES ENGINEERING SERVICES, LLC  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
 KGM ARCHITECTURAL LIGHTING  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



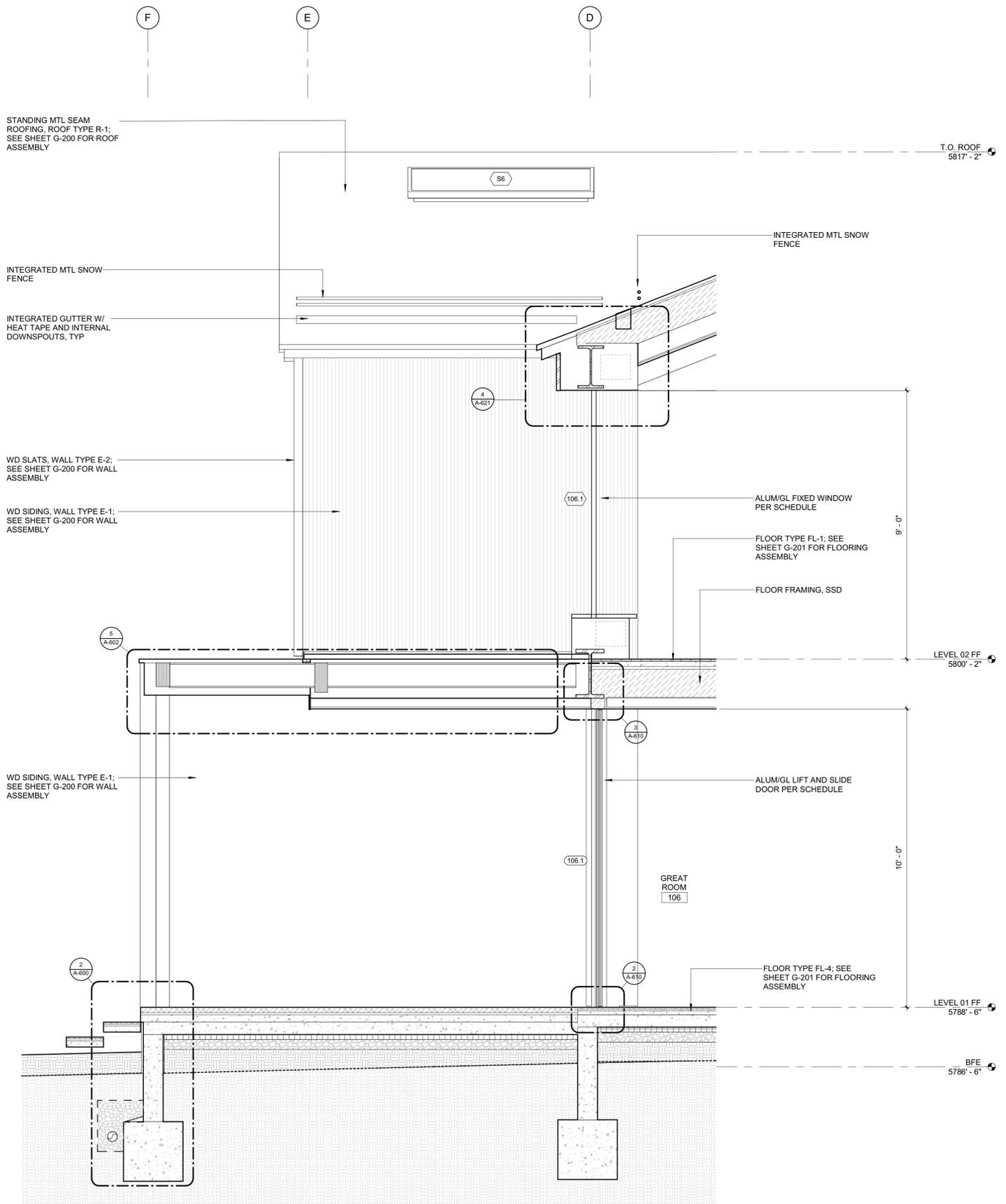
0	02.28.23	BUILDING PERMIT
NO	DATE	ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

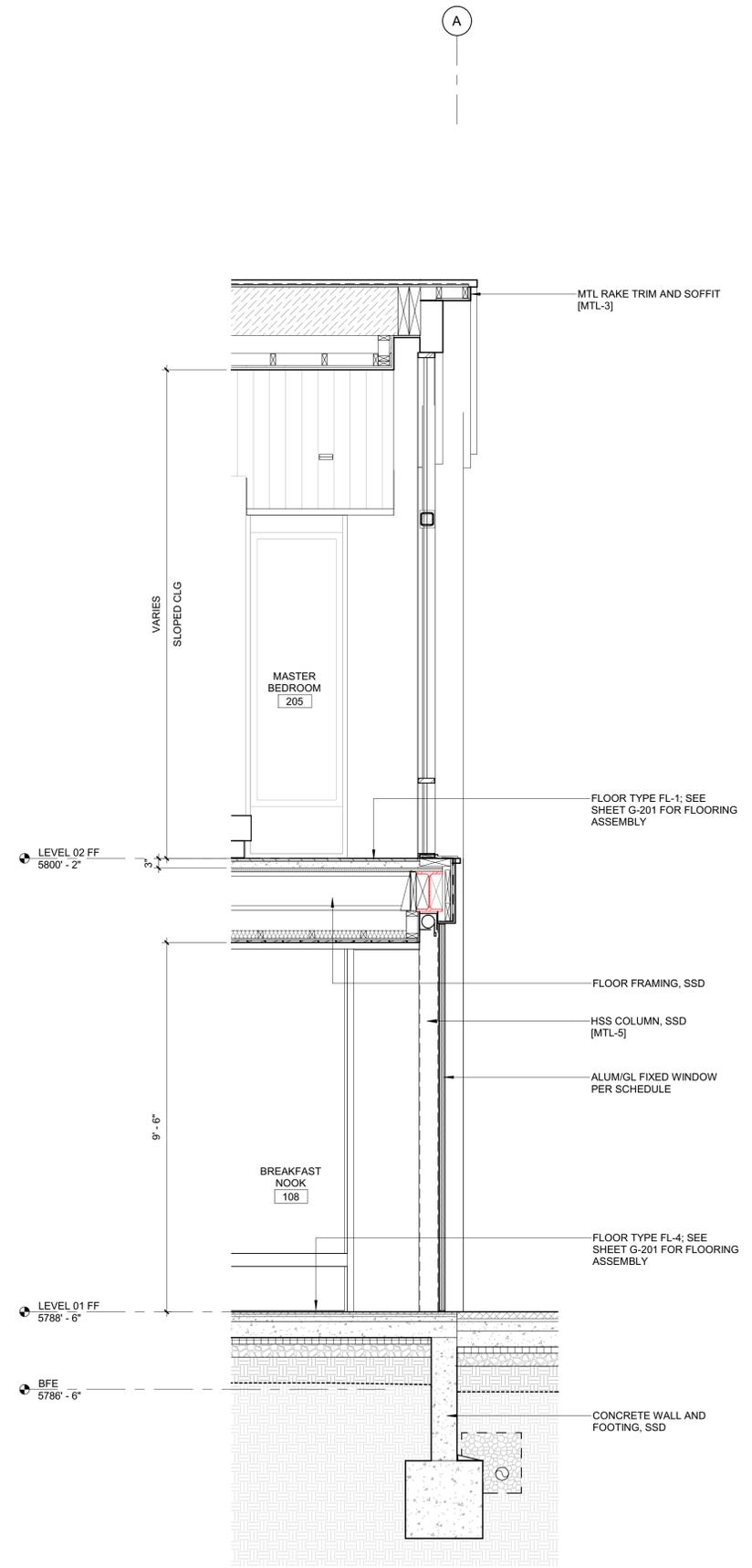
PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**WALL SECTIONS**

DRAWING NUMBER:  
**A-500**



2 1/2" = 1'-0" WALL SECTION E-W 2



1 1/2" = 1'-0" WALL SECTION @ MH WEST

**BADGER RESIDENCE**

OWNER:  
 121 BADGER LANE LLC  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
 RO | ROCKETT DESIGN  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
 GALENA ENGINEERING, INC.  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
 SAWTOOTH ENVIRONMENTAL CONSULTING  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
 BROCKWAY ENGINEERING, INC.  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
 BUTLER ASSOCIATES, INC.  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
 BYLA  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

CIVIL ENGINEER:  
 BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

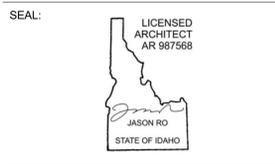
STRUCTURAL ENGINEER:  
 LFA  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
 CES ENGINEERING SERVICES, LLC  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
 KGM ARCHITECTURAL LIGHTING  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23		

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER:  
**#2201**

DRAWING TITLE:  
**WALL SECTIONS**

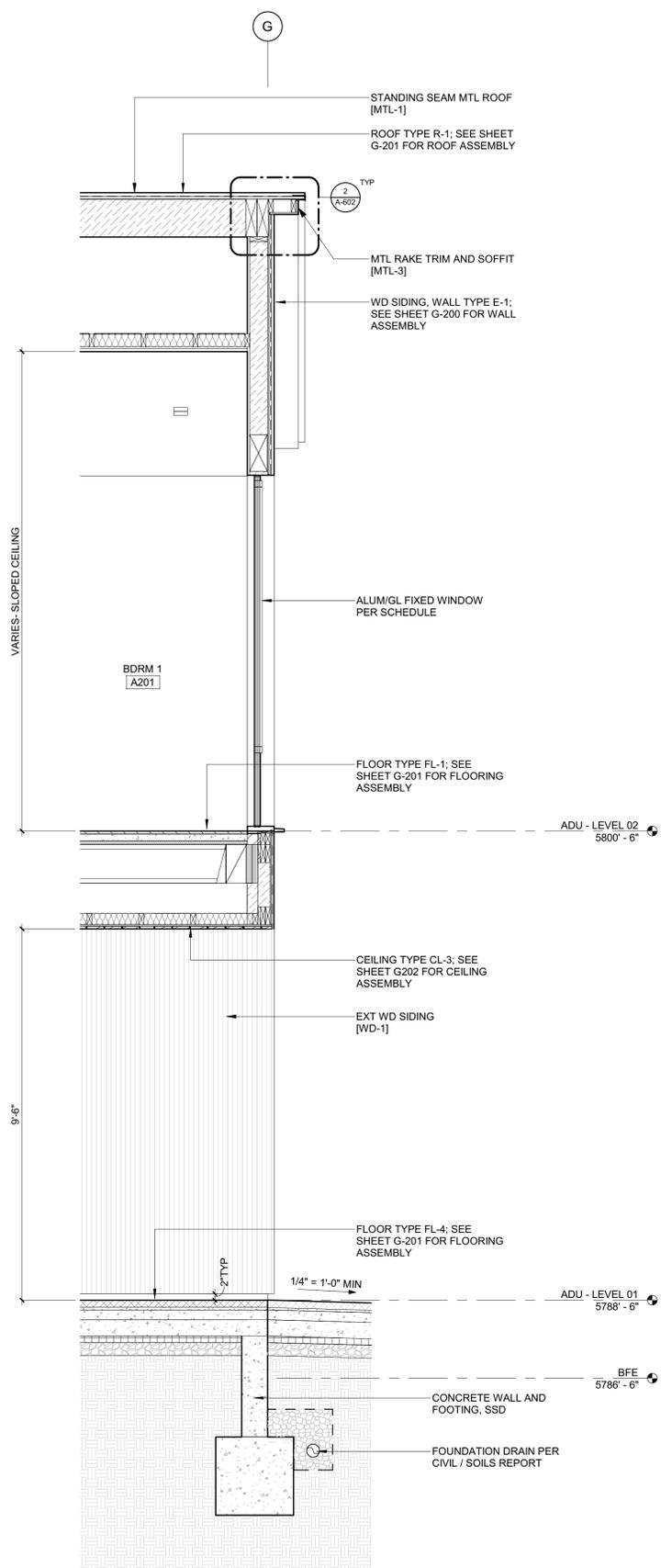
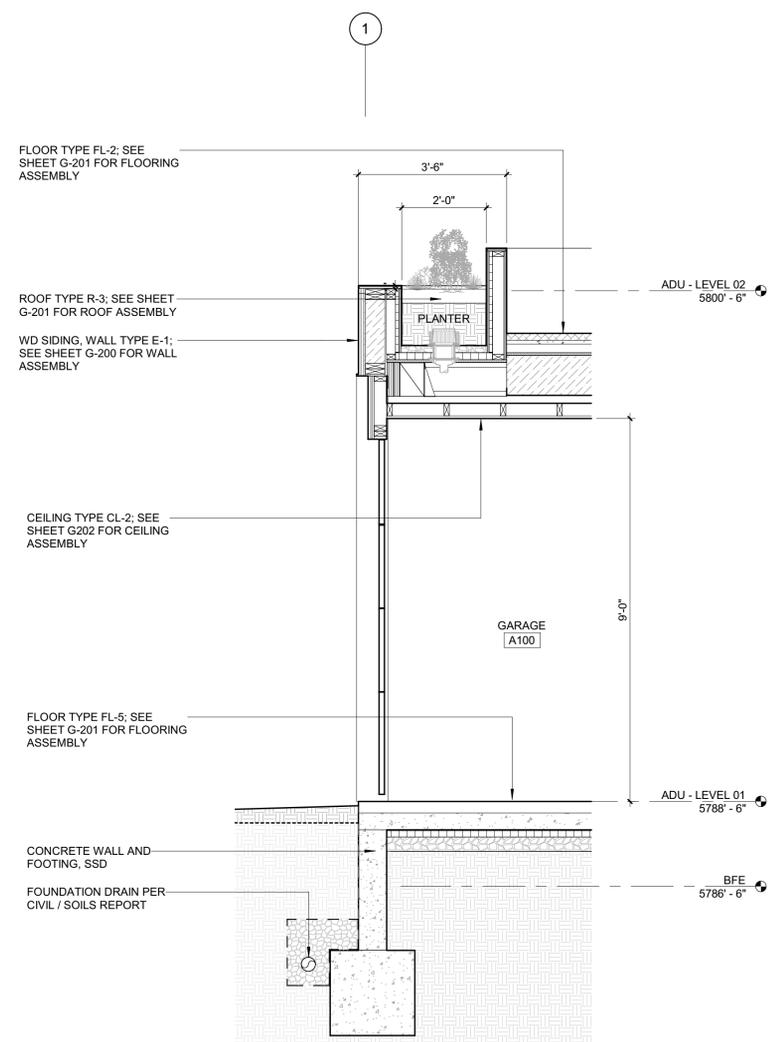
DRAWING NUMBER:  
**A-501**



These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021  
06/26/23

2/26/23



**BADGER RESIDENCE**

OWNER:  
121 BADGER LANE LLC  
P.O. BOX 14001-174  
KETCHUM, ID 83340

PROJECT ARCHITECT:  
RO | ROCKETT DESIGN  
1031 W. MANCHESTER BLVD, UNIT 6  
INGLEWOOD, CA 90301  
TEL: 213.784.0014

SURVEYOR:  
GALENA ENGINEERING, INC.  
317 NORTH RIVER STREET  
HAILEY, ID 83333  
TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
SAWTOOTH ENVIRONMENTAL CONSULTING  
P.O. BOX 2707 / 540 NORTH FIRST AVE  
KETCHUM, ID 83340  
TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
BROCKWAY ENGINEERING, INC.  
2018 WASHINGTON ST NORTH, SUITE 4  
TWIN FALLS, ID 83301  
TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
BUTLER ASSOCIATES, INC.  
P.O. BOX 1034  
KETCHUM, ID 83340  
TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
BYLA  
323 LEWIS STREET, SUITE N  
KETCHUM, ID 83340  
TEL: 208.726.5907

CIVIL ENGINEER:  
BENCHMARK ASSOCIATES, P.A.  
P.O. BOX 733 - 100 BELL DRIVE  
KETCHUM, IDAHO 83340  
TEL: 208.726.9512

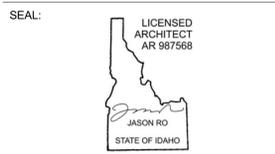
STRUCTURAL ENGINEER:  
LFA  
319 MAIN STREET  
EL SEGUNDO, CA 90245  
TEL: 213.239.9700

MEP ENGINEER:  
CES ENGINEERING SERVICES, LLC  
1001 W OAK BUILDING B SUITE 107  
BOZEMAN, MT 59715  
TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
KGM ARCHITECTURAL LIGHTING  
270 CORAL CIRCLE  
EL SEGUNDO, CA 90245  
TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23	BUILDING PERMIT	

PROJECT:  
**BADGER RESIDENCE**  
121 BADGER LANE  
KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**WALL SECTIONS / ADU**

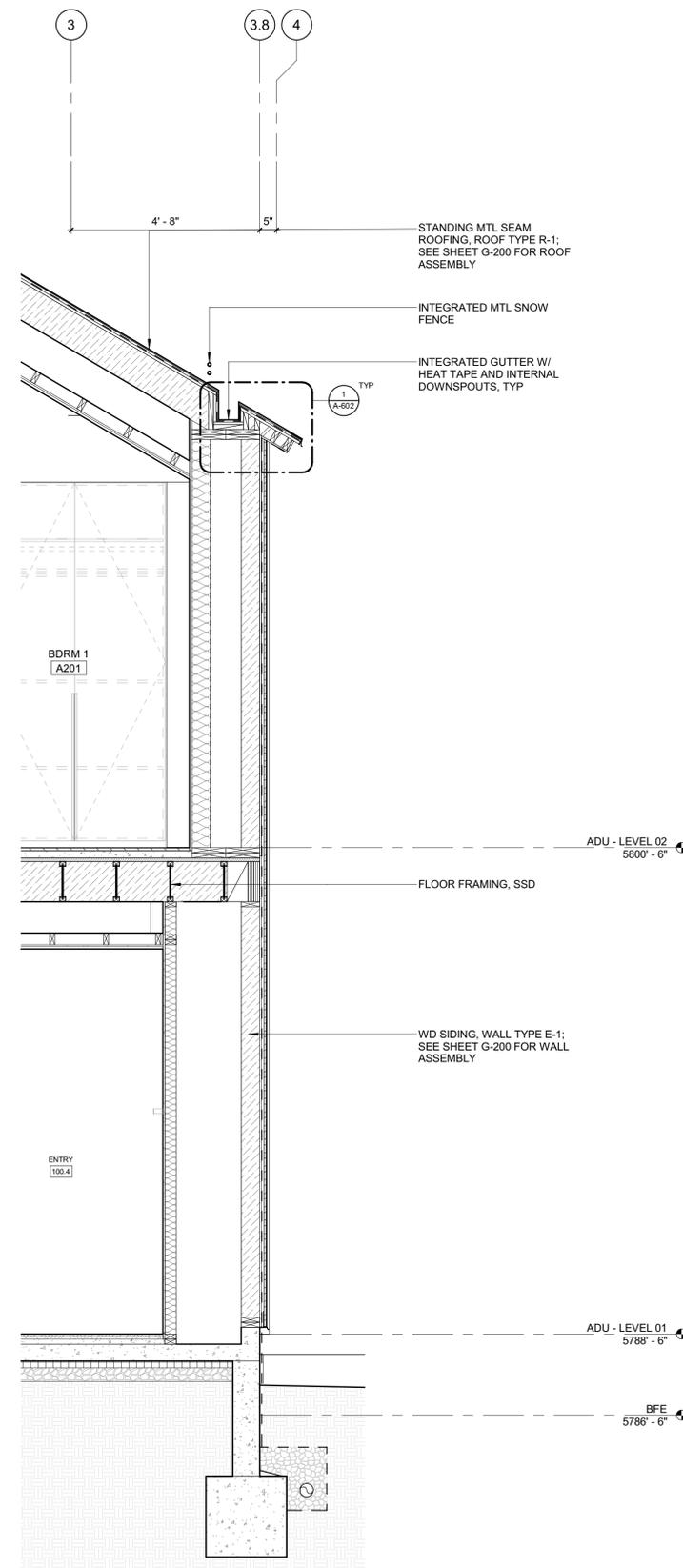
DRAWING NUMBER:  
**A-502**



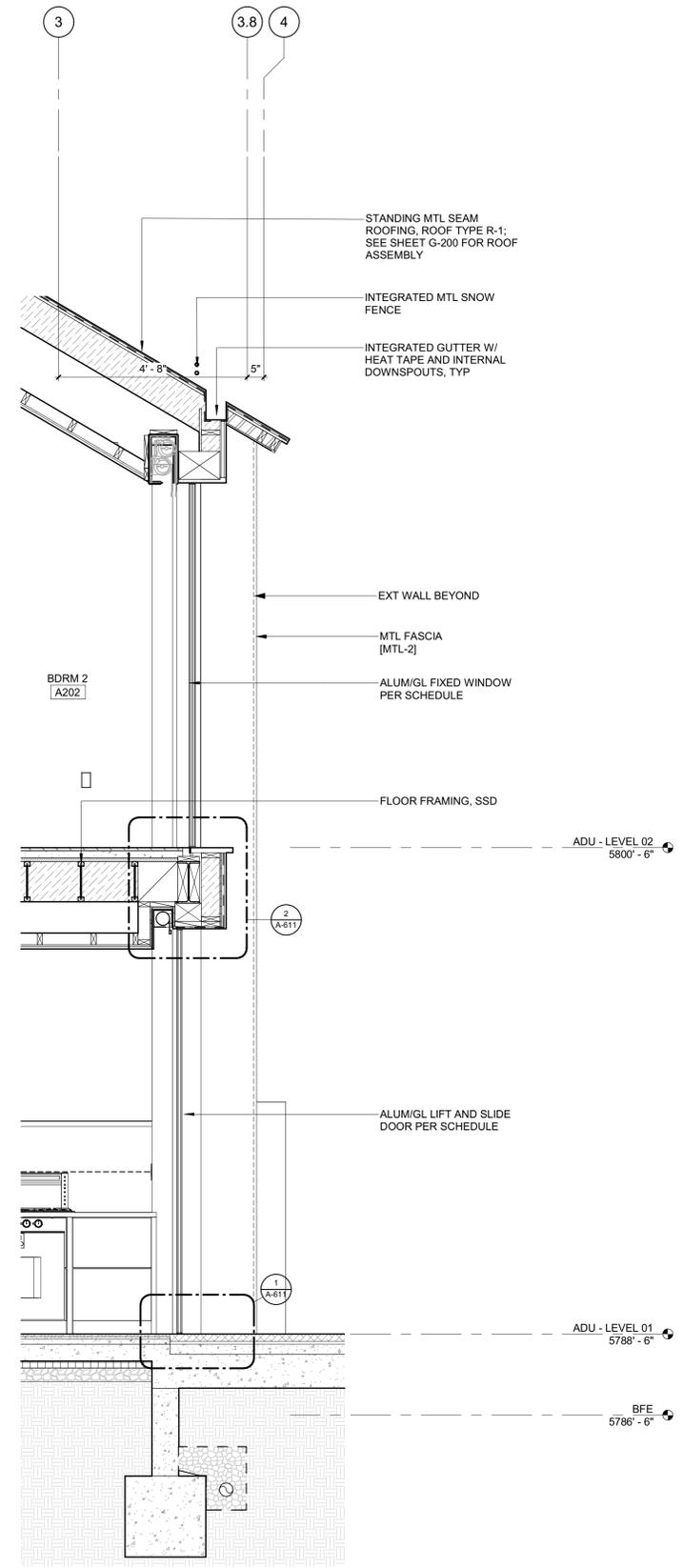
Approved  
 These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021  
 06/26/23

2/26/23



2 1/2" = 1'-0" WALL SECTION @ ADU SOUTH 2



1 1/2" = 1'-0" WALL SECTION @ ADU SOUTH 1

**BADGER RESIDENCE**

OWNER:  
 121 BADGER LANE LLC  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
 RO | ROCKETT DESIGN  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
 GALENA ENGINEERING, INC.  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
 SAWTOOTH ENVIRONMENTAL CONSULTING  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
 BROCKWAY ENGINEERING, INC.  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
 BUTLER ASSOCIATES, INC.  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
 BYLA  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

CIVIL ENGINEER:  
 BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

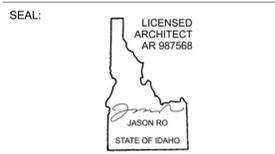
STRUCTURAL ENGINEER:  
 LFA  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
 CES ENGINEERING SERVICES, LLC  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
 KGM ARCHITECTURAL LIGHTING  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23		

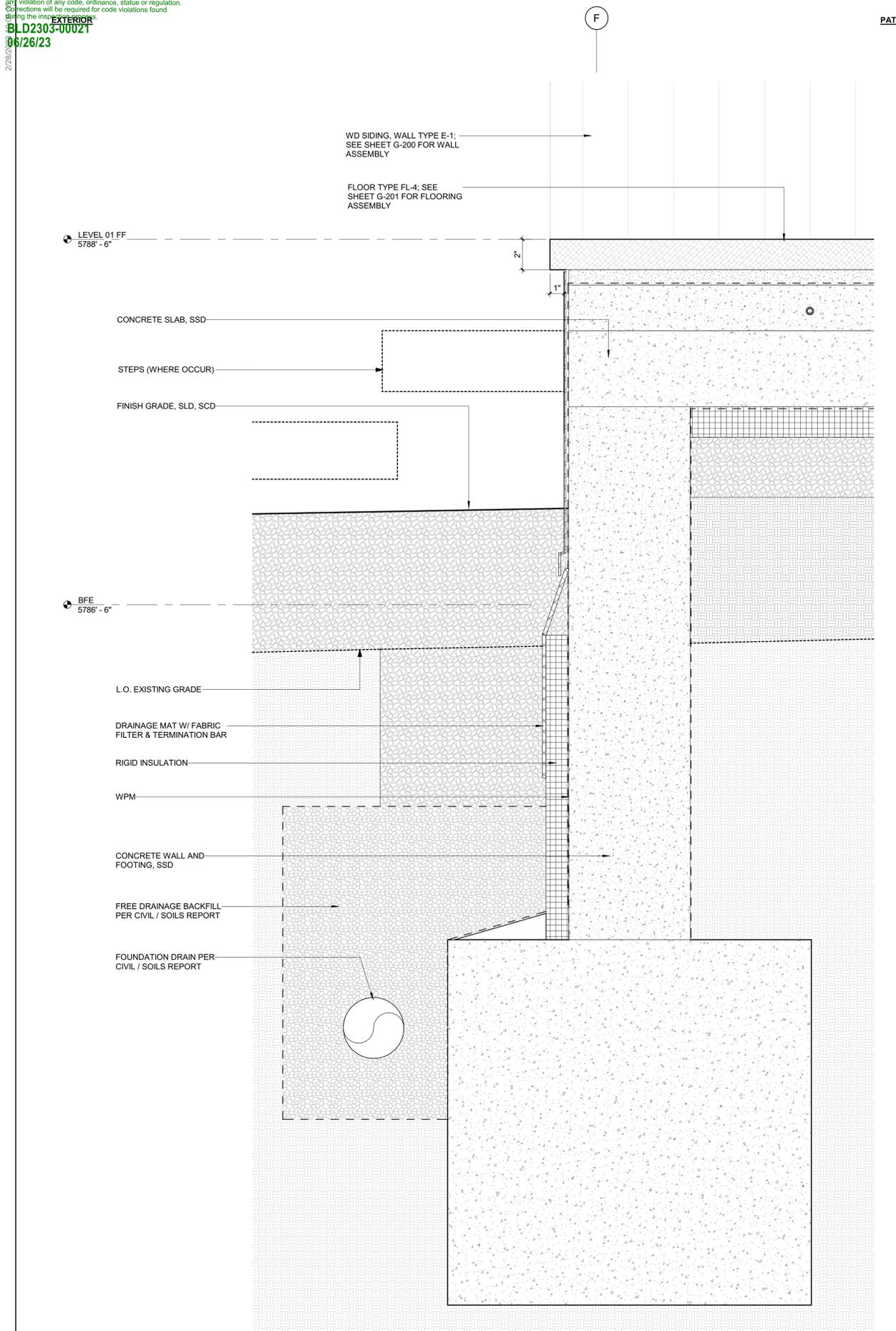
PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

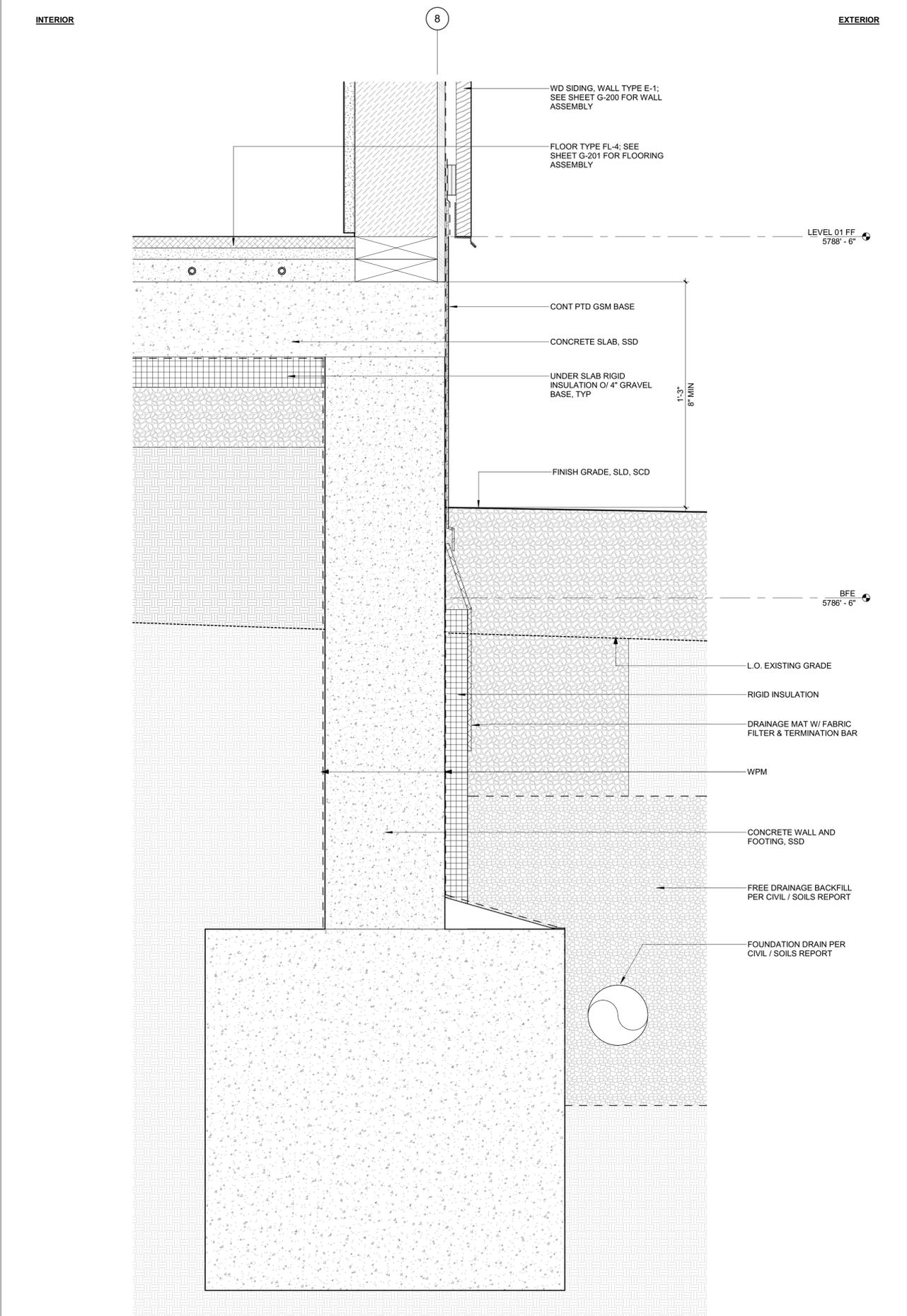
DRAWING TITLE:  
**WALL SECTIONS / ADU**

DRAWING NUMBER:  
**A-503**

Approved  
 These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.  
 EXTERIOR  
 BLD2303-00021  
 9/6/26/23



2 3" = 1'-0" DETAIL / TYP BASE 2



1 3" = 1'-0" DETAIL / TYP BASE

**BADGER RESIDENCE**

OWNER:  
 121 BADGER LANE LLC  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
 RO | ROCKETT DESIGN  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
 GALENA ENGINEERING, INC.  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
 SAWTOOTH ENVIRONMENTAL CONSULTING  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
 BROCKWAY ENGINEERING, INC.  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
 BUTLER ASSOCIATES, INC.  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
 BYLA  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

CIVIL ENGINEER:  
 BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

STRUCTURAL ENGINEER:  
 LFA  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
 CES ENGINEERING SERVICES, LLC  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
 KGM ARCHITECTURAL LIGHTING  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

SEAL:  
 LICENSED ARCHITECT  
 AR 987568  
 JASON RO  
 STATE OF IDAHO

NO	DATE	BUILDING PERMIT ISSUE
0	02.28.23	BUILDING PERMIT
		ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**DETAILS / EXTERIOR**

DRAWING NUMBER:  
**A-600**



These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

**BLD2303-00021**  
**9/6/26/23**

2/26/23

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLESWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
**SAWTOOTH ENVIRONMENTAL CONSULTING**  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
**BROCKWAY ENGINEERING, INC.**  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: : 208.726.5907

CIVIL ENGINEER:  
**BENCHMARK ASSOCIATES, P.A.**  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

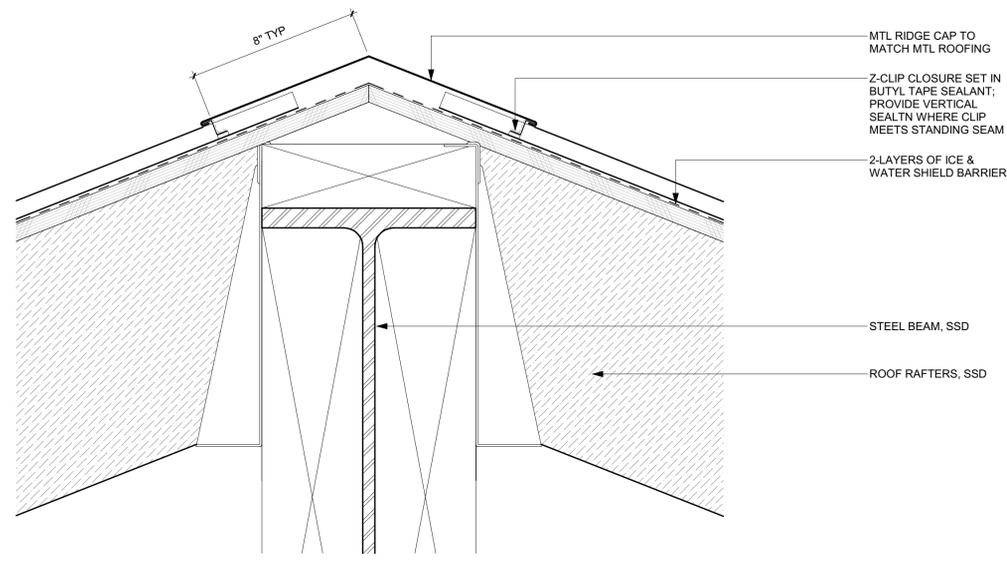
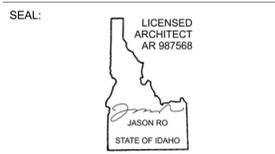
STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
**CES ENGINEERING SERVICES, LLC**  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

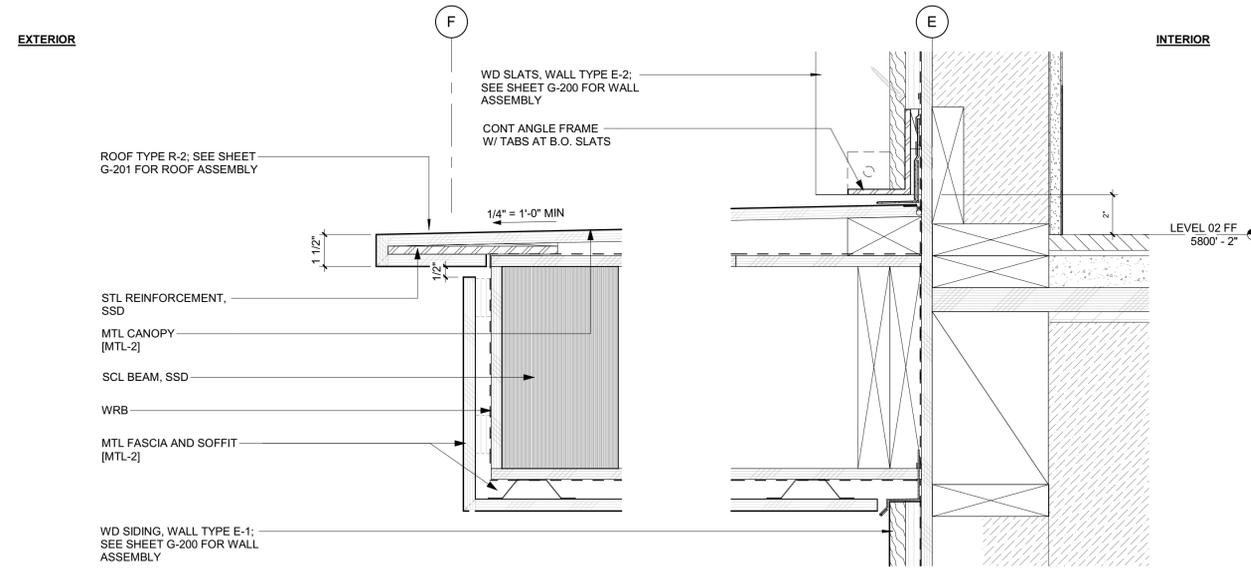
LIGHTING DESIGN CONSULTANT:  
**KGM ARCHITECTURAL LIGHTING**  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

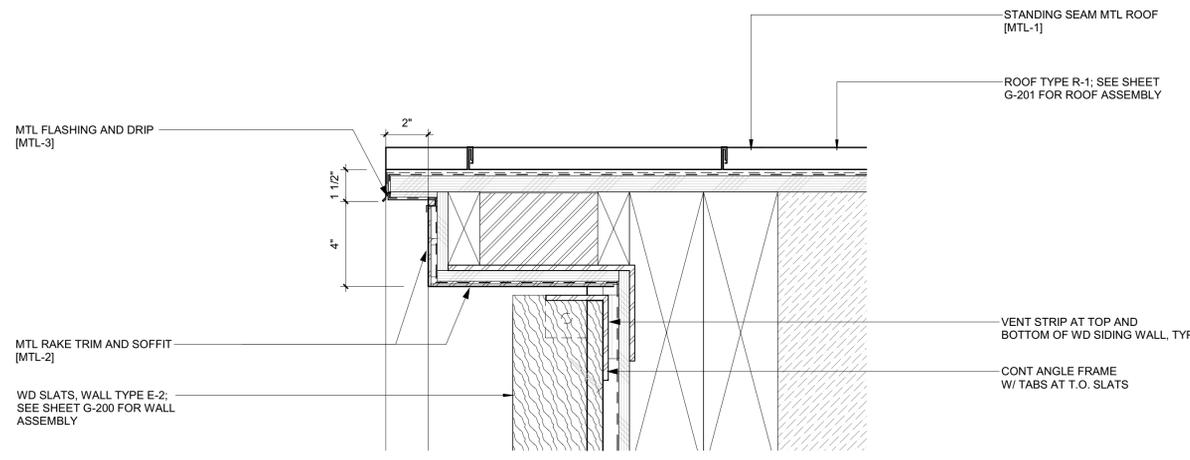
RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



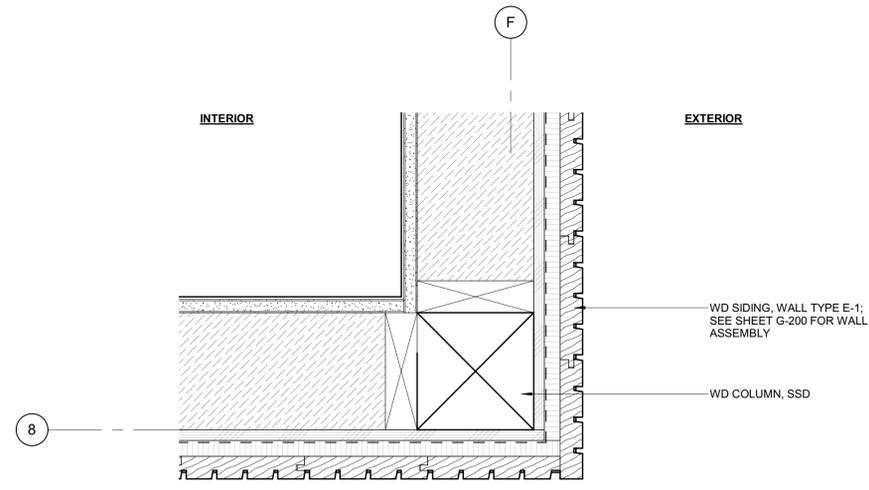
3 3" = 1'-0" DETAIL / TYP ROOF RIDGE



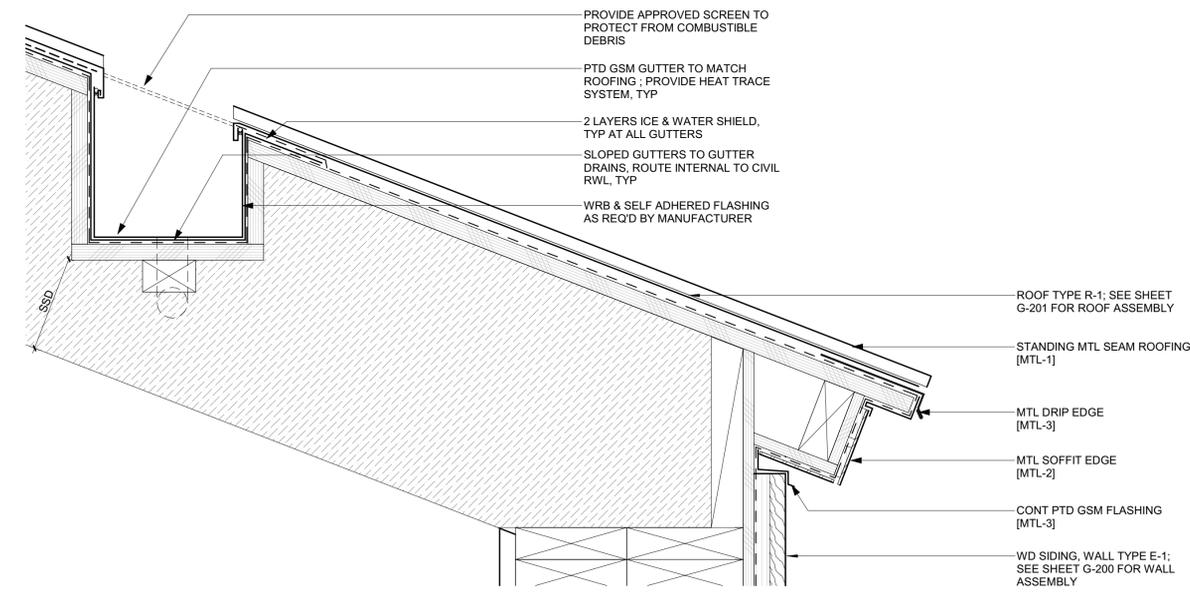
5 3" = 1'-0" DETAIL / CANOPY OVERHANG



2 3" = 1'-0" DETAIL / TYP RAKE END



4 3" = 1'-0" PLAN DETAIL / EXT CORNER TRIM @ WD SIDING



1 3" = 1'-0" DETAIL / TYP EAVE END + GUTTER

0	02.28.23	BUILDING PERMIT
NO	DATE	ISSUE

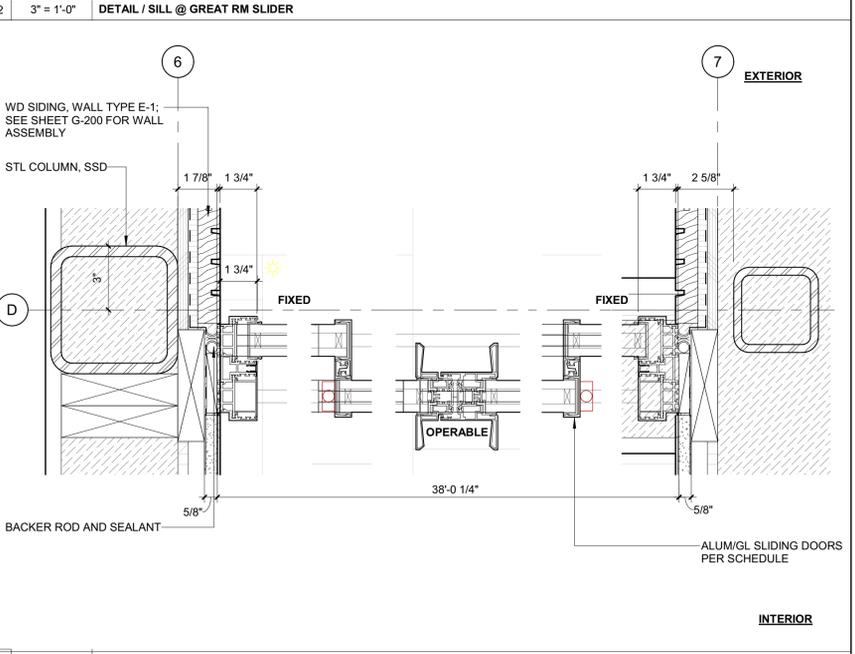
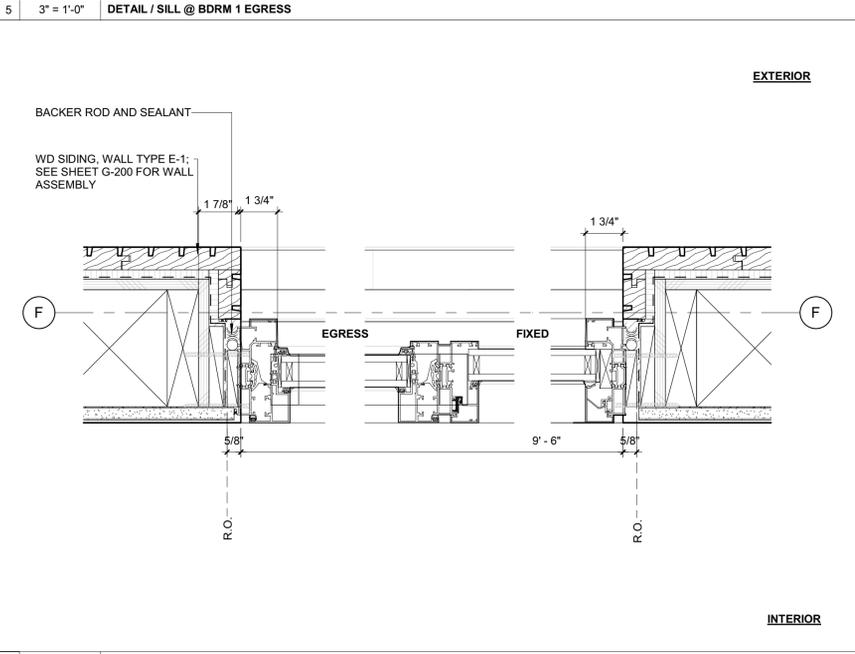
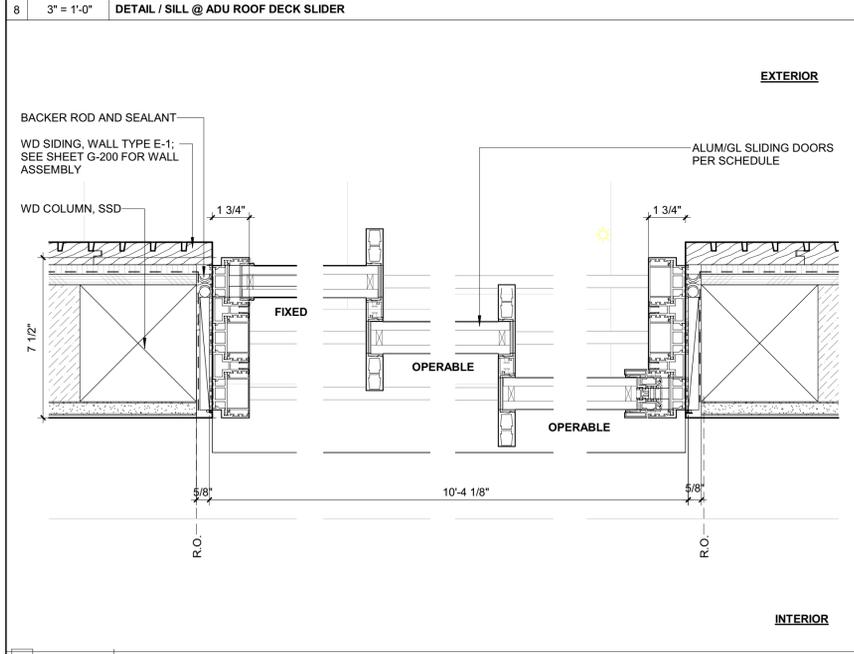
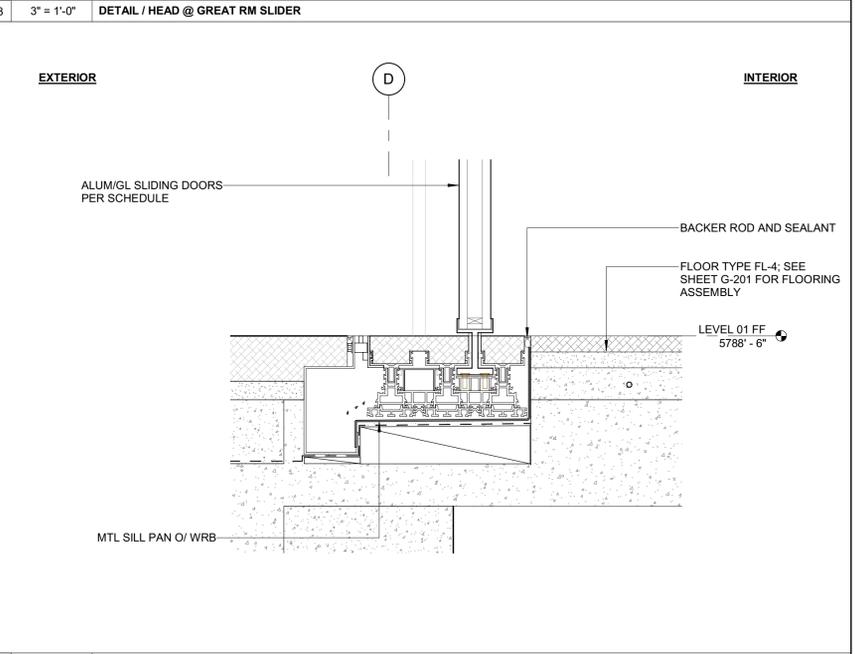
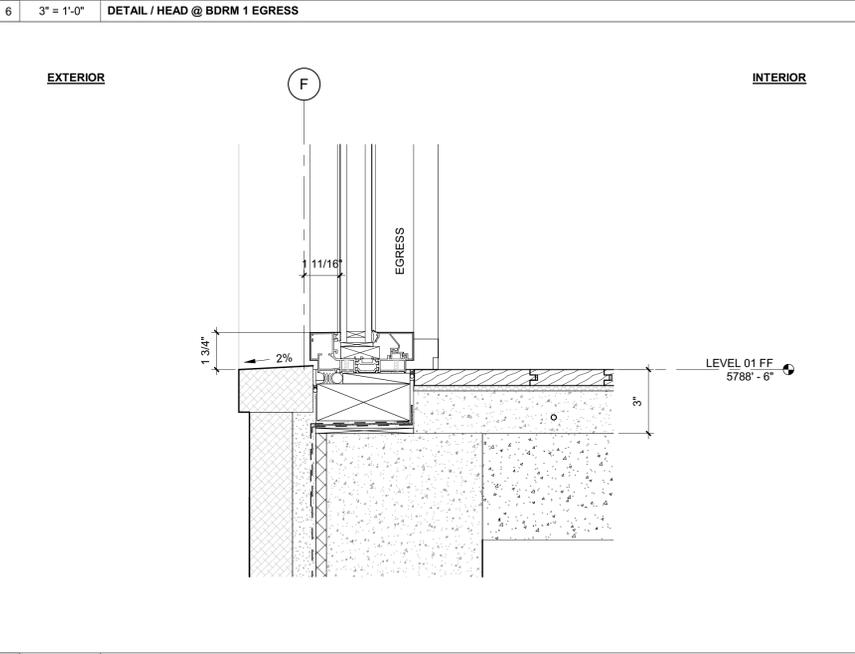
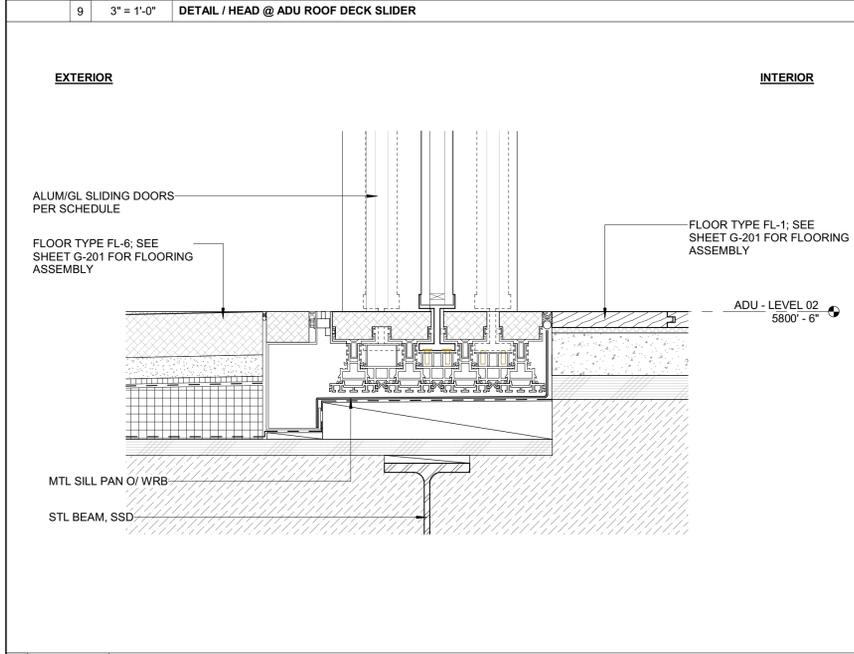
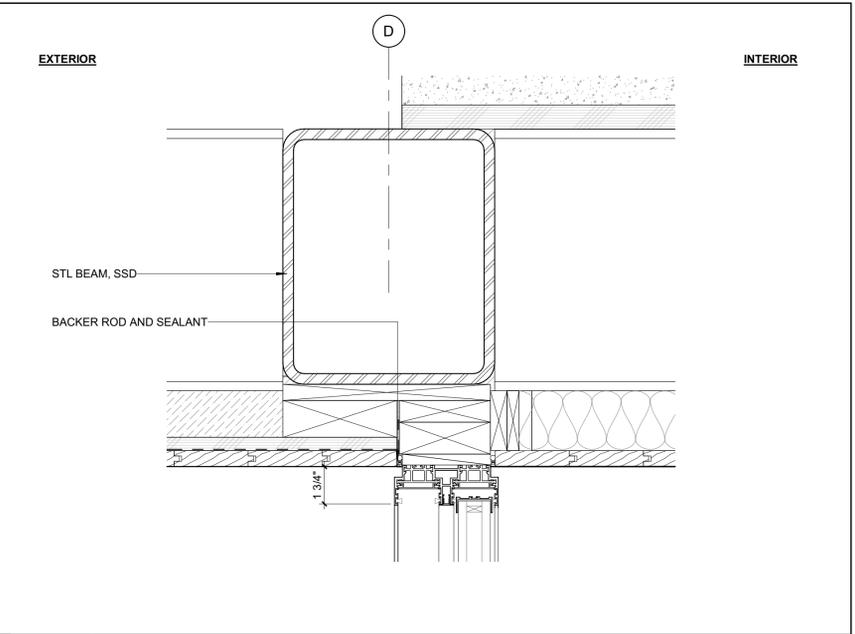
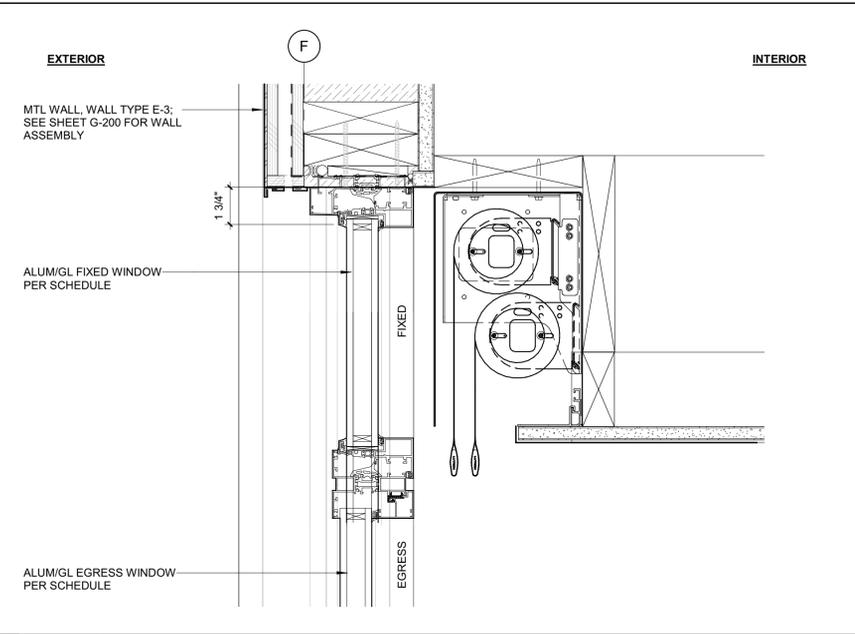
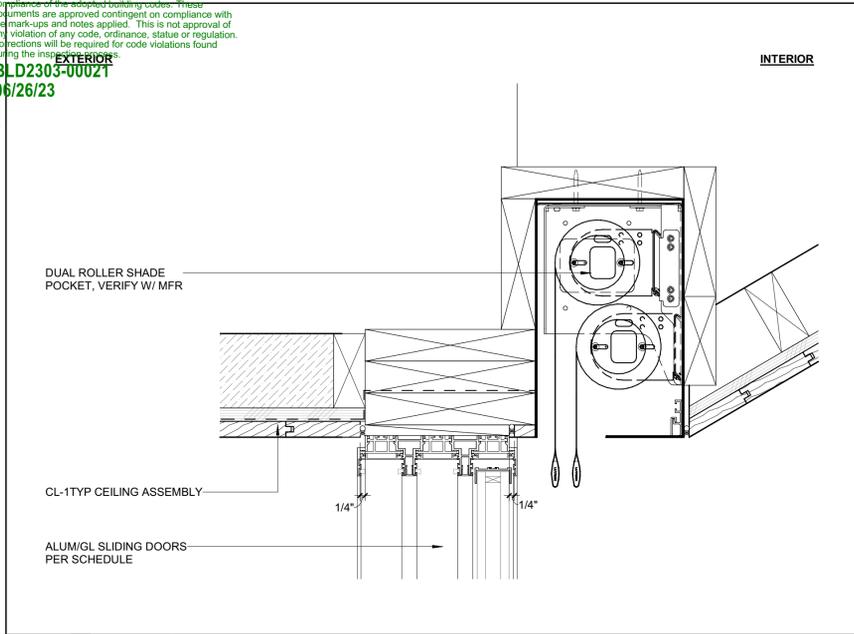
PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**DETAILS / EXTERIOR**

DRAWING NUMBER:  
**A-602**

Approved  
 These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection.  
 EXTERIOR  
 BLD2303-00021  
 06/26/23



7 3" = 1'-0" DETAIL / JAMB @ ADU ROOF DECK SLIDER

4 3" = 1'-0" DETAIL / JAMB @ BDRM 1 EGRESS

1 3" = 1'-0" DETAIL / JAMB @ GREAT RM SLIDER

**BADGER RESIDENCE**

OWNER:  
 121 BADGER LANE LLC  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
 RO | ROCKETT DESIGN  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLESWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
 GALENA ENGINEERING, INC.  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
 SAWTOOTH ENVIRONMENTAL CONSULTING  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
 BROCKWAY ENGINEERING, INC.  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
 BUTLER ASSOCIATES, INC.  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
 BYLA  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

CIVIL ENGINEER:  
 BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

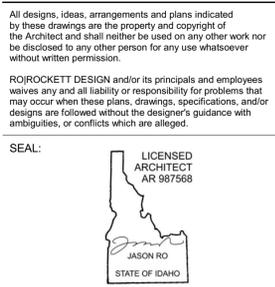
STRUCTURAL ENGINEER:  
 LFA  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
 CES ENGINEERING SERVICES, LLC  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
 KGM ARCHITECTURAL LIGHTING  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



0	02.28.23	BUILDING PERMIT
NO	DATE	ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

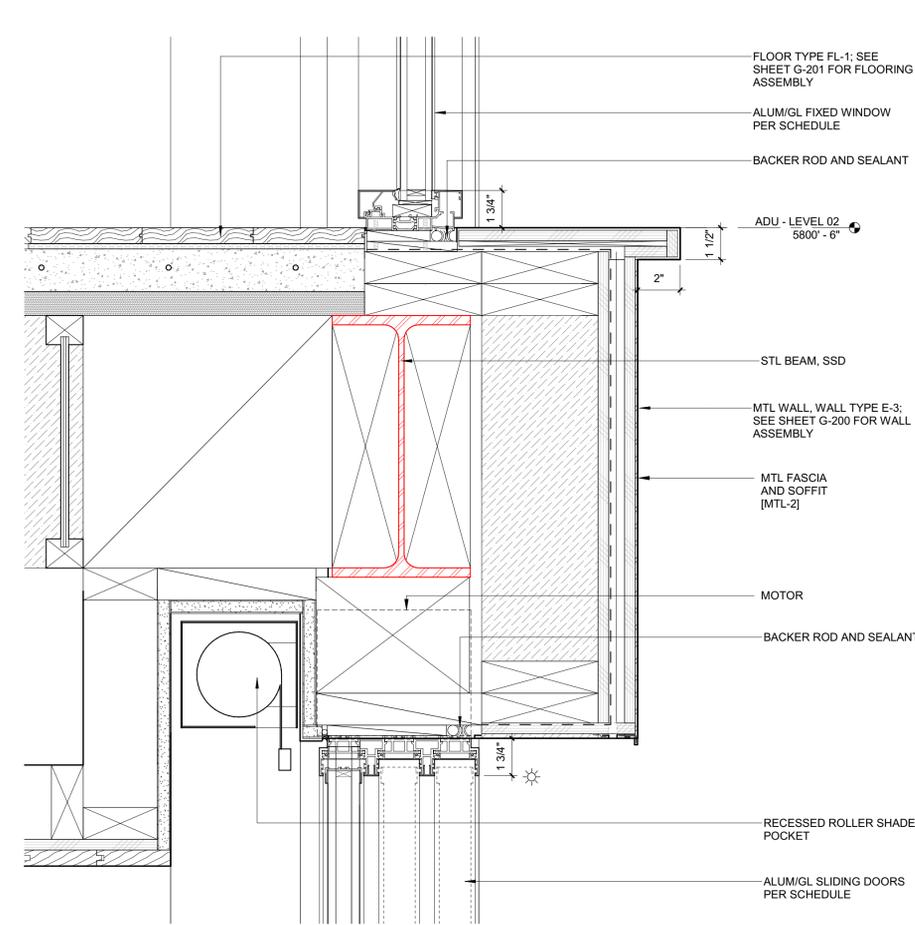
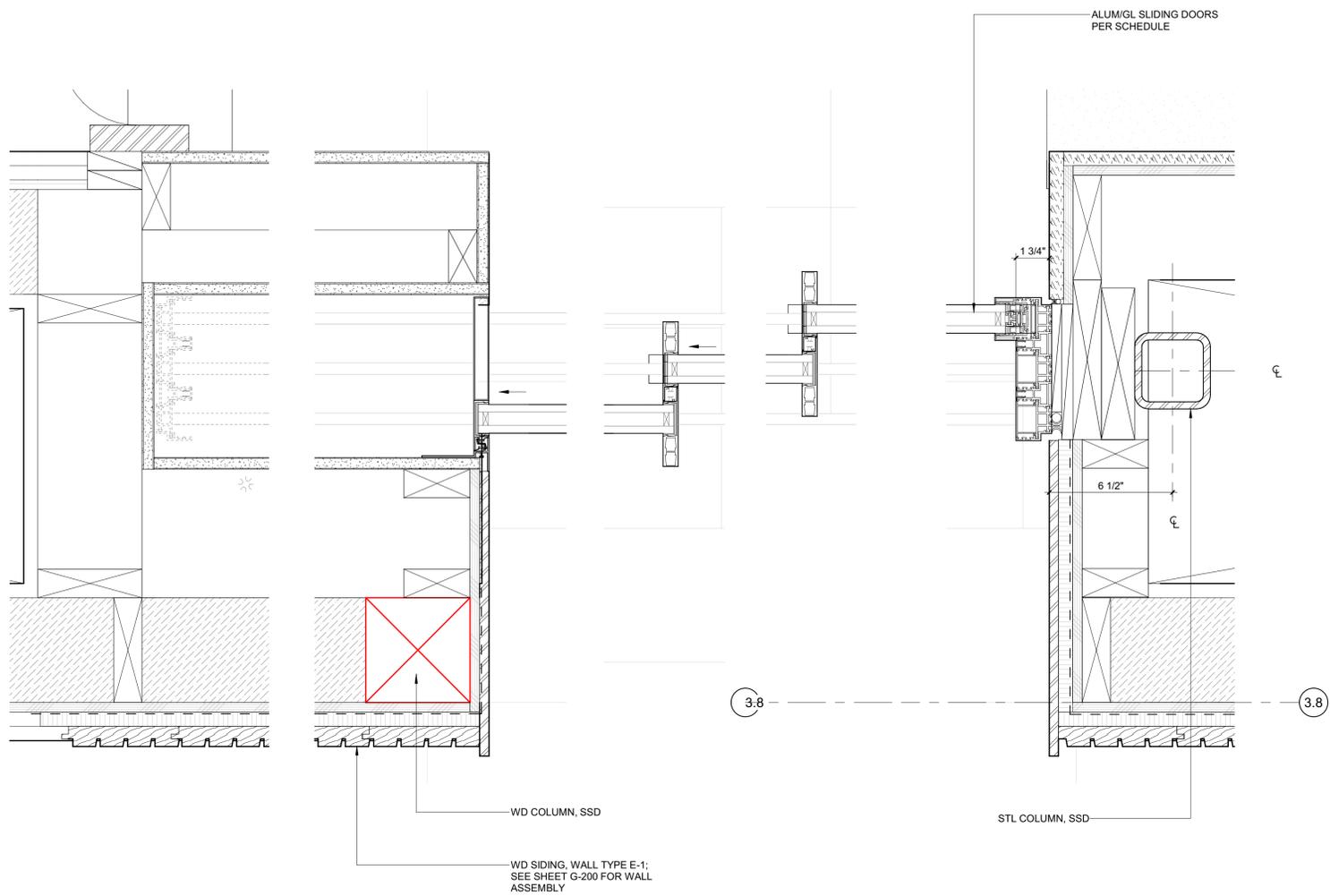
DRAWING TITLE:  
**EXTERIOR DOOR DETAILS**

DRAWING NUMBER:  
**A-610**

INTERIOR

INTERIOR

EXTERIOR



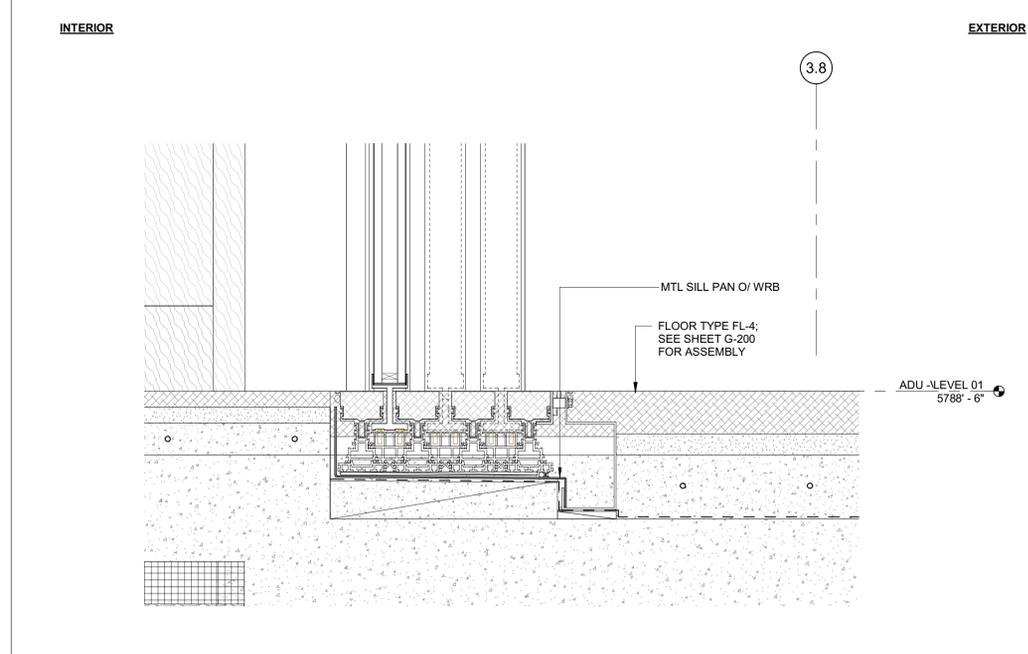
EXTERIOR

INTERIOR

EXTERIOR

3 3" = 1'-0" DETAIL / JAMB @ ADU SLIDERS / STACKING / DOOR A102

2 3" = 1'-0" DETAIL / HEAD @ ADU SLIDERS / STACKING



1 3" = 1'-0" DETAIL / SILL @ ADU SLIDERS / STACKING

**BADGER RESIDENCE**

OWNER:  
 121 BADGER LANE LLC  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
 RO | ROCKETT DESIGN  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
 GALENA ENGINEERING, INC.  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
 SAWTOOTH ENVIRONMENTAL CONSULTING  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
 BROCKWAY ENGINEERING, INC.  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
 BUTLER ASSOCIATES, INC.  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
 BYLA  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

CIVIL ENGINEER:  
 BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

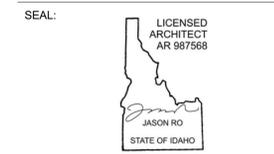
STRUCTURAL ENGINEER:  
 LFA  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
 CES ENGINEERING SERVICES, LLC  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
 KGM ARCHITECTURAL LIGHTING  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



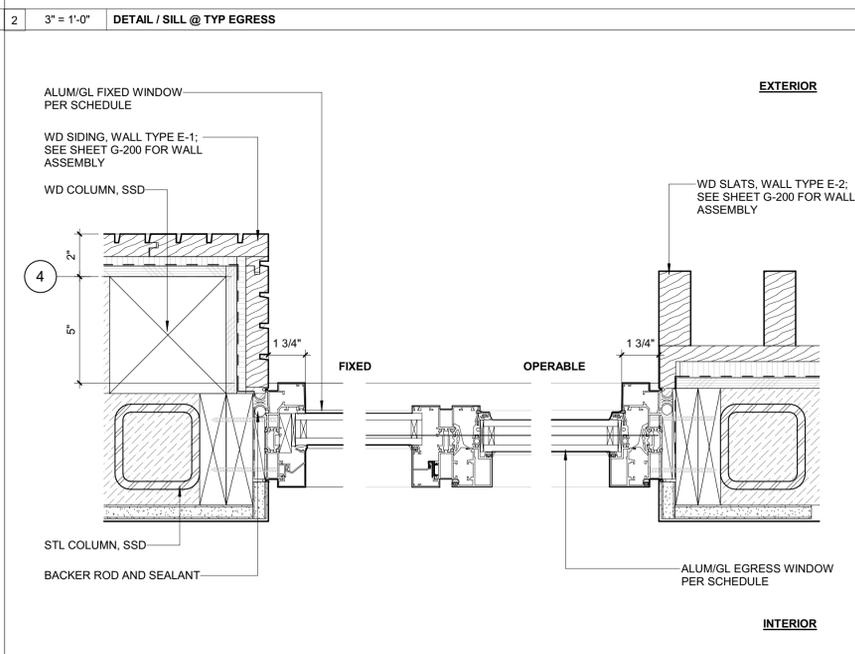
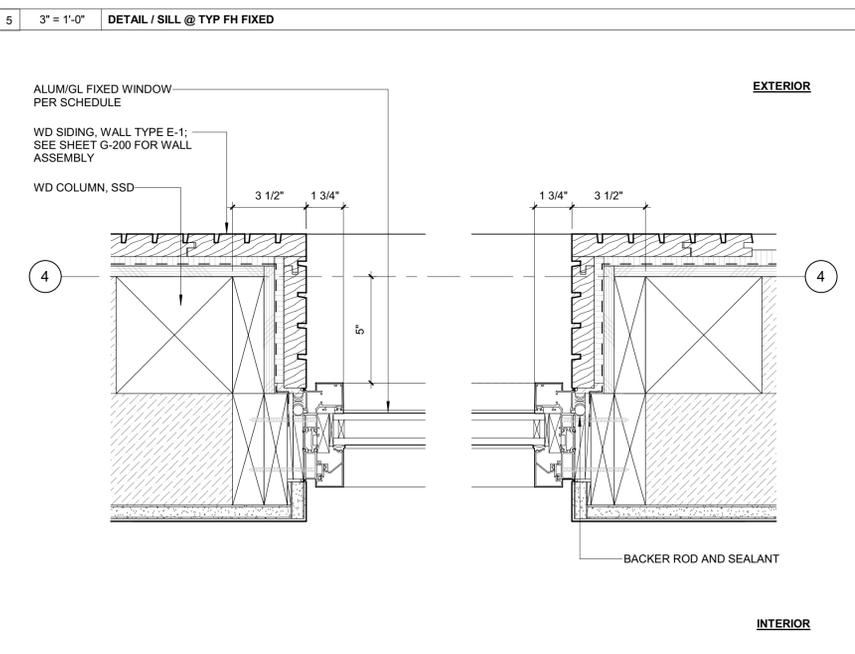
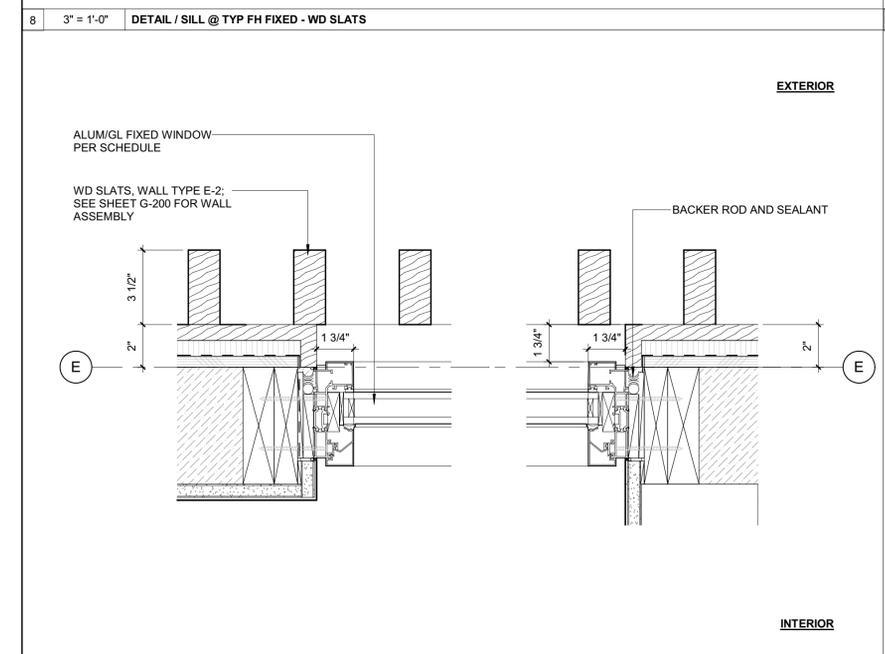
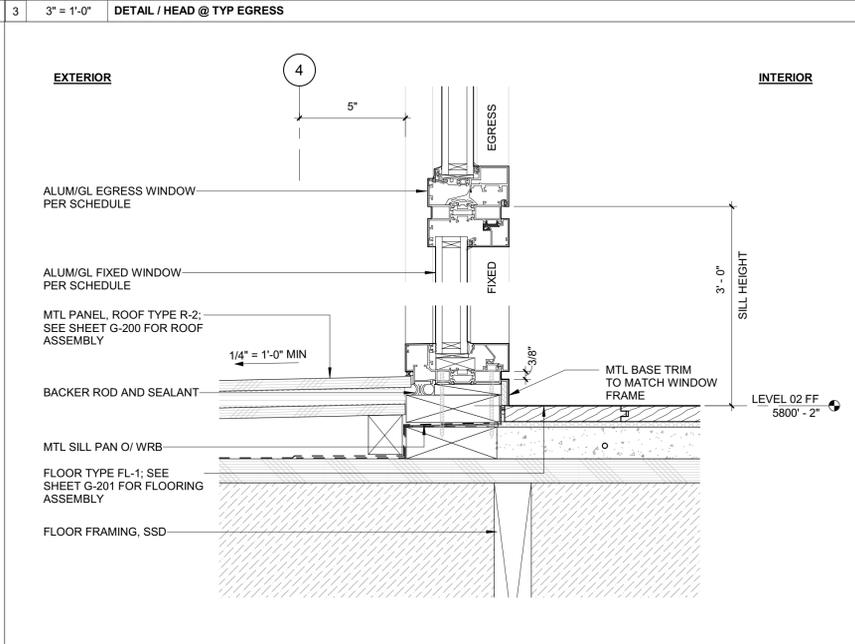
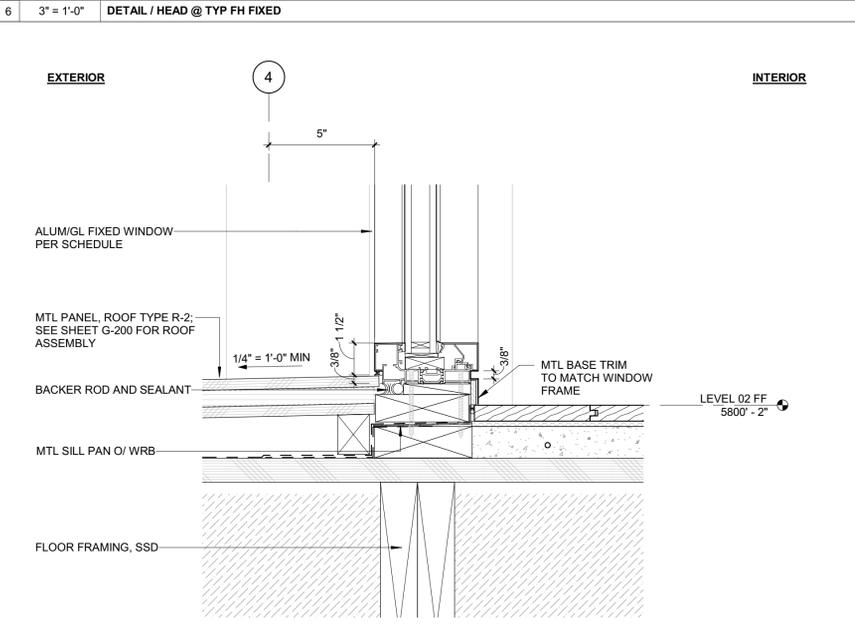
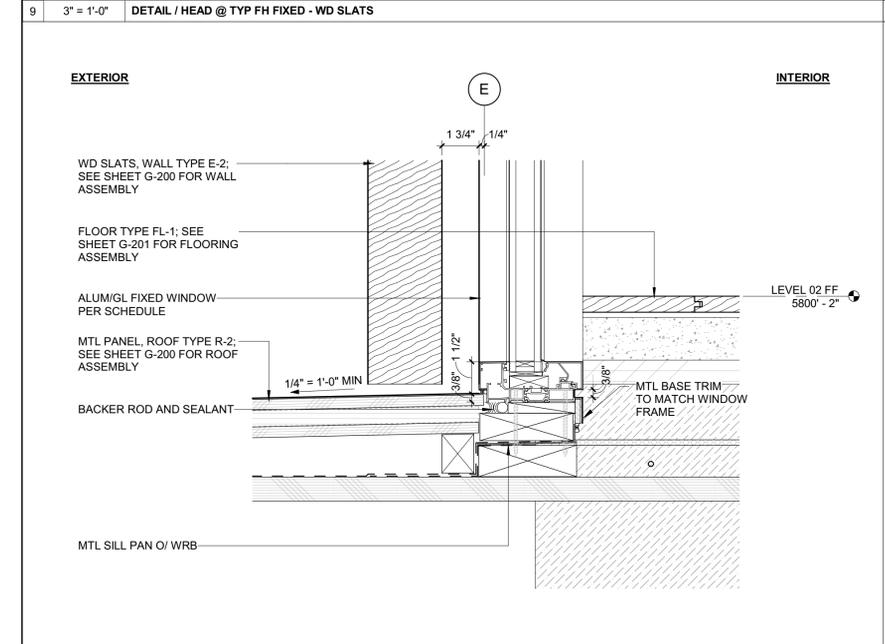
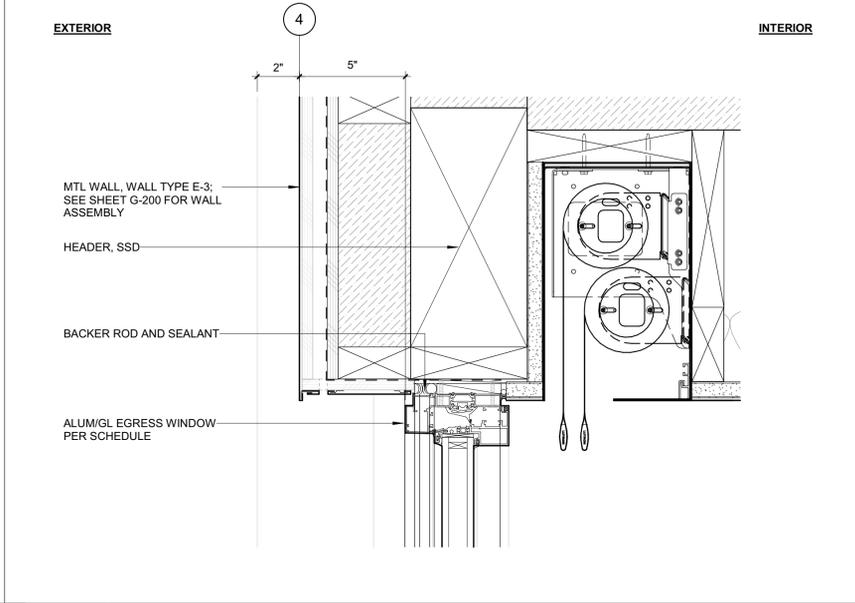
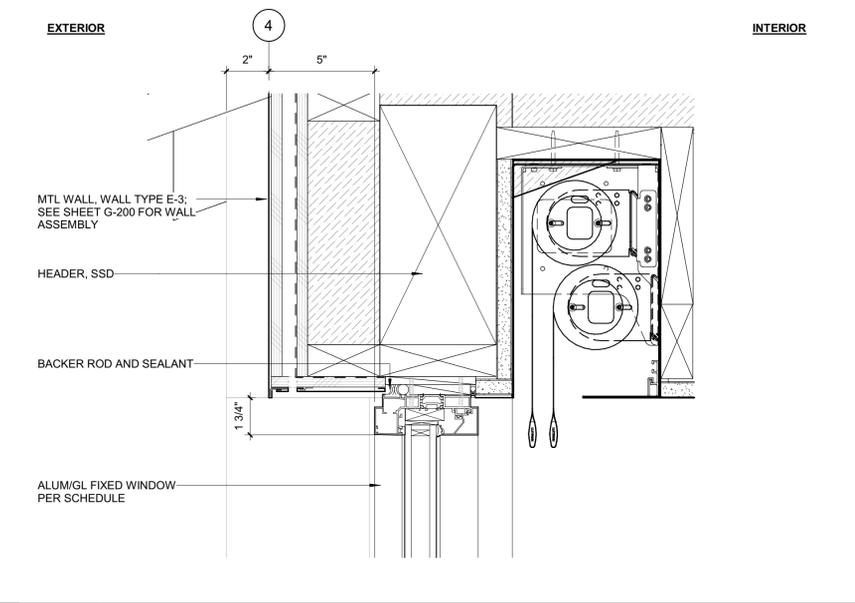
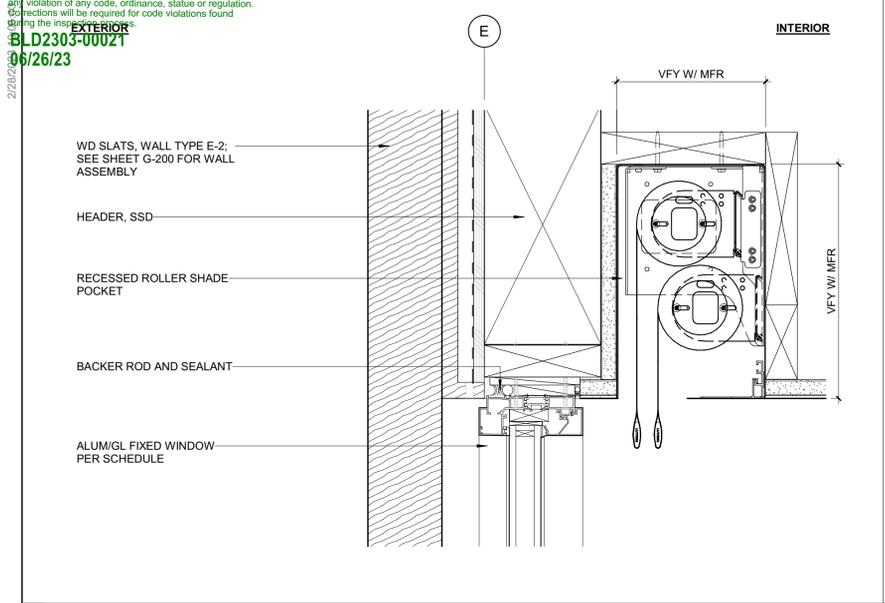
NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23		

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**EXTERIOR DOOR DETAILS**

DRAWING NUMBER:  
**A-611**



**BADGER RESIDENCE**

OWNER:  
 121 BADGER LANE LLC  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
 RO | ROCKETT DESIGN  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
 GALENA ENGINEERING, INC.  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
 SAWTOOTH ENVIRONMENTAL CONSULTING  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
 BROCKWAY ENGINEERING, INC.  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
 BUTLER ASSOCIATES, INC.  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
 BYLA  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

CIVIL ENGINEER:  
 BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

STRUCTURAL ENGINEER:  
 LFA  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
 CES ENGINEERING SERVICES, LLC  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
 KGM ARCHITECTURAL LIGHTING  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

SEAL:  
  
 LICENSURE ARCHITECT  
 AR 987568  
 JASON RO  
 STATE OF IDAHO

0	02.28.23	BUILDING PERMIT
NO	DATE	ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**EXTERIOR WINDOW DETAILS**

DRAWING NUMBER:  
**A-620**



Approved  
 These plans have been found to be in substantial compliance with the Idaho Building Code. These documents are approved contingent on compliance with the Idaho Building Code. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021  
 06/26/23

2/26/23

### BADGER RESIDENCE

**OWNER:**  
 121 BADGER LANE LLC  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

**PROJECT ARCHITECT:**  
 RO | ROCKETT DESIGN  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

**SURVEYOR:**  
 GALENA ENGINEERING, INC.  
 317 NORTH RIVER STREET  
 HAILLEY, ID 83333  
 TEL: 208.788.1705

**ENVIRONMENTAL CONSULTANT:**  
 SAWTOOTH ENVIRONMENTAL CONSULTING  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

**HYDROLOGY / WATER ENGINEERING:**  
 BROCKWAY ENGINEERING, INC.  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

**GEOTECHNICAL ENGINEER:**  
 BUTLER ASSOCIATES, INC.  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

**LANDSCAPE ARCHITECT:**  
 BYLA  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

**CIVIL ENGINEER:**  
 BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

**STRUCTURAL ENGINEER:**  
 LFA  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

**MEP ENGINEER:**  
 CES ENGINEERING SERVICES, LLC  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

**LIGHTING DESIGN CONSULTANT:**  
 KGM ARCHITECTURAL LIGHTING  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



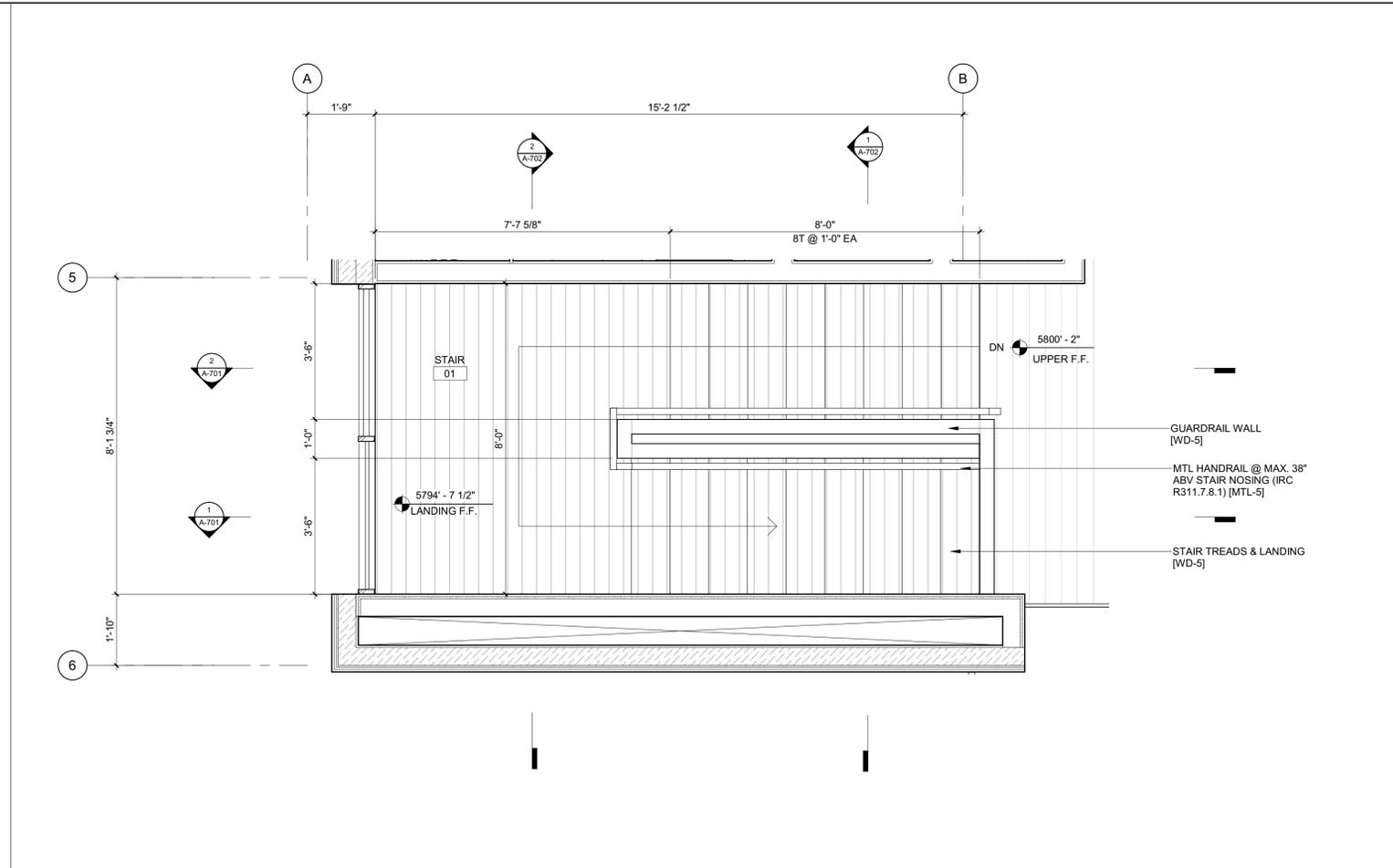
NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23	BUILDING PERMIT	
			ISSUE

**PROJECT:**  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

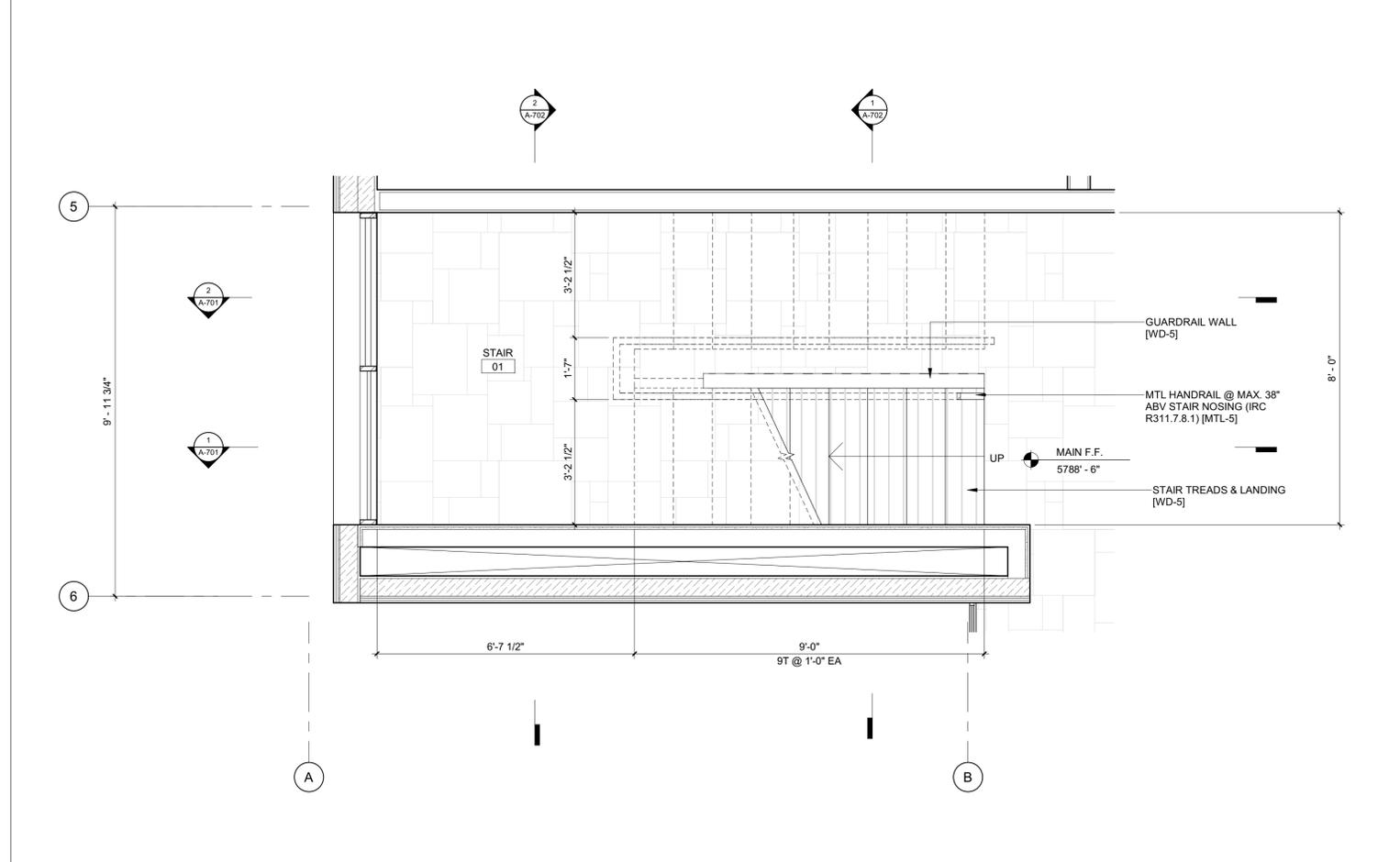
**PROJECT NUMBER**  
**#2201**

**DRAWING TITLE:**  
**ENLARGED PLANS / STAIR 1**

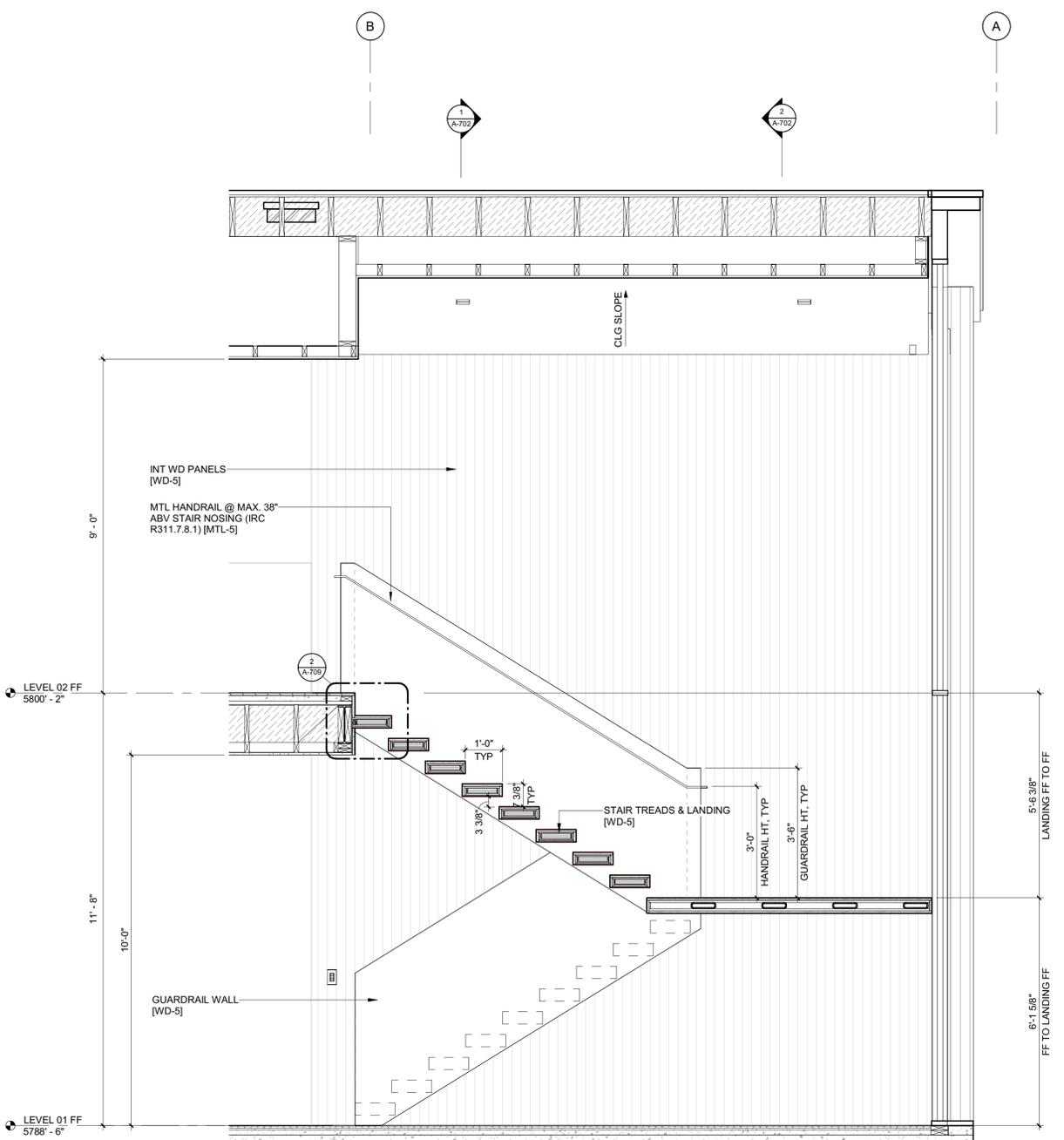
**DRAWING NUMBER:**  
**A-700**



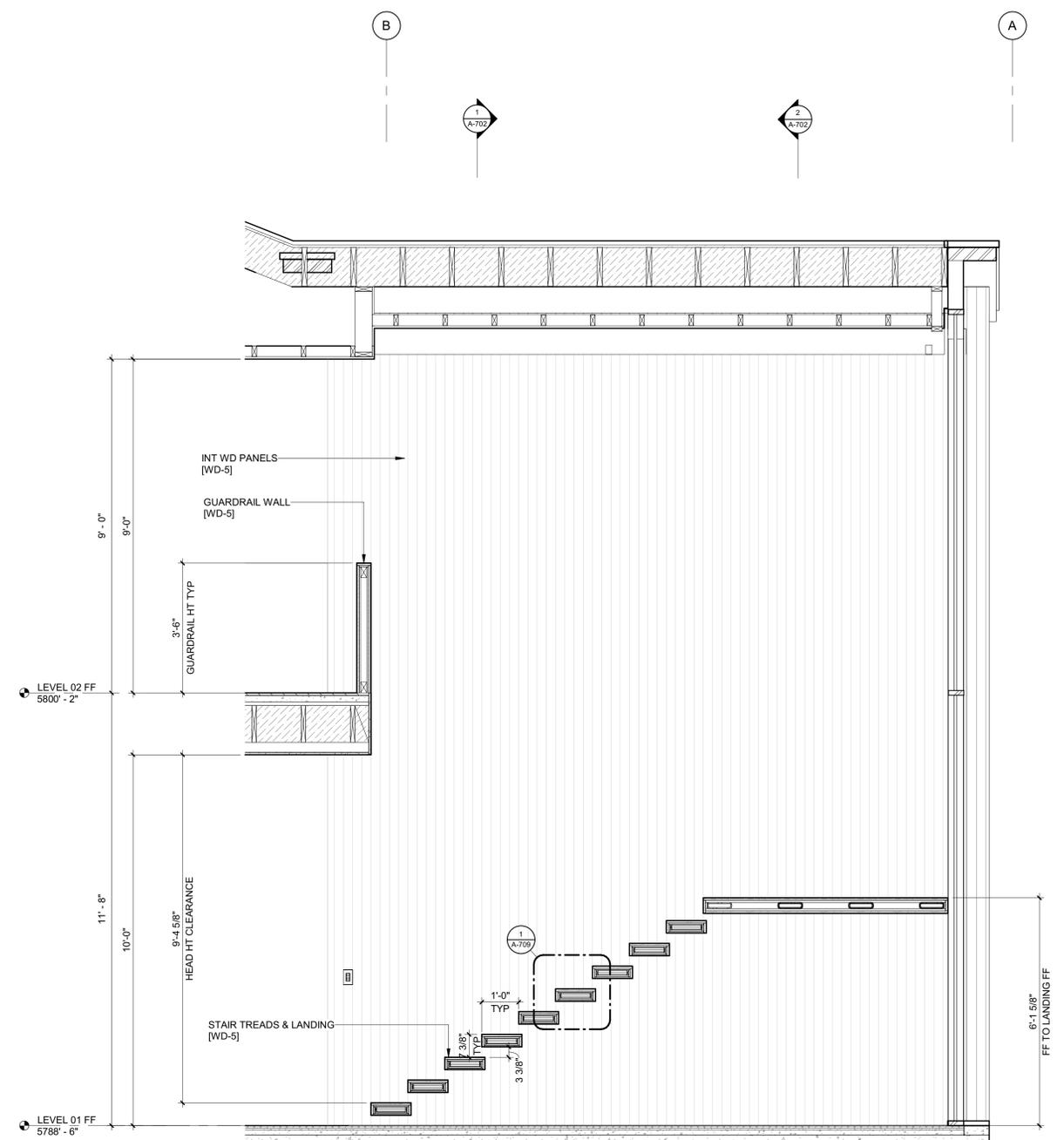
2 1/2" = 1'-0" ENLARGED PLAN / STAIR 1 / LEVEL 02



1 1/2" = 1'-0" ENLARGED PLAN / STAIR 1 / LEVEL 01



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



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

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
**SAWTOOTH ENVIRONMENTAL CONSULTING**  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
**BROCKWAY ENGINEERING, INC.**  
 2016 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

CIVIL ENGINEER:  
**BENCHMARK ASSOCIATES, P.A.**  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

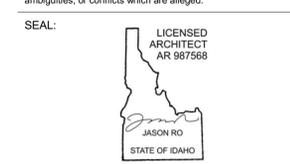
STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
**CES ENGINEERING SERVICES, LLC**  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
**KGM ARCHITECTURAL LIGHTING**  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



NO	DATE	BUILDING PERMIT
0	02.28.23	BUILDING PERMIT
	NO	DATE
		ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER:  
**#2201**

DRAWING TITLE:  
**ENLARGED SECTIONS / STAIR 1**

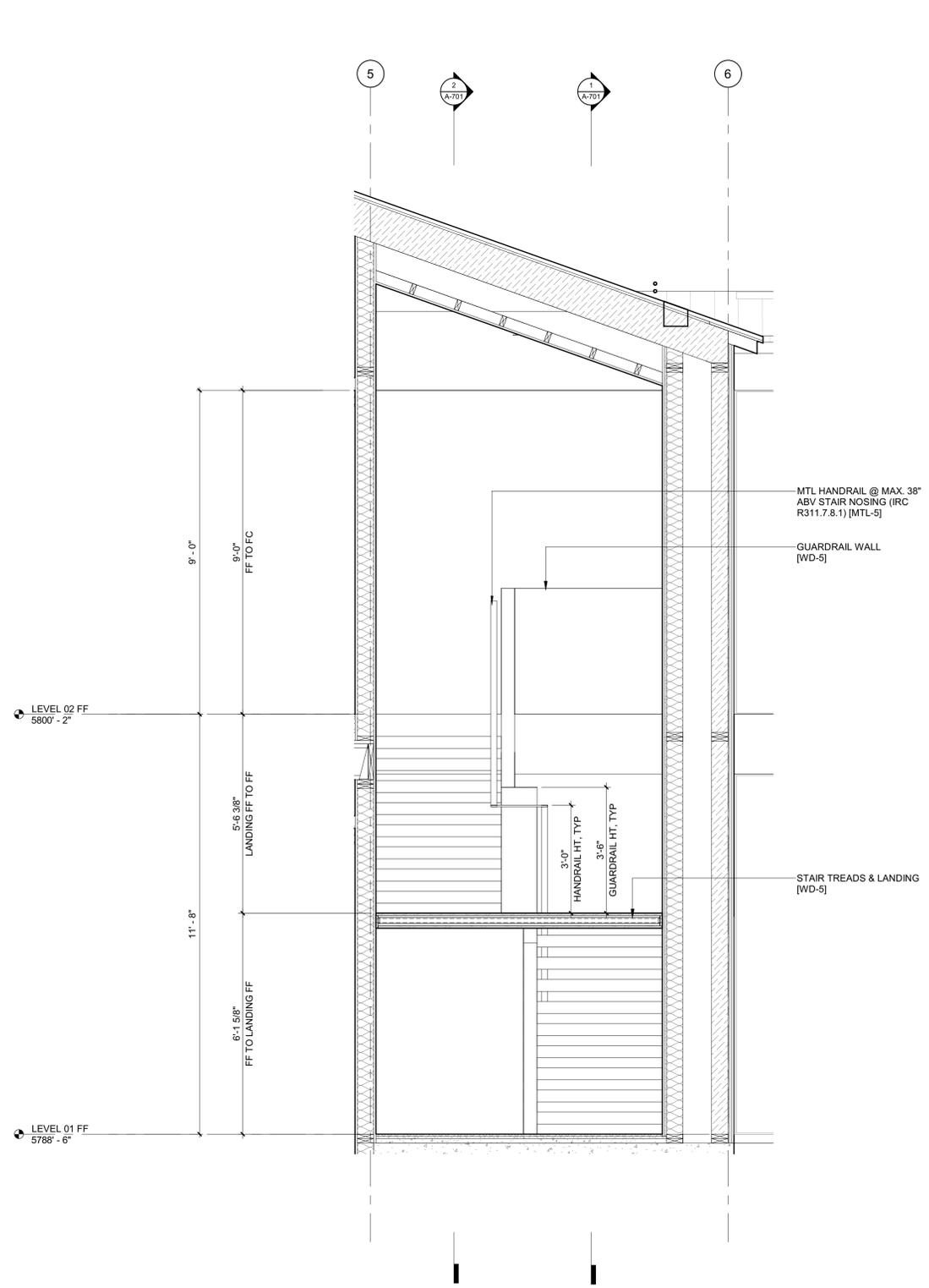
DRAWING NUMBER:  
**A-701**



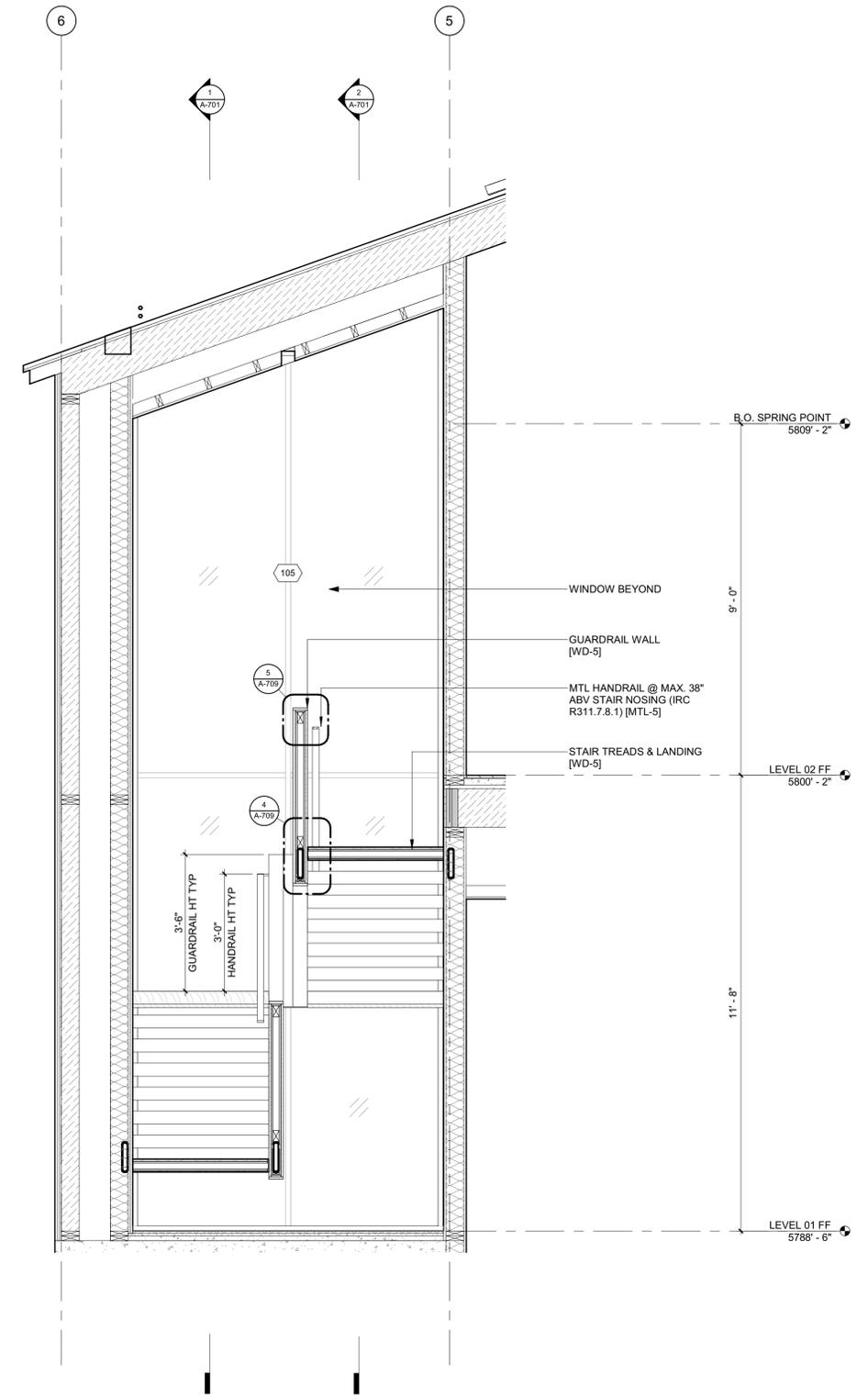
These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

**BLD2303-00021**  
**9/6/26/23**

2/26/23



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



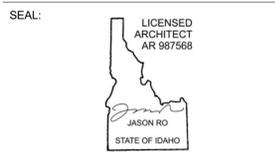
1 1/2" = 1'-0" STAIR 1 / SECTION 3

**BADGER RESIDENCE**

- OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340
- PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014
- SURVEYOR:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705
- ENVIRONMENTAL CONSULTANT:  
**SAWTOOTH ENVIRONMENTAL CONSULTING**  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748
- HYDROLOGY / WATER ENGINEERING:  
**BROCKWAY ENGINEERING, INC.**  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543
- GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432
- LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907
- CIVIL ENGINEER:  
**BENCHMARK ASSOCIATES, P.A.**  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512
- STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700
- MEP ENGINEER:  
**CES ENGINEERING SERVICES, LLC**  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352
- LIGHTING DESIGN CONSULTANT:  
**KGM ARCHITECTURAL LIGHTING**  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



0	02.28.23	BUILDING PERMIT
NO	DATE	ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**ENLARGED SECTIONS / STAIR 1**

DRAWING NUMBER:  
**A-702**



These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021  
9/6/26/23

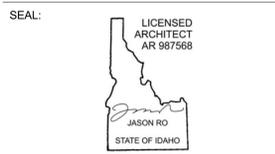
2/26/23

**BADGER RESIDENCE**

- OWNER:  
121 BADGER LANE LLC  
P.O. BOX 14001-174  
KETCHUM, ID 83340
- PROJECT ARCHITECT:  
RO | ROCKETT DESIGN  
1031 W. MANCHESTER BLVD, UNIT 6  
INGLEWOOD, CA 90301  
TEL: 213.784.0014
- SURVEYOR:  
GALENA ENGINEERING, INC.  
317 NORTH RIVER STREET  
HAILEY, ID 83333  
TEL: 208.788.1705
- ENVIRONMENTAL CONSULTANT:  
SAWTOOTH ENVIRONMENTAL CONSULTING  
P.O. BOX 2707 / 540 NORTH FIRST AVE  
KETCHUM, ID 83340  
TEL: 208.727.9748
- HYDROLOGY / WATER ENGINEERING:  
BROCKWAY ENGINEERING, INC.  
2018 WASHINGTON ST NORTH, SUITE 4  
TWIN FALLS, ID 83301  
TEL: 208.736-8543
- GEOTECHNICAL ENGINEER:  
BUTLER ASSOCIATES, INC.  
P.O. BOX 1034  
KETCHUM, ID 83340  
TEL: 208.720.6432
- LANDSCAPE ARCHITECT:  
BYLA  
323 LEWIS STREET, SUITE N  
KETCHUM, ID 83340  
TEL: 208.726.5907
- CIVIL ENGINEER:  
BENCHMARK ASSOCIATES, P.A.  
P.O. BOX 733 - 100 BELL DRIVE  
KETCHUM, IDAHO 83340  
TEL: 208.726.9512
- STRUCTURAL ENGINEER:  
LFA  
319 MAIN STREET  
EL SEGUNDO, CA 90245  
TEL: 213.239.9700
- MEP ENGINEER:  
CES ENGINEERING SERVICES, LLC  
1001 W OAK BUILDING B SUITE 107  
BOZEMAN, MT 59715  
TEL: 406.272.0352
- LIGHTING DESIGN CONSULTANT:  
KGM ARCHITECTURAL LIGHTING  
270 CORAL CIRCLE  
EL SEGUNDO, CA 90245  
TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



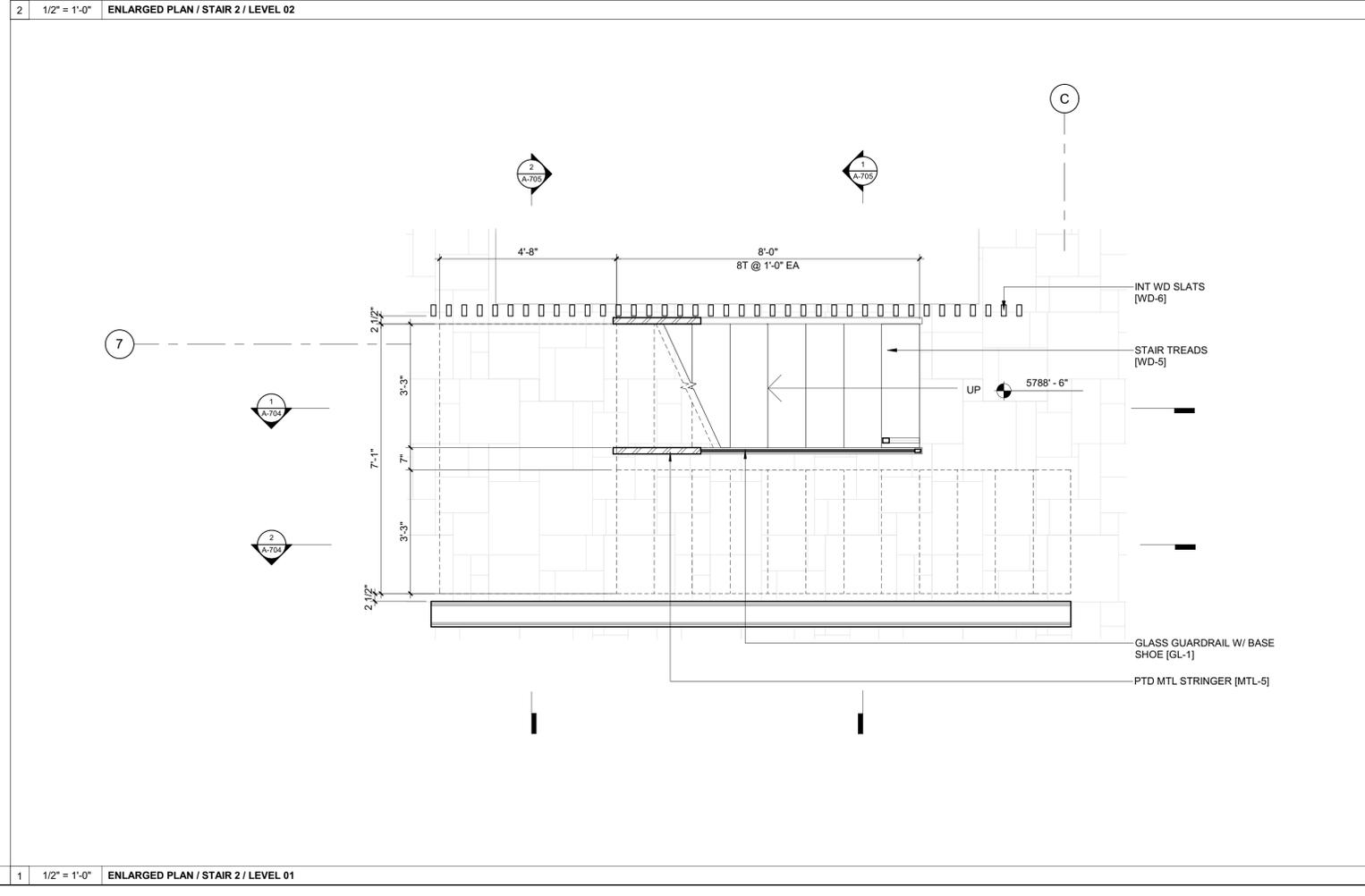
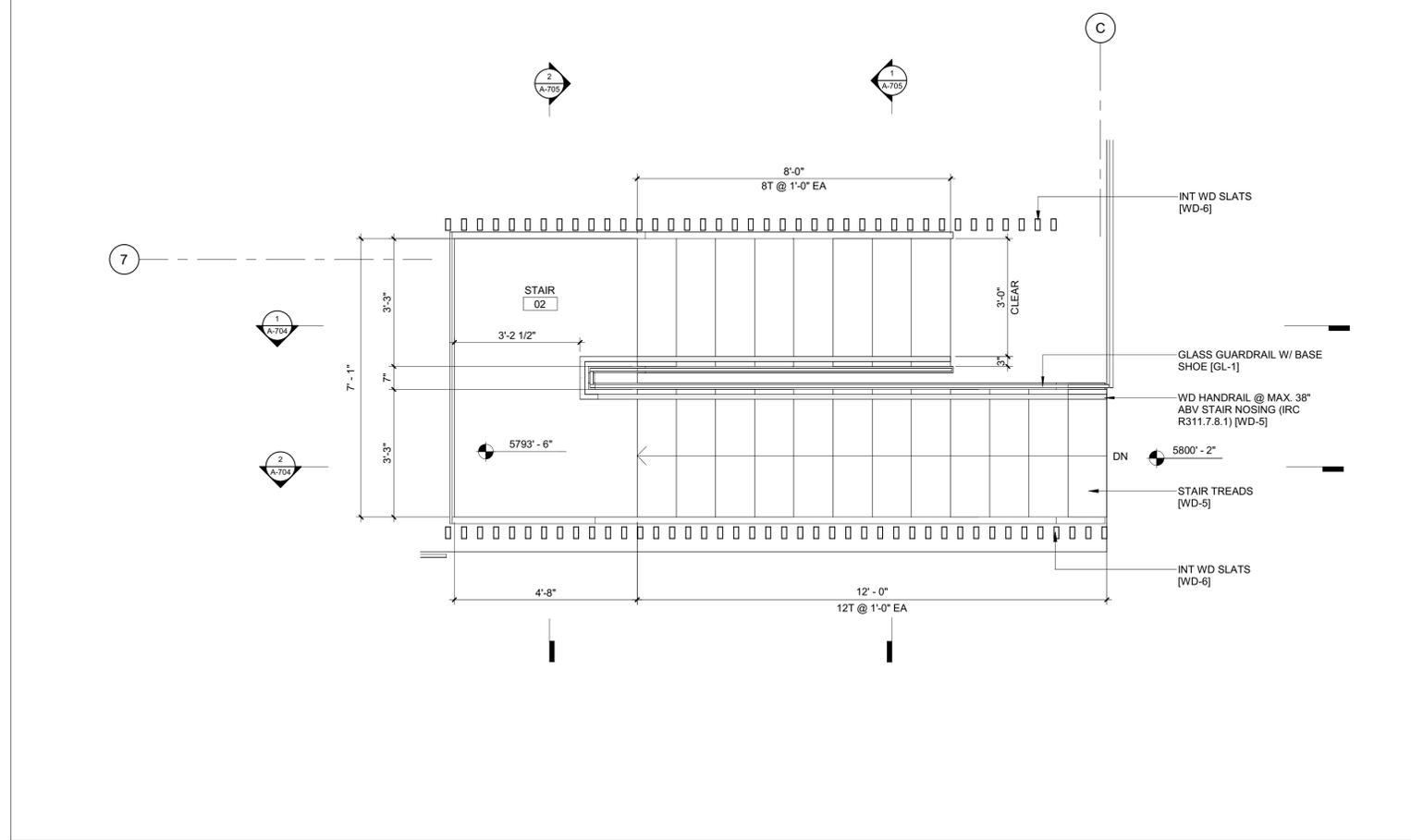
NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23	BUILDING PERMIT	

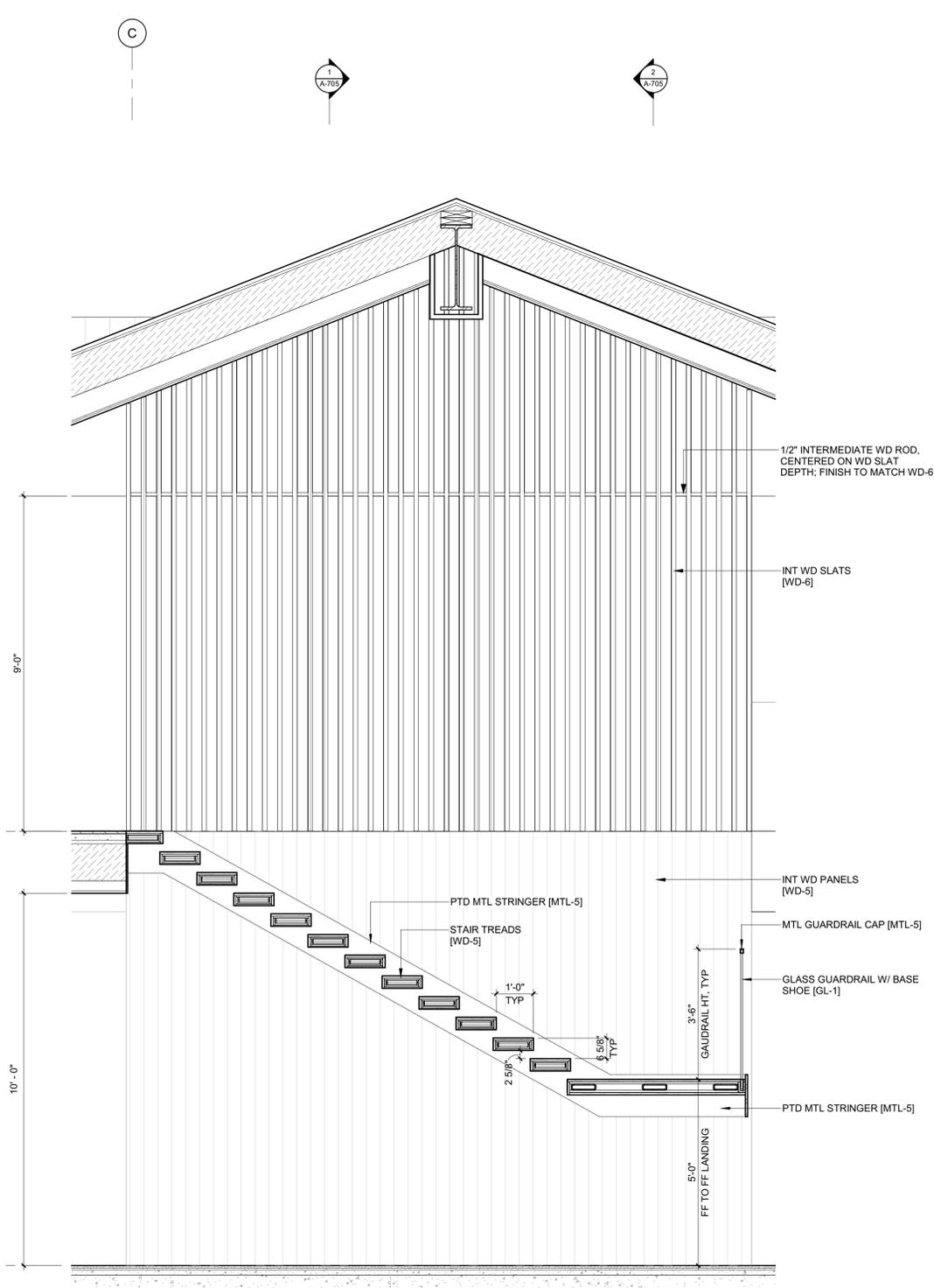
PROJECT:  
**BADGER RESIDENCE**  
121 BADGER LANE  
KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

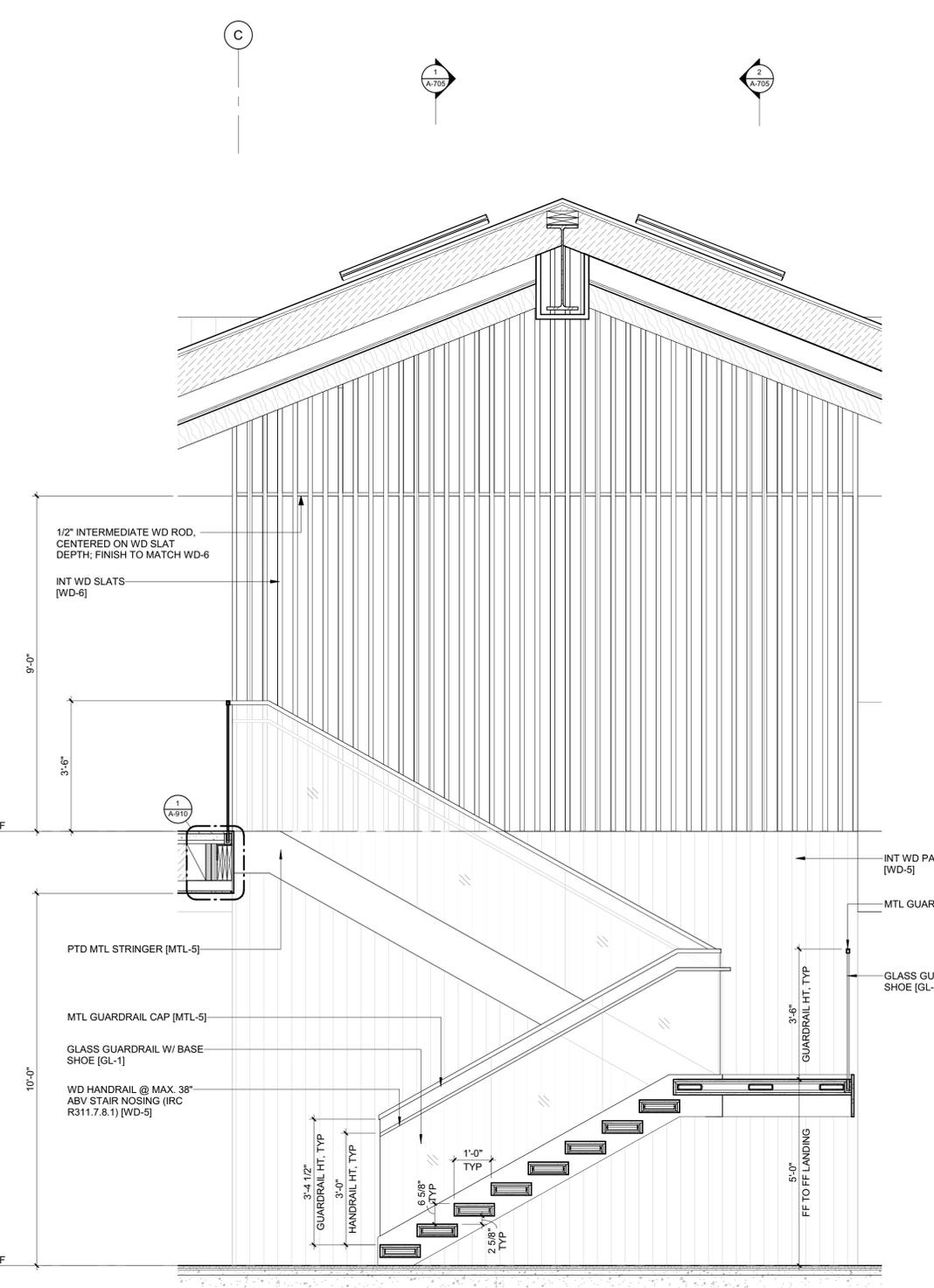
DRAWING TITLE:  
**ENLARGED PLANS / STAIR 2**

DRAWING NUMBER:  
**A-703**





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



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

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
**SAWTOOTH ENVIRONMENTAL CONSULTING**  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
**BROCKWAY ENGINEERING, INC.**  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

CIVIL ENGINEER:  
**BENCHMARK ASSOCIATES, P.A.**  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
**CES ENGINEERING SERVICES, LLC**  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
**KGM ARCHITECTURAL LIGHTING**  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



0	02.28.23	BUILDING PERMIT
NO	DATE	ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**ENLARGED SECTIONS / STAIR 2**

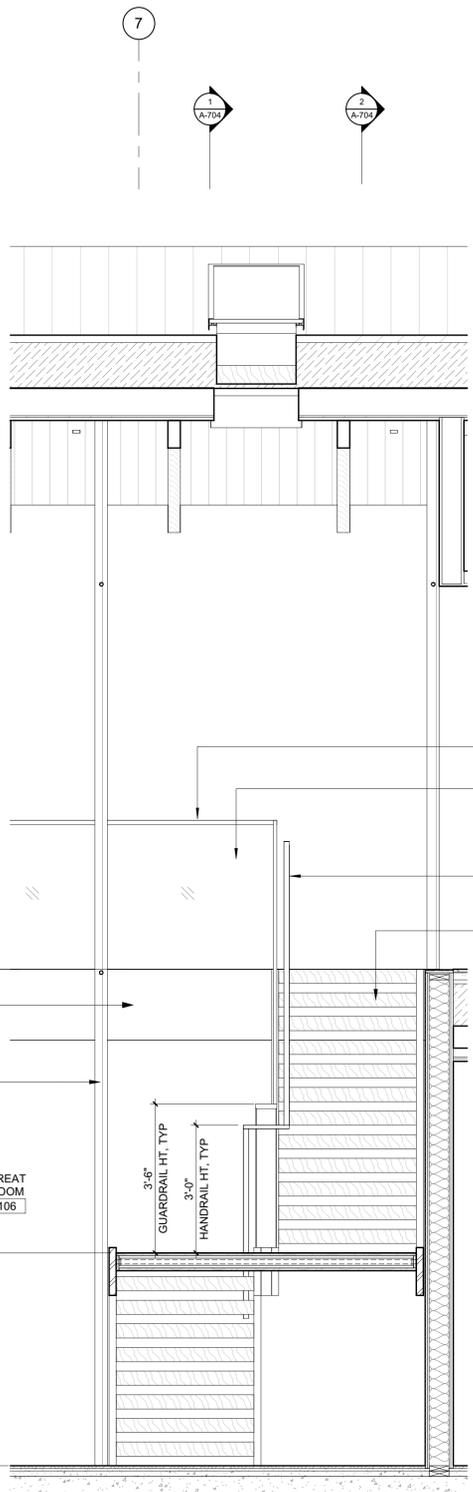
DRAWING NUMBER:  
**A-704**



These plans have been found to be in substantial compliance with the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021  
06/26/23

2/26/23



MTL GUARDRAIL CAP [MTL-5]  
GLASS GUARDRAIL W/ BASE SHOE [GL-1]  
WD HANDRAIL @ MAX. 38" ABV STAIR NOSING (IRC R311.7.8.1) [WD-5]  
STAIR TREADS [WD-5]

LEVEL 02 FF  
5800' - 2"

6'-8"  
LANDING FF TO FF

PTD MTL PANEL FASCIA [MTL-5]  
INT WD SLATS [WD-6]

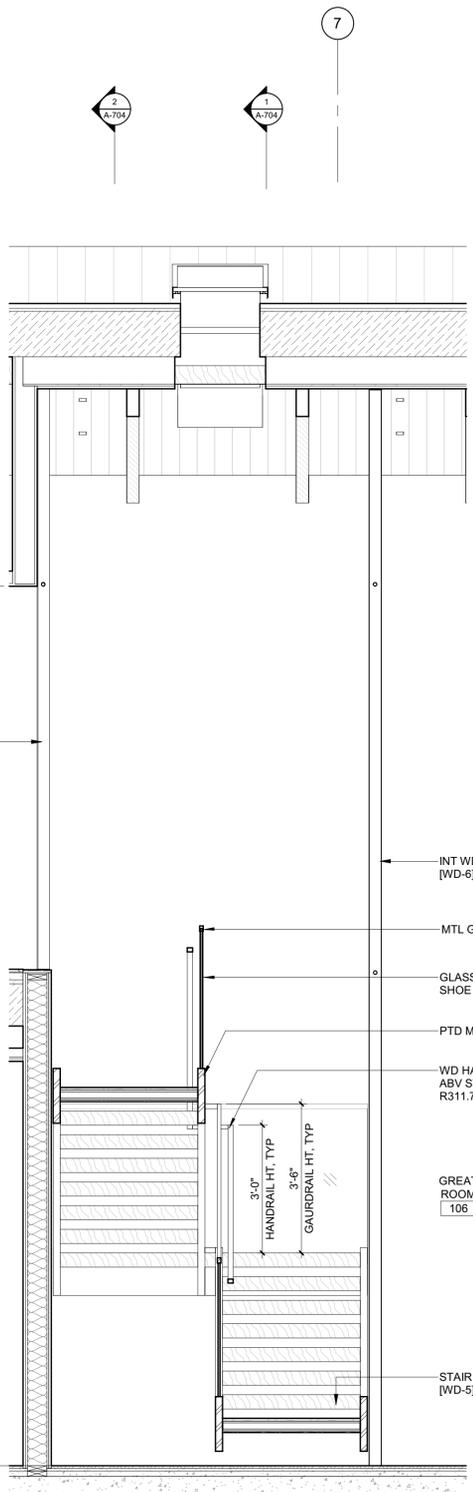
5'-0"  
FF TO LANDING FF

LEVEL 01 FF  
5788' - 6"

GREAT ROOM 106

3'-0"  
HANDRAIL HT. TYP

3'-6"  
GUARDRAIL HT. TYP



LEVEL 02 FF  
5800' - 2"

9'-0"

INT WD SLATS [WD-6]

11'-8"

LEVEL 01 FF  
5788' - 6"

INT WD SLATS [WD-6]  
MTL GUARDRAIL CAP [MTL-5]  
GLASS GUARDRAIL W/ BASE SHOE [GL-1]  
PTD MTL STRINGER [MTL-5]  
WD HANDRAIL @ MAX. 38" ABV STAIR NOSING (IRC R311.7.8.1) [WD-5]  
GREAT ROOM 106  
3'-0"  
HANDRAIL HT. TYP  
3'-6"  
GAURDRAIL HT. TYP  
STAIR TREADS [WD-5]

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
P.O. BOX 14001-174  
KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
1031 W. MANCHESTER BLVD, UNIT 6  
INGLEWOOD, CA 90301  
TEL: 213.784.0014

SURVEYOR:  
**GALENA ENGINEERING, INC.**  
317 NORTH RIVER STREET  
HAILEY, ID 83333  
TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
**SAWTOOTH ENVIRONMENTAL CONSULTING**  
P.O. BOX 2707 / 540 NORTH FIRST AVE  
KETCHUM, ID 83340  
TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
**BROCKWAY ENGINEERING, INC.**  
2018 WASHINGTON ST NORTH, SUITE 4  
TWIN FALLS, ID 83301  
TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
P.O. BOX 1034  
KETCHUM, ID 83340  
TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
323 LEWIS STREET, SUITE N  
KETCHUM, ID 83340  
TEL: 208.726.5907

CIVIL ENGINEER:  
**BENCHMARK ASSOCIATES, P.A.**  
P.O. BOX 733 - 100 BELL DRIVE  
KETCHUM, IDAHO 83340  
TEL: 208.726.9512

STRUCTURAL ENGINEER:  
**LFA**  
319 MAIN STREET  
EL SEGUNDO, CA 90245  
TEL: 213.239.9700

MEP ENGINEER:  
**CES ENGINEERING SERVICES, LLC**  
1001 W OAK BUILDING B SUITE 107  
BOZEMAN, MT 59715  
TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
**KGM ARCHITECTURAL LIGHTING**  
270 CORAL CIRCLE  
EL SEGUNDO, CA 90245  
TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



0	02.28.23	BUILDING PERMIT
NO	DATE	ISSUE

PROJECT:  
**BADGER RESIDENCE**  
121 BADGER LANE  
KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**ENLARGED SECTIONS / STAIR 2**

DRAWING NUMBER:  
**A-705**

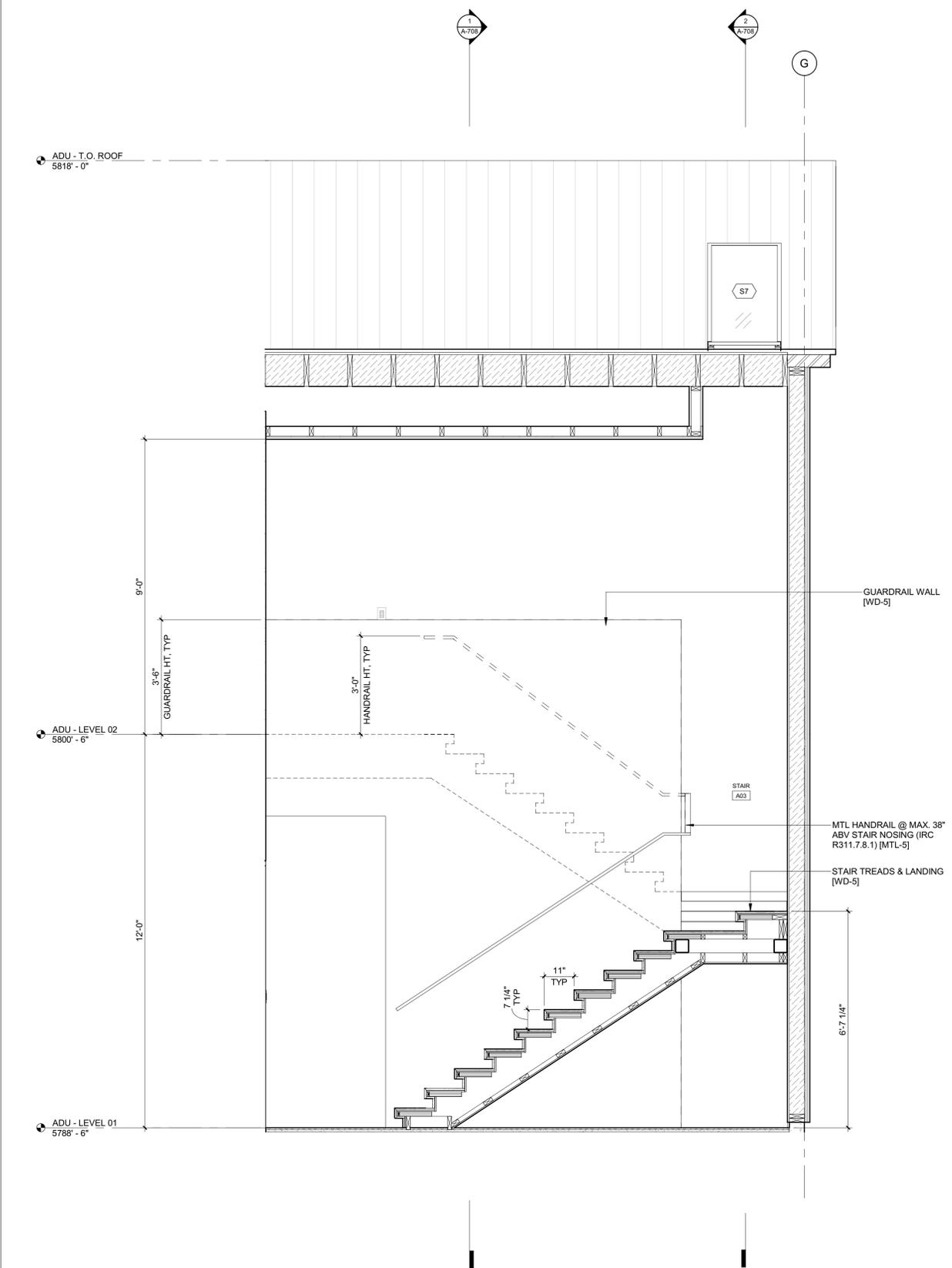
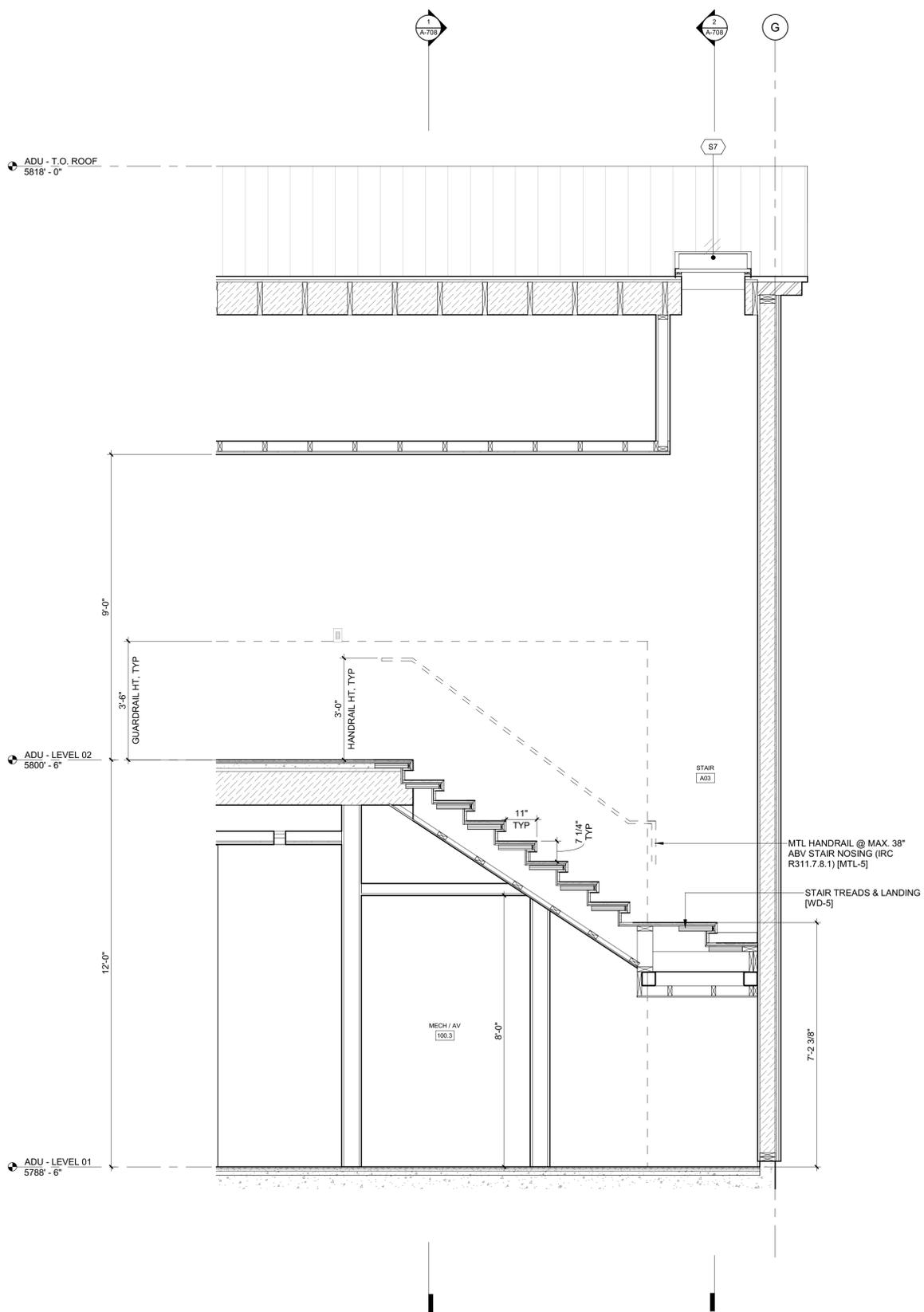




Approved  
 These plans have been found to be in substantial compliance with the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021  
 06/26/23

2/2/25



**BADGER RESIDENCE**

OWNER:  
 121 BADGER LANE LLC  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
 RO | ROCKETT DESIGN  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
 GALENA ENGINEERING, INC.  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
 SAWTOOTH ENVIRONMENTAL CONSULTING  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
 BROCKWAY ENGINEERING, INC.  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
 BUTLER ASSOCIATES, INC.  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
 BYLA  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

CIVIL ENGINEER:  
 BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

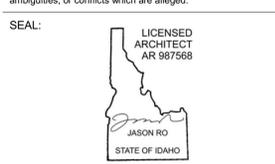
STRUCTURAL ENGINEER:  
 LFA  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
 CES ENGINEERING SERVICES, LLC  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
 KGM ARCHITECTURAL LIGHTING  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



NO	DATE	BUILDING PERMIT ISSUE
0	02.28.23	BUILDING PERMIT
		ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**ENLARGED SECTIONS / STAIR 3**

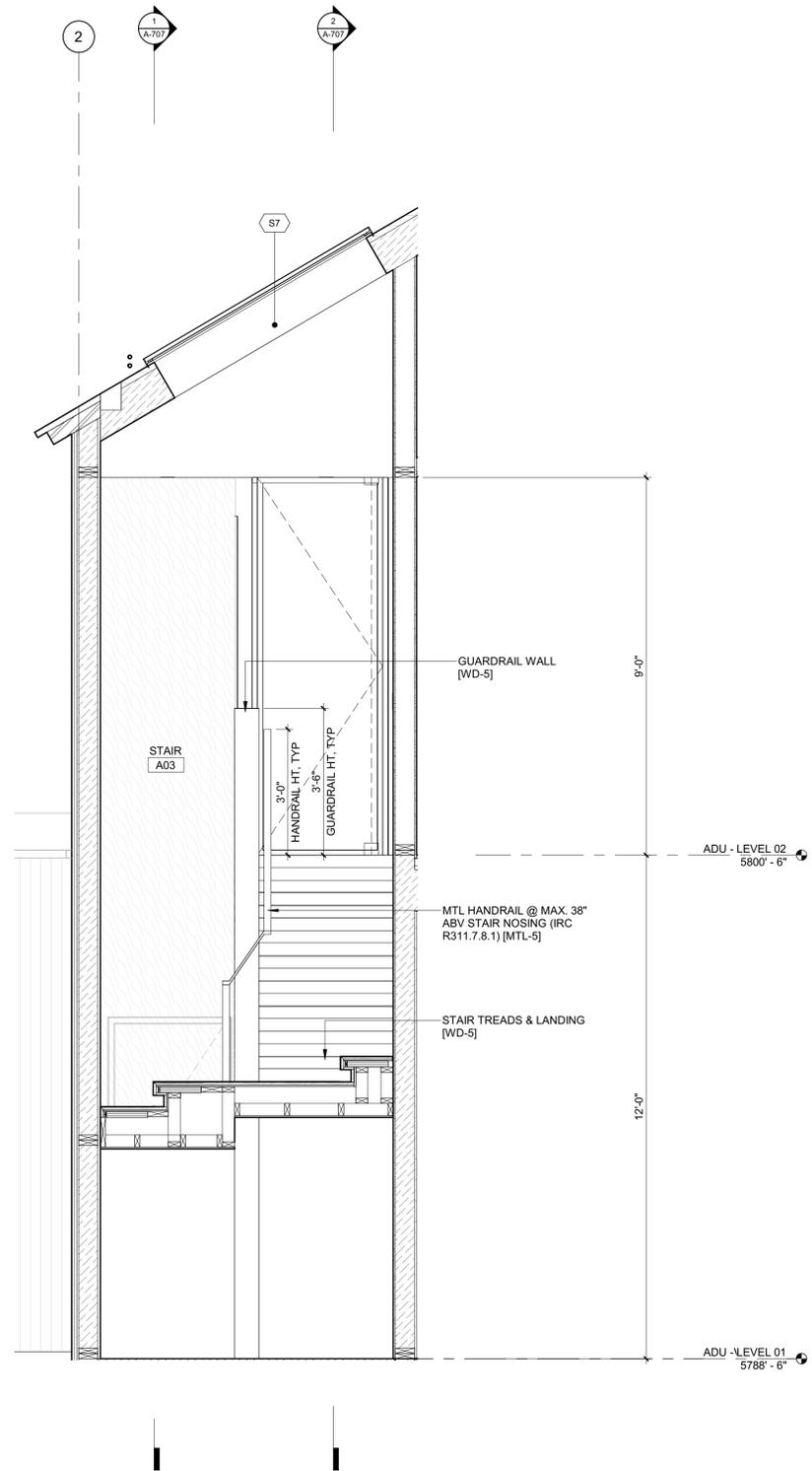
DRAWING NUMBER:  
**A-707**



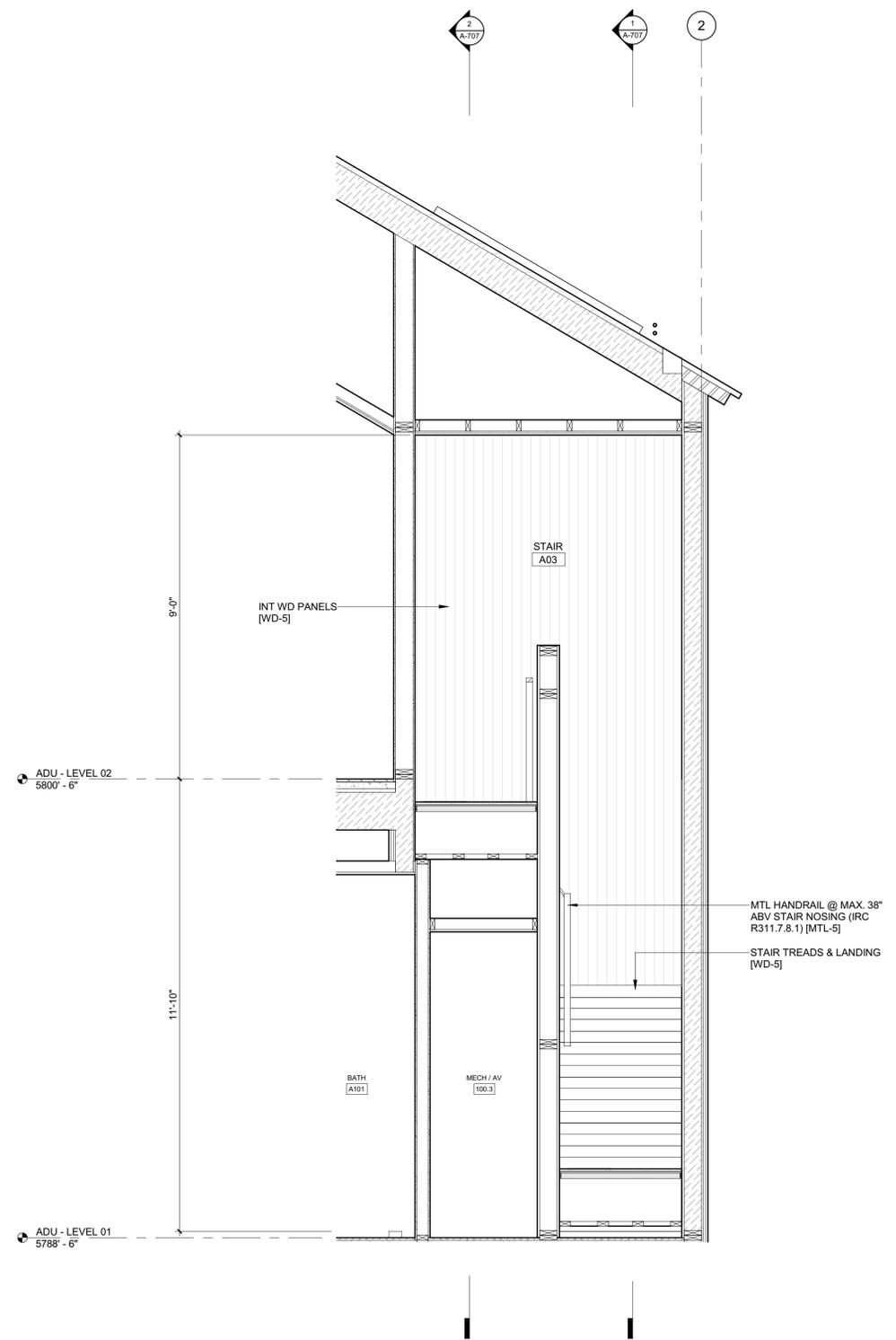
These plans have been found to be in substantial compliance with the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021  
9/6/26/23

2/26/23



2 1/2" = 1'-0" STAIR 3 / SECTION 5



1 1/2" = 1'-0" STAIR 3 / SECTION 3

**BADGER RESIDENCE**

- OWNER:  
121 BADGER LANE LLC  
P.O. BOX 14001-174  
KETCHUM, ID 83340
- PROJECT ARCHITECT:  
RO | ROCKETT DESIGN  
1031 W. MANCHESTER BLVD, UNIT 6  
INGLEWOOD, CA 90301  
TEL: 213.784.0014
- SURVEYOR:  
GALENA ENGINEERING, INC.  
317 NORTH RIVER STREET  
HAILEY, ID 83333  
TEL: 208.788.1705
- ENVIRONMENTAL CONSULTANT:  
SAWTOOTH ENVIRONMENTAL CONSULTING  
P.O. BOX 2707 / 540 NORTH FIRST AVE  
KETCHUM, ID 83340  
TEL: 208.727.9748
- HYDROLOGY / WATER ENGINEERING:  
BROCKWAY ENGINEERING, INC.  
2018 WASHINGTON ST NORTH, SUITE 4  
TWIN FALLS, ID 83301  
TEL: 208.736-8543
- GEOTECHNICAL ENGINEER:  
BUTLER ASSOCIATES, INC.  
P.O. BOX 1034  
KETCHUM, ID 83340  
TEL: 208.720.6432
- LANDSCAPE ARCHITECT:  
BYLA  
323 LEWIS STREET, SUITE N  
KETCHUM, ID 83340  
TEL: 208.726.5907
- CIVIL ENGINEER:  
BENCHMARK ASSOCIATES, P.A.  
P.O. BOX 733 - 100 BELL DRIVE  
KETCHUM, IDAHO 83340  
TEL: 208.726.9512
- STRUCTURAL ENGINEER:  
LFA  
319 MAIN STREET  
EL SEGUNDO, CA 90245  
TEL: 213.239.9700
- MEP ENGINEER:  
CES ENGINEERING SERVICES, LLC  
1001 W OAK BUILDING B SUITE 107  
BOZEMAN, MT 59715  
TEL: 406.272.0352
- LIGHTING DESIGN CONSULTANT:  
KGM ARCHITECTURAL LIGHTING  
270 CORAL CIRCLE  
EL SEGUNDO, CA 90245  
TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



NO	DATE	BUILDING PERMIT ISSUE
0	02.28.23	BUILDING PERMIT
		ISSUE

PROJECT:  
**BADGER RESIDENCE**  
121 BADGER LANE  
KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**ENLARGED SECTIONS / STAIR 3**

DRAWING NUMBER:  
**A-708**



Approved  
 These plans have been found to be in substantial compliance with the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021  
 9/6/26/23

2/26/23

# BADGER RESIDENCE

OWNER:

121 BADGER LANE LLC  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:

RO | ROCKETT DESIGN  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:

GALENA ENGINEERING, INC.  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:

SAWTOOTH ENVIRONMENTAL CONSULTING  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:

BROCKWAY ENGINEERING, INC.  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC.  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:

BYLA  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: : 208.726.5907

CIVIL ENGINEER:

BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

STRUCTURAL ENGINEER:

LFA  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:

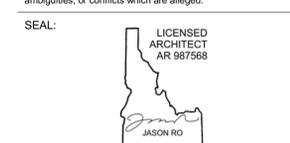
CES ENGINEERING SERVICES, LLC  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:

KGM ARCHITECTURAL LIGHTING  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23		

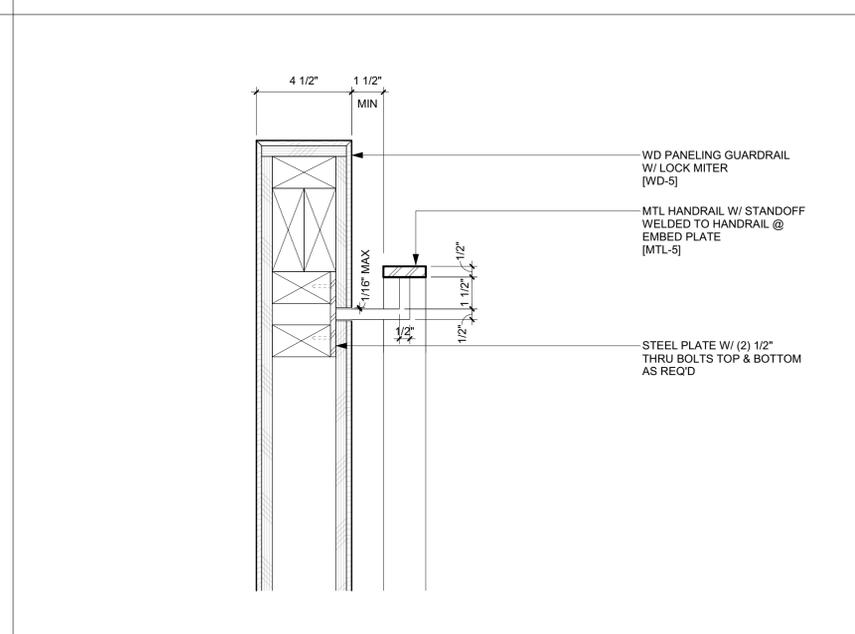
PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER:  
**#2201**

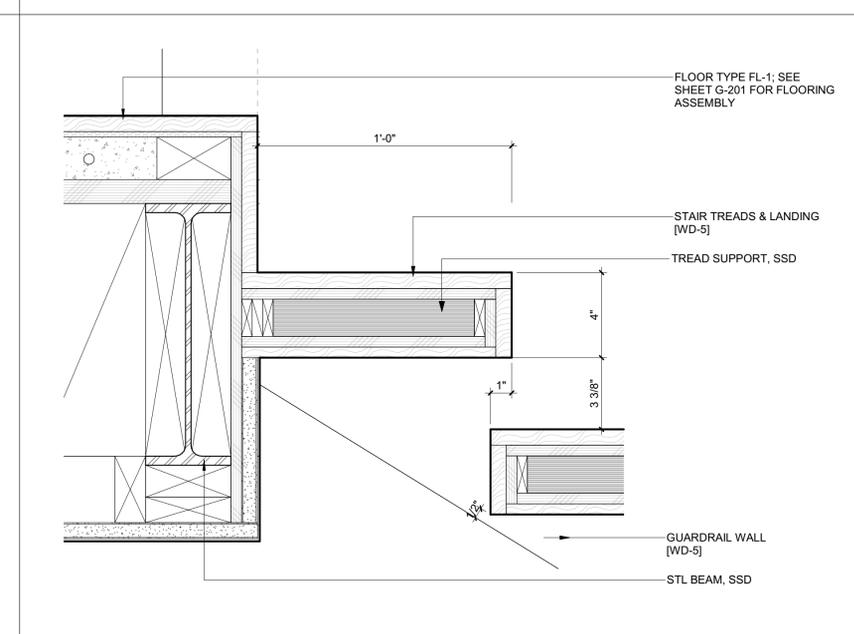
DRAWING TITLE:  
**STAIR DETAILS**

DRAWING NUMBER:  
**A-709**

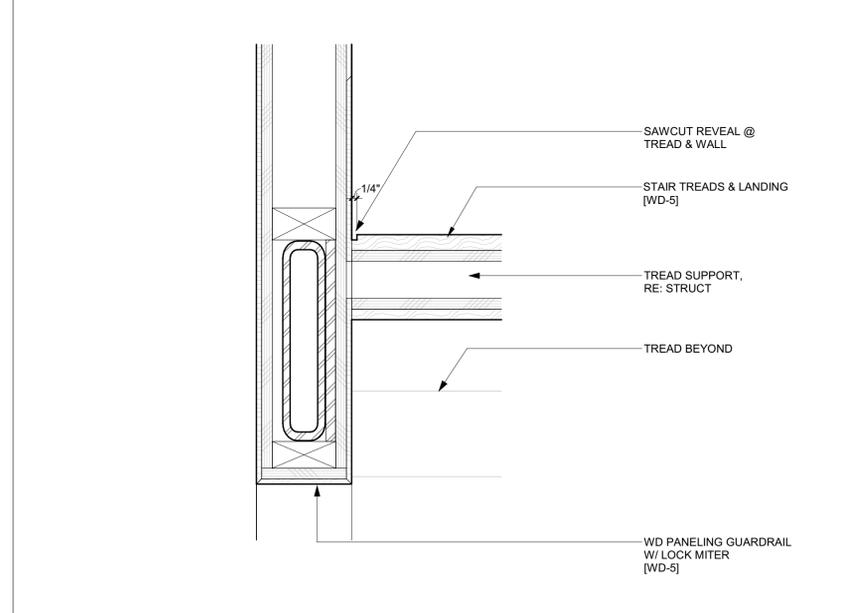
©2023, RO | ROCKETT DESIGN, INC.



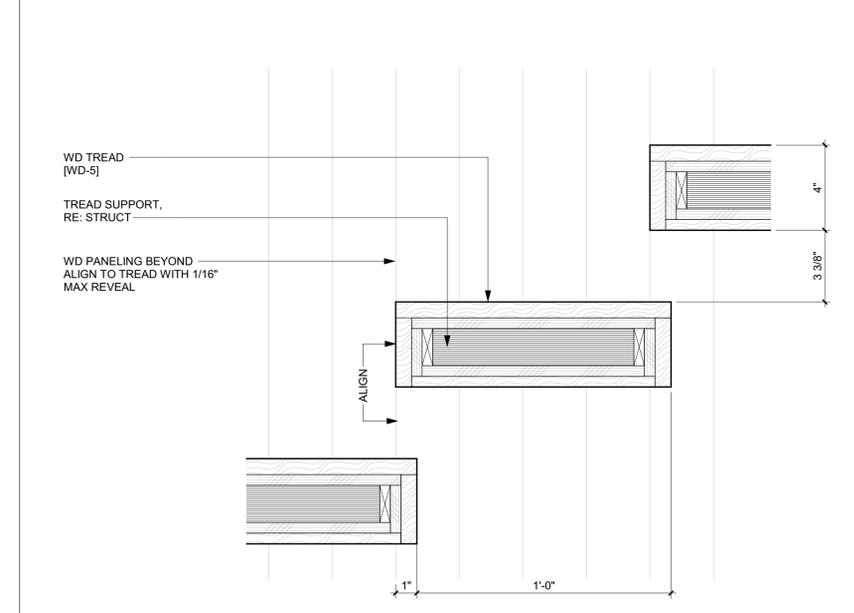
5 3" = 1'-0" DETAIL / STAIR 1 HANDRAIL @ GUARDRAIL WALL



2 3" = 1'-0" DETAIL / STAIR 1 @ FLR LANDING



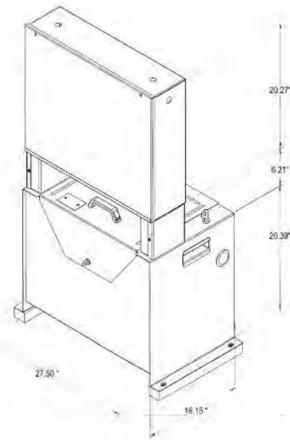
4 3" = 1'-0" DETAIL / STAIR 1 TREAD @ GUARDRAIL WALL



1 3" = 1'-0" DETAIL / TYP STAIR 1 TREAD

**Controller tank specifications**

Controller tank specifications	
Dimensions	Height: 47" (1194 mm) Width: 28" (711 mm) Depth: 17" (432 mm)
Minimum required clearance	39.37" (1000 mm)
Valve and manual lowering handle location	Inside tank
Rupture valve test	T-fitting factory installed
Tank to controller wiring	Quick connect valve and motor wiring
Controller layout	Relay board
Keyed lock to tank	Yes
Machine room required	No (with local jurisdiction approval)
Tank capacity (gal/ltr)	15-16.5 gal/57-63 ltr
Maximum dry weight (lb/kg)	147 lb/55 kg
Maximum filled weight (lb/kg)	312 lb/117 kg
Operating environment	50°F - 120°F / 10°C - 49°C
Operating volume	57 dBA



**Controller tank features**

- Hydraulic hose connection port on both sides of the tank
- Built-in handles on both sides of the tank
- Isolation mounting of pump motor valve assembly minimizes operating issues

Part No. 000783, 25-m05-2015

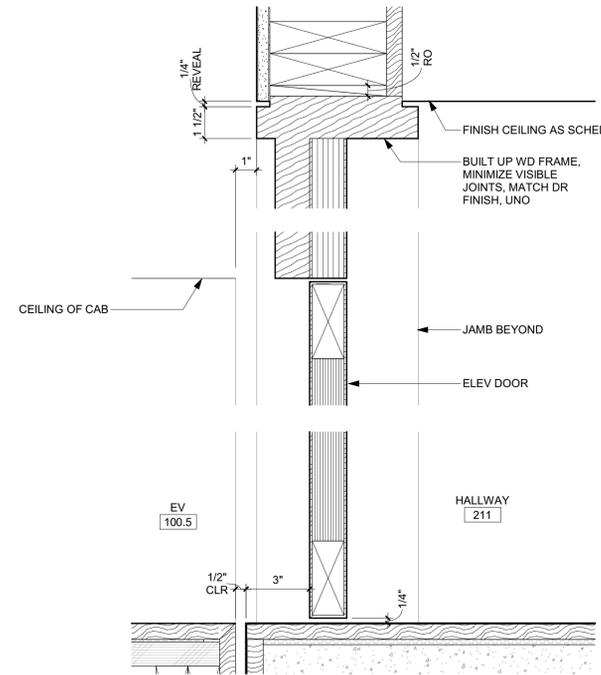
Infinity and Infinity HD Planning Guide

Elevator by:  
**A+ ELEVATORS & LIFTS**  
 888.444.2758  
 apluselifts.com

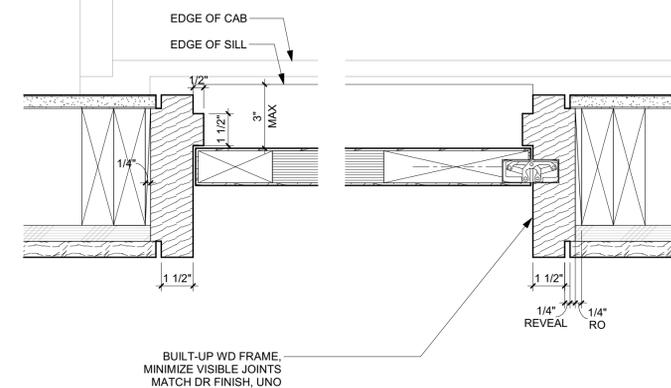
**A+ ELEVATORS & LIFTS**  
 An A+ Connection Company

DRAWING FOR REFERENCE ONLY. DO NOT DUPLICATE WITHOUT CONSULTATION

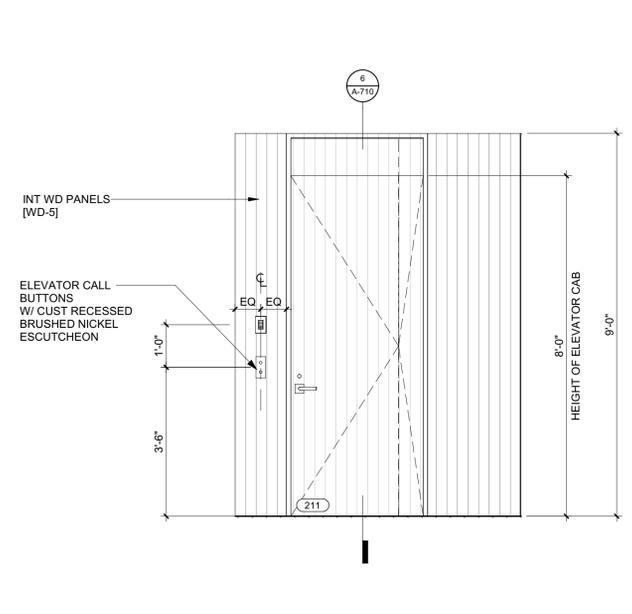
**INLINE LH - 18 SQFT PLATFORM**



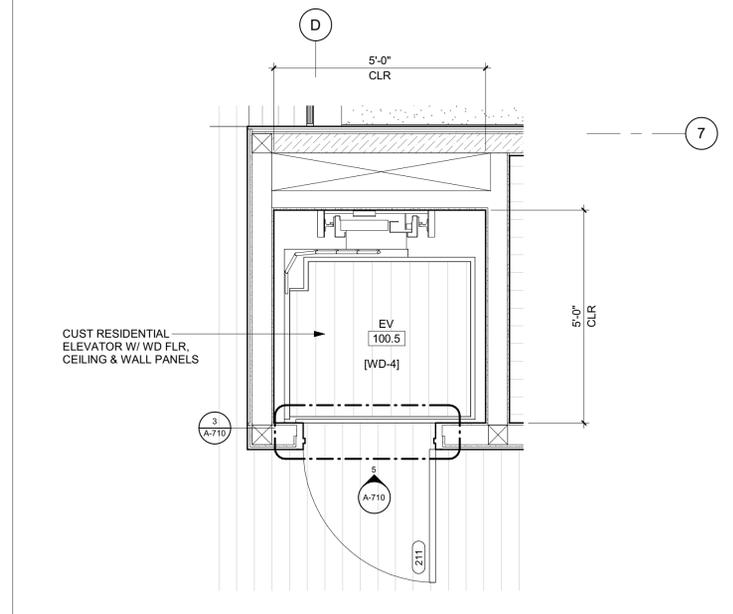
6 3" = 1'-0" DETAIL / HEAD & SILL / ELEVATOR DR 211



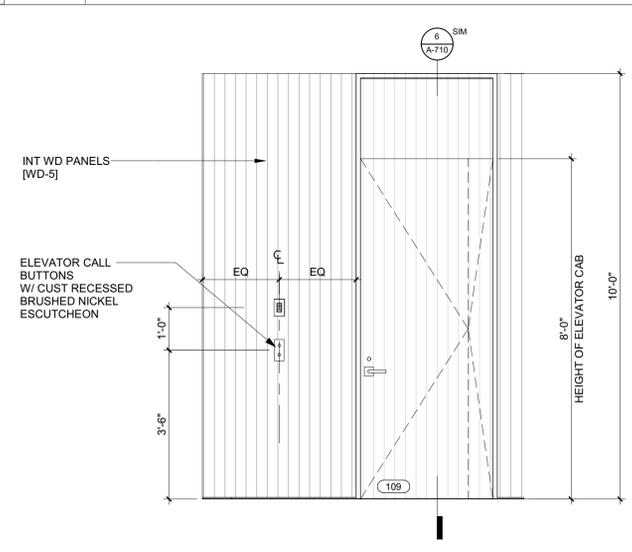
3 3" = 1'-0" DETAIL / JAMB / ELEVATOR DOOR 211



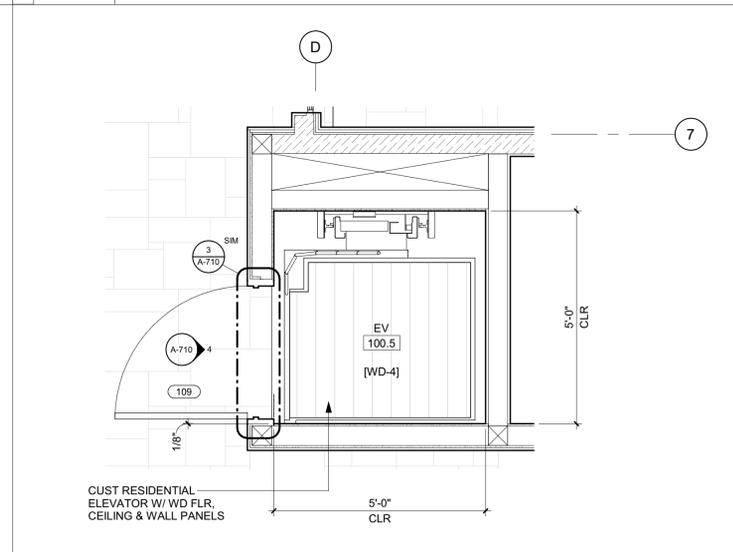
5 1/2" = 1'-0" ELEVATION / LEVEL 02 / ELEVATOR



2 1/2" = 1'-0" PLAN / LEVEL 02 / ELEVATOR



4 1/2" = 1'-0" ELEVATION / LEVEL 01 / ELEVATOR



1 1/2" = 1'-0" PLAN / LEVEL 01 / ELEVATOR

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
**SAWTOOTH ENVIRONMENTAL CONSULTING**  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
**BROCKWAY ENGINEERING, INC.**  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

CIVIL ENGINEER:  
**BENCHMARK ASSOCIATES, P.A.**  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:  
**CES ENGINEERING SERVICES, LLC**  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

LIGHTING DESIGN CONSULTANT:  
**KGM ARCHITECTURAL LIGHTING**  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

SEAL:

NO	DATE	BUILDING PERMIT	ISSUE
0	02.28.23	BUILDING PERMIT	

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**ELEVATOR PLANS, ELEV & DETAILS**

DRAWING NUMBER:  
**A-710**





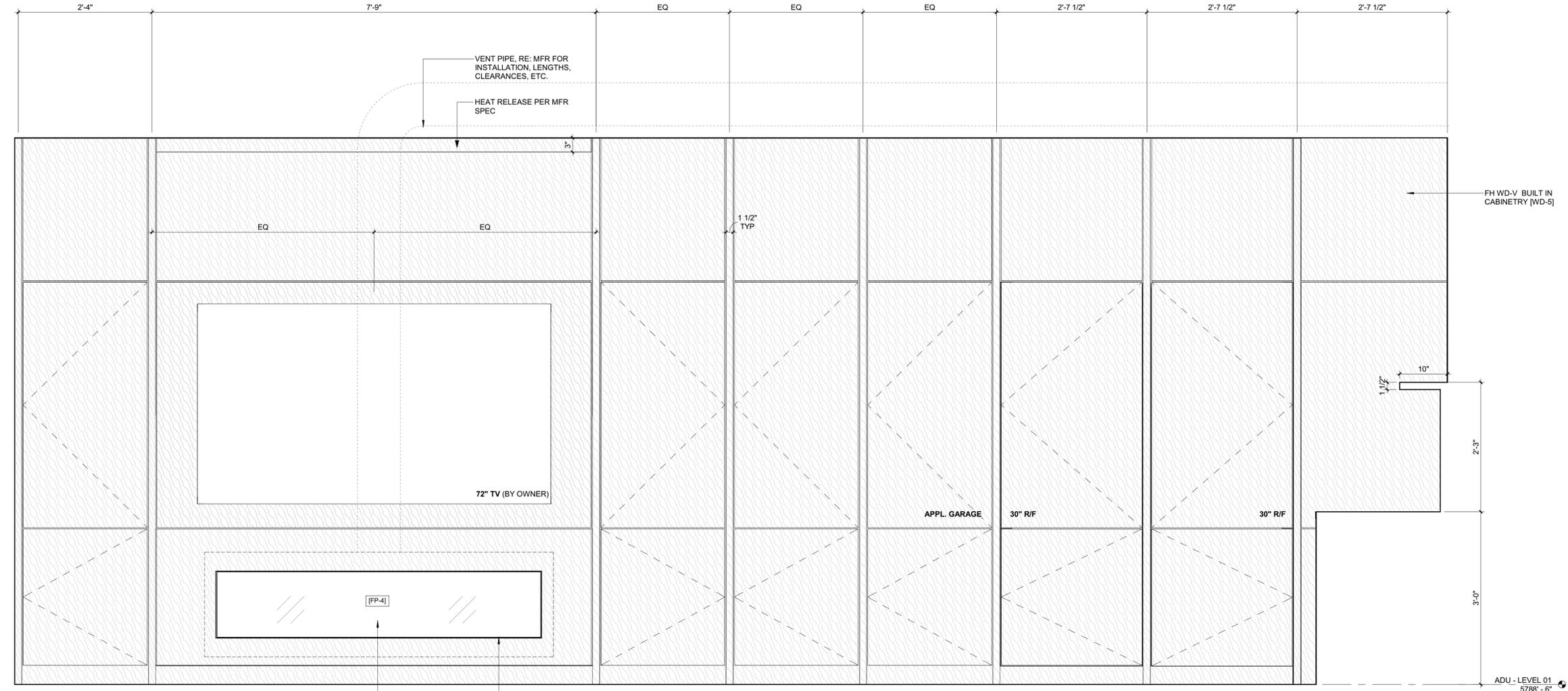




These plans have been found to be in substantial compliance with the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021  
06/26/23

2/2/25



**BADGER RESIDENCE**

OWNER:  
121 BADGER LANE LLC  
P.O. BOX 14001-174  
KETCHUM, ID 83340

PROJECT ARCHITECT:  
RO | ROCKETT DESIGN  
1031 W. MANCHESTER BLVD, UNIT 6  
INGLEWOOD, CA 90301  
TEL: 213.784.0014

SURVEYOR:  
GALENA ENGINEERING, INC.  
317 NORTH RIVER STREET  
HAILEY, ID 83333  
TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:  
SAWTOOTH ENVIRONMENTAL CONSULTING  
P.O. BOX 2707 / 540 NORTH FIRST AVE  
KETCHUM, ID 83340  
TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:  
BROCKWAY ENGINEERING, INC.  
2016 WASHINGTON ST NORTH, SUITE 4  
TWIN FALLS, ID 83301  
TEL: 208.736-8543

GEOTECHNICAL ENGINEER:  
BUTLER ASSOCIATES, INC.  
P.O. BOX 1034  
KETCHUM, ID 83340  
TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
BYLA  
323 LEWIS STREET, SUITE N  
KETCHUM, ID 83340  
TEL: 208.726.5907

CIVIL ENGINEER:  
BENCHMARK ASSOCIATES, P.A.  
P.O. BOX 733 - 100 BELL DRIVE  
KETCHUM, IDAHO 83340  
TEL: 208.726.9512

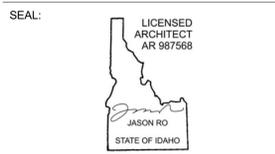
STRUCTURAL ENGINEER:  
LFA  
319 MAIN STREET  
EL SEGUNDO, CA 90245  
TEL: 213.239.9700

MEP ENGINEER:  
CES ENGINEERING SERVICES, LLC  
1001 W OAK BUILDING B SUITE 107  
BOZEMAN, MT 59715  
TEL: 406.272.0352

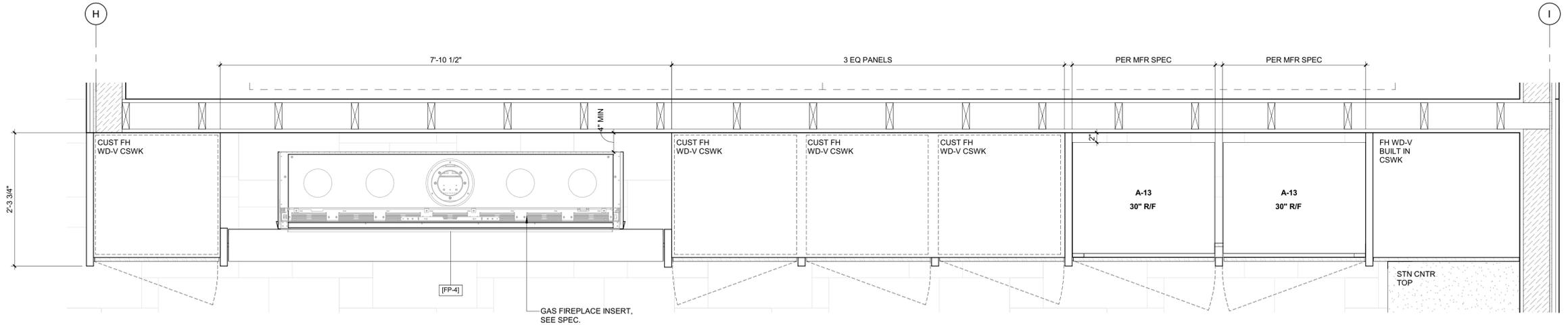
LIGHTING DESIGN CONSULTANT:  
KGM ARCHITECTURAL LIGHTING  
270 CORAL CIRCLE  
EL SEGUNDO, CA 90245  
TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



2 1" = 1'-0" ELEVATION / ADU / FIREPLACE 4 - ADU



1 1" = 1'-0" ENLARGED PLAN / FIREPLACE 4 - ADU

0	02.28.23	BUILDING PERMIT
NO	DATE	ISSUE

PROJECT:  
**BADGER RESIDENCE**  
121 BADGER LANE  
KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**FIREPLACE 4 / PLANS, SECTIONS, DETAILS**

DRAWING NUMBER:  
**A-736**



**Approved**  
 These plans have been found to be in substantial compliance with the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

**BLD2303-00021**  
**06/26/23**

2/26/23

**BADGER RESIDENCE**

OWNER:

**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:

**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR:

**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

ENVIRONMENTAL CONSULTANT:

**SAWTOOTH ENVIRONMENTAL CONSULTING**  
 P.O. BOX 2707 / 540 NORTH FIRST AVE  
 KETCHUM, ID 83340  
 TEL: 208.727.9748

HYDROLOGY / WATER ENGINEERING:

**BROCKWAY ENGINEERING, INC.**  
 2018 WASHINGTON ST NORTH, SUITE 4  
 TWIN FALLS, ID 83301  
 TEL: 208.736-8543

GEOTECHNICAL ENGINEER:

**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:

**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

CIVIL ENGINEER:

**BENCHMARK ASSOCIATES, P.A.**  
 P.O. BOX 733 - 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 TEL: 208.726.9512

STRUCTURAL ENGINEER:

**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700

MEP ENGINEER:

**CES ENGINEERING SERVICES, LLC**  
 1001 W OAK BUILDING B SUITE 107  
 BOZEMAN, MT 59715  
 TEL: 406.272.0352

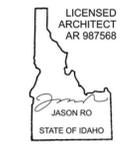
LIGHTING DESIGN CONSULTANT:

**KGM ARCHITECTURAL LIGHTING**  
 270 CORAL CIRCLE  
 EL SEGUNDO, CA 90245  
 TEL: 310.552.2191

All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

SEAL:



0	02.28.23	BUILDING PERMIT
NO	DATE	ISSUE

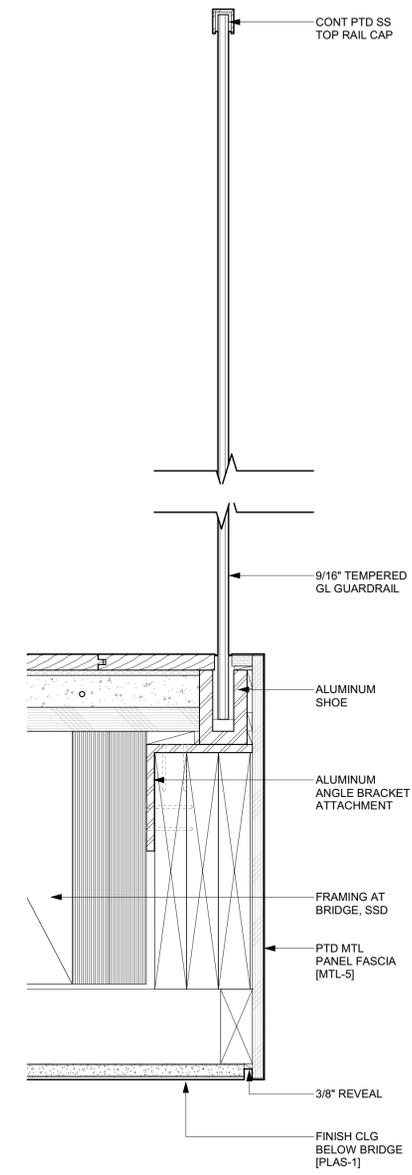
PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**



DRAWING TITLE:  
**DETAILS / INTERIOR**

DRAWING NUMBER:  
**A-910**



1 3" = 1'-0" **DETAIL / TYP INT GUARDRAIL**



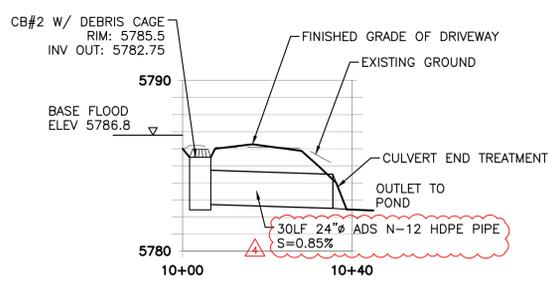
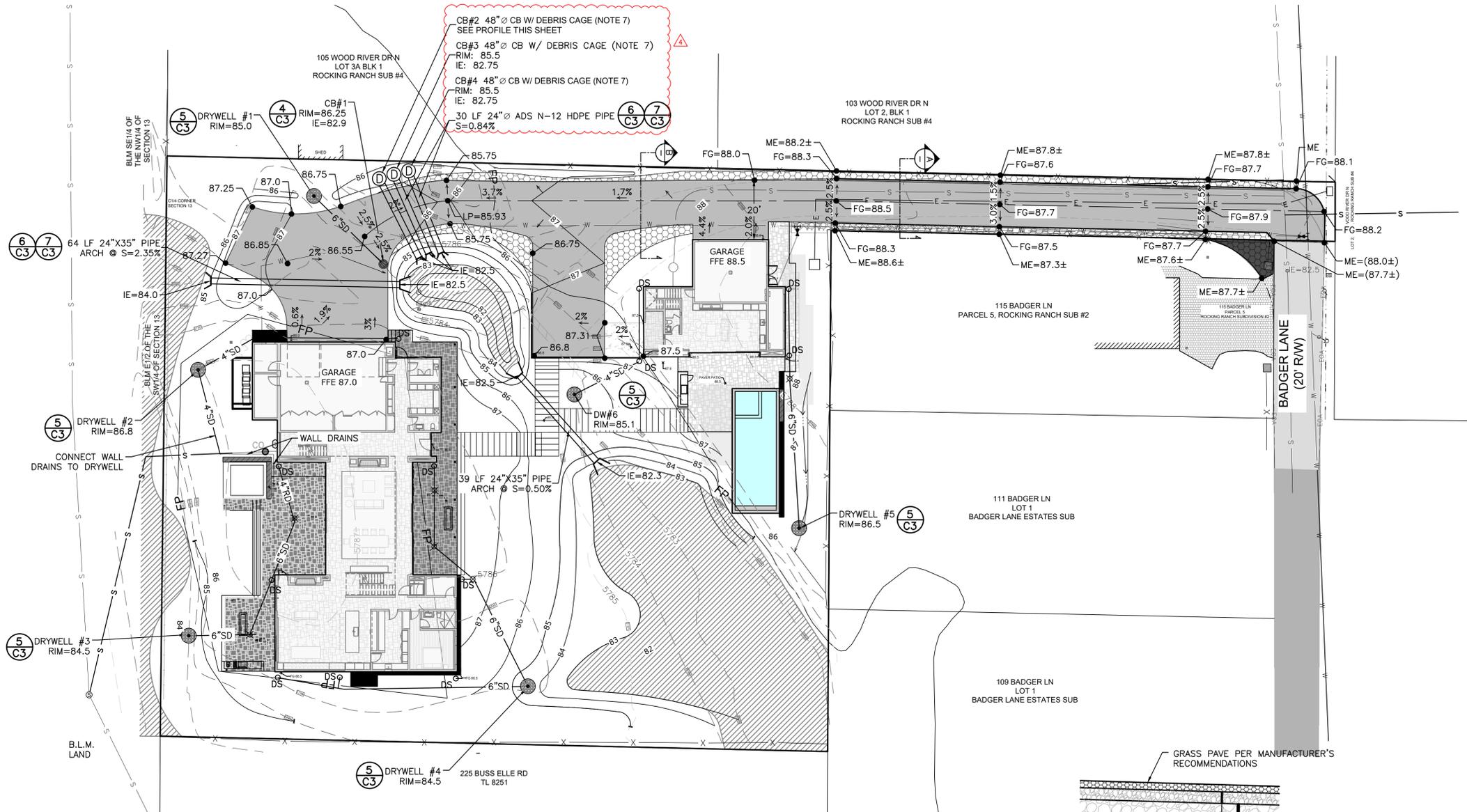
**APPROVED**  
 These plans have been found to be in substantial compliance of the adopted building codes. These documents are approved contingent on compliance with the mark-ups, notes, and conditions of approval applied. This is not approval of any violation of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.  
 1585) AT LEAST ACTIVITIES. THE MAGE TO

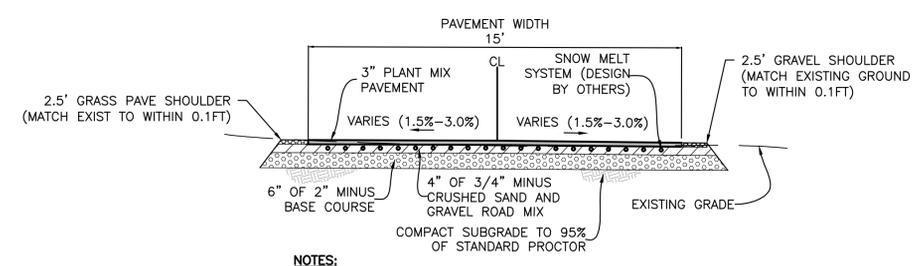
- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE CONSTRUCTION OF ALL ITEMS HEREON. DUST CONTROL SHALL BE CONTINUOUS DURING CONSTRUCTION, 24 HOURS PER DAY 7 DAYS PER WEEK.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM THE HOUSE.
- STORM DRAINS SHALL HAVE A MINIMUM SLOPE OF 2%. ROOF DRAINS SHALL HAVE MINIMUM SLOPE OF 1%.
- CULVERTS SHALL BE FITTED WITH BEVELED END TREATMENTS.
- 48" DIAMETER CATCH BASINS SHALL BE FITTED WITH ROUND DEBRIS CAGES (CONTECH STORMWRX OR EQUAL).
- ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL CONFORM TO CITY OF KETCHUM STANDARDS.

**LEGEND**

PROPERTY LINE	---
ADJOINING PROPERTY LINE	---
CENTERLINE	---
FENCE	-X-
FLOODPLAIN (FEMA 2010)	FP
EASEMENT	---
SEWER	S
SEWER MANHOLE (MH)	⊙
WATER	W
WATER GATE VALVE	⊕
WATER METER (WM)	⊙
GAS	G
POWER	E
OVERHEAD POWER	OH-P
TELEPHONE	T
CABLE TV LINE	TV
ELEVATION CONTOUR	-5775-
PROPOSED ELEV CONTOUR	59
SAWCUT LINE	---
FLOW LINE	---
ROOF DRAIN	RD
STORM DRAIN PIPE	SD
DOWN SPOUT	DS
CATCH BASIN	⊙
AREA DRAIN	⊙
DRYWELL	⊙
LANDSCAPE DRYWELL	⊙
ASPHALT PAVEMENT	---
ASPHALT WITH SNOWMELT	---
GRAVEL	---
GRASS PAVE	---
FG	---
EG	---

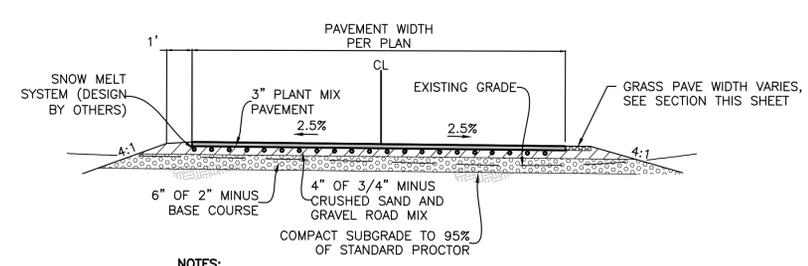


**PROFILE: CB#2 TO POND**  
 HORZ: 1"=20'  
 VERT: 1"=5'



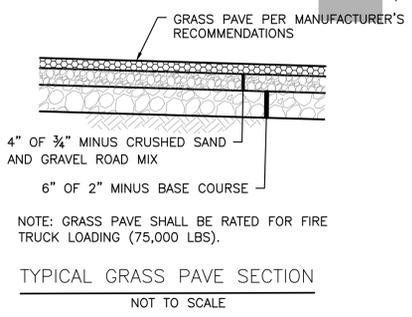
**NOTES:**  
 1. COMPACT DRIVEWAY SUBGRADE AND ALL STRUCTURAL FILL MATERIAL TO AT LEAST 95% OF THE MAXIMUM DENSITY OF EACH MATERIAL ACCORDING TO STANDARD PROCTOR ASTM D-698.

**15-FOOT ASPHALT DRIVEWAY WITH SNOW MELT SECTION A**  
 NOT TO SCALE



**NOTES:**  
 1. COMPACT DRIVEWAY SUBGRADE AND ALL STRUCTURAL FILL MATERIAL TO AT LEAST 95% OF THE MAXIMUM DENSITY OF EACH MATERIAL ACCORDING TO STANDARD PROCTOR ASTM D-698.

**TYPICAL ASPHALT DRIVEWAY WITH SNOW MELT SECTION B**  
 NOT TO SCALE



**NOTE:** GRASS PAVE SHALL BE RATED FOR FIRE TRUCK LOADING (75,000 LBS).  
 NOT TO SCALE

ISSUED FOR CONSTRUCTION

PROFESSIONAL ENGINEER  
 STATE OF IDAHO  
 P. J. BENCHMARK  
 17661  
 4/25/2024

NO.	DESCRIPTION	DATE	BY
1	CITY COMMENTS	5/1/2023	PLJ
2	APPEAL COMMENTS	2/1/2024	PLJ
3	APPEAL COMMENTS	3/13/24	PLJ
4	APPEAL COMMENTS	4/25/24	PLJ

**GALENA-BENCHMARK ENGINEERING**  
 Surveyors & Land Surveyors  
 100 Bell Drive  
 P.O. Box 733  
 Ketchum, Idaho 83340  
 (208) 726-9512  
 www.benchmark-associates.com

**GRADING & DRAINAGE PLAN**  
 ROCKING RANCH #2 PARCEL 4  
 T4N, R17E, SEC 13, B.M., BLAINE COUNTY, IDAHO  
 PREPARED FOR: PRESIDIO VISTA PROPERTIES

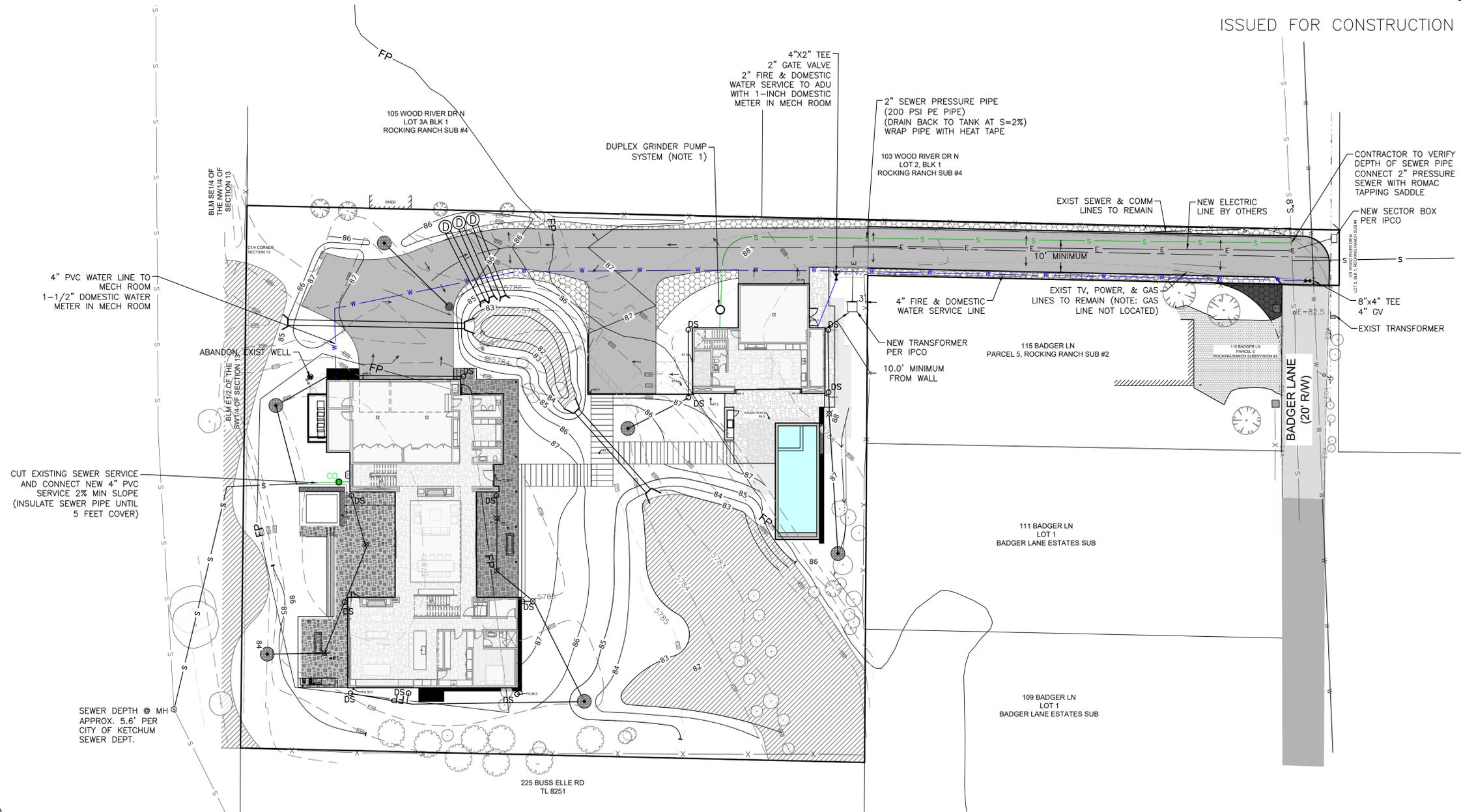
DRAWN BY: PLJ  
 DESIGNED BY: PLJ  
 CHECKED BY: PLJ  
 DATE: 4/25/2024  
 PROJECT NO.: 22185

DRAWING NO.

**C-1**



**APPROVED**  
 These plans have been found to be in substantial compliance of the adopted building codes. These documents are approved contingent on compliance with the mark-ups, notes, and conditions of approval applied. This is not approval of any violation of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.



ISSUED FOR CONSTRUCTION

PROFESSIONAL ENGINEER  
 STATE OF IDAHO  
 PRICEBE JOHANNESSEN  
 17661  
 4/25/2024

REVISIONS	DESCRIPTION	DATE	BY
No. 1			

**GALENA-BENCHMARK ENGINEERING**  
 SURVEYING ENGINEERING PLANNING  
 100 E. Main Street  
 P.O. Box 733  
 Ketchum, Idaho 83340  
 (208) 726-9512  
 www.benchmark-associates.com

**UTILITY PLAN**  
 ROCKING RANCH #2 PARCEL 4  
 T4N, R17E, SEC 13, B.M., BLAINE COUNTY, IDAHO  
 PREPARED FOR: PRESIDIO VISTA PROPERTIES

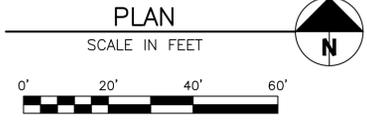
DRAWN BY: PLJ  
 DESIGNED BY: PLJ  
 CHECKED BY:  
 DATE: 4/25/2024  
 PROJECT NO.: 22185

DRAWING NO.

**C-2**

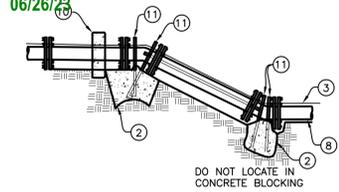
**DOSING NOTES:**  
 DOSING VOLUME = 132 GAL  
 THE 2" PRESSURE LINE CONTAINS APPROX. 42 GALLONS OF EFFLUENT THAT SHALL DRAIN BACK TO THE PUMP TANK BETWEEN CYCLES.  
 36" DIA. PUMP TANK CAPACITY IS 4.4 GAL/INCH  
 EACH PUMP CYCLE = 90 GAL + 42 GAL = 132 GAL  
 MINIMUM PUMP REQUIREMENT IS 30 GPM WITH A TOTAL DYNAMIC HEAD OF 17 FEET.

- SEWER PUMP SYSTEM CONSTRUCTION NOTES:**
- DUPLEX GRINDER PUMP SYSTEM SHALL CONTAIN TWO 1 HP GRINDER PUMPS. PRESSURE PIPE OUTLET SHALL BE 10' DEEP TO ALLOW PIPE TO DRAIN BACK TO TANK BETWEEN CYCLES. CONTRACTOR TO VERIFY OUTLET DEPTH REQUIRED TO DRAIN PIPE BACK FROM MAIN.
  - ALL TANKS, CHAMBERS AND/OR PIPING SHALL BE SEALED AND WATER TIGHT.
  - TANK SHALL BE DESIGNED TO RESIST BUOYANCY FORCES. ASSUME MAXIMUM WATER TABLE IS AT GROUND SURFACE.
  - DOSING CHAMBER PUMPS SHALL BE PER PUMP CURVE DETAIL OR EQUIVALENT UPON APPROVAL OF ENGINEER.
  - PUMPS AND ELECTRICAL EQUIPMENT SHALL CONFORM TO THE IDAHO STATE ELECTRICAL CODE.
  - PUMP MUST BE INSTALLED SUCH THAT IT IS SUBMERGED AT ALL TIMES.
  - ELECTRICAL CONNECTIONS SHALL BE MADE OUTSIDE OF THE CHAMBER IN A WATER PROOF BOX (CROUSE-HINDS TYPE EAB OR EQUIVALENT).
  - WIRES MUST BE INSTALLED IN A SOLID WATER TIGHT CONDUIT.
  - PUMPS AND ALARM SYSTEM SHALL BE ON ISOLATED CIRCUITS.
  - AN AUDIBLE ALARM SHALL BE INSTALLED WITHIN THE LIVING SPACE OF THE HOUSE TO INDICATE WHEN THE LEVEL OF EFFLUENT IN THE PUMP CHAMBER IS ABOVE THE PUMP ON LEVEL.
  - CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL UTILITIES BEFORE COMMENCING CONSTRUCTION. ANY CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

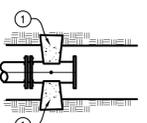


Approved  
 These plans have been found to be in substantial compliance of the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any violation of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

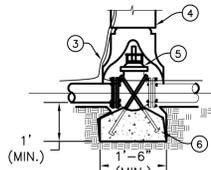
BLD2303-00021  
 06/26/23



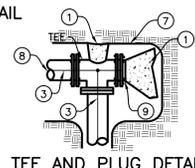
VERTICAL BEND DETAIL



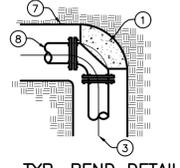
REDUCER DETAIL



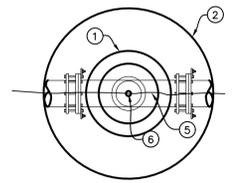
VALVE ANCHOR DETAIL



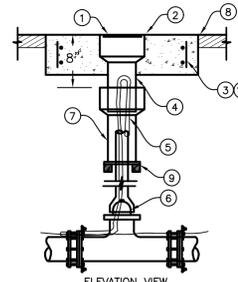
TEE AND PLUG DETAIL



TYP. BEND DETAIL



PLAN VIEW



ELEVATION VIEW  
 VALVE BOX AND LID

2 VALVE BOX AND LID DETAIL  
 C2 NOT TO SCALE

LEGEND

- 1 FOR HORIZONTAL PIPE BENDS, BEARING THRUST BLOCKS MUST PROVIDE 2500 P.S.I. CONCRETE POURED AGAINST UNDISTURBED EARTH PER TABLE 1.
- 2 FOR VERTICAL PIPE BENDS, GRAVITY THRUST BLOCKS MUST PROVIDE A VOLUME OF CONCRETE POURED AGAINST UNDISTURBED EARTH WHICH IS SIZED FOR EXPECTED FORCES WITH A MINIMUM 1.5 FACTOR OF SAFETY.
- 3 NO. 12 COPPER FINDER WIRE, SEE SD-514 FOR SPLICING.
- 4 C.I. VALVE BOX WITH COVER.
- 5 C.I. GATE VALVE (M.J.).
- 6 PRECAST BLOCK FOR CUT IN TEE AND VALVE OR CAST IN PLACE WITH 2 1/2" Ø MIN. REBAR.
- 7 TRENCH SIDE.
- 8 PIPE.
- 9 PLUG.
- 10 HAMMERHEAD THRUST BLOCKING.
- 11 ANCHOR BARS (1/2" Ø MIN.)

NOTES:

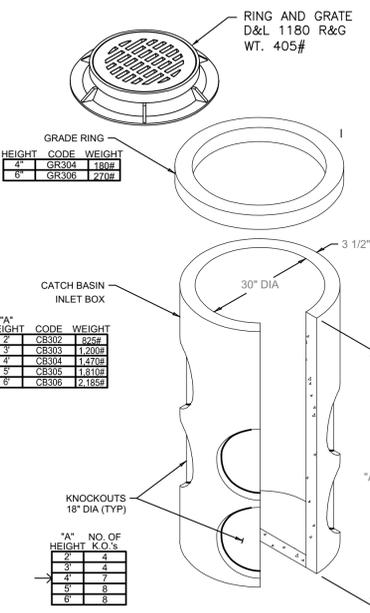
- A ANCHOR ALL VALVES CONNECTED TO P.V.C. PIPE AS SHOWN.
- B COVER BOLTS AND FLANGES WITH PLASTIC TO PROTECT FROM CONCRETE ADHERENCE DURING CONSTRUCTION OF THRUST BLOCKS.
- C SEE CHART FOR MIN. THRUST BLOCK BEARING AREAS.
- D ALL CONCRETE TO BE 2500 P.S.I. STRENGTH POURED AGAINST UNDISTURBED EARTH.
- E PROVIDE 6 MIL POLYPROPYLENE BETWEEN FITTINGS AND CONCRETE.
- F NOTIFY ENGINEER FOR ANY CONDITION OR PIPE SIZE NOT INDICATED.
- G ALL BLOCKS TO BE CENTERED AROUND PIPE SPRING LINE.

TABLE 1  
 THRUST AREA FOR HORIZONTAL BENDS\*\*\*  
 SOIL BEARING PRESSURE = 2000 PSF  
 WORKING PRESSURE RATING = 150 PSI  
 SAFETY FACTOR = 1.5

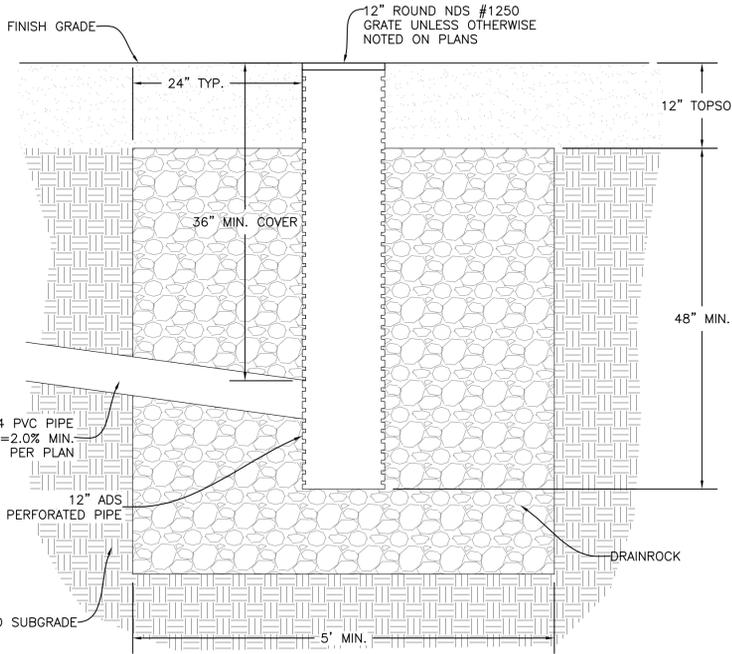
PIPE SIZE	TEE, PLUG OR VALVE		90°**		45°		22 1/2', 11.25'	
	Ø	WT.	Ø	WT.	Ø	WT.	Ø	WT.
3"	0.8	1.1	0.6	0.3				
4"	1.4	2.0	1.1	0.6				
6"	3.2	4.5	2.4	1.2				
8"	5.7	8.0	4.3	2.2				
10"	8.8	12.5	6.8	3.4				
12"	12.7	18.0	9.7	5.0				
14"	17.3	24.5	13.3	6.8				
16"	22.6	32.0	17.3	8.8				
18"	28.6	40.5	21.9	11.2				

\* MUST BE INCREASED BASED ON DIFFERENT CONDITIONS (HIGHER WORKING PRESSURE OR LOWER SOIL BEARING STRENGTH).  
 \*\* OR TEE ACTING AS A 90° BEND  
 \*\*\* THRUST BLOCK DEPTH TO BE A MINIMUM OF 12" FOR PIPE SIZES 3"-8" AND 18" FOR PIPE SIZES 10"-18" OR THE SQUARE ROOT OF THE REQUIRED BEARING AREA, WHICHEVER IS GREATER.

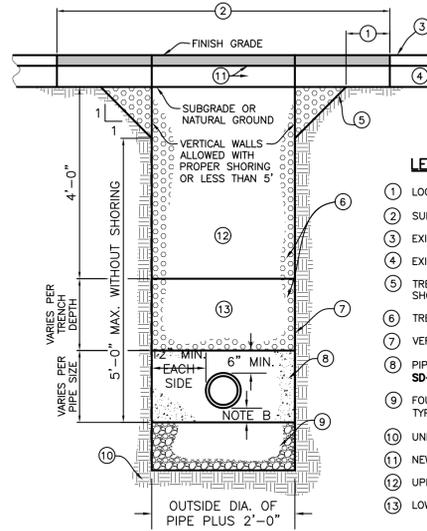
1 SD-403 THRUST BLOCK DETAIL  
 C2 NOT TO SCALE



4 30" CATCH BASIN (TYP.)  
 C1 NOT TO SCALE



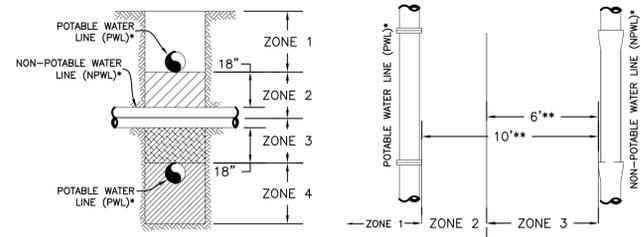
5 LANDSCAPE DRYWELL  
 C1 NOT TO SCALE



- LEGEND
- 1 LOCAL CUT BACK, ONLY IF REQUIRED
  - 2 SURFACE REPAIR WIDTH, 4' MINIMUM.
  - 3 EXISTING SURFACE.
  - 4 EXISTING BASE.
  - 5 TRENCH BACK SLOPE PER O.S.H.A. OR SUITABLE SHORING.
  - 6 TRENCH BACKFILL PER ISPCW SECTION-306.
  - 7 VERTICAL TRENCH WALLS SHORING PER O.S.H.A.
  - 8 PIPE BEDDING PER ISPCW SECTION-305 (SEE SD-302).
  - 9 FOUNDATION STABILIZATION MAY VARY PER SOIL TYPE AND STABILITY (PER SECTION-304)
  - 10 UNDISTURBED SOIL (TYP.)
  - 11 NEW PAVEMENT AND BASE
  - 12 UPPER COMPACTION ZONE.
  - 13 LOWER COMPACTION ZONE.
- NOTES
- A TRENCH EXCAVATION PER ISPCW SECTION-301.
  - B PIPE BEDDING PER ISPCW SECTION-305.
  - C BACKFILL AND COMPACTION PER ISPCW SECTION-306.
  - D SURFACE REPAIR AND BASE PER ISPCW SECTION-307. SEE SD-303.

6 TYPICAL TRENCH  
 C1 SCALE: NONE

3 POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION  
 C2 NOT TO SCALE



- \* THE TERM "LINE" APPLIES TO BOTH MAIN LINES AND SERVICE LINES. FOR SPECIAL CIRCUMSTANCES REGARDING EXISTING POTABLE OR NON-POTABLE SERVICE LINES, REFER TO ADAPA 58.01.08.542.07c AND 58.01.16.430.02.0.iii, RESPECTIVELY.
- \*\* DISTANCES ARE HORIZONTAL.
- \*\*\* JOINT PLACEMENT APPLIES ONLY TO FACILITY BEING CONSTRUCTED: POTABLE WATER, NON-POTABLE WATER, OR BOTH.

VERTICAL SEPARATION REQUIREMENTS

- ZONE 1: A) P.W.L. AND NP.W.L. MUST BE SEPARATED BY AT LEAST 18 INCHES AND B) ONE FULL, UN-CUT LENGTH OF P.W.L. OR NP.W.L. PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING.
- ZONE 2: A) ONE FULL, UN-CUT LENGTH OF P.W.L. OR NP.W.L. PIPE MUST BE CENTERED ON THE CROSSING WITH A SINGLE 20-FOOT SEGMENT SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING.
- AND EITHER B) NP.W.L. MAIN MUST BE CONSTRUCTED TO WATER MAIN STANDARDS WITH A SINGLE 20-FOOT SEGMENT FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF THE CROSSING.
- OR C) EITHER THE NP.W.L. OR P.W.L. MUST BE ENCASED WITH A POTABLE WATER CLASS SLEEVE FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF THE CROSSING.
- ZONE 3: SAME REQUIREMENTS AS ZONE 2 EXCEPT THE NP.W.L. MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.
- ZONE 4: SAME REQUIREMENTS AS ZONE 1 (ITEM 1A ONLY) EXCEPT THE NP.W.L. MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.

HORIZONTAL SEPARATION REQUIREMENTS

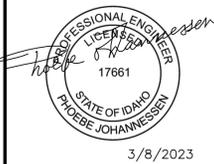
- ZONE 1: A) IF CONSTRUCTING BOTH P.W.L. AND NP.W.L. PIPELINES MUST BE IN SEPARATE TRENCHES.
  - ZONE 2: A) P.W.L. AND NP.W.L. MUST BE SEPARATED BY AT LEAST 6 FEET AT OUTSIDE WALLS.
  - AND B) BOTTOM OF P.W.L. MUST BE ABOVE TOP OF NP.W.L. AND EITHER C) NP.W.L. CONSTRUCTED TO WATER MAIN STANDARDS.
  - OR D) SITE SPECIFIC REQUIREMENTS APPROVED BY DEQ.
  - ZONE 3: NOT ALLOWED WITHOUT DEQ WAIVER.
- NOTE: SANITARY SEWER FORCE MAINS MUST HAVE MIN. 10' HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION. ZONE 2 AND ZONE 3 PLACEMENTS ARE NOT ALLOWED WITHOUT A WAIVER GRANTED BY DEQ.

BEDDING SYSTEM	BEDDING MATERIALS	
	LOWER BEDDING ZONE	UPPER BEDDING ZONE
CLASS A-1	TYPE I	TYPE I

- NOTES
- A REFER TO ISPCW SECTION-305 FOR MATERIAL AND COMPACTION REQUIREMENTS.

7 TYPICAL PIPE BEDDING SECTION  
 C1 NOT TO SCALE

PERMIT SET



3/8/2023

NO.	DESCRIPTION	REVISIONS
		DATE
1		



PREPARED BY:  
 BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 100 BELL DRIVE  
 KETCHUM, IDAHO 83340  
 (208) 726-9512  
 FAX: 726-9514  
 WEB: WWW.BMA5B.COM  
 MAIL: WWW.BMA5B.COM

DETAILS  
 ROCKING RANCH #2 PARCEL 4  
 T4N, R17E, SEC 13, B.M., BLAINE COUNTY, IDAHO  
 PREPARED FOR: PRESIDIO VISTA PROPERTIES

DRAWN BY: PLJ  
 DESIGNED BY: PLJ  
 CHECKED BY:  
 DATE: 2/28/2023  
 PROJECT NO.: 22185

DRAWING NO.

C-3



**Approved**

These plans have been found to be in substantial compliance of the adopted building codes. These documents are approved contingent on compliance with the markups and notes applied. This is not approval of any violation of any code, ordinance, statute or regulation. Some items may be required for code violations found during the inspection process.

**ES** ICC EVALUATION SERVICE

**BLD2303-00021**

**06/26/23**

# ICC-ES Evaluation Report

ICC-ES | (800) 423-6587 | (562) 699-0543 | [www.icc-es.org](http://www.icc-es.org)

*Most Widely Accepted and Trusted*

## ESR-2074

Reissued 02/2023

This report is subject to renewal 02/2025.

**DIVISION: 08 00 00—OPENINGS**

**SECTION: 08 95 43—VENTS/FOUNDATION FLOOD VENTS**

**REPORT HOLDER:**

**SMART VENT PRODUCTS, INC.**

**EVALUATION SUBJECT:**

**SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514  
FLOOD VENT SEALING KIT #1540-526**



*“2014 Recipient of Prestigious Western States Seismic Policy Council (WSSPC) Award in Excellence”*



A Subsidiary of

*ICC-ES Evaluation Reports are not to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they to be construed as an endorsement of the subject of the report or a recommendation for its use. There is no warranty by ICC Evaluation Service, LLC, express or implied, as to any finding or other matter in this report, or as to any product covered by the report.*





# Approved

These plans have been found to be in substantial compliance of the adopted building codes. These documents are approved contingent on compliance with the IBC/UPC ups and notes applied. This is not approval of any violation of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.



**BLD2303-00021**  
**06/26/23**

- I-Codes provide recognition in all 50 states
- Specialty code recognition

[www.icc-es.org](http://www.icc-es.org) | (800) 423-6587 | (562) 699-0543

A Subsidiary of the International Code Council®

## ICC-ES Evaluation Report ESR-2074

Reissued February 2023

This report is subject to renewal February 2025.

**DIVISION: 08 00 00—OPENINGS**  
**Section: 08 95 43—Vents/Foundation Flood Vents**

### REPORT HOLDER:

**SMART VENT PRODUCTS, INC.**

### EVALUATION SUBJECT:

**SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS:  
MODELS #1540-520; #1540-521; #1540-510; #1540-511;  
#1540-570; #1540-574; #1540-524; #1540-514  
FLOOD VENT SEALING KIT #1540-526**

### 1.0 EVALUATION SCOPE

#### Compliance with the following codes:

- 2021, 2018, 2015, 2012, 2009 and 2006 *International Building Code*® (IBC)
- 2021, 2018, 2015, 2012, 2009 and 2006 *International Residential Code*® (IRC)
- 2021 and 2018 *International Energy Conservation Code*® (IECC)
- 2013 *Abu Dhabi International Building Code* (ADIBC)<sup>†</sup>

<sup>†</sup>The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC.

#### Properties evaluated:

- Physical operation
- Water flow

### 2.0 USES

The Smart Vent® units are engineered mechanically operated flood vents (FVs) employed to equalize hydrostatic pressure on walls of enclosures subject to rising or falling flood waters. Certain models also allow natural ventilation.

### 3.0 DESCRIPTION

#### 3.1 General:

When subjected to rising water, the Smart Vent® FVs internal floats are activated, then pivot open to allow flow in either direction to equalize water level and hydrostatic pressure from one side of the foundation to the other. The FV pivoting door is normally held in the closed position by a buoyant release device. When subjected to rising water, the buoyant release device causes the unit to unlatch, allowing

the door to rotate out of the way and allow flow. The water level stabilizes, equalizing the lateral forces. Each unit is fabricated from stainless steel. Smart Vent® Automatic Foundation Flood Vents are available in various models and sizes as described in Table 1. The SmartVENT® Stacking Model #1540-511 and FloodVENT® Stacking Model #1540-521 units each contain two vertically arranged openings per unit.

#### 3.2 Engineered Opening:

The FVs comply with the design principle noted in Section 2.7.2.2 and Section 2.7.3 of ASCE/SEI 24-14 [Section 2.6.2.2 of ASCE/SEI 24-05 (2012, 2009, 2006 IBC and IRC)] for a maximum rate of rise and fall of 5.0 feet per hour (0.423 mm/s). In order to comply with the engineered opening requirement of ASCE/SEI 24, Smart Vent FVs must be installed in accordance with Section 4.0.

#### 3.3 Ventilation:

The SmartVENT® Model #1540-510 and SmartVENT® Overhead Door Model #1540-514 both have screen covers with 1/4-inch-by-1/4-inch (6.35 by 6.35 mm) openings, yielding 51 square inches (32 903 mm<sup>2</sup>) of net free area to supply natural ventilation. The SmartVENT® Stacking Model #1540-511 consists of two Model #1540-510 units in one assembly, and provides 102 square inches (65 806 mm<sup>2</sup>) of net free area to supply natural ventilation. Other FVs described in this report do not offer natural ventilation.

#### 3.4 Flood Vent Sealing Kit:

The Flood Vent Sealing Kit Model #1540-526 is used with SmartVENT® Model #1540-520. It is a Homasote 440 Sound Barrier® (ESR-1374) insert with 21 – 2-inch-by-2-inch (51 mm x 51 mm) squares cut in it. See Figure 4.

### 4.0 DESIGN AND INSTALLATION

#### 4.1 SmartVENT® and FloodVENT®:

SmartVENT® and FloodVENT® are designed to be installed into walls or overhead doors of existing or new construction from the exterior side. Installation of the vents must be in accordance with the manufacturer's instructions, the applicable code and this report. Installation clips allow mounting in masonry and concrete walls of any thickness. In order to comply with the engineered opening design principle noted in Section 2.7.2.2 and 2.7.3 of ASCE/SEI 24-14 [Section 2.6.2.2 of ASCE/SEI 24-05 (2012, 2009, 2006 IBC and IRC)], the Smart Vent® FVs must be installed as follows:

ICC-ES Evaluation Reports are not to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they to be construed as an endorsement of the subject of the report or a recommendation for its use. There is no warranty by ICC Evaluation Service, LLC, express or implied, as to any finding or other matter in this report, or as to any product covered by the report.





These plans have been found to be in substantial compliance of the adopted building codes. These drawings of any openings on different sides of the closed area and notes applied. This is not approval of any violation of any code, ordinance, statute or regulation.

- With a minimum of one FV for every 200 square feet (18.6 m<sup>2</sup>) of enclosed area, except that the SmartVENT® Stacking Model #1540-511 and FloodVENT® Stacking Model #1540-521 must be installed with a minimum of one FV for every 400 square feet (37.2 m<sup>2</sup>) of enclosed area.
- Below the base flood elevation.
- With the bottom of the FV located a maximum of 12 inches (305.4 mm) above the higher of the final grade or floor and finished exterior grade immediately under each opening.

### 4.2 Flood Vent Sealing Kit

The Flood Vent Sealing Kit Model 1540-526 is used in conjunction with FloodVENT® Model #1540-520. When installed and tested in accordance with ASTM E283, the FV and Flood Vent Sealing Kit assembly have an air leakage rate of less than 0.2 cubic feet per minute per lineal foot (18.56 l/min per lineal meter) at a pressure differential of 1 pound per square foot (50 Pa) based on 12.58 lineal feet (3.8 lineal meters) contained by the Flood Vent Sealing Kit.

### 5.0 CONDITIONS OF USE

The Smart Vent® FVs described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

- 5.1 The Smart Vent® FVs must be installed in accordance with this report, the applicable code and the

manufacturer's installation instructions. In the event of a conflict, the instructions in this report govern.

- 5.2 The Smart Vent® FVs must not be used in the place of "breakaway walls" in coastal high hazard areas, but are permitted for use in conjunction with breakaway walls in other areas.

### 6.0 EVIDENCE SUBMITTED

- 6.1 Data in accordance with the ICC-ES Acceptance Criteria for Mechanically Operated Flood Vents (AC364), dated August 2015 (editorially revised February 2021).
- 6.2 Test report on air infiltration in accordance with ASTM E283.

### 7.0 IDENTIFICATION

- 7.1 The Smart VENT® models and the Flood Vent Sealing Kit described in this report must be identified by a label bearing the manufacturer's name (Smartvent Products, Inc.), the model number, and the evaluation report number (ESR-2074).
- 7.2 The report holder's contact information is the following:

**SMART VENT PRODUCTS, INC.**  
**19 MANTUA ROAD**  
**MOUNT ROYAL, NEW JERSEY 08061**  
**(877) 441-8368**  
[www.smartvent.com](http://www.smartvent.com)  
[info@smartvent.com](mailto:info@smartvent.com)

TABLE 1—MODEL SIZES

MODEL NAME	MODEL NUMBER	MODEL SIZE (in.)	COVERAGE (sq. ft.)
FloodVENT®	1540-520	15 <sup>3</sup> / <sub>4</sub> " X 7 <sup>3</sup> / <sub>4</sub> "	200
SmartVENT®	1540-510	15 <sup>3</sup> / <sub>4</sub> " X 7 <sup>3</sup> / <sub>4</sub> "	200
FloodVENT® Overhead Door	1540-524	15 <sup>3</sup> / <sub>4</sub> " X 7 <sup>3</sup> / <sub>4</sub> "	200
SmartVENT® Overhead Door	1540-514	15 <sup>3</sup> / <sub>4</sub> " X 7 <sup>3</sup> / <sub>4</sub> "	200
Wood Wall FloodVENT®	1540-570	14" X 8 <sup>3</sup> / <sub>4</sub> "	200
Wood Wall FloodVENT® Overhead Door	1540-574	14" X 8 <sup>3</sup> / <sub>4</sub> "	200
SmartVENT® Stacker	1540-511	16" X 16"	400
FloodVent® Stacker	1540-521	16" X 16"	400

For SI: 1 inch = 25.4 mm; 1 square foot = m<sup>2</sup>

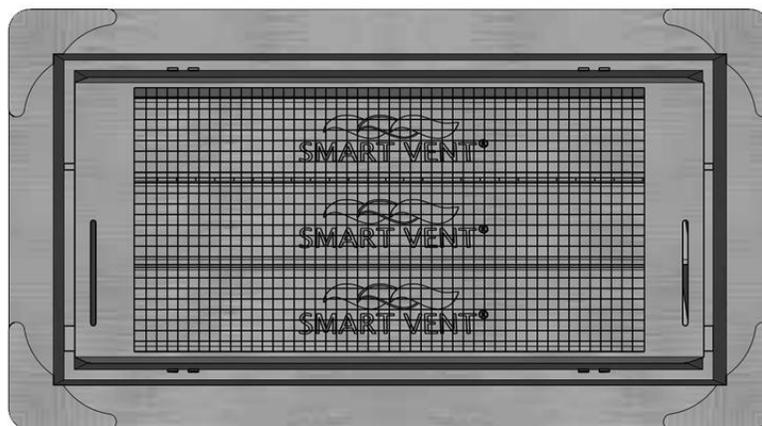


FIGURE 1—SMART VENT: MODEL 1540-510



# Approved

Most Widely Accepted and Trusted  
These plans have been found to be in substantial

compliance of the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any violation of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

**BLD2303-00021**  
**06/26/23**



FIGURE 2—SMART VENT MODEL 1540-520



FIGURE 3—SMART VENT: SHOWN WITH FLOOD DOOR PIVOTED OPEN

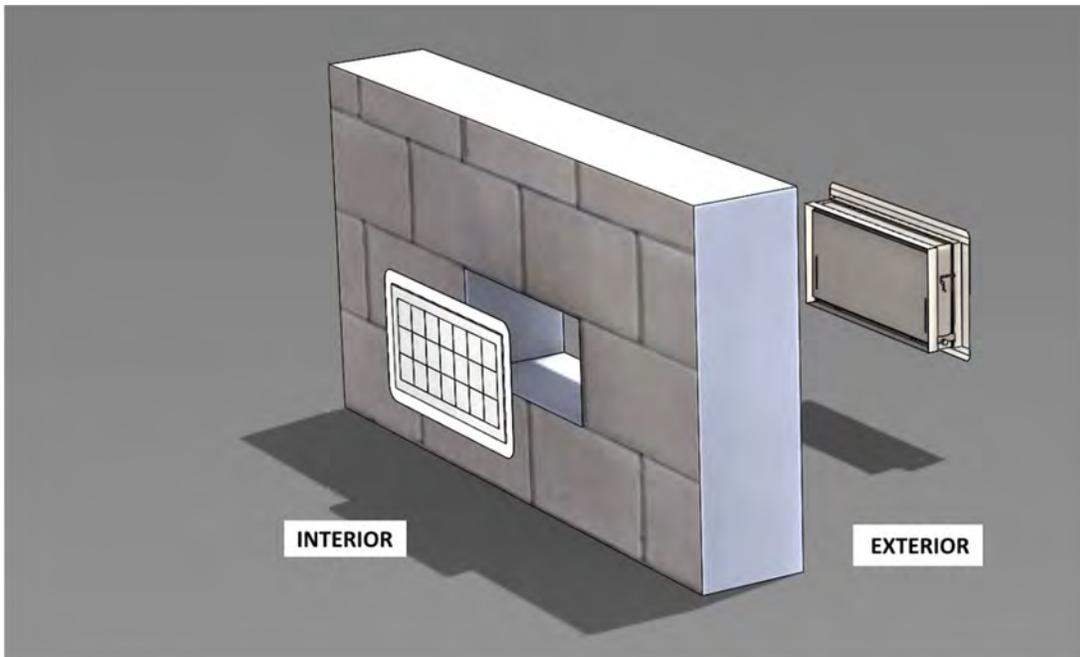


FIGURE 4—FLOOD VENT SEALING KIT



**Approved**

These plans have been found to be in substantial compliance of the applicable building codes. These evaluations are approved contingent on compliance with applicable codes and codes applied. This is not approval of any code, ordinance, statute or regulation. Compliance will be required for code violations found during the inspection process.

**ICC-ES Evaluation Report**  
**BLD2303-00021**  
**06/26/23**

**ESR-2074 CBC and CRC Supplement**

Reissued February 2023

This report is subject to renewal February 2025.

[www.icc-es.org](http://www.icc-es.org) | (800) 423-6587 | (562) 699-0543 A Subsidiary of the International Code Council®

**DIVISION: 08 00 00—OPENINGS**  
**Section: 08 95 43—Vents/Foundation Flood Vents**

**REPORT HOLDER:**

**SMART VENT PRODUCTS, INC.**

**EVALUATION SUBJECT:**

**SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514**  
**FLOOD VENT SEALING KIT #1540-526**

**1.0 REPORT PURPOSE AND SCOPE**

**Purpose:**

The purpose of this evaluation report supplement is to indicate that Smart Vent® Automatic Foundation Flood Vents, described in ICC-ES evaluation report ESR-2074, have also been evaluated for compliance with codes noted below.

**Applicable code editions:**

- 2019 California Building Code (CBC)

For evaluation of applicable chapters adopted by the California Office of Statewide Health Planning and Development (OSHPD) AKA: California Department of Health Care Access and Information (HCAI) and the Division of State Architect (DSA), see Sections 2.1.1 and 2.1.2 below.

- 2019 California Residential Code (CRC)

**2.0 CONCLUSIONS**

**2.1 CBC:**

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with 2019 CBC Chapter 12, provided the design and installation are in accordance with the 2018 *International Building Code*® (IBC) provisions noted in the evaluation report and the additional requirements of CBC Chapters 12 and 16, as applicable.

**2.1.1 OSHPD:**

The applicable OSHPD Sections and Chapters of the CBC are beyond the scope of this supplement.

**2.1.2 DSA:**

The applicable DSA Sections and Chapters of the CBC are beyond the scope of this supplement.

**2.2 CRC:**

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with the 2019 CRC, provided the design and installation are in accordance with the 2018 *International Residential Code*® (IRC) provisions noted in the evaluation report.

This supplement expires concurrently with the evaluation report, reissued February 2023.





# Approved

These plans have been found to be in substantial compliance of the adopted building codes. These approvals are approved contingent on compliance with applicable codes and rules applied. This is not approval of any code, ordinance, statute or regulation. No warranty will be required for code violations found during the inspection process.

**ICC-ES Evaluation Report**  
**BLD2303-00021**  
**06/26/23**

## ESR-2074 FBC Supplement

Reissued February 2023

This report is subject to renewal February 2025.

[www.icc-es.org](http://www.icc-es.org) | (800) 423-6587 | (562) 699-0543

A Subsidiary of the International Code Council®

**DIVISION: 08 00 00—OPENINGS**  
**Section: 08 95 43—Vents/Foundation Flood Vents**

### REPORT HOLDER:

**SMART VENT PRODUCTS, INC.**

### EVALUATION SUBJECT:

**SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514**  
**FLOOD VENT SEALING KIT #1540-526**

### 1.0 REPORT PURPOSE AND SCOPE

#### Purpose:

The purpose of this evaluation report supplement is to indicate that Smart Vent® Automatic Foundation Flood Vents, described in ICC-ES evaluation report ESR-2074, have also been evaluated for compliance with the codes noted below.

#### Applicable code editions:

- 2020 Florida Building Code—Building
- 2020 Florida Building Code—Residential

### 2.0 CONCLUSIONS

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with the *Florida Building Code—Building* and the *Florida Building Code—Residential*, provided the design requirements are determined in accordance with the *Florida Building Code—Building* or the *Florida Building Code—Residential*, as applicable. The installation requirements noted in ICC-ES evaluation report ESR-2074 for 2018 *International Building Code*® meet the requirements of the *Florida Building Code—Building* or the *Florida Building Code—Residential*, as applicable.

Use of the Smart Vent® Automatic Foundation Flood Vents has also been found to be in compliance with the High-Velocity Hurricane Zone provisions of the *Florida Building Code—Building* and the *Florida Building Code—Residential*.

For products falling under Florida Rule 61G20-3, verification that the report holder's quality assurance program is audited by a quality assurance entity approved by the Florida Building Commission for the type of inspections being conducted is the responsibility of an approved validation entity (or the code official when the report holder does not possess an approval by the Commission).

This supplement expires concurrently with the evaluation report, reissued February 2023.





**APPROVED**  
 These plans have been found to be in substantial compliance of the adopted building codes. These documents are approved contingent on compliance with the mark-ups, notes, and conditions of approval applied. This is not approval of any violation of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.



SHEET LEGEND	
SYMBOL	DESCRIPTION
---	Property Line
---	Floodplain
---	Setbacks / Easements
-SILT-	Silt Fence / L.O.D.
(XXXX)	Existing Contours
(XXXX)	Existing Contours
XXXX	Proposed Contours
XXXX	Proposed Contours
	Existing Vegetation
	Grass Pave
	Surface Material - Driveway Pavers
	Surface Material - Chipseal Asphalt
	Surface Material - Cut Stone
	Surface Material - Gravel
	Surface Material - Stone
	Landscape - Native
	Landscape - Lawn
	Proposed Wetlands

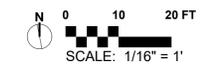
**LANDSCAPE PLAN**  
**BADGER LANE**  
 121 BADGER LANE KETCHUM, ID 83340

FILENAME: BADGER LANE\_vwx  
 PROJECT MANAGER: CG  
 DRAWN BY: LH  
 ISSUE DATE: 4/29/2024  
 PLOT DATE: 4/29/24 10:16:39 AM

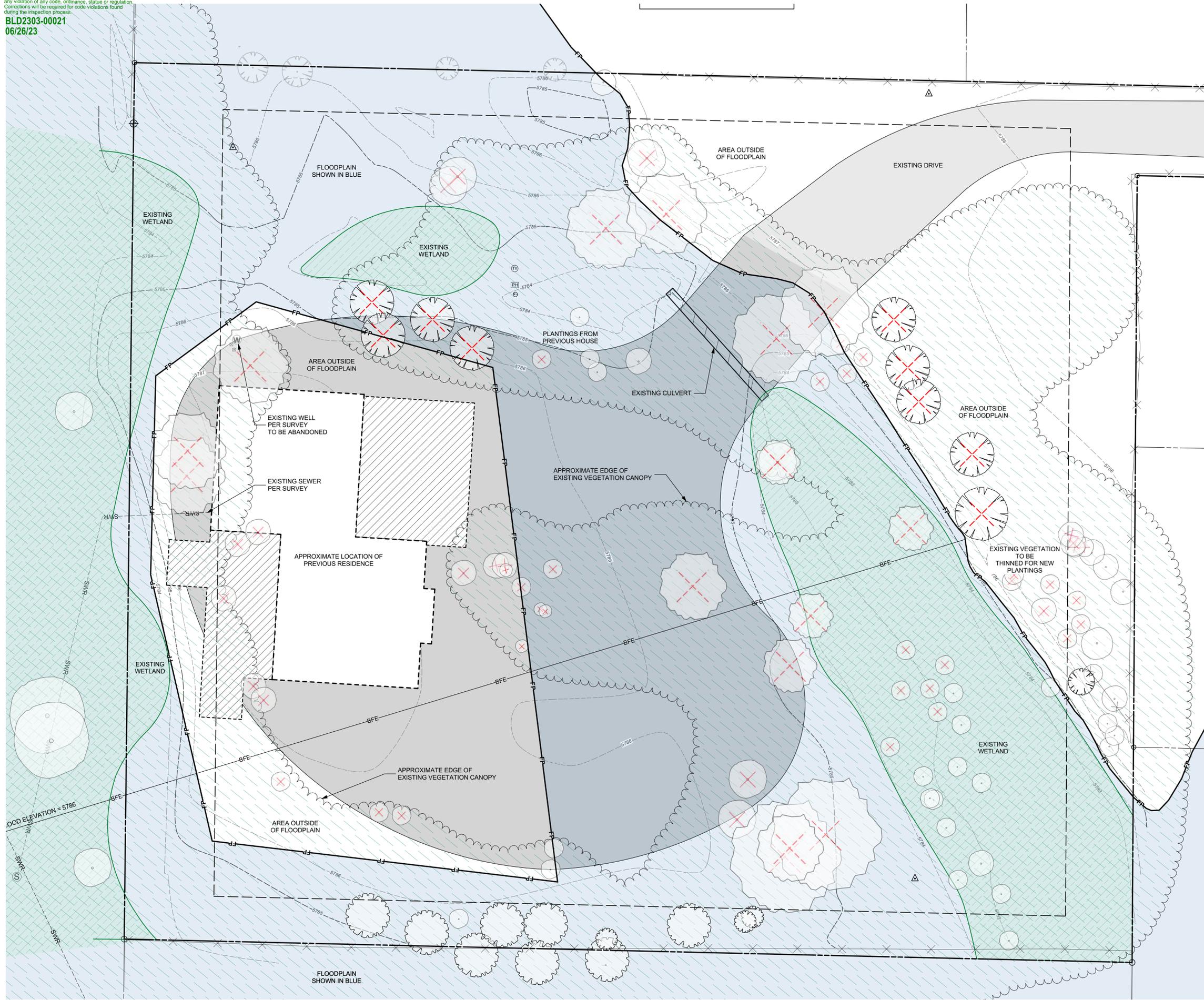
**SITE OVERVIEW**

SHEET NO.

**L1.0**



**Approved**  
 These plans have been found to be in substantial compliance with the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.  
 BLD2303-00021  
 06/26/23



SHEET LEGEND	
SYMBOL	DESCRIPTION
---	Property Line
---	Floodplain
(XXXX)	Existing Contours
█	Disturbed
☁	Existing Tree Canopy
▨	Existing Wetlands
✕	Existing Fence
△	Survey Point
✕	Existing Tree To Be Removed

EXISTING TREES OVER 2" CALIPER	
SYMBOL	DESCRIPTION
○	Aspen
⊙	Cottonwood
⊙	Spruce
⊙	Fir

**BYLA**  
 LANDSCAPE ARCHITECTS  
 323 Lewis - Ketchum, ID  
 (208) 726-5907 • (208) 720-0215  
 www.byla.us

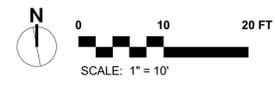
ISSUE: 7 2/17/2023 UPDATED PER DEV. PERMIT  
 REVISIONS:  
 © copyright 2022  
 BYLA Landscape Architects

**LANDSCAPE PLAN**  
**BADGER LANE**  
 121 BADGER LANE KETCHUM, ID 83340

FILENAME: BADGER LANE 2023\_SHIFT.vwx  
 PROJECT MANAGER: XX  
 DRAWN BY: XX  
 ISSUE DATE: 2/17/2023  
 PLOT DATE: 2/23/23 12:06:15 PM

**EXISTING CONDITIONS & DEMO PLAN**

SHEET NO.

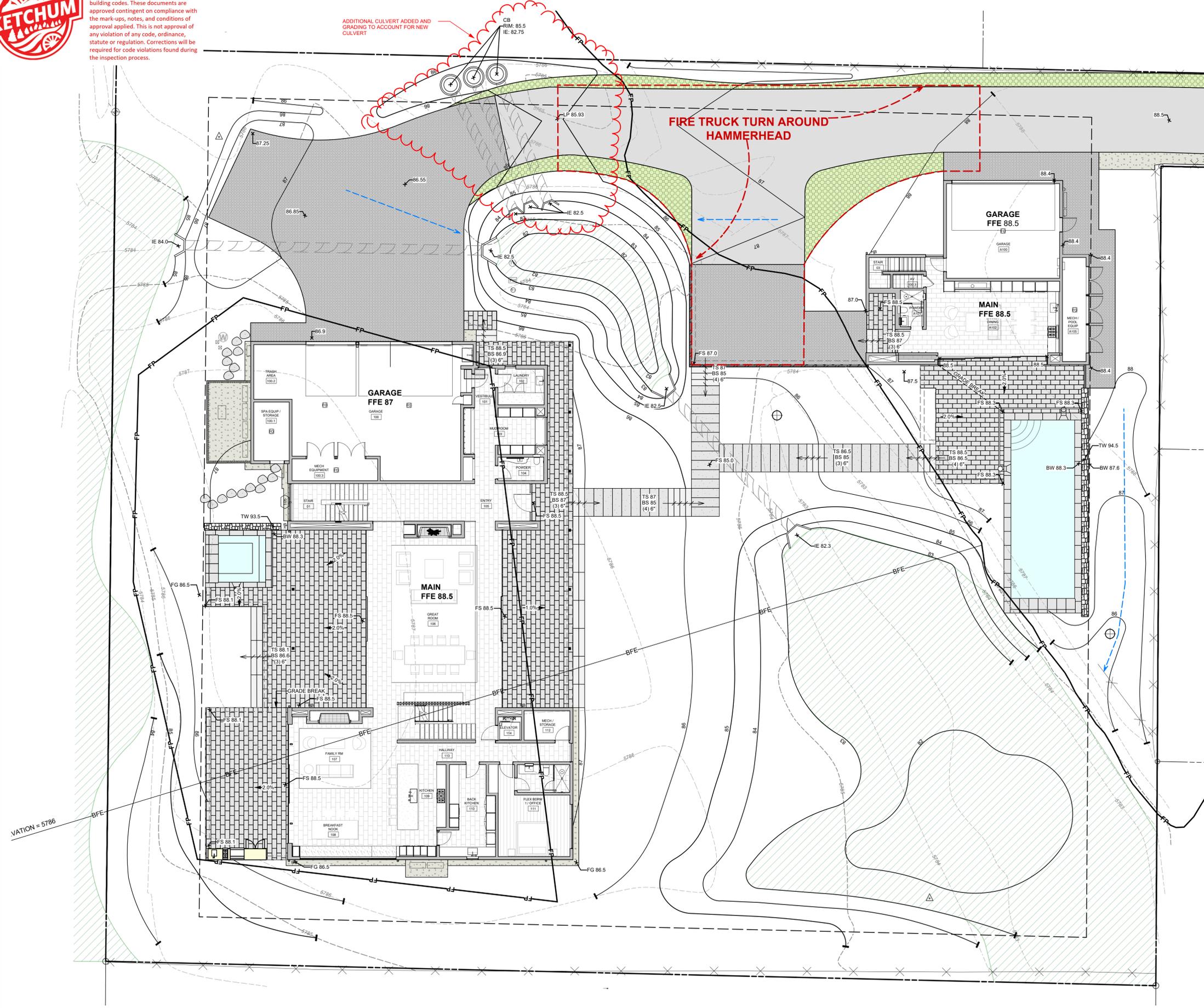


**L1.1**



**APPROVED**  
 These plans have been found to be in substantial compliance of the adopted building codes. These documents are approved contingent on compliance with the mark-ups, notes, and conditions of approval applied. This is not approval of any violation of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

ADDITIONAL CULVERT ADDED AND GRADING TO ACCOUNT FOR NEW CULVERT



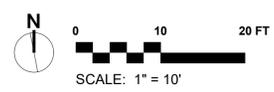
GRADING + DRAINAGE LEGEND	
SYMBOL	DESCRIPTION
	Catch Basin
	Drywell
	2.0% Pitch
	Drainage Direction
<b>FFE</b>	Finished Floor Elevation
<b>+10.50</b>	Spot Elevation
<b>FG</b>	Finished Grade
<b>FS</b>	Finished Surface
<b>TS</b>	Top of Step
<b>BS</b>	Bottom of Step
<b>TW</b>	Top of Wall
<b>BW</b>	Bottom of Wall
<b>TM</b>	Top of Metal
<b>LP</b>	Low Point
<b>HP</b>	High Point
<b>IE</b>	Invert Elevation

**LANDSCAPE PLAN**  
**BADGER LANE**  
 121 BADGER LANE KETCHUM, ID 83340

FILENAME: **BADGER\_LANE\_vwx**  
 PROJECT MANAGER: **CG**  
 DRAWN BY: **LH**  
 ISSUE DATE: **4/29/2024**  
 PLOT DATE: **4/29/24 10:16:41 AM**

**GRADING PLAN**

SHEET NO.



**L2.0**





### SHEET LEGEND

SYMBOL	DESCRIPTION
---	Property Line
---	Floodplain
---	Setbacks / Easements
(XXXX)	Existing Contours
XXXX	Proposed Contours
✕	Existing Fence
△	Survey Point
○	Existing Vegetation
▨	Proposed Wetland
▨	Grass Pave
▨	Surface Material - Metal
▨	Surface Material - Gravel
▨	Surface Material - Asphalt
▨	Surface Material - Stone
▨	Surface Material - Stone Paver
▨	Landscape - Native
▨	Landscape - Lawn
○	Landscape - Trees

### IRRIGATION SCHEDULE

AREA DESCRIPTION	IRRIGATION TYPE
Trees + Shrubs	Buried Drip Irrigation
Perennial Beds	N/A
Lawn	Overhead Irrigation
Native Re-Veg	Temporary Overhead

**IRRIGATION NOTES:**  
 ALL TREES TO HAVE DRIP IRRIGATION AND ALL OTHER PLANTINGS TO BE IRRIGATED

### PLANT SCHEDULE

ABBREV	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
AC	24	8' B&B	<i>Abies concolor</i>	White Fir
AL	19	8'-12' B&B	<i>Abies lasiocarpa</i>	Subalpine Fir
PT	51	2'-4' CAL.	<i>Populus tremuloides</i>	Quaking Aspen

### SHRUBS

ABBREV	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
AA	8	5 GAL.	<i>Amelanchier alnifolia</i>	Serviceberry
CSI	115	10 gal.	<i>Cornus sericea 'Isanti'</i>	Isanti Red-Osier Dogwood
RA	13	5 GAL.	<i>Ribes alpinum</i>	Alpine Currant
SB	29	6' B&B	<i>Salix bebbiana</i>	Bebb Willow

### NATIVE GRASSES

ABBREV	AREA	SIZE	BOTANICAL NAME	COMMON NAME
BC	7038.4 SF		<i>Bromus cernuus</i>	Mountain Brome

### Lawn

ABBREV	AREA	SIZE	BOTANICAL NAME	COMMON NAME
FL	5173.5 SF		<i>Festuca longifolia</i>	Hard Fescue

### LIGHTING LEGEND

SYMBOL	QTY	DESCRIPTION
●	15	Lighting - Path Light
●	7	Lighting - Wall Light

**LIGHTING NOTES:**  
 ALL LIGHTING SHOWN FOR DESIGN INTENT. ALL LIGHTING WILL BE COMPLIANT TO CITY OF KETCHUM DARK SKY LIGHTING ORDINANCES.

### QUAD LED PATH LIGHT

6091

WAC LANDSCAPE LIGHTING

**SPECIFICATIONS**  
 Input: 9-15VAC (Transformer is required)  
 Power: 3.0W / 4.5VA  
 Brightness: Up to 100 lm  
 CRI: 90  
 Rated Life: 60,000 hours

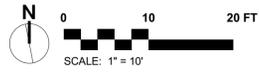
### WALL LIGHT

Model: WL-LED100  
 LEDme® Step Light

WAC LIGHTING  
 Responsible Lighting®

**SPECIFICATIONS**  
 Construction: Die-cast aluminum or 316 marine grade cast stainless steel  
 Power: Direct wiring, no remote driver needed. Input voltage: 120V or 277VAC, 50/60Hz  
 Light Source: 2700K or 3000K CCT Samsung HV AC High Power LED, CR: 90  
 Optional color lenses. Total power consumption of 3.5W  
 Mounting: Fits into 2" x 4" J-Box with minimum inside dimensions of 3" x 2 1/2" x 2 1/4"  
 Includes bracket for J-Box mount.  
 Dimming: Dim to 10% with electronic low voltage (ELV) dimmer  
 Approved dimmers: Lutron Nova™ NTELV-900 & NTELV-600, Lutron Maestro™ MRLV-600, Lutron Diva™ DVELV-300P, Lutron Skylark™ SELV-300P, Lutron Maestro™ MVELV-600  
 Standards: IRL, UL & cUL, listed for wet locations, Title 24 JAB-2016 Compliant.

**PRODUCT DESCRIPTION**  
 Horizontal rectangular LEDme® Step Light. Designed for safety and style on stairways, patios, decks, balcony area, walkways and building perimeters.  
 Features an architectural design. Energy efficient for long lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night.





**APPROVED**  
 These plans have been found to be in substantial compliance of the adopted building codes. These documents are approved contingent on compliance with the mark-ups, notes, and conditions of approval applied. This is not approval of any violation of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.



PLANT SCHEDULE				
TREES				
ABBRV	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
AC	23	14' - 16' B&B	<i>Abies concolor</i>	White Fir
AL	19	12' - 16' B&B	<i>Abies lasiocarpa</i>	Subalpine Fir
PT	50	2'-4" CAL.	<i>Populus tremuloides</i>	Quaking Aspen
SHRUBS				
ABBRV	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
AA	8	5 Gal.	<i>Amelanchier alnifolia</i>	Serviceberry
CSI	115	5 Gal.	<i>Cornus sericea 'saari'</i>	Saanit Red-Osier Dogwood
RA	25	5 GAL.	<i>Ribes alpinum</i>	Alpine Currant
SB	29	5 Gal.	<i>Salix bebbiana</i>	Bebb's Willow
SBT	118	5 Gal.	<i>Spiraea betulifolia 'Tor'</i>	Tor Birchleaf Spiraea
PERENNIALS				
ABBRV	AREA	SIZE	BOTANICAL NAME	COMMON NAME
P	810	1 gal.	Generic Perennial	TBD
NATIVE GRASSES				
ABBRV	AREA	SIZE	BOTANICAL NAME	COMMON NAME
BC	7038.4 SF		<i>Bromus carinatus</i>	Mountain Brome
Lawn				
ABBRV	AREA	SIZE	BOTANICAL NAME	COMMON NAME
FL	5173.5 SF		<i>Festuca longifolia</i>	Hard Fescue

IRRIGATION SCHEDULE	
AREA DESCRIPTION	IRRIGATION TYPE
Trees + Shrubs	Burled Drip Irrigation
Perennial Beds	N/A
Lawn	Overhead Irrigation
Native Re-Veg	Temporary Overhead

- GENERAL PLANTING NOTES:**
- THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK
  - CONTRACTOR SHALL CLEAR AND GRUB ALL EXISTING VEGETATION WITHIN NEW PLANTING AREAS, UNLESS OTHERWISE INDICATED, AS REQUIRED FOR THE SITE CONSTRUCTION AND PLANTING OPERATIONS. LIMITS OF CLEARING SHALL BE REVIEWED WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. STRIP ALL ORGANIC MATTER TO A SUFFICIENT DEPTH TO COMPLETELY REMOVE SUCH MATERIAL.
  - EXISTING PLANT MATERIAL: PROTECT ALL EXISTING PLANT MATERIAL TO REMAIN. CONTRACTOR TO REPAIR ANY DAMAGE INCURRED AS A DIRECT RESULT OF THIS CONTRACT TO THE OWNER'S SATISFACTION AT NO ADDITIONAL COST.
  - THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS.
  - ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
  - NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY THE PROJECT ARCHITECT OR EQUAL.
  - WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
  - THE DAY PRIOR TO PLANTING, THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED BY CONTRACTOR FOR APPROVAL BY PROJECT LANDSCAPE ARCHITECT OR EQUAL.
  - ALL PLANT MATERIAL SHALL BE SELECTED AT NURSERY BY THE PROJECT LANDSCAPE ARCHITECT OR OFFICE STAFF.
  - ALL PLANTS TO BE INSTALLED AS PER DETAILS AND THE CONTRACT SPECIFICATIONS.
  - ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY, IF NECESSARY, DURING THE FIRST GROWING SEASON.
  - MULCH: INSTALL A UNIFORM TWO INCH COVERING OF COMPOST PER SPEC.
  - TOPSOIL: LAWN AREAS TO RECEIVE A FOUR (4) INCH LAYER OF NATIVE/IMPORT TOPSOIL. PERENNIAL BEDS TO RECEIVE A TWELVE (12) INCH LAYER OF AMENDED 60/40 BLEND - CONTRACTOR TO PROVIDE SPEC. PRIOR TO MATERIAL ARRIVING ON SITE.
  - LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT AND REJECT PLANT MATERIAL AT ANY POINT FROM DELIVERY THROUGH WARRANTY PERIOD. CONTRACTOR TO REPLACE MATERIAL DURING CURRENT PLANTING WINDOW.

- SOIL PREPARATION NOTES:**
- BED PREPARATION: prepare soils in planting areas by roto-tilling amendment and topsoil to a depth of 8" below finished soil surface in all planted areas. Trees will require over-excavation and backfill with amended soil.
  - DE-COMPACTION: subsiding in planting areas should be performed as required, at a depth of 12-24 inches in such a manner as will fracture compacted soil without adversely displacing surface soil, or disturbing plant life, topsoil and surface residue. Multiple passes at varying angles are required to ensure suitability for growth. When using disc or ripping equipment, it is required that the final passes over the area be made with a roto-tiller to break up any large clumps to make final grading easier. Proper equipment, and method are critical.
  - LANDSCAPE CONSTRUCTION COMPACTION MITIGATION: compaction during construction should be minimized as possible and remediated as required to less than 80% using methods described, prior to plant installation.
  - The landscape contractor shall complete the following. Strip existing topsoil and stockpile on site for later use. Conduct a soil evaluation and provide written lab report to determine the existing soil's: composition, compaction rate, nutrient qualities, organic content, pH levels and water holding capabilities.
  - The ideal particle soil mix for this project is approximately 45% sand, 40% silt, 10% clay and 5% organic material with a pH level near seven. Prior to the installation of the landscape and irrigation system, contractor to prepare soil to ensure a proper environment for plant root development.
  - SOIL AMENDMENT: after initial soil de-compaction procedures are performed, soil amendments should be added. The addition of soil amendments is determined from soil tests conducted prior to work commencing. Soil amendment may include inorganic material such as sand, silt or clay, which help improve soil texture. Organic material such as compost, manure, and peat moss may also be used and help improve soil structure. Other amendments shall be added as specified in required soils report. All amendments should be mixed thoroughly with existing soil and an additional soil test will be taken to ensure proper soil conditions prior to planting.
  - SUPPLEMENTAL TOPSOIL: if necessary, provide new topsoil that is fertile, friable and natural loam surface soil, reasonably free of subsoil, clay, clay clumps, brush weeds, and other litter and free of roots, stumps, stones larger than 2" in any dimension and other extraneous or toxic matter harmful to plant growth. Obtain topsoil from local sources or from areas having similar soil characteristics to that necessary for vigorous growth of specified plantings. Obtain topsoil that occurs in a depth of not less than 6". Do not obtain soil from bogs or marshes.
  - TURF/SOD PREPARATION: prepare soils in seed and sod areas by roto-tilling amendment and topsoil to a depth of 4" below finished soil surface.

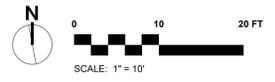
**LANDSCAPE PLAN**  
**BADGER LANE**  
 121 BADGER LANE KETCHUM, ID 83340

FILENAME: **BADGER\_LANE\_vwx**  
 PROJECT MANAGER: **CG**  
 DRAWN BY: **LH**  
 ISSUE DATE: **4/29/2024**  
 PLOT DATE: **4/29/24 10:16:44 AM**

**PLANTING PLAN**

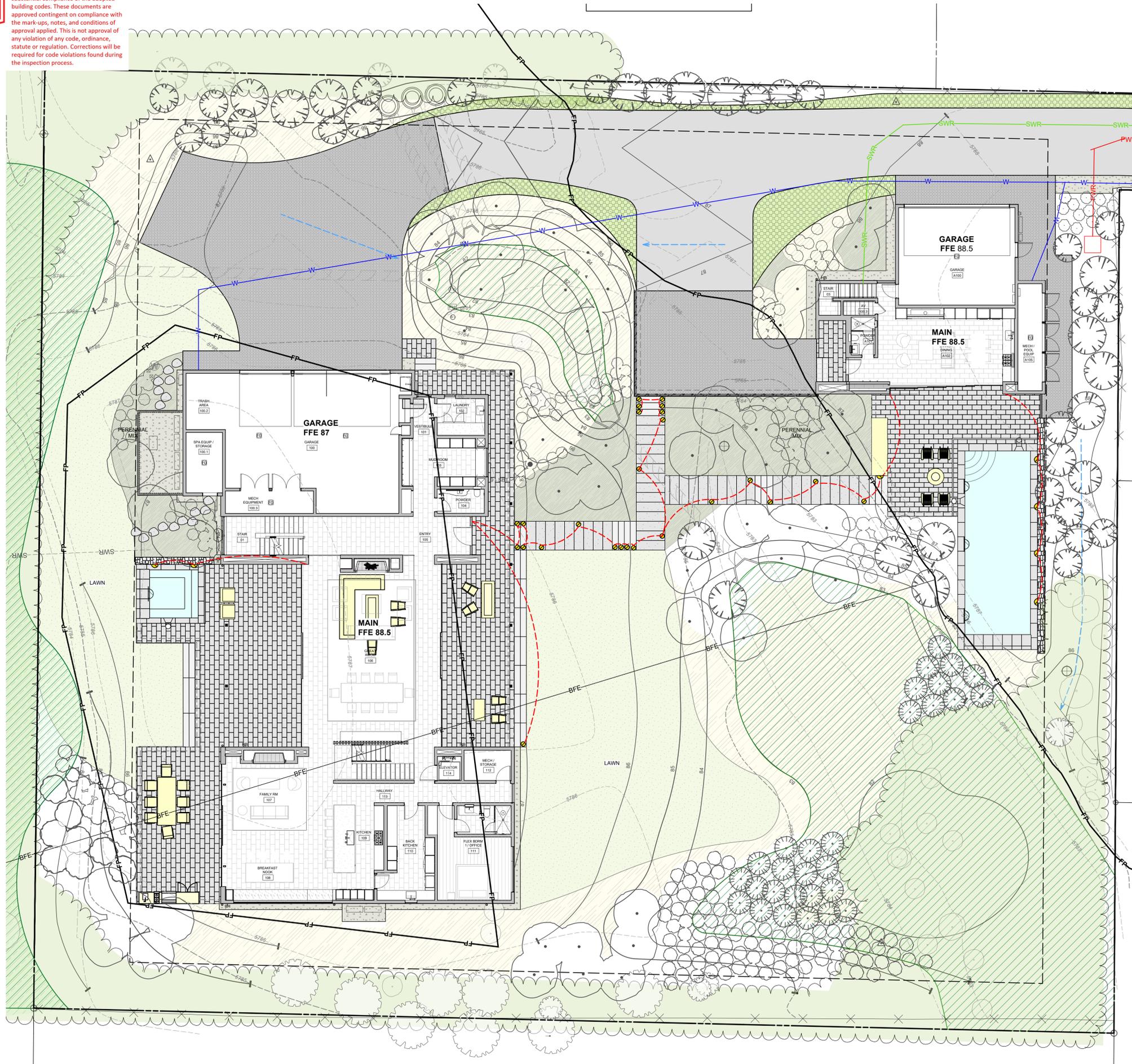
SHEET NO.

**L5.0**





**APPROVED**  
 These plans have been found to be in substantial compliance of the adopted building codes. These documents are approved contingent on compliance with the mark-ups, notes, and conditions of approval applied. This is not approval of any violation of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.



FIXTURE LEGEND			
SYMBOL	QTY.	TYPE	DESCRIPTION
	15	PATH LIGHT	WAC- 2" INGROUND QUAD-DIRECTIONAL
	7	WALL LIGHT	WAC-WL-LED100
	4	POOL/SPA	PER POOL CONTRACTOR

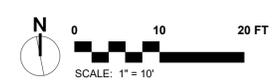
**LIGHTING NOTES:**  
 ALL LIGHTING SHOWN FOR DESIGN INTENT.  
 ALL LIGHTING WILL BE COMPLIANT TO CITY OF KETCHUM DARK SKY LIGHTING ORDINANCES.

**LANDSCAPE PLAN**  
**BADGER LANE**  
 121 BADGER LANE KETCHUM, ID 83340

FILENAME: BADGER\_LANE\_vwx  
 PROJECT MANAGER: CG  
 DRAWN BY: LH  
 ISSUE DATE: 4/29/2024  
 PLOT DATE: 4/29/24 10:16:46 AM

**LIGHTING +  
 UTILITY PLAN**

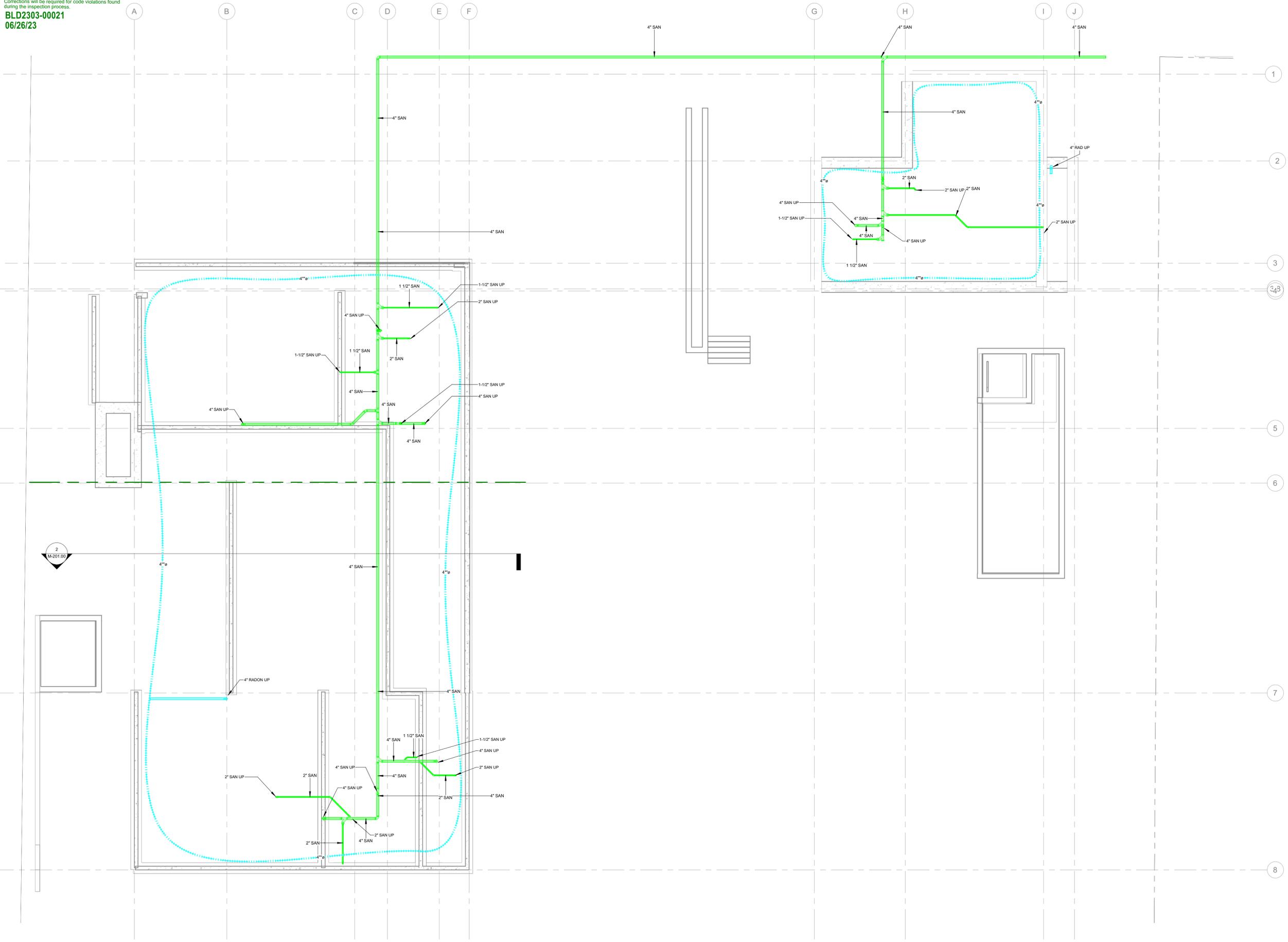
SHEET NO.



**L6.0**



**Approved**  
 These plans have been found to be in substantial compliance of the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.  
**BLD2303-00021**  
**06/26/23**



**CES Engineering Services MT, LLC**  
 1001 W Oak, Building B,  
 Suite 107  
 Bozeman MT 59715  
 406.272.0352  
 www.ceseng.com

2022661

**ISSUANCES**

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

**REVISIONS**

NO.	DATE	DESCRIPTION

**121 BADGER LANE**  
**KETCHUM IDAHO**

**PLUMBING - SUBSLAB**

DATE: 12/15/2022

PROJECT NO: 2022661

DRAWN:

CHECKED:

ISSUED FOR: PERMIT

REVISIONS:

SEAL:

SHEET NO.

**P-100.00**

1 PLUMBING - SUBSLAB  
 1/8" = 1'-0"



**CES Engineering Services MT, LLC**  
 Suite 107  
 1001 W Oak, Building B,  
 Bozeman MT 59715  
 406.272.0352  
 www.ceseng.com

2022661

ISSUANCES

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

REVISIONS

NO.	DATE	DESCRIPTION

121 BADGER LANE  
 KETCHUM IDAHO

RADON DETAILS

DATE:	12/15/2022
PROJECT NO:	2022661
DRAWN:	Author
CHECKED:	Checker
ISSUED FOR:	PERMIT

SEAL:

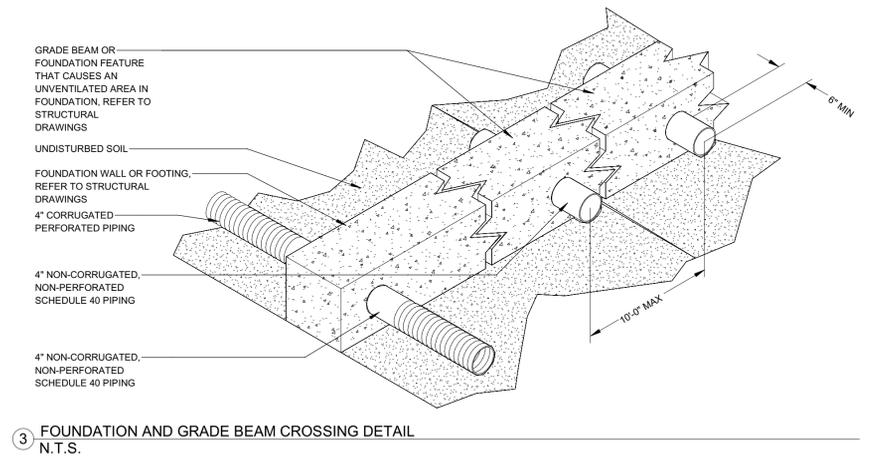
SHEET NO.

P-303.00

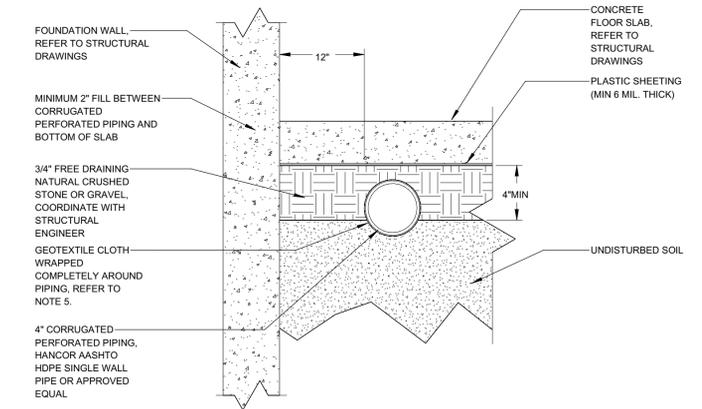
RADON FAN SCHEDULE													
SYMBOL	MANUFACTURER	MODEL	TYPE	LOCATION	SERVING	MAX AIRFLOW	MAX ESP	FAN SPEED	PHASE	VOLTAGE	AMPS	WEIGHT	REMARKS
RF-1	FANTECH	RN4EC-4	INLINE	SEE PLANS	RADON RISER	555 CFM	4.4" WC	4084 RPM	1	120 V	2.1 A	7.8 LBS	1,2
RF-2	FANTECH	RN4EC-4	INLINE	SEE PLANS	RADON RISER	555 CFM	4.4" WC	4084 RPM	1	120 V	2.1 A	7.8 LBS	1,2

REMARKS:  
 1. INSTALL FAN IN VERTICAL RUN OF PIPE.  
 2. INSTALL FAN NO MORE THAN 10 FT FROM RADON EXHAUST PIPE TERMINATION TO BUILDING EXTERIOR.

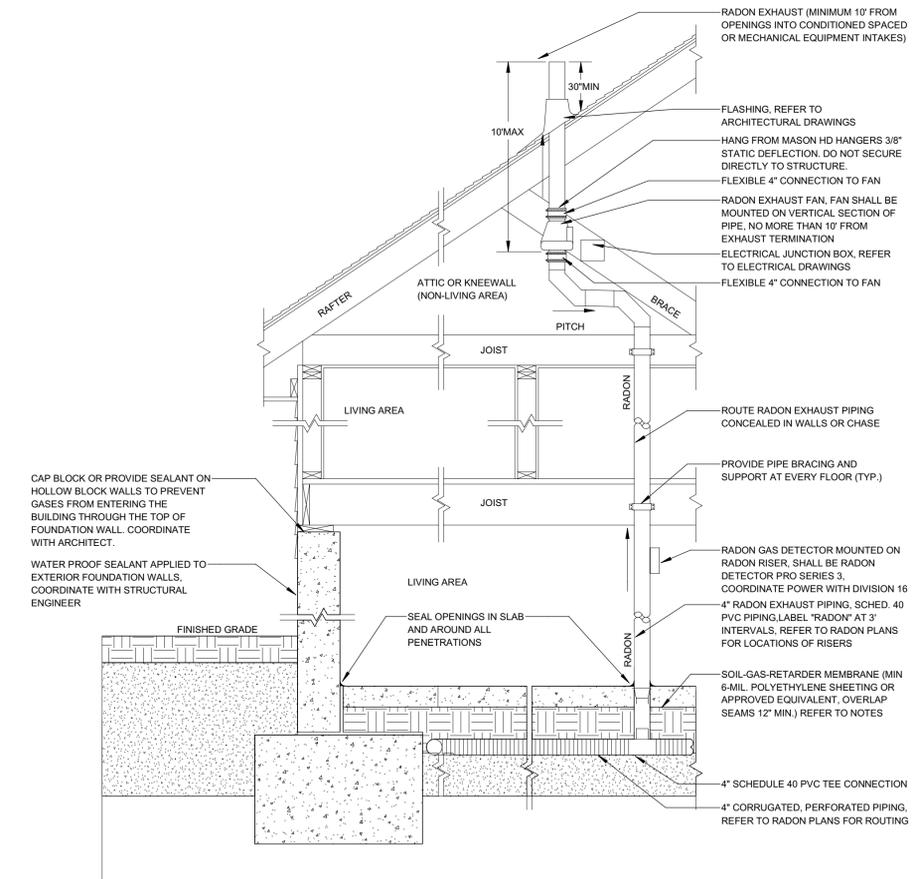
- RADON NOTES**
- UNDER SLAB RADON PIPING SHALL BE INSTALLED WITH A PITCH UPTOWARDS THE RISER OF 1/16" PER LINEAR FOOT.
  - THROUGH SLAB RADON RISER SHALL BE 4" SCHEDULE 40 PVC.
  - ALL OPENINGS, GAPS, AND JOINTS IN FLOOR SLAB AND WALL ASSEMBLIES IN CONTACT WITH SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS, DRAINS OR ANY OTHER SLAB PENETRATION IN THE FLOOR OR WALL ASSEMBLIES SHALL BE AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH NON-SHRINK MORTAR, GROUTS, OR EXPANDING FOAM AND SMALL GAPS WITH ELASTOMETRIC JOINT SEALANT, AS DEFINED IN ASTM C920-07. COORDINATE SEALANT SPECIFICATIONS WITH STRUCTURAL ENGINEER.
  - ALL UNDER SLAB CORRUGATED PERFORATED PIPING SHALL BE WRAPPED IN A GEOTEXTILE CLOTH TO REDUCE CLOGGING. CLOTH SHALL BE PROPEX GEOTEX OR APPROVED EQUAL.
  - 2" FILL SHALL BE PROVIDED BETWEEN THE TOP OF THE CORRUGATED PERFORATED PIPE AND THE BOTTOM OF THE FLOOR SLAB.
  - ALL SUB-SLAB PIPING, FOUNDATION AND FOOTING PENETRATIONS, AND RADON RISER LOCATIONS SHALL BE COORDINATED WITH THE STRUCTURAL ENGINEER.
  - ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, 3/4" IN DIAMETER.
  - RADON EXHAUST PIPING SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS-RETARDER MEMBRANE.
  - ALL POSITIVELY PRESSURED PORTIONS OF THE RADON EXHAUST PIPING AND FAN SHALL BE LOCATED OUTSIDE THE HABITABLE SPACE OF THE BUILDING.
  - AN ALARM SIGNAL SHALL BE SENT TO THE SECURITY SYSTEM IF THERE IS A LOSS OF PRESSURE OF AIR FLOW IN THE RADON EXHAUST PIPE.
  - PROVIDE RADON GAS DETECTORS IN BASEMENT, AND ALL FLOORS WITH LIVABLE SPACE. COORDINATE FINAL LOCATION WITH ARCHITECT.
  - 45° BENDS SHALL BE USED TO CHANGE IN RADON EXHAUST PIPING DIRECTION.
  - SEAL ALL BUILDING CHASES FROM FLOOR TO FLOOR TO REDUCE THE RADON FLOWING INTO THE BUILDING DUE TO "STACK EFFECT" STANDARD AIR TIGHTNESS METHODS ARE ACCEPTABLE.



3 FOUNDATION AND GRADE BEAM CROSSING DETAIL  
 N.T.S.



2 RADON PIPE TRENCH DETAIL  
 N.T.S.



1 TYPICAL RADON RISER EXHAUST DETAIL  
 N.T.S.

These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any violation of any code, ordinance, statute or regulation. Corrections shall be made in accordance with the following:

STRUCTURAL OBSERVATION  
BLD2303-00021  
06/26/23

- PERIODIC STRUCTURAL OBSERVATION SHALL BE PROVIDED BY SEOR PER THE STRUCTURAL OBSERVATION FORM BELOW.
2. DEPUTY INSPECTOR MUST PERFORM INSPECTION BEFORE STRUCTURAL ENGINEER PERFORMS OBSERVATION. DEPUTY INSPECTOR'S REPORT MUST BE AVAILABLE AT THE TIME OF OBSERVATION. IF DEPUTY INSPECTION IS NOT COMPLETED, STRUCTURAL OBSERVATION REPORT WILL LIST MISSING INSPECTION AS DEFICIENCY.
3. CONTRACTOR SHALL KEEP LATEST ISSUED DRAWINGS, RFIS RESPONSES, AND SKETCHES ON SITE, AND SHALL MAKE SUCH DOCUMENTS AVAILABLE TO THE STRUCTURAL OBSERVER AND DEPUTY INSPECTOR.
4. CONTRACTOR SHALL NOTIFY ENGINEER 3 BUSINESS DAYS BEFORE REQUIRED OBSERVATIONS. DELINQUENT NOTIFICATION MAY REQUIRE DEMOLITION OF COVERING MATERIAL TO FACILITATE OBSERVATION.
6. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION AT THE CONSTRUCTION SITE OF THE ELEMENTS AND CONNECTIONS OF THE STRUCTURAL SYSTEM AT SIGNIFICANT CONSTRUCTION STAGES AND THE COMPLETE STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS.
7. STRUCTURAL OBSERVATIONS PERFORMED BY STRUCTURAL OBSERVER DURING CONSTRUCTION ARE NOT THE CONTINUOUS OR PERIODIC SPECIAL INSPECTION SERVICES PERFORMED BY A LICENSED DEPUTY INSPECTOR, NOR THE INSPECTION BY THE CITY INSPECTOR, AND DO NOT WAIVE THE RESPONSIBILITY FOR THE SPECIAL INSPECTIONS OR CITY INSPECTIONS.
8. STRUCTURAL OBSERVATIONS DO NOT CONSTITUTE QUALITY CONTROL, DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE, AND SHALL NOT BE CONSIDERED AS SUPERVISION OF CONSTRUCTION.
9. THE OWNER SHALL EMPLOY A STATE OF CALIFORNIA REGISTERED CIVIL OR STRUCTURAL ENGINEER OR LICENSED ARCHITECT - THE STRUCTURAL OBSERVER - TO PERFORM THE STRUCTURAL OBSERVATIONS. THE DEPARTMENT OF BUILDING AND SAFETY OF AUTHORITY OF JURISDICTION REQUIRES THE USE OF THE ENGINEER OR HIS/HER DESIGNEE RESPONSIBLE FOR THE STRUCTURAL DESIGN WHO ARE INDEPENDENT OF THE CONTRACTOR
10. THE OWNER OR OWNER'S REPRESENTATIVE SHALL COORDINATE AND CALL FOR A MEETING BETWEEN THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, STRUCTURAL OBSERVER, CONTRACTOR, AFFECTED SUBCONTRACTORS AND DEPUTY INSPECTORS. THE PURPOSE OF THE MEETING SHALL BE TO IDENTIFY THE MAJOR STRUCTURAL ELEMENTS AND CONNECTIONS THAT AFFECT THE VERTICAL AND LATERAL LOAD SYSTEMS OF THE STRUCTURE AND TO REVIEW SCHEDULING OF THE REQUIRED OBSERVATIONS.
11. THE STRUCTURAL OBSERVER SHALL PERFORM SITE VISITS AT THOSE STEPS IN THE PROGRESS OF THE WORK THAT ALLOW FOR CORRECTION OF DEFICIENCIES WITHOUT SUBSTANTIAL EFFORT OR UNCOVERING OF THE WORK INVOLVED. AT A MINIMUM, THE LISTED SIGNIFICANT CONSTRUCTION STAGES ON THE FOLLOWING STRUCTURAL OBSERVATION/SIGNIFICANT CONSTRUCTION STAGES TABLE REQUIRE A SITE VISIT AND AN OBSERVATION REPORT FROM THE STRUCTURAL OBSERVER.
12. A FINAL OBSERVATION REPORT AND THAT OF THE REGISTERED DEPUTY INSPECTOR MUST BE SUBMITTED WHICH SHOWS THAT ALL OBSERVED DEFICIENCIES WERE RESOLVED AND STRUCTURAL SYSTEM GENERALLY CONFORMS WITH THE APPROVED PLANS AND SPECIFICATIONS. THE DEPARTMENT OF BUILDING AND SAFETY (LADBS) WILL NOT ACCEPT THE STRUCTURAL WORK WITHOUT THIS FINAL OBSERVATION REPORT AND THAT OF THE REGISTERED DEPUTY INSPECTOR (WHEN PROVIDED) AND THE CORRECTION OF SPECIFIC DEFICIENCIES NOTED DURING NORMAL BUILDING INSPECTION.

STRUCTURAL OBSERVATION TABLE

LA DBS Los Angeles Regional Uniform Code Program
Committee I-3: Structural Observation
LARUCP

STRUCTURAL OBSERVATION PROGRAM AND DESIGNATION OF THE STRUCTURAL OBSERVER

PROJECT ADDRESS: PERMIT APPL. NO.:
Description of Work:
Owner: Architect: Engineer:

Table with 4 columns: FOUNDATION, WALL, FRAME, DIAPHRAGM / SLAB / S.O.G. and rows for Footings, Mat Foundation, Caissons, Piles, Grade Beams, Step/J Relain'g Found., - Hillside Special Anchors, Others.

DECLARATION BY OWNER
I, the Owner of the project, declare that the above listed firm or individual is hired by me to be the Structural Observer

Signature Date

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD (REQUIRED IF THE STRUCTURAL OBSERVER IS DIFFERENT FROM THE ARCHITECT OR ENGINEER OF RECORD)

I, the Architect or Engineer of record for the project, declare that the above listed firm or individual is designated by me to be responsible for the Structural Observation

Signature License No. Date

STATEMENT OF SPECIAL INSPECTION

- 1. CONTINUOUS AND PERIODIC SPECIAL INSPECTION IS REQUIRED FOR THE WORK AS DESCRIBED IN CBC 2019 CHAPTER 17. SEE INSPECTION SCHEDULE BELOW. ONLY CHECKED ITEMS ARE REQUIRED.
2. APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL OF FAILURE TO COMPLY WITH THE PLANS OR SPECIFICATIONS. ANY DETAIL THAT FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE STRUCTURAL ENGINEER FOR INTERPRETATION OR CLARIFICATION.
3. FOR VERIFICATION AND INSPECTION OF SOILS SEE SOILS REPORT.
4. CONTINUOUS SPECIAL INSPECTION PER AWS D1.1 IS REQUIRED FOR ALL STRUCTURAL STEEL WELDING, EXCEPT FOR SINGLE PASS FILLET WELDS NOT EXCEEDING 5/16" IN SIZE. WELDING INSPECTORS SHALL BE REGISTERED AND/OR CERTIFIED BY THE JURISDICTION HAVING AUTHORITY AND SHALL AT A MINIMUM BE AWS Q-C-1 CERTIFIED. IN ADDITION, WELDING INSPECTORS SHALL BE A CITY OF LOS ANGELES REGISTERED DEPUTY STRUCTURAL STEEL INSPECTOR FOR WORK PERFORMED WITHIN THE CITY OF LOS ANGELES.
5. STRUCTURAL WOOD PERIODIC SPECIAL INSPECTION IS PERFORMED ON THE PREMISES OF A FABRICATOR'S SHOP, SPECIAL INSPECTION OF THE FABRICATED ITEMS SHALL BE REQUIRED BY THIS SECTION, UNLESS THE FABRICATOR IS REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. APPROVAL SHALL BE BASED UPON REVIEW OF THE FABRICATOR'S WRITTEN PROCEDURAL AND QUALITY CONTROL MANUALS AND PERIODIC AUDITING OF FABRICATION PRACTICES BY AN APPROVED SPECIAL INSPECTION AGENCY. AT COMPLETION OF FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE BUILDING OFFICIAL STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE OF VERIFYING APPROVAL OF FABRICATOR.

INSPECTION SCHEDULE table with columns: TYPE OF WORK, CODE REFERENCE, REMARKS, and checkboxes.

FOUNDATIONS

- 1. CONTRACTOR SHALL CONTACT ENGINEER IF EXCAVATIONS REVEAL UNFAVORABLE CONDITIONS. THE SERVICES OF A SOILS ENGINEER AND/OR GEOLOGIST MAY BE REQUIRED.
2. ALL FOOTINGS SHALL BE FOUNDED A MIN OF 24" BELOW THE LOWEST ADJACENT GRADE AND A MINIMUM OF 12" INTO NATIVE SOIL WHICHEVER GOVERNS UNLESS NOTED OTHERWISE.
3. 1500 PSF ALLOWABLE SOIL BEARING PRESSURE WAS USED IN THE DESIGN.
4. EXCAVATION SHALL BE PROPERLY BACKFILLED. ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION OF THE MAXIMUM DENISTY AS DETERMINED BY THE LATEST VERSION ON ASTM D1557. FILL TYPES WITH 15% FINER THAN 0.005MM SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY.
5. REMOVE ABANDONED FOOTINGS, UTILITIES, ETC. WHICH INTERFERE WITH NEW CONSTRUCTION, UNLESS OTHERWISE INDICATED.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, UNDERPINNING AND PROTECTION OF EXISTING CONSTRUCTION.
7. LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND/OR AFTER CONSTRUCTION.
8. REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE.
9. NOTIFY THE OWNER'S REPRESENTATIVE IF ANY BURIED STRUCTURES NOT INDICATED, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC., ARE FOUND.

CODE

- 1. BUILDING SHALL COMPLY WITH THE XXXX XXXXX BUILDING CODE.
2. VERTICAL LIVE LOADS:
A. ROOF XX PSF
B. FLOORS XX PSF
C. EGRESS 100 PSF
3. LATERAL LOADS:
A. WIND:
ASCE 7-16, § 30.4, H ≤ 60 FT
BASIC WIND SPEED: 110 MPH
WIND IMPORTANCE FACTOR, Iw: 1.0
EXPOSURE TYPE: B
C&C WALL LOAD: P = ### x (GCp + 0.18) (PSF) (POSITIVE)
P = ### x (GCp - 0.18) (PSF) (NEGATIVE/SUCTION)
WHERE GCp IS TO BE DETERMINED BASED ON FIG. 30.3-1 OF ASCE 7-16 AND EFFECTIVE WIND LOAD OF MEMBER BEING DESIGNED
WIND LOAD "P" ABOVE IS AT STRENGTH LEVEL PER ASCE 7-16
MIN MAGNITUDE OF "P" SHALL BE 16 PSF (POSITIVE OR NEGATIVE)
MAGNITUDE OF "P" DOES NOT NEED TO BE TAKEN GREATER THAN ### PSF FOR POSITIVE PRESSURE AND ### PSF FOR NEGATIVE PRESSURE.
B. SEISMIC:
EXPECTED INTERSTORY DRIFT FOR EACH STORY IS AS OUTLINED BELOW. ALL NON-STRUCTURAL ELEMENTS OF THE BUILDING INCLUDING BUT NOT LIMITED TO FINISHES, GLAZING, MEP, ETC. SHALL TAKE INTO ACCOUNT THIS PARAMETER.
- INELASTIC INTERSTORY DRIFT RATIO = 0.02
- ELASTIC INTERSTORY DRIFT RATIO = CONTACT SEOR
SITE CLASS: #
SEISMIC DESIGN CATEGORY: #
RISK CATEGORY: #
SEISMIC IMPORTANCE FACTOR, Ie: #
SS = ###
S1 = ###
FA = #
FV = #
SDS = ###
SD1 = #####
R = # (####)
p = ##
CS = ####
EQUIVALENT STATIC FORCE METHOD USED FOR DESIGN.
V = CS x W

ABBREVIATIONS

Table of abbreviations and their meanings, including LG (LIGHT GAUGE), LS (LAP SPICE), LVL (LAMINATED VENEER LUMBER), LW (LIGHT WEIGHT), MAX (MAXIMUM), MB (MACHINE BOLTS), M&M (MEANS AND METHODS), MIN (MINIMUM), N (NEW), NB (NON LOAD BEARING), NSI (NON STRUCTURAL INFRASTRUCTURE), OC (ON CENTER), OBZ (ORDINARY BOUNDARY ZONE), PA (POST ABOVE), PB (POST BELOW), PT (PRESERVATIVE TREATED), P.L. (PLATE/PROPERTY LINE), PLYWD (PLYWOOD), PARALLAM, RBS (REDUCED BEAM SECTION), REINF (REINFORCEMENT), REQ'D (REQUIRED), RJ (ROOF JOISTS), RR (ROOF RAFTERS), SAD (SEE ARCHITECTURAL DRAWINGS), SBZ (SPECIAL BOUNDARY ZONE), SCL (STRUCTURAL COMPOSITE LUMBER), AS ENGINEERED LUMBER), SEOR (STRUCTURAL ENGINEER OF RECORD), AS E.O.R.), SOG (SLAB ON GRADE), SCHED (SCHEDULE), SHTG (SHEATHING), SIM (SIMILAR), SMD (STEEL METAL DECK), SMS (SHEET METAL SCREWS), SN (SIDE NAILER), SS (SELECT STRUCTURAL STANDARD), STD (STANDARD), STG (STAGGERED), T&B (TOP AND BOTTOM), T&G (TONGUE AND GROOVE), TN (TOP NAILER), T&SR (TEMPERATURE & SHRINKAGE REINFORCEMENT), TYP (TYPICAL), UNO (UNLESS NOTED OTHERWISE), USP (UNDER SEPARATE PERMIT), VIF (VERIFY IN FIELD), WD (WOOD), WNS (WELDED NELSON STUDS), WTS (WELDED THREADED STUDS), WSP (WOOD STRUCTURAL PANEL), @ (FOLLOWED BY NUMBER IS THE SPACING ON CENTER), IN (NO OTHER UNITS ARE SPECIFIED INCHES), ARE IMPLIED

GENERAL

- 1. ALL NEW CONSTRUCTION SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND THE CALIFORNIA BUILDING CODE / LOS ANGELES BUILDING CODE.
2. REFERENCE TO CODES, RULES, REGULATIONS, STANDARDS, MANUFACTURER'S INSTRUCTIONS OR REQUIREMENTS OF REGULATORY AGENCIES ARE TO THE LATEST PRINTED EDITION OF EACH IN EFFECT AT THE DATE OF SUBMISSION OF BID UNLESS THE DOCUMENT DATE IS SHOWN.
3. TYPICAL DETAILS AND GENERAL NOTES APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR UNLESS NOTED OTHERWISE (U.N.O.)
4. THE STRUCTURAL DRAWINGS ILLUSTRATE THE NEW STRUCTURAL MEMBERS. REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR NON-STRUCTURAL ITEMS WHICH REQUIRE SPECIAL PROVISIONS DURING THE CONSTRUCTION OF THE STRUCTURAL MEMBERS.
5. REFER TO ARCHITECTURAL DRAWINGS FOR FLOOR DEPRESSIONS, EDGE OF SLAB, OPENINGS, SLOPES, DRAINS, CURBS, PADS, EMBEDDED ITEMS, NON-BEARING PARTITIONS, ETC. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR SLEEVES, OPENINGS, AND HANGERS FOR PIPES, DUCTS AND EQUIPMENT.
6. DRAWING DIMENSIONS ARE TO FACE OF STRUCTURE, JOINT CENTERLINE OR COLUMN GRID CENTERLINE UNLESS NOTED OTHERWISE. DO NOT SCALE THE DRAWINGS.
7. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS WHICH IMPACT THE WORK, FIELD VERIFY SIZES, ELEVATIONS, HOLE LOCATIONS, ETC. PRIOR TO FABRICATION. THE LANGUAGE "BY OTHERS" USED IN THIS STRUCTURAL DRAWING SET INDICATES ELEMENTS OR PARTS OF WORK NOT WITHIN SEOR SCOPE AND SHOWN OR REFERENCED FOR EASE OF COORDINATION ONLY. SUCH LANGUAGE SHALL NOT IMPLY THAT SUCH ELEMENTS OR PARTS OF WORK ARE EXCLUDED FROM THE CONTRACTOR'S SCOPE OF WORK.
8. CONTRACTOR SHALL CAREFULLY REVIEW THE DRAWINGS TO IDENTIFY THE SCOPE OF WORK REQUIRED, VISIT THE SITE TO RELATE THE SCOPE OF WORK TO EXISTING CONDITIONS AND DETERMINE THE EXTENT TO WHICH THOSE CONDITIONS AND PHYSICAL SURROUNDINGS WILL IMPACT THE WORK.
9. EXISTING CONDITIONS AS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. CONTRACTOR IS REQUIRED TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER'S REPRESENTATIVE.
10. THE CONTRACTOR SHALL RESOLVE ANY CONFLICTS ON THE DRAWINGS OR IN THE SPECIFICATIONS WITH THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.
11. ANY DEVIATION, MODIFICATION & SUBSTITUTION FROM THE APPROVED SET OF CONSTRUCTION DRAWINGS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW/APPROVAL PRIOR TO ITS USE OR INCLUSION ON THE SHOP DRAWINGS & PRIOR TO PROCEEDING WITH THE WORK.
12. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY CONCRETE FORMWORK SHORING/RE-SHORING, EXCAVATION SHORING, DEMOLITION SHORING, BRACES, GUYS, HOIST BEAMS, ETC., REQUIRED TO SUPPORT ANY AND ALL LOADS THE BUILDING STRUCTURE AND COMPONENTS, EARTHWORK, OTHER STRUCTURES, AND UTILITIES ARE SUBJECTED TO DURING CONSTRUCTION. CONCRETE FORMWORK/CONCRETE RE-SHORING, DEMOLITION, AND EXCAVATION SHORING SYSTEMS MUST BE DESIGNED AND STAMPED BY A CIVIL OR STRUCTURAL ENGINEER LICENSED BY THE LOCAL JURISDICTION AND RETAINED BY THE CONTRACTOR. VISITS TO THE SITE BY SEOR DOES NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.
13. THE CONTRACTOR SHALL PROVIDE MEANS, METHOD, TECHNIQUES, SEQUENCE AND PROCEDURE OF CONSTRUCTION AS REQUIRED. SITE VISITS PERFORMED BY SEOR DO NOT INCLUDE INSPECTIONS OF MEANS AND METHODS OF CONSTRUCTION PERFORMED BY THE CONTRACTOR.
14. THE CONTRACTOR SHALL PROTECT ALL WORK, MATERIALS AND EQUIPMENT FROM DAMAGE AND SHALL PROVIDE PROPER STORAGE FACILITIES FOR MATERIALS AND EQUIPMENT DURING CONSTRUCTION.
15. A COPY OF ANY REQUIRED LOS ANGELES RESEARCH REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
16. ATTACHMENT OF NON-STRUCTURAL COMPONENTS SPECIFIED BY OTHERS TO STRUCTURAL ELEMENTS SHALL BE SPECIFIED BY THE NON-STRUCTURAL COMPONENT DESIGNER/SPECIFIER/INSTALLER. DESIGNER OF NON-STRUCTURAL ELEMENTS SHALL AT A MINIMUM SPECIFY THE CONNECTION TO THE STRUCTURE INCLUDING BUT NOT LIMITED TO: ANY TYPE OF CONNECTING HARDWARE, WIRE, HANGERS, FASTENERS, CLIPS, UNISTRUT MEMBERS, ATTACHMENT AND BRACING OF NON STRUCTURAL COMPONENTS SHALL MEET THE APPLICABLE BUILDING CODES. NON STRUCTURAL ELEMENTS SHALL INCLUDE, BUT NOT LIMITED TO: MEP AND HVAC EQUIPMENT & THEIR SUPPORTING PADS, INDUSTRIAL KITCHEN EQUIPMENT, PLATFORMS, FRAMES, ETC.; DUCTWORK, PIPES, CONDUITS, ARTWORK, GRILLES, GRATING, METAL SCREENS, ELEVATOR RAILS, STONE FINISH TILES, STONE CAPS, BRICK VENEER.
17. SPECIFICATIONS RELATED TO WATERPROOFING, INCLUDING BUT NOT LIMITED TO MEMBRANES, WATERSTOPS, SEALANTS, FLASHING, VAPOR BARRIER, ARE AS SPECIFIED BY ARCHITECT/WATER PROOFING CONSULTANT, AND ARE EXCLUDED FROM SEOR SCOPE.
18. GENERAL CONTRACTORS AND SUBCONTRACTORS SHALL REVIEW AND PROVIDE APPROVAL STAMP FOR ALL STRUCTURAL SHOP DRAWINGS AND SUBMITTALS PRIOR TO SUBMITTING TO SEOR
19. ALLOW 10 BUSINESS DAYS FOR PROCESSING SHOP DRAWINGS AND SUBMITTALS AFTER RECEIPT, ALLOW 5 BUSINESS DAYS FOR RESPONDING TO REQUESTS FOR INFORMATION (RFIS), PROVIDE 3 BUSINESS DAYS NOTICE FOR STRUCTURAL OBSERVATIONS.

BADGER RESIDENCE

OWNER:
121 BADGER LANE LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJECT ARCHITECT:
RO J ROCKETT DESIGN
1031 W. MANCHESTER BLVD, UNIT 6
INGLEWOOD, CA 90301
TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:
GALENA ENGINEERING, INC.
317 NORTH RIVER STREET
HAILEY, ID 83333
TEL: 208.788.1705

GEOTECHNICAL ENGINEER:
BUTLER ASSOCIATES, INC.
P.O. BOX 1034
KETCHUM, ID 83340
TEL: 208.720.6432

LANDSCAPE ARCHITECT:
BYLA
323 LEWIS STREET, SUITE N
KETCHUM, ID 83340
TEL: 208.726.5907

STRUCTURAL ENGINEER:
LFA
319 MAIN STREET
EL SEGUNDO, CA 90245
TEL: 213.239.9700
LFA Job #22791



All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.
ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

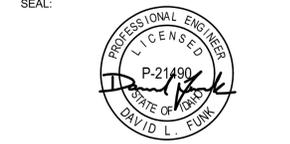


Table with columns: NO, DATE, PC SUBMITTAL, ISSUE. Row 1: 02/24/23, PC SUBMITTAL, ISSUE.

PROJECT:
BADGER RESIDENCE
121 BADGER LANE
KETCHUM, ID 83340

PROJECT NUMBER
#2201

DRAWING TITLE:
GENERAL NOTES

DRAWING NUMBER:
S-001



These plans have been found to be in substantial compliance of the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections and changes to these plans are found during the initial construction.

BLD2303-00021  
06/26/23

- IDENTIFICATION  
ALL LUMBER ON SITE SHALL BE IDENTIFIED BY THE GRADE MARK OF A GRADING OR INSPECTION BUREAU OR AGENCY RECOGNIZED AS COMPETENT, TO ALLOW FOR VERIFICATION OF COMPLIANCE WITH SPECIFICATIONS AND DRAWINGS BY STRUCTURAL OBSERVERS AND INSPECTORS. INSTALLATION SHALL NOT NOT CONCEAL STAMPS AT TIME OF OBSERVATION/INSPECTION. STRUCTURAL LUMBER GRADE STAMP SHALL COMPLY WITH WITH "STANDARD GRADING RULE NUMBER 17" OF THE WEST COAST LUMBER INSPECTION BUREAU. WOOD STRUCTURAL PANELS SHALL BEAR APA STAMP. STRUCTURAL COMPOSITE LUMBER SHALL BEAR IDENTIFICATION PER MANUFACTURER.
2. MOISTURE CONTENT.  
ALL STRUCTURAL MEMBERS SHALL NOT EXCEED THE MAXIMUM MOISTURE CONTENT (MMC) REQUIREMENTS AS LISTED BELOW PRIOR TO INSTALLATION OF NON-STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO WEATHER BARRIER, DRYWALL AND FACADE.
- A. 16% FOR SAWN LUMBER JOISTS AND PLATES.  
B. 19% FOR ALL OTHER SAWN LUMBER FRAMING MEMBERS
- CONTRACTOR TO CONDUCT MOISTURE TESTING, IN THE PRESENCE OF A DEPUTY INSPECTOR, USING MOISTURE METER HAVING A ONE INCH NEEDLE INTO LUMBER AT NINE LOCATIONS (THREE JOISTS, THREE TOP PLATES & THREE SILL PLATES) AT EACH FLOOR. LOCATIONS TO BE REVIEWED AND APPROVED BY S.E.O.R. MOISTURE TO BE MEASURED WITHIN SEVEN DAYS PRIOR TO INSTALLATION OF DRY WALL OR DNS BOARD TO DEMONSTRATE MOISTURE CONTENT IS AT OR BELOW REQUIRED PERCENTAGE.
- ANY LUMBER, IF BROUGHT TO THE SITE WITH MOISTURE CONTENT GREATER THE FINAL REQUIRED MMC, IS REQUIRED TO BE DRIED ON SITE BEFORE OR DURING FRAMING AND REMAIN DRY, AND IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO ACHIEVE THE REQUIRED FINAL MMC. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STRUCTURAL AND NON-STRUCTURAL DAMAGE FROM SHRINKAGE FROM LUMBER RECEIVING FINISHES WITHOUT PASSING THE SPECIFIED MOISTURE TEST. IT IS CONTRACTOR'S RESPONSIBILITY TO INCLUDE THIS MOISTURE TESTING AS PART OF THE CONSTRUCTION SCHEDULE TO ALLOW VARIOUS WEATHER CONDITIONS.
3. INTEGRITY.  
DO NOT CUT, BORE, COUNTERSINK OR NOTCH WOOD MEMBERS EXCEPT WHERE SHOWN IN THE DETAILS.
4. ALL STRUCTURAL SAWN LUMBER, UNLESS NOTED BELOW OR ON THE PLANS, SHALL BE VISUALLY GRADED DOUGLAS FIR LARCH NO. 1.  
A. ALL 2x "DIMENSION LUMBER" MEMBERS SHALL BE DFL NO. 2  
B. ALL 4x "DIMENSION LUMBER" UP TO 4x8 SHALL BE DFL NO. 2  
C. ALL 4x10 OR DEEPER "DIMENSION LUMBER" MEMBERS SHALL BE DFL NO.1  
D. ALL 6x6 "POST AND TIMBER" MEMBERS SHALL BE DFL NO. 1  
E. ALL 6x8 "POST AND TIMBERS" MEMBERS SHALL BE DFL NO. 1  
F. ALL 6x10 OR DEEPER "BEAM AND STRINGERS" SHALL BE DFL NO. 1
5. WOOD STRUCTURAL PANELS SHALL COMPLY WITH U.S. PRODUCT STANDARDS FOR ITS TYPE IN PS 1-09 OR PS 2-10 AND BE CLASSIFIED AS EXPOSURE 1. AS A MINIMUM ALL WOOD STRUCTURAL PANELS SHALL BE APA RATED SHEATHING UNLESS NOTED OTHERWISE ON PLANS AND DETAILS. PANEL CONSTRUCTION FOR ALL WOOD STRUCTURAL PANELS SHALL BE 4 PLY PLYWOOD, EXCEPT THAT OSB IS PERMITTED FOR WALL SHEATHING AT NON FIRE TREATED PANELS. MINIMUM GRADE VENEER FOR PLYWOOD SHALL BE "CD". ALL WOOD STRUCTURAL PANELS SHALL BE BLOCKED AT UNSUPPORTED EDGES. WALL PANELS SHALL BE 15/32 INCH, SPAN RATING 32/16 U.N.O.
6. ALL LUMBER IN DIRECT CONTACT WITH CONCRETE OR MASONRY, INCLUDING BUT NOT LIMITED TO FOUNDATION SILLS, SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED DOUGLAS FIR, EXCEPT THAT MEMBERS THAT ARE PART OF FIRE TREATED ASSEMBLIES SHALL BE FIRE TREATED.
7. CONNECTION TO STEEL ELEMENTS - NAILERS.  
U.N.O. ON PLANS AND DETAILS, WHERE WOOD MEMBERS ARE TO BE CONNECTED TO STEEL ELEMENTS, OR WHERE WOOD NAILERS CONNECTED TO STEEL MEMBERS ARE NEEDED FOR PROPER INSTALLATION OF FINISH MATERIALS, AS A MINIMUM PROVIDE WOOD NAILERS AS SPECIFIED BELOW WITH 5/8"Ø WELDED THREADED STUDS @ 24" O.C.  
A. WOOD NAILERS NEEDED ONLY FOR INSTALLATION OF FINISH MATERIAL: 2X WOOD NAILERS, COUNTERSINKING OF THREADED STUDS BOLT IS ACCEPTABLE IF NEEDED FOR FLUSH INSTALLATION OF FINISH MATERIAL.  
B. WOOD NAILERS NEEDED TO SUPPORT OTHER WOOD ELEMENTS: 2X WOOD NAILERS OR 3X WOOD NAILERS WITH OR WITHOUT COUNTERSINKING OF THREADED STUDS BOLT RESPECTIVELY.
8. FASTENERS.  
FASTENERS INCLUDE BUT ARE NOT LIMITED TO NAILS, WOOD SCREWS, LAG SCREWS, BOLTS, WELDED THREADED STUDS, THREADED RODS, ANCHOR BOLTS, ANCHOR RODS, NUTS, AND WASHERS.
9. NAILS:  
A. ALL NAILS SHALL BE COMMON WIRE NAILS IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATION DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (NDS)  
B. NAILING TO BE IN ACCORDANCE WITH CBC 2019 NAILING SCHEDULE UNLESS NOTED OTHERWISE.  
C. THE MINIMUM PENETRATION OF NAILS SHALL BE 10 TIMES THE NAIL SHANK DIAMETER OR 1 1/2", WHICHEVER IS GREATER. PENETRATION IS MEASURED INTO THE PIECE RECEIVING THE NAIL POINT.  
D. BORED HOLES SHALL BE PERMITTED FOR ALL NAILS TO HELP PREVENT WOOD FROM SPLITTING. BORE HOLES SHALL BE MANDATORY FOR 20d NAILS OR LARGER. WHEN UTILIZED, BORED HOLES SHALL HAVE DIAMETER NOT EXCEEDING 75% OF NAIL DIAMETER.  
E. EDGE DISTANCES, END DISTANCES, AND FASTENER SPACING SHALL BE SUFFICIENT TO PREVENT SPLITTING OF THE WOOD. BORED HOLES MAY BE UTILIZED TO HELP PREVENT WOOD FROM SPLITTING.
10. WOOD SCREWS:  
A. WOOD SCREWS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "NATION DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (NDS)  
B. THE MINIMUM PENETRATION OF WOOD SCREWS SHALL BE 10 TIMES THE SCREW DIAMETER OR 1 1/2", WHICHEVER IS GREATER. PENETRATION IS MEASURED INTO THE PIECE RECEIVING THE NAIL POINT.  
C. LEAD HOLES SHALL BE ABOUT 7/8 THE DIAMETER OF THE SCREW.  
D. WOOD SCREWS SHALL BE TURNED, NOT DRIVEN, INTO LEAD HOLES. SOAP OR OTHER LUBRICANTS SHALL BE PERMITTED AS NEEDED TO FACILITATE THE INSERTION AND PREVENT DAMAGE OF THE WOOD SCREW.  
E. EDGE DISTANCES, END DISTANCES, AND FASTENER SPACING SHALL BE SUFFICIENT TO PREVENT SPLITTING OF THE WOOD.
11. LAG SCREWS  
A. LAG SCREWS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "NATION DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (NDS)  
B. PROVIDE LEAD HOLE 40% TO 70% OF THREADED SHANK DIAMETER AND FULL DIAMETER FOR SMOOTH SHANK PORTION  
C. LAG SCREWS SHALL BE TURNED, NOT DRIVEN, INTO PRE DRILLED LEAD HOLES. SOAP OR OTHER LUBRICANTS SHALL BE PERMITTED AS NEEDED TO FACILITATE THE INSERTION AND PREVENT DAMAGE OF THE WOOD SCREW.
12. ALL BOLTS AND ANCHOR BOLTS IN WOOD SHALL BE A-307 STANDARD BOLTS. HOLES SHALL NOT BE MORE THAN 1/16" LARGER THAN THE BOLT DIAMETER. A STANDARD CUT WASHER (NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION - APPENDIX TABLE L6), OR METAL PLATE OR METAL STRAP OF EQUAL OR GREATER DIMENSIONS AND THICKNESS SHALL BE PROVIDED BETWEEN THE WOOD AND THE NUT.

13. PRE MANUFACTURED CONNECTORS:  
A. ALL PRE MANUFACTURED FRAMING HARDWARE AND CONNECTORS SHALL BE PER SIMPSON STRONG-TIE UNLESS NOTED OTHERWISE.  
B. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND ICC REQUIREMENTS, INCLUDING ALL FASTENERS REQUIRED BY MANUFACTURER.  
C. FRAMING CLIPS TO COMPLY WITH (APMO ER 0112 2606, L.A. RR 25814). STRAPS TO COMPLY WITH (ICC-ESR 2105, L.A. RR 25713).  
D. CORROSION PROTECTION COATING SHALL BE:  
• G90 FOR INTERIOR AND DRY APPLICATIONS  
• Z-MAX OR HOT DIP GALVANIZED, AS AVAILABLE FOR A GIVEN PIECE OF HARDWARE, FOR EXTERIOR APPLICATIONS.
14. CORROSION PROTECTION OF FASTENERS AND CONNECTORS  
A. FASTENERS AND CONNECTORS EXPOSED TO EXTERIOR ENVIRONMENT SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL.  
B. FASTENERS IN CONTACT WITH PRESERVATIVE OR FIRE RETARDANT TREATED LUMBER SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL, EXCEPT THAT PLAIN CARBON STEEL FASTENERS IN SBXDOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT SHALL BE PERMITTED.
15. NARROW STEEL SHEAR PANELS SHALL BE INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS AND CONFORM TO THE FOLLOWING: HARDY FRAMES (HF): LARR#25759 SIMPSON STRONG WALLS (SSW): LARR#25625
16. GLUE BETWEEN WOOD STRUCTURAL PANELS AND WOOD FRAMING MEMBERS SHALL BE APPLIED TO REDUCE SQUEAKINESS OF FLOOR IN OCCUPIED SPACES. GLUE SHALL CONFORM TO APA PERFORMANCE SPECIFICATION AFG-01 OR ASTM D3498. INSTALL AS DIRECTED PER APA FORM NO. Q300P.
17. FIRE RATED ASSEMBLIES.  
WOOD AND COMPONENTS IN EXTERIOR WALLS LABELED AS FIRE RATED BY THE ARCHITECT SHALL BEAR A FIRE-RETARDANT-TREATED STAMP INDICATION BY MEANS SATISFACTORY TO LOCAL AUTHORITIES. THE FOLLOWING FIRE RETARDANTS SHALL BE USED:  
A. FOR PLYWOOD & LUMBER: PYRO-GUARD FIRE RETARDANT (ICC ESR-1791, UL ER7002-01, LARR 25150). EQUIVALENT SUBSTITUTE MAY BE USED ONLY IF PRODUCT IS APPROVED BY THE S.E.O.R.

STRUCTURAL STEEL WELDING

1. ALL WELDING SHALL BE IN STRICT CONFORMANCE WITH THE LATEST EDITION OF AWS D1.1 AND THE 2019 CALIFORNIA BUILDING CODE.
2. ALL WELDS WITHIN MEMBERS DESIGNATED AS PART OF THE LATERAL FORCE RESISTING SYSTEM SHALL CONFORM TO THE DETAILING, MATERIALS, WORKMANSHIP, TESTING AND INSPECTION REQUIREMENTS PER AWS D1.8.
3. ALL WELDING ELECTRODES (FILLER METAL) SHALL BE E70XX (70 KSI), U.N.O., AND SHALL BE LOW HYDROGEN TYPES. FOR WELDING OF REBAR SEE "REINFORCEMENT" SECTION. FIELD WELDING OF FULL AND PARTIAL PENETRATION WELDS OF THE STEEL MOMENT FRAME CONNECTIONS BETWEEN MOMENT FRAME BEAMS AND MOMENT FRAME COLUMNS SHALL BE BY SHIELDED METAL ARC PROCESS USING LOW HYDROGEN ELECTRODES
4. ALL WELDS SHALL HAVE A FILLER METAL WITH CHARPY V-NOTCH TOUGHNESS OF 20 FT/LBS AVERAGE AT -20 DEGREES FAHRENHEIT AND 40 FT/LBS @ 70 DEGREES FAHRENHEIT. PROVIDE MANUFACTURER'S CERTIFICATION.
5. LENGTHS OF WELDS ARE EFFECTIVE LENGTHS AS SPECIFIED IN THE APPLICABLE CODE. WHERE LENGTH OF WELD IS NOT SHOWN IT SHALL BE FULL LENGTH OF JOINT. ALL BUTT WELDS SHALL BE FULL PENETRATION, UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL PROVIDE FIELD WELDING AS REQUIRED FOR CONSTRUCTION, WHERE FIELD WELDING IS NOTED, THE DESIGNATION IS GIVEN AS A SUGGESTED CONSTRUCTION PROCEDURE ONLY.
7. ALL SHOP WELDS SHALL BE PERFORMED BY A LOS ANGELES CITY LICENSED FABRICATOR.
8. ALL WELDERS SHALL BE QUALIFIED FOR THE WORK THEY WILL BE DOING & SHALL HAVE CURRENT CERTIFICATIONS BY AWS & THE CITY OF LOS ANGELES.
9. FACES OF FILLET WELDS EXPOSED TO VIEW SHALL HAVE AS-WELDED SURFACES THAT ARE REASONABLY SMOOTH AND UNIFORM. NO FINISHING OR GRINDING SHALL BE REQUIRED, EXCEPT WHERE CLEARANCES OR FIT OF OTHER ITEMS MAY SO NECESSITATE.
10. ALL PARTIAL AND FULL PENETRATION WELDS WHICH ARE EXPOSED TO VIEW SHALL BE GROUND SMOOTH AND FLUSH WITH FINISH SURFACE OF STEEL. HOLES SHALL BE FILLED WITH WELD METAL OR BODY SOLDER AND SMOOTHED BY GRINDING OR FILING.
11. CLEAN GROOVE PREPARATION THERMAL CUTS BY GRINDING.
12. WELDS SHALL BE TERMINATED AT THE END OF A JOINT IN A MANNER THAT WILL ENSURE SOUND WELDS. WHENEVER NECESSARY THIS SHALL BE DONE BY USE OF EXTENSION BARS AND RUN OFF TABS.
13. ALL WELDED JOINTS SHALL BE PRE-QUALIFIED PER THE LATEST EDITION OF AWS D1.1. NON PRE- QUALIFIED WELDED JOINTS SHALL BE QUALIFIED BY TEST & PROCEDURE QUALIFICATION TEST RECORD INCLUDED PER THE LATEST EDITION OF AWS D1.1.
14. THE CONTRACTOR SHALL SUBMIT ALL WELDING PROCEDURE SPECIFICATIONS (WPS) TO BE USED ON THE PROJECT PER THE LATEST EDITION OF AWS D1.1. THE WPS SHALL INCLUDE ALL MANUFACTURER'S DATA SHEETS FOR ALL WELDING MATERIALS TO BE USED, THE DATA SHEETS SHALL DESCRIBE THE PRODUCTS, LIMITATIONS OF USE, RECOMMENDED WELDING PARAMETERS, AND STORAGE AND EXPOSURE REQUIREMENTS.
15. ELECTRODES SHALL BE RECEIVED AND STORED IN THE ORIGINAL, UNDAMAGED MANUFACTURER PACKAGING, UNTIL READY FOR USE. WHEN WELDING IS TO BE SUSPENDED FOR MORE THAN 8 HOURS, ELECTRODES SHALL BE REMOVED FROM THE MACHINES AND STORED IN AN ELECTRODE WIRE OVEN MAINTAINED AT A TEMPERATURE BETWEEN 250 DEGREES AND 550 DEGREES OR AS RECOMMENDED BY THE MANUFACTURER. ELECTRODES NOT CONSUMED WITHIN 24 HOURS OF ACCUMULATED EXPOSURE OUTSIDE CLOSED OR HEATED STORAGE SHALL NOT BE USED.
16. ALL BOTTOM FLANGE BACKING BARS SHALL BE REMOVED. FOLLOWING REMOVAL OF BACKING, THE ROOT PASS SHALL BE BACKGOUGED TO SOUND WELD METAL AND BACKWELDED UNTIL FLUSH OR WITH SLIGHT REINFORCEMENT. THE SURFACE SHALL BE GROUND SMOOTH TO A SURFACE ROUGHNESS NOT TO EXCEED 500 MICROINCHES.

ADDITIONAL STRUCTURAL STEEL WELDING NOTES AT MOMENT FRAME CONNECTIONS

1. THE FOLLOWING PROVISIONS APPLY TO ALL WELDING AT BEAM-COLUMN MOMENT FRAME CONNECTIONS:
- A. MINIMUM INITIAL PREHEAT TO BE 226 DEGREES F MEASURED +/- 3 INCHES FROM THE WELD JOINT. FOR JUMBO SECTIONS, MINIMUM PREHEAT TO BE 350 DEGREES F. MAXIMUM INTERPASS TEMPERATURE 600 DEGREES F SHALL BE MONITORED ON COLUMN FLANGE. MAINTAIN PREHEAT TEMPERATURE WHEN WELDING IS INTERRUPTED.
- B. EACH FLANGE OF A MOMENT FRAME BEAM TO COLUMN CONNECTION SHALL BE WELDED IN ONE CONTINUOUS PROCESS WITHOUT COOLING BELOW THE PRE-HEAT TEMPERATURE.
- C. USE STRINGER PASSES ONLY, NO WEAVING. LAY PASSES IN HORIZONTAL LAYERS. EACH PASS SHALL BE THOROUGHLY DESLAGGED AND CLEANED BY WIRE BRUSHING.
- D. PEEN EACH PASS, EXCEPT FIRST AND LAST, IMMEDIATELY AFTER DESLAGGING AND CLEAN USING A POWER SLAGGING GUN WITH A BLUNT TOOL. KEEP GUN AT RIGHT ANGLES TO WELD AND MAKE 4-5 PASSES THE LENGTH OF THE WELD WITH NO NICKS, CUTS OR DEEP INDENTATIONS BEING EVIDENT.
- E. BOTH BEAM FLANGES SHOULD BE WELDED PRIOR TO ANY SUPPLEMENTAL WELDING TO THE SHEAR TAB. WELD RUN OFF TABS SHALL BE REMOVED AND GROUND FLUSH TO THE BEAM FLANGE WITH MINIMAL DISTURBANCE.
- F. RUN OFF TABS USED AT BEAM FLANGE CONNECTION SHALL BE REMOVED AND THE ENDS OF THE WELDS SHALL BE MADE SMOOTH & FLUSH WITH THE EDGE OF ABUTTING PARTS PER 3.12.3 OF AWS D1.1-96. NO WELD DAMS ARE ALLOWED.
- G. AFTER FULL PENETRATION WELDING, THE BOTTOM BACKING BAR IS TO BE REMOVED, THE WELD ROOT T&B SHALL BE INSPECTED AND TESTED FOR IMPERFECTIONS, WHICH IF FOUND, ARE TO BE REMOVED BY BACKGOUGING TO SOUND MATERIAL & CLEANED BY GRINDING IF BACKGOUGED BY AIR ARC. THE BACKGOUGED AREA IS TO BE WELDED. A FILLET WELD SHALL BE APPLIED TO REINFORCE THE JOINT. THE SIZE OF THE REINFORCING FILLET WELD SHALL BE EQUAL TO 1/4 THE PLATE THICKNESS, BUT NOT LESS THAN 5/16", NOR MORE THAN 3/8" PER NOTE J OF FIGURE 2.4 OF AWS D1.1-96.
2. THE FOLLOWING PROVISIONS APPLY TO WELDING BEAM-COLUMN MOMENT FRAME BOTTOM FLANGE CONNECTIONS:
- A. THE ROOT PASS SHALL BEGIN IN THE CENTER OF THE JOINT, IN THE AREA OF THE WELD ACCESS HOLE, REACHING PAST THE BEAM WEB THROUGH THE COPE HOLE WHEN NEAR END OF WELDING. AFTER THE ARC IS INITIATED, TRAVEL SHALL PROGRESS TOWARD THE EDGE OF BEAM BOTH FLANGES, AND THE WELD SHALL BE TERMINATED ON THE WELD RUN OFF TAB.
- B. THE HALF LENGTH ROOT PASS SHALL BE THOROUGHLY CLEANED.
- C. THE START OF THE WELD IN THE WELD ACCESS HOLE AREA SHALL BE VISUALLY INSPECTED TO ENSURE FUSION, SOUNDNESS, FREE FROM SLAG INCLUSIONS AND EXCESSIVE POROSITY. THE RESULTING BEAD PROFILE SHALL BE SUITABLE FOR OBTAINING GOOD FUSION BY THE SUBSEQUENT PASS TO BE INITIATED ON THE OPPOSITE SIDE OF THE BEAM WEB. IF THE PROFILE IS NOT CONDUCIVE TO GOOD FUSION, THE START OF THE FIRST ROOT PASS SHALL BE GROUND, GOUGED, CHIPPED, OR OTHERWISE PREPARED TO ENSURE ADEQUATE FUSION.
- D. THE SECOND HALF OF THE WELD JOINT SHALL HAVE THE ROOT PASS APPLIED BEFORE ANY OTHER WELD PASSES ARE PERFORMED. THE ARC SHALL BE INITIATED IN THE AREA OF THE START OF THE FIRST ROOT PASS, AND TRAVEL SHALL PROGRESS TO THE END OF THE JOINT, TERMINATING ON THE WELD TAB.
- E. EACH WELD LAYER SHALL BE COMPLETED ON BOTH SIDES OF THE JOINT BEFORE A NEW LAYER IS DEPOSITED.

STRUCTURAL STEEL

1. FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AISC SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, AND THE LATEST EDITION OF AISC SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS. WHERE THE STRUCTURAL STEEL IS EXPOSED, FABRICATION AND ERECTION SHALL ALSO BE IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE FOR ARCHITECTURALLY EXPOSED STRUCTURAL STEEL.
2. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATION:
- |                                     |                |
|-------------------------------------|----------------|
| a. ALL WIDE FLANGE SHAPES           | A992, GRADE 50 |
| b. STEEL ANGLES                     | A36            |
| c. ALL PLATES                       | A36            |
| WHERE GRADE 50 IS SPECIFIED PROVIDE | A572           |
| d. HSS (RECTANGULAR AND SQUARE)     | A500, GRADE C  |
| e. HSS (ROUND)                      | A500, GRADE B  |
| f. PIPE                             | A53, GRADE B   |
| g. CHANNELS (C AND MC SECTIONS)     | A36            |
| h. ALL OTHER STRUCTURAL SECTIONS    | A572, GRADE 50 |
3. ALL STEEL SHALL BE PROVIDED BY A CITY OF LOS ANGELES LICENSED FABRICATOR.
4. WHEN FABRICATING BEAMS PLACE NATURAL CAMBER UP.
5. ALL FLANGE STIFFENER PLATES SHALL BE ORIENTED SO THAT ROLLING DIRECTION OF PLATE IS PARALLEL WITH DIRECTION OF PRINCIPAL STRESS.
6. SPLICE MEMBERS ONLY WHERE INDICATED.
7. MECHANICAL FASTENING AND THREADED PARTS
- A. BOLTS AND THREADED PARTS SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATION:
- |   |                 |
|---|-----------------|
| a. HIGH STRENGTH BOLTS                          | F3125, GR A325X |
| b. HEADED AND HOOKED ANCHOR RODS U.N.O.         | F1554, GR36     |
| c. ALL THREADED RODS U.N.O.                     | F1554, GR36     |
| d. TIE RODS                                     | F1554, GR36     |
| e. ANCHORS AT NON-MOMENT FRAME COLUMN BASE P.L. | F1554, GR36     |
| f. ANCHORS AT MOMENT FRAME COLUMN BASE P.L.     | F1554, GR105    |
| g. NUTS FOR BOLTS AND MACHINE BOLTS             | A563            |
| h. HARDENED WASHERS                             | F436            |
| i. UNHARDENED WASHERS                           | F844            |
| j. PLAIN WASHERS                                | ANSI B18.22.1   |
| k. BEVELED WASHERS                              | ANSI B18.23.1   |
- B. HIGH STRENGTH BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF "AISC SPECIFICATIONS FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS" BY RCSC. HIGH STRENGTH BOLTS SHALL BE BEARING TYPE WITH THREADS EXCLUDED FROM THE FROM THE SHEAR PLANES (I.E. A325-X).
- C. ALL JOINTS U.N.O. SHALL BE BE SNUG-TIGHTENED JOINTS. JOINTS AT ALL LFRS ELEMENTS SHALL BE PRE-TENSIONED W/ CLASS A FAYING SURFACE.
- D. ALL BOLTED CONNECTIONS SHALL HAVE A MINIMUM OF TWO 3/4"Ø BOLTS.
- E. ALL HOLES SHALL BE STANDARD DIAMETER.
- F. PROVIDE BEVELED WASHERS ON ALL CONNECTIONS WHERE SLOPE SURFACE EXCEEDS 1:20.
- G. WELDING OF FASTENERS OR THREADED PARTS SHALL BE ALLOWED ONLY WHERE SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS. IN SUCH INSTANCES, WELDABLE FASTENERS OR THREADED PARTS SHALL BE PROVIDED, AND SHALL CONFORM TO SUPPLEMENTARY REQUIREMENT S1 WHENEVER SUCH REQUIREMENT IS AVAILABLE FOR A GIVEN ASTM FASTENER SPECIFICATION. FOR WELDING OF REBAR SEE "REINFORCEMENT" SECTION
8. AFTER FABRICATION, ALL STEEL SHALL BE CLEANED FREE OF RUST, LOOSE MILL SCALE AND OIL.
9. PROVIDE FILLS AT SPLICES OF PARTS HAVING MORE THAN 1/8" DIFFERENCE IN THICKNESS.
10. HEADED ANCHOR STUDS AND THREADED STUDS SHALL BE NELSON GRANULAR FLUX-FILLED, AND SHALL BE MADE FROM COLD FINISHED LOW CARBON STEEL, CONFORMING TO A-108, GRADES 1015 - 1020 WITH A MINIMUM TENSILE STRENGTH OF 60,000 PSI. (COLA RR 2729). STUD WELDING INSPECTION AND TESTING SHALL CONFORM TO AWS D1.1.
11. DEFORMED BAR ANCHOR STUDS SHALL BE NELSON DZL GRANULAR FLUX-FILLED REBAR STUDS OR APPROVED EQUAL, AND SHALL BE MADE OF LOW CARBON COLD ROLLED STEEL WITH A MINIMUM TENSILE STRENGTH OF 80,000 PSI. STUD WELDING INSPECTION AND TESTING SHALL CONFORM TO AWS D1.1.
12. HOT DIP GALVANIZE IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STRUCTURAL STEEL AND FASTENERS THAT ARE PERMANENTLY EXPOSED TO THE WEATHER. REPAIR GALVANIZING AFTER WELDING IN ACCORDANCE WITH ASTM A780.
13. THE FULL DESIGN AND LOAD CARRYING CAPACITY OF THE STEELWORK SHALL NOT BE IMPAIRED DUE TO FABRICATION, SHIPMENT, OR ERECTION PROCEDURES, THROUGHOUT THE COMPLETE PROCESS. THE STABILITY OF ALL INDIVIDUAL MEMBERS AND ASSEMBLIES SHALL BE MAINTAINED.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF ALL ERECTION PROCEDURES AND SEQUENCES WITH RELATION TO TEMPERATURE DIFFERENTIALS AND WELD SHRINKAGE.
15. ALL ADDITIONAL STEEL REQUIRED FOR ERECTION PURPOSES SHALL BE PROVIDED AT NO ADDITIONAL COST AND SHALL BE REMOVED UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE IN WRITING.

BADGER RESIDENCE

OWNER:  
**121 BADGER LANE LLC**  
P.O. BOX 14001-174  
KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO J ROCKETT DESIGN**  
1031 W. MANCHESTER BLVD, UNIT 6  
INGLEWOOD, CA 90301  
TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:  
**GALENA ENGINEERING, INC.**  
317 NORTH RIVER STREET  
HAILEY, ID 83333  
TEL: 208.788.1705

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
P.O. BOX 1034  
KETCHUM, ID 83340  
TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
323 LEWIS STREET, SUITE N  
KETCHUM, ID 83340  
TEL: 208.726.5907

STRUCTURAL ENGINEER:  
**LFA**  
319 MAIN STREET  
EL SEGUNDO, CA 90245  
TEL: 213.239.9700  
LFA Job #22791



All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

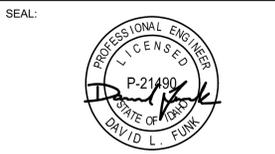


Table with 2 columns: DATE, PC SUBMITTAL. Row 1: 02/24/23, ISSUE.

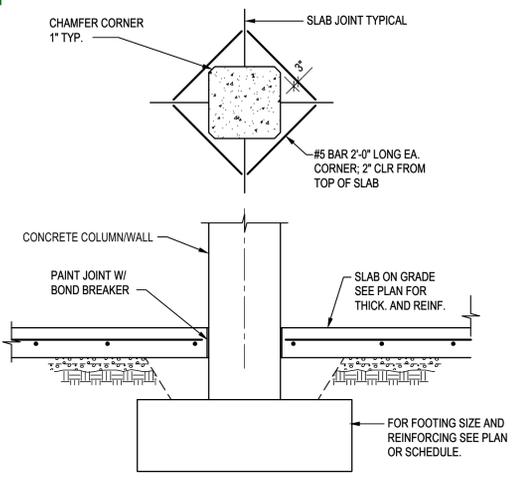
PROJECT:  
**BADGER RESIDENCE**  
121 BADGER LANE  
KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

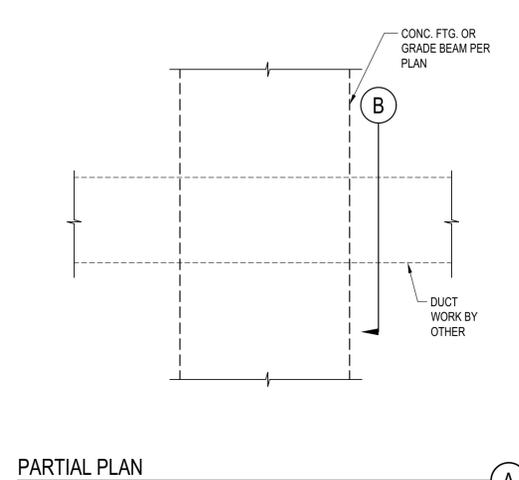
DRAWING TITLE:  
**GENERAL NOTES**

DRAWING NUMBER:  
**S-003**

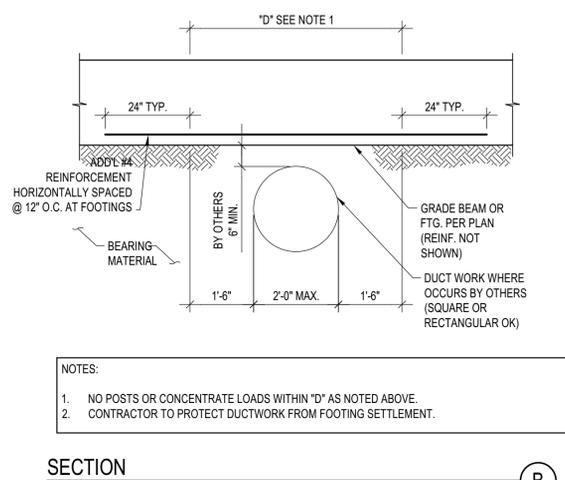




**S.O.G. @ CONCRETE COLUMN**  
 SCALE: N.T.S.

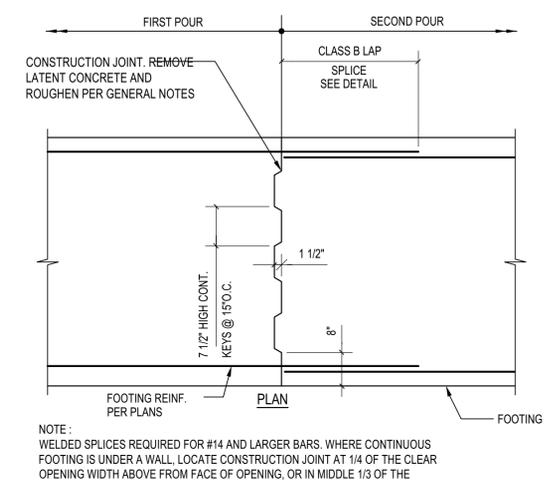


**TYP. DUCT BELOW FOOTING OR GRADE BEAM**  
 SCALE: N.T.S.



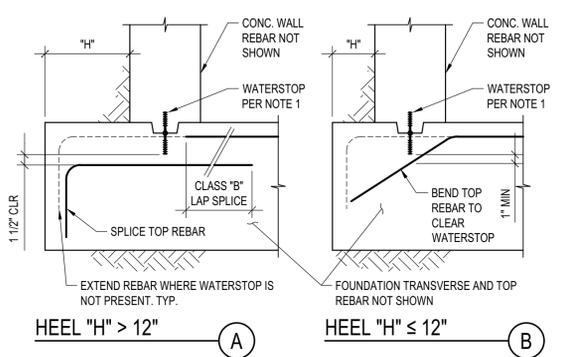
- NOTES:  
 1. NO POSTS OR CONCENTRATE LOADS WITHIN 'D' AS NOTED ABOVE.  
 2. CONTRACTOR TO PROTECT DUCTWORK FROM FOOTING SETTLEMENT.

**SECTION**



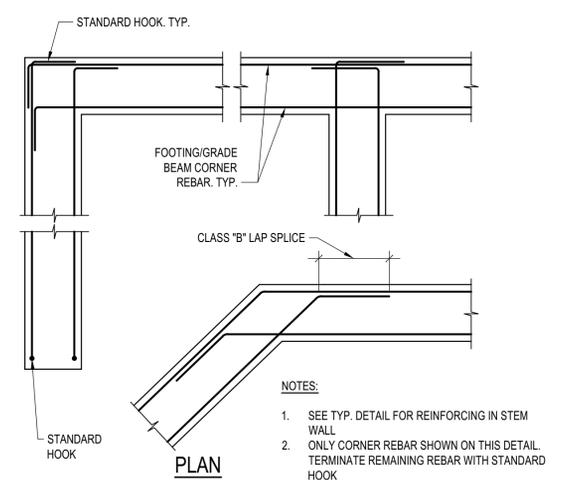
- NOTE:  
 WELDED SPLICES REQUIRED FOR #14 AND LARGER BARS, WHERE CONTINUOUS FOOTING IS UNDER A WALL, LOCATE CONSTRUCTION JOINT AT 1/4 OF THE CLEAR OPENING WIDTH ABOVE FROM FACE OF OPENING, OR IN MIDDLE 1/3 OF THE DISTANCE BETWEEN COLUMNS.

**CONT. FTG. CONSTRUCTION JOINT**  
 SCALE: N.T.S.



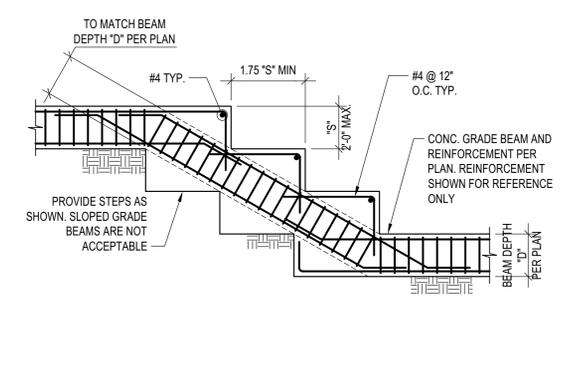
- NOTES:  
 1. WATERSTOPS ARE SPECIFIED BY ARCHITECT, WATERPROOFING CONSULTANT, CONTRACTOR, ECT. WATERSTOPS DO NOT FALL WITHIN LFA SCOPE.  
 2. WHERE WATERSTOPS ARE SPECIFIED, G.C. SHALL COORDINATE REBAR CONFIGURATION WITH WATERSTOPS AS SHOWN ON THIS DETAIL.  
 3. OBTAIN APPROVAL OF E.O.R. FOR OTHER REBAR/WATERSTOPS CONFIGURATIONS

**REBAR DETAIL AT WATERSTOP**  
 SCALE: N.T.S.

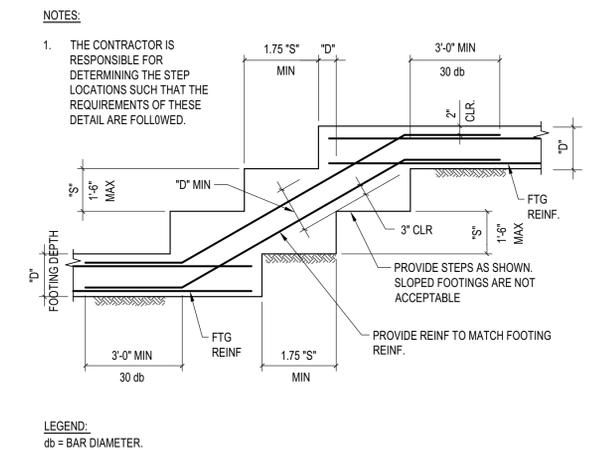


- NOTES:  
 1. SEE TYP. DETAIL FOR REINFORCING IN STEM WALL  
 2. ONLY CORNER REBAR SHOWN ON THIS DETAIL. TERMINATE REMAINING REBAR WITH STANDARD HOOK

**FOOTING AND GRADE BEAM REINFORCEMENT @ CORNERS**  
 SCALE: N.T.S.

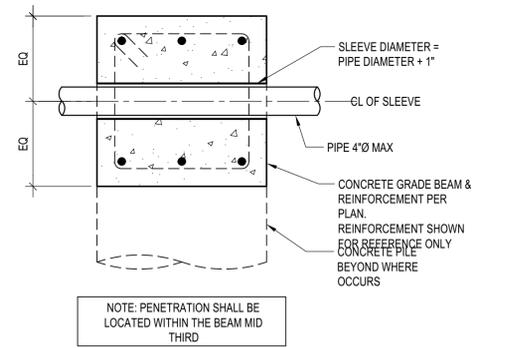


**STEPPED GRADE BEAM DETAIL**  
 SCALE: N.T.S.



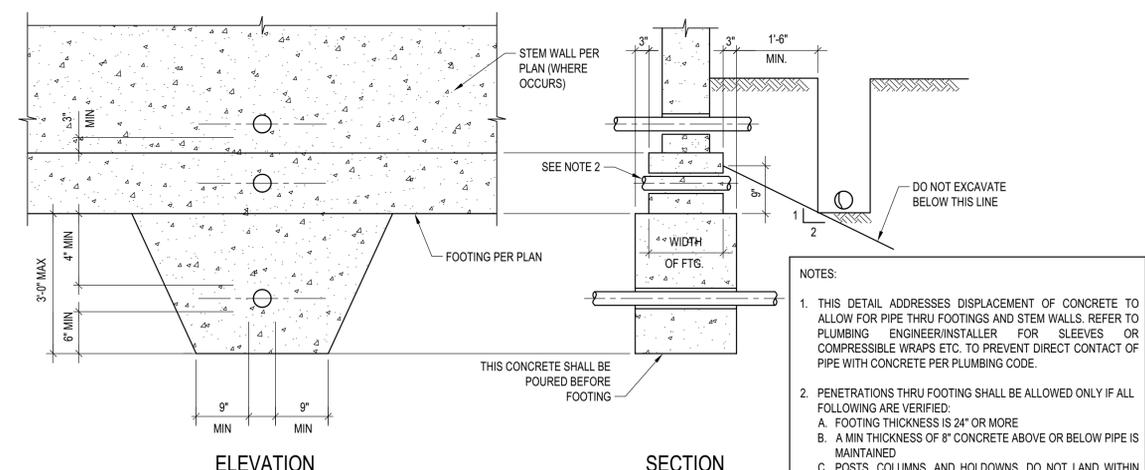
- LEGEND:  
 db = BAR DIAMETER.

**TYP. STEPPED FOOTING DETAIL**  
 SCALE: N.T.S.



NOTE: PENETRATION SHALL BE LOCATED WITHIN THE BEAM MID THIRD

**TYP. PIPE THRU GRADE BEAM**  
 SCALE: N.T.S.



- NOTES:  
 1. THIS DETAIL ADDRESSES DISPLACEMENT OF CONCRETE TO ALLOW FOR PIPE THRU FOOTINGS AND STEM WALLS. REFER TO PLUMBING ENGINEER/INSTALLER FOR SLEEVES OR COMPRESSIBLE WRAPS ETC. TO PREVENT DIRECT CONTACT OF PIPE WITH CONCRETE PER PLUMBING CODE.  
 2. PENETRATIONS THRU FOOTING SHALL BE ALLOWED ONLY IF ALL FOLLOWING ARE VERIFIED:  
 A. FOOTING THICKNESS IS 24" OR MORE  
 B. A MIN THICKNESS OF 6" CONCRETE ABOVE OR BELOW PIPE IS MAINTAINED  
 C. POSTS, COLUMNS, AND HOLDDOWNS, DO NOT LAND WITHIN 24" ON EITHER SIDE OF PENETRATION  
 D. REBAR ARE NOT DISPLACED

**TYP. PIPE THRU FOUNDATION DETAIL**  
 SCALE: N.T.S.

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO J ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

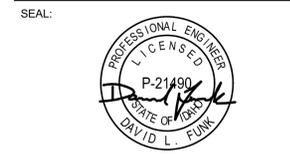
GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700  
 LFA Job #22791



All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.  
 ROJROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



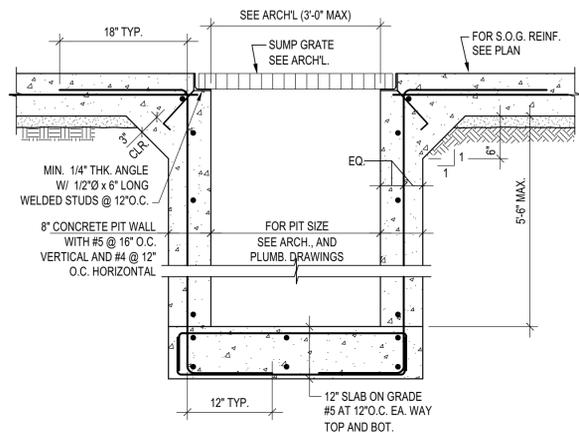
02/24/23 PC SUBMITTAL  
 NO DATE ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

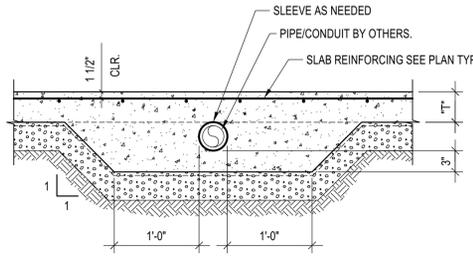
PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**TYPICAL DETAILS - CONCRETE**

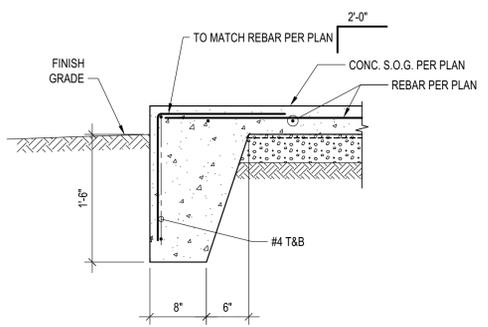
DRAWING NUMBER:  
**S-012**



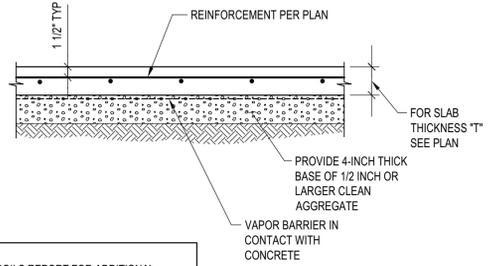
**TYP. SUMP PUMP PIT**  
 SCALE: N.T.S.



**TYP. PIPE THRU SLAB ON GRADE**  
 SCALE: N.T.S.



**SLAB ON GRADE EDGE DETAIL**  
 SCALE: N.T.S.



**TYPICAL SLAB ON GRADE**  
 SCALE: N.T.S.

NOTES:  
 1. SEE SOILS REPORT FOR ADDITIONAL SUBGRADE PREPARATION REQUIREMENTS  
 2. VAPOR BARRIERS SPECS NOT PER LFA

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

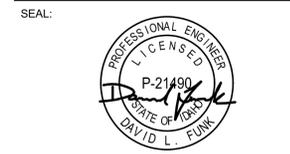
LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700  
 LFA Job #22791



All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



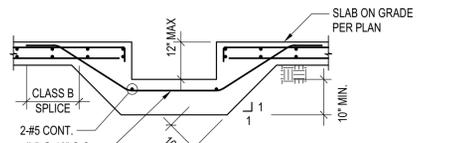
02/24/23 PC SUBMITTAL  
 NO DATE ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

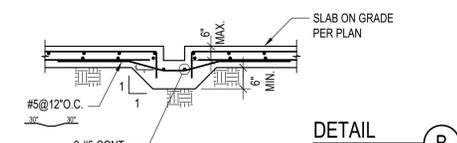
PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**TYPICAL DETAILS - CONCRETE**

DRAWING NUMBER:  
**S-013**

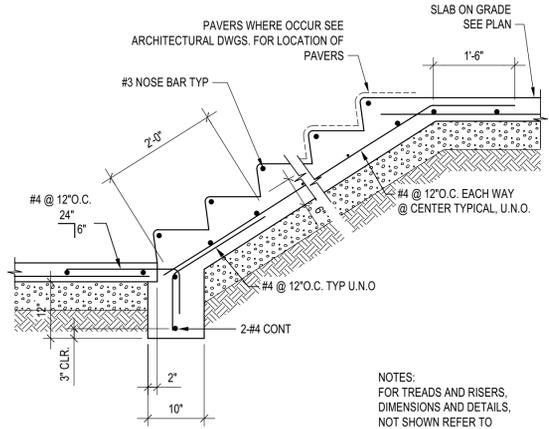


**DETAIL A**



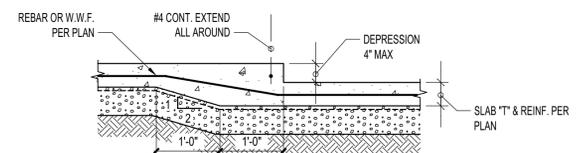
**DETAIL B**

**TRENCH DRAIN DETAIL**  
 SCALE: N.T.S.

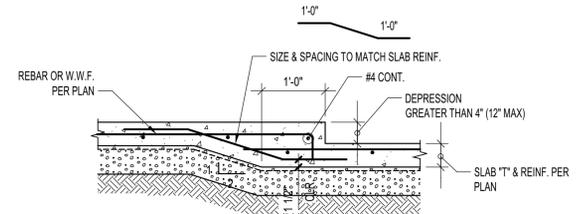


NOTES:  
 FOR TREADS AND RISERS, DIMENSIONS AND DETAILS, NOT SHOWN REFER TO ARCHITECTURAL DRAWINGS.

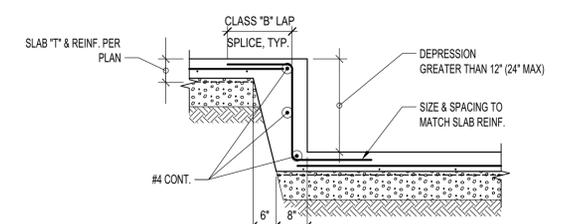
**STAIR ON GRADE DETAIL**  
 SCALE: N.T.S.



**DEPRESSION <=4"**  
**A**

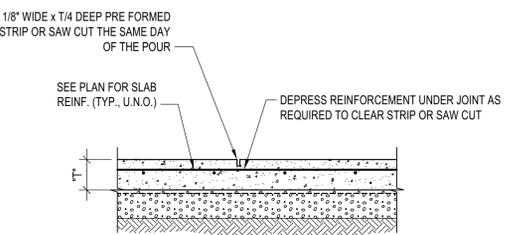


**DEPRESSION >4" & <=12"**  
**B**

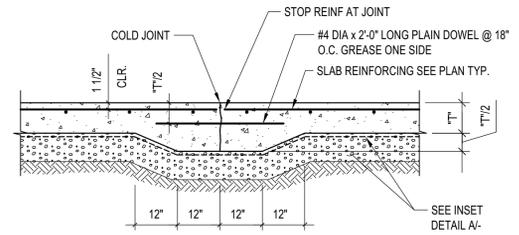


**DEPRESSION >12" & <=24"**  
**C**

**SLAB ON GRADE DEPRESSION**  
 SCALE: N.T.S.



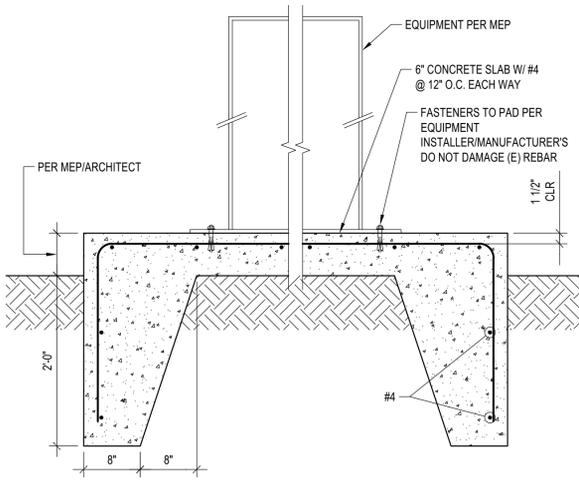
**CONTROL JOINT (WHERE CONTINUOUS POUR IS USED)**  
**A**



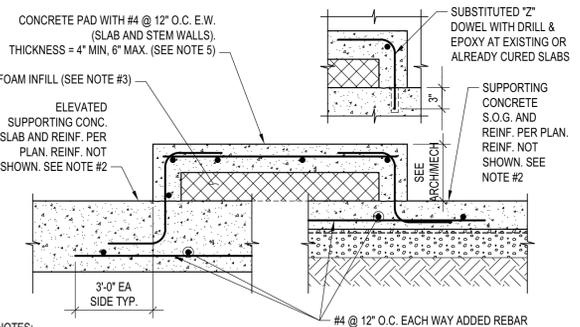
**TYPICAL CONSTRUCTION JOINT**  
**B**

NOTES:  
 1. CONTROL JOINTS TO BE LOCATED AT COLUMN CENTER LINES AND AT 20'-0" O.C. MAX. AND EVERY 400 SQUARE FEET.  
 2. IF SAW-CUT CONTROL JOINT TO BE USED, SAW-CUT WITHIN 24 HOURS OF POUR.  
 3. SEE PLAN FOR "T".

**JOINTS AT SLAB ON GRADE**  
 SCALE: N.T.S.



**EQUIPMENT CONC. PAD ON GRADE**  
 SCALE: N.T.S.



NOTES:  
 1. THIS DETAIL ADDRESSES THE CONSTRUCTION OF CONCRETE MECHANICAL AND HOUSEKEEPING PAD.  
 2. SUPPORTING SLAB:  
 • SLAB ON GRADE: THIS DETAIL CAN BE UTILIZED AT ALL LOCATIONS  
 • ELEVATED SLAB: THIS DETAIL CAN BE UTILIZED ONLY WHERE EXPRESSLY INDICATED ON THE STRUCTURAL FLOOR PLANS. IF NOT SHOWN, OBTAIN S.E.O.R. APPROVAL PRIOR TO ERECTION  
 3. AT CONTRACTOR'S DISCRETION, FOAM CAN BE SUBSTITUTED WITH CONCRETE IF THE SUPPORTING SLAB IS ON GRADE. THIS SUBSTITUTION IS NOT ALLOWED FOR ELEVATED SUPPORTING SLAB.  
 4. CONCRETE PAD CONFIGURATION, ANCHOR BOLT SIZE, PROJECTION AND LOCATION SHALL CONFORM TO EQUIPMENT MANUFACTURER'S REQUIREMENTS.  
 5. THICKEN PAD AS REQUIRED FOR HOLD-DOWN ANCHOR EMBEDMENT.

**MECH. PAD FOR LIGHT EQUIPMENT**  
 SCALE: N.T.S.

**SLAB ON GRADE DEPRESSION**  
 SCALE: N.T.S.

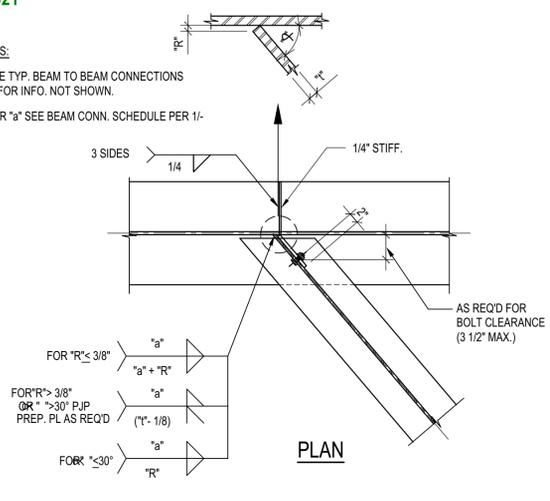
**JOINTS AT SLAB ON GRADE**  
 SCALE: N.T.S.



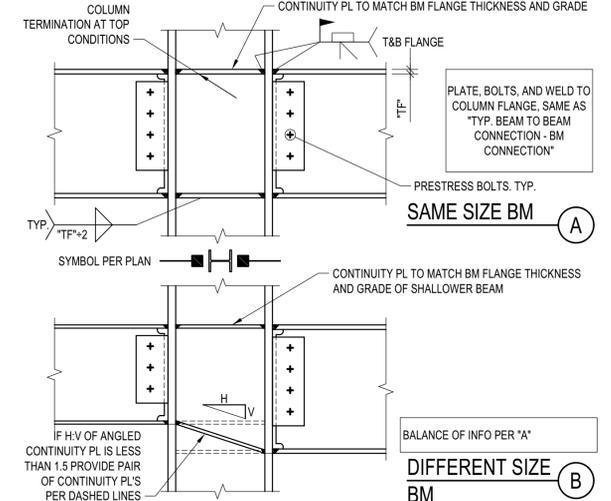
These plans have been found to be in substantial compliance with the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021  
06/26/23

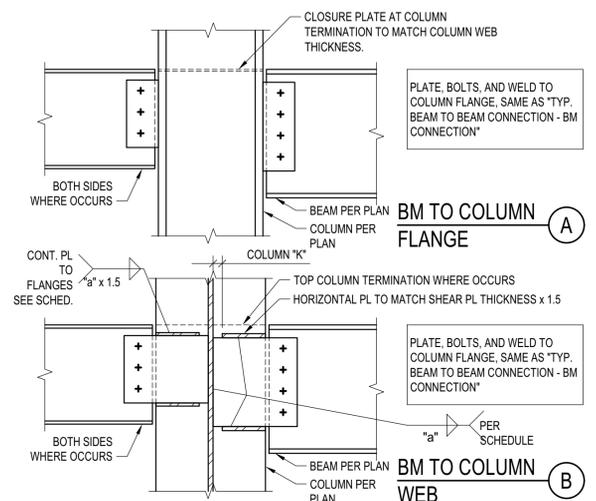
- NOTES:
- SEE TYP. BEAM TO BEAM CONNECTIONS FOR INFO. NOT SHOWN.
  - FOR "a" SEE BEAM CONN. SCHEDULE PER 1-



**SKewed BEAM TO BEAM CONN.**  
SCALE: N.T.S.



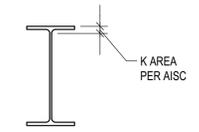
**BM TO CLN FLANGE RIGID CONN.**  
SCALE: N.T.S.



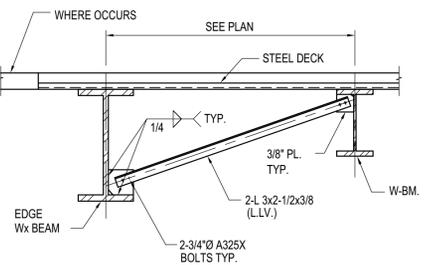
**TYP. BEAM TO WF COLUMN**  
SCALE: N.T.S.

- NOTES:
- BEAM PREP AND WELDED JOINT TO COMPLY WITH PRE-QUALIFIED AWS AND AISC DETAILING REQUIREMENTS.
  - FIELD WELD CONNECTION PLATES WHERE (N) MEMBERS CONNECT TO (E) MEMBERS.
  - AT W6 BEAMS PROVIDE 1 7/8" SPACING BETWEEN BOLTS
  - ALL HOLES SHALL BE STANDARD HOLES
  - OBTAIN APPROVAL FROM PROJECT ARCHITECT FOR ADDED ERECTION PLATES AND BOLTS AT ARCHITECTURALLY EXPOSED STRUCTURAL STEEL

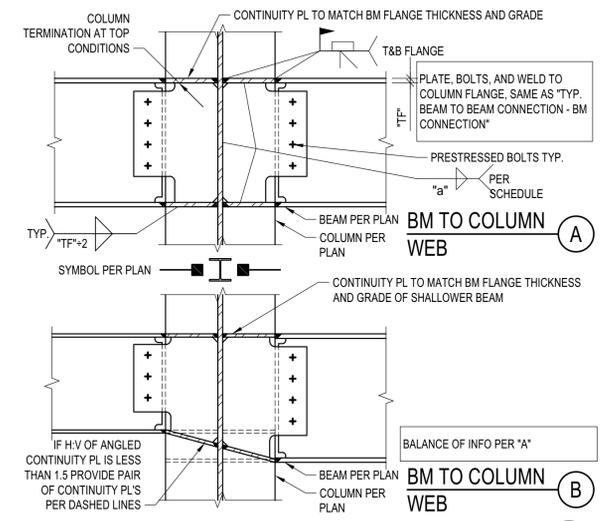
BEAM/ GIRDER	CONNECTION BOLT - A325X			
	NO. OF BOLTS	SIZE OF BOLTS	PLATE THICK.	WELD SIZE "a", "b"
W6	2 (1)	5/8"Ø	3/8"	5/16"
W8, W10	2	7/8"Ø	3/8"	5/16"
W12, W14	3	7/8"Ø	3/8"	3/8"
W16, W18	4	7/8"Ø	1/2"	3/8"
W21	5	7/8"Ø	1/2"	3/8"
W24	6	7/8"Ø	1/2"	3/8"
W27	7	7/8"Ø	1/2"	3/8"
W30	8	7/8"Ø	5/8"	3/8"
W33	9	7/8"Ø	5/8"	3/8"
W36	10	7/8"Ø	5/8"	3/8"



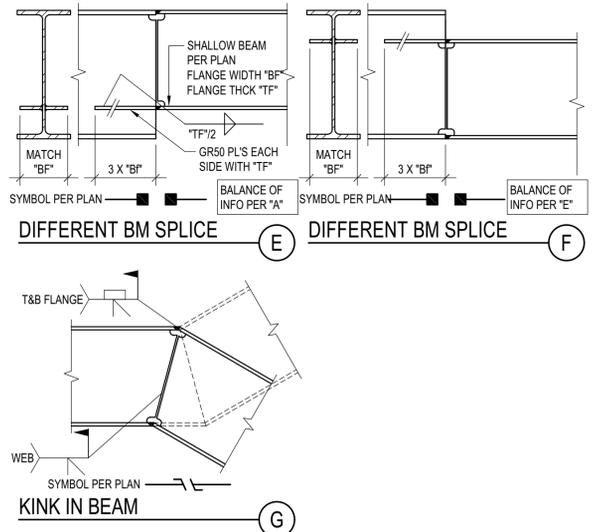
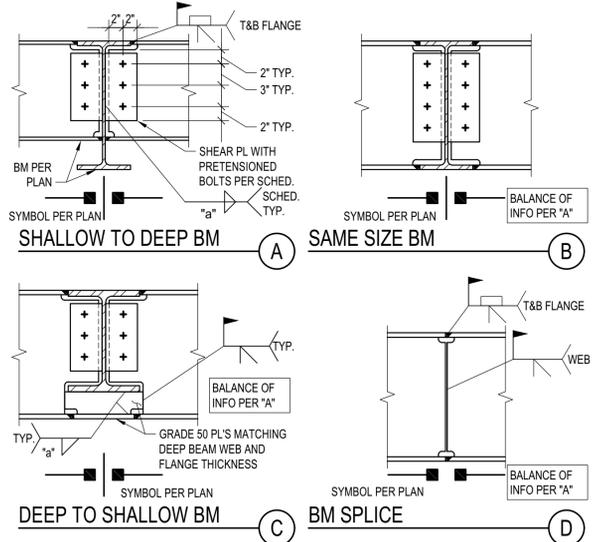
**BEAM CONNECTION SCHEDULE**  
SCALE: N.T.S.



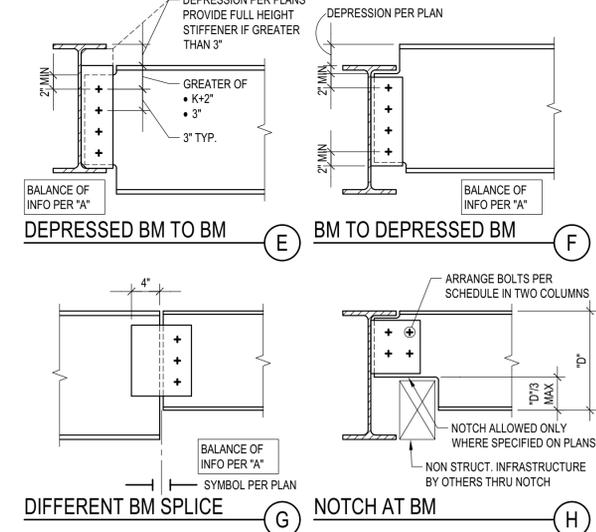
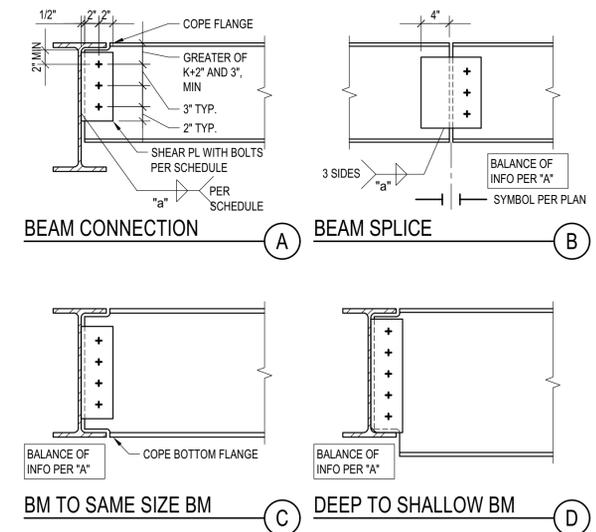
**TYPICAL BEAM BOTTOM FLANGE BRACE DETAIL**  
SCALE: N.T.S.



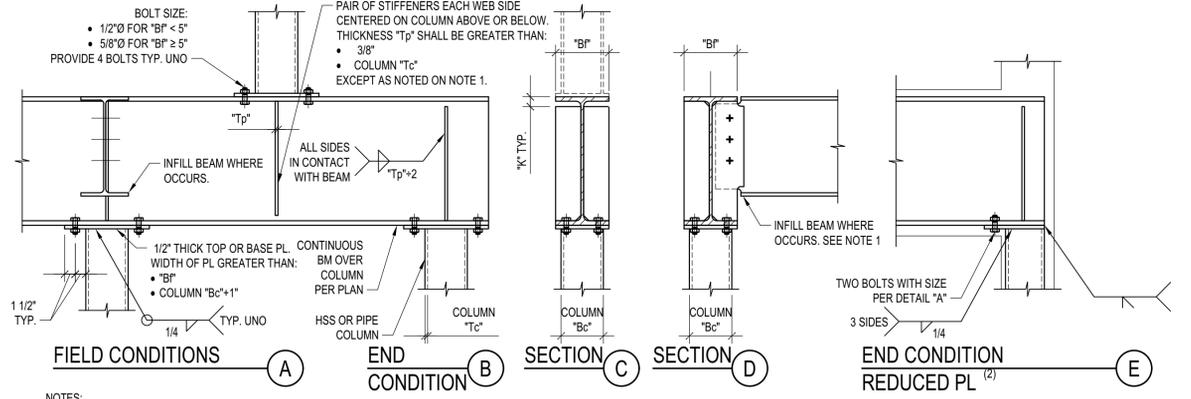
**BM TO CLN WEB RIGID CONN.**  
SCALE: N.T.S.



**BEAM TO BEAM RIGID CONNECTION**  
SCALE: N.T.S.



**TYP. BEAM TO BEAM CONNECTION**  
SCALE: N.T.S.



- NOTES:
- WHERE: INFILL BEAM OCCURS PROVIDE PAIR OF FULL DEPTH STIFFENERS AS SHOWN ON DETAIL "D". SEE BEAM TO BEAM CONNECTIONS. PROVIDE LARGER PL THICKNESS AND WELDS WHERE REQUIRED BY OTHER DETAILS.
  - PROVIDE REDUCED PLATE AS NEEDED TO PREVENT BASE OR TOP PLATE EXTENDS OUT OF SHEATHING WHERE END COLUMN OCCURS WITHIN A LIGHT FRAME WOOD OR COLD FRAMED WALL.

**HSS AND PIPE COLUMN TO WF BEAM CONNECTIONS**  
SCALE: N.T.S.

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
P.O. BOX 14001-174  
KETCHUM, ID 83340

PROJECT ARCHITECT:  
**ROCKETT DESIGN**  
1031 W. MANCHESTER BLVD, UNIT 6  
INGLEWOOD, CA 90301  
TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:  
**GALENA ENGINEERING, INC.**  
317 NORTH RIVER STREET  
HAILEY, ID 83333  
TEL: 208.788.1705

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
P.O. BOX 1034  
KETCHUM, ID 83340  
TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
323 LEWIS STREET, SUITE N  
KETCHUM, ID 83340  
TEL: 208.726.5907

STRUCTURAL ENGINEER:  
**LFA**  
319 MAIN STREET  
EL SEGUNDO, CA 90245  
TEL: 213.239.9700  
LFA Job #22791



All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



02/24/23 PC SUBMITTAL  
NO DATE ISSUE

PROJECT:  
**BADGER RESIDENCE**  
121 BADGER LANE  
KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**TYPICAL DETAILS - STEEL**

DRAWING NUMBER:  
**S-021**

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.8700  
 LFA Job #22791



All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



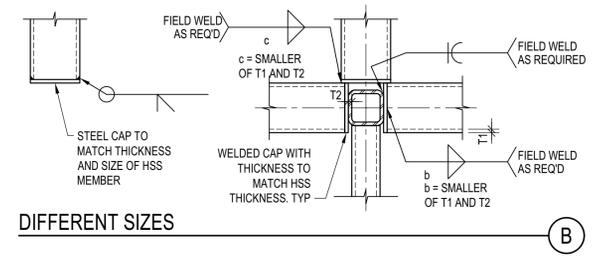
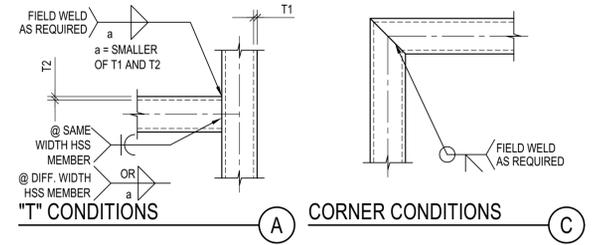
02/24/23 PC SUBMITTAL  
 NO DATE ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

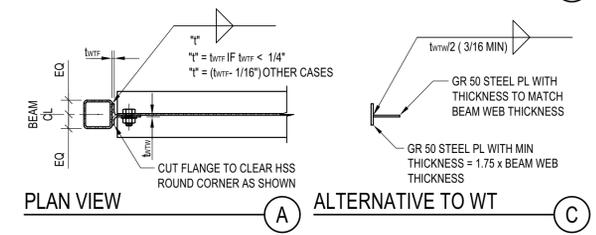
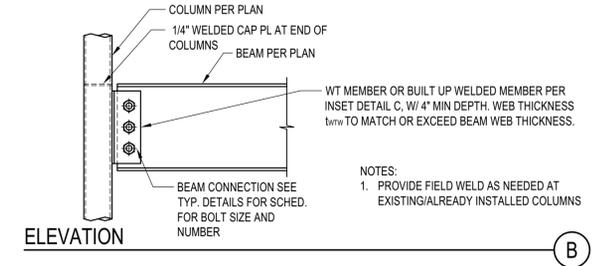
PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**TYPICAL DETAILS - STEEL**

DRAWING NUMBER:  
**S-022**

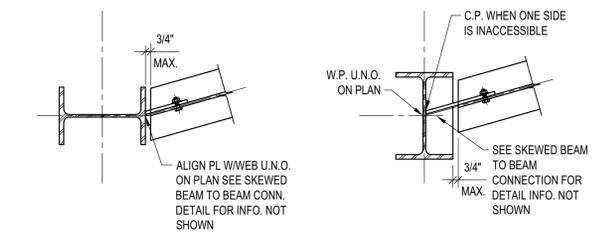
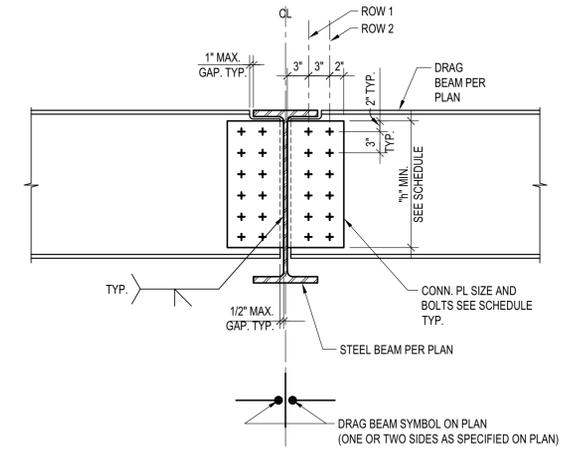
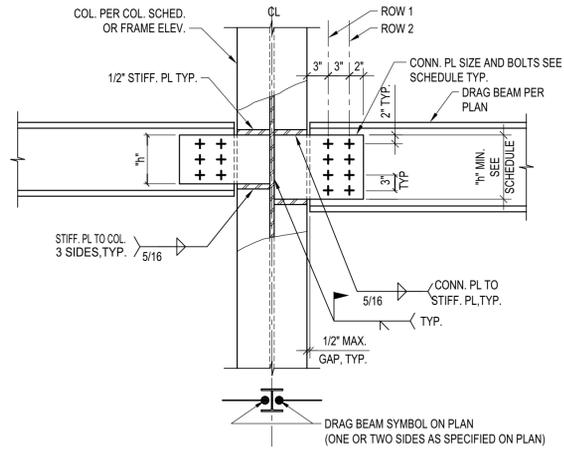


**HSS MEMBERS CONNECTION**  
 SCALE: N.T.S.



**TYP. BEAM TO HSS-TS COLUMN**  
 SCALE: N.T.S.

DRAG BEAM CONNECTION SCHEDULE				
BEAM SIZE	NUMBER OF 1"Ø A490-SC BOLTS		CONNECTION PLATE	
	ROW 1	ROW 2	PLATE THICKNESS "t"	PLATE HEIGHT "h"
W12x	2	2	5/8"	9"
W14x	3	2	5/8"	11"
W16	4	2	5/8"	13"
W18x	4	4	3/4"	13"
W21x	5	4	3/4"	16"
W24x55	6	4	3/4"	19"
W24x62	6	4	3/4"	19"
W24x68	6	4	1 1/4"	19"
W24x76	6	4	1 1/4"	19"
W24x84	6	6	1 1/2"	19"
W24x94	6	6	1 5/8"	19"
W27x	7	5	1 5/8"	22"



**SKEWED BEAM TO COLUMN CONN.**  
 SCALE: N.T.S.

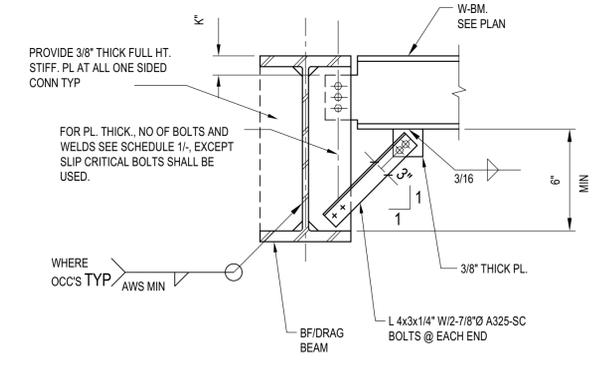
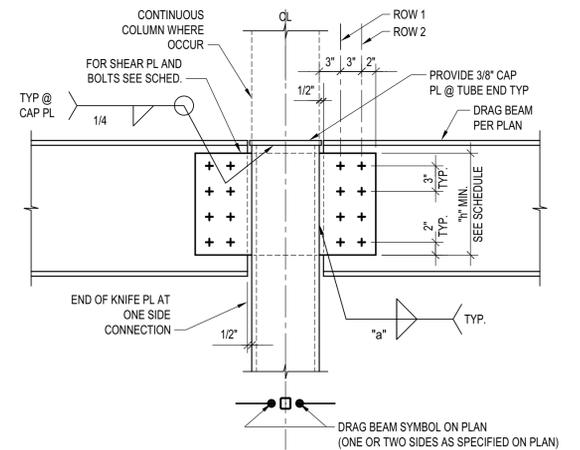
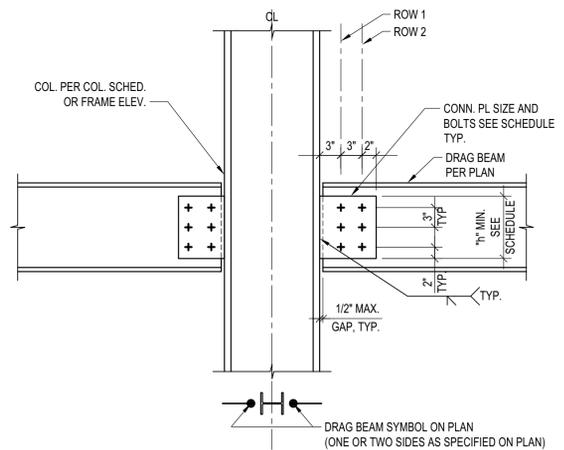
**DRAG BEAM CONNECTION SCHEDULE**

**DRAG BEAM TO COL. WEB CONN.**

**DRAG BEAM TO BEAM CONNECTION**

**SKEWED BEAM TO COLUMN CONN.**

NOTES:  
 1. ALL FILLET WELD SIZES SHOWN ARE MINIMUM WELD SIZE. WHERE WELD SIZE SHOWN ARE SMALLER THAN AWS MINIMUM WELD SIZE, AWS MINIMUM WELD SIZE SHALL BE USED.  
 2. ALL CONN PL. SHALL BE A572, GRADE 50  
 3. FIELD WELD CONNECTION PLATES WHERE (N) MEMBERS CONNECT TO (E) MEMBERS.  
 4. USE STD. HOLES @ STEEL BEAM & SHEAR PL, TYP.



**BEAM TO BRACED BEAM CONN.**  
 SCALE: N.T.S.

**DRAG BEAM CONNECTION NOTES**

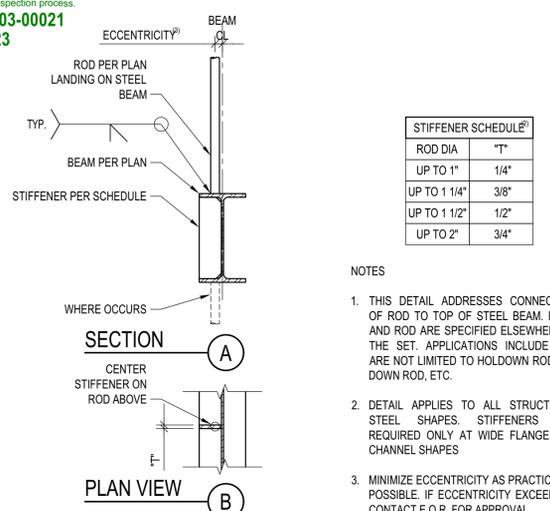
**DRAG BEAM TO COL. FLANGE CONN.**

**DRAG BEAM TO TS COLUMN**

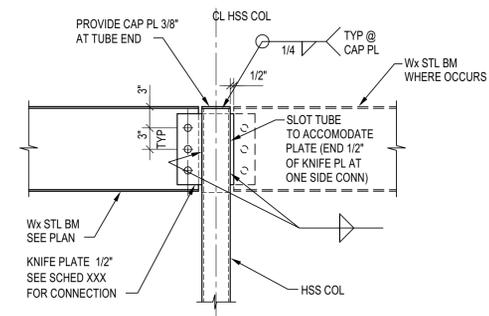
**BEAM TO BRACED BEAM CONN.**

**TYPICAL DRAG BEAM CONNECTIONS**  
 SCALE: N.T.S.

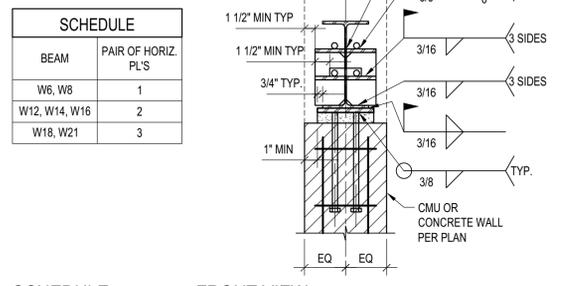
BLD2303-00021  
 06/26/23



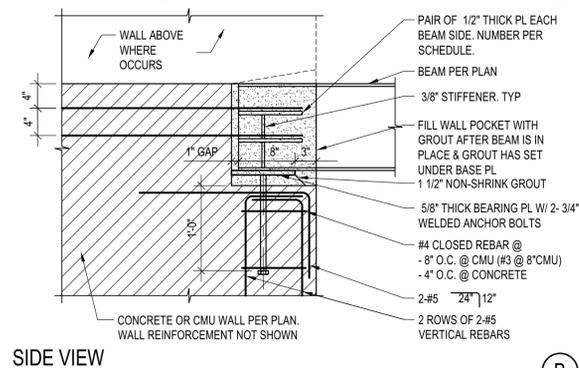
**7**  
 ROD CONNECTED TO STEEL BEAM  
 SCALE: N.T.S.



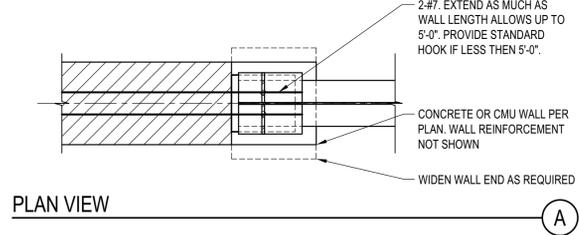
**8**  
 Wx BM TO HSS COLUMN CONNECTION DETAIL AT ROOF  
 SCALE: N.T.S.



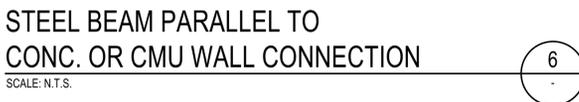
**6**  
 STEEL BEAM PARALLEL TO CONC. OR CMU WALL CONNECTION  
 SCALE: N.T.S.



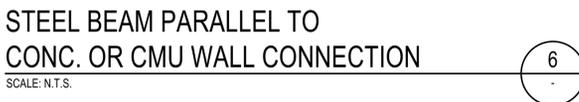
**5**  
 OPENING IN STEEL BEAM  
 SCALE: N.T.S.



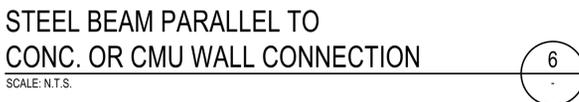
**4**  
 B. PL ON PODIUM SLAB CURB  
 SCALE: N.T.S.



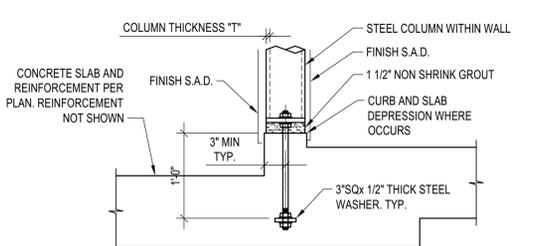
**3**  
 Wx BEAM TO HSS COL. CONN. DETAIL  
 SCALE: N.T.S.



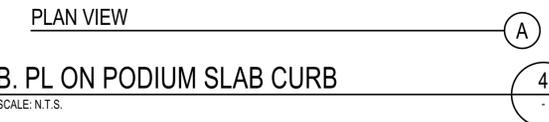
**2**  
 ISOLATED HSS-PIPE COL. BASE PL  
 SCALE: N.T.S.



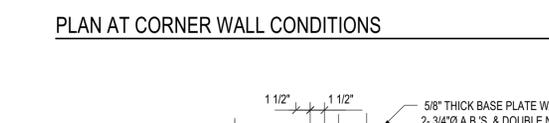
**1**  
 TYP. Wx BASE PLATE DETAIL  
 SCALE: N.T.S.



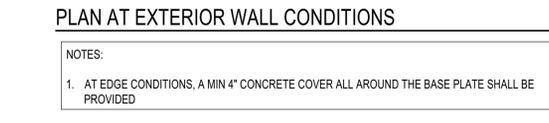
**1**  
 TYP. Wx BASE PLATE DETAIL  
 SCALE: N.T.S.



**2**  
 ISOLATED HSS-PIPE COL. BASE PL  
 SCALE: N.T.S.



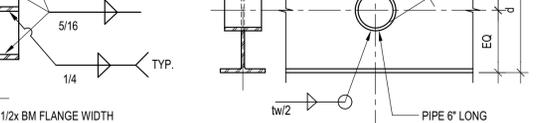
**3**  
 Wx BEAM TO HSS COL. CONN. DETAIL  
 SCALE: N.T.S.



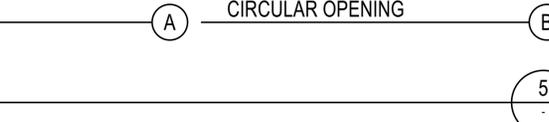
**4**  
 B. PL ON PODIUM SLAB CURB  
 SCALE: N.T.S.



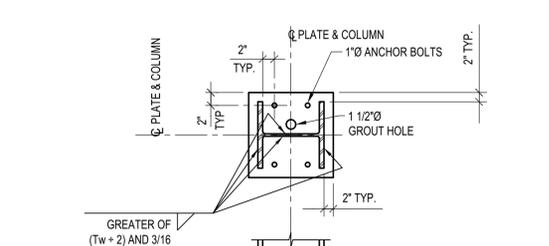
**5**  
 OPENING IN STEEL BEAM  
 SCALE: N.T.S.



**6**  
 STEEL BEAM PARALLEL TO CONC. OR CMU WALL CONNECTION  
 SCALE: N.T.S.



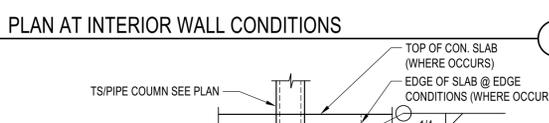
**7**  
 ROD CONNECTED TO STEEL BEAM  
 SCALE: N.T.S.



**1**  
 TYP. Wx BASE PLATE DETAIL  
 SCALE: N.T.S.



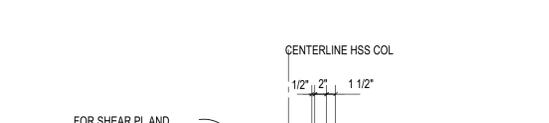
**2**  
 ISOLATED HSS-PIPE COL. BASE PL  
 SCALE: N.T.S.



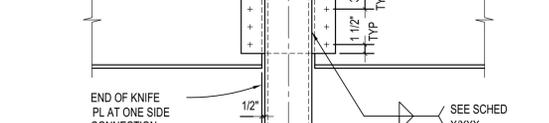
**3**  
 Wx BEAM TO HSS COL. CONN. DETAIL  
 SCALE: N.T.S.



**4**  
 B. PL ON PODIUM SLAB CURB  
 SCALE: N.T.S.



**5**  
 OPENING IN STEEL BEAM  
 SCALE: N.T.S.



**6**  
 STEEL BEAM PARALLEL TO CONC. OR CMU WALL CONNECTION  
 SCALE: N.T.S.



**7**  
 ROD CONNECTED TO STEEL BEAM  
 SCALE: N.T.S.

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO J ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

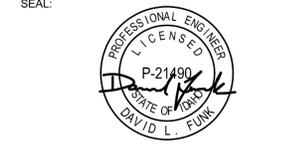
GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.726.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700  
 LFA Job #22791



All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.  
 ROJROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



02/24/23 PC SUBMITTAL  
 NO DATE ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**TYPICAL DETAILS - STEEL**

DRAWING NUMBER:  
**S-023**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HALEY, ID 83333  
 TEL: 208.788.1705

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700  
 LFA Job #22791



All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.  
 ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



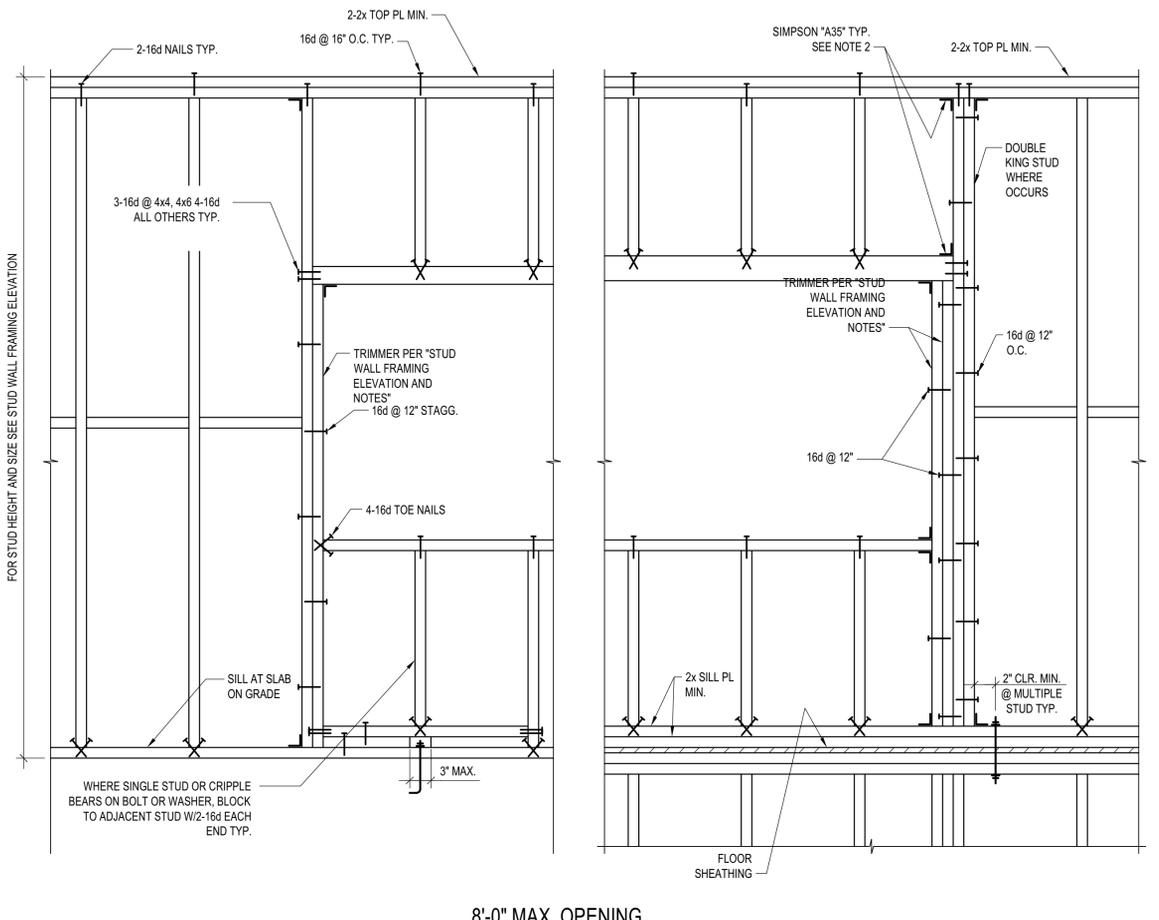
02/24/23 PC SUBMITTAL  
 NO DATE ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**TYPICAL DETAILS - STEEL**

DRAWING NUMBER:  
**S-031**



- NOTES:
- SEE 'STUD WALL FRAMING ELEVATION AND NOTES' FOR MINIMUM HEADER SIZES, AND MINIMUM NUMBER AND SIZE OF TRIMMERS AND KING STUDS.
  - A35 CLIPS CAN BE OMITTED AT INTERIOR WALLS

**TYP. TRIMMER & KING STUDS SCHEDULE AT BEARING HEADERS**

OPENING WIDTH	U.N.O.	
	INTERIOR	EXTERIOR
<= 6'-0"	(1)-TRIMMER (1)-KING STUD	(1)-TRIMMER (1)-KING STUD
> 6'-0"	-	(2)-TRIMMER (2)-KING STUD

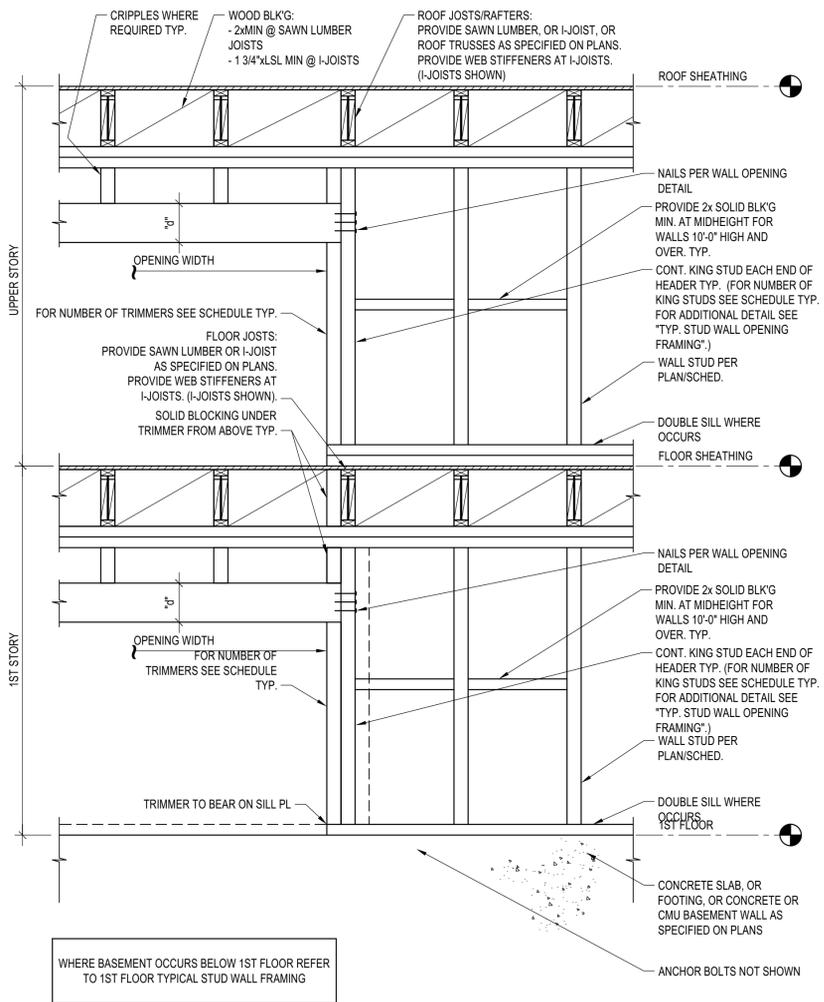
\* FOR ALL INTERIOR HEADERS SUPPORTING ROOF + 3 LEVELS OR MORE, ADD ONE ADDITIONAL KING STUD TO THE SCHEDULE ABOVE.

**TYP. MINIMUM NON-BEARING HEADER SCHEDULE U.N.O.**

WIDTH OF OPENING	U.N.O.		
	EXTERIOR	INTERIOR (4x WALL)	INTERIOR (6x WALL)
4'-0"	6x6	4x4(2)-2x4	6x6
6'-0"	6x6	4x4(2)-2x4	6x6
8'-0"	6x6	4x4(2)-2x6	6x6

**TYP. MINIMUM BEARING HEADER SCHEDULE U.N.O.**

WIDTH OF OPENING	U.N.O.								
	EXTERIOR			INTERIOR - 4x WALL			INTERIOR - 6x WALL		
	ROOF	FLOOR	PUBLIC AREA	ROOF	FLOOR	PUBLIC AREA	ROOF	FLOOR	PUBLIC AREA
4'-0"	6x6	6x6	6x8	4x6(2)-2x6	4x8(2)-2x8	4x10(2)-2x12	6x6	6x8	6x10
6'-0"	6x6	6x8	6x10	4x8(2)-2x8	4x10(2)-2x12	4x12	6x8	6x10	6x12
8'-0"	6x8	6x10	6x12	-	-	-	-	-	-

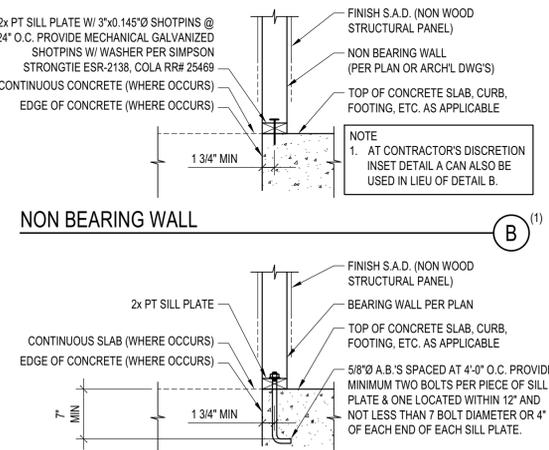


- NOTES:
- SEE PLANS FOR SPECIAL FRAMING REQUIREMENTS. PLATFORM FRAMING SHALL BE PROVIDED UNLESS BALLOON FRAMING IS EXPLICITLY CALLED OUT ON THE PLANS
  - HEADER SIZES SHOWN IN SCHEDULES ABOVE ARE MINIMUM HEADER SIZES, SEE PLANS FOR WHERE LARGER HEADER SIZES ARE REQUIRED.
  - STUD HEIGHT LIMITATIONS:  
 2x4 AT 16" O.C. NOT TO EXCEED 9 FEET.  
 3x4 AT 16" O.C. NOT TO EXCEED 10 1/2 FEET.
  - IF CALLED OUT STUD SIZES AT ANY GIVEN FLOOR LEVEL EXCEED THESE LIMITATIONS, CONTACT STRUCTURAL ENGINEER FOR CLARIFICATION.
  - NAIL TRIMMERS TOGETHER W/ 16d NAILS AT 12" O.C. STAGGERED EACH FACE.
  - SEE PLANS FOR SHEAR WALL FRAMING REQUIREMENTS.
  - FOR ACTUAL WALL WIDTH, SEE ARCHITECTURAL DRAWINGS.
  - ALIGN ROOF & FLOOR FRAMING WITH STUDS AS SHOWN.
  - PROVIDE (1)-TRIMMER AND (1)-KING STUD @ NON-LOAD BEARING HEADERS.

WHERE BASEMENT OCCURS BELOW 1ST FLOOR REFER TO 1ST FLOOR TYPICAL STUD WALL FRAMING

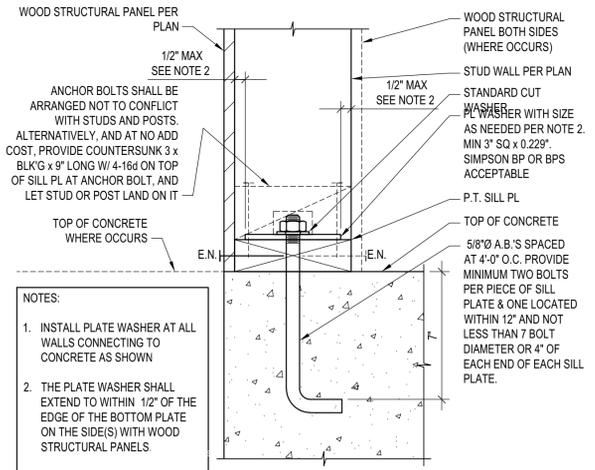
**TYP. STUD WALL OPENING FRAMING**

SCALE: N.T.S.



**BASE DETAIL @ NON SHEAT'D WALL**

SCALE: N.T.S.



**BASE DETAIL @ SHEATHED WALL OTHER THAN SHEAR WALLS**

SCALE: N.T.S.

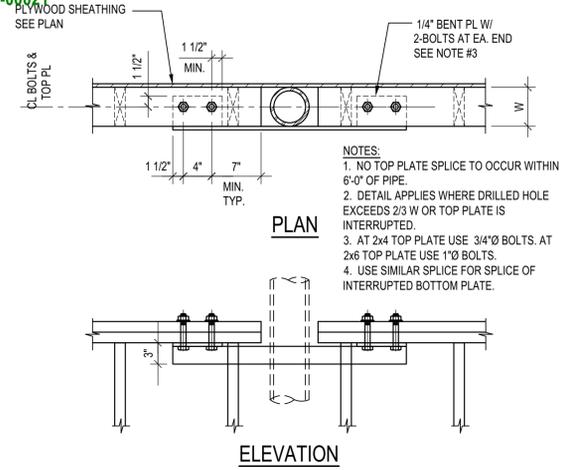


**STUD WALL PLATFORM FRAMING ELEVATION**

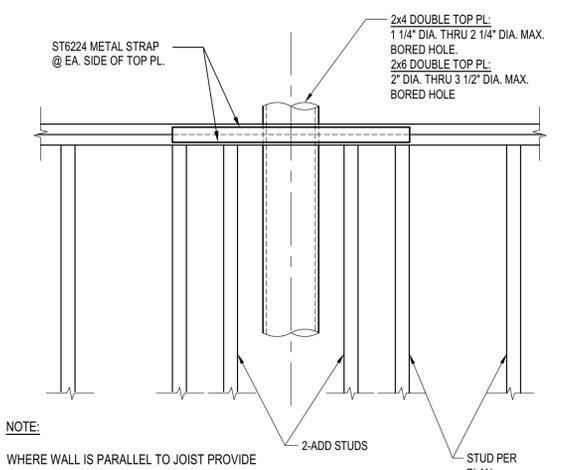
SCALE: N.T.S.



BLD2303-00021  
 06/26/23



**TYP. INTERRUPTED TOP/BOTT. PLATE SPLICE**  
 SCALE: N.T.S.

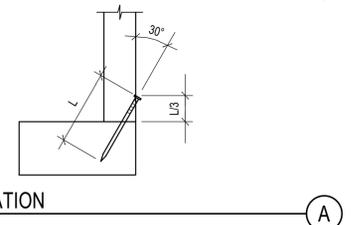


**8 SHEAR WALL WITH PIPE DETAIL**  
 SCALE: N.T.S.

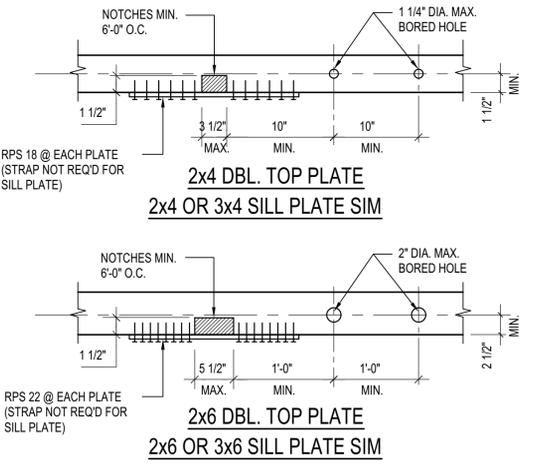
NAILING SCHEDULE (1)	
CONNECTION	NAILING
POST TO PIER PAD, TOE NAIL	3-16d or 4-8d
GIRDER TO POST, TOE NAIL	3-16d or 4-8d
JOIST TO SILL OR GIRDER, TOE NAIL	3-8d
BRIDGING TO JOIST, TOE NAIL EACH END	2-8d
JOIST TO BLOCKING, END NAIL	16d T&B OF EACH JOIST
RIM JOIST TO JOISTS, END NAIL	16d T&B OF EACH JOIST
RIM JOIST TO SILL, TOE NAIL	16d @ 16" O.C.
FLOOR JOIST LAP @ BEARING, FACE NAIL	2-16d
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d @ 16" O.C.
TOP PLATE TO STUD, END NAIL	2-16d
STUD TO SOLE PLATE	2-16d END NAIL, OR 4-8d TOE NAIL
DOUBLED STUDS, FACE NAIL	16d @ 24" O.C.
DOUBLE TOP PLATES, FACE NAIL	8-16d
DOUBLE TOP PLATES, LAP SPLICE	16d @ 16" O.C.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3-8d
RIM JOIST TO TOP PLATE, TOENAIL	8d @ 16" O.C.
CONTINUOUS HEADER, TWO PIECES	16d @ 16" O.C. ALONG EACH EDGE
CEILING JOIST TO PLATE, TOE NAIL	3-8d
CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d
CEILING JOISTS, LAP OVER PARTITIONS, FACE NAIL	3-16d
CEILING JOIST TO PARALLEL RAFTER, FACE NAIL	3-16d
RAFTER TO RIDGE	3-8d
RAFTER TIES, 2" LUMBER, FACE NAIL	3-16d
RAFTER TIES, 1" LUMBER, FACE NAIL	5-8d
RAFTER TO PLATE, TOE NAIL	3-8d
1"x4" MIN. BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
BUILT-UP CORNER STUDS	16d @ 24" O.C.

NOTES:  
 1. ALTERNATIVELY, PROVIDE NAILING PER "FASTENING SCHEDULE" PER LATEST EDITION OF CALIFORNIA BUILDING CODE

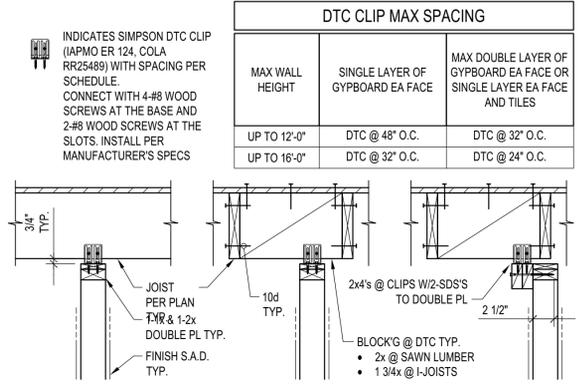
**5 SCHEDULE**  
 SCALE: N.T.S.



**TOE NAIL INSTALLATION**  
 SCALE: N.T.S.

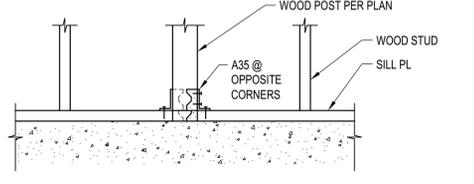


**PLATE NOTCHING & BORING**  
 SCALE: N.T.S.

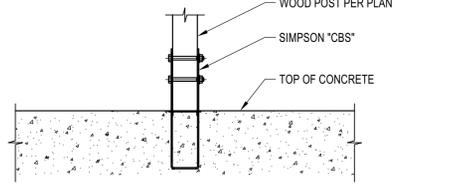


**PERPENDICULAR TO JOIST**  
**PARALLEL TO JOIST**  
 SCALE: N.T.S.

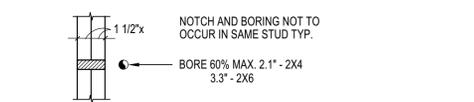
**TOP CONN. NON BEARING WALL**  
 SCALE: N.T.S.



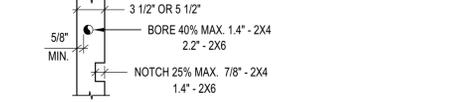
**WITHIN A WALL**  
 SCALE: N.T.S.



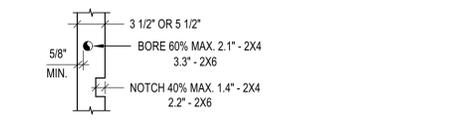
**ISOLATED POST**  
**TYP. POST BASE**  
 SCALE: N.T.S.



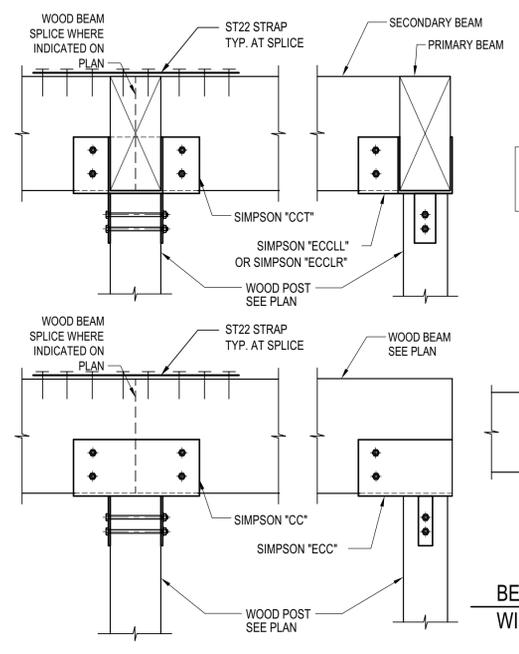
**DOUBLE STUDS-BEARING OR NOT**  
 SCALE: N.T.S.



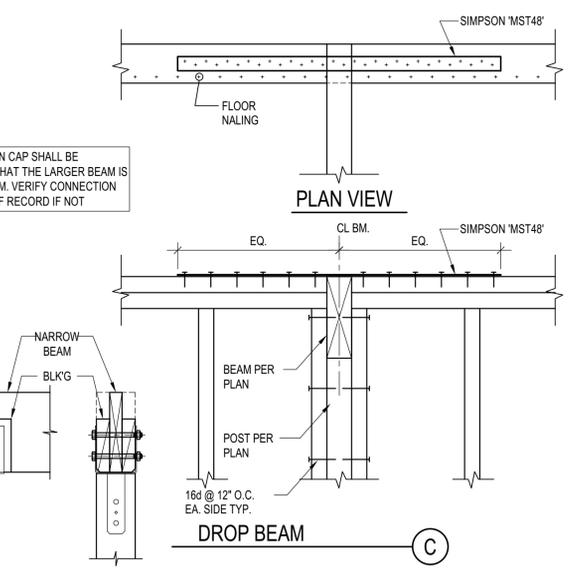
**BEARING STUDS**  
 SCALE: N.T.S.



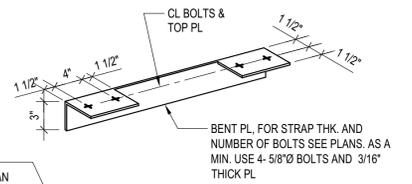
**NON-BEARING STUDS**  
**TYP. STUD NOTCHING**  
 SCALE: N.T.S.



**ISOLATED POST**  
**POST WITHIN WALL**  
**DROP BEAM**  
**DROP BEAM**  
**BEAM WITH DIFFERENT WIDTH**  
 SCALE: N.T.S.



**PLAN VIEW**  
**DROP BEAM**  
 SCALE: N.T.S.



**BENT PL. FOR STRAP THK. AND NUMBER OF BOLTS SEE PLANS. AS A MIN. USE 4 - 5/8\"/>
**DROP BEAM**  
 SCALE: N.T.S.**

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO I ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAYLEY, ID 83333  
 TEL: 208.788.1705

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700  
 LFA Job #22791



All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.  
 ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



02/24/23 PC SUBMITTAL  
 NO DATE ISSUE

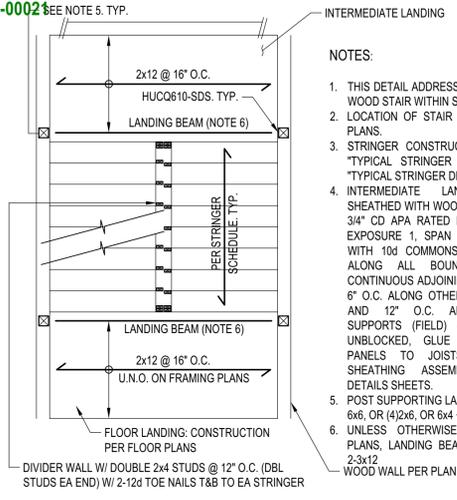
PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

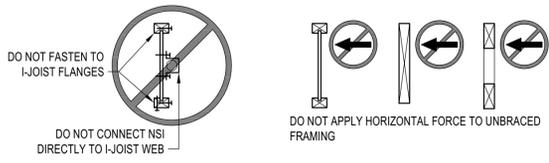
DRAWING TITLE:  
**TYPICAL DETAILS - WOOD**

DRAWING NUMBER:  
**S-032**

BLD2303-0002  
 06/26/23



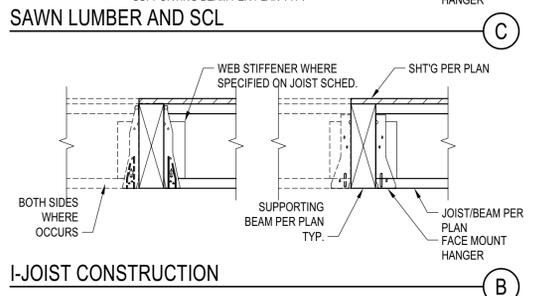
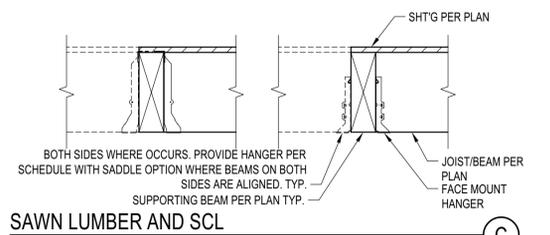
- NOTES:**
- THIS DETAIL ADDRESSES CONSTRUCTION OF WOOD STAIR WITHIN SHAFT UP TO 5 STORY.
  - LOCATION OF STAIR IS SHOWN ON FLOOR PLANS.
  - STRINGER CONSTRUCTION SHALL BE PER "TYPICAL STRINGER CONSTRUCTION" AND "TYPICAL STRINGER DETAIL".
  - INTERMEDIATE LANDING SHALL BE SHEATHED WITH WOOD STRUCTURAL PANEL, 3/4" CD APA RATED PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 4824, NAILED WITH 10d COMMONS SPACED AT 6" O.C. ALONG ALL BOUNDARIES (B.N.) AND CONTINUOUS ADJOINING PANEL EDGES, AND 6" O.C. ALONG OTHER PANEL EDGES (E.N.) AND 12" O.C. ALONG INTERMEDIATE SUPPORTS (FIELD) (F.N.), PANEL EDGES UNBLOCKED, GLUE WOOD STRUCTURAL PANELS TO JOISTS. SEE "TYPICAL SHEATHING ASSEMBLY" PER TYPICAL DETAILS SHEETS.
  - POST SUPPORTING LANDING BEAM TO BE MIN 6x6, OR (4)2x6, OR 6x4 + 2x6
  - UNLESS OTHERWISE NOTED ON FLOOR PLANS, LANDING BEAM SHALL BE 6x10 OR 2-3x12 WOOD WALL PER PLAN



- NOTES:**
- THIS DETAIL ADDRESSES CONNECTION OF NON STRUCTURAL INFRASTRUCTURES "NSI" TO WOOD FRAMING. NSI INCLUDE, BUT ARE NOT LIMITED TO, SPRINKLERS, LIGHTING, MEP, FF&E, ETC.
  - CONNECTION OF NSI TO FRAMING SHALL BE DESIGNED AND SPECIFIED BY NSI SUPPLIER. CONNECTION SHALL INCLUDE FASTENERS TO FRAMING AND ADDITIONAL FRAMING MEMBERS, SUCH AS WEB STIFFENERS, WEB FILLERS, BRACING, AND BLOCKING
  - CONNECTION OF NSI SHALL COMPLY WITH LIMITATIONS SET FORTH PER THIS DETAIL AND SHALL NOT IMPAIR OR DAMAGE FRAMING. IN ADDITION, IF NSI IS CONNECTED TO ENGINEERED OR PREFABRICATED ELEMENTS (SUCH AS I-JOISTS, OPEN WEB TRUSSES, ETC.), NSI SUPPLIER SHALL COORDINATE CONNECTION DETAILS DIRECTLY WITH FRAMING MANUFACTURER'S SPECIFICATIONS AND FABRICATOR, AS APPLICABLE
  - SUBMIT DETAILS/SHOP DRAWINGS TO SEOR FOR REVIEW OF STRUCTURAL IMPACT ON BUILDING STRUCTURE

HANGER SCHEDULE - MANUFACTURER: SIMPSON STRONGTIE			
TOP MOUNT HANGER (SEE NOTE 1)		FACE MOUNT HANGER (SEE NOTE 1)	
JOIST/BEAM SIZE	HANGER TYPE	JOIST/BEAM SIZE	HANGER TYPE
ALL SAWN LUMBER U.N.O.	SIMPSON HUTP <sup>ESR-2593</sup>	ALL SAWN LUMBER U.N.O.	SIMPSON HU <sup>ESR-2549</sup>
2x6 THRU 2x16	SIMPSON LB <sup>ESR-2593</sup>	2x6 THRU 2x10	SIMPSON LUS <sup>ESR-2549</sup>
2-2x6 THRU 2-2x14	SIMPSON HUST <sup>ESR-2593</sup>	2-2x6 THRU 2-2x10	SIMPSON LUS <sup>ESR-2549</sup>
4x6 THRU 4x14	SIMPSON HUST <sup>ESR-2593</sup>	4x6 THRU 4x16	SIMPSON HUS <sup>ESR-2592</sup>
ALL I-JOIST U.N.O.	SIMPSON MIT <sup>ESR-2615</sup>	ALL I-JOIST U.N.O.	SIMPSON MIU <sup>ESR-2592</sup>
SINGLE I-JOIST TO WOOD BEAM 9 1/4 THRU 16 DEEP	SIMPSON ITS <sup>ESR-2615</sup>	SINGLE I-JOIST TO WOOD BEAM 9 1/4 THRU 16 DEEP	SIMPSON IUS <sup>ESR-2592</sup>
ALL PSL/LV/LSL BEAMS U.N.O.	SIMPSON HGTV <sup>ESR-2615</sup>	ALL PSL/LV/LSL BEAMS U.N.O.	SIMPSON HGU <sup>ESR-2592</sup>
3 1/2" AND 5 1/4" PSL/LV/LSL UP TO 11 7/8" DEEP			SIMPSON MGV <sup>ESR-2592</sup>
ALL GLULAM BEAMS U.N.O.	SIMPSON EG <sup>ESR-2615</sup>	ALL GLULAM BEAMS U.N.O.	SIMPSON HHGU <sup>ESR-2592</sup>

- NOTES:**
- HANGERS SHALL BE USED TO SUPPORT BEAM OR JOISTS FROM A SUPPORTING BEAM.
  - TOP OR FACE MOUNT HANGERS SHALL BE SELECTED AT CONTRACTOR'S DISCRETION BASED ON MORE ECONOMICAL CHOICE.
  - HANGERS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS, SUCH AS BUT NOT LIMITED TO MIN THICKNESS FOR FASTENER EMBEDMENT, MIN EDGE DISTANCE, MIN SIZE OF HEADERS, ETC.
  - PROVIDE SKEWED, SLOPED HANGERS AS REQ'D
  - PROVIDE OFFSET OR CONCEALED FLANGE HANGERS AT EDGE CONDITIONS AS NEEDED

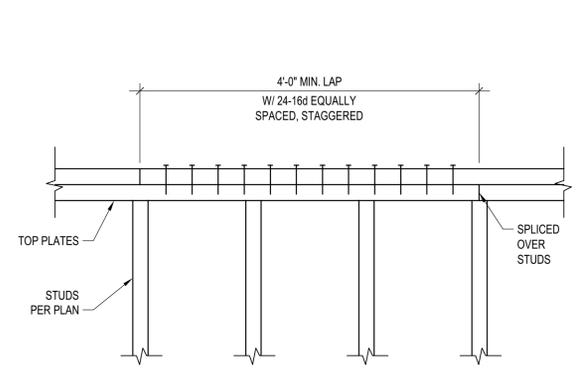


**HANGER SCHEDULE AND NOTES**  
 SCALE: N.T.S.

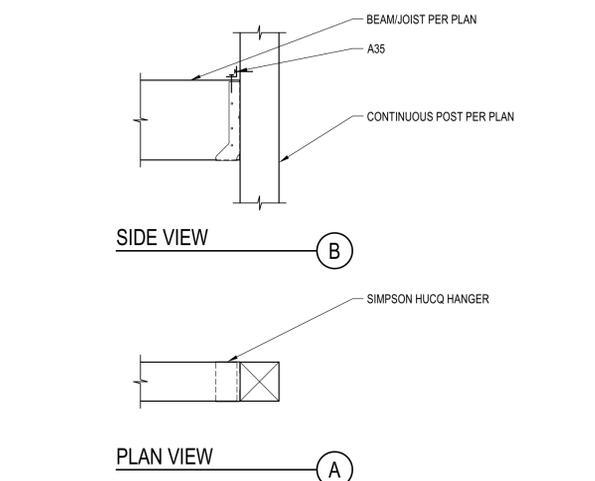
**JOIST AND BEAM HANGER SCHEDULE**  
 SCALE: N.T.S.

**TWO FLIGHT WOOD STAIR**  
 SCALE: N.T.S.

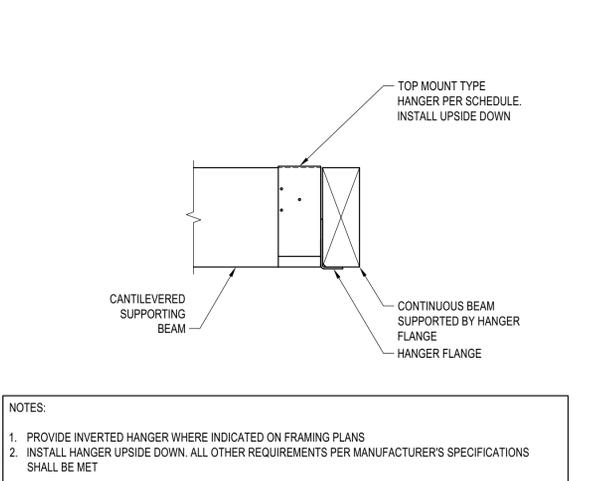
**NON-STRUCT. ELEMENTS TO FRM'G**  
 SCALE: N.T.S.



**TYP. TOP PLATES SPLICE DETAIL**  
 SCALE: N.T.S.



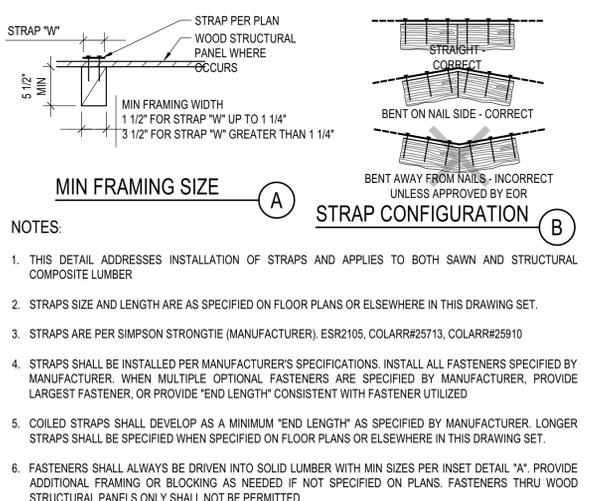
**BM TO POST FACE MOUNT CONN.**  
 SCALE: N.T.S.



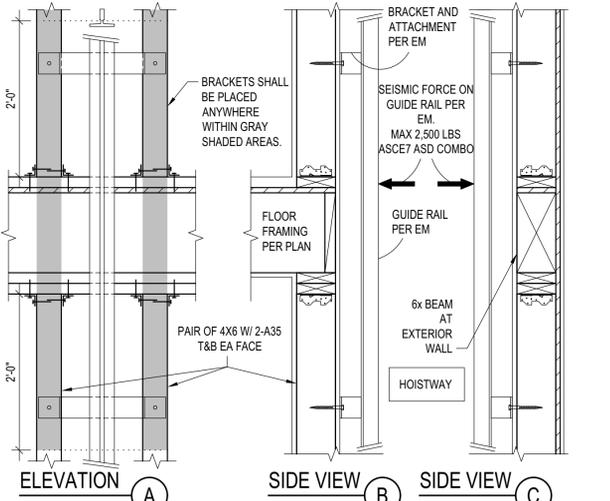
**INVERTED HANGER**  
 SCALE: N.T.S.

TJI JOIST SERIES	STIFFENER	"a"	"b"	NAILS	w	t
TJI 110	PS1 OR PS2 SHEATHING, FACE GRAIN VERTICAL	1/8" MIN 2 3/4" MAX	1" MAX	3-8d	2 5/16" MIN	5/8" MIN
TJI 210	PS1 OR PS2 SHEATHING, FACE GRAIN VERTICAL	1/8" MIN 2 3/4" MAX	1" MAX	3-8d	2 5/16" MIN	23/32" MIN
TJI 230/TJI 360	PS1 OR PS2 SHEATHING, FACE GRAIN VERTICAL	1/8" MIN 2 3/4" MAX	1" MAX	3-8d	2 5/16" MIN	7/8" MIN
TJI 560	2x4 CONSTRUCTION GRADE OR BETTER	1/8" MIN 2 3/4" MAX	1 1/2" MAX	3-16d	3 1/2" MIN	1 1/2" MIN

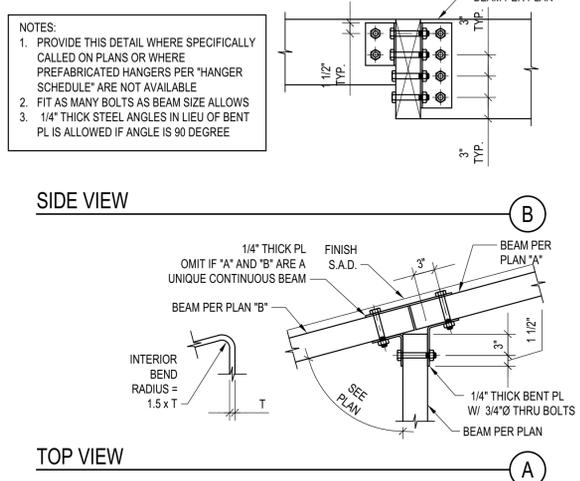
**I-JOIST STIFFENER**  
 SCALE: N.T.S.



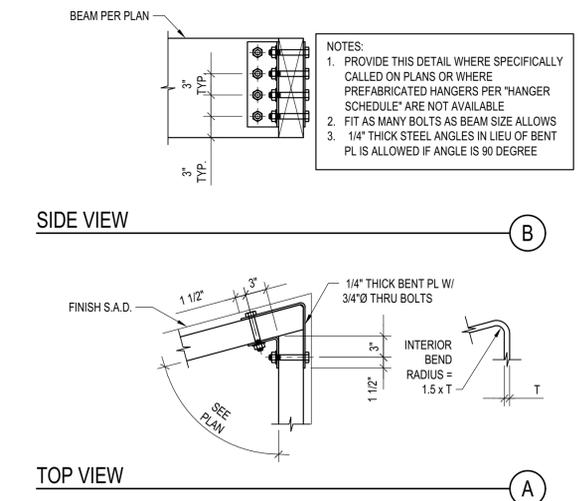
**STRAP INSTALLATION**  
 SCALE: N.T.S.



**ELEVATOR VERTICAL SUPPORT**  
 SCALE: N.T.S.



**CUSTOM WD BEAM "T" CONNECTION**  
 SCALE: N.T.S.



**CUSTOM WD BEAM "L" CONNECTION**  
 SCALE: N.T.S.

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.726.6432

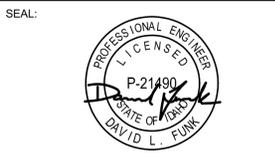
LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700  
 LFA Job #22791



All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



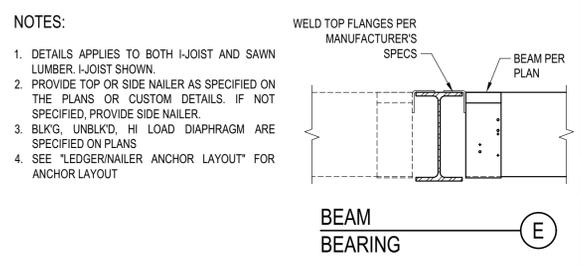
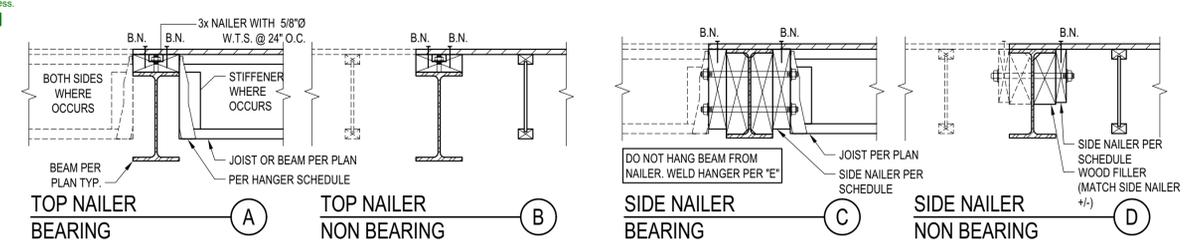
NO	DATE	PC SUBMITTAL	ISSUE
	02/24/23	PC SUBMITTAL	

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**TYPICAL DETAILS - WOOD**

DRAWING NUMBER:  
**S-033**



**ASSEMBLIES:**

- NON OCCUPIED ROOFS WITH MAX 1" GRAVEL AND WITHOUT GARDEN ROOF
- THIS ASSEMBLY INCLUDES:
  - NON OCCUPIED ROOFS WITH MORE THAN 1" AND UP TO 3" GRAVEL
  - NON OCCUPIED GARDEN ROOF ASSEMBLIES UP TO 6"
  - SINGLE FAMILY FLOORS AND DECKS
- ALL CASES NOT COVERED IN I. OR II.

**SCHEDULE LEGEND**

3x	2	3/4	12
----	---	-----	----

**ASSEMBLY SCHEDULES:**

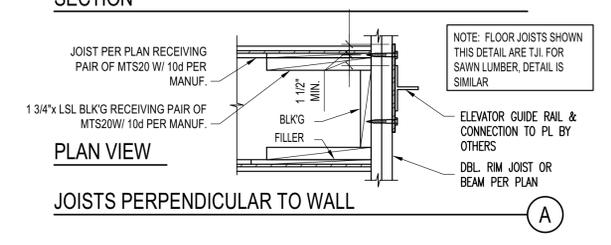
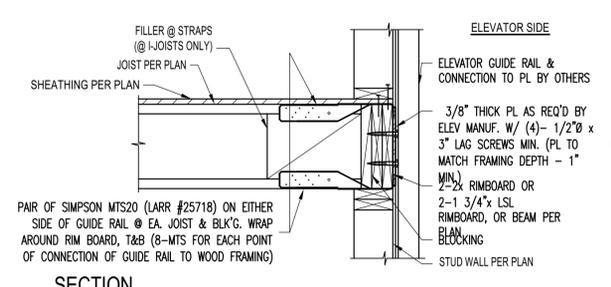
MAX JOIST SPAN	SIDE NAILER - BEARING		
	ASSEMBLY I.	ASSEMBLY II.	ASSEMBLY III.
12'-0"	3x 1 5/8 24	3x 1 3/4 12	3x 2 3/4 16
18'-0"	3x 1 5/8 16	3x 2 3/4 16	3x 3 3/4 16
24'-0"	3x 1 5/8 12	3x 2 3/4 12	3x 2 3/4 8
30'-0"	3x 2 5/8 16	3x 3 3/4 16	3x 3 3/4 8
36'-0"	3x 2 5/8 16	3x 2 3/4 8	3x 3 3/4 8

DIAPHRAGM TYPE	SIDE NAILER		
	ASSEMBLY I.	ASSEMBLY II.	ASSEMBLY III.
BLK'D/UNBLK'D <sup>(1)</sup>	2x 1 5/8 24	2x 1 3/4 12	2x 2 3/4 16
HIGH LOAD <sup>(2)</sup>	3x 1 3/4 12	3x 1 3/4 12	3x 1 3/4 12

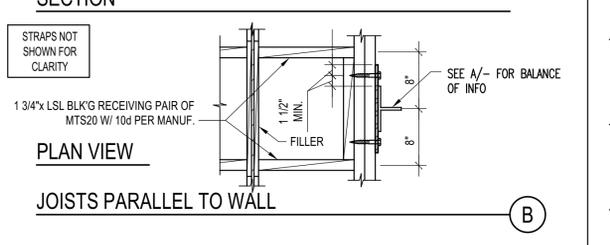
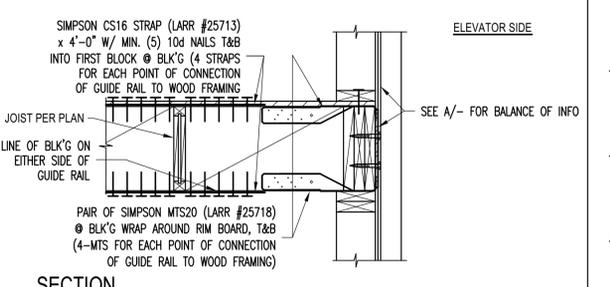
**NOTES:**

- DETAILS APPLIES TO BOTH I-JOIST AND SAWN LUMBER. I-JOIST SHOWN.
- PROVIDE TOP OR SIDE NAILER AS SPECIFIED ON THE PLANS OR CUSTOM DETAILS. IF NOT SPECIFIED, PROVIDE SIDE NAILER.
- BLK'G, UNBLK'D, HI LOAD DIAPHRAGM ARE SPECIFIED ON PLANS
- SEE "LEDGER/NAILER ANCHOR LAYOUT" FOR ANCHOR LAYOUT

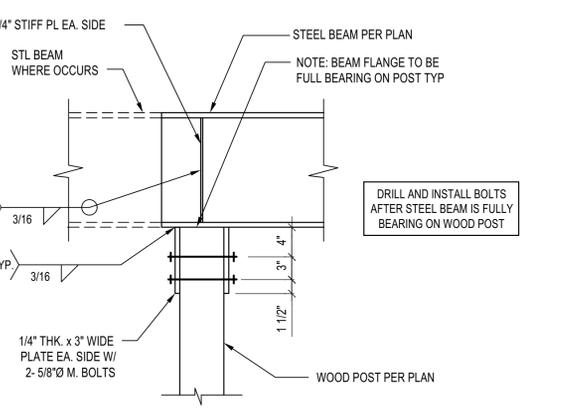
**STEEL BEAM IN WOOD FRAMING**  
 SCALE: N.T.S.



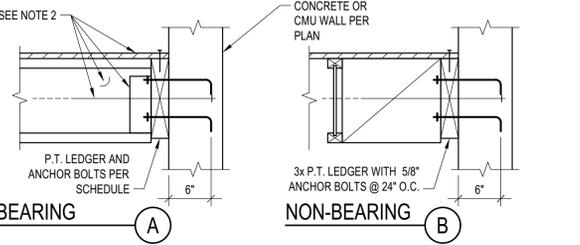
**ELEVATOR GUIDE RAIL SUPPORT DETAIL**  
 SCALE: N.T.S.



**JOIST WITH DIFFERENT DEPTH**  
 SCALE: N.T.S.



**STL BEAM TO ISOLATED WOOD POST CONNECTION**  
 SCALE: N.T.S.



**ASSEMBLIES:**

- NON OCCUPIED ROOFS WITH MAX 1" GRAVEL AND WITHOUT GARDEN ROOF
- THIS ASSEMBLY INCLUDES:
  - NON OCCUPIED ROOFS WITH MORE THAN 1" AND UP TO 3" GRAVEL
  - NON OCCUPIED GARDEN ROOF ASSEMBLIES UP TO 6"
  - SINGLE FAMILY FLOORS AND DECKS
- ALL CASES NOT COVERED IN I. OR II.

**SCHEDULE LEGEND**

3x	2	3/4	12
----	---	-----	----

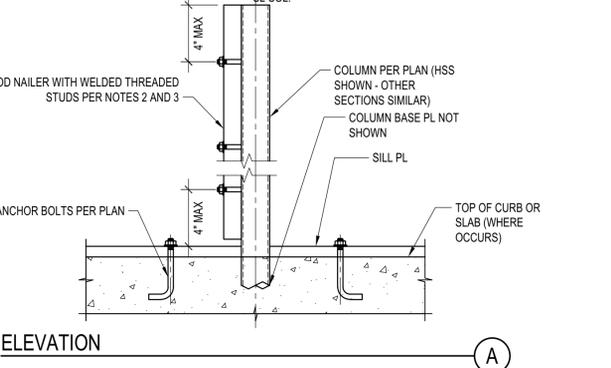
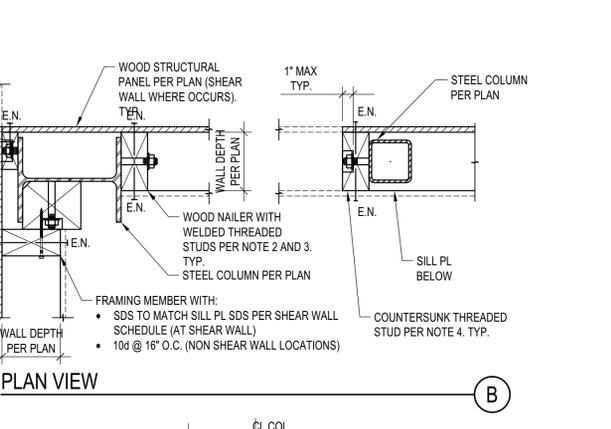
**BEARING LEDGER SCHEDULE**

MAX JOIST SPAN	BEARING LEDGER SCHEDULE		
	ASSEMBLY I.	ASSEMBLY II.	ASSEMBLY III.
12'-0"	3x 1 5/8 24	3x 1 3/4 16	3x 2 3/4 16
18'-0"	3x 1 5/8 16	3x 2 3/4 16	3x 3 3/4 16
24'-0"	3x 1 5/8 12	3x 2 3/4 12	3x 2 3/4 8
30'-0"	3x 1 5/8 12	3x 3 3/4 16	3x 2 3/4 8
36'-0"	3x 2 5/8 16	3x 3 3/4 16	3x 3 3/4 8

**NOTES:**

- THIS DETAIL ADDRESSES LEDGER AND ITS CONNECTION TO CONCRETE OR CMU.
- FRAMING AND OUT OF PLANE ANCHORAGE ARE REFERENCED ELSEWHERE IN THE SET
- SEE "LEDGER/NAILER ANCHOR LAYOUT" FOR ANCHOR LAYOUT

**LEDGER TO CONCRETE/CMU WALL**  
 SCALE: N.T.S.



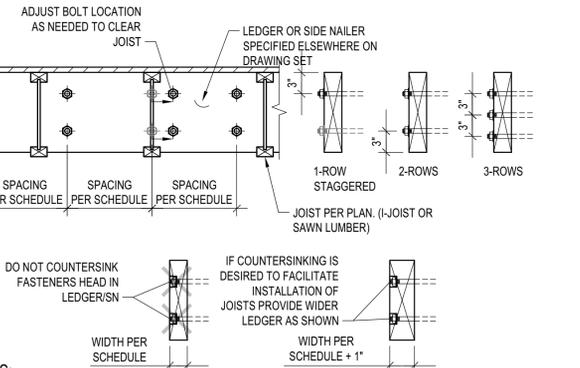
**NOTES:**

- STEEL COLUMN SECTIONS: WIDE FLANGE AND HSS COLUMN SECTIONS ARE SHOWN. SIMILAR REQUIREMENTS FOR WOOD NAILERS SHALL APPLY FOR OTHER TYPES OF STEEL SECTIONS.
- LOCATION OF WOOD NAILERS: PROVIDE WOOD NAILERS AT ALL LOCATIONS WHERE STEEL COLUMN OCCURS WITHIN SHEAR WALLS. FOR LOCATIONS OTHER THAN SHEAR WALLS PROVIDE WOOD NAILERS AS NEEDED FOR PROPER INSTALLATION OF FINISH MATERIALS.
- WOOD NAILERS SIZE AND CONNECTION: WOOD NAILERS SHALL BE CONNECTED WITH 5/8" WELDED THREADED ANCHORS TO THE STEEL SECTIONS. SPACING AND NOMINAL THICKNESS OF WOOD NAILERS SHALL BE:
  - PER SHEAR WALL SCHEDULE WHERE WOOD NAILERS ARE CONNECTED TO A SHEAR WALL STRUCTURAL PANEL
  - 2x MIN WOOD NAILER WITH THREADED ANCHORS @ 24" O.C. WHERE WOOD NAILERS DO NOT OCCUR WITHIN A SHEAR WALL
- COUNTERSINKING OF WELDED THREADED STUD NUT IN WOOD NAILERS SHALL BE PERMITTED AS FOLLOWS:
  - AT NAILERS CONNECTED TO SHEAR WALL STRUCTURAL PANELS COUNTERSINK ONLY IF NAILER IS 3x OR LARGER
  - AT NAILERS NEEDED ONLY FOR INSTALLATION OF FINISH MATERIAL COUNTERSINKING SHALL BE ALLOWED AS NEEDED FOR PROPER INSTALLATION OF FINISH MATERIAL

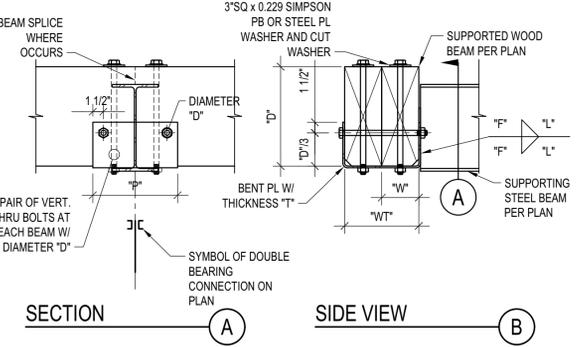
**SCHEDULE (INCHES)**

WT	T	F	L	P	W	D
WT5	1/4	3/16	5	12	W3	1/2 1/2
7<WT5	3/8	1/4	7	14	3 1/2x5	1/2 5/8
WT-14	1/2	3/8	9	16	W-5	1/2 3/4

**STEEL COLUMN IN STUD WALL**  
 SCALE: N.T.S.



**LEDGER/NAILER ANCHOR LAYOUT**  
 SCALE: N.T.S.



**TYP. KING POST DETAIL**  
 SCALE: N.T.S.

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.8700  
 LFA Job #22791



All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



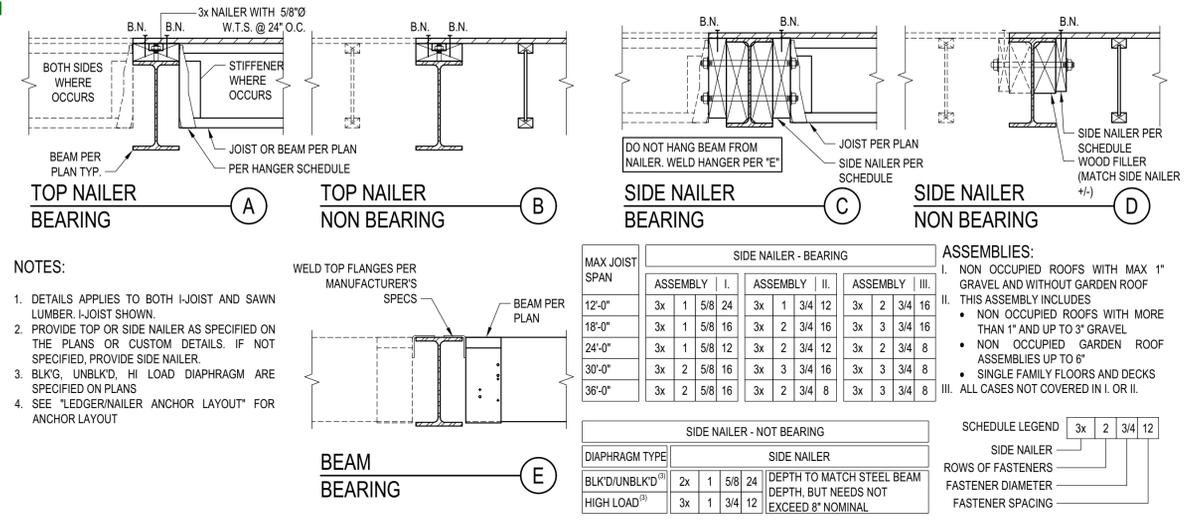
02/24/23 PC SUBMITTAL  
 NO DATE ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

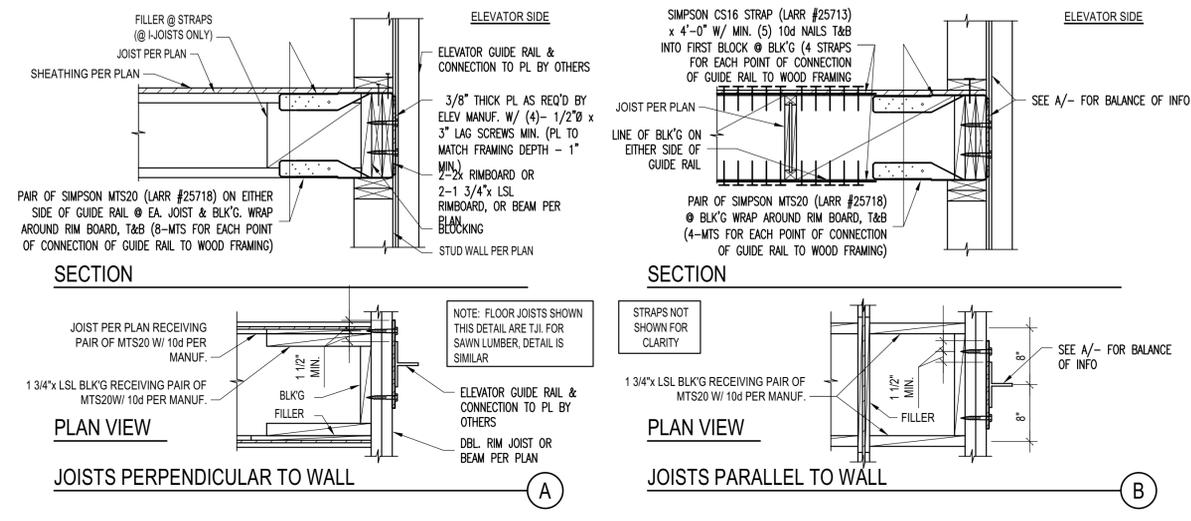
PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**TYPICAL DETAILS - WOOD**

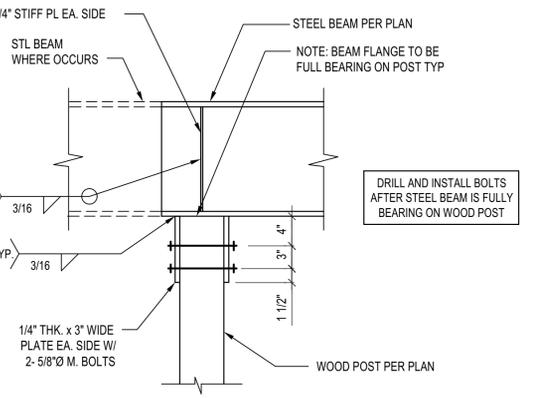
DRAWING NUMBER:  
**S-034**



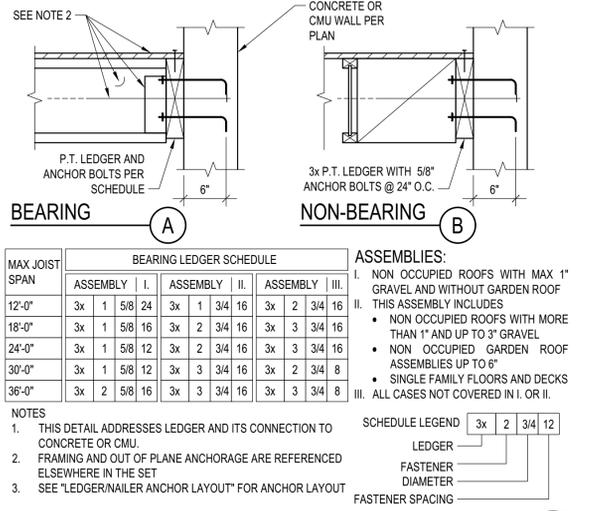
**STEEL BEAM IN WOOD FRAMING**  
 SCALE: N.T.S.



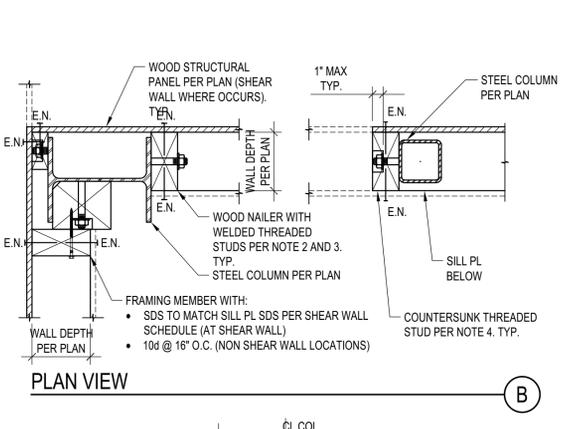
**ELEVATOR GUIDE RAIL SUPPORT DETAIL**  
 SCALE: N.T.S.



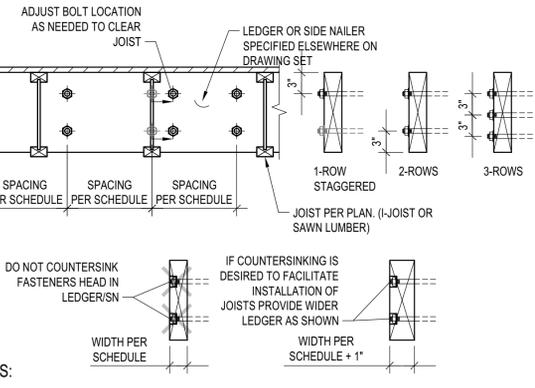
**STL BEAM TO ISOLATED WOOD POST CONNECTION**  
 SCALE: N.T.S.



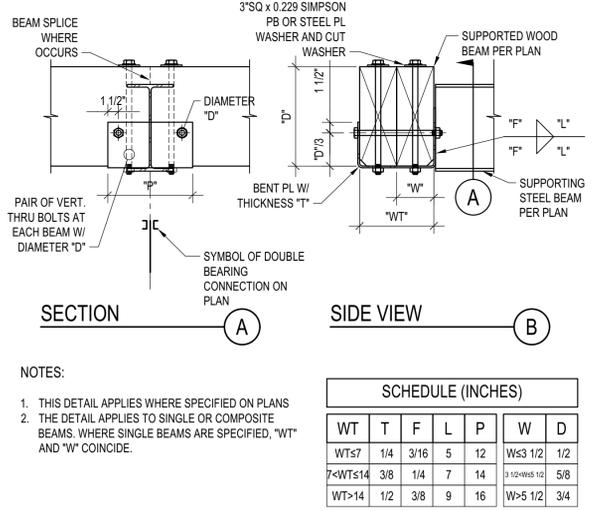
**LEDGER TO CONCRETE/CMU WALL**  
 SCALE: N.T.S.



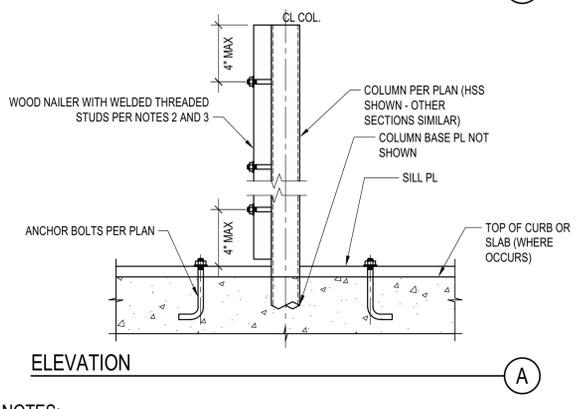
**JOIST WITH DIFFERENT DEPTH**  
 SCALE: N.T.S.



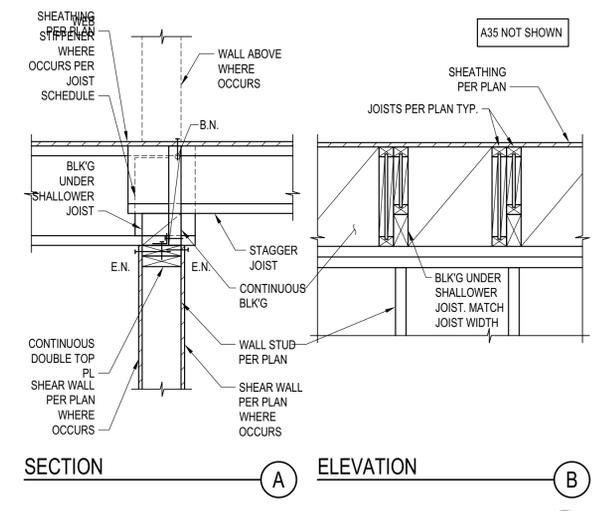
**LEDGER/NAILER ANCHOR LAYOUT**  
 SCALE: N.T.S.



**DOUBLE BEARING CONNECTION**  
 SCALE: N.T.S.



**STEEL COLUMN IN STUD WALL**  
 SCALE: N.T.S.



**TYP. KING POST DETAIL**  
 SCALE: N.T.S.

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.8700  
 LFA Job #22791



All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



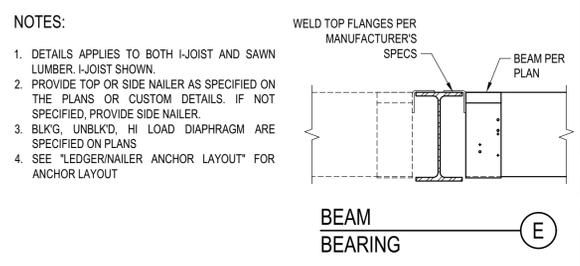
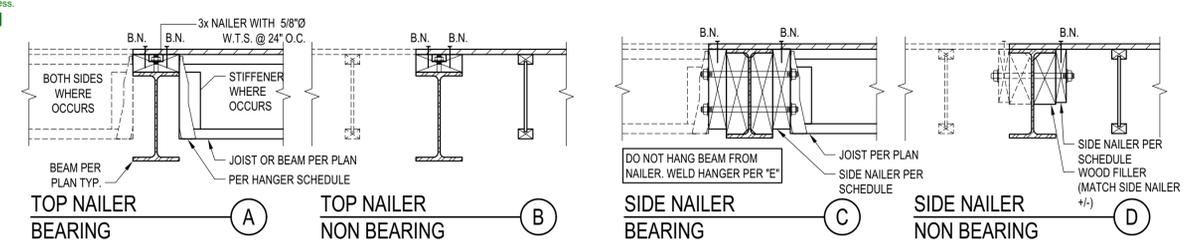
02/24/23 PC SUBMITTAL  
 NO DATE ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**TYPICAL DETAILS - WOOD**

DRAWING NUMBER:  
**S-035**



**STEEL BEAM IN WOOD FRAMING**  
 SCALE: N.T.S.

**ASSEMBLIES:**

- NON OCCUPIED ROOFS WITH MAX 1" GRAVEL AND WITHOUT GARDEN ROOF
- THIS ASSEMBLY INCLUDES:
  - NON OCCUPIED ROOFS WITH MORE THAN 1" AND UP TO 3" GRAVEL
  - NON OCCUPIED GARDEN ROOF ASSEMBLIES UP TO 6"
  - SINGLE FAMILY FLOORS AND DECKS
- ALL CASES NOT COVERED IN I. OR II.

**SCHEDULE LEGEND**

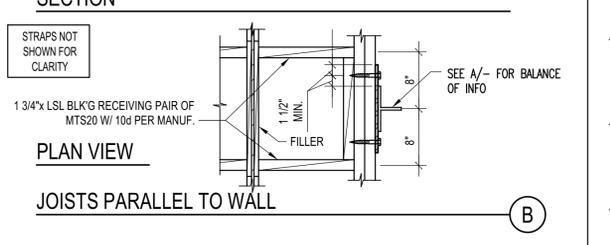
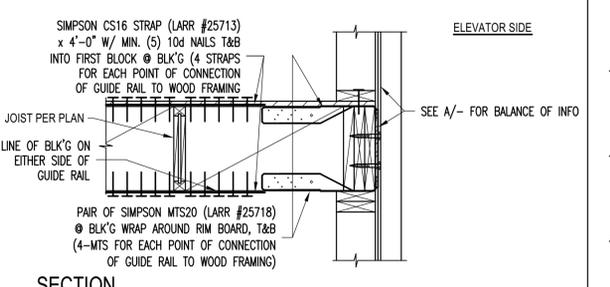
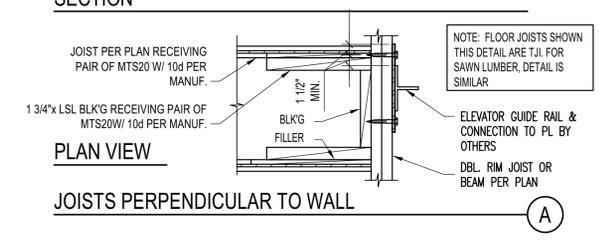
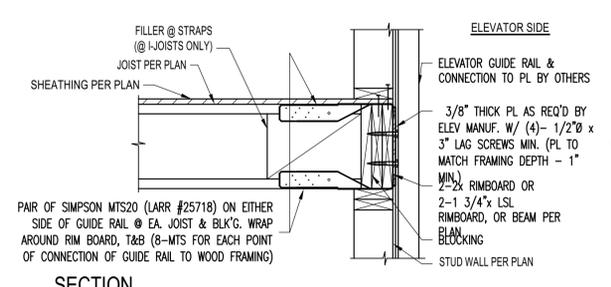
3x	2	3/4	12
SIDE NAILER	FASTENER	DIAMETER	FASTENER SPACING

**MAX JOIST SPAN**

MAX JOIST SPAN	SIDE NAILER - BEARING		
	ASSEMBLY I.	ASSEMBLY II.	ASSEMBLY III.
12'-0"	3x 1 5/8 24	3x 1 3/4 12	3x 2 3/4 16
18'-0"	3x 1 5/8 16	3x 2 3/4 16	3x 3 3/4 16
24'-0"	3x 1 5/8 12	3x 2 3/4 12	3x 2 3/4 8
30'-0"	3x 2 5/8 16	3x 3 3/4 16	3x 3 3/4 8
36'-0"	3x 2 5/8 16	3x 2 3/4 8	3x 3 3/4 8

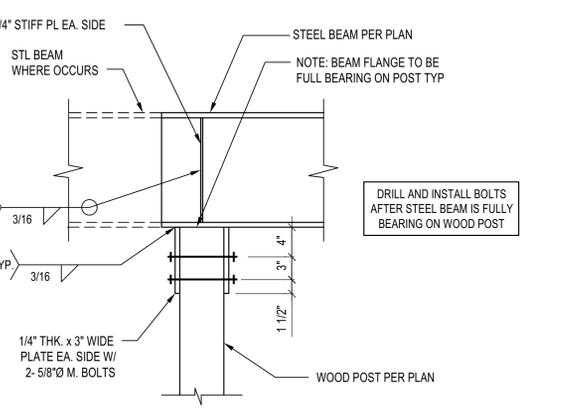
**SIDE NAILER - NOT BEARING**

DIAPHRAGM TYPE	SIDE NAILER	
	BLK'D/UNBLK'D <sup>(1)</sup>	DEPTH TO MATCH STEEL BEAM DEPTH, BUT NEEDS NOT EXCEED 8" NOMINAL
HIGH LOAD <sup>(2)</sup>	2x 1 5/8 24	3x 1 3/4 12
	3x 1 5/8 24	3x 1 3/4 12

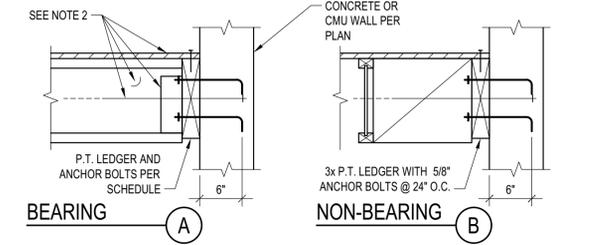


**ELEVATOR GUIDE RAIL SUPPORT DETAIL**  
 SCALE: N.T.S.

**1**



**STL BEAM TO ISOLATED WOOD POST CONNECTION**  
 SCALE: N.T.S.



**ASSEMBLIES:**

- NON OCCUPIED ROOFS WITH MAX 1" GRAVEL AND WITHOUT GARDEN ROOF
- THIS ASSEMBLY INCLUDES:
  - NON OCCUPIED ROOFS WITH MORE THAN 1" AND UP TO 3" GRAVEL
  - NON OCCUPIED GARDEN ROOF ASSEMBLIES UP TO 6"
  - SINGLE FAMILY FLOORS AND DECKS
- ALL CASES NOT COVERED IN I. OR II.

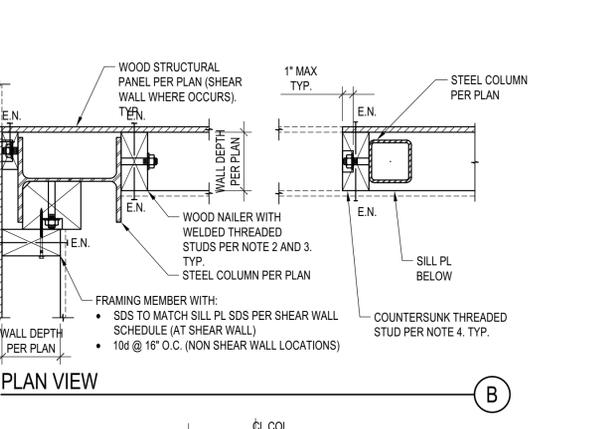
**SCHEDULE LEGEND**

3x	2	3/4	12
LEDGER	FASTENER	DIAMETER	FASTENER SPACING

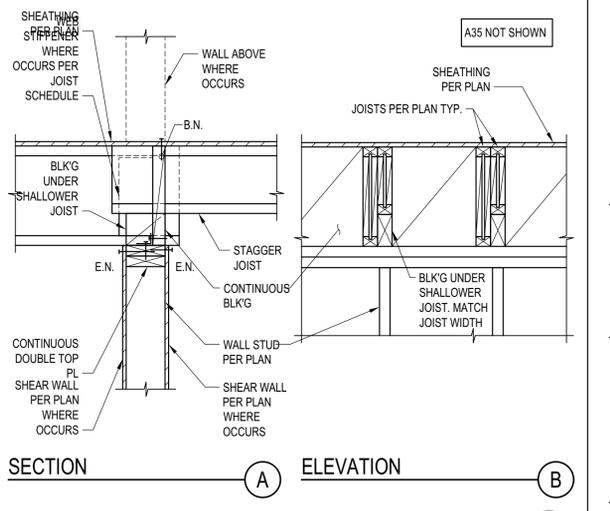
**MAX JOIST SPAN**

MAX JOIST SPAN	BEARING LEDGER SCHEDULE		
	ASSEMBLY I.	ASSEMBLY II.	ASSEMBLY III.
12'-0"	3x 1 5/8 24	3x 1 3/4 16	3x 2 3/4 16
18'-0"	3x 1 5/8 16	3x 2 3/4 16	3x 3 3/4 16
24'-0"	3x 1 5/8 12	3x 2 3/4 12	3x 2 3/4 8
30'-0"	3x 2 5/8 16	3x 3 3/4 16	3x 3 3/4 8
36'-0"	3x 2 5/8 16	3x 3 3/4 8	3x 3 3/4 8

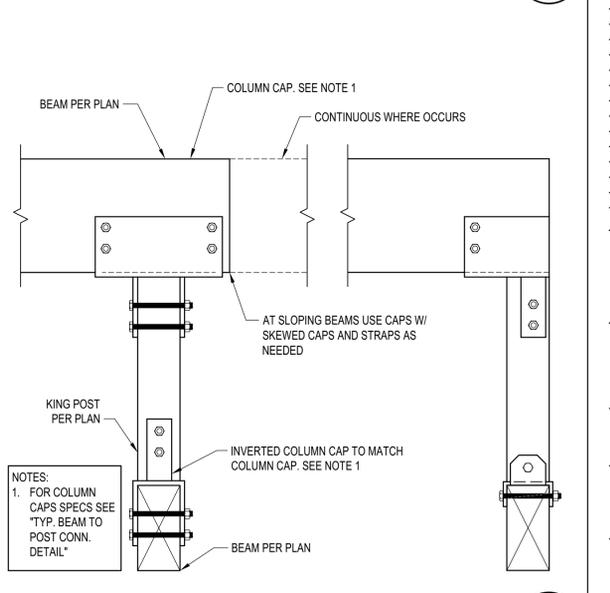
**LEDGER TO CONCRETE/CMU WALL**  
 SCALE: N.T.S.



**4**

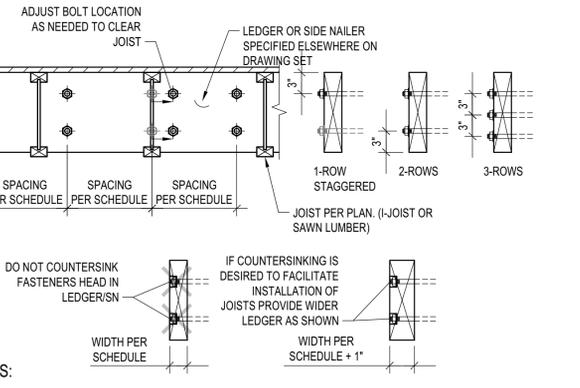


**JOIST WITH DIFFERENT DEPTH**  
 SCALE: N.T.S.



**TYP. KING POST DETAIL**  
 SCALE: N.T.S.

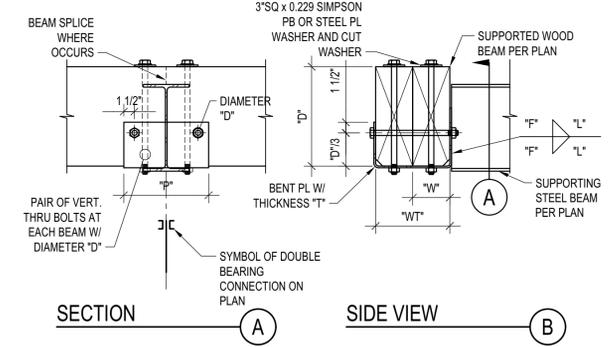
**3**



**NOTES:**

- THIS DETAIL ADDRESSES LAYOUT OF ANCHOR BOLTS AND WELDED THREADED STUDS IN LEDGER AND SIDE NAILERS RESPECTIVELY. SIZE AND SPACING OF A.B. AND W.T.S. ARE PER SCHEDULES.
- COORDINATE JOISTS LOCATION WITH FASTENER NUT. DO NOT COUNTERSINK LEDGER/SIDE NAILER. ALTERNATIVELY, PROVIDE 1" WIDER LEDGER/SIDE NAILER THAT WHAT SPECIFIED ON SCHEDULE AND PROVIDE COUNTERSUNK HOLES.
- LEDGER DEPTH SHALL BE GREATER THAN JOIST DEPTH AND DEPTH NEEDED TO INSTALL FASTENERS.

**LEDGER/NAILER ANCHOR LAYOUT**  
 SCALE: N.T.S.



**NOTES:**

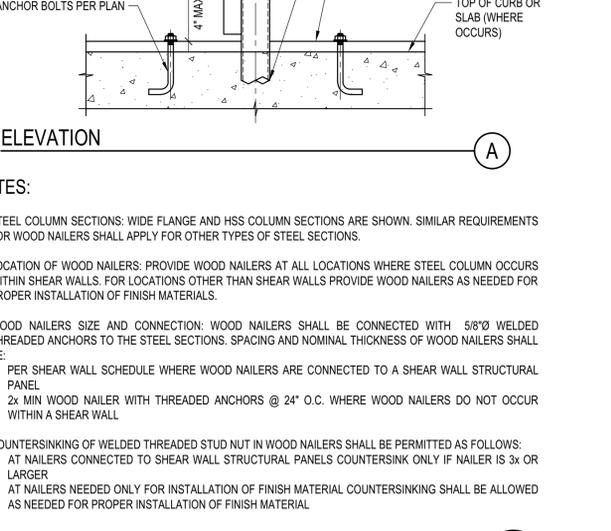
- THIS DETAIL APPLIES WHERE SPECIFIED ON PLANS
- THE DETAIL APPLIES TO SINGLE OR COMPOSITE BEAMS. WHERE SINGLE BEAMS ARE SPECIFIED, "WT" AND "W" COINCIDE.

**SCHEDULE (INCHES)**

WT	T	F	L	P	W	D
WT5	1/4	3/16	5	12	W3	1/2 1/2
7<WT5	3/8	1/4	7	14	3 1/2	1/2 1/2 5/8
WT-14	1/2	3/8	9	16	W-5	1/2 3/4

**DOUBLE BEARING CONNECTION**  
 SCALE: N.T.S.

**7**



**STEEL COLUMN IN STUD WALL**  
 SCALE: N.T.S.

**4**

**BADGER RESIDENCE**

**OWNER:**  
 121 BADGER LANE LLC  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

**PROJECT ARCHITECT:**

**ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD. UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

**SURVEYOR & CIVIL ENGINEER:**  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

**GEOTECHNICAL ENGINEER:**  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

**LANDSCAPE ARCHITECT:**  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

**STRUCTURAL ENGINEER:**  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.8700  
 LFA Job #22791



All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



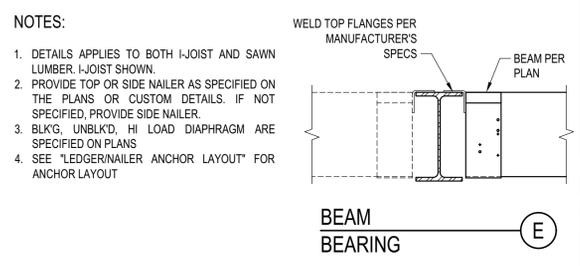
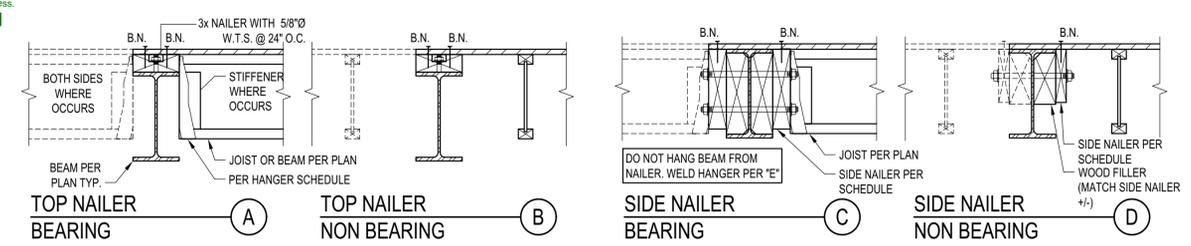
02/24/23 PC SUBMITTAL  
 NO DATE ISSUE

**PROJECT:**  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

**PROJECT NUMBER**  
**#2201**

**DRAWING TITLE:**  
**TYPICAL DETAILS - WOOD**

**DRAWING NUMBER:**  
**S-036**



**STEEL BEAM IN WOOD FRAMING**  
 SCALE: N.T.S.

**ASSEMBLIES:**

- NON OCCUPIED ROOFS WITH MAX 1" GRAVEL AND WITHOUT GARDEN ROOF
- THIS ASSEMBLY INCLUDES:
  - NON OCCUPIED ROOFS WITH MORE THAN 1" AND UP TO 3" GRAVEL
  - NON OCCUPIED GARDEN ROOF ASSEMBLIES UP TO 6"
  - SINGLE FAMILY FLOORS AND DECKS
- ALL CASES NOT COVERED IN I. OR II.

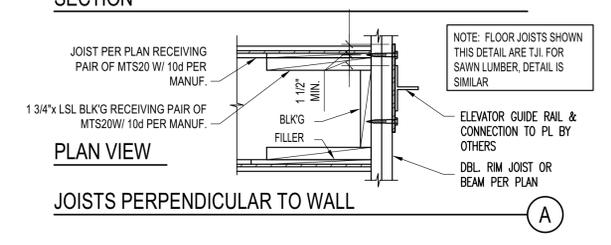
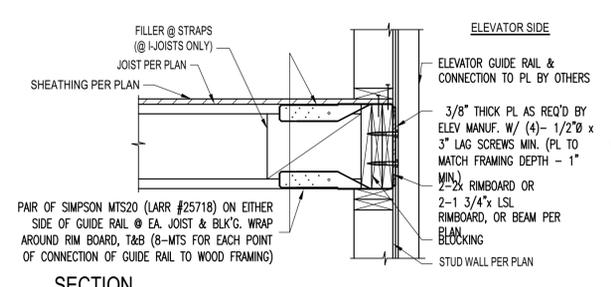
**SCHEDULE LEGEND**

3x	2	3/4	12
----	---	-----	----

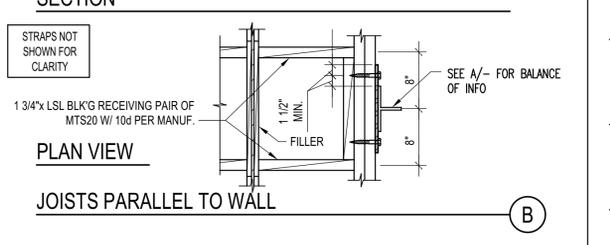
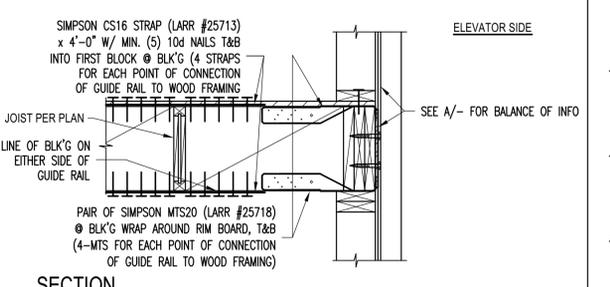
**DIAPHRAGM TYPE**

DIAPHRAGM TYPE	SIDE NAILER		
BLK'D/UNBLK'D <sup>(1)</sup>	2x	1	5/8 24
HIGH LOAD <sup>(2)</sup>	3x	1	3/4 12

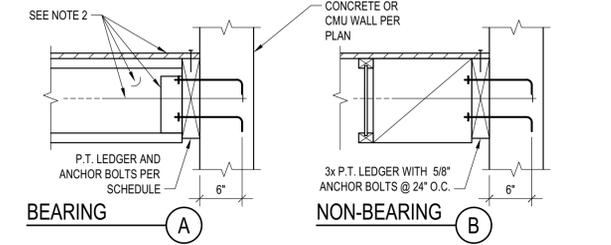
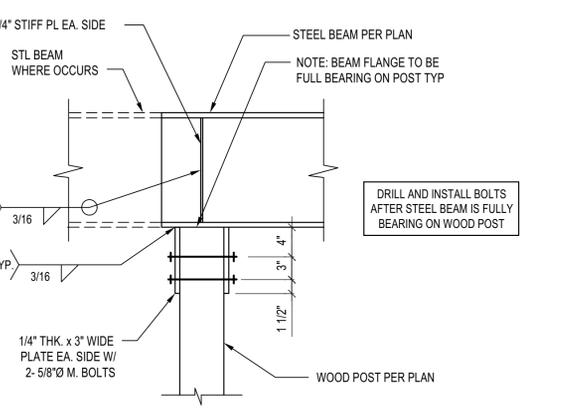
**DEPTH TO MATCH STEEL BEAM DEPTH, BUT NEEDS NOT EXCEED 8" NOMINAL**



**ELEVATOR GUIDE RAIL SUPPORT DETAIL**  
 SCALE: N.T.S.



**ELEVATOR GUIDE RAIL SUPPORT DETAIL**  
 SCALE: N.T.S.



**ASSEMBLIES:**

- NON OCCUPIED ROOFS WITH MAX 1" GRAVEL AND WITHOUT GARDEN ROOF
- THIS ASSEMBLY INCLUDES:
  - NON OCCUPIED ROOFS WITH MORE THAN 1" AND UP TO 3" GRAVEL
  - NON OCCUPIED GARDEN ROOF ASSEMBLIES UP TO 6"
  - SINGLE FAMILY FLOORS AND DECKS
- ALL CASES NOT COVERED IN I. OR II.

**SCHEDULE LEGEND**

3x	2	3/4	12
----	---	-----	----

**BEARING LEDGER SCHEDULE**

MAX JOIST SPAN	ASSEMBLY I.	ASSEMBLY II.	ASSEMBLY III.
12'-0"	3x 1 5/8 24	3x 1 3/4 16	3x 2 3/4 16
18'-0"	3x 1 5/8 16	3x 2 3/4 16	3x 3 3/4 16
24'-0"	3x 1 5/8 12	3x 2 3/4 12	3x 3 3/4 16
30'-0"	3x 1 5/8 12	3x 3 3/4 16	3x 2 3/4 8
36'-0"	3x 2 5/8 16	3x 3 3/4 16	3x 3 3/4 8

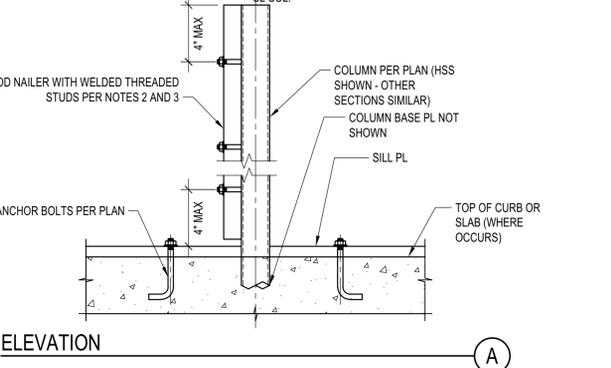
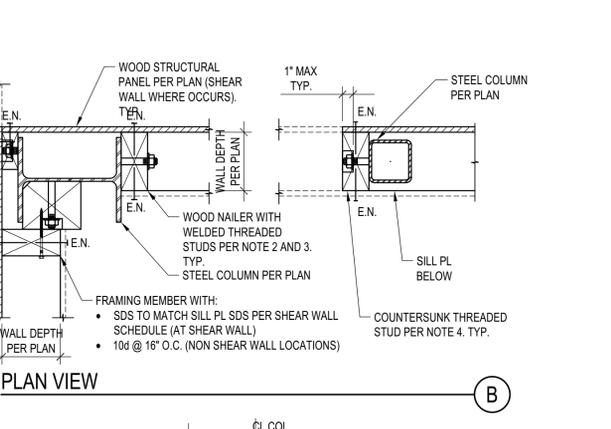
**NOTES:**

- THIS DETAIL ADDRESSES LEDGER AND ITS CONNECTION TO CONCRETE OR CMU.
- FRAMING AND OUT OF PLANE ANCHORAGE ARE REFERENCED ELSEWHERE IN THE SET
- SEE "LEDGER/NAILER ANCHOR LAYOUT" FOR ANCHOR LAYOUT

**SCHEDULE LEGEND**

3x	2	3/4	12
----	---	-----	----

**LEDGER**  
**FASTENER DIAMETER**  
**FASTENER SPACING**



**ASSEMBLIES:**

- NON OCCUPIED ROOFS WITH MAX 1" GRAVEL AND WITHOUT GARDEN ROOF
- THIS ASSEMBLY INCLUDES:
  - NON OCCUPIED ROOFS WITH MORE THAN 1" AND UP TO 3" GRAVEL
  - NON OCCUPIED GARDEN ROOF ASSEMBLIES UP TO 6"
  - SINGLE FAMILY FLOORS AND DECKS
- ALL CASES NOT COVERED IN I. OR II.

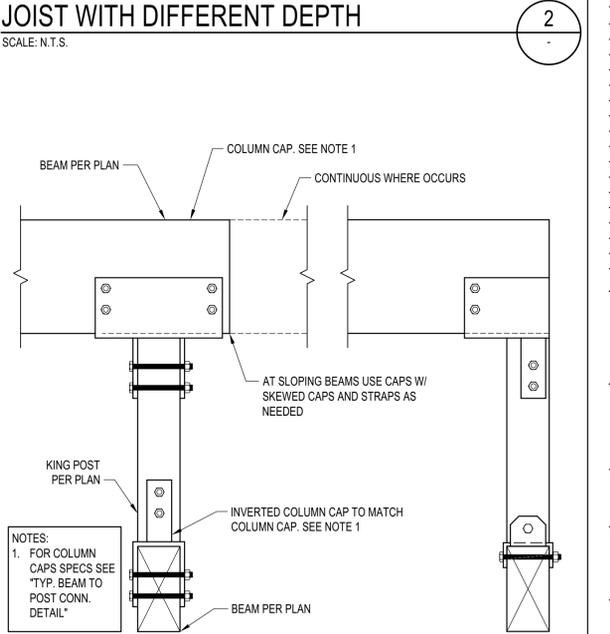
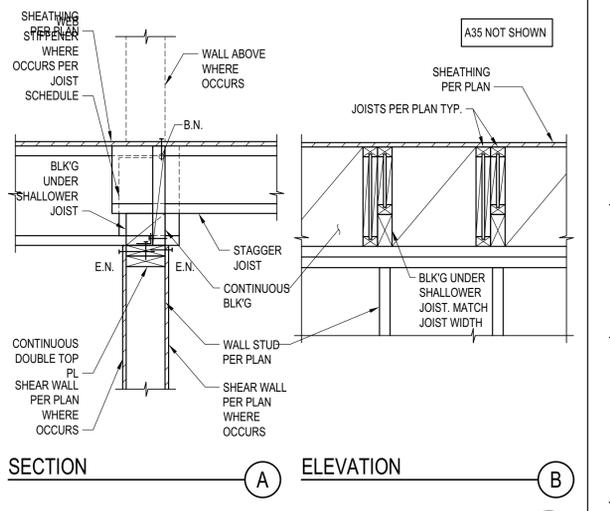
**SCHEDULE (INCHES)**

WT	T	F	L	P	W	D
WT5	1/4	3/16	5	12	W3	1/2 1/2
7<WT5	3/8	1/4	7	14	3 1/2	1/2 1/2 5/8
WT-14	1/2	3/8	9	16	W-5	1/2 3/4

**NOTES:**

- THIS DETAIL APPLIES WHERE SPECIFIED ON PLANS
- THE DETAIL APPLIES TO SINGLE OR COMPOSITE BEAMS. WHERE SINGLE BEAMS ARE SPECIFIED, "WT" AND "W" COINCIDE.

**STEEL COLUMN IN STUD WALL**  
 SCALE: N.T.S.



**TYP. KING POST DETAIL**  
 SCALE: N.T.S.

**STL BEAM TO ISOLATED WOOD POST CONNECTION**  
 SCALE: N.T.S.

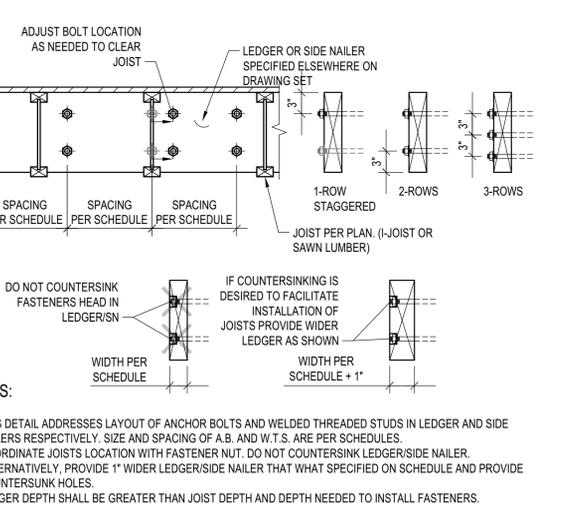
**LEDGER TO CONCRETE/CMU WALL**  
 SCALE: N.T.S.

**STEEL COLUMN IN STUD WALL**  
 SCALE: N.T.S.

**NOTES:**

- THIS DETAIL APPLIES WHERE SPECIFIED ON PLANS
- THE DETAIL APPLIES TO SINGLE OR COMPOSITE BEAMS. WHERE SINGLE BEAMS ARE SPECIFIED, "WT" AND "W" COINCIDE.

**DOUBLE BEARING CONNECTION**  
 SCALE: N.T.S.



**LEDGER/NAILER ANCHOR LAYOUT**  
 SCALE: N.T.S.

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD. UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.8700  
 LFA Job #22791



All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.  
 ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



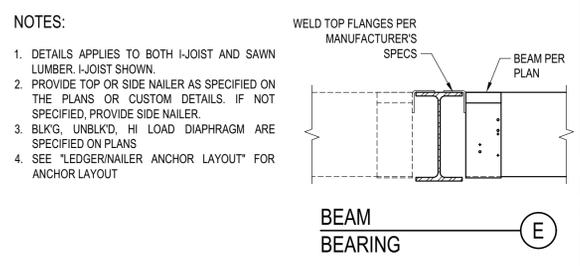
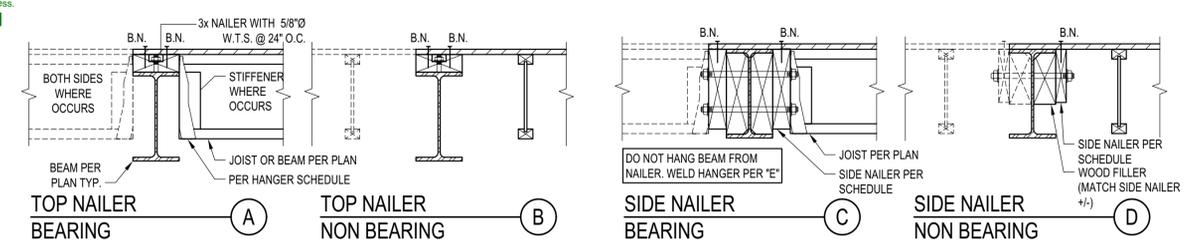
02/24/23 PC SUBMITTAL  
 NO DATE ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**TYPICAL DETAILS - WOOD**

DRAWING NUMBER:  
**S-037**



**ASSEMBLIES:**  
 I. NON OCCUPIED ROOFS WITH MAX 1" GRAVEL AND WITHOUT GARDEN ROOF  
 II. THIS ASSEMBLY INCLUDES:  
 • NON OCCUPIED ROOFS WITH MORE THAN 1" AND UP TO 3" GRAVEL  
 • NON OCCUPIED GARDEN ROOF ASSEMBLIES UP TO 6"  
 III. ALL CASES NOT COVERED IN I. OR II.

MAX JOIST SPAN	SIDE NAILER - BEARING		
	ASSEMBLY I.	ASSEMBLY II.	ASSEMBLY III.
12'-0"	3x 1 5/8 24	3x 1 3/4 12	3x 2 3/4 16
18'-0"	3x 1 5/8 16	3x 2 3/4 16	3x 3 3/4 16
24'-0"	3x 1 5/8 12	3x 2 3/4 12	3x 2 3/4 8
30'-0"	3x 2 5/8 16	3x 3 3/4 16	3x 3 3/4 8
36'-0"	3x 2 5/8 16	3x 2 3/4 8	3x 3 3/4 8

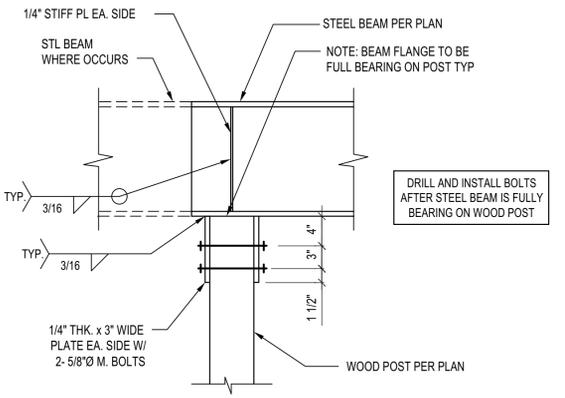
**SCHEDULE LEGEND**  
 3x 2 3/4 12

**DIAPHRAGM TYPE**  
 BLKD/UNBLKD<sup>(1)</sup> 2x 1 5/8 24  
 HIGH LOAD<sup>(2)</sup> 3x 1 3/4 12

**SCHEDULE LEGEND**  
 SIDE NAILER  
 ROWS OF FASTENERS  
 FASTENER DIAMETER  
 FASTENER SPACING

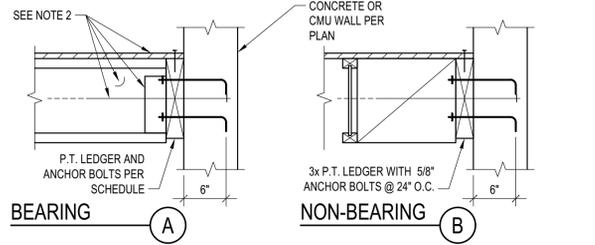
**STEEL BEAM IN WOOD FRAMING**  
 SCALE: N.T.S.

**5**



**STL BEAM TO ISOLATED WOOD POST CONNECTION**  
 SCALE: N.T.S.

**8**



**ASSEMBLIES:**  
 I. NON OCCUPIED ROOFS WITH MAX 1" GRAVEL AND WITHOUT GARDEN ROOF  
 II. THIS ASSEMBLY INCLUDES:  
 • NON OCCUPIED ROOFS WITH MORE THAN 1" AND UP TO 3" GRAVEL  
 • NON OCCUPIED GARDEN ROOF ASSEMBLIES UP TO 6"  
 III. ALL CASES NOT COVERED IN I. OR II.

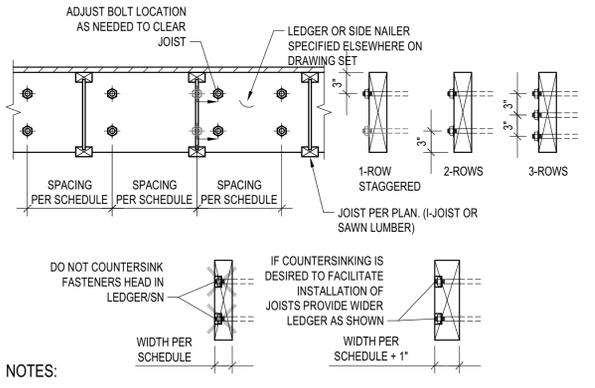
MAX JOIST SPAN	BEARING LEDGER SCHEDULE		
	ASSEMBLY I.	ASSEMBLY II.	ASSEMBLY III.
12'-0"	3x 1 5/8 24	3x 1 3/4 16	3x 2 3/4 16
18'-0"	3x 1 5/8 16	3x 2 3/4 16	3x 3 3/4 16
24'-0"	3x 1 5/8 12	3x 2 3/4 16	3x 3 3/4 16
30'-0"	3x 1 5/8 12	3x 3 3/4 16	3x 2 3/4 8
36'-0"	3x 2 5/8 16	3x 3 3/4 16	3x 3 3/4 8

**SCHEDULE LEGEND**  
 3x 2 3/4 12

**NOTES:**  
 1. THIS DETAIL ADDRESSES LEDGER AND ITS CONNECTION TO CONCRETE OR CMU.  
 2. FRAMING AND OUT OF PLANE ANCHORAGE ARE REFERENCED ELSEWHERE IN THE SET  
 3. SEE "LEDGER/NAILER ANCHOR LAYOUT" FOR ANCHOR LAYOUT

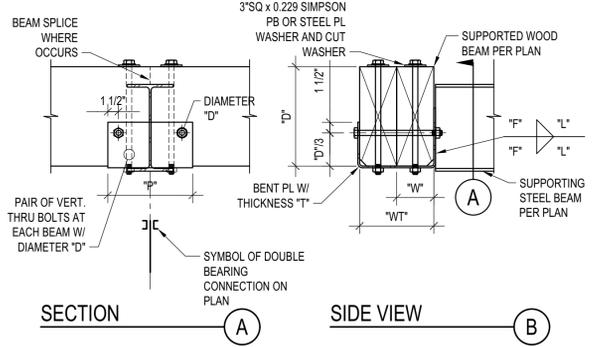
**LEDGER TO CONCRETE/CMU WALL**  
 SCALE: N.T.S.

**6**



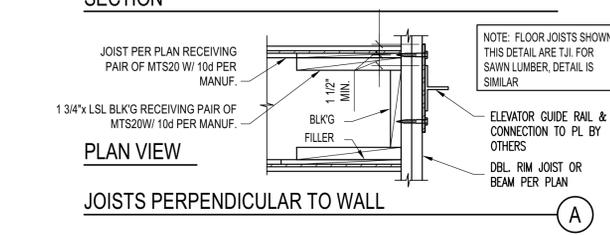
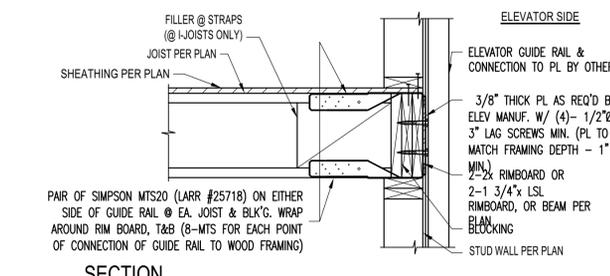
**LEDGER/NAILER ANCHOR LAYOUT**  
 SCALE: N.T.S.

**9**



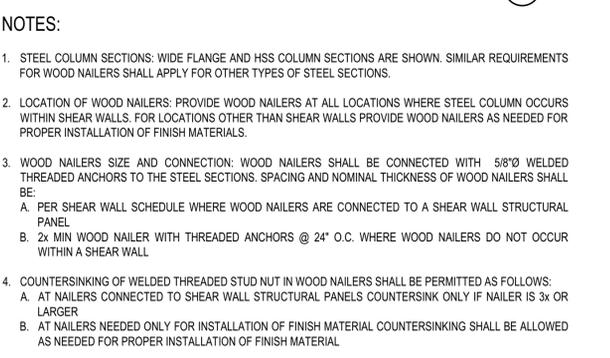
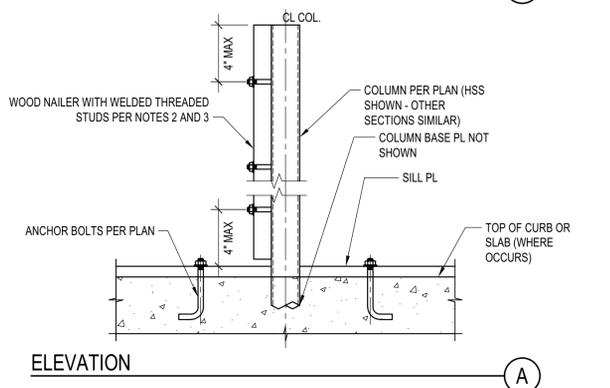
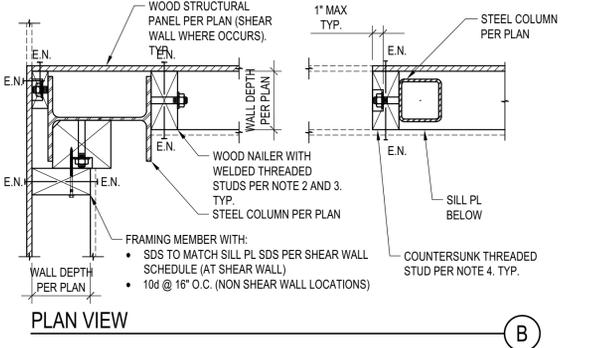
**DOUBLE BEARING CONNECTION**  
 SCALE: N.T.S.

**7**



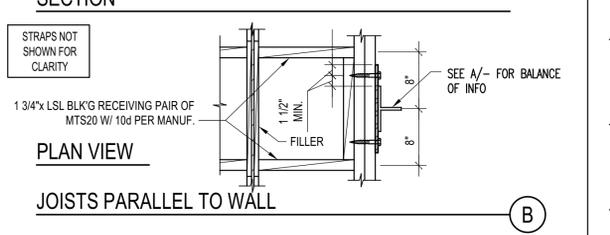
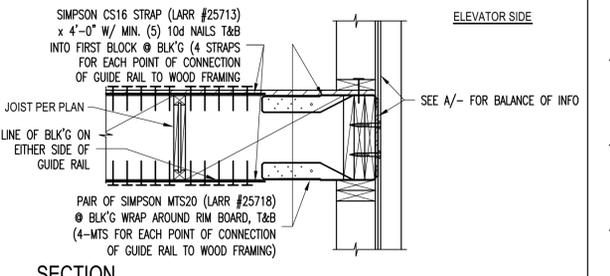
**ELEVATOR GUIDE RAIL SUPPORT DETAIL**  
 SCALE: N.T.S.

**1**



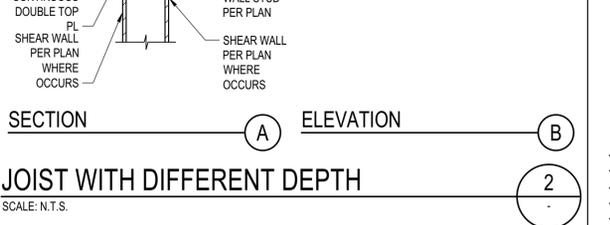
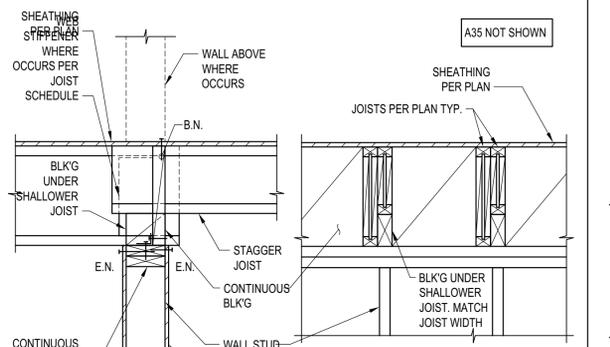
**STEEL COLUMN IN STUD WALL**  
 SCALE: N.T.S.

**4**



**JOIST WITH DIFFERENT DEPTH**  
 SCALE: N.T.S.

**2**



**TYP. KING POST DETAIL**  
 SCALE: N.T.S.

**3**

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.8700  
 LFA Job #22791

Professional Engineer  
 License No. P-21480  
 State of Idaho  
 David L. Funk



All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.  
 ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

SEAL:

NO	DATE	PC SUBMITTAL	ISSUE
	02/24/23	PC SUBMITTAL	

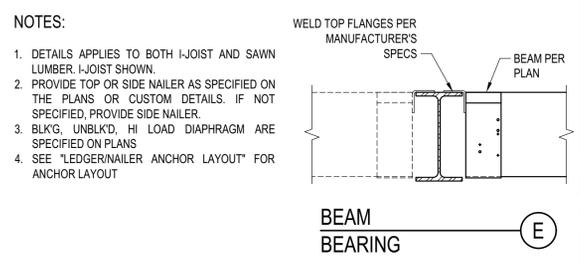
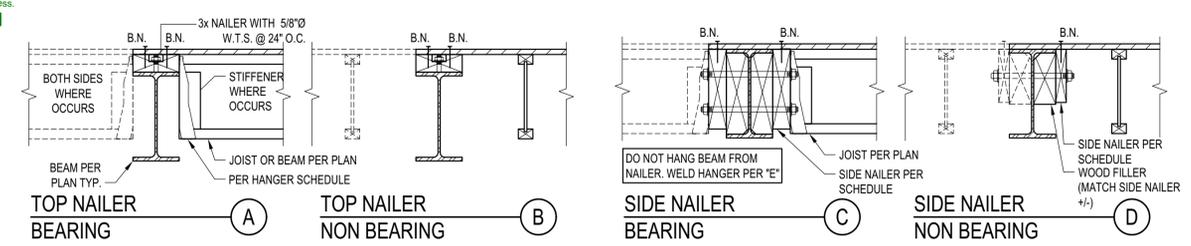
PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**TYPICAL DETAILS - WOOD**

DRAWING NUMBER:  
**S-038**





**STEEL BEAM IN WOOD FRAMING**  
 SCALE: N.T.S.

**ASSEMBLIES:**

- NON OCCUPIED ROOFS WITH MAX 1" GRAVEL AND WITHOUT GARDEN ROOF
- THIS ASSEMBLY INCLUDES:
  - NON OCCUPIED ROOFS WITH MORE THAN 1" AND UP TO 3" GRAVEL
  - NON OCCUPIED GARDEN ROOF ASSEMBLIES UP TO 6"
  - SINGLE FAMILY FLOORS AND DECKS
- ALL CASES NOT COVERED IN I. OR II.

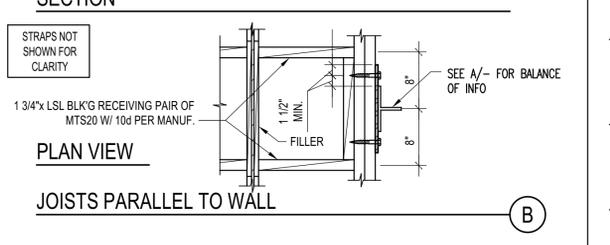
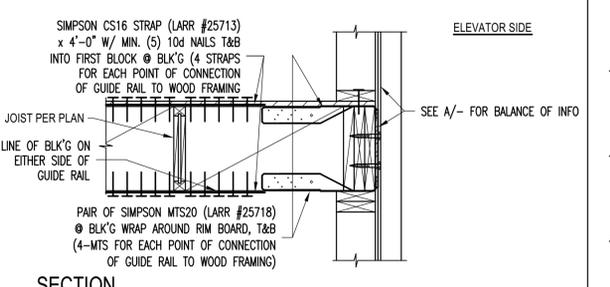
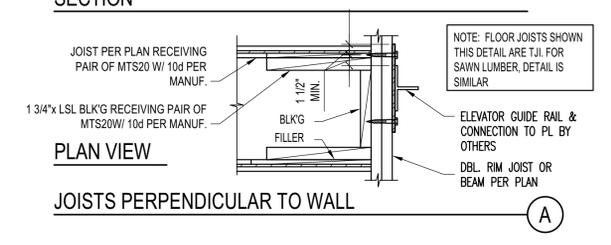
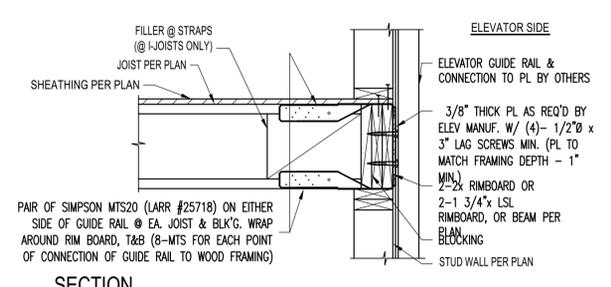
**SCHEDULE LEGEND**

3x	2	3/4	12
----	---	-----	----

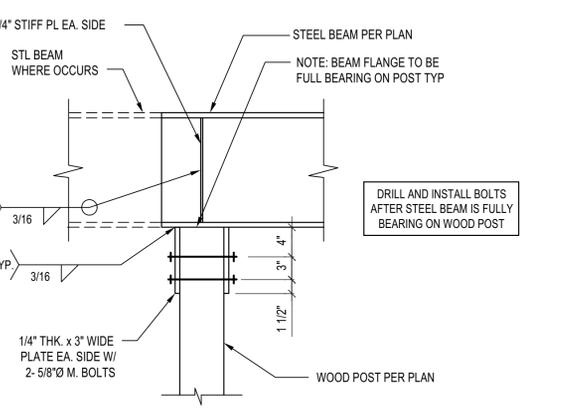
**DIAPHRAGM TYPE**

DIAPHRAGM TYPE	SIDE NAILER		
BLK'D/UNBLK'D <sup>(1)</sup>	2x	1 5/8	24
HIGH LOAD <sup>(2)</sup>	3x	1 3/4	12

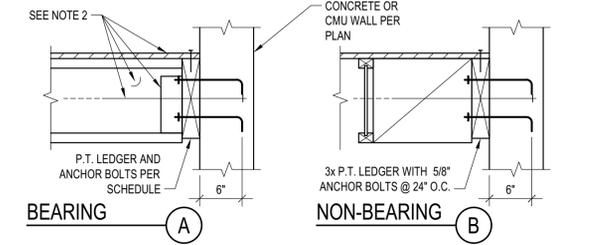
**DEPTH TO MATCH STEEL BEAM DEPTH, BUT NEEDS NOT EXCEED 8" NOMINAL**



**ELEVATOR GUIDE RAIL SUPPORT DETAIL**  
 SCALE: N.T.S.



**STL BEAM TO ISOLATED WOOD POST CONNECTION**  
 SCALE: N.T.S.



**ASSEMBLIES:**

- NON OCCUPIED ROOFS WITH MAX 1" GRAVEL AND WITHOUT GARDEN ROOF
- THIS ASSEMBLY INCLUDES:
  - NON OCCUPIED ROOFS WITH MORE THAN 1" AND UP TO 3" GRAVEL
  - NON OCCUPIED GARDEN ROOF ASSEMBLIES UP TO 6"
  - SINGLE FAMILY FLOORS AND DECKS
- ALL CASES NOT COVERED IN I. OR II.

**SCHEDULE LEGEND**

3x	2	3/4	12
----	---	-----	----

**BEARING LEDGER SCHEDULE**

MAX JOIST SPAN	ASSEMBLY I.	ASSEMBLY II.	ASSEMBLY III.
12'-0"	3x 1 5/8 24	3x 1 3/4 16	3x 2 3/4 16
18'-0"	3x 1 5/8 16	3x 2 3/4 16	3x 3 3/4 16
24'-0"	3x 1 5/8 12	3x 3 3/4 16	3x 3 3/4 16
30'-0"	3x 1 5/8 12	3x 3 3/4 16	3x 2 3/4 8
36'-0"	3x 2 5/8 16	3x 3 3/4 16	3x 3 3/4 8

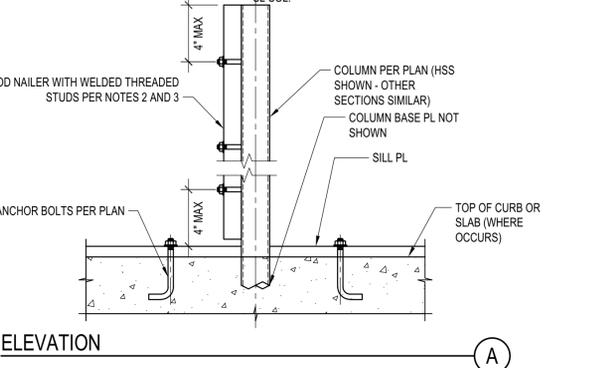
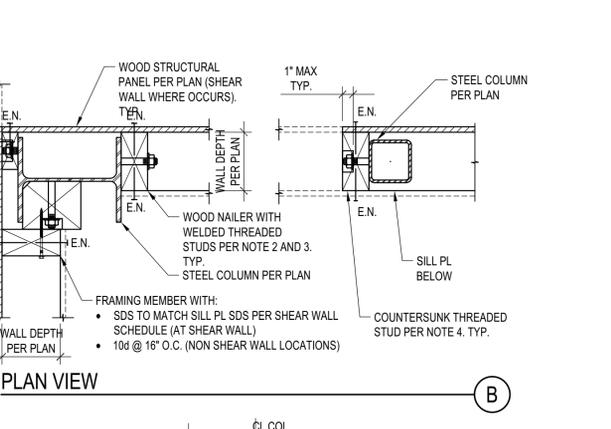
**NOTES:**

- THIS DETAIL ADDRESSES LEDGER AND ITS CONNECTION TO CONCRETE OR CMU.
- FRAMING AND OUT OF PLANE ANCHORAGE ARE REFERENCED ELSEWHERE IN THE SET
- SEE "LEDGER/NAILER ANCHOR LAYOUT" FOR ANCHOR LAYOUT

**SCHEDULE LEGEND**

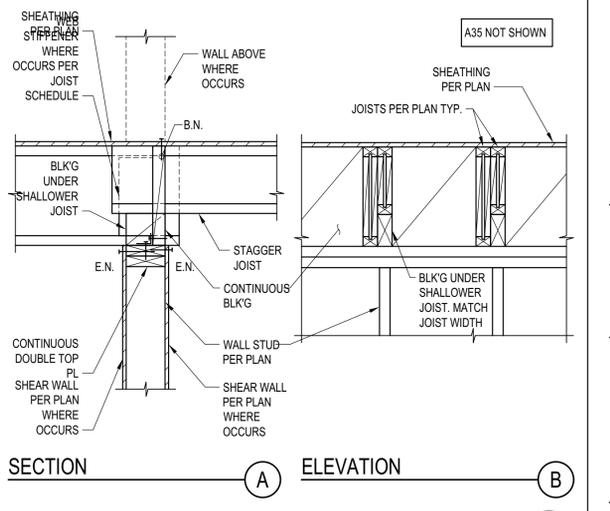
3x	2	3/4	12
----	---	-----	----

**LEDGER TO CONCRETE/CMU WALL (6)**  
 SCALE: N.T.S.

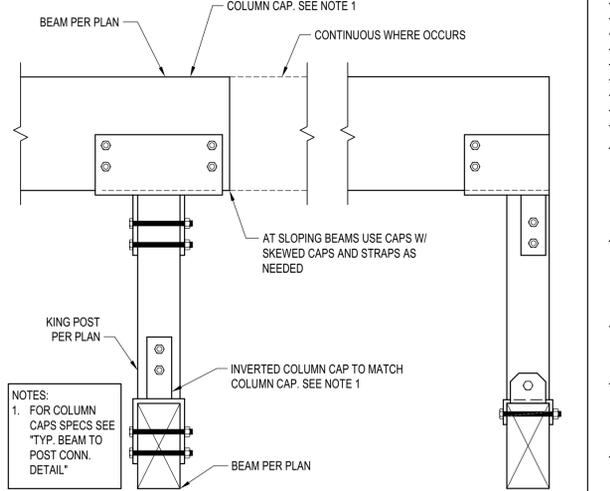


- NOTES:**
- STEEL COLUMN SECTIONS: WIDE FLANGE AND HSS COLUMN SECTIONS ARE SHOWN. SIMILAR REQUIREMENTS FOR WOOD NAILERS SHALL APPLY FOR OTHER TYPES OF STEEL SECTIONS.
  - LOCATION OF WOOD NAILERS: PROVIDE WOOD NAILERS AT ALL LOCATIONS WHERE STEEL COLUMN OCCURS WITHIN SHEAR WALLS. FOR LOCATIONS OTHER THAN SHEAR WALLS PROVIDE WOOD NAILERS AS NEEDED FOR PROPER INSTALLATION OF FINISH MATERIALS.
  - WOOD NAILERS SIZE AND CONNECTION: WOOD NAILERS SHALL BE CONNECTED WITH 5/8"Ø WELDED THREADED ANCHORS TO THE STEEL SECTIONS. SPACING AND NOMINAL THICKNESS OF WOOD NAILERS SHALL BE:
    - PER SHEAR WALL SCHEDULE WHERE WOOD NAILERS ARE CONNECTED TO A SHEAR WALL STRUCTURAL PANEL
    - 2x MIN WOOD NAILER WITH THREADED ANCHORS @ 24" O.C. WHERE WOOD NAILERS DO NOT OCCUR WITHIN A SHEAR WALL
  - COUNTERSINKING OF WELDED THREADED STUD NUT IN WOOD NAILERS SHALL BE PERMITTED AS FOLLOWS:
    - AT NAILERS CONNECTED TO SHEAR WALL STRUCTURAL PANELS COUNTERSINK ONLY IF NAILER IS 3x OR LARGER
    - AT NAILERS NEEDED ONLY FOR INSTALLATION OF FINISH MATERIAL COUNTERSINKING SHALL BE ALLOWED AS NEEDED FOR PROPER INSTALLATION OF FINISH MATERIAL

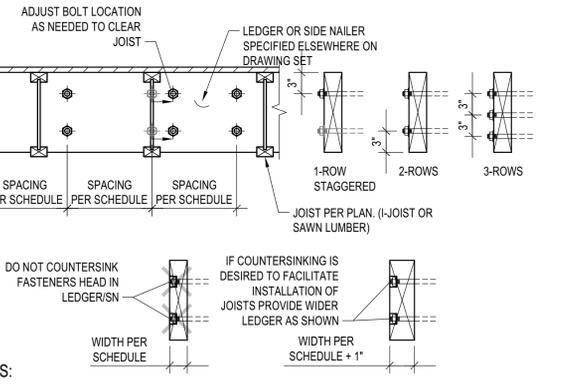
**STEEL COLUMN IN STUD WALL**  
 SCALE: N.T.S.



**JOIST WITH DIFFERENT DEPTH**  
 SCALE: N.T.S.

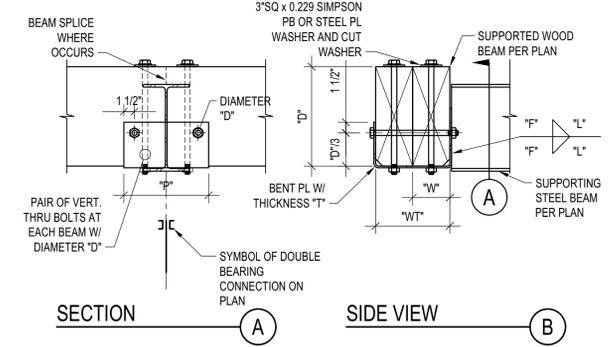


**TYP. KING POST DETAIL**  
 SCALE: N.T.S.



- NOTES:**
- THIS DETAIL ADDRESSES LAYOUT OF ANCHOR BOLTS AND WELDED THREADED STUDS IN LEDGER AND SIDE NAILERS RESPECTIVELY. SIZE AND SPACING OF A.B. AND W.T.S. ARE PER SCHEDULES.
  - COORDINATE JOISTS LOCATION WITH FASTENER NUT. DO NOT COUNTERSINK LEDGER/SIDE NAILER. ALTERNATIVELY, PROVIDE 1" WIDER LEDGER/SIDE NAILER THAT WHAT SPECIFIED ON SCHEDULE AND PROVIDE COUNTERSUNK HOLES.
  - LEDGER DEPTH SHALL BE GREATER THAN JOIST DEPTH AND DEPTH NEEDED TO INSTALL FASTENERS.

**LEDGER/NAILER ANCHOR LAYOUT**  
 SCALE: N.T.S.



**NOTES:**

- THIS DETAIL APPLIES WHERE SPECIFIED ON PLANS
- THE DETAIL APPLIES TO SINGLE OR COMPOSITE BEAMS. WHERE SINGLE BEAMS ARE SPECIFIED, "WT" AND "W" COINCIDE.

**SCHEDULE (INCHES)**

WT	T	F	L	P	W	D
WT5	1/4	3/16	5	12	W3	1/2 1/2
7<WT5	3/8	1/4	7	14	3 1/2	1/2 1/2 5/8
WT-14	1/2	3/8	9	16	W-5	1/2 3/4

**DOUBLE BEARING CONNECTION**  
 SCALE: N.T.S.

**BADGER RESIDENCE**

**OWNER:**  
 121 BADGER LANE LLC  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

**PROJECT ARCHITECT:**  
 RO | ROCKETT DESIGN  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

**SURVEYOR & CIVIL ENGINEER:**  
 GALENA ENGINEERING, INC.  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

**GEOTECHNICAL ENGINEER:**  
 BUTLER ASSOCIATES, INC.  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

**LANDSCAPE ARCHITECT:**  
 BYLA  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

**STRUCTURAL ENGINEER:**  
 LFA  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.8700  
 LFA Job #22791



All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



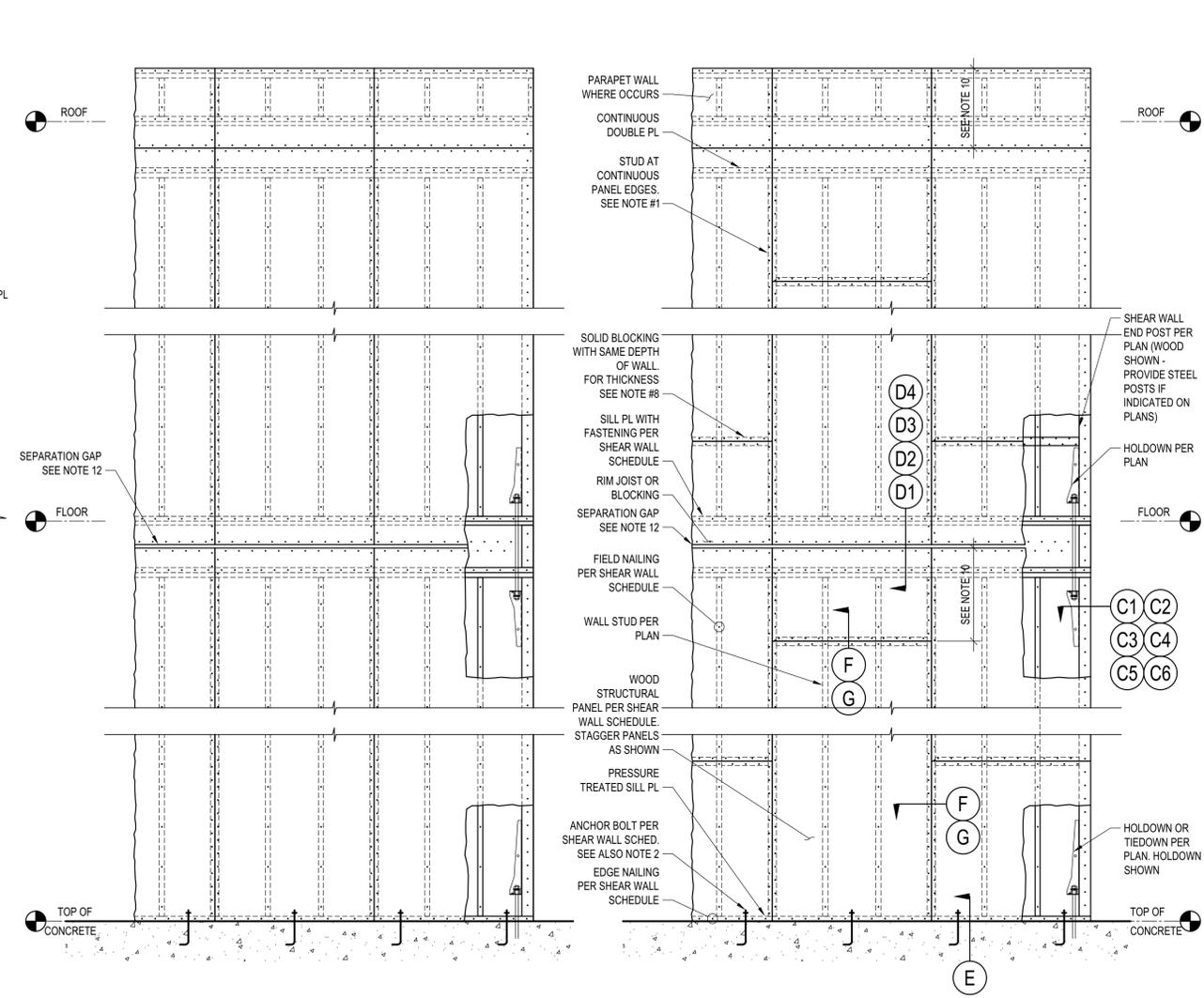
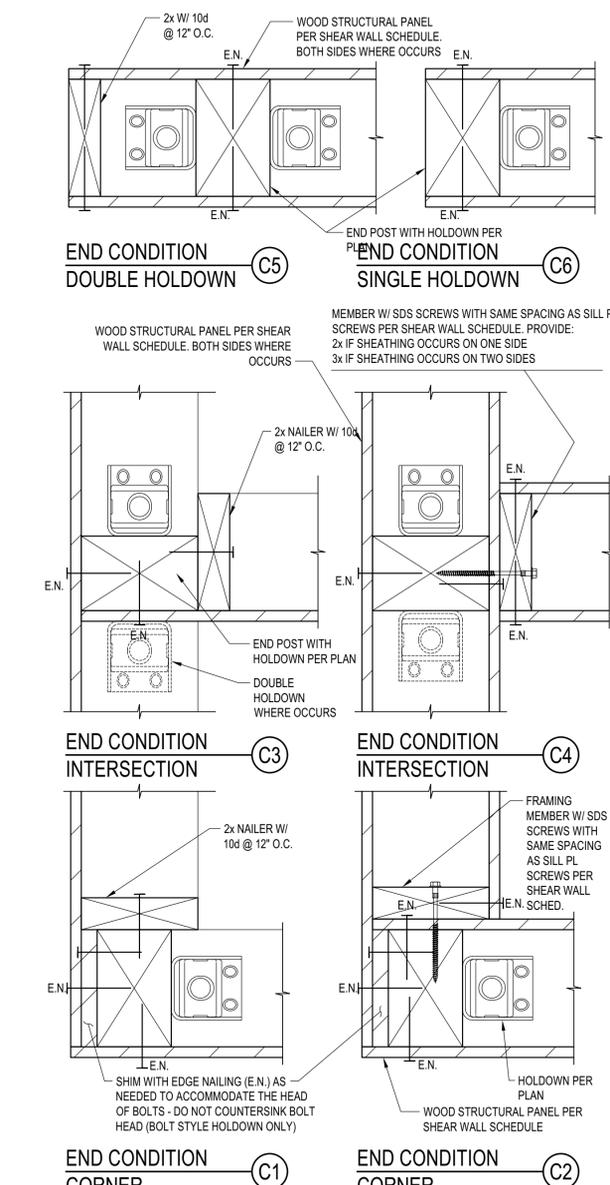
02/24/23 PC SUBMITTAL  
 NO DATE ISSUE

**PROJECT:**  
 BADGER RESIDENCE  
 121 BADGER LANE  
 KETCHUM, ID 83340

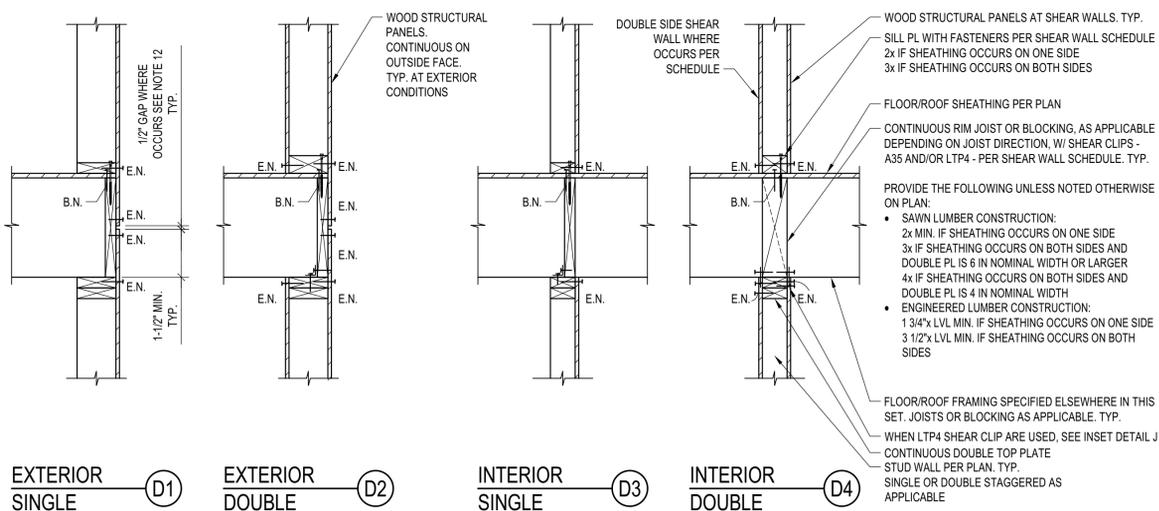
**PROJECT NUMBER**  
 #2201

**DRAWING TITLE:**  
 TYPICAL DETAILS - WOOD

**DRAWING NUMBER:**  
 S-040



- SHEAR WALL SCHEDULE NOTES:**
- INSTALL PANELS, FASTENERS, AND CLIPS, PER INSET DETAIL "B" SHEAR WALL SCHEDULE".
  - FOR ALL WALLS, PROVIDE MINIMUM TWO ANCHOR BOLTS PER PIECE OF SILL PLATE & ONE LOCATED WITHIN 12" AND NOT LESS THAN 7 BOLT DIAMETER OR 4 3/8" OF EACH END OF EACH SILL PLATE.
  - FOR SILL PL ATTACHMENT TO WOOD FRAMED FLOORS, WOOD SCREWS SHALL BE SIMPSON SDS2560 FOR SILL PL CONNECTED TO WOOD RIM JOIST OR BLOCKING. PROVIDE SDS25412 FOR SILL PLATE CONNECTED TO TOP NAILED AT STEEL BEAMS. ALTERNATIVELY, 16d NAILS CAN BE USED WHERE ALLOWED BY THE SHEAR WALL SCHEDULE PROVIDED THE FLOOR/ROOF SHEATHING THICKNESS IS ≤ 3/4".
  - AT (E) FOUNDATION, SILL ANCHORS MAY BE UPF W/ 2- 1/2" TITEN HD SCREW ANCHORS W/ 5" MIN. EMBED AND W/ 5- 1/4" X 3" LONG SDS SCREWS TO SILL PL. SPACING SHALL BE AS SAME AS ANCHOR BOLT SPACING PER SHEAR WALL SCHED. (LARR #25726, ICC ESR-2616 FOR UPF; LARR #25741, ICC ESR-2713 FOR TITEN HD).
  - FOR SPECIFICATIONS OF HOLD-DOWNS AT THE END OF THE SHEAR WALL SEE PLANS AND "HOLDOWN TYPICAL DETAILS AND SCHEDULE".
  - OSB OR PLYWOOD WOOD STRUCTURAL PANELS MAY BE USED FOR THE SHEAR WALL CONSTRUCTION, EXCEPT THAT OSB SHALL NOT BE PERMITTED IN SHEAR WALL CONSTRUCTION LABELED AS FIRE RETARDANT TREATED BY THE ARCHITECT. FOR FIRE RETARDANT TREATED SHEAR WALLS THE UNIT SHEAR CAPACITY IS REDUCED TO 90% OF THE ALLOWABLE VALUE PER THE CODE REPORTS FOR THE SPECIFIED FIRE TREATMENT PRODUCT. SEE TIMBER GENERAL NOTES FOR ADDITIONAL INFORMATION.
  - WOOD STRUCTURAL PANELS MAY BE TILED PER EITHER ELEVATION A2 OR ELEVATION A3. CONTRACTOR SHALL SELECT MORE ECONOMICAL TILING.
  - FOR SHEAR WALL WITH SHEAR CAPACITY PER SCHEDULE EXCEEDING 350 #/FT FRAMING MEMBERS AT ADJOINING PANEL EDGES INCLUDING WALL STUDS AND BLOCKING SHALL BE 3" MINIMUM, UNLESS THICKER MEMBERS ARE SPECIFIED ON PLANS. PROVIDE STAGGERED NAILING AT ALL PANEL EDGES.
  - WHERE WOOD STRUCTURAL PANELS ARE APPLIED ON BOTH FACES OF WALL STUDS ADJACENT PANEL EDGES SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS PER INSET DETAIL G, AND SILL PLATE SHALL BE A 3x MEMBER PER INSET DETAILS E.
  - MIN DIMENSION OF WOOD STRUCTURAL PANELS SHALL BE 2'-0"
  - NAILS SHALL BE PLACED NOT LESS THAN 3/8 INCH FROM PANEL EDGES AT 2x MEMBERS (1/2 INCH AT 3x MEMBERS) & 3/8 INCH FROM THE EDGE OF THE CONNECTING MEMBERS. ALL SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
  - PROVIDE 1/2" SEPARATION GAP BETWEEN WOOD STRUCTURAL PANELS AT FLOOR LEVELS. SEPARATION GAPS MAY BE OMITTED AND WOOD STRUCTURAL PANELS CAN RUN CONTINUOUSLY ACROSS FLOORS FOR BUILDINGS WITH NO MORE THAN TWO STORIES OF WOOD FRAMING.



**SHEAR WALL SCHEDULE (2019 CBC - 2015 AF&PA SDPWS - TABLE 4.3A)**

MARK	WOOD STRUCTURAL PANELS (PLYWOOD OR OSB U.N.O. ON THE PLANS) <sup>(1)</sup>	NUMBER OF SIDES	NAILING		SHEAR CLIPS (A35 OR LTP4)		SILL PL ATTACHMENT U.N.O.		WELDED THREADED STUDS AT WOOD NAILERS. SEE INSET DETAIL "H"	ALLOWABLE SHEAR (PLF)	ALLOWABLE SHEAR AT FIRE TREATED WALLS (PÉF)
			EDGE (E.N.)	FIELD (F.N.)	ALL LOCATIONS U.N.O.	INSET DETAIL "D1" AND "D2" EXTERIOR CONDITIONS ONLY	FRAMED FLOOR <sup>(2)</sup>	CONCRETE <sup>(4)</sup>			
1	15/32" APA RATED SHEATHING (SPAN RATING 32/16)	1	8d @ 6" O.C.	8d @ 12" O.C.	1 @ 16" O.C.	NO CLIPS	SDS @ 16" O.C. OR 16d @ 8" O.C.	5/8" @ 24" O.C.	5/8" @ 24" O.C.	260	234
2	15/32" APA RATED SHEATHING (SPAN RATING 32/16)	1	8d @ 4" O.C.	8d @ 12" O.C.	1 @ 16" O.C.	NO CLIPS	SDS @ 12" O.C. OR 16d @ 6" O.C.	5/8" @ 24" O.C.	5/8" @ 24" O.C.	350	342
3	15/32" APA RATED STRUCT-I SHEATHING (SPAN RATING 32/16)	1	10d @ 4" O.C.	10d @ 12" O.C.	1 @ 12" O.C.	NO CLIPS	SDS @ 8" O.C. OR 16d @ 4" O.C.	5/8" @ 24" O.C.	5/8" @ 24" O.C.	510	459
4	15/32" APA RATED STRUCT-I SHEATHING (SPAN RATING 32/16)	1	10d @ 3" O.C.	10d @ 12" O.C.	1 @ 8" O.C.	NO CLIPS	SDS @ 6" O.C. OR 16d @ 3" O.C.	5/8" @ 24" O.C.	5/8" @ 24" O.C.	665	599
5	15/32" APA RATED STRUCT-I SHEATHING (SPAN RATING 32/16)	1	10d @ 2" O.C.	10d @ 12" O.C.	1 @ 8" O.C.	NO CLIPS	SDS @ 4" O.C. OR 16d @ 2 1/2" O.C.	5/8" @ 24" O.C.	5/8" @ 24" O.C.	870	783
6	15/32" APA RATED STRUCT-I SHEATHING (SPAN RATING 32/16)	2	10d @ 3" O.C.	10d @ 12" O.C.	2 @ 8" O.C.	1 @ 8" O.C.	SDS @ 3" O.C.	5/8" @ 16" O.C.	5/8" @ 16" O.C.	1,330	1,197
7	15/32" APA RATED STRUCT-I SHEATHING (SPAN RATING 32/16)	2	10d @ 2" O.C.	10d @ 12" O.C.	2 @ 8" O.C.	1 @ 8" O.C.	2 ROWS SDS @ 4" O.C.	5/8" @ 12" O.C.	5/8" @ 12" O.C.	1,740	1,586

**TYPICAL SHEAR WALL SCHEDULE (B)**

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

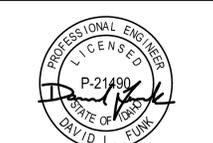
LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700  
 LFA Job #22791



All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



NO	DATE	PC SUBMITTAL	ISSUE
02/24/23			

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**TYPICAL DETAILS - WOOD SHEAR WALLS**

DRAWING NUMBER:  
**S-041**



**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

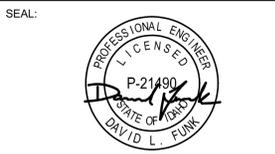
GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.8700  
 LFA Job #22791



All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.  
 RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



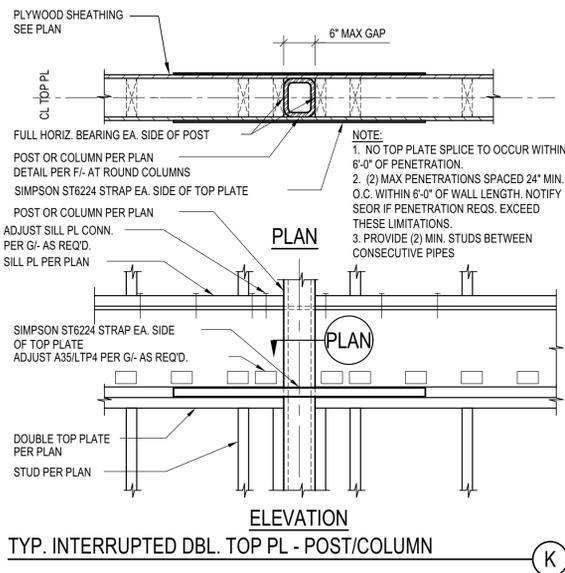
02/24/23	PC SUBMITTAL
NO DATE	ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

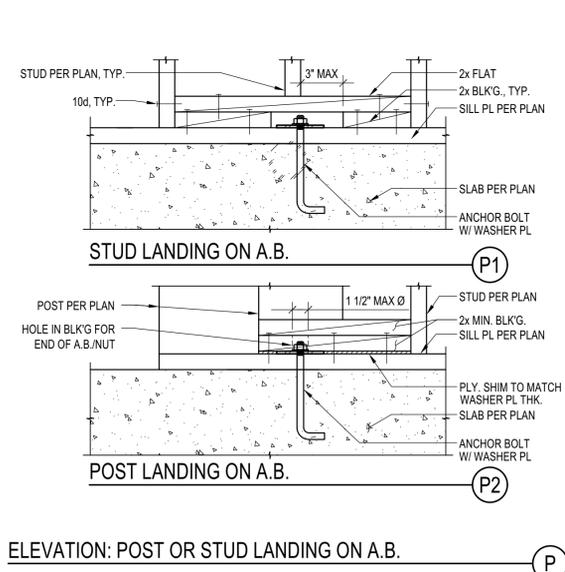
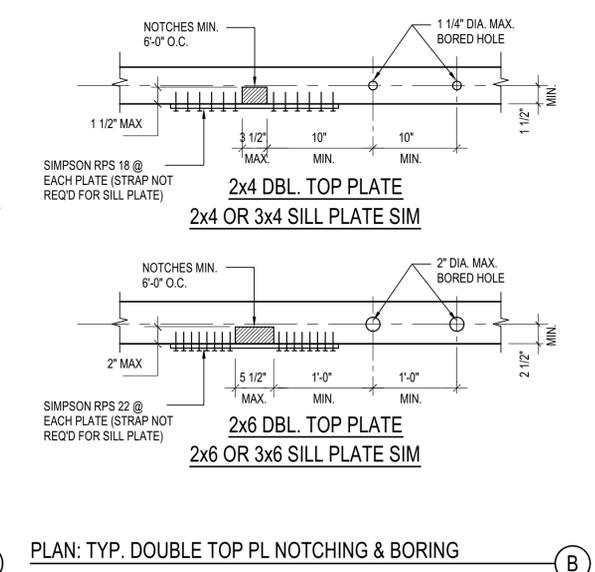
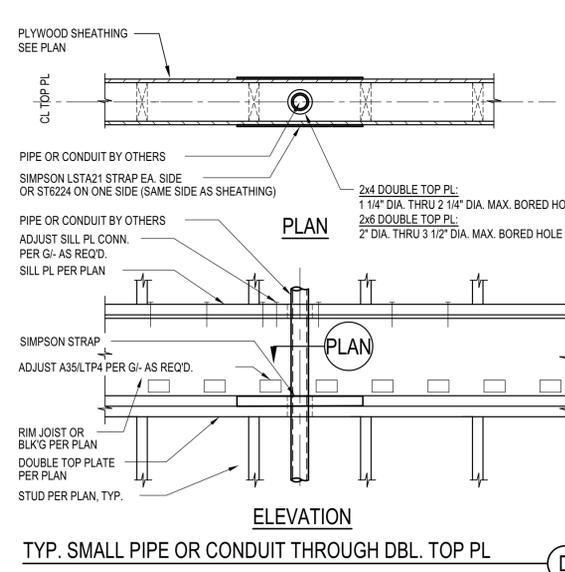
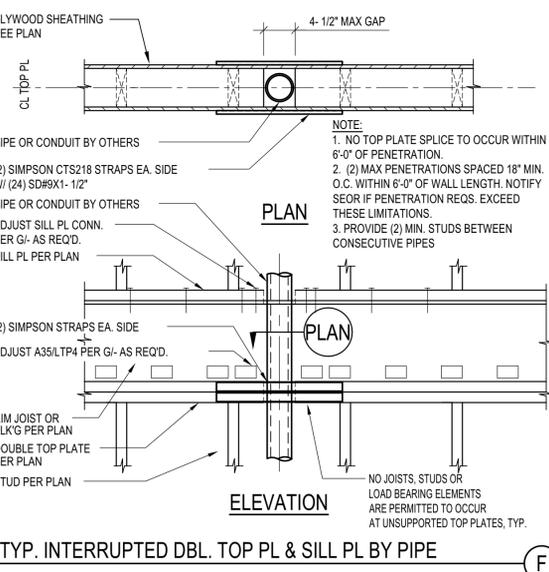
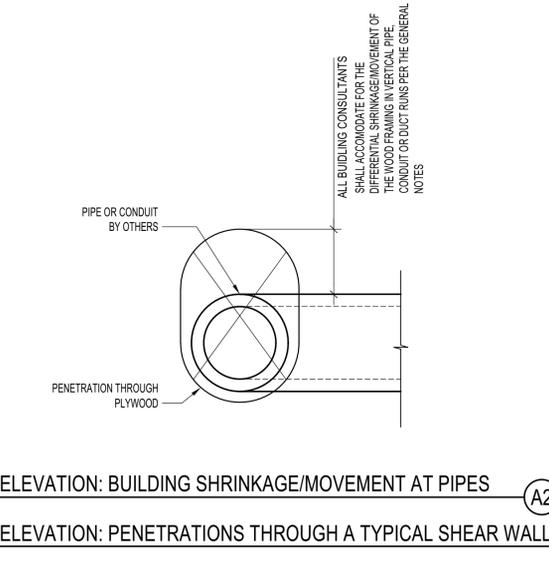
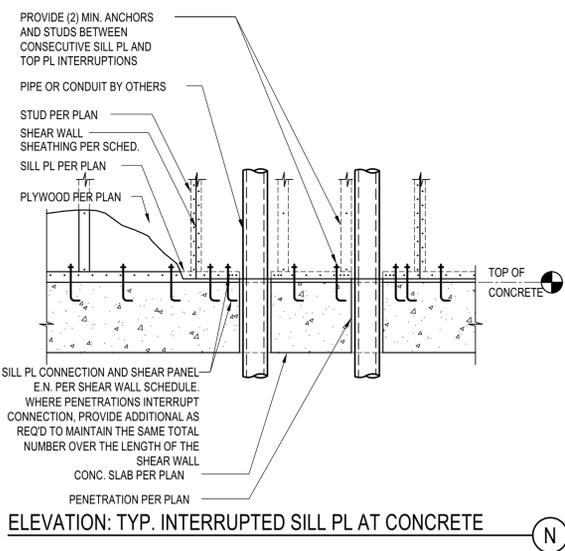
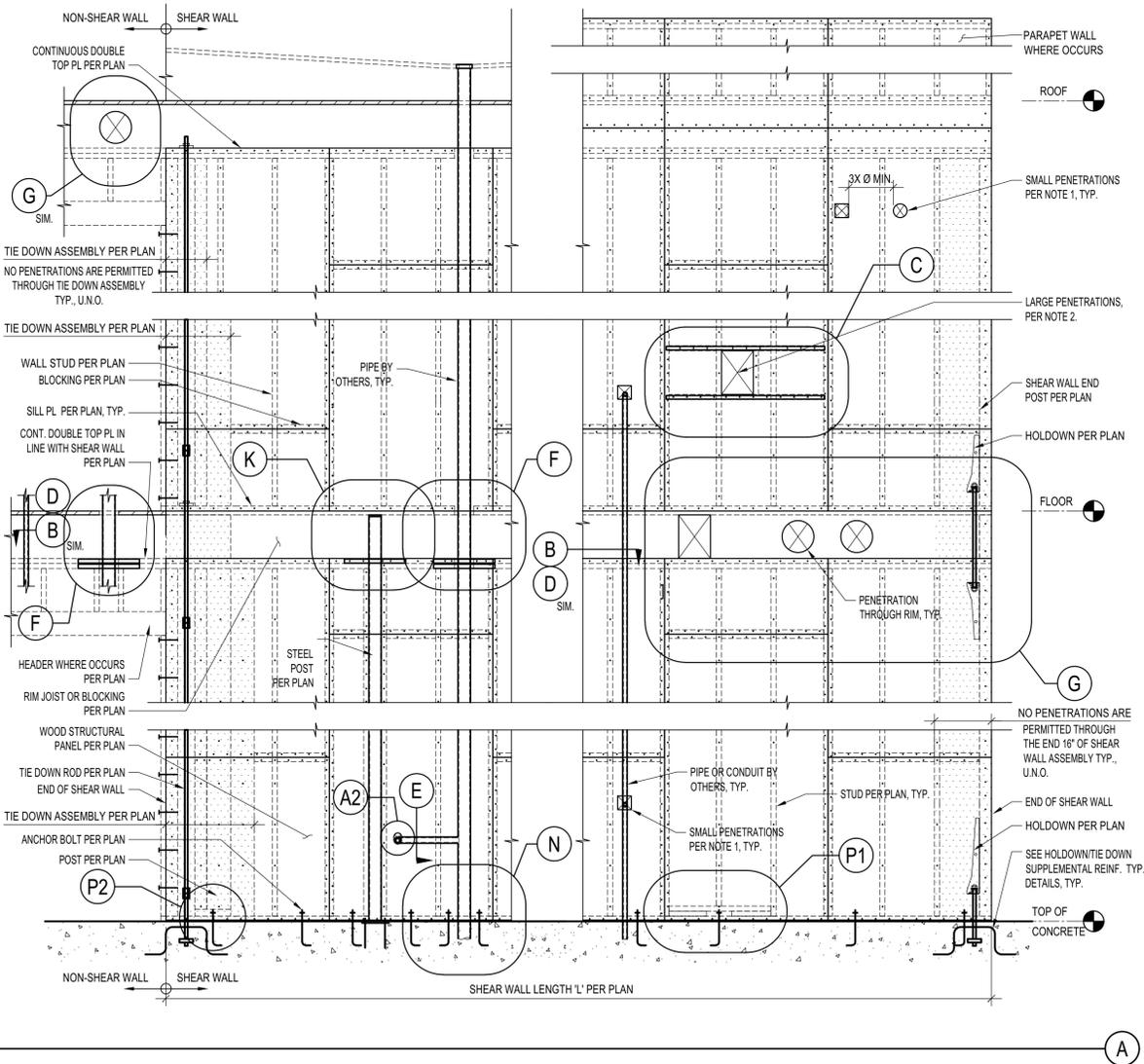
PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**TYPICAL DETAILS - WOOD SHEAR WALLS**

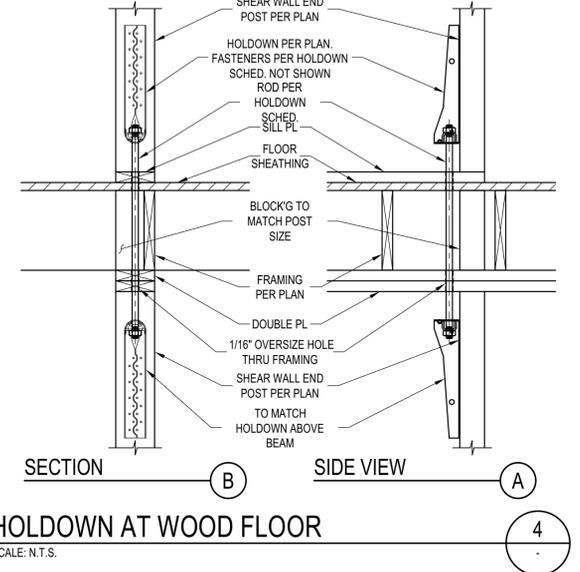
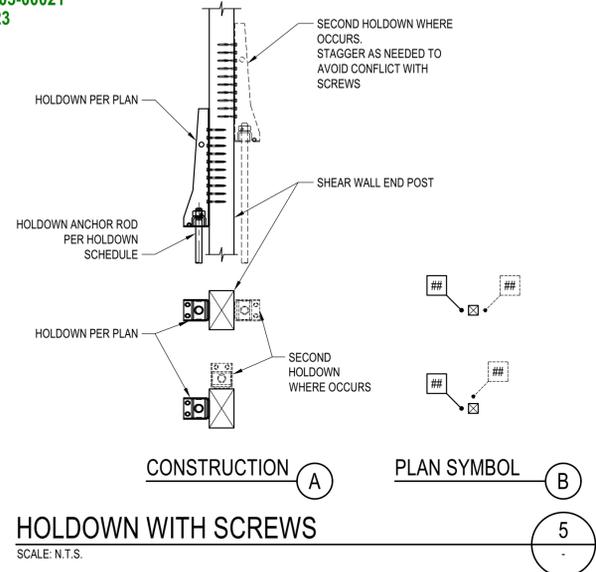
DRAWING NUMBER:  
**S-043**



- PENETRATIONS THROUGH SHEAR WALL NOTES:**
- 4 1/2" Ø AND 4 1/2" SQ. MAX PENETRATION SIZE THROUGH SHEAR WALL PANELS ARE PERMITTED PROVIDED:
    - 3X Ø (OR 3X SQ. DIMENSION) MINIMUM CLEAR SPACING BETWEEN PENETRATIONS
    - NO OPENINGS TO OCCUR WITHIN TIE-DOWN POST AREA AT WALL ENDS UNLESS SPECIFICALLY CALLED OUT ON PLAN OR APPROVED BY THE SEOR
    - NO OVER CUTS IN WOOD MEMBERS AND SHEATHING ARE PERMITTED
  - FOR PENETRATIONS LARGER THAN THOSE SPECIFIED IN 1) ABOVE:
    - REROUTE PIPE OR DUCT, ETC. AROUND SHEAR WALLS
    - SEE PLANS FOR LOCATIONS OF APPROVED PENETRATIONS
    - OR NOTIFY THE SEOR AND AOR OF SPECIFIC PROPOSED PENETRATIONS FOR REVIEW
  - THE MAX ACCUMULATED LENGTH OF PENETRATIONS AT ANY GIVEN ELEVATION SHALL NOT EXCEED 10% OF THE WALL LENGTH 'L', TYP. U.N.O.
  - THIS DETAIL APPLIES TO ALL SHEARWALLS AND WALLS IN LINE WITH SHEARWALLS, TYP. U.N.O.
  - INSTALL ALL STRAPS AND HARDWARE PER MANUFACTURER SPECIFICATIONS.



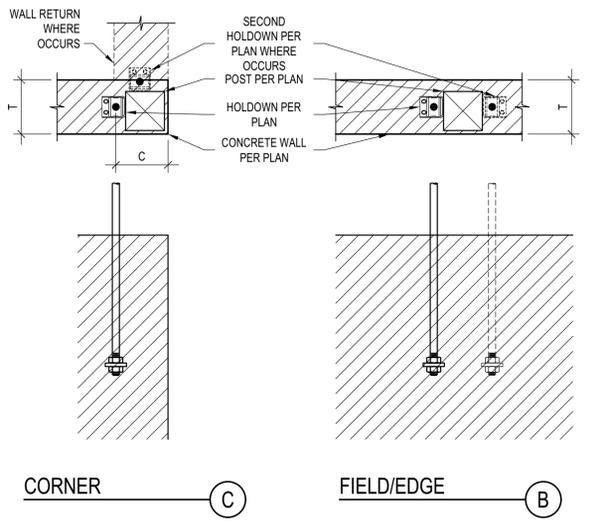
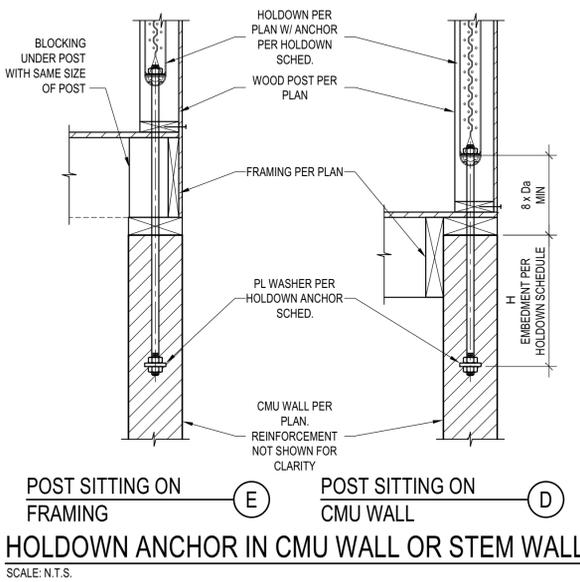




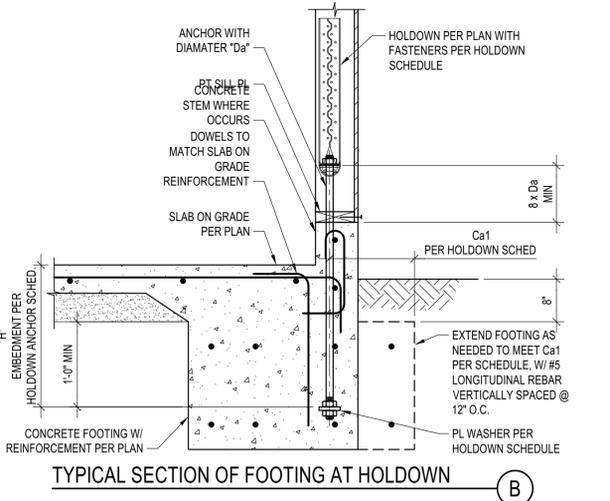
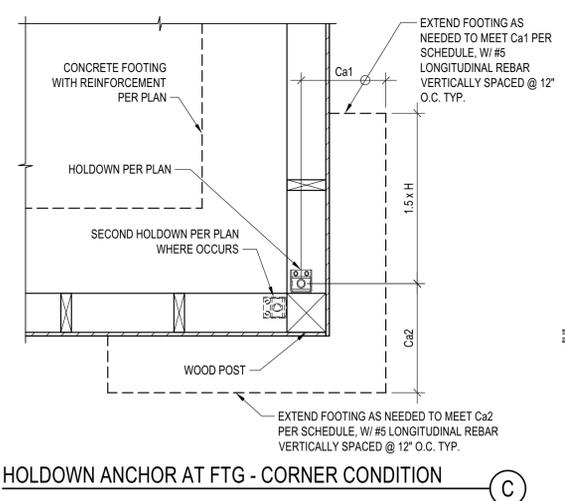
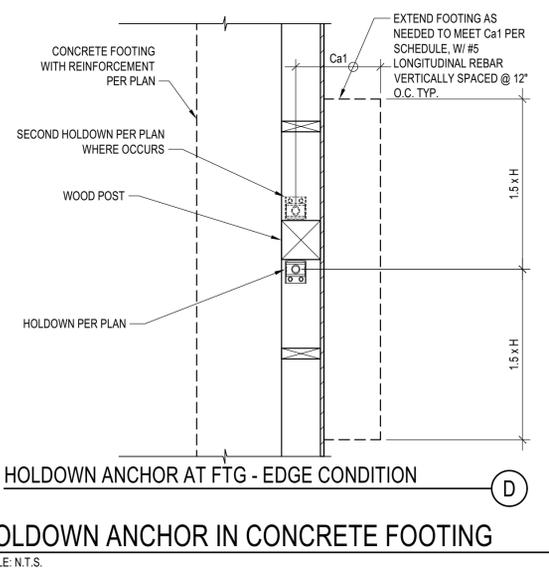
MARK (PER PLAN)	GRADE 36 ROD DIAM. "Da"	PL WASHER		HOLDOWN	FASTENER	MIN POST SIZE	CAPACITY	CAPACITY WITH 25% REDUCTION PER CITY OF LA
		T (IN)	SIDE (IN)					
2	5/8"	3/8	1 1/2	HDU2	6-SDS25212	4x4	3,075 LBS	2,306 LBS
4	5/8"	3/8	1 1/2	HDU4	10-SDS25212	4x4	4,565 LBS	3,424 LBS
5	5/8"	3/8	1 1/2	HDU5	14-SDS25212	4x6	5,670 LBS	4,253 LBS
8	7/8"	3/8	2	HDU8	20-SDS25212	4x6 OR 6x6	7,870 LBS	5,903 LBS
11	1"	3/8	2	HDU11	30-SDS25212	4x6 OR 6x6	9,535 LBS	7,151 LBS
14	1"	3/8	2	HDU14	36-SDS25212	6x6	14,445 LBS	10,834 LBS
12	1 1/8"	3/8	2 1/2	HD12	4-1"Ø BOLTS	6x6	15,510 LBS	11,633 LBS
19	1 1/4"	3/8	3	HD19	5-1"Ø BOLTS	4x6 OR 6x6	19,360 LBS	14,520 LBS
2-14	2-1"	3/8	2	DOUBLE HDU14	2 x 36-SDS25212	6x6	28,780 LBS	21,585 LBS

**HOLDOWN SCHEDULE AND NOTES**  
 SCALE: N.T.S.

- NOTES:
- HDU SCREW-STYLE HOLDOWNS ARE PER ICC ESR 2330. BOLT-STYLE HOLDOWNS PER IAPMO ESR 0143
  - POST SIZE SHOWN ON THE SCHEDULE ARE MINIMUM SIZES. IF LARGER SIZES ARE SPECIFIED ON THE PLANS THE SIZES SHOWN ON PLANS SHALL BE USED
  - ROD SHALL BE A36 ALL THREADED RODS
  - UNLESS MORE STRINGENT REQUIREMENTS ARE SPECIFIED IN HOLDOWN DETAILS, INSTALL HOLDOWNS 1/2 INCH MINIMUM ABOVE THE PLATE TO ALLOW FOR TIGHTENING OF ANCHOR BOLT. THE HOLD DOWN SHALL BE INSTALLED TIGHT TO THE POST WITHOUT FILLERS OR DAPPING. DO NOT BEND HOLD DOWN ANCHORS.
  - NUT AT HOLDOWN THREADED ROD SHOULD BE FINGER-TIGHT PLUS 1/2 TURN WITH A HAND WRENCH. DO NOT OVER-TORQUE THE NUT. DO NOT USE IMPACT WRENCHES.
  - HOLDOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION/OBSERVATION
  - HOLDOWNS MUST BE INSPECTED/OBSERVED BEFORE COVERING WITH SHEATHING.



MARK (PER PLAN)	GRADE 36 ROD DIAM. "Da"	PL WASHER		HOLDOWN ANCHOR IN CMU WALL OR STEM				
		T (IN)	SIDE (IN)	8" CMU WALL		12" CMU WALL		
				INSTALL	H MIN	C MIN	H MIN	C MIN
2	5/8"	3/8	1 1/2	EDGE/FIELD	18"	NA	18"	NA
				CORNER	18"	7"	18"	7"
4	5/8"	3/8	1 1/2	EDGE/FIELD	18"	NA	18"	NA
				CORNER	18"	7"	18"	7"
5	5/8"	3/8	1 1/2	EDGE/FIELD	18"	NA	18"	NA
				CORNER	18"	7"	18"	7"
8	7/8"	3/8	2	EDGE/FIELD	18"	NA	18"	NA
				CORNER	18"	7"	18"	7"
11	1"	3/8	2	EDGE/FIELD	18"	NA	18"	NA
				CORNER	21"	7"	18"	7"
14	1"	3/8	2	EDGE/FIELD	21"	NA	18"	NA
				CORNER	33"	7"	21"	7"
12	1 1/8"	3/8	2 1/2	EDGE/FIELD	22"	NA	18"	NA
				CORNER	36"	7"	21"	7"
19	1 1/4"	3/8	3	EDGE/FIELD	27"	NA	24"	NA
				CORNER	48"	7"	30"	7"
2-14	2-1"	3/8	2	EDGE/FIELD	42"	NA	27"	NA
				CORNER	69"	12"	42"	12"



MARK (PER PLAN)	GRADE 36 ROD DIAM. "Da"	PL WASHER		HOLDOWN ANCHOR IN CONCRETE FOOTING				
		T (IN)	SIDE (IN)	INSTALL	H MIN	Ca1 MIN	Ca2 MIN	ANCHOR REBAR "SP"
2	5/8"	3/8	1 1/2	EDGE/FIELD	12"	4"	NA	NR
				CORNER	12"	4"	4"	NR
4	5/8"	3/8	1 1/2	EDGE/FIELD	12"	4"	NA	NR
				CORNER	12"	4"	4"	NR
5	5/8"	3/8	1 1/2	EDGE/FIELD	12"	4"	NA	NR
				CORNER	12"	4"	4"	NR
8	7/8"	3/8	2	EDGE/FIELD	16"	4"	NA	NR
				CORNER	20"	4"	8"	NR
11	1"	3/8	2	EDGE/FIELD	18"	4"	NA	NR
				CORNER	24"	4"	7"	NR
14	1"	3/8	2	EDGE/FIELD	18"	4"	NA	NR
				CORNER	24"	4"	7"	NR
12	1 1/8"	3/8	2 1/2	EDGE/FIELD	20"	4"	NA	NR
				CORNER	24"	12"	12"	NR
19	1 1/4"	3/8	3	EDGE/FIELD	24"	4"	NA	NR
				CORNER	24"	15"	15"	NR
2-14	2-1"	3/8	2	EDGE/FIELD	24"	12"	NA	NR
				CORNER	24"	20"	20"	NR

**SCHEDULE HOLDOWN ANCHOR IN CONCRETE FOOTING**  
 SCALE: N.T.S.

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700  
 LFA Job #22791



All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.  
 ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



02/24/23 PC SUBMITTAL  
 NO DATE ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**TYPICAL DETAILS - HOLDOWNS**

DRAWING NUMBER:  
**S-051**



These plans have been found to be in substantial compliance with the adopted building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021  
06/26/23

11/29/2023 8:10:11

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
P.O. BOX 14001-174  
KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
1031 W. MANCHESTER BLVD, UNIT 6  
INGLEWOOD, CA 90301  
TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:  
**GALENA ENGINEERING, INC.**  
317 NORTH RIVER STREET  
HAILEY, ID 83333  
TEL: 208.788.1705

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
P.O. BOX 1034  
KETCHUM, ID 83340  
TEL: 208.720.6432

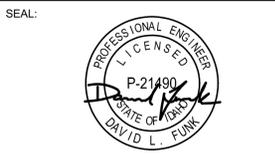
LANDSCAPE ARCHITECT:  
**BYLA**  
323 LEWIS STREET, SUITE N  
KETCHUM, ID 83340  
TEL: 208.726.5907

STRUCTURAL ENGINEER:  
**LFA**  
319 MAIN STREET  
EL SEGUNDO, CA 90245  
TEL: 213.239.8700  
LFA Job #22791



All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



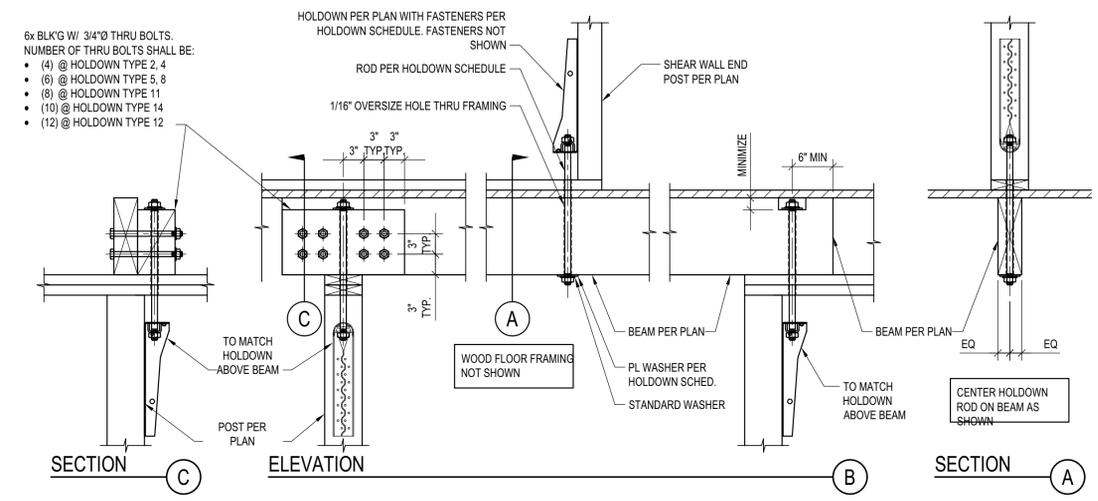
NO	DATE	PC SUBMITTAL	ISSUE
02/24/23			

PROJECT:  
**BADGER RESIDENCE**  
121 BADGER LANE  
KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

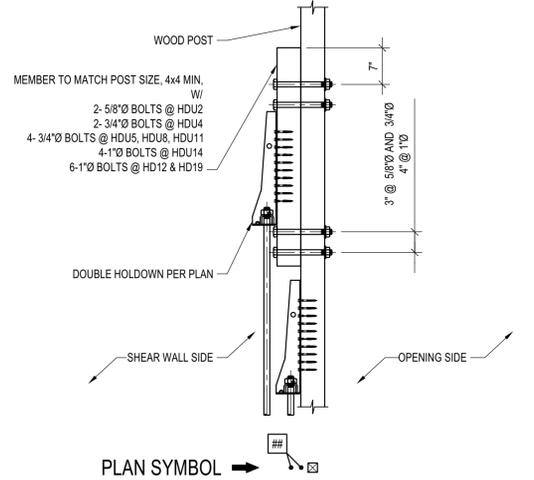
DRAWING TITLE:  
**TYPICAL DETAILS - HOLDOWNS**

DRAWING NUMBER:  
**S-052**



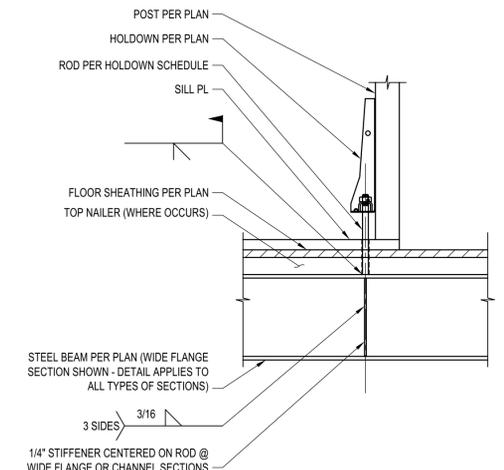
**HOLDOWN LANDING ON WOOD BEAM**

SCALE: N.T.S.



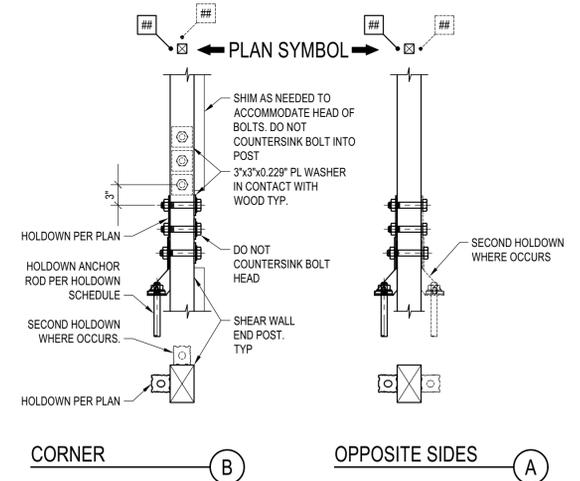
**DOUBLE HOLDDOWN AT WALL END**

SCALE: N.T.S.



**HOLDOWN ON STEEL BEAM**

SCALE: N.T.S.



**HOLDOWN WITH BOLTS**

SCALE: N.T.S.

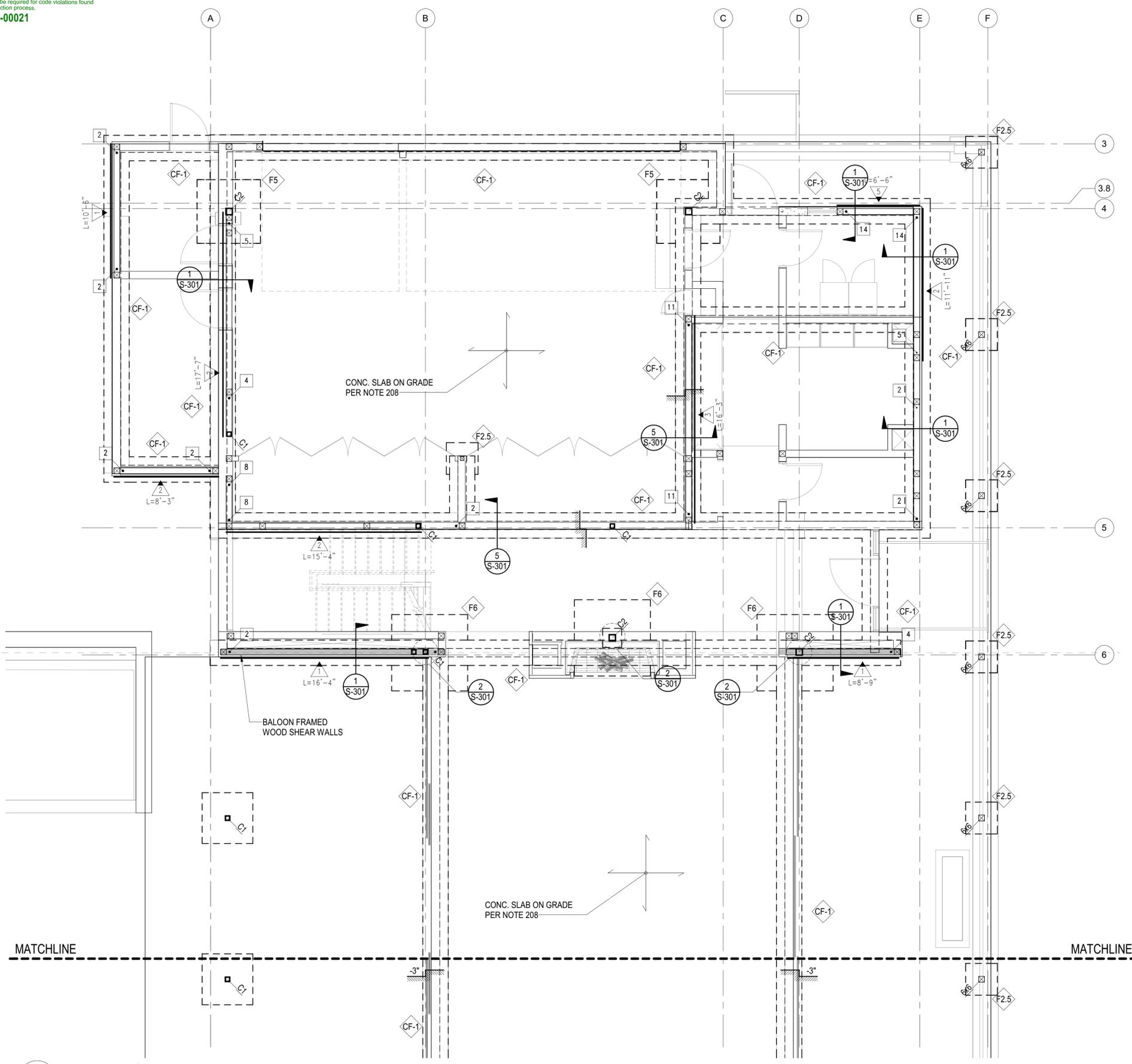








Approved  
 These plans have been found to be in substantial compliance with the approved building codes. These documents are approved contingent on compliance with all applicable codes and regulations. This is not approval of any code, ordinance, statute or regulation. No action will be required for code violations found during the inspection process.  
 LD2303-00021  
 6/26/23  
 4/20/23



**PLAN NOTES - SHEETS AND GENERAL:**

101. GENERAL NOTES AND TYPICAL DETAILS SHEETS: SEE S0.01 THRU S0.62 SHEETS. GENERAL NOTES & TYPICAL DETAILS APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR U.N.O. ON THE FLOOR PLANS AND PLAN NOTES.
102. VERIFY ALL DIMENSIONS, ELEVATIONS, SLAB EDGES, SLAB DEPRESSIONS, SLAB OPENINGS, CURBS, FOOTING, PENETRATIONS, WALL OPENINGS WITH ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL & CIVIL DRAWINGS.
103. FOR ALL DIMENSIONS & ROOF SLOPES S.A.D.
104. NON-BEARING WALLS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FOR NON-BEARING WALL LOCATIONS S.A.D.

**PLAN NOTES - FOUNDATION:**

201. ALL GRADING & FOUNDATION WORK MUST BE OBSERVED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STEEL REINFORCEMENT AND POURING CONCRETE.
202. RECOMMENDED MATERIAL IS NATIVE SOIL BELOW THE FROST LINE.
203. IF FOR LIMITS AND EXTENT OF OVER EXCAVATION SEE CIVIL DRAWINGS.
204. U.N.O. TOP OF CONC. FOOTING ELEVATION SHALL BE 32" BELOW THE LOWEST GRADE. FOR TOP OF SLAB ELEVATION SEE ARCHT. DRAWINGS.
205. ALL HOLDOWN HARDWARE IS TO BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION. HOLDOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING PLATE WASHERS ARE REQUIRED FOR ALL HOLDOWNS.
206. FOR SLAB ON GRADE SUB-GRADE PREPARATION SEE SOILS REPORT.
207. FOR VAPOR BARRIER AT INTERIOR SPACES S.A.D. SPECIFICATIONS/DRAWINGS.
208. CONCRETE SLAB ON GRADE: 5" THICK, REINFORCED WITH #5 BARS AT 16" O.C. EACH WAY.
209. THE BUILDING HAS BEEN DESIGNED TO BE ANCHORED INTO THE BEARING MATERIAL PER THE DESIGN REQUIREMENTS OF ASCE 24-14.
210. THE ONLY STRUCTURAL MATERIAL OCCURRING BELOW THE B.F.E. IS REINFORCED CONCRETE, WHICH IS WITHIN THE ACCEPTABLE MATERIALS LIST FOR FLOORS AND WALLS IN TABLE 2 OF THE FEMA TECHNICAL BULLETIN.

**SYMBOLS - FOUNDATION**

- INDICATES CHANGE IN FLOOR ELEVATION
- INDICATES CONCRETE WALL
- INDICATES CONCRETE WALL BELOW
- INDICATES CONCRETE FOOTING
- INDICATES STEPPED FOOTING PER 18/S1.01
- INDICATES CONCRETE GRADE BEAM PER SCHEDULE THIS SHEET
- INDICATES CONCRETE FOOTING PER SCHEDULE THIS SHEET
- INDICATES CONCRETE COLUMN PER SCHEDULE ###
- INDICATES CONCRETE GRADE BEAM PER SCHEDULE THIS SHEET
- INDICATES WOOD WALLS W/ 6x6 STUDS @ 16" OC MIN

FOOTING SCHEDULE	
MARK	SIZE AND REINFORCEMENT
CF1	2'-0" WIDE x 12" THICK W/ CONCRETE FOOTING W/ 2-#5 T&B
F2.5	2'-6" SQUARE x 18" THICK W/ 4-#5 T&B EACH WAY
F5	5'-0" SQUARE x 18" THICK W/ 6-#5 T&B EACH WAY
F6	6'-0" SQUARE x 18" THICK W/ 6-#6 T&B EACH WAY

COLUMN SCHEDULE		
MARK	COLUMN TYPE AND SHAPE	NOTES
C1	HSS4x4x3/8	-
C2	HSS6x6x1/2	-

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90331  
 TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

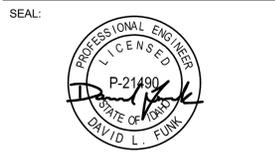
GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 320 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700  
 LFA Job #22791



All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.  
 RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



02/24/23 PC SUBMITTAL  
 NO DATE ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

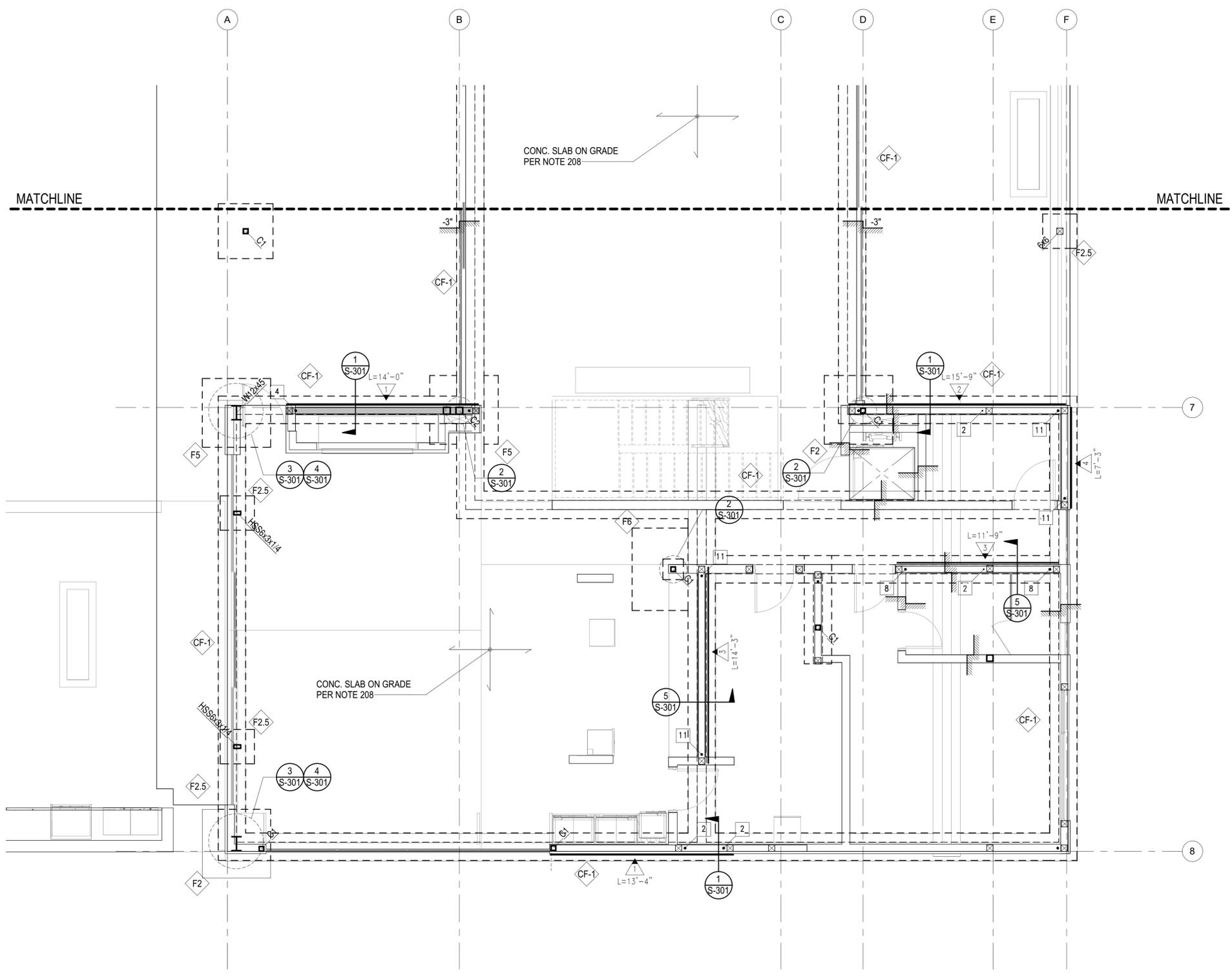
DRAWING TITLE:  
**FOUNDATION/LEVEL 01  
 PLAN - MAIN HOUSE**

DRAWING NUMBER:  
**S-111A**

**NOT FOR CONSTRUCTION**

©2021, RO | ROCKETT DESIGN, INC.

1 FOUNDATION/LEVEL 01 PLAN - MAIN HOUSE  
 S-111A 1/4" = 1'-0"



**PLAN NOTES - SHEETS AND GENERAL:**

101. GENERAL NOTES AND TYPICAL DETAILS SHEETS: SEE S0.01 THRU S0.62 SHEETS. GENERAL NOTES & TYPICAL DETAILS APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR U.N.O. ON THE FLOOR PLANS AND PLAN NOTES.
102. VERIFY ALL DIMENSIONS, ELEVATIONS, SLAB EDGES, SLAB DEPRESSIONS, SLAB OPENINGS, CURBS, FOOTING, PENETRATIONS, WALL OPENINGS WITH ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL & CIVIL DRAWINGS.
103. FOR ALL DIMENSIONS & ROOF SLOPES S.A.D.
104. NON-BEARING WALLS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FOR NON-BEARING WALL LOCATIONS S.A.D.

**PLAN NOTES - FOUNDATION:**

201. ALL GRADING & FOUNDATION WORK MUST BE OBSERVED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STEEL REINFORCEMENT AND POURING CONCRETE.
202. RECOMMENDED MATERIAL IS NATIVE SOIL BELOW THE FROST LINE.
203. IF FOR LIMITS AND EXTENT OF OVER EXCAVATION SEE CIVIL DRAWINGS.
204. U.N.O. TOP OF CONC. FOOTING ELEVATION SHALL BE 32" BELOW THE LOWEST GRADE. FOR TOP OF SLAB ELEVATION SEE ARCHL DRAWINGS.
205. ALL HOLDOWN HARDWARE IS TO BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION. HOLDOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING PLATE WASHERS ARE REQUIRED FOR ALL HOLDOWNS.
206. FOR SLAB ON GRADE SUB-GRADE PREPARATION SEE SOILS REPORT.
207. FOR VAPOR BARRIER AT INTERIOR SPACES S.A.D. SPECIFICATIONS/DRAWINGS.
208. CONCRETE SLAB ON GRADE: 5" THICK, REINFORCED WITH #5 BARS AT 16" O.C. EACH WAY.
209. THE BUILDING HAS BEEN DESIGNED TO BE ANCHORED INTO THE BEARING MATERIAL PER THE DESIGN REQUIREMENTS OF ASCE 24-14.
210. THE ONLY STRUCTURAL MATERIAL OCCURRING BELOW THE B.F.E. IS REINFORCED CONCRETE, WHICH IS WITHIN THE ACCEPTABLE MATERIALS LIST FOR FLOORS AND WALLS IN TABLE 2 OF THE FEMA TECHNICAL BULLETIN.

**SYMBOLS - FOUNDATION**

- INDICATES CHANGE IN FLOOR ELEVATION
- INDICATES CONCRETE WALL
- INDICATES CONCRETE WALL BELOW
- INDICATES CONCRETE FOOTING
- INDICATES STEPPED FOOTING PER 18/S1.01
- INDICATES CONCRETE GRADE BEAM PER SCHEDULE THIS SHEET
- INDICATES CONCRETE FOOTING PER SCHEDULE THIS SHEET
- INDICATES CONCRETE COLUMN PER SCHEDULE ###
- INDICATES CONCRETE GRADE BEAM PER SCHEDULE THIS SHEET
- INDICATES WOOD WALLS W/ 6x6 STUDS @ 16" OC MIN

FOOTING SCHEDULE	
MARK	SIZE AND REINFORCEMENT
CF1	2'-0" WIDE x 12" THICK W/ CONCRETE FOOTING W/ 2-#5 T&B
F2.5	2'-6" SQUARE x 18" THICK W/ 4-#5 T&B EACH WAY
F5	5'-0" SQUARE x 18" THICK W/ 6-#5 T&B EACH WAY
F6	6'-0" SQUARE x 18" THICK W/ 6-#6 T&B EACH WAY

COLUMN SCHEDULE		
MARK	COLUMN TYPE AND SHAPE	NOTES
C1	HSS4x4x3/8	-
C2	HSS6x6x1/2	-

1 FOUNDATION/LEVEL 01 PLAN - MAIN HOUSE  
 S-111B 1/4" = 1'-0"

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

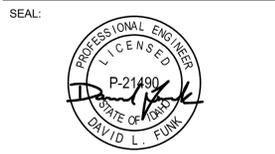
LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700  
 LFA Job #22791



All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



02/24/23 PC SUBMITTAL  
 NO DATE ISSUE

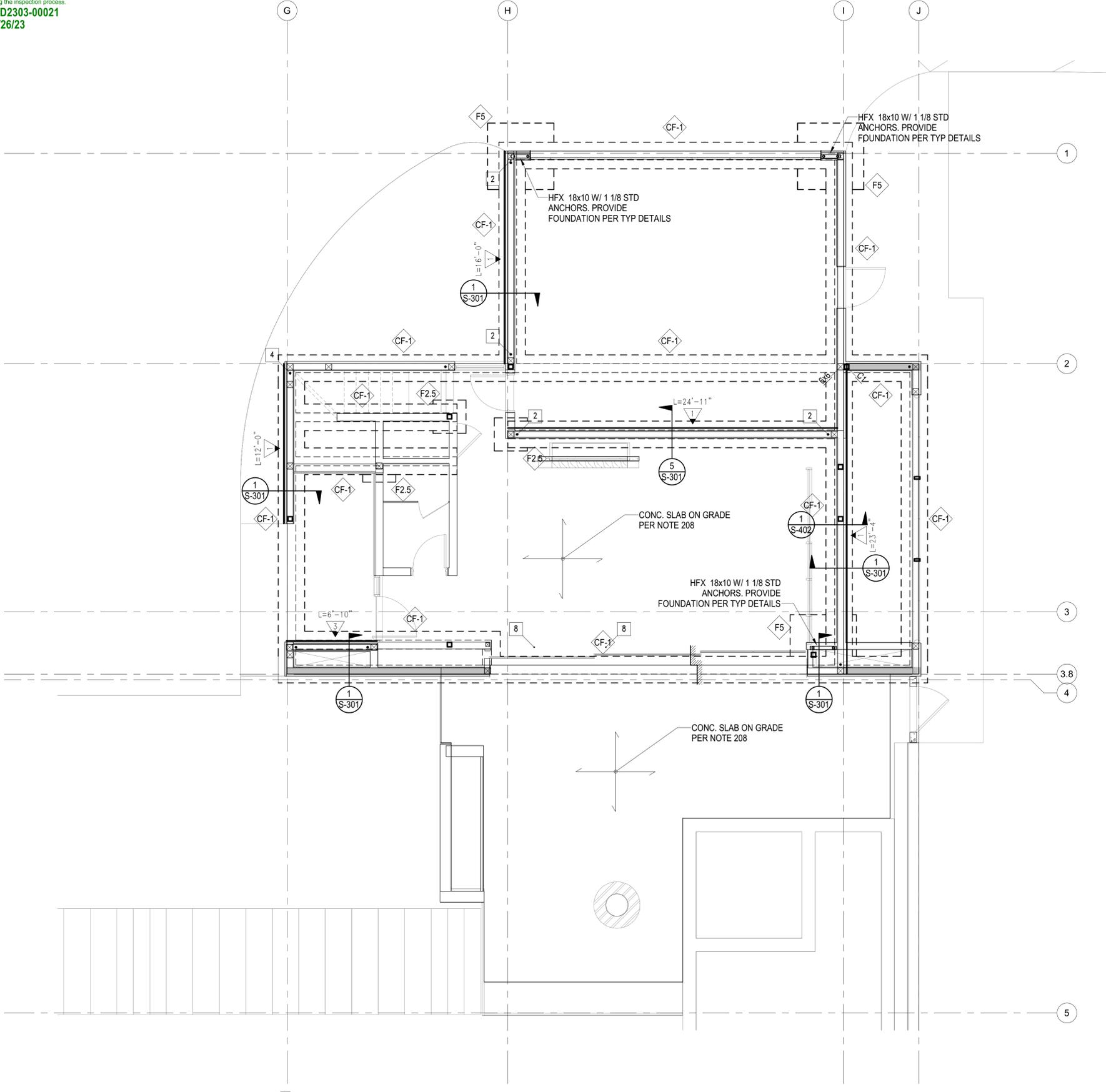
PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**FOUNDATION/LEVEL 01  
 PLAN - MAIN HOUSE**

DRAWING NUMBER:  
**S-111B**

NOT FOR CONSTRUCTION  
 ©2021, RO | ROCKETT DESIGN, INC.



1 FOUNDATION/LEVEL 01 PLAN - ADU  
 S-111C 1/4" = 1'-0"

**PLAN NOTES - SHEETS AND GENERAL:**

101. GENERAL NOTES AND TYPICAL DETAILS SHEETS: SEE S0.01 THRU S0.62 SHEETS. GENERAL NOTES & TYPICAL DETAILS APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR U.N.O. ON THE FLOOR PLANS AND PLAN NOTES.
102. VERIFY ALL DIMENSIONS, ELEVATIONS, SLAB EDGES, SLAB DEPRESSIONS, SLAB OPENINGS, CURBS, FOOTING, PENETRATIONS, WALL OPENINGS WITH ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL & CIVIL DRAWINGS.
103. FOR ALL DIMENSIONS & ROOF SLOPES S.A.D.
104. NON-BEARING WALLS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FOR NON-BEARING WALL LOCATIONS S.A.D.

**PLAN NOTES - FOUNDATION:**

201. ALL GRADING & FOUNDATION WORK MUST BE OBSERVED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STEEL REINFORCEMENT AND POURING CONCRETE.
202. RECOMMENDED MATERIAL IS NATIVE SOIL BELOW THE FROST LINE.
203. IF FOR LIMITS AND EXTENT OF OVER EXCAVATION SEE CIVIL DRAWINGS.
204. U.N.O. TOP OF CONC. FOOTING ELEVATION SHALL BE 32" BELOW THE LOWEST GRADE. FOR TOP OF SLAB ELEVATION SEE ARCHT. DRAWINGS.
205. ALL HOLDOWN HARDWARE IS TO BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION. HOLDOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING PLATE WASHERS ARE REQUIRED FOR ALL HOLDOWNS.
206. FOR SLAB ON GRADE SUB-GRADE PREPARATION SEE SOILS REPORT.
207. FOR VAPOR BARRIER AT INTERIOR SPACES S.A.D. SPECIFICATIONS/DRAWINGS.
208. CONCRETE SLAB ON GRADE: 5" THICK, REINFORCED WITH #5 BARS AT 16" O.C. EACH WAY.
209. THE BUILDING HAS BEEN DESIGNED TO BE ANCHORED INTO THE BEARING MATERIAL PER THE DESIGN REQUIREMENTS OF ASCE 24-14.
210. THE ONLY STRUCTURAL MATERIAL OCCURRING BELOW THE B.F.E. IS REINFORCED CONCRETE, WHICH IS WITHIN THE ACCEPTABLE MATERIALS LIST FOR FLOORS AND WALLS IN TABLE 2 OF THE FEMA TECHNICAL BULLETIN.

**SYMBOLS - FOUNDATION**

- INDICATES CHANGE IN FLOOR ELEVATION
- INDICATES CONCRETE WALL
- INDICATES CONCRETE WALL BELOW
- INDICATES CONCRETE FOOTING
- INDICATES STEPPED FOOTING PER 18/S1.01
- GB-# INDICATES CONCRETE GRADE BEAM PER SCHEDULE THIS SHEET
- F# INDICATES CONCRETE FOOTING PER SCHEDULE THIS SHEET
- C# INDICATES CONCRETE COLUMN PER SCHEDULE ###
- GB-# INDICATES CONCRETE GRADE BEAM PER SCHEDULE THIS SHEET
- INDICATES WOOD WALLS W/ 6x6 STUDS @ 16" OC MIN

FOOTING SCHEDULE	
MARK	SIZE AND REINFORCEMENT
CF1	2'-0" WIDE x 12" THICK W/ CONCRETE FOOTING W/ 2-#5 T&B
F2.5	2'-6" SQUARE x 18" THICK W/ 4-#5 T&B EACH WAY
F5	5'-0" SQUARE x 18" THICK W/ 6-#5 T&B EACH WAY
F6	6'-0" SQUARE x 18" THICK W/ 6-#6 T&B EACH WAY

COLUMN SCHEDULE		
MARK	COLUMN TYPE AND SHAPE	NOTES
C1	HSS4x4x3/8	-
C2	HSS6x6x1/2	-

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 320 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700  
 LFA Job #22791



All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.  
 RO|ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

SEAL:  

 PROFESSIONAL ENGINEER  
 LICENSED  
 P-211490  
 STATE OF IDAHO  
 DAVID L. FUNK

02/24/23 PC SUBMITTAL  
 NO DATE ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

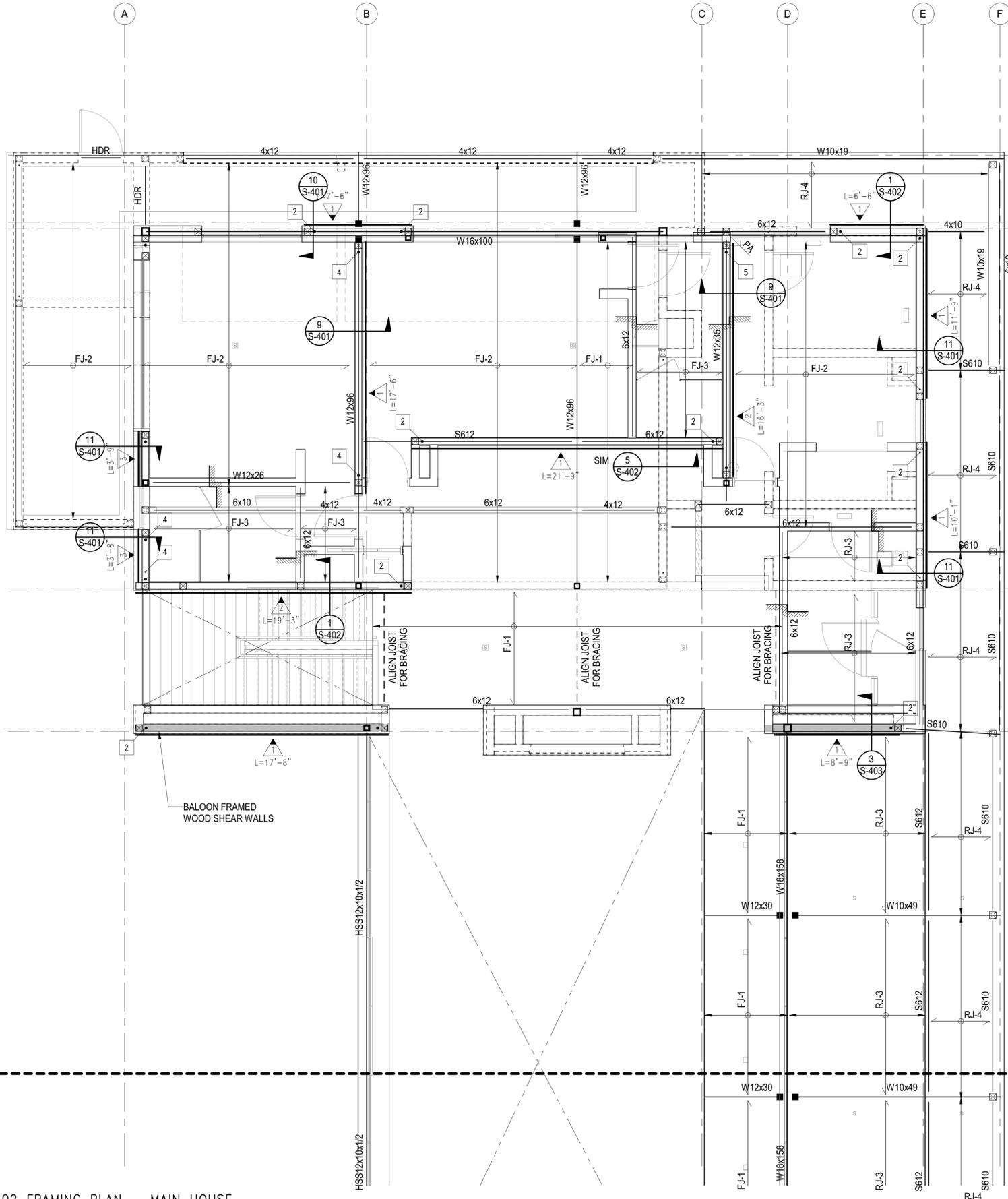
PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**FOUNDATION/LEVEL 01  
 PLAN - ADU**

DRAWING NUMBER:  
**S-111C**

**NOT FOR CONSTRUCTION**

Approved  
 These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of violation of any code, ordinance, statute or regulation. No action will be required for code violations found during the inspection process.  
 PLD2303-00021  
 6/26/23



- DRAG DRAG BEAM WITH BOUNDARY NAILING. FOR CONSTRUCTION OF DRAG BEAMS AND DRAG STRAP SEE "DRAGS & CONN. TO SHEAR WALLS" TYPICAL DETAIL
- DRAG STRAP & BLOCKING WITH BOUNDARY NAILING.
- INDICATES OPENING IN DIAPHRAGM/SLAB
- INDICATES EXTERIOR DECKS.
- INDICATES CHANGE IN FLOOR ELEVATION
- INDICATES WOOD POST ABOVE
- INDICATES WOOD POST ABOVE
- INDICATES STEEL COLUMN
- HDR INDICATES LOAD BEARING HEADER PER "TYP. STUD WALL FRAMING ELEVATION"
- INDICATES STEEL COLUMN PER SCHEDULE ON THIS SHEET C1 TYPICAL UNLESS NOTED OTHERWISE
- UPWARD CAMBER IN BEAM (INCHES)
- INDICATES WOOD WALLS W/ 6x6 STUDS @ 16" OC MIN

COLUMN SCHEDULE		
MARK	COLUMN TYPE AND SHAPE	NOTES
C1	HSS4x4x3/8	-
C2	HSS6x6x1/2	-

JOIST SCHEDULE		
MARK	JOIST TYPE AND SPACING	NOTES
RJ-1	4x12 @ 16" OC	-
RJ-2	4x12 @ 24" OC	-
RJ-3	2-2x12 @ 12" OC	-
RJ-4	2x10 @ 16" OC	-
RJ-5	2x12 @ 16" OC	-
FJ-1	2x12 @ 16" OC	-
FJ-2	2-2x12 @ 16" OC	-
FJ-3	2x10 @ 16" OC	-

**PLAN NOTES - SHEETS AND GENERAL:**

101. GENERAL NOTES AND TYPICAL DETAILS SHEETS: SEE S0.01 THRU S0.62 SHEETS. GENERAL NOTES & TYPICAL DETAILS APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR U.N.O. ON THE FLOOR PLANS AND PLAN NOTES.
102. VERIFY ALL DIMENSIONS, ELEVATIONS, SLAB EDGES, SLAB DEPRESSIONS, SLAB OPENINGS, CURBS, FOOTING, PENETRATIONS, WALL OPENINGS WITH ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL & CIVIL DRAWINGS.
103. FOR ALL DIMENSIONS & ROOF SLOPES S.A.D.
104. NON-BEARING WALLS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FOR NON-BEARING WALL LOCATIONS S.A.D.

**PLAN NOTES - WOOD FRAMING:**

321. FLOOR AND DECK SHEATHING: WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLKG 48 O.C. GLUE WOODS STRUCTURAL PANELS TO JOISTS AND BLKG NAILING SCHEDULE.
302. ROOF SHEATHING CONSTRUCTION AT SLOPED AND PITCHED ROOFS: WOOD STRUCTURAL PANEL, 3/4" CD APA RATED PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48/24. NAILING PER NAILING SCHEDULE.
303. FLOOR SHEATHING CONSTRUCTION: NON-STRUCTURAL LIGHT WEIGHT CONCRETE (115 PCF MAX), THICKNESS S.A.D., 1 1/2" MAX, OVER WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLKG. NAILING PER NAILING SCHEDULE.

**PLAN NOTES - FRAMING:**

301. PROVIDE WALL SHEATHING AT ALL EXTERIOR WALLS OTHER THAN SHEAR WALLS AS FOLLOWS: WOOD STRUCTURAL PANEL, 15/32" CD APA RATED PLYWOOD OR OSB SHEATHING, EXPOSURE 1, SPAN RATING 32/16, NAILED WITH 8d COMMONS SPACED AT 6" O.C. ALONG ALL PANEL EDGES (E.N.) AND 12" O.C. ALONG INTERMEDIATE SUPPORTS (FIELD) (F.N.)
302. HOLD DOWNS/TIE-DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
303. PROVIDE DOUBLE JOISTS BENEATH ALL PARALLEL WALLS. PROVIDE SOLID BLOCK BENEATH ALL WALLS PERPENDICULAR TO JOISTS. SEE "FRAMING AT NON BEARING WALLS" PER TYPICAL DETAILS SHEETS.
- FLOOR AND DECK SHEATHING: WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLKG. NAILING PER NAILING SCHEDULE.
323. ROOF SHEATHING CONSTRUCTION AT SLOPED AND PITCHED ROOFS: WOOD STRUCTURAL PANEL, 3/4" CD APA RATED PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48/24. NAILING PER NAILING SCHEDULE.
325. FLOOR SHEATHING CONSTRUCTION: NON-STRUCTURAL LIGHT WEIGHT CONCRETE (110 PCF MAX), THICKNESS S.A.D., 1 1/2" MAX, OVER WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLKG. NAILING PER NAILING SCHEDULE.

**SYMBOLS - WOOD FRAMING**

- INDICATES WOOD WALLS UNLESS OTHERWISE SPECIFIED ON THE FRAMING PLAN OR WALL STUD SCHEDULE PROVIDE:
  - EXTERIOR WALLS: S.A.D. OR 2x6 @ 16" O.C., WHICHEVER IS GREATER
  - INTERIOR WALLS: S.A.D. OR 2x4 @ 16" O.C., WHICHEVER IS GREATER
- INDICATES WOOD POST. UNLESS OTHERWISE SPECIFIED ON THE FRAMING PLAN THE POST SIZE SHALL BE THE GREATER OF THE FOLLOWING:
  - MIN. SIZE PER POST SCHEDULE WHERE PRESENT
  - 4x DEPTH OF WALL
  - SIZE INDICATED IN "HOLDOWN SCHEDULE" (FOR POSTS AT ENDS OF SHEAR WALLS ONLY)
- POST ABOVE - WHERE OCCURS. POST STARTS AT THIS LEVEL AND IT IS DISCONTINUOUS BELOW
- INDICATES WOOD SHEATHED SHEAR WALL: TYPE PER SHEAR WALL SCHEDULE UNDER TYP. DETAILS MINIMUM LENGTH
- INDICATES HOLDDOWN TYPE PER TYPICAL DETAILS SHEETS S1.37 & S1.38.
- INDICATES EXTENT OF WOOD JOIST
- INDICATES DIRECTION OF WOOD JOIST
- WOOD MEMBER CALLOUT SIZE: #x## SAWN LUMBER - S### SCL (SEE SCHED.)
- NUMBER OF MEMBERS IN A BUILTUP ASSEMBLY (OMITTED IF = 1). SEE "BUILTUP BEAM/ISTERED JOIST" AND "BUCKETS OF BUILTUP BEAMS" PER TYPICAL DETAILS
- STRUCTURAL COMPOSITE LUMBER (SCL) CALLOUT: ENGINEERED LUMBER LVL OR PSL PER GENERAL NOTES
  - SECOND AND THIRD DIGIT: NOMINAL MEMBER DEPTH
  - 04 = 3 1/2"    06 = 5 1/2"    08 = 7 1/4"    10 = 9 1/2"
  - 12 = 11 7/8"    14 = 14"    16 = 16"    18 = 18"
  - 20 = 20"    22 = 22"    24 = 24"    -
  - \*\*11.25" & "9.25" WHEN USED WITH SAWN LUMBER
- FIRST DIGIT: NOMINAL MEMBER WIDTH
  - 2 = 1 1/4"    4 = 3 1/2"    6 = 5 1/4"    7 = 7"
- PREFIX "S" INDICATES SCL MEMBER

MATCHLINE

MATCHLINE

1 LEVEL 02 FRAMING PLAN - MAIN HOUSE  
 S-112A 1/4" = 1'-0"

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700  
 LFA Job #22791



All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



NO	DATE	PC SUBMITTAL ISSUE
	02/24/23	

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER:  
**#2201**

DRAWING TITLE:  
**LEVEL 02 FRAMING PLAN - MAIN HOUSE**

DRAWING NUMBER:  
**S-112A**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700  
 LFA Job #22791



All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.  
 ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



02/24/23 PC SUBMITTAL  
 NO DATE ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**LEVEL 02 FRAMING PLAN - MAIN HOUSE**

DRAWING NUMBER:  
**S-112B**

**PLAN NOTES - SHEETS AND GENERAL:**

- 101. GENERAL NOTES AND TYPICAL DETAILS SHEETS: SEE S0.01 THRU S0.62 SHEETS. GENERAL NOTES & TYPICAL DETAILS APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR U.N.O. ON THE FLOOR PLANS AND PLAN NOTES.
- 102. VERIFY ALL DIMENSIONS, ELEVATIONS, SLAB EDGES, SLAB DEPRESSIONS, SLAB OPENINGS, CURBS, FOOTING, PENETRATIONS, WALL OPENINGS WITH ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL & CIVIL DRAWINGS.
- 103. FOR ALL DIMENSIONS & ROOF SLOPES S.A.D.
- 104. NON-BEARING WALLS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FOR NON-BEARING WALL LOCATIONS S.A.D.

**PLAN NOTES - WOOD FRAMING:**

- 321. FLOOR AND DECK SHEATHING: WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLKG NAILING SCHEDULE.
- 302. ROOF SHEATHING CONSTRUCTION AT SLOPED AND PITCHED ROOFS: WOOD STRUCTURAL PANEL, 3/4" CD APA RATED PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48/24. NAILING PER NAILING SCHEDULE.
- 303. FLOOR SHEATHING CONSTRUCTION: NON-STRUCTURAL LIGHT WEIGHT CONCRETE (115 PCF MAX), THICKNESS S.A.D., 1 1/2" MAX, OVER WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLKG. NAILING PER NAILING SCHEDULE.

**PLAN NOTES - FRAMING:**

- 301. PROVIDE WALL SHEATHING AT ALL EXTERIOR WALLS OTHER THAN SHEAR WALLS AS FOLLOWS: WOOD STRUCTURAL PANEL, 15/32" CD APA RATED PLYWOOD OR OSB SHEATHING, EXPOSURE 1, SPAN RATING 32/16, NAILED WITH 8d COMMONS SPACED AT 6" O.C. ALONG ALL PANEL EDGES (E.N.) AND 12" O.C. ALONG INTERMEDIATE SUPPORTS (FIELD) (F.N.)
- 302. HOLD DOWNS/TIE-DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
- 303. PROVIDE DOUBLE JOISTS BENEATH ALL PARALLEL WALLS. PROVIDE SOLID BLOCK BENEATH ALL WALLS PERPENDICULAR TO JOISTS. SEE "FRAMING AT NON BEARING WALLS" PER TYPICAL DETAILS SHEETS.
- FLOOR AND DECK SHEATHING: WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLKG. NAILING PER NAILING SCHEDULE.
- 323. ROOF SHEATHING CONSTRUCTION AT SLOPED AND PITCHED ROOFS: WOOD STRUCTURAL PANEL, 3/4" CD APA RATED PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48/24. NAILING PER NAILING SCHEDULE.
- 325. FLOOR SHEATHING CONSTRUCTION: NON-STRUCTURAL LIGHT WEIGHT CONCRETE (110 PCF MAX), THICKNESS S.A.D., 1 1/2" MAX, OVER WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLKG. NAILING PER NAILING SCHEDULE.

**SYMBOLS - WOOD FRAMING**

- INDICATES WOOD WALLS UNLESS OTHERWISE SPECIFIED ON THE FRAMING PLAN OR WALL STUD SCHEDULE PROVIDE:
  - EXTERIOR WALLS: S.A.D. OR 2x6 @ 16" O.C., WHICHEVER IS GREATER
  - INTERIOR WALLS: S.A.D. OR 2x4 @ 16" O.C., WHICHEVER IS GREATER
- INDICATES WOOD POST. UNLESS OTHERWISE SPECIFIED ON THE FRAMING PLAN THE POST SIZE SHALL BE THE GREATER OF THE FOLLOWING:
  - MIN. SIZE PER POST SCHEDULE WHERE PRESENT
  - 4x DEPTH OF WALL
  - SIZE INDICATED IN "HOLDOWN SCHEDULE" (FOR POSTS AT ENDS OF SHEAR WALLS ONLY)
- POST ABOVE - WHERE OCCURS. POST STARTS AT THIS LEVEL AND IT IS DISCONTINUOUS BELOW
- INDICATES WOOD SHEATHED SHEAR WALL: TYPE PER SHEAR WALL SCHEDULE UNDER TYP. DETAILS MINIMUM LENGTH
- INDICATES HOLDDOWN TYPE PER TYPICAL DETAILS SHEETS S1.37 & S1.38.
- INDICATES EXTENT OF WOOD JOIST
- INDICATES DIRECTION OF WOOD JOIST
- WOOD MEMBER CALLOUT  
 SIZE: #x## SAWN LUMBER - S### SCL (SEE SCHED.)  
 NUMBER OF MEMBERS IN A BUILTUP ASSEMBLY (OMITTED IF = 1). SEE "BUILTUP BEAM/SISTERED JOIST" AND "BUCKETS OF BUILTUP BEAMS" PER TYPICAL DETAILS
- STRUCTURAL COMPOSITE LUMBER (SCL) CALLOUT:  
 ENGINEERED LUMBER LVL OR PSL PER GENERAL NOTES  
 SECOND AND THIRD DIGIT: NOMINAL MEMBER DEPTH  

04 = 3 1/2"	06 = 5 1/2"	08 = 7 1/4"	10 = 9 1/2"
12 = 11 1/8"	14 = 14"	16 = 18"	18 = 18"
20 = 20"	22 = 22"	24 = 24"	-

 \*11.25" & \*9.25" WHEN USED WITH SAWN LUMBER  
 FIRST DIGIT: NOMINAL MEMBER WIDTH  

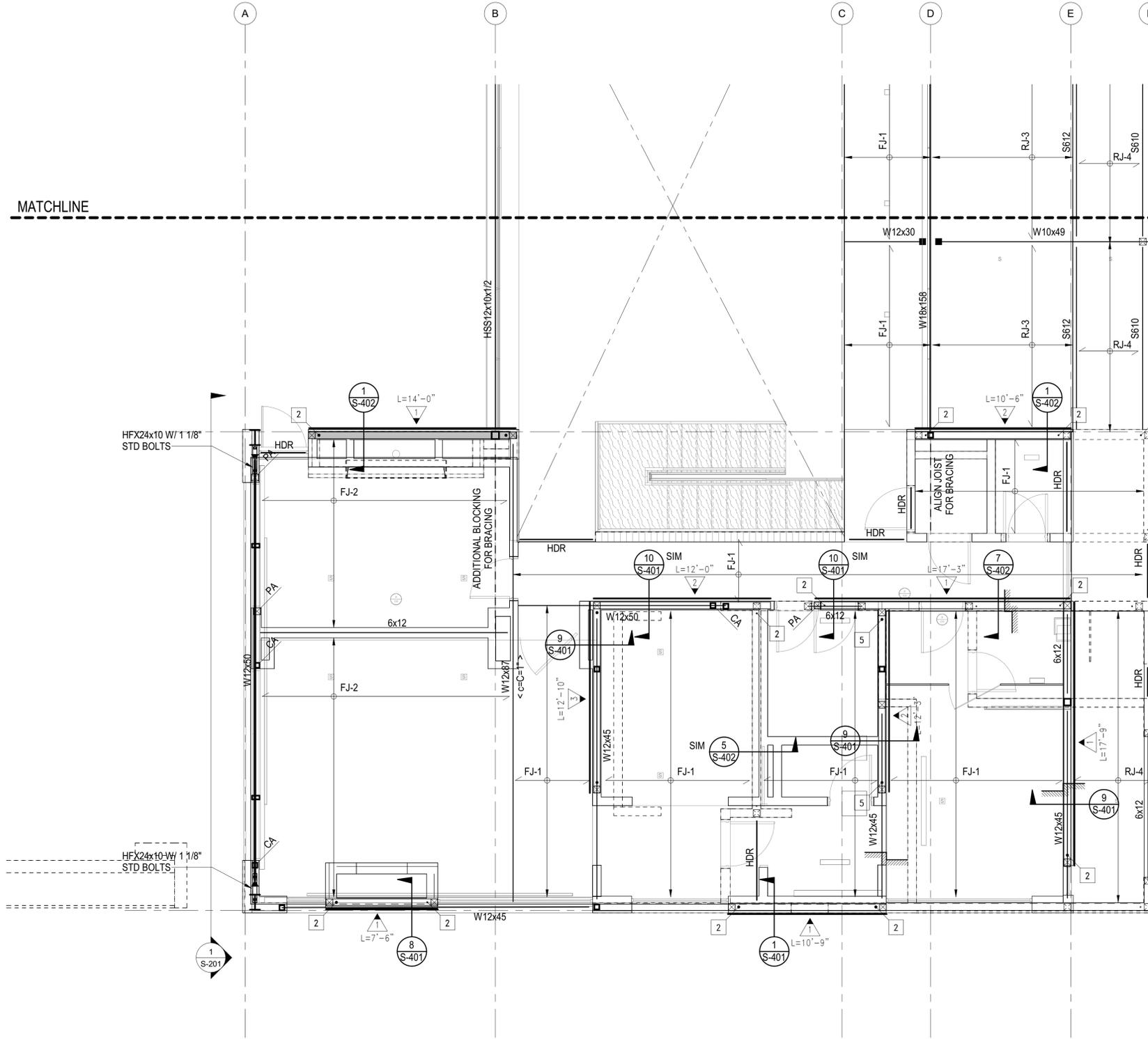
2 = 1 1/4"	4 = 3 1/2"	6 = 5 1/4"	7 = 7"
------------	------------	------------	--------

 PREFIX "S" INDICATES SCL MEMBER

- DRAG DRAG BEAM WITH BOUNDARY NAILING. FOR CONSTRUCTION OF DRAG BEAMS AND DRAG STRAP SEE "DRAGS & CONN. TO SHEAR WALLS" TYPICAL DETAIL
- STRAP & BLOCKING WITH BOUNDARY NAILING.
- INDICATES OPENING IN DIAPHRAGM/SLAB
- INDICATES EXTERIOR DECKS.
- INDICATES CHANGE IN FLOOR ELEVATION
- INDICATES WOOD POST ABOVE
- INDICATES WOOD POST ABOVE
- INDICATES STEEL COLUMN
- INDICATES LOAD BEARING HEADER PER "TYP. STUD WALL FRAMING ELEVATION"
- INDICATES STEEL COLUMN PER SCHEDULE ON THIS SHEET C1 TYPICAL UNLESS NOTED OTHERWISE
- UPWARD CAMBER IN BEAM (INCHES)
- INDICATES WOOD WALLS W/ 6x6 STUDS @ 16" OC MIN

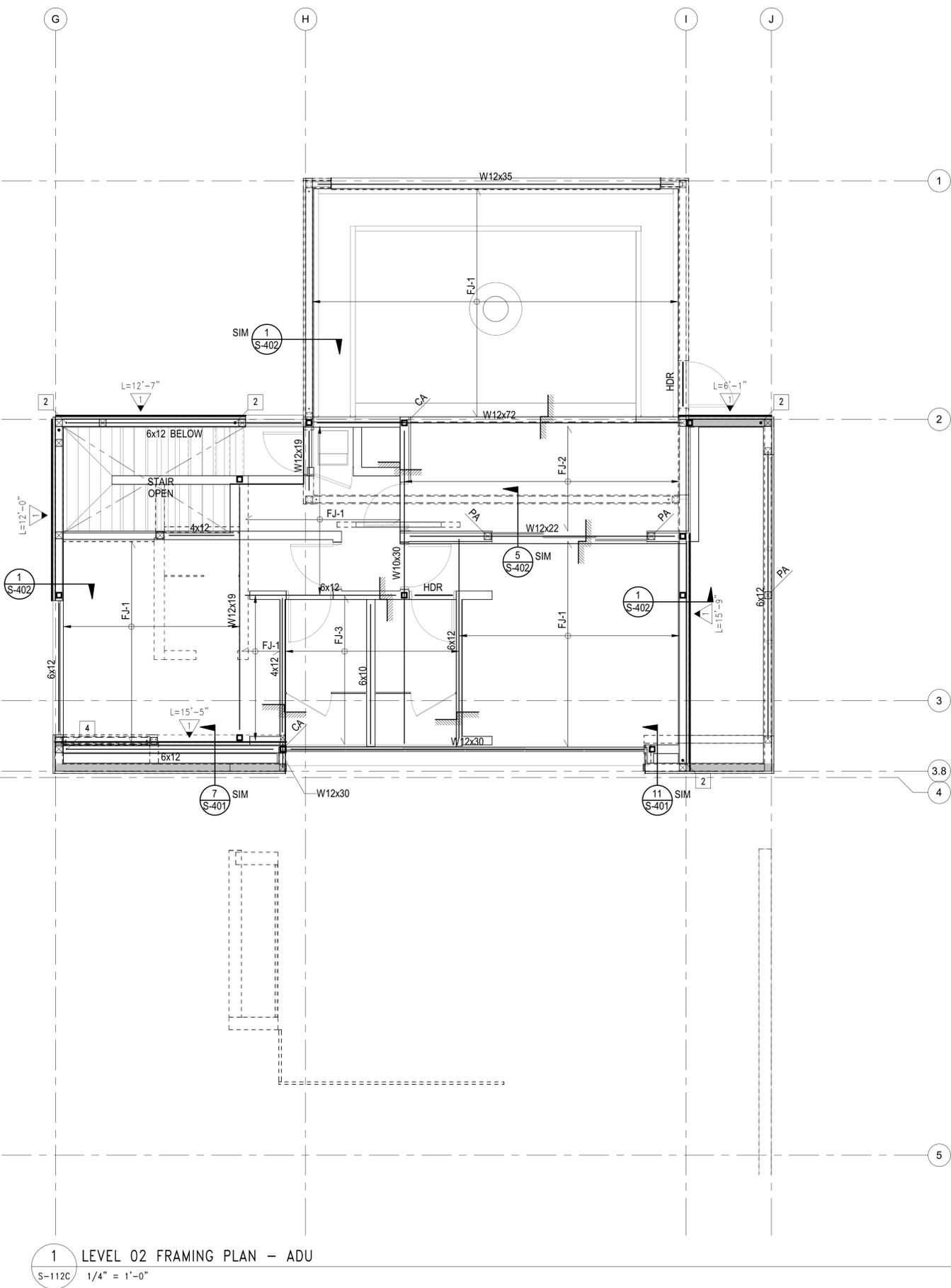
COLUMN SCHEDULE		
MARK	COLUMN TYPE AND SHAPE	NOTES
C1	HSS4x4x3/8	-
C2	HSS6x6x1/2	-

JOIST SCHEDULE		
MARK	JOIST TYPE AND SPACING	NOTES
RJ-1	4x12 @ 16" OC	-
RJ-2	4x12 @ 24" OC	-
RJ-3	2-2x12 @ 12" OC	-
RJ-4	2x10 @ 16" OC	-
RJ-5	2x12 @ 16" OC	-
FJ-1	2x12 @ 16" OC	-
FJ-2	2-2x12 @ 16" OC	-
FJ-3	2x10 @ 16" OC	-



MATCHLINE

**1 LEVEL 02 FRAMING PLAN - MAIN HOUSE**  
 S-112B 1/4" = 1'-0"



**1** LEVEL 02 FRAMING PLAN - ADU  
 S-112C 1/4" = 1'-0"

- DRAG DRAG BEAM WITH BOUNDARY NAILING. FOR CONSTRUCTION OF DRAG BEAMS AND DRAG STRAP SEE "DRAGS & CONN. TO SHEAR WALLS" TYPICAL DETAIL
- DRAG STRAP & BLOCKING WITH BOUNDARY NAILING. "DRAGS & CONN. TO SHEAR WALLS" TYPICAL DETAIL
- INDICATES OPENING IN DIAPHRAGM/SLAB
- INDICATES EXTERIOR DECKS.
- INDICATES CHANGE IN FLOOR ELEVATION
- INDICATES WOOD POST ABOVE
- INDICATES WOOD POST ABOVE
- INDICATES STEEL COLUMN
- HDR INDICATES LOAD BEARING HEADER PER "TYP. STUD WALL FRAMING ELEVATION"
- INDICATES STEEL COLUMN PER SCHEDULE ON THIS SHEET C1 TYPICAL UNLESS NOTED OTHERWISE
- UPWARD CAMBER IN BEAM (INCHES)
- INDICATES WOOD WALLS W/ 6x6 STUDS @ 16" OC MIN

COLUMN SCHEDULE		
MARK	COLUMN TYPE AND SHAPE	NOTES
C1	HSS4x4x3/8	-
C2	HSS6x6x1/2	-

JOIST SCHEDULE		
MARK	JOIST TYPE AND SPACING	NOTES
RJ-1	4x12 @ 16" OC	-
RJ-2	4x12 @ 24" OC	-
RJ-3	2-2x12 @ 12" OC	-
RJ-4	2x10 @ 16" OC	-
RJ-5	2x12 @ 16" OC	-
FJ-1	2x12 @ 16" OC	-
FJ-2	2-2x12 @ 16" OC	-
FJ-3	2x10 @ 16" OC	-

**PLAN NOTES - SHEETS AND GENERAL:**

101. GENERAL NOTES AND TYPICAL DETAILS SHEETS. SEE S0.01 THRU S0.62 SHEETS. GENERAL NOTES & TYPICAL DETAILS APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR U.N.O. ON THE FLOOR PLANS AND PLAN NOTES.
102. VERIFY ALL DIMENSIONS, ELEVATIONS, SLAB EDGES, SLAB DEPRESSIONS, SLAB OPENINGS, CURBS, FOOTING, PENETRATIONS, WALL OPENINGS WITH ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL & CIVIL DRAWINGS.
103. FOR ALL DIMENSIONS & ROOF SLOPES S.A.D.
104. NON-BEARING WALLS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FOR NON-BEARING WALL LOCATIONS S.A.D.

**PLAN NOTES - WOOD FRAMING:**

321. FLOOR AND DECK SHEATHING: WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLKG 48 O.C. GLUE WOODS STRUCTURAL PANELS TO JOISTS AND BLKG NAILING SCHEDULE.
302. ROOF SHEATHING CONSTRUCTION AT SLOPED AND PITCHED ROOFS: WOOD STRUCTURAL PANEL, 3/4" CD APA RATED PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48/24. NAILING PER NAILING SCHEDULE.
303. FLOOR SHEATHING CONSTRUCTION: NON-STRUCTURAL LIGHT WEIGHT CONCRETE (115 PCF MAX), THICKNESS S.A.D., 1 1/2" MAX, OVER WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLKG. NAILING PER NAILING SCHEDULE.

**PLAN NOTES - FRAMING:**

301. PROVIDE WALL SHEATHING AT ALL EXTERIOR WALLS OTHER THAN SHEAR WALLS AS FOLLOWS: WOOD STRUCTURAL PANEL, 15/32" CD APA RATED PLYWOOD OR OSB SHEATHING, EXPOSURE 1, SPAN RATING 32/16, NAILED WITH 8d COMMONS SPACED AT 6" O.C. ALONG ALL PANEL EDGES (E.N.) AND 12" O.C. ALONG INTERMEDIATE SUPPORTS (FIELD) (F.N.)
302. HOLD DOWNS/TIE-DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
303. PROVIDE DOUBLE JOISTS BENEATH ALL PARALLEL WALLS. PROVIDE SOLID BLOCK BENEATH ALL WALLS PERPENDICULAR TO JOISTS. SEE "FRAMING AT NON BEARING WALLS" PER TYPICAL DETAILS SHEETS.
- FLOOR AND DECK SHEATHING: WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLKG. NAILING PER NAILING SCHEDULE.
323. ROOF SHEATHING CONSTRUCTION AT SLOPED AND PITCHED ROOFS: WOOD STRUCTURAL PANEL, 3/4" CD APA RATED PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48/24. NAILING PER NAILING SCHEDULE.
325. FLOOR SHEATHING CONSTRUCTION: NON-STRUCTURAL LIGHT WEIGHT CONCRETE (110 PCF MAX), THICKNESS S.A.D., 1 1/2" MAX, OVER WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLKG. NAILING PER NAILING SCHEDULE.

**SYMBOLS - WOOD FRAMING**

- INDICATES WOOD WALLS UNLESS OTHERWISE SPECIFIED ON THE FRAMING PLAN OR WALL STUD SCHEDULE PROVIDE:
  - EXTERIOR WALLS: S.A.D. OR 2x6 @ 16" O.C., WHICHEVER IS GREATER
  - INTERIOR WALLS: S.A.D. OR 2x4 @ 16" O.C., WHICHEVER IS GREATER
- INDICATES WOOD POST. UNLESS OTHERWISE SPECIFIED ON THE FRAMING PLAN THE POST SIZE SHALL BE THE GREATER OF THE FOLLOWING:
  - MIN. SIZE PER POST SCHEDULE WHERE PRESENT
  - 4x DEPTH OF WALL
  - SIZE INDICATED IN "HOLDOWN SCHEDULE" (FOR POSTS AT ENDS OF SHEAR WALLS ONLY)
- POST ABOVE - WHERE OCCURS. POST STARTS AT THIS LEVEL AND IT IS DISCONTINUOUS BELOW
- INDICATES WOOD SHEATHED SHEAR WALL: TYPE PER SHEAR WALL SCHEDULE UNDER TYP. DETAILS MINIMUM LENGTH
- INDICATES HOLDDOWN TYPE PER TYPICAL DETAILS SHEETS S1.37 & S1.38.
- INDICATES EXTENT OF WOOD JOIST
- INDICATES DIRECTION OF WOOD JOIST
- WOOD MEMBER CALLOUT  
 SIZE: #x## SAWN LUMBER - S### SCL (SEE SCHED.)  
 NUMBER OF MEMBERS IN A BUILTUP ASSEMBLY (OMITTED IF = 1). SEE "BUILTUP BEAM/SISTERED JOIST" AND "BUCKETS OF BUILTUP BEAMS" PER TYPICAL DETAILS
- STRUCTURAL COMPOSITE LUMBER (SCL) CALLOUT: ENGINEERED LUMBER LVL OR PSL PER GENERAL NOTES  
 SECOND AND THIRD DIGIT: NOMINAL MEMBER DEPTH  
 04 = 3 1/2"    06 = 5 1/2"    08 = 7 1/4"    10 = 9 1/2"  
 12" = 11 1/8"    14 = 14"    16 = 16"    18 = 18"  
 20 = 20"    22 = 22"    24 = 24"    -  
 \*11.25" & \*9.25" WHEN USED WITH SAWN LUMBER  
 FIRST DIGIT: NOMINAL MEMBER WIDTH  
 2 = 1 1/4"    4 = 3 1/2"    6 = 5 1/4"    7 = 7"  
 PREFIX "S" INDICATES SCL MEMBER

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILLEY, ID 83333  
 TEL: 208.788.1705

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700  
 LFA Job #22791



All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



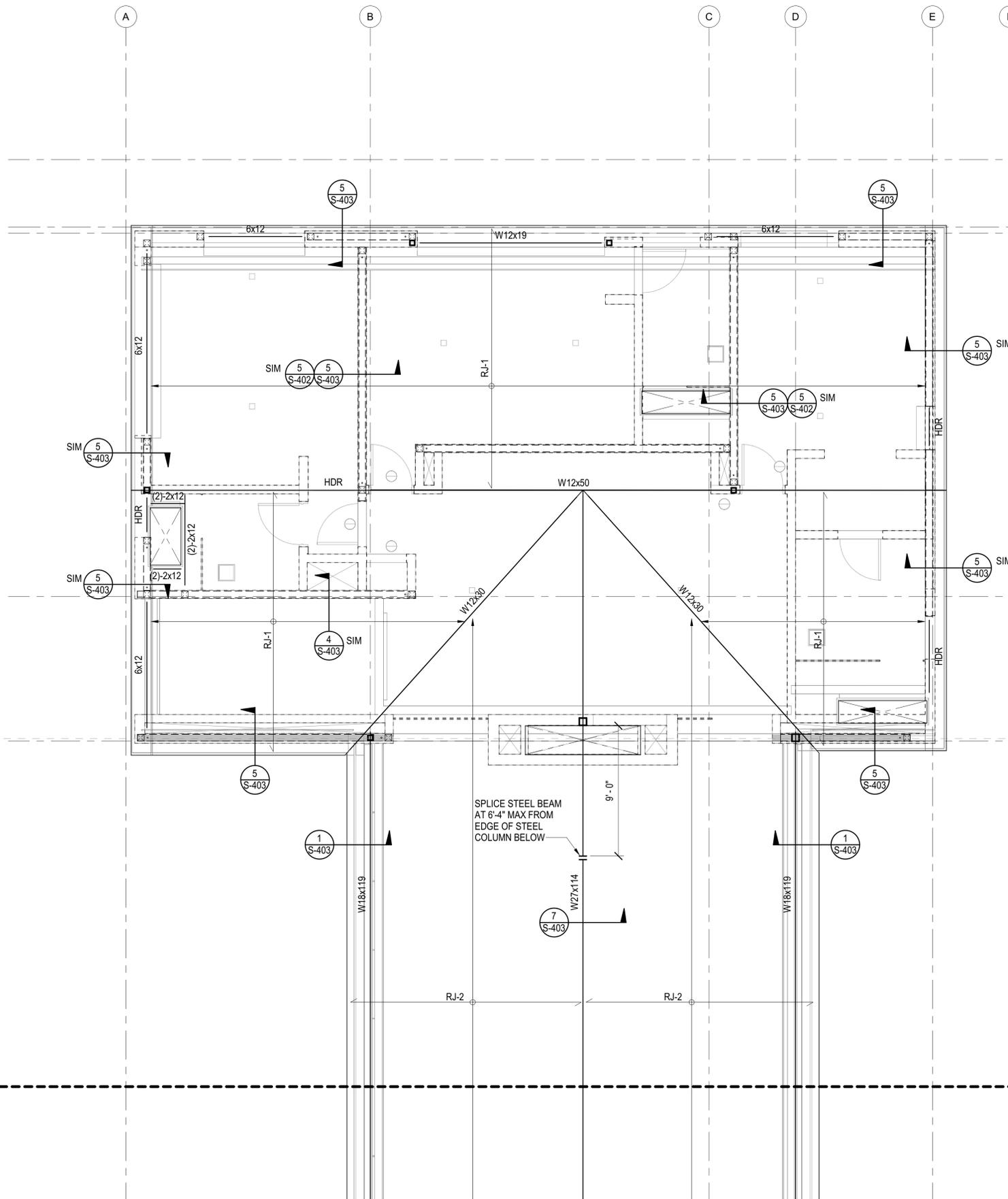
02/24/23 PC SUBMITTAL  
 NO DATE ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**LEVEL 02 FRAMING PLAN - ADU**

DRAWING NUMBER:  
**S-112C**



**PLAN NOTES - SHEETS AND GENERAL:**

- GENERAL NOTES AND TYPICAL DETAILS SHEETS. SEE S0.01 THRU S0.62 SHEETS. GENERAL NOTES & TYPICAL DETAILS APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR U.N.O. ON THE FLOOR PLANS AND PLAN NOTES.
- VERIFY ALL DIMENSIONS, ELEVATIONS, SLAB EDGES, SLAB DEPRESSIONS, SLAB OPENINGS, CURBS, FOOTING, PENETRATIONS, WALL OPENINGS WITH ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL & CIVIL DRAWINGS.
- FOR ALL DIMENSIONS & ROOF SLOPES S.A.D.
- NON-BEARING WALLS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FOR NON-BEARING WALL LOCATIONS S.A.D.

**PLAN NOTES - WOOD FRAMING:**

- FLOOR AND DECK SHEATHING: WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLKG 48 O.C. GLUE WOODS STRUCTURAL PANELS TO JOISTS AND BLKG NAILING SCHEDULE.
- ROOF SHEATHING CONSTRUCTION AT SLOPED AND PITCHED ROOFS: WOOD STRUCTURAL PANEL, 3/4" CD APA RATED PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48/24. NAILING PER NAILING SCHEDULE.
- FLOOR SHEATHING CONSTRUCTION: NON-STRUCTURAL LIGHT WEIGHT CONCRETE (115 PCF MAX), THICKNESS S.A.D., 1 1/2" MAX, OVER WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLKG. NAILING PER NAILING SCHEDULE.

**PLAN NOTES - FRAMING:**

- PROVIDE WALL SHEATHING AT ALL EXTERIOR WALLS OTHER THAN SHEAR WALLS AS FOLLOWS: WOOD STRUCTURAL PANEL, 15/32" CD APA RATED PLYWOOD OR OSB SHEATHING, EXPOSURE 1, SPAN RATING 32/16, NAILED WITH 8d COMMONS SPACED AT 6" O.C. ALONG ALL PANEL EDGES (E.N.) AND 12" O.C. ALONG INTERMEDIATE SUPPORTS (FIELD) (F.N.)
- HOLD DOWNS/TIE-DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
- PROVIDE DOUBLE JOISTS BENEATH ALL PARALLEL WALLS. PROVIDE SOLID BLOCK BENEATH ALL WALLS PERPENDICULAR TO JOISTS. SEE "FRAMING AT NON BEARING WALLS" PER TYPICAL DETAILS SHEETS.
- FLOOR AND DECK SHEATHING: WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLKG. NAILING PER NAILING SCHEDULE.
- ROOF SHEATHING CONSTRUCTION AT SLOPED AND PITCHED ROOFS: WOOD STRUCTURAL PANEL, 3/4" CD APA RATED PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48/24. NAILING PER NAILING SCHEDULE.
- FLOOR SHEATHING CONSTRUCTION: NON-STRUCTURAL LIGHT WEIGHT CONCRETE (110 PCF MAX), THICKNESS S.A.D., 1 1/2" MAX, OVER WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLKG. NAILING PER NAILING SCHEDULE.

**SYMBOLS - WOOD FRAMING**

INDICATES WOOD WALLS UNLESS OTHERWISE SPECIFIED ON THE FRAMING PLAN OR WALL STUD SCHEDULE PROVIDE:

- EXTERIOR WALLS: S.A.D. OR 2x6 @ 16" O.C., WHICHEVER IS GREATER
- INTERIOR WALLS: S.A.D. OR 2x4 @ 16" O.C., WHICHEVER IS GREATER

INDICATES WOOD POST. UNLESS OTHERWISE SPECIFIED ON THE FRAMING PLAN THE POST SIZE SHALL BE THE GREATER OF THE FOLLOWING:

- MIN. SIZE PER POST SCHEDULE WHERE PRESENT
- 4x DEPTH OF WALL
- SIZE INDICATED IN "HOLDOWN SCHEDULE" (FOR POSTS AT ENDS OF SHEAR WALLS ONLY)

POST ABOVE - WHERE OCCURS. POST STARTS AT THIS LEVEL AND IT IS DISCONTINUOUS BELOW

INDICATES WOOD SHEATHED SHEAR WALL: TYPE PER SHEAR WALL SCHEDULE UNDER TYP. DETAILS MINIMUM LENGTH

INDICATES HOLDDOWN TYPE PER TYPICAL DETAILS SHEETS S1.37 & S1.38.

INDICATES EXTENT OF WOOD JOIST

INDICATES DIRECTION OF WOOD JOIST

WOOD MEMBER CALLOUT  
 SIZE: #x## SAWN LUMBER - S### SCL (SEE SCHED.)

NUMBER OF MEMBERS IN A BUILTUP ASSEMBLY (OMITTED IF = 1). SEE "BUILTUP BEAM/ISTERED JOIST" AND "BUCKETS OF BUILTUP BEAMS" PER TYPICAL DETAILS

STRUCTURAL COMPOSITE LUMBER (SCL) CALLOUT: ENGINEERED LUMBER LVL OR PSL PER GENERAL NOTES

SECOND AND THIRD DIGIT: NOMINAL MEMBER DEPTH

04 = 3 1/2"	06 = 5 1/2"	08 = 7 1/4"	10 = 9 1/2"
12 = 11 7/8"	14 = 14"	16 = 16"	18 = 18"
20 = 20"	22 = 22"	24 = 24"	-

\*11.25" & \*9.25" WHEN USED WITH SAWN LUMBER

FIRST DIGIT: NOMINAL MEMBER WIDTH

2 = 1 1/4"	4 = 3 1/2"	6 = 5 1/4"	7 = 7"
------------	------------	------------	--------

PREFIX "S" INDICATES SCL MEMBER

COLUMN SCHEDULE		
MARK	COLUMN TYPE AND SHAPE	NOTES
C1	HSS4x4x3/8	-
C2	HSS6x6x1/2	-

JOIST SCHEDULE		
MARK	JOIST TYPE AND SPACING	NOTES
RJ-1	4x12 @ 16" OC	-
RJ-2	4x12 @ 24" OC	-
RJ-3	2-2x12 @ 12" OC	-
RJ-4	2x10 @ 16" OC	-
RJ-5	2x12 @ 16" OC	-
FJ-1	2x12 @ 16" OC	-
FJ-2	2-2x12 @ 16" OC	-
FJ-3	2x10 @ 16" OC	-

MATCHLINE

MATCHLINE

1 ROOF FRAMING PLAN - MAIN HOUSE  
 S-113A 1/4" = 1'-0"

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILLEY, ID 83333  
 TEL: 208.788.1705

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700  
 LFA Job #22791



All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

SEAL:

02/24/23 PC SUBMITTAL  
 NO DATE ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**ROOF FRAMING PLAN - MAIN HOUSE**

DRAWING NUMBER:  
**S-113A**



These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with all applicable codes and regulations. This is not approval of any code, ordinance, statute or regulation. No action will be required for code violations found during the inspection process.  
**PLD2303-00021**  
**6/26/23**

### BADGER RESIDENCE

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILLEY, ID 83333  
 TEL: 208.788.1705

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

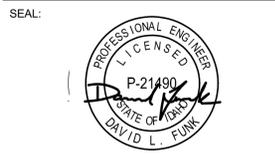
LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700  
 LFA Job #22791



All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



02/24/23 PC SUBMITTAL  
 NO DATE ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**ROOF FRAMING PLAN - MAIN HOUSE**

DRAWING NUMBER:  
**S-113B**

#### PLAN NOTES - SHEETS AND GENERAL:

- GENERAL NOTES AND TYPICAL DETAILS SHEETS: SEE S0.01 THRU S0.62 SHEETS. GENERAL NOTES & TYPICAL DETAILS APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR U.N.O. ON THE FLOOR PLANS AND PLAN NOTES.
- VERIFY ALL DIMENSIONS, ELEVATIONS, SLAB EDGES, SLAB DEPRESSIONS, SLAB OPENINGS, CURBS, FOOTING, PENETRATIONS, WALL OPENINGS WITH ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL & CIVIL DRAWINGS.
- FOR ALL DIMENSIONS & ROOF SLOPES S.A.D.
- NON-BEARING WALLS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FOR NON-BEARING WALL LOCATIONS S.A.D.

#### PLAN NOTES - WOOD FRAMING:

- FLOOR AND DECK SHEATHING: WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLKG NAILING SCHEDULE.
- ROOF SHEATHING CONSTRUCTION AT SLOPED AND PITCHED ROOFS: WOOD STRUCTURAL PANEL, 3/4" CD APA RATED PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48/24, NAILING PER NAILING SCHEDULE.
- FLOOR SHEATHING CONSTRUCTION: NON-STRUCTURAL LIGHT WEIGHT CONCRETE (115 PCF MAX), THICKNESS S.A.D., 1 1/2" MAX, OVER WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLKG. NAILING PER NAILING SCHEDULE.

#### PLAN NOTES - FRAMING:

- PROVIDE WALL SHEATHING AT ALL EXTERIOR WALLS OTHER THAN SHEAR WALLS AS FOLLOWS: WOOD STRUCTURAL PANEL, 15/32" CD APA RATED PLYWOOD OR OSB SHEATHING, EXPOSURE 1, SPAN RATING 32/16, NAILED WITH 8d COMMONS SPACED AT 6" O.C. ALONG ALL PANEL EDGES (E.N.) AND 12" O.C. ALONG INTERMEDIATE SUPPORTS (FIELD) (F.N.)
- HOLD DOWNS/TIE-DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
- PROVIDE DOUBLE JOISTS BENEATH ALL PARALLEL WALLS. PROVIDE SOLID BLOCK BENEATH ALL WALLS PERPENDICULAR TO JOISTS. SEE "FRAMING AT NON BEARING WALLS" PER TYPICAL DETAILS SHEETS.
- FLOOR AND DECK SHEATHING: WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLKG. NAILING PER NAILING SCHEDULE.
- ROOF SHEATHING CONSTRUCTION AT SLOPED AND PITCHED ROOFS: WOOD STRUCTURAL PANEL, 3/4" CD APA RATED PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48/24, NAILING PER NAILING SCHEDULE.
- FLOOR SHEATHING CONSTRUCTION: NON-STRUCTURAL LIGHT WEIGHT CONCRETE (110 PCF MAX), THICKNESS S.A.D., 1 1/2" MAX, OVER WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLKG. NAILING PER NAILING SCHEDULE.

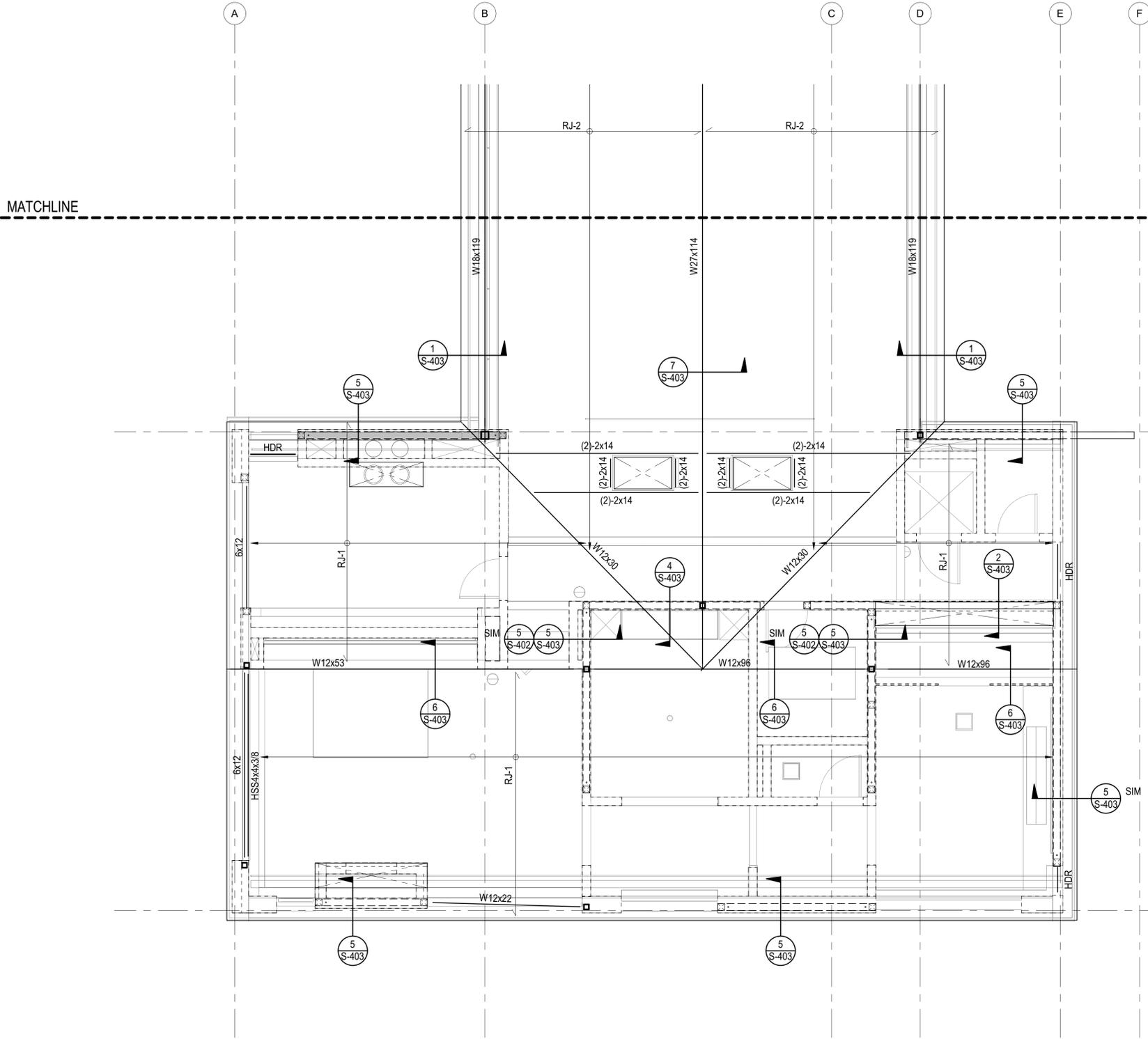
#### SYMBOLS - WOOD FRAMING

- INDICATES WOOD WALLS UNLESS OTHERWISE SPECIFIED ON THE FRAMING PLAN OR WALL STUD SCHEDULE PROVIDE:
  - EXTERIOR WALLS: S.A.D. OR 2x6 @ 16" O.C., WHICHEVER IS GREATER
  - INTERIOR WALLS: S.A.D. OR 2x4 @ 16" O.C., WHICHEVER IS GREATER
- INDICATES WOOD POST. UNLESS OTHERWISE SPECIFIED ON THE FRAMING PLAN THE POST SIZE SHALL BE THE GREATER OF THE FOLLOWING:
  - MIN. SIZE PER POST SCHEDULE WHERE PRESENT
  - 4x DEPTH OF WALL
  - SIZE INDICATED IN "HOLDOWN SCHEDULE" (FOR POSTS AT ENDS OF SHEAR WALLS ONLY)
- POST ABOVE - WHERE OCCURS, POST STARTS AT THIS LEVEL AND IT IS DISCONTINUOUS BELOW
- INDICATES WOOD SHEATHED SHEAR WALL: TYPE PER SHEAR WALL SCHEDULE UNDER TYP. DETAILS MINIMUM LENGTH
- INDICATES HOLDDOWN TYPE PER TYPICAL DETAILS SHEETS S1.37 & S1.38.
- INDICATES EXTENT OF WOOD JOIST
- INDICATES DIRECTION OF WOOD JOIST
- WOOD MEMBER CALLOUT  
 SIZE: #x## SAWN LUMBER - S### SCL (SEE SCHED.)  
 NUMBER OF MEMBERS IN A BUILTUP ASSEMBLY (OMITTED IF = 1). SEE "BUILTUP BEAM/SISTERED JOIST" AND "BUCKETS OF BUILTUP BEAMS" PER TYPICAL DETAILS
- STRUCTURAL COMPOSITE LUMBER (SCL) CALLOUT: ENGINEERED LUMBER LVL OR PSL PER GENERAL NOTES  
 SECOND AND THIRD DIGIT: NOMINAL MEMBER DEPTH  
 04 = 3 1/2"    06 = 5 1/2"    08 = 7 1/4"    10 = 9 1/2"  
 12 = 11 7/8"    14 = 14"    16 = 16"    18 = 18"  
 20 = 20"    22 = 22"    24 = 24"    -  
 \*\*1.25" & 1.925" WHEN USED WITH SAWN LUMBER
- FIRST DIGIT: NOMINAL MEMBER WIDTH  
 2 = 1 1/2"    4 = 3 1/2"    6 = 5 1/4"    7 = 7"
- PREFIX "S" INDICATES SCL MEMBER

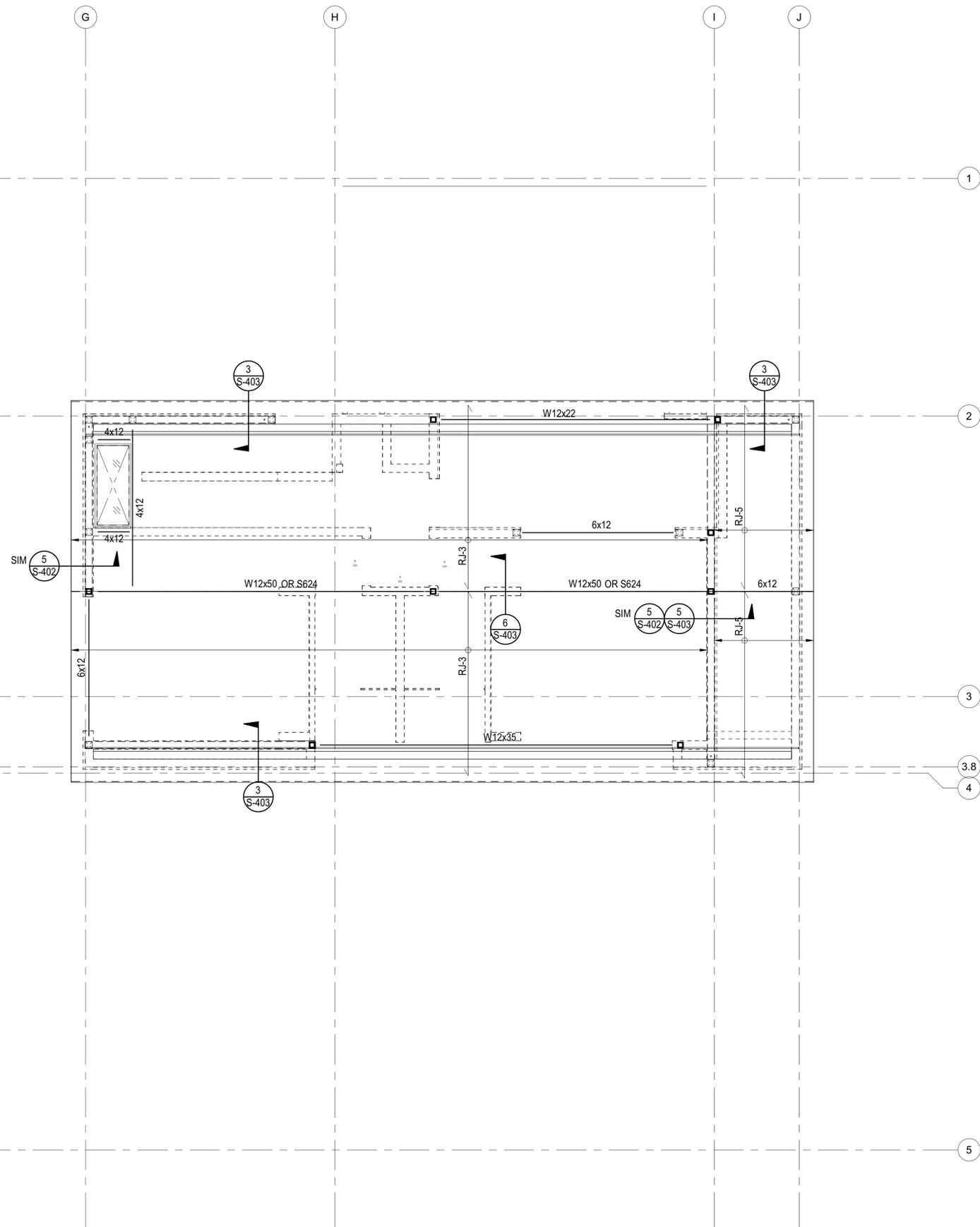
- DRAG: DRAG BEAM WITH BOUNDARY NAILING. FOR CONSTRUCTION OF DRAG BEAMS AND DRAG STRAP SEE "DRAGS & CONN. TO SHEAR WALLS" TYPICAL DETAIL
- DRAG: STRAP & BLOCKING WITH BOUNDARY NAILING.
- INDICATES OPENING IN DIAPHRAGM/SLAB
- INDICATES EXTERIOR DECKS.
- INDICATES CHANGE IN FLOOR ELEVATION
- INDICATES WOOD POST ABOVE
- INDICATES WOOD POST ABOVE
- INDICATES STEEL COLUMN
- HDR: INDICATES LOAD BEARING HEADER PER "TYP. STUD WALL FRAMING ELEVATION"
- INDICATES STEEL COLUMN PER SCHEDULE ON THIS SHEET C1 TYPICAL UNLESS NOTED OTHERWISE
- UPWARD CAMBER IN BEAM (INCHES)
- INDICATES WOOD WALLS W/ 6x6 STUDS @ 16" OC MIN

COLUMN SCHEDULE		
MARK	COLUMN TYPE AND SHAPE	NOTES
C1	HSS4x4x3/8	-
C2	HSS6x6x1/2	-

JOIST SCHEDULE		
MARK	JOIST TYPE AND SPACING	NOTES
RJ-1	4x12 @ 16" OC	-
RJ-2	4x12 @ 24" OC	-
RJ-3	2-2x12 @ 12" OC	-
RJ-4	2x10 @ 16" OC	-
RJ-5	2x12 @ 16" OC	-
FJ-1	2x12 @ 16" OC	-
FJ-2	2-2x12 @ 16" OC	-
FJ-3	2x10 @ 16" OC	-



1 ROOF FRAMING PLAN - MAIN HOUSE  
 S-113B 1/4" = 1'-0"



**1** ROOF FRAMING PLAN - ADU  
 S-113C 1/4" = 1'-0"

- DRAG BEAM WITH BOUNDARY NAILING. FOR CONSTRUCTION OF DRAG BEAMS AND DRAG STRAP SEE "DRAGS & CONN. TO SHEAR WALLS" TYPICAL DETAIL
- STRAP & BLOCKING WITH BOUNDARY NAILING.
- INDICATES OPENING IN DIAPHRAGM/SLAB
- INDICATES EXTERIOR DECKS.
- INDICATES CHANGE IN FLOOR ELEVATION
- INDICATES WOOD POST ABOVE
- INDICATES STEEL COLUMN
- INDICATES LOAD BEARING HEADER PER "TYP. STUD WALL FRAMING ELEVATION"
- INDICATES STEEL COLUMN PER SCHEDULE ON THIS SHEET C1 TYPICAL UNLESS NOTED OTHERWISE
- UPWARD CAMBER IN BEAM (INCHES)
- INDICATES WOOD WALLS W/ 6x6 STUDS @ 16" OC MIN

COLUMN SCHEDULE		
MARK	COLUMN TYPE AND SHAPE	NOTES
C1	HSS4x4x3/8	-
C2	HSS6x6x1/2	-

JOIST SCHEDULE		
MARK	JOIST TYPE AND SPACING	NOTES
RJ-1	4x12 @ 16" OC	-
RJ-2	4x12 @ 24" OC	-
RJ-3	2-2x12 @ 12" OC	-
RJ-4	2x10 @ 16" OC	-
RJ-5	2x12 @ 16" OC	-
FJ-1	2x12 @ 16" OC	-
FJ-2	2-2x12 @ 16" OC	-
FJ-3	2x10 @ 16" OC	-

**PLAN NOTES - SHEETS AND GENERAL:**

101. GENERAL NOTES AND TYPICAL DETAILS SHEETS: SEE S0.01 THRU S0.62 SHEETS. GENERAL NOTES & TYPICAL DETAILS APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR U.N.O. ON THE FLOOR PLANS AND PLAN NOTES.
102. VERIFY ALL DIMENSIONS, ELEVATIONS, SLAB EDGES, SLAB DEPRESSIONS, SLAB OPENINGS, CURBS, FOOTING, PENETRATIONS, WALL OPENINGS WITH ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL & CIVIL DRAWINGS.
103. FOR ALL DIMENSIONS & ROOF SLOPES S.A.D.
104. NON-BEARING WALLS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FOR NON-BEARING WALL LOCATIONS S.A.D.

**PLAN NOTES - WOOD FRAMING:**

321. FLOOR AND DECK SHEATHING: WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLKG NAILING SCHEDULE.
302. ROOF SHEATHING CONSTRUCTION AT SLOPED AND PITCHED ROOFS: WOOD STRUCTURAL PANEL, 3/4" CD APA RATED PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48/24. NAILING PER NAILING SCHEDULE.
303. FLOOR SHEATHING CONSTRUCTION: NON-STRUCTURAL LIGHT WEIGHT CONCRETE (115 PCF MAX), THICKNESS S.A.D., 1 1/2" MAX, OVER WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLKG. NAILING PER NAILING SCHEDULE.

**PLAN NOTES - FRAMING:**

301. PROVIDE WALL SHEATHING AT ALL EXTERIOR WALLS OTHER THAN SHEAR WALLS AS FOLLOWS: WOOD STRUCTURAL PANEL, 15/32" CD APA RATED PLYWOOD OR OSB SHEATHING, EXPOSURE 1, SPAN RATING 32/16, NAILED WITH 8d COMMONS SPACED AT 6" O.C. ALONG ALL PANEL EDGES (E.N.) AND 12" O.C. ALONG INTERMEDIATE SUPPORTS (FIELD) (F.N.)
302. HOLD DOWNS/TIE-DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
303. PROVIDE DOUBLE JOISTS BENEATH ALL PARALLEL WALLS. PROVIDE SOLID BLOCK BENEATH ALL WALLS PERPENDICULAR TO JOISTS. SEE "FRAMING AT NON BEARING WALLS" PER TYPICAL DETAILS SHEETS.
- FLOOR AND DECK SHEATHING: WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLKG. NAILING PER NAILING SCHEDULE.
323. ROOF SHEATHING CONSTRUCTION AT SLOPED AND PITCHED ROOFS: WOOD STRUCTURAL PANEL, 3/4" CD APA RATED PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48/24. NAILING PER NAILING SCHEDULE.
325. FLOOR SHEATHING CONSTRUCTION: NON-STRUCTURAL LIGHT WEIGHT CONCRETE (110 PCF MAX), THICKNESS S.A.D., 1 1/2" MAX, OVER WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLKG. NAILING PER NAILING SCHEDULE.

**SYMBOLS - WOOD FRAMING**

- INDICATES WOOD WALLS UNLESS OTHERWISE SPECIFIED ON THE FRAMING PLAN OR WALL STUD SCHEDULE PROVIDE:
  - EXTERIOR WALLS: S.A.D. OR 2x6 @ 16" O.C., WHICHEVER IS GREATER
  - INTERIOR WALLS: S.A.D. OR 2x4 @ 16" O.C., WHICHEVER IS GREATER
- INDICATES WOOD POST. UNLESS OTHERWISE SPECIFIED ON THE FRAMING PLAN THE POST SIZE SHALL BE THE GREATER OF THE FOLLOWING:
  - MIN. SIZE PER POST SCHEDULE WHERE PRESENT
  - 4x DEPTH OF WALL
  - SIZE INDICATED IN "HOLD-DOWN SCHEDULE" (FOR POSTS AT ENDS OF SHEAR WALLS ONLY)
- POST ABOVE - WHERE OCCURS, POST STARTS AT THIS LEVEL AND IT IS DISCONTINUOUS BELOW
- INDICATES WOOD SHEATHED SHEAR WALL: TYPE PER SHEAR WALL SCHEDULE UNDER TYP. DETAILS MINIMUM LENGTH
- INDICATES HOLD-DOWN TYPE PER TYPICAL DETAILS SHEETS S1.37 & S1.38.
- INDICATES EXTENT OF WOOD JOIST
- INDICATES DIRECTION OF WOOD JOIST
- WOOD MEMBER CALLOUT  
 SIZE: #x# SAWN LUMBER - S### SCL (SEE SCHED.)
- NUMBER OF MEMBERS IN A BUILTUP ASSEMBLY (OMITTED IF = 1). SEE "BUILTUP BEAM/SISTERED JOIST" AND "BUCKETS OF BUILTUP BEAMS" PER TYPICAL DETAILS
- STRUCTURAL COMPOSITE LUMBER (SCL) CALLOUT: ENGINEERED LUMBER LVL OR PSL PER GENERAL NOTES  
 SECOND AND THIRD DIGIT: NOMINAL MEMBER DEPTH  

04 = 3 1/2"	06 = 5 1/2"	08 = 7 1/4"	10 = 9 1/2"
12 = 11 1/8"	14 = 14"	16 = 18"	18 = 18"
20 = 20"	22 = 22"	24 = 24"	-

 \*11.25" & \*9.25" WHEN USED WITH SAWN LUMBER  
 FIRST DIGIT: NOMINAL MEMBER WIDTH  

2 = 1 1/4"	4 = 3 1/2"	6 = 5 1/4"	7 = 7"
------------	------------	------------	--------
- PREFIX "S" INDICATES SCL MEMBER

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILLEY, ID 83333  
 TEL: 208.788.1705

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700  
 LFA Job #22791



All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.  
 ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

SEAL:

02/24/23 PC SUBMITTAL  
 NO DATE ISSUE

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**ROOF FRAMING PLAN - ADU**

DRAWING NUMBER:  
**S-113C**

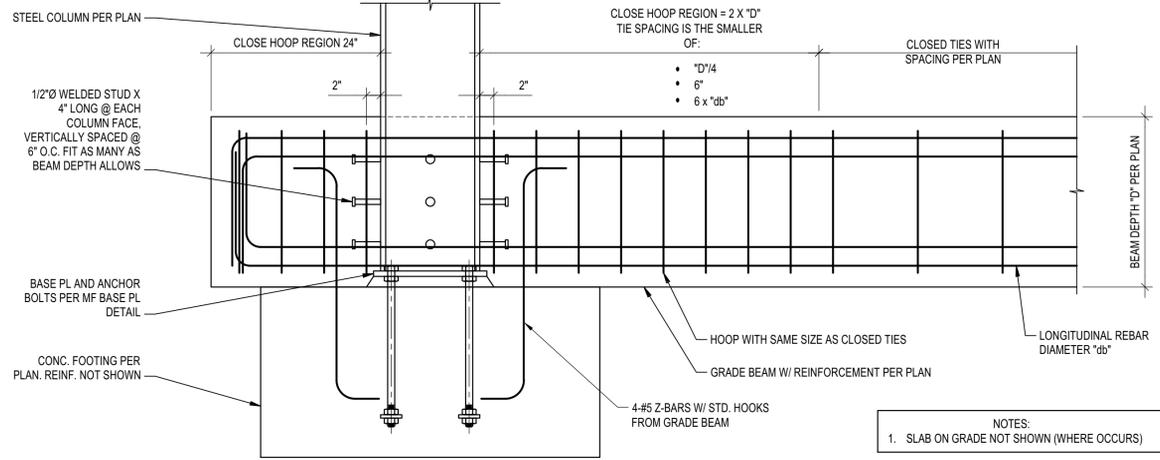




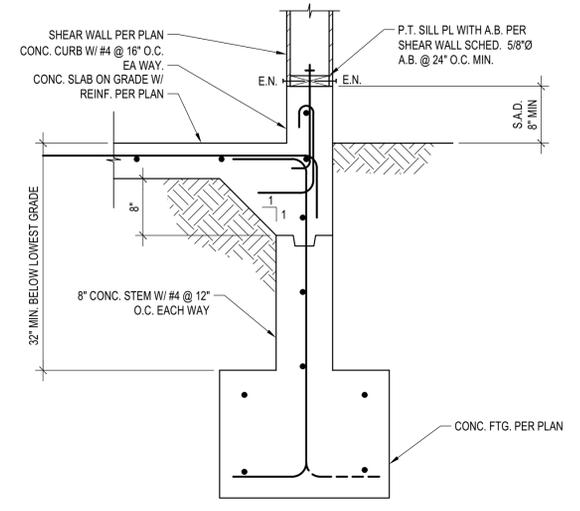
These plans have been found to be in substantial compliance with the applicable building codes. These documents are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.

BLD2303-00021  
06/26/23

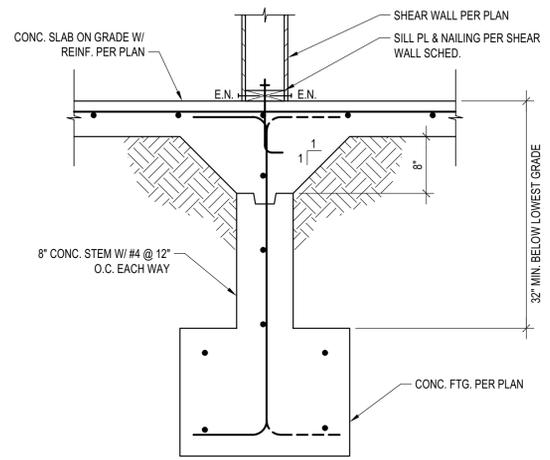
11/29/2023 8:10:11



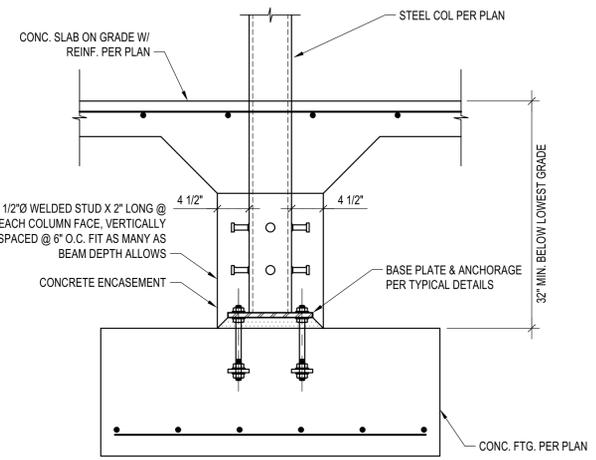
**MOMENT FRAME COLUMN TO GRADE BEAM CONNECTION**  
SCALE: N.T.S.



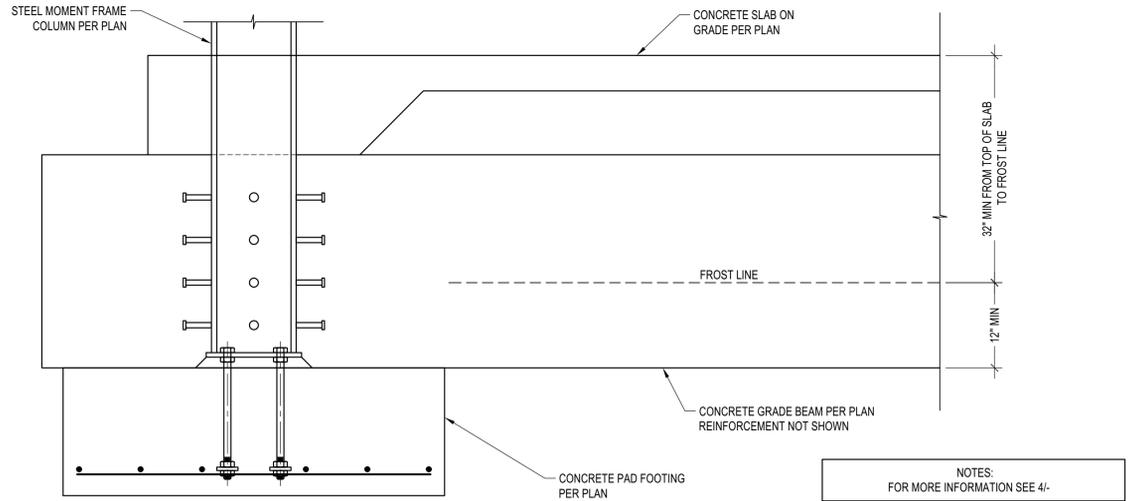
**EXT. FTG. FOUNDED IN COMP. FILL**  
SCALE: N.T.S.



**INT. FTG. FOUNDED IN COMP. FILL**  
SCALE: N.T.S.



**ISOLATED STL COLUMN FTG**  
SCALE: N.T.S.



**MOMENT FRAME COLUMN TO GRADE BEAM CONNECTION**  
SCALE: N.T.S.

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
P.O. BOX 14001-174  
KETCHUM, ID 83340

PROJECT ARCHITECT:  
**ROCKETT DESIGN**  
1031 W. MANCHESTER BLVD, UNIT 6  
INGLEWOOD, CA 90301  
TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:  
**GALENA ENGINEERING, INC.**  
317 NORTH RIVER STREET  
HAILEY, ID 83333  
TEL: 208.788.1705

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
P.O. BOX 1034  
KETCHUM, ID 83340  
TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
323 LEWIS STREET, SUITE N  
KETCHUM, ID 83340  
TEL: 208.726.5907

STRUCTURAL ENGINEER:  
**LFA**  
319 MAIN STREET  
EL SEGUNDO, CA 90245  
TEL: 213.239.9700  
LFA Job #22791



All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

SEAL:



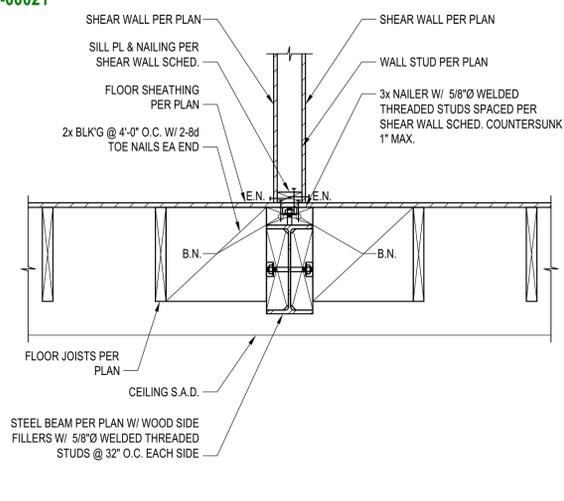
NO	DATE	PC SUBMITTAL	ISSUE
02/24/23			

PROJECT:  
**BADGER RESIDENCE**  
121 BADGER LANE  
KETCHUM, ID 83340

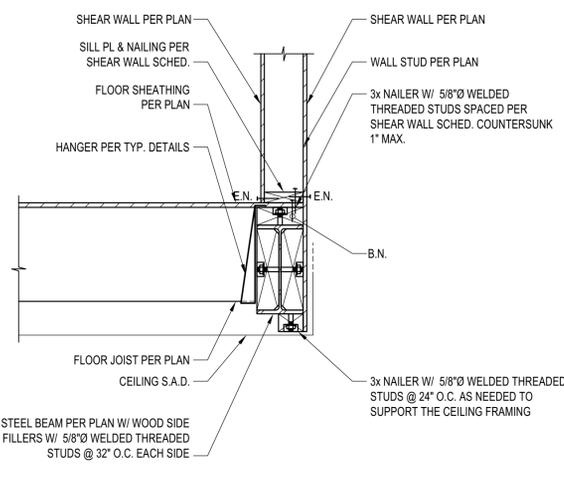
PROJECT NUMBER  
**#2201**

DRAWING TITLE:  
**CONCRETE SECTIONS AND DETAILS**

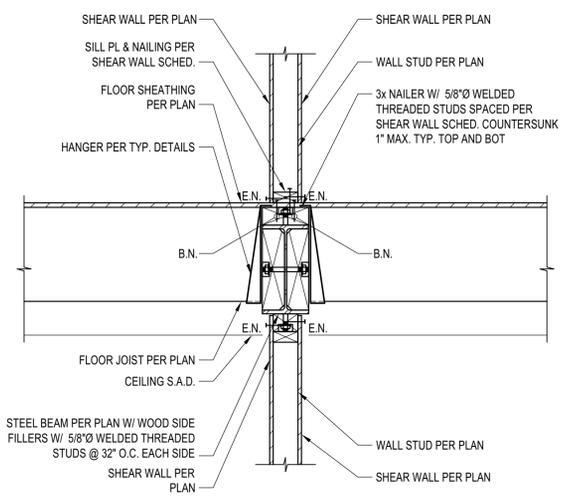
DRAWING NUMBER:  
**S-301**



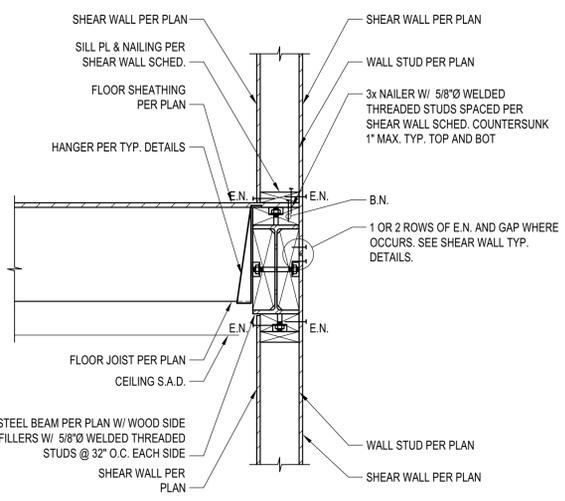
**DETAIL 10**  
 SCALE: N.T.S.



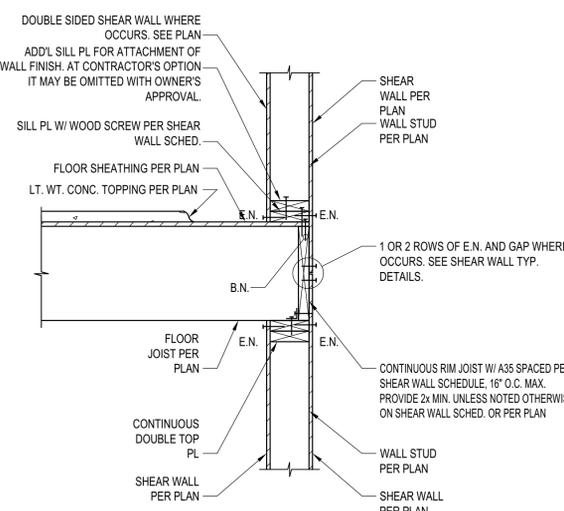
**DETAIL 7**  
 SCALE: N.T.S.



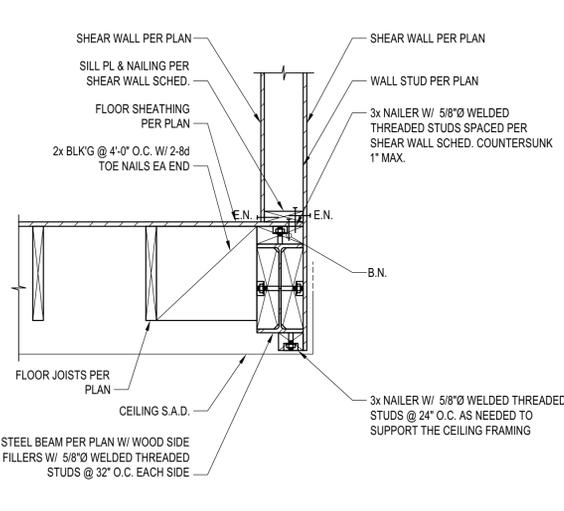
**DETAIL 4**  
 SCALE: N.T.S.



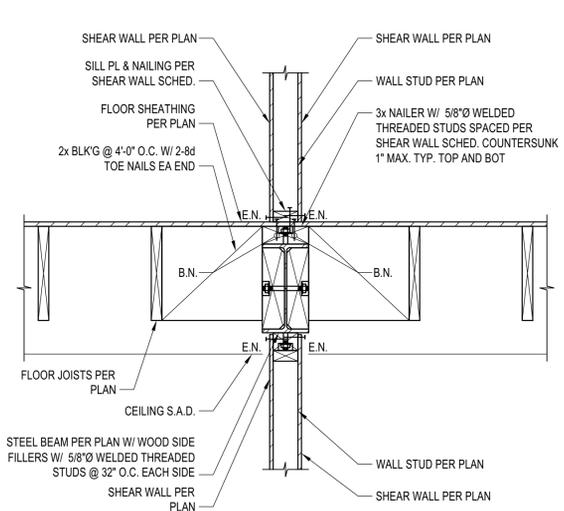
**DETAIL 1**  
 SCALE: N.T.S.



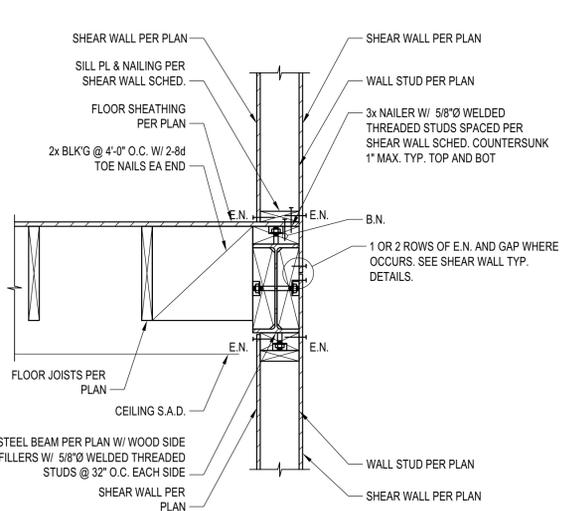
**DETAIL 11**  
 SCALE: N.T.S.



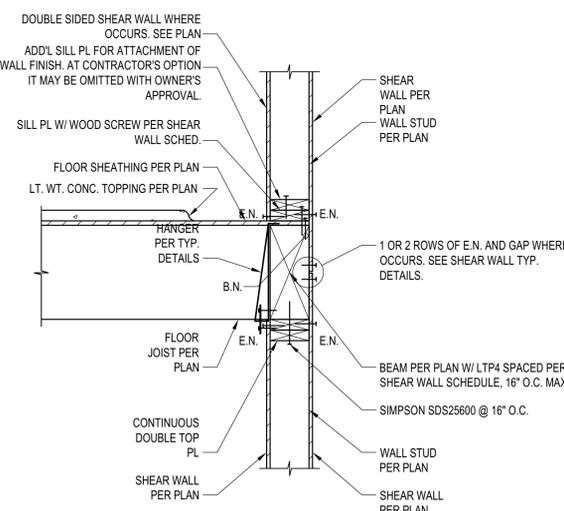
**DETAIL 8**  
 SCALE: N.T.S.



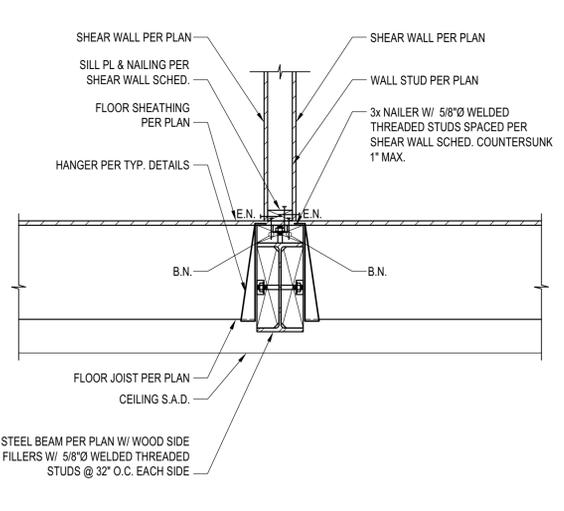
**DETAIL 5**  
 SCALE: N.T.S.



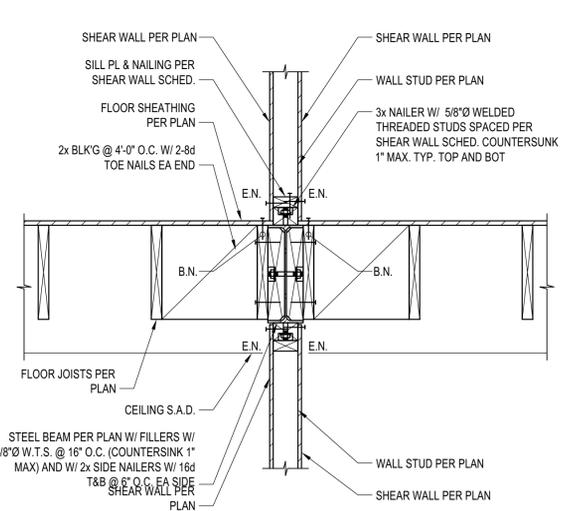
**DETAIL 3**  
 SCALE: N.T.S.



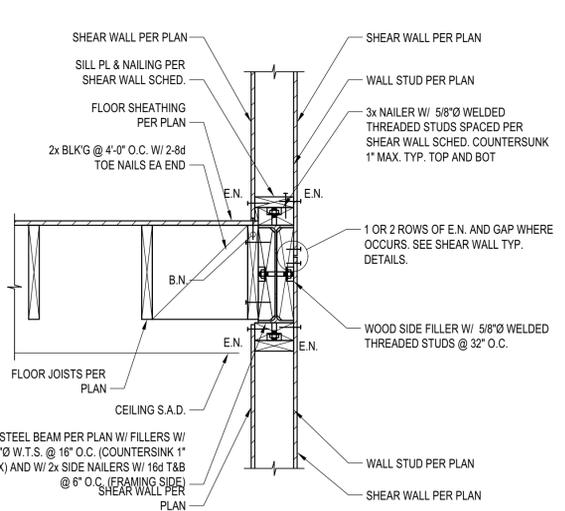
**DETAIL 12**  
 SCALE: N.T.S.



**DETAIL 9**  
 SCALE: N.T.S.



**DETAIL 6**  
 SCALE: N.T.S.



**DETAIL 3**  
 SCALE: N.T.S.

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO J ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700  
 LFA Job #22791



All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.  
 ROJROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.



NO	DATE	PC SUBMITTAL ISSUE
02/24/23		

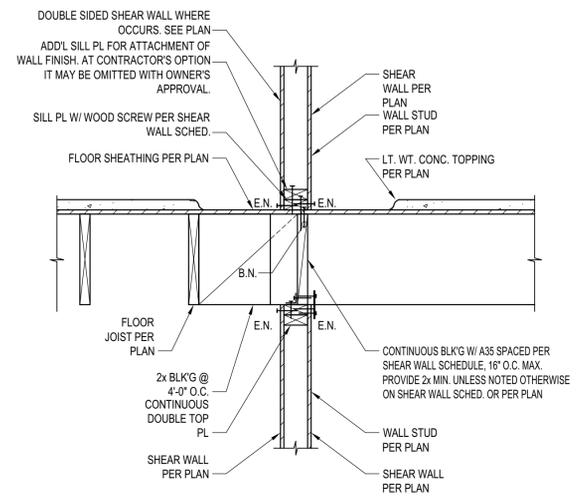
PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

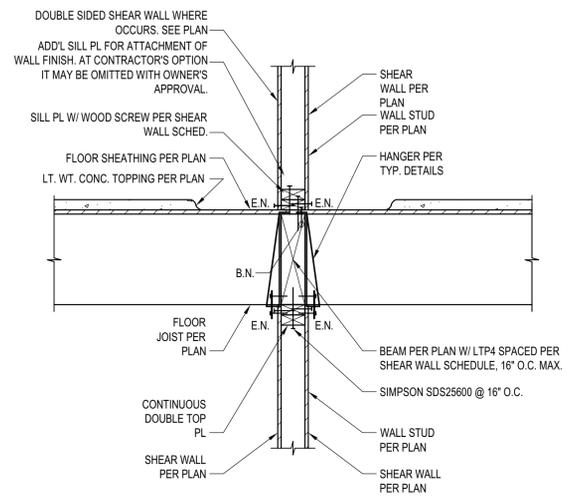
DRAWING TITLE:  
**WOOD SECTIONS AND DETAILS**

DRAWING NUMBER:  
**S-401**

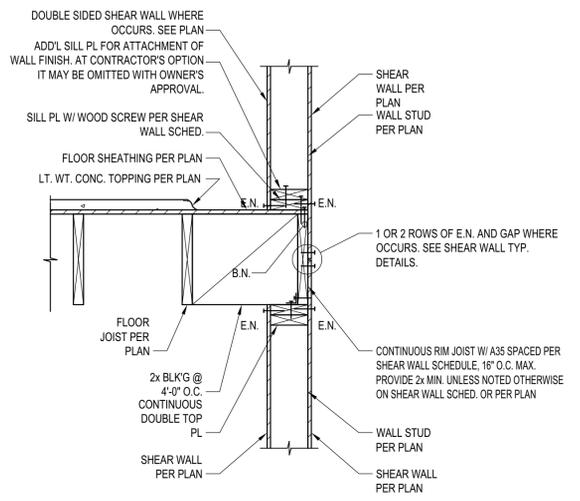




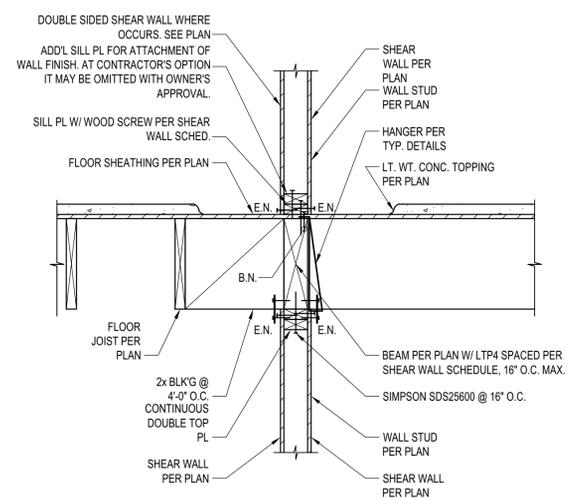
DETAIL  
 SCALE: N.T.S. 7



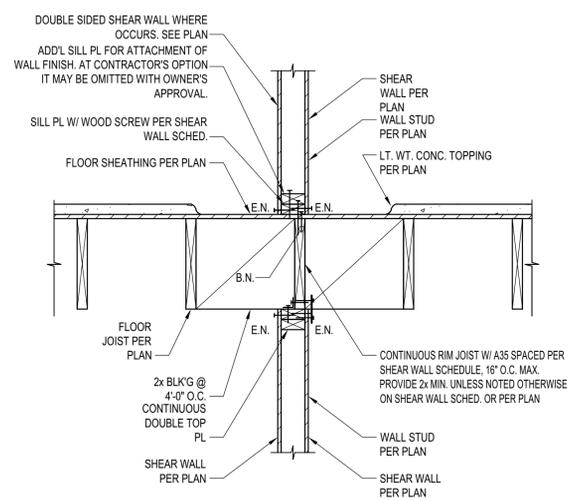
DETAIL  
 SCALE: N.T.S. 4



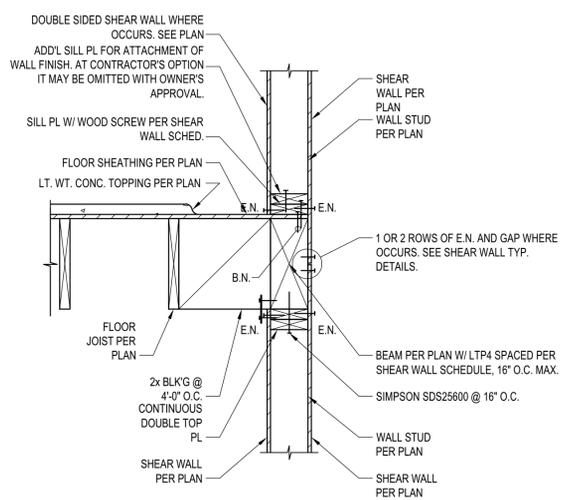
DETAIL  
 SCALE: N.T.S. 1



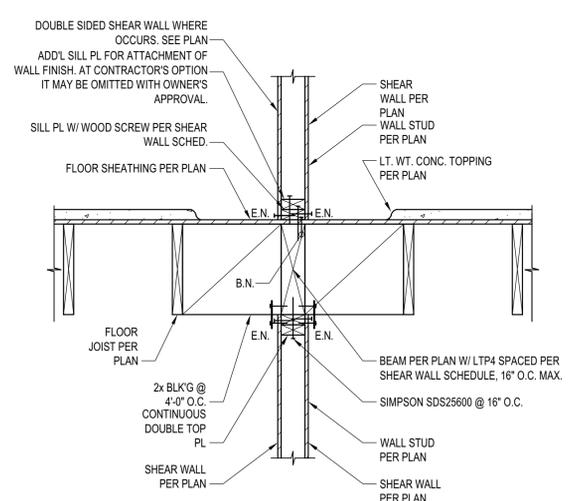
DETAIL  
 SCALE: N.T.S. 8



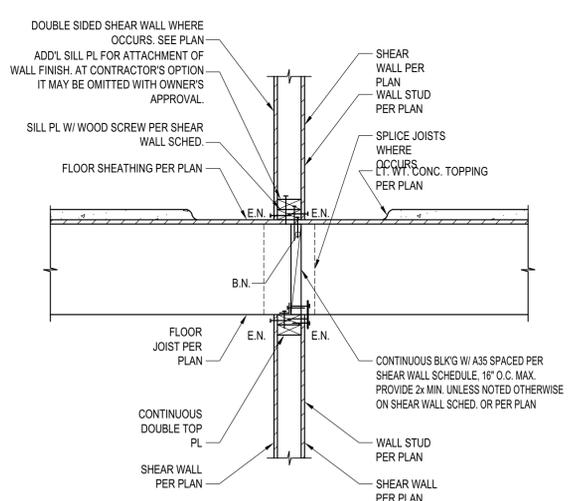
DETAIL  
 SCALE: N.T.S. 5



DETAIL  
 SCALE: N.T.S. 2



DETAIL  
 SCALE: N.T.S. 6



DETAIL  
 SCALE: N.T.S. 3

**BADGER RESIDENCE**

OWNER:  
**121 BADGER LANE LLC**  
 P.O. BOX 14001-174  
 KETCHUM, ID 83340

PROJECT ARCHITECT:  
**RO | ROCKETT DESIGN**  
 1031 W. MANCHESTER BLVD, UNIT 6  
 INGLEWOOD, CA 90301  
 TEL: 213.784.0014

SURVEYOR & CIVIL ENGINEER:  
**GALENA ENGINEERING, INC.**  
 317 NORTH RIVER STREET  
 HAILEY, ID 83333  
 TEL: 208.788.1705

GEOTECHNICAL ENGINEER:  
**BUTLER ASSOCIATES, INC.**  
 P.O. BOX 1034  
 KETCHUM, ID 83340  
 TEL: 208.720.6432

LANDSCAPE ARCHITECT:  
**BYLA**  
 323 LEWIS STREET, SUITE N  
 KETCHUM, ID 83340  
 TEL: 208.726.5907

STRUCTURAL ENGINEER:  
**LFA**  
 319 MAIN STREET  
 EL SEGUNDO, CA 90245  
 TEL: 213.239.9700  
 LFA Job #22791



All designs, ideas, arrangements and plans indicated by these drawings are the property and copyright of the Architect and shall neither be used on any other work nor be disclosed to any other person for any use whatsoever without written permission.

ROCKETT DESIGN and/or its principals and employees waives any and all liability or responsibility for problems that may occur when these plans, drawings, specifications, and/or designs are followed without the designer's guidance with ambiguities, or conflicts which are alleged.

SEAL:  
  
 PROFESSIONAL ENGINEER  
 LICENSE NO. P-21480  
 STATE OF IDAHO  
 DAVID L. FUNK

NO	DATE	PC SUBMITTAL	ISSUE
02/24/23			

PROJECT:  
**BADGER RESIDENCE**  
 121 BADGER LANE  
 KETCHUM, ID 83340

PROJECT NUMBER  
**#2201**

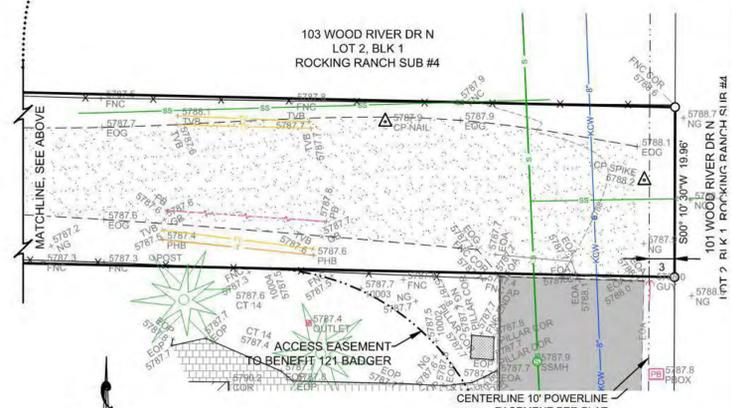
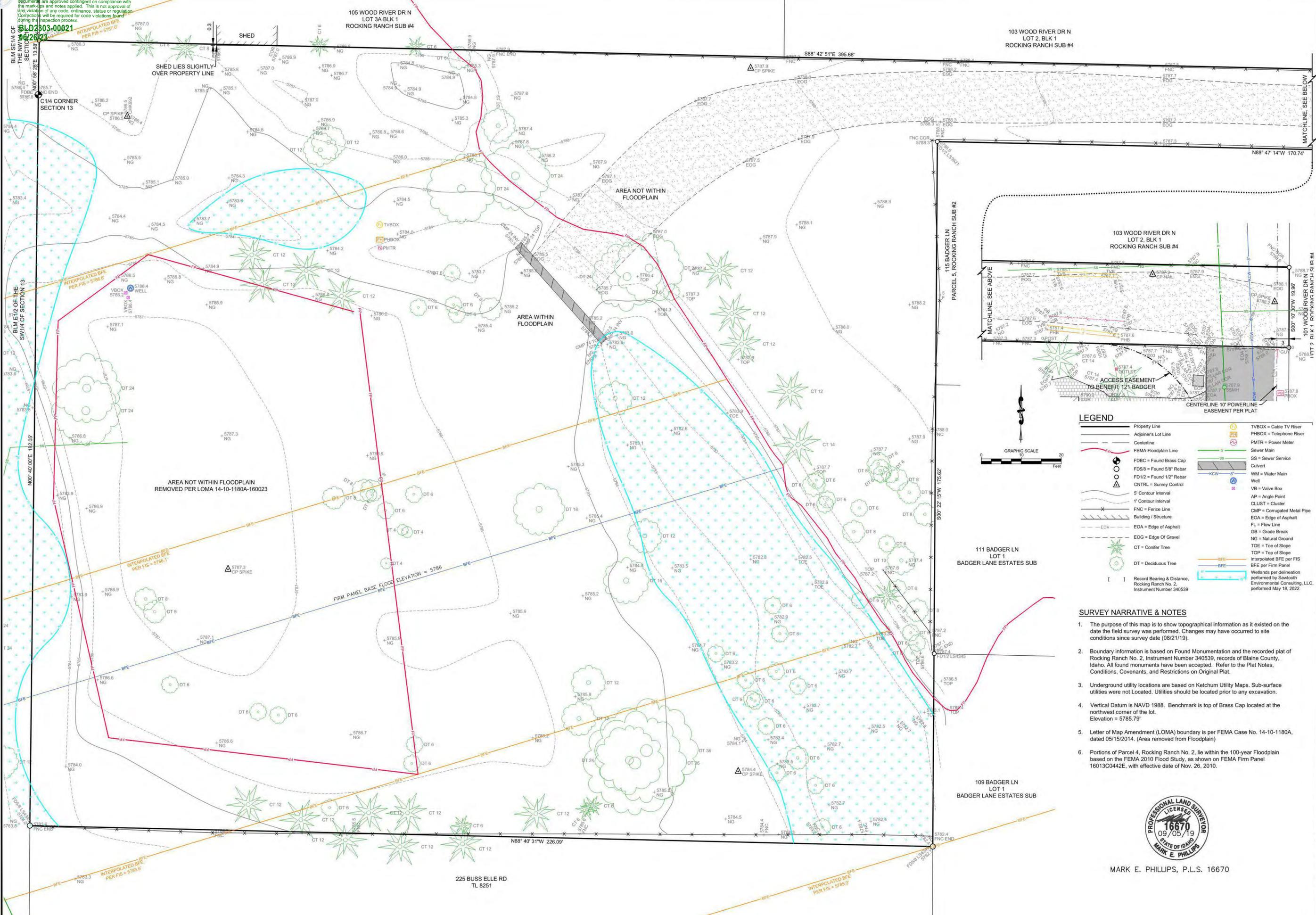
DRAWING TITLE:  
**WOOD SECTIONS AND DETAILS**

DRAWING NUMBER:  
**S-402**





Approved  
 These plans have been found to be in substantial compliance with the applicable codes and regulations. The plans are approved contingent on compliance with the mark-ups and notes applied. This is not approval of any code, ordinance, statute or regulation. Corrections will be required for code violations found during the inspection process.



**LEGEND**

Property Line	TVBOX = Cable TV Riser
Adjoiner's Lot Line	PBOX = Telephone Riser
Centerline	PMTR = Power Meter
FEMA Floodplain Line	SS = Sewer Main
FBC = Found Brass Cap	SS = Sewer Service
FD5/8 = Found 5/8" Rebar	WM = Water Main
FD1/2 = Found 1/2" Rebar	WB = Well
CNTRL = Survey Control	VB = Valve Box
5' Contour Interval	AP = Angle Point
1' Contour Interval	CLUST = Cluster
FNC = Fence Line	CMP = Corrugated Metal Pipe
Building / Structure	EOA = Edge of Asphalt
EOA = Edge of Asphalt	FL = Flow Line
EOG = Edge of Gravel	GB = Grade Break
CT = Conifer Tree	NG = Natural Ground
DT = Deciduous Tree	TOE = Toe of Slope
	TOP = Top of Slope
	Interpolated BFE per FIS
	BFE per Firm Panel
	Wetlands per delineation performed by Sawtooth Environmental Consulting, LLC, performed May 18, 2022

**SURVEY NARRATIVE & NOTES**

- The purpose of this map is to show topographic information as it existed on the date the field survey was performed. Changes may have occurred to site conditions since survey date (08/21/19).
- Boundary information is based on Found Monumentation and the recorded plat of Rocking Ranch No. 2, Instrument Number 340539, records of Blaine County, Idaho. All found monuments have been accepted. Refer to the Plat Notes, Conditions, Covenants, and Restrictions on Original Plat.
- Underground utility locations are based on Ketchum Utility Maps. Sub-surface utilities were not Located. Utilities should be located prior to any excavation.
- Vertical Datum is NAVD 1988. Benchmark is top of Brass Cap located at the northwest corner of the lot. Elevation = 5785.79'
- Letter of Map Amendment (LOMA) boundary is per FEMA Case No. 14-10-1180A, dated 05/15/2014. (Area removed from Floodplain)
- Portions of Parcel 4, Rocking Ranch No. 2, lie within the 100-year Floodplain based on the FEMA 2010 Flood Study, as shown on FEMA Firm Panel 16013C042E, with effective date of Nov. 26, 2010.



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

A TOPOGRAPHIC MAP SHOWING  
**PARCEL 4, ROCKING RANCH SUB #2**  
 LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
 PREPARED FOR GEORGINA & CHARLES TRAIN

DESIGNED BY	
DRAWN BY	
CHECKED BY	

REUSE OF DRAWINGS  
 This drawing shall not be used on any project or extensions of this project except by agreement in writing with Galena Engineering, Inc.

**GALENA ENGINEERING, INC.**  
 Civil Engineers & Land Surveyors  
 317 N. River Street  
 Hailey, Idaho 83433  
 (208) 788-1705  
 (208) 788-4612 fax  
 email galena@galena-engineering.com

NO.	DATE	BY	REVISIONS

**TOPO**



City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:  Staff Member/Dept:

Agenda Item:

Recommended Motion:

There is no recommended motion. Staff will review a brief presentation of key projects from the plan and then stand for questions/direction from the City Council.

Policy Analysis and Background:

- The annual work plan is a key component (see attachment 1) to ensure alignment with the long-term Comprehensive Plan.
- During the October 21 council meeting, council reviewed the initial draft for FY2025. Each councilmembers’ top priorities were added and/or highlighted on the working sheet. (3<sup>rd</sup> column)
- Today’s updates will focus on:
  - Implementation of the Ketchum Fire District
  - Forest Service Park
  - Comprehensive Plan
  - Warm Springs Preserve
  - Housing development on city property (Holst project)

Sustainability Impact:

Several projects are outlined on the work plan.

Financial Impact:

None OR Adequate funds exist in account:	There is no immediate financial request.
--	--

Attachments:

- |                                  |
|----------------------------------|
| 1. Visual of city planning model |
| 2. 2025 plan                     |



# **2025 Work Plan | Check-in**

## December 2, 2024



## COMPREHENSIVE PLAN

*Broad goals and policies*  
10-20 years



## GUIDEBOOK

*Strategies and objectives for policies*  
4 years



## WORK PLAN

*Tasks by dept.*  
Annual





## Tasks by department *Annually*

Amanda	Courtney	Neil	Spencer	Tripp
<b>Housing Programs Crossover:</b>				
Lease to Locals	Lease to Locals	Lease to Locals		Lease to Locals (move in house)
Ownership Preservation Program	Ownership Preservation Program	Ownership Preservation Program	Ownership Preservation Program	Ownership Preservation Program
Housing Development (new)		Housing Development (new)		Housing Development (new)
	Rental Preservation Program	Mediation		Explore land acquisition
<b>Crossover:</b>				
Comp Plan & Code Rewrite	Comp Plan & Code Rewrite	Comp Plan & Code Rewrite		
Forest Service Park		Forest Service Park	Forest Service Park	Forest Service Park
Sidewalk infill		Sidewalk infill (4 <sup>th</sup> St., 5 <sup>th</sup> St., 2 <sup>nd</sup> St.)		
		Undergrounding of lines (5 <sup>th</sup> & 4 <sup>th</sup> St)		Undergrounding of lines (WS path)
Fire consolidation		Fire consolidation		
Town Square revamp & Starbucks lease		Town Square revamp & Starbucks lease		
<b>Other:</b>				
Bike/ped plan (east/west)	Electric vehicles	10 <sup>th</sup> Street roundabout	Consultants (review overall spend)	Consider a new law firm
Sidewalk inventory & 10-year plan	Fire station solar	Streets assessment	Historical district	Grow & expand Mountain Rides
	Funding for KSAC conference	Warm Springs Preserve	Mountain overlay district	Rebuild of Atkinson Park soccer field
	Bear proof trash cans	Main Street Completion	FAR exceedance	
	Stop sign/traffic calming study	Wastewater project upgrade	City standards (sidewalks & ROW)	
<b>Staffing/HR:</b>				
	Consider HR personnel		County health trust/cafeteria plan	Competitive comp. for H
	Consider sustainability personnel			Consider sustainability pe 396 el
				Consider a grant writing position

# Fiscal Year 2025 | Work Plan

COMP PLAN CHAPTER	PROJECT	CC PRIORITY	COMPLETION TARGET	NOTES
Arts & Culture (page 45)	1 City-wide Arts & History plan		Spring 2025	Build on Main Street plan; get buy in from both HPC & AC. evaluate city-wide application in partnership with The Community Library
	Art/history projects			
	2 Main Street installations (creative crosswalks, building placards)		Spring 2025	Need placard design: 'frame' design
	3 KAC projects		TBD	
	4 Ore Wagon Museum plan refresh		Spring 2025	Improve access (fix doors). Explore additional programming (collaboration with ComLib)
	5 Forest Service Park - Museum & partnership with SVMOA		TBD	Determine scope and timeline of partnership
	6 Survey of historic assets		Spring/Summer 2025	Grant received, executing grant agreement - RFP issuance in Fall/Winter 24/25
7 World Cup event planning		Winter 2025		
Community Design & Future Land Use (page 23 & page 63)	8 Comprehensive Plan & Code update			
	Comprehensive Plan		March 2025	Public Draft (Nov 2024/Jan 2025) Adoption (Feb-Mar 2025)
	Zoning Code (Reorg and Procedures)		March 2025	Public Draft (Dec 2024) Adoption (Jan-Mar 2025)
	Zoning Code (Substantive Updates)		TBD	Code Assessment Memo (Public Draft - Dec 2024) Phase 3 Scope of Work (Jan 2025)
	9 Stakeholder engagement to improve processes		Ongoing	Regular meetings with Technical Advisory Group (TAG) and other stakeholders through the code update process
10 Community contractor & TAG meetings		Ongoing	Semi-regular meetings with Technical Advisory Group (TAG) and bi-annual Development and Construction Meetings	
Community Health & Wellness (page 55)	11 Participate in Hemingway Elementary's Facility Master Plan update		TBD	Draft presented to BCSD board. In communication with facility manager. Research/tabs on future of pump park site.
	Refresh Atkinson Park master plan (in concert)			
Housing (page 19)	<b>Housing Action Plan Year 3</b>			
	12a Produce & preserve community housing			
	New construction		Ongoing	
	1 1st & Washington (~64 homes)			Council reviewed HOLST's land use analysis and determine next RFP(s), planning community engagement on South YMCA and Lift Tower Lodge Lots and for RFP in next six months.
	2 Explore YMCA with parking			Biweekly meetings mapping, prioritizing, and strategizing parcels and older multifamily.
	3 Identify parcels for acquisition			
	4 Dialogue w/ significant site owners			
	5 RFP next parcel for development			Planning to RFP one or two parcels in next six months
	Preservation		Ongoing	
	6 Pursue historic preservation of Forest Service Park's big house			Limiting scope based on immediate need and support
	7 Identify buildings and strategy for preservation			Biweekly meetings mapping, prioritizing, and strategizing parcels and older multifamily.
	Conversion to locally occupied		Ongoing	
	8 Continue Lease to Locals program			Executing year 3 contract early October; 19 homes converted, housing 33 people in FY24 (30 properties, 56 people since launch)
	9 Ownership & Preservation program (include bargain sale)		Ongoing	Year 1 pilot ends 1/2025; 2 sales complete, 3 new restrictions in progress. Continued interest from new applicants.
	12b Update policy to promote community housing			
	Zoning Code		Ongoing	
	1 Develop code change workplan			Part of Phase 2 comprehensive plan update (Code Assessment Memo)
	2 Meet regularly with partners to obtain feedback for process improvements			Planning Dept Semi-regular meetings with Technical Advisory Group (TAG) and bi-annual Development and Construction Meetings.
	3 Explore priority processing and incentives for projects that serve the HAP			Part of Phase 2 of Comprehensive Plan update. Will implement in Phase 3.
	4 Monitor progress of Tiny Homes On Wheels in other jurisdictions			Any action would occur in Phase 3 of the Comprehensive Plan Update.
	5 Update density bonus program including requiring adjusted dues and assessments in HOA's CC&Rs		TBD	Start in February 2025
	State & federal policy			
	6 Identify and advocate for state-level policy changes		Ongoing	Provided feedback to IHFA Board at breakfast meeting 8/24; Director sits on state coalitions and committees
	7 Identify and advocate for federal-level policy changes			
	Short-term rentals			
	8 Monitor Lava Hot Springs case		Ongoing	Ketchum & other resort cities filed an 'amicus' brief; scheduled for a hearing with the Idaho Supreme Court in November.
	Stability & access			
	9 Financially support an Analysis of Impediments to Fair Housing Choice.			BCHA posted RFP with no response. HUD is in the process of updating rules, so staff suspect that consultants are waiting for the updated rules.
	12c Expand & improve services to create stability			
	Emergency & homelessness		Ongoing	
	1 Financially support master leasing opportunities			Ketchum provides a financial guarantee to Silvercreek Living, in the event BCHA is unable to cover monthly rental payments to owner.
	2 Convert, acquire, or construct new transitional housing			Transitional housing units can be incorporated in upcoming RFPs on publicly owned land, or acquisition of Silvercreek Living.
	3 Hire new Program Administrator with property management experience.			Ketchum hired transitional housing Program Administrator. Staff are now seeking to transition this person to part-time (contract) case work and backfill the position with property management experience.
	4 Advocate and expand Section 8			Staff advocated directly to HUD's regional and Idaho Director, and IHFA's Board.
	5 Process & ease of access			
	Supportive services			
	6 Continue to financially support mediation program			(FY24) there were 35 inquiries for mediation, with 11 mediations occurring and agreements reached (stability for 22 people).
	7 Continue to financially support Blaine County Charitable Fund			7 mediations didn't occur because the landlord was unwilling, but the local judge now requires use of our mediators during eviction cases. BCCF is allocated to receive another \$50,000 this fiscal year, assisting 225 individuals who live or work in Ketchum and 241 who work valleywide.
	12d Expand & leverage resources			
	Local match / gap funds		Ongoing	
	1 Map vacant and Naturally Occurring Affordable Housing (NOAH) inventory			Biweekly meetings mapping, prioritizing, and strategizing parcels and older multifamily. Also see Goal 1, Strategy 2. Preservation.
	2 Secure additional lodging LOT funds for preservation			Council instructed staff to conduct more engagement and will consider putting it on the May ballot.
Leverage other resources		Ongoing		
3 Secure state/federal/county funds			Received \$2.5 million from HUD. Will fund Phase 3 of Comprehensive Plan Update and 2 new construction or acquisition/rehabilitation developments	
4 Contract for + use grant-writing services			There are two skilled writers on contract that staff can call on to supplement grant-writing capacity.	
12e Inform, engage & collaborate				
Community feedback				
1 Determine perception on efforts.			Annual survey showed that there are still improvements to be made.	
2 Table at events + in preparation of developing on public lands			cheduling for South YMCA and Lift Tower Lodge sites in November.	
Implementation vision and capacity				
3 Increase staff capacity through filling open positions, targeted training, efficiency			Operations Manager Heather Nicolai, now onboarding	
4 Clarify, document, and improve processes			New Ops Manager will make updates to - and develop - policies, procedures, and forms to ensure effectiveness	
Community education		Ongoing		

# Fiscal Year 2025 | Work Plan

5	Quarterly progress report, newsletter + City Council updates.			Have already reduced, and request approval to reduce, the frequency of updates given staff capacity.
---	---	--	--	--

COMP PLAN CHAPTER	PROJECT	CC PRIORITY	COMPLETION TARGET	NOTES
-------------------	---------	-------------	-------------------	-------

Mobility (page 39)	Master Transportation Plan projects planning			
	13 Lewis Street & Warm Springs Road roundabout		TBD	Researching state & federal grants. Submissions slated for early 2025.
	14 Serenade & 2nd Avenue intersection		TBD	Scope/design dependent on Lift Tower Lodge/Trail Creek housing redevelopment projects.
	15 Sidewalk inventory & 10-year plan		Winter 2025	Present initial findings, public engagement, get alignment on strategy with Council
	16 Street conditions survey & 10 year plan		Winter 2025	Present initial findings, public engagement, get alignment on strategy with Council
	17 Downtown stop sign/traffic calming study		Summer 2025	Scope of work to come.
	18 Bike/ped plan		Winter 2025	Dedicated east/west connections. Upcoming in December: internal & external workshops
	19 Update right-of-way standards		Spring 2025	Will be evaluated during Comp Plan process - will initiate project planning meetings in Winter 24/25 (CH priority: trees)
	Main Street/HWY75 reconstruction			
	20 4th to 10th roadway & sidewalk rebuild		Fall 2025	4th to 6th - Spring; 6th to 10th - Fall
	21 10th to Saddle separated multi-use path		TBD	Progress design
	22 Saddle Road pedestrian underpass		TBD	Initiate concept design
	Roadway maintenance			
	23 Chip seal		Summer 2025	Bid to be issued January 2025.
24 Seal coating of Warm Springs and Saddle bike paths		Summer 2025		
25 Downtown Parking Plan		Winter 2025	Draft completed & presented on April 15, 2024. Will be evaluated during Comp Plan process.	
26 West Ketchum Traffic Calming		Spring 2025	2024 summer installation complete. Revisit in the spring.	

Natural Resources (page 29)	27 Warm Springs Preserve Master Plan			
	Completion of local & state permitting		Fall 2025	
	General contractor bid		Fall 2025	Bid documents in the works.
	Access: connector trail, Norwegian Woods, Broadway, West Ketchum bridge		Fall 2025	
	Implement sustainability projects			
28 Green waste		TBD		
29 KFD solar panels		Spring 2025	Scope finalizing in Sept 2024, bids expected early winter, construction slated for spring	

Parks, Rec, Open Space	30 Complete facility audit of recreation building		Spring 2025	
	31 Forest Service Park maintenance upgrades		TBD	Painting & residing in spring; conversations continue with potential future tenants
	32 Town Square & Visitor Center revamp planning		TBD	Public survey in process; return to council for final plan approval (November); implement Phase I of plan
	33 Complete negotiations with tenant and/or begin RFP process		February 2025	

Public Safety & Utilities (page 51)	34 Potential Fire Department consolidation w/WR Fire & Rescue		January 2025	Approved by Ketchum voters; staff to provide overview of next steps to council and appointment of commissioners during December 2 meeting.
	35 Implement Water CIP			
	Relocation of water lines from HWY75 to Reinheimer Ranch/Weyyakin		TBD	
	36 Implement WasteWater CIP			
	Sewer Collection System Facility Plan		Spring 2025	Received \$50k DEQ grant; Engineer is preparing
	Treatment Facility Ugrades			
	WRF Aeration upgrades		August 2025	Blowers delivered, VFD's due Nov/Dec; construction underway and on schedule
	WRF Solids Handling Improvements		Fall 2027	Detailed design completion 11/2024
	37 Avalanche study			Project kickoff: May 2024. Report presentation slated for December 16.
	Power line undergrounding			
38 Master Plan			Create master plan for future years' priorities	
39 HWY75 - Weyyakin to Gem Street		Spring/Summer 2025	Married to east side of ITD work	
40 Main Street - 9th & 10th Streets		Spring 2025	Completed in early spring during the Main Street 6th to 10th section	
41 5th/Spruce Street			Majority of project to be funded by private land owners; remaining funds pending council approval	
42 Wildlife proof trash cans		Spring 2025	Testing another cart option	

Strong & Diverse Economy (page 15)	43 Address Post Office service delivery challenges		TBD	Work with congressional delegates & Post Master; legal appeal letter sent (denied)
	44 City's Economic Development framework		TBD	In concert with Comp Plan feedback

INTERNAL CHAPTERS	PROJECT	CC PRIORITY	COMPLETION TARGET	NOTES
High Performing Community & City (page 59)	Improve City planning framework			
	Comprehensive Plan		March 2025	(see above)
	45 Guide Book		Fall 2024	Design build pending (for Clarion to tie-in as implementation chapter of comp plan)
	46 Annual Plan		Ongoing	Monthly check-ins with Council
	County-wide collaboration			
	Housing		Ongoing	(see above)
	Public Safety			
	Fire Station consolidation		Ongoing	(see above)
	47 Future Highway 75 improvements			County forming small work group to begin discussions with district engineer to explore options such as dedicated transit lane
48 Blaine County Public Employee Health Trust		TBD	Feasibility analysis	
49 Resort Cities Coalition		Ongoing	Passage of liquor bill 1381a & defeat of (anti-city) STR bill; Summit w/ITD; Meeting w/IHFA	
People & Culture	50 People Strategy Build		Fall 2024/Winter 2025	Vision & Values; Leadership Learning series; city-wide People Strategy
Financial	51 Develop holistic funding strategy for short - & long-term (Housing LOT, renewal of Original LOT, CIP, etc.)		Ongoing	Update 5yr forecast for all funds; Impact fees updating
	52 Capital Improvement Plan		Ongoing	REVVVER workflow being tested
	Process Improvements		Ongoing	
	53 Continued reporting improvements			
	54 Accounts payable			
	55 Business tax & business licensing			
	56 Short-term rentals			
57 Aligning strategic long-term models with the work plan			Winter 2025	
Technology/Business System	Strategic Road Map/IT plan			
	58 IT Education and Support		October 2024	Design phase
	59 Code Matrix/System of Record		December 2024	In production
	60 Conduct data clean-up		December 2024	
	61 Evaluation & inventory of all GIS data city-wide		Spring 2025	
	62 KetchumIdaho.org revamp planning		2025 launch	Work with departments on needs and request bids from contractors



**CITY OF KETCHUM**  
**MEETING MINUTES OF THE CITY COUNCIL FOLLOWING THE**  
**JOINT MEETING OF KCC AND KURA**  
Monday, November 18, 2024  
191 5<sup>th</sup> St. W, Ketchum, ID

---

**CALL TO ORDER:** *(00:01:00 in video)*

Neil Bradshaw called the meeting of the Ketchum City Council to order at 5:46 p.m.

**ROLL CALL:**

Spencer Cordovano  
Tripp Hutchinson  
Courtney Hamilton  
Amanda Breen

**ALSO PRESENT:**

Jade Riley—City Administrator  
Trent Donat—City Clerk & Business Manager  
Daniel Hansen—Community Engagement Manager  
Brent Davis—Director of Finance  
Paige Nied—Associate Planner  
Stacey Ehleringer—Sun Valley Company

**COMMUNICATIONS FROM COUNCIL AND STAFF:**

None

**CONSENT AGENDA:**

Spencer Cordovano commented on #9 – Sun Valley Company’s street closure request.

*(00:02:23 in video)*

- Jade Riley responded *(00:03:55 in video)*
- Daniel Hansen responded *(00:04:07 in video)*

Spencer Cordovano asked about Dollarhide Townhomes item #7. *(00:04:53 in video)*

- Paige Nied responded. *(00:05:22 in video)*
- Spencer commented further. *(00:05:42 in video)*

Courney Hamilton posed a question regarding Dollarhide Townhomes *(00:06:48 in video)*

- Paige Nied responded. *(00:07:04 in video)*

Amanda Breen commented on the new electric and hybrid vehicles, item #11. *(00:07:33 in video)*

**Motion to approve Consent Agenda items #2 – #11.** *(00:08:09 in video)*

**MOVER:** Courtney Hamilton

**SECONDER:** Amanda Breen

**AYES:** Tripp Hutchinson, Spencer Cordovano, Amanda Breen, Courtney Hamilton

**RESULT: ADOPTED**

**PUBLIC HEARING:**

12. FY2024 Amended Budget Ordinance #1257, 1<sup>st</sup> 2<sup>nd</sup> and 3<sup>rd</sup> reading.

Presented by: Brent Davis *(00:08:25 in video)*

**Public Hearing Open** (00:09:56:00 in video)

**Public Hearing Closed** (00:10:22 in video)

- Tripp Hutchinson commented. (00:10:30 in video)

**Motion to approve the first, second and third reading by title only of Ordinance #1257, and pass Ordinance #1257.** (00:11:02 in video)

**MOVER:** Amanda Breen

**SECONDER:** Spencer Cordovano

**AYES:** Spencer Cordovano, Tripp Hutchinson, Courtney Hamilton, Amanda Breen

**RESULT: UNANIMOUS**

First, second, and third reading by title only of Ordinance #1257.

Read by: Trent Donat (00:11:23 in video)

**NEW BUSINESS:**

None

- Courtney remarked on the passing of the Fire District and asked for additional information moving forward. (00:12:23 in video)
- Jade Riley responded. (00:13:05 in video)
- Brent Davis responded. (00:18:35 in video)

Jade Riley continued the discussion of next steps; council asked questions and made comments throughout.

**EXECUTIVE SESSION:**

13. Idaho Code 74-206(1)(d): To consider records that are exempt from disclosure, and (f): to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation.

**Motion to move into executive session pursuant to Idaho Code 74-206(1)(d): To consider records that are exempt from disclosure, and (f): to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation.** (00:24:16 in video)

**MOVER:** Courtney Hamilton

**SECONDER:** Amanda Breen

**AYES:** Spencer Cordovano, Tripp Hutchinson, Courtney Hamilton, Amanda Breen

**RESULT: UNANIMOUS**

**ADJOURNMENT:**

**Motion to adjourn.** (00:24:53 in video)

**MOVER:** Spencer Cordovano

**SECONDER:** Tripp Hutchinson

**AYES:** Spencer Cordovano, Tripp Hutchinson, Courtney Hamilton, Amanda Breen

**RESULT: UNANIMOUS**

---

Neil Bradshaw, Mayor

**ATTEST:** \_\_\_\_\_

Trent Donat, City Clerk

Report Criteria:

Invoices with totals above \$0 included.  
 Paid and unpaid invoices included.  
 [Report].GL Account Number = "0110000000"- "9700000000", "9910000000"- "9911810000"  
 Invoice Detail.Voided = No,Yes

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>GENERAL FUND</b>					
<b>LEGISLATIVE &amp; EXECUTIVE</b>					
<b>01-4110-3100 OFFICE SUPPLIES &amp; POSTAGE</b>					
ENOURATO, LISA	110	OFFICE REIMBURSEMENT	23.82		0
<b>01-4110-4910 MYR/CNCL-TRAINING/TRAVEL/MTG</b>					
US BANK	8582 102524	MOUNTAIN TOWN CONFERENCE	400.00		0
Total LEGISLATIVE & EXECUTIVE:			423.82		
<b>ADMINISTRATIVE SERVICES</b>					
<b>01-4150-3100 OFFICE SUPPLIES &amp; POSTAGE</b>					
GEM STATE PAPER & SUPPLY	1130581	BAGS, SOAP, TOWELS, CREAMER, TISSUE, POLISH	448.23		0
MASON'S TROPHIES & GIFTS	105612	ALUMINUM PRECISION TOOLED PLAQUE	453.34		0
PITNEY BOWES - RESERVE ACC	3319938030	0040982200 - Q4 2024 LEASE	407.94		0
US BANK	4026 102524	OFFICE COFFEE	147.60		0
US BANK	4026 102524	COMPOSTABLE PAPER PRODUCTS FOR OFFICE	16.14		0
US BANK	4026 102524	OFFICE PENS AND DOG TREATS	54.96		0
US BANK	4026 102524	EXTENSION CORDS	12.98		0
US BANK	4026 102524	OFFICE COFFEE	59.84		0
US BANK	5030 102524	OVERNIGHT CHECKS	32.00		0
US BANK	5030 102524	OVERNIGHTED MAIL	30.45		0
US BANK	7937 102524	BLACK GAFF TAPE	35.88		0
US BANK	7937 102524	P & Z COMMISSIONER NAME PLATE	12.75		0
US BANK	8603 102524	GOODWILL	10.59		0
US BANK	8603 102524	OFFICE SUPPLIES	5.82		0
US BANK	8603 102524	KEYS MADE	22.00		0
US BANK	8603 102524	OFFICE STAMPS	57.00		0
US BANK	8603 102524	DISHWASHING SOAP	11.60		0
US BANK	8603 102524	OFFICE PENS	28.85		0
<b>01-4150-4200 PROFESSIONAL SERVICES</b>					
AMERICAN UNITED LIFE INSUR	0621016980 10	LIFE INSURANCE PREMIUM FOR RILEY	362.50		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>01-4150-4800 DUES, SUBSCRIPTIONS &amp; MEMBERSH</b>					
HAILEY & WOOD RIVER CHAMB	11556	GOVERNMENT 2025 ANNUAL DUES	300.00		0
<b>01-4150-4900 PERSONNEL TRAINING/TRAVEL/MTG</b>					
US BANK	8603 102524	ICE FOR BESTDAYHR MEETING	3.23		0
US BANK	8603 102524	STAFF LUNCH MEETING	54.50		0
US BANK	9529 102524	CREDITS FOR REFUNDS	465.49-		0
<b>01-4150-5100 TELEPHONE &amp; COMMUNICATIONS</b>					
CENTURY LINK	333450155 111	333450155 111324	82.32		0
US BANK	4026 102524	STARLINK SUBSCRIPTION	165.00		0
US BANK	4026 102524	MINT MOBILE SUBSCRIPTION	82.15		0
US BANK	5030 102524	8 X 8	1,289.67		0
US BANK	8603 102524	OFFICE TV FOR MEETINGS	659.96		0
<b>01-4150-5110 COMPUTER NETWORK</b>					
US BANK	4026 102524	WASABI CLOUD SUBSCRIPTION	61.85		0
US BANK	5030 102524	ZOOM	2,856.00		0
US BANK	5030 102524	MAILCHIMP SUBSCRIPTION	276.00		0
US BANK	5030 102524	MICROSOFT	8.00		0
US BANK	5030 102524	MICROSOFT	3.34		0
<b>01-4150-5150 COMMUNICATIONS</b>					
US BANK	5219 102524	COFFEE AND SNACKS FOR MEETING	149.60		0
US BANK	7937 102524	META ADS	4.99		0
US BANK	7937 102524	META ADS	43.00		0
US BANK	7937 102524	META ADS	35.00		0
US BANK	7937 102524	RETURN CREDIT FROM STARBUCKS COFFEE/SNACKS	67.90-		0
US BANK	7937 102524	META ADS	39.00		0
US BANK	7937 102524	META ADS	59.00		0
US BANK	7937 102524	MEETING COFFEE AND SNACKS	407.40		0
US BANK	7937 102524	META ADS	48.00		0
US BANK	7937 102524	BRUSHED ALUMINUM SIGN	36.90		0
US BANK	7937 102524	META ADS	35.00		0
US BANK	7937 102524	ISTOCK SUBSCRIPTION	74.20		0
US BANK	7937 102524	PIZZA FOR FIRE DISTRICT OPEN HOUSE	182.56		0
US BANK	7937 102524	META ADS	35.00		0
US BANK	7937 102524	META ADS	35.00		0
US BANK	7937 102524	WRAPS FOR 2ND FIRE DISTRICT MEETING	110.45		0
US BANK	7937 102524	META ADS	35.00		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
US BANK	7937 102524	META ADS	35.00		0
US BANK	7937 102524	META ADS	35.00		0
US BANK	7937 102524	META ADS	53.00		0
SNEE, MOLLY	2410	OCTOBER RETAINER FEE	3,000.00		0
SNEE, MOLLY	2411	HOUSING MATTERS LOGO	1,500.00		0
SCHWARTZ, PETE	111224	COSTCO REIMBURSEMENT OPEN HOUSE PANCAKE BREAKFAST	325.27		0
<b>01-4150-5200 UTILITIES</b>					
IDAHO POWER	2203990334 11	2203990334 111224	64.35		0
IDAHO POWER	2206570869 11	2206570869 111224	10.54		0
IDAHO POWER	2260077785 11	2260077785 111224	153.59		0
Total ADMINISTRATIVE SERVICES:			14,025.95		
<b>LEGAL</b>					
<b>01-4160-4200 PROFESSIONAL SERVICES</b>					
WHITE PETERSON LAW FIRM	24892R 103124	24892R OCTOBER RETAINER	16,500.00		0
Total LEGAL:			16,500.00		
<b>PLANNING &amp; BUILDING</b>					
<b>01-4170-3200 OPERATING SUPPLIES</b>					
ATKINSONS' MARKET	03964727	REFRESHMENTS FOR MEETING	78.80		0
BIGWOOD BREAD, LLC	190354	CITIZENS ADVISORY COMMITTEE MEETING FOOD	334.94		0
CHATEAU DRUG CENTER	2932345	PICTURE HANGER	2.84		0
US BANK	0172 102524	PLANNING JOB POSTING	85.00		0
US BANK	0172 102524	WESTERN PLANNER JOB POSTING	155.00		0
<b>01-4170-4200 PROFESSIONAL SERVICES</b>					
CLARION ASSOCIATES LLC	9927	KETCHUM COMP PLAN & CODE REWRITE	11,604.99	24039	0
CLARION ASSOCIATES LLC	9928	KETCHUM COMP PLAN & CODE REWRITE	19,755.74	24039	0
MATTISON, ROBYN	2024.10	OCTOBER PROFESSIONAL SERVICES	4,030.00		0
KONVEIO	K-INV-14420	KONVEIO LICENSE	5,950.00		0
<b>01-4170-4400 ADVERTISING &amp; LEGAL PUBLICATIO</b>					
COPY CENTER LLC	3438	PUBLIC NOTICE MAILERS	507.29		0
COPY CENTER LLC	3455	PUBLIC NOTICE MAILERS	211.14		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>01-4170-4900 PERSONNEL TRAINING/TRAVEL/MTG</b>					
US BANK	0172 102524	CONFERENCE LUNCH	41.48		0
US BANK	0172 102524	PLANNING CONFERENCE REGISTRATION	125.00		0
US BANK	0172 102524	CONFERENCE BREAKFAST	23.25		0
US BANK	0172 102524	CONFERENCE GAS	45.40		0
US BANK	0172 102524	8 X 8	44.33		0
US BANK	0172 102524	CONFERENCE DINNER	53.38		0
US BANK	0172 102524	CONFERENCE DINNER	19.09		0
US BANK	0172 102524	CREDIT FROM FLIGHT CHANGE	487.46-		0
US BANK	0172 102524	CONFERENCE LUNCH	43.07		0
US BANK	0172 102524	CONFERENCE LODGING	995.67		0
US BANK	0172 102524	CONFERENCE GAS	39.23		0
US BANK	0172 102524	CONFERENCE BREAKFAST	19.29		0
US BANK	0172 102524	CONFERENCE SNACKS	9.27		0
<b>01-4170-4970 TRAINING/TRAVEL/MTG-P&amp;Z COMM</b>					
RIVELLO, MELISSA	111324	APA IDAHO CONFERENCE VEHICLE PARKING	51.00		0
Total PLANNING & BUILDING:			43,737.74		
<b>NON-DEPARTMENTAL</b>					
<b>01-4193-4200 PROFESSIONAL SERVICE</b>					
HDR ENGINEERING, INC.	1200666511	ON-CALL SERVICES OCT 16 24 - NOV 2 24	2,390.00		0
IRISH ELECTRIC	110124	EV CHARGING STATION AT 511 N LEADVILLE	3,789.40		0
KIMLEY-HORN & ASSOCIATES	193154000-102	KETCHUM STREETS PROGRAM	2,000.00		0
<b>01-4193-9910 MERIT/COMPENSATION ADJUSTMENTS</b>					
US BANK	8582 102524	DEPT HEAD WORKSHOP LUNCH	308.27		0
US BANK	8582 102524	CREDIT FOR CANCELLATION	320.74-		0
US BANK	8582 102524	ALL HANDS SNACKS	113.90		0
US BANK	8582 102524	EMPLOYEE RETIREMENT GIFT AND CAKE	293.94		0
<b>01-4193-9930 GENERAL FUND OP. CONTINGENCY</b>					
ENOURATO, LISA	110	CIP SUPPORT	3,612.50	24052	0
STURTEVANT'S	1025	MAIN STREET VOUCHERS	360.00		0
US BANK	8603 102524	HOLIDAY DECOR	740.32		0
DESMAN, INC	D24062	PROJECT NUMBER 60-23101-1 1ST AND WASHINGTON	760.00		0
Total NON-DEPARTMENTAL:			14,047.59		

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>FACILITY MAINTENANCE</b>					
<b>01-4194-3200 OPERATING SUPPLIES</b>					
A.C. HOUSTON LUMBER CO.	2411-817537	2 GAL SPRAYER, GLOVES	62.98		0
CHATEAU DRUG CENTER	2934379	GLOVES	9.49		0
US BANK	9988 102524	WINTER WORK GEAR	561.03		0
US BANK	9988 102524	CREDITS FOR RETURNS	119.98-		0
US BANK	9988 102524	CREDITS FOR RETURNS	41.99-		0
<b>01-4194-4200 PROFESSIONAL SERVICES</b>					
RAINMAKER LANDSCAPING & S	9299	SPRINKLER Blowouts	3,910.00		0
<b>01-4194-5200 UTILITIES</b>					
CLEAR CREEK DISPOSAL	0001757218	131 RIVER ST E PORTABLE RESTROOM SERVICE	96.42		0
CLEAR CREEK DISPOSAL	0001762668	PORTABLE RESTROOM SERVICE @ PUMP PARK	274.43		0
CLEAR CREEK DISPOSAL	0001762669	GARBAGE @ ROTARY PARK	297.15		0
CLEAR CREEK DISPOSAL	0001762671	PORTABLE RESTROOM RENTAL @ ATKINSONS PARK	587.98		0
IDAHO POWER	2203313446 11	2203313446 111124	52.68		0
IDAHO POWER	2208579470 11	2208579470 110624	89.31		0
<b>01-4194-5300 CUSTODIAL &amp; CLEANING SERVICES</b>					
WESTERN BUILIDNG MAINTEN	0145916-IN	OCTOBER 24 MONTHLY JANITORIAL SERVICES	4,637.00		0
<b>01-4194-5900 REPAIR &amp; MAINTENANCE-BUILDINGS</b>					
A.C. HOUSTON LUMBER CO.	2411-813314	TOGGLER ANCHOR, FASTENERS	12.20		0
PIPECO, INC.	S5730088.001	COUPLING, PVC	20.77		0
VIEWPOINT, INC.	95652	CITY HALL FRONT DOORS	11,860.87	25049	0
<b>01-4194-5910 REPAIR &amp; MAINT-491 SV ROAD</b>					
CINTAS	4209975710	MATS	47.66		0
CLEAR CREEK DISPOSAL	0001762672	GARBAGE & CARDBOARD @ STARBUCKS	919.99		0
STANDARD PLUMBING SUPPLY	XR076	50 GAL MED ELEC HTR	560.00		0
<b>01-4194-5950 REPAIR &amp; MAINT-WARM SPRINGS PR</b>					
CLEAR CREEK DISPOSAL	0001762670	GARBAGE & PORTABLE RESTROOM @ DOG PARK	327.15		0
PIPECO, INC.	S5727399.001	ELECTRICAL TAPE	5.57		0
<b>01-4194-6100 REPAIR &amp; MAINT--MACHINERY &amp; EQ</b>					
WARM SPRINGS AUTO PARTS LL	204195	PX ALUM ANTI SEIZE	12.95		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>01-4194-6950 MAINTENANCE</b>					
A.C. HOUSTON LUMBER CO.	2411-811171	MARKER DRIVEWAY	32.90		0
A.C. HOUSTON LUMBER CO.	2411-813480	18" CABLE	44.99		0
CHATEAU DRUG CENTER	2932235	GORILLA TAPE	14.24		0
LUTZ RENTALS	158909-1	LADDER	30.14		0
PIPECO, INC.	S5726743.001	WORM DRIVE CLAMP	18.04		0
US BANK	9988 102524	USB CARD READERS, SCREWDRIVERS	24.98		0
Total FACILITY MAINTENANCE:			24,348.95		
<b>POLICE</b>					
<b>01-4210-3610 PARKING OPS PROCESSING FEES</b>					
DATA TICKET INC	171605	CITATION PROCESSING, VIN LOOKUPS, ETC	625.56		0
<b>01-4210-4200 PROFESSIONAL SERVICES</b>					
MARKY'S SUPER TOW	37291	WINTER TOW SERVICES	728.00		0
MARKY'S SUPER TOW	37318	WINTER TOW SERVICES	608.00		0
<b>01-4210-5100 TELEPHONE &amp; COMMUNICATIONS</b>					
CENTURY LINK	333466365 111	333466365 111324	186.80		0
Total POLICE:			2,148.36		
<b>FIRE &amp; RESCUE</b>					
<b>01-4230-2900 PERFORMANCE AWARDS</b>					
ATKINSONS' MARKET	03958067	BANANAS	11.60		0
<b>01-4230-3200 OPERATING SUPPLIES FIRE</b>					
ATKINSONS' MARKET	05866805	WHITE VINEGAR	4.46		0
ATKINSONS' MARKET	05867639	METHOD CLEANER & COPPER SCRUB	14.04		0
GEM STATE PAPER & SUPPLY	1130503	TOILET PAPER, CLEANING SUPPLIES	147.28		0
MASON'S TROPHIES & GIFTS	105611	BRONZE PRECISION TOOLED PLAQUE	527.05		0
WARM SPRINGS AUTO PARTS LL	204696	WASH / WAX	5.48		0
<b>01-4230-3210 OPERATING SUPPLIES EMS</b>					
ATKINSONS' MARKET	05866805	WHITE VINEGAR	4.45		0
ATKINSONS' MARKET	05867639	METHOD CLEANER & COPPER SCRUB	14.03		0
BOUNDTREE MEDICAL	85537616	ELECTRODES	178.80		0
BOUNDTREE MEDICAL	85563367	MANUAL BLOOD PRESSURE CUFFS & DRESSING TRAUMA DYNA STOPPERS	229.25		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
GEM STATE PAPER & SUPPLY	1130503	TOILET PAPER, CLEANING SUPPLIES	147.28		0
MASON'S TROPHIES & GIFTS	105611	BRONZE PRECISION TOOLED PLAQUE	527.04		0
US BANK	3938 102524	GARMIN SUBSCRIPTION	81.80		0
PRIMARY PHARMACEUTICALS	55298	SODIUM CHLORIDE	790.25		0
WARM SPRINGS AUTO PARTS LL	204696	WASH / WAX	5.47		0
<b>01-4230-3500 MOTOR FUELS &amp; LUBRICANTS FIRE</b>					
CHRISTENSEN INC.	CL71974	1008309 111524	200.13		0
US BANK	3938 102524	FUEL FOR FD	32.02		0
US BANK	3938 102524	FUEL FOR FD	16.86		0
US BANK	3938 102524	FUEL FOR FD	30.35		0
<b>01-4230-3510 MOTOR FUELS &amp; LUBRICANTS EMS</b>					
CHRISTENSEN INC.	CL71974	1008309 111524	200.13		0
US BANK	3938 102524	FUEL FOR EMS	32.01		0
US BANK	3938 102524	FUEL FOR EMS	16.86		0
US BANK	3938 102524	FUEL FOR EMS	30.34		0
<b>01-4230-4200 PROFESSIONAL SERVICES FIRE</b>					
US BANK	5219 102524	ADOBE SUBSCRIPTION	119.94		0
<b>01-4230-4210 PROFESSIONAL SERVICES EMS</b>					
US BANK	3938 102524	EMS DRUG LICENSE	100.00		0
US BANK	5219 102524	ADOBE SUBSCRIPTION	119.94		0
BC SOUTH FIRE PROTECTION DI	10232401	ACLS CERTIFICATION - FIEGUTH	7.00		0
<b>01-4230-4920 TRAINING-FACILITY</b>					
IDAHO POWER	2224210258 10	2224210258 100924	38.54		0
IDAHO POWER	2224210258 11	2224210258 110624	55.86		0
<b>01-4230-5100 TELEPHONE &amp; COMMUNICATION FIRE</b>					
US BANK	3938 102524	STARLINK SUBSCRIPTION	25.00		0
<b>01-4230-5110 TELEPHONE &amp; COMMUNICATION EMS</b>					
US BANK	3938 102524	STARLINK SUBSCRIPTION	25.00		0
<b>01-4230-5900 REPAIR &amp; MAINTENANCE-BUILDINGS</b>					
A.C. HOUSTON LUMBER CO.	2411-816380	HOUSEHOLD CORN BROOM & VULCAN LEAF RAKE STEEL	38.98		0
POWER SYSTEMS WEST	SI2462004461	Oil & PLANNED MAINTENANCE	610.54		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>01-4230-6000 REPAIR &amp; MAINT-AUTO EQUIP FIRE</b>					
US BANK	3938 102524	AIR LINE FITTINGS KIT	8.00		0
US BANK	5219 102524	PASTERNAK CONNECTORS	7.88		0
US BANK	5219 102524	BATTERY BLOCK TERMINAL SCREWS	12.58		0
US BANK	5219 102524	AIR SUSP SEATS	1,654.00		0
WARM SPRINGS AUTO PARTS LL	204572	TRICO EXACT FIT & WINTER BLADE	25.43		0
WARM SPRINGS AUTO PARTS LL	204623	WIPER BLADE & 16-J	10.43		0
<b>01-4230-6010 REPAIR &amp; MAINT-AUTO EQUIP EMS</b>					
US BANK	3938 102524	AIR LINE FITTINGS KIT	7.99		0
US BANK	5219 102524	PASTERNAK CONNECTORS	7.87		0
US BANK	5219 102524	BATTERY BLOCK TERMINAL SCREWS	12.58		0
WARM SPRINGS AUTO PARTS LL	204572	TRICO EXACT FIT & WINTER BLADE	25.42		0
WARM SPRINGS AUTO PARTS LL	204623	WIPER BLADE & 16-J	10.42		0
<b>01-4230-6100 REPAIR &amp; MAINT--MACHINERY &amp; EQ</b>					
A.C. HOUSTON LUMBER CO.	2411-815733	LAG SHIELD FASTENERS & REPLACEMENT SPOUT	6.73		0
CHATEAU DRUG CENTER	2931640	SMART STRAWS	13.29		0
US BANK	3938 102524	BULK BATTERIES	101.90		0
<b>01-4230-6110 REPAIR &amp; MAINT--MACHINERY &amp; EQ</b>					
A.C. HOUSTON LUMBER CO.	2411-815733	LAG SHIELD FASTENERS & REPLACEMENT SPOUT	6.73		0
CHATEAU DRUG CENTER	2931640	SMART STRAWS	13.28		0
US BANK	3938 102524	BULK BATTERIES	101.90		0
<b>01-4230-6200 REPAIR &amp; MAINT--FACILITY</b>					
US BANK	3938 102524	SQUEEZE BOTTLES FOR PANCAKE OPEN HOUSE	9.95		0
US BANK	3938 102524	SPATULA FOR PANCAKE OPEN HOUSE	45.54		0
US BANK	5219 102524	STEEL WIRE SHELVING UNITS, FLAT TOP GRILL	1,509.60		0
Total FIRE & RESCUE:			7,979.30		
<b>STREET</b>					
<b>01-4310-6950 MAINTENANCE &amp; IMPROVEMENTS</b>					
CLEARWATER LANDSCAPING	3671	SALT BAGS	696.00		4310033
COLOR HAUS, INC.	BSUEW	PAINTERS TOUCH FLAT WHITE	17.98		4310040
US BANK	1718 102524	WINTER WORK GEAR	1,029.90		4310044
US BANK	1718 102524	RANGER DMV REGISTRATION RENEWAL	23.58		4310044

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Total STREET:			1,767.46		
<b>RECREATION</b>					
<b>01-4510-3200 OPERATING SUPPLIES</b>					
A.C. HOUSTON LUMBER CO.	2411-815341	ROUND FELT PADS	5.69		0
CHATEAU DRUG CENTER	2930798	SNOW BROOM	56.98		0
CHATEAU DRUG CENTER	2932748	ALL PURPOSE GRAPEFRUIT	4.74		0
CHATEAU DRUG CENTER	2933713	ICE MELT	37.98		0
<b>01-4510-3250 RECREATION SUPPLIES</b>					
CHATEAU DRUG CENTER	2926774	PENCILS DRY ERASER DRY ERASE MARKER ETC	56.91		0
CHATEAU DRUG CENTER	2927923	THERAPY GEL DOOR STOP PADLOCK	73.09		0
CHATEAU DRUG CENTER	2932680	EMERGEN-C PK	17.09		0
JANE'S ARTIFACTS	063638	ART SUPPLIES	80.27		0
STURTEVANT'S	1-85922	MOONFLEX FILE 200	27.99		0
US BANK	7926 102524	HOT CHOCOLATE WHILE ON FIELD TRIP	61.52		0
US BANK	7926 102524	SMILEY CREEK	40.66		0
US BANK	7926 102524	CHARADES GAME	16.95		0
US BANK	7926 102524	FIRST AID MEDICATION	19.98		0
US BANK	7926 102524	MISC REC SUPPLIES	36.99		0
US BANK	7926 102524	SAFETY REFLECTORS FOR BACKPACKS	29.97		0
US BANK	7926 102524	BEE HOUSE	6.29		0
US BANK	7926 102524	WORK PANTS	619.92		0
US BANK	7926 102524	CRAFT SUPPLIES	33.79		0
US BANK	7926 102524	BERRY FARM FIELD TRIP ADMISSION	146.00		0
US BANK	7926 102524	LAMINATING POUCHES AND BEE NESTING TUBES	45.28		0
<b>01-4510-3300 RESALE ITEMS-CONCESSION SUPPLY</b>					
ATKINSONS' MARKET	05867252	APPLES MANDARINS PINEAPPLES	31.40		0
ATKINSONS' MARKET	06810483	APPLES PINEAPPLES MANDARINS FD CLUB	23.88		0
SYSCO	240654932	BREAKFAST BAR CHERRIOS AND SNACK MIX CHEX	181.19		0
<b>01-4510-3500 MOTOR FUELS &amp; LUBRICANTS</b>					
LUTZ RENTALS	158555-1	Propane	3.63		0
<b>01-4510-4200 PROFESSIONAL SERVICE</b>					
ENVIRONMENTAL RESOURCE C	129	SCIENCE AFTERSCHOOL PROGRAM	490.00		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Total RECREATION:			2,148.19		
Total GENERAL FUND:			127,127.36		
<b>WAGON DAYS FUND</b>					
<b>WAGON DAYS EXPENDITURES</b>					
<b>02-4530-3100 OFFICE SUPPLIES &amp; POSTAGE</b>					
US BANK	7937 102524	WAGON DAYS CATERING FROM BIG BELLY DELI	1,863.00		0
<b>02-4530-4400 ADVERTISING &amp; LEGAL PUBLICATIO</b>					
WOOD RIVER MEDIA	MC-124081750	Wagon Days Radio Ads	1,080.00		0
Total WAGON DAYS EXPENDITURES:			2,943.00		
Total WAGON DAYS FUND:			2,943.00		
<b>GENERAL CAPITAL IMPROVEMENT FD</b>					
<b>GENERAL CIP EXPENDITURES</b>					
<b>03-4193-7110 DOWNTOWN CORE SIDEWALK INFILL</b>					
JACOBS ENGINEERING GROUP, I	W3Y18400-013	MISC SIDEWALK DESIGN	13,433.00	25045	0
<b>03-4193-7135 MAIN STREET REHAB</b>					
ENOURATO, LISA	110	MAIN ST PROJECT SUPPORT	4,122.50		713503
JACOBS ENGINEERING GROUP, I	W3Y18400-013	TO4 CONSTRUCTION SERVICES ROAD	3,535.52	24066	713501
JACOBS ENGINEERING GROUP, I	W3Y18400-013	TO4 CONSTRUCTION SERVICES ROAD	2,357.01	24066	713502
LANDSCAPE FORMS, LLC	0000212423	PEDESTRIAN LIGHT POLES FOR MAIN STREET PROJECT	73,600.00	24095	713502
<b>03-4193-7200 TECHNOLOGY UPGRADES</b>					
CDW GOVERNMENT, INC.	AB5SB3K	DELL OPTIPLEX 7020 COMPUTERS	806.46-	24133	0
B&H PHOTO	227880066	MACBOOK - QUOTE 907666036	2,005.40	25011	0
B&H PHOTO	228845493	MACBOOK - QUOTE 907666036	210.00-	25011	0
STAPLES TECHNOLOGY SOLUTI	RKE492	LAPTOPS, COMPUTER MONITORS	15,600.00	25013	0
STAPLES TECHNOLOGY SOLUTI	RKF750	LAPTOPS, COMPUTER MONITORS	864.00	25013	0
<b>03-4193-7210 SUSTAINABILITY</b>					
US BANK	9529 102524	COMMUTE GAS	83.24		0
US BANK	9529 102524	CONFERENCE FOOD	25.02		0
US BANK	9529 102524	CONFERENCE FOOD	209.79		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
US BANK	9529 102524	CONFERENCE FOOD	143.22		0
US BANK	9529 102524	CONFERENCE FOOD	60.77		0
US BANK	9529 102524	CONFERENCE LODGING	1,410.98		0
US BANK	9529 102524	CONFERENCE FOOD	36.23		0
Total GENERAL CIP EXPENDITURES:			116,470.22		
<b>FACILITY MAINT CIP EXPENDITURE</b>					
<b>03-4194-7000 WARM SPRINGS PRESERVE PHASE I</b>					
STUDIO SUPERBLOOM, LLC	WSP-038-REV	TASK ORDER 9: MASTER PLANNING WARM SPRINGS PRESERVE	1,240.00	24087	0
<b>03-4194-7140 BONNING CABIN PRESERVATION</b>					
BYRON W. FOLWELL, ARCHITEC	2216	BONNING CABIN STABILIZATION	25,054.00	25042	0
BYRON W. FOLWELL, ARCHITEC	2222	BONNING CABIN STABILIZATION	3,920.00	25042	0
Total FACILITY MAINT CIP EXPENDITURE:			30,214.00		
<b>FIRE &amp; RESCUE CIP EXPENDITURES</b>					
<b>03-4230-7125 RESCUE (CITY PROVIDED)</b>					
A.C. HOUSTON LUMBER CO.	2411-818012	FLAGGING FOR RESCUE PACKS	47.96		0
US BANK	3938 102524	DYNAMIC BLADE CUTTER	63.05		0
<b>03-4230-7140 SHOP TOOLS</b>					
WARM SPRINGS AUTO PARTS LL	204430	BATTERY BRUSH	9.25		0
Total FIRE & RESCUE CIP EXPENDITURES:			120.26		
<b>STREETS CIP EXPENDITURES</b>					
<b>03-4310-7140 140 GRADER (TBD) - (lease/purc</b>					
WESTERN STATES CAT	001-70163262	2024 CATERPILLAR 150 AWD MOTORGRADER	56,620.74	25006	0
Total STREETS CIP EXPENDITURES:			56,620.74		
Total GENERAL CAPITAL IMPROVEMENT FD:			203,425.22		

**COMMUNITY HOUSING  
COMMUNITY HOUSING EXPENSE**

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>54-4410-3100 GENERAL OFFICE</b>					
US BANK	7309 082524	RECRUITING SKILLS ASSESSMENTS	72.00		0
US BANK	7309 082524	SEATTLE TIMES SUBSCRIPTION	19.96		0
US BANK	7309 082524	ATKINSONS	181.96		0
US BANK	7309 082524	CREDIT FOR SKILLS ASSESSMENT EXAM	72.00-		0
US BANK	7309 082524	NY TIMES SUBSCRIPTION	28.00		0
US BANK	7309 082524	STATESMAN SUBSCRIPTION	15.99		0
US BANK	7309 102524	LINKEDIN SUBSCRIPTION	52.49		0
US BANK	7309 102524	STAFF LUNCH	84.91		0
US BANK	7309 102524	DOCUSIGN	300.00		0
US BANK	7309 102524	RECRUITING SKILLS ASSESSMENTS	72.00		0
US BANK	7309 102524	SEATTLE TIMES SUBSCRIPTION	19.96		0
US BANK	7309 102524	NY TIMES SUBSCRIPTION	28.00		0
US BANK	7309 102524	STATESMAN SUBSCRIPTION	15.99		0
<b>54-4410-3200 LIFT TOWER LODGE OPERATIONS</b>					
IDAHO POWER	2208260063 11	2208260063 111324	330.29		0
IDAHO POWER	2226910376 11	2226910376 111324	315.57		0
<b>54-4410-4200 PROFESSIONAL SERVICES</b>					
US BANK	7309 102524	MEAL DURING OREGON CONFERENCE	58.20		0
US BANK	7309 102524	FLIGHT FOR OREGON CONFERENCE - R. ROONEY	547.44		0
US BANK	7309 102524	MEAL DURING OREGON CONFERENCE	45.60		0
US BANK	7309 102524	MEAL DURING OREGON CONFERENCE	56.88		0
US BANK	7309 102524	LODGING FOR OREGON CONFERENCE	268.00		0
US BANK	7309 102524	FLIGHT FOR OREGON CONFERENCE - C. CONNELLY	557.45		0
US BANK	7309 102524	MEAL DURING OREGON CONFERENCE	80.40		0
US BANK	7309 102524	TRAVEL INSURANCE	39.69		0
US BANK	7309 102524	LODGING FOR OREGON CONFERENCE	339.38		0
RIAN ROONEY	101924	TRAVEL EXPENSE REIMBURSEMENT	170.64		0
HOLST ARCHITECTURE, INC	0031060	LEWIS ST REZONE STUDY	3,607.50		0
<b>54-4410-4210 LEASE TO LOCALS INCENTIVES</b>					
CURRY, KAREN LYNN	112524	LEASE TO LOCALS	3,000.00		0
<b>54-4410-4225 DEED RESTRICTIONS</b>					
US BANK	7309 082524	INTERMOUNTAIN GAS	18.45		0
US BANK	7309 082524	METHOD HOME INSPECTIONS	475.00		0
US BANK	7309 082524	GOV PROS RECORDING OF DOCUMENTS	6.03		0
US BANK	7309 082524	PILLAR TO POST HOME INSPECTION	349.00		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
US BANK	7309 082524	BLAINE COUNTY RECORDING OF DOCUMENTS	268.00		0
US BANK	7309 102524	SUN VALLEY HOME INSPECTIONS	450.00		0
PARKSIDE VILLAGE OWNERS	111524	DECEMBER HOA DUES	400.00		0
<b>54-4410-4250 LIFT TOWER LODGE PROFF SVCS</b>					
OFFICE BRIGHT INC	1998	NOVEMBER CLEANING	140.00		0
<b>54-4410-5200 LIFT TOWER LODGE UTILITIES</b>					
CLEAR CREEK DISPOSAL	0001762664	GARBAGE @ LIFT TOWER LODGE	550.27		0
<b>54-4410-5900 LIFT TOWER LDG REPAIR &amp; MAINT</b>					
A.C. HOUSTON LUMBER CO.	2411-814923	MINERAL WOOL	228.50		0
A.C. HOUSTON LUMBER CO.	2411-815708	SCREW, ZINC RING PULL, FASTENERS	20.83		0
A.C. HOUSTON LUMBER CO.	2411-817061	MINERAL WOOL- WRONG ITEM	171.37-		0
SHERWIN-WILLIAMS CO.	5344-6	PAINT	55.01		0
SHERWIN-WILLIAMS CO.	7312-4	BLACK PAINT	24.99		0
SHERWIN-WILLIAMS CO.	7313-2	TAPE	9.42		0
<b>54-4410-8000 REIMBURSEMENT BCHA OP &amp; PROG</b>					
US BANK	9988 102524	ELKHORN CONDO SUPPLIES	21.99		0
US BANK	9988 102524	SCHLUTER THINSET	35.00		0
US BANK	9988 102524	ELKHORN CONDO SUPPLIES	34.53		0
US BANK	9988 102524	GROUT, SANDED CAULKING, LEAVE IN SPACERS	99.36		0
US BANK	9988 102524	SCHLUTER KERDI MEMBRANES, THINSETS	124.10		0
US BANK	9988 102524	ELKHORN CONDO SUPPLIES	88.85		0
Total COMMUNITY HOUSING EXPENSE:			13,464.26		
Total COMMUNITY HOUSING:			13,464.26		
<b>WATER FUND</b>					
<b>WATER EXPENDITURES</b>					
<b>63-4340-3200 OPERATING SUPPLIES</b>					
A.C. HOUSTON LUMBER CO.	2411-818882	Trap Mouse Tray Quickset	7.98		0
CINTAS	4211369006	Water	32.00		435001
CINTAS	4211369006	Utilities Admin Bldg - Water	11.17		435001
D & B SUPPLY INC.	1722	WHI LABEL DARK CINCH WHI LABEL WDGE BT DKBSNT	309.97		0
PIPECO, INC.	S5721162.0014	PIPEWRAP TAPE	19.21		0
PIPECO, INC.	S5730360.001	PIPEWRAP TAPE, Elec Tape, Duck Tape, Knife Sharpener	209.69		0
TREASURE VALLEY COFFEE INC	2160:10771864	COFFEE & SQWINCHER STIX	268.45		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>63-4340-3500 MOTOR FUELS &amp; LUBRICANTS</b>					
CHRISTENSEN INC.	CL70838	1001225 103124	122.39		0
<b>63-4340-3800 CHEMICALS</b>					
OXARC INC	0032197289	HYPOCHLORITE SOLUTION	316.00		0
OXARC INC	0032198707	HYPOCHLORITE SOLUTION	316.00		0
OXARC INC	0032198708	HYPOCHLORITE SOLUTION	316.00		0
<b>63-4340-4200 PROFESSIONAL SERVICES</b>					
PTC INC	10566605	ALLEN-BRADLEY SUITE SUBSCRIPTION	613.00	25001	0
CLEAR SOLUTIONS ENGINEERI	439	WATER MODELING	8,659.30	24105	0
<b>63-4340-4300 STATE &amp; WA DISTRICT FEES</b>					
IDAHO DEPT. OF ENVIRONMENT	20250000445	2025 TANK FEES	294.00		0
<b>63-4340-4900 PERSONNEL TRAINING/TRAVEL/MTG</b>					
US BANK	3844 102524	VEHICLE LICENSE PAYMENT	90.00		0
US BANK	3844 102524	ONLINE LEARNING COURSE	225.00		0
<b>63-4340-5100 TELEPHONE &amp; COMMUNICATIONS</b>					
AT&T MOBILITY LLC	287318858311	287318858311 - Water	90.72		0
<b>63-4340-5200 UTILITIES</b>					
IDAHO POWER	2202458903 10	2202458903 102324	318.32		0
IDAHO POWER	2203658592 10	2203658592 102624	10,567.69		0
<b>63-4340-6000 REPAIR &amp; MAINT-AUTO EQUIP</b>					
WARM SPRINGS AUTO PARTS LL	204676	12V 8AH BATTERY, DUAL TERMINAL BATTER	416.85		0
WARM SPRINGS AUTO PARTS LL	204677	GUAGE CABLES	89.95		0
WARM SPRINGS AUTO PARTS LL	204689	WIPER BLADES & AIR FRESHENER	49.90		0
<b>63-4340-6100 REPAIR &amp; MAINT-MACH &amp; EQUIP</b>					
A.C. HOUSTON LUMBER CO.	2411-810498	HEX BOLTS & FLAT WASHER	6.25		0
A.C. HOUSTON LUMBER CO.	2411-813009	DRIPLESS CAULK GUN GORILLA CONSTRUCT	47.76		0
A.C. HOUSTON LUMBER CO.	2411-816742	ADHES CRNR BRC ZINC			
		12oz Great Stuff Big Gap Filler	15.18		0
US BANK	3844 102524	WORK PHONE	89.99		0
WARM SPRINGS AUTO PARTS LL	204537	BATTERY, RV ANTIFREEZE, ANTI GEL	134.55		0
MOUNTAINLAND SUPPLY COMP	S106532448.00	FORD BALL CORP	464.19		0
MOUNTAINLAND SUPPLY COMP	S106583018.00	CREDIT MEMO FOR FORD COUPLING RETURNS	121.80-		0
MOUNTAINLAND SUPPLY COMP	S106532448.00	FORD COUPLING & ROMAC	608.76		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Total WATER EXPENDITURES:			24,588.47		
Total WATER FUND:			24,588.47		
<b>WATER CAPITAL IMPROVEMENT FUND</b>					
<b>WATER CIP EXPENDITURES</b>					
<b>64-4340-7800 CONSTRUCTION</b>					
LUNCEFORD EXCAVATION, INC.	16732	MAIN STREET WATERLINE RELOCATION	15,321.72	24069	0
<b>64-4340-7807 WEYYAKING MAINLINE EXT</b>					
OPAL ENGINEERING, PLLC	885	S 75 WATER MAINLINE RELOCATION DESIGN	8,918.75	25044	0
Total WATER CIP EXPENDITURES:			24,240.47		
Total WATER CAPITAL IMPROVEMENT FUND:			24,240.47		
<b>WASTEWATER FUND</b>					
<b>WASTEWATER EXPENDITURES</b>					
<b>65-4350-3200 OPERATING SUPPLIES</b>					
CINTAS	4211369006	Utilities Admin Bldg - Wastewater	11.17		435001
CINTAS	4211369006	Wastewater	65.54		435001
D & B SUPPLY INC.	6885	WORK CLOTHES	74.98		435001
D & B SUPPLY INC.	8100	WORK CLOTHES	156.97		435001
GEM STATE PAPER & SUPPLY	1130628	TISSUES AND TOWELS	145.16		435001
UPS STORE #2444	MMN7FR587Z	WATER SAMPLES	20.60		435001
UPS STORE #2444	MMN7FR5WQ	LAB WATER SAMPLES	16.85		435001
UPS STORE #2444	MMN7FR5XN	WATER SAMPLES	16.12		435001
US BANK	3844 102524	LATEX GLOVE RESTOCK	133.28		435001
US BANK	3844 102524	LATEX GLOVE RESTOCKING	113.68		435001
SUWANRIT, FRANK	111324	WORK CLOTHING REIMBURSEMENT FROM COSTCO	49.78		0
<b>65-4350-3500 MOTOR FUELS &amp; LUBRICANTS</b>					
CHRISTENSEN INC.	CL70838	1001225 103124	73.20		0
US BANK	3844 102524	MOTOR GREASE	125.00		435002
<b>65-4350-3800 CHEMICALS</b>					
UNIVAR SOLUTIONS USA INC	52583329	UNIVAR COAGULANT 1160	11,139.08	25041	435001

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>65-4350-4200 PROFESSIONAL SERVICES</b>					
ANALYTICAL LABORATORIES, I	2407784	FLOW METER CALIBRATION	900.00		435001
PTC INC	10566607	ALLEN-BRADLEY SUITE SUBSCRIPTION	613.00	25002	0
<b>65-4350-5100 TELEPHONE &amp; COMMUNICATIONS</b>					
CENTURY LINK	333803119	333803119 - Wastwater	80.66		435001
VERIZON WIRELESS	9978491893	965494438 WASTEWATER DEPT	66.38		435001
<b>65-4350-6000 REPAIR &amp; MAINT-AUTO EQUIP</b>					
LES SCHWAB	11700911195	TIRE AND RADIAL REPAIR	53.28		435002
NAPA AUTO PARTS	205863	LMP LAMP	4.08		435002
US BANK	3844 102524	LIGHT BULBS	65.99		435002
US BANK	3844 102524	LED DECODERS	22.76		435002
<b>65-4350-6100 REPAIR &amp; MAINT-MACH &amp; EQUIP</b>					
US BANK	3844 102524	POWER SUPPLY DRIVER	32.98		435002
US BANK	3844 102524	CARBURETOR FOR GATOR	32.90		435002
US BANK	3844 102524	COUPLER HOSE	298.19		435002
<b>65-4350-6150 OHIO GULCH REPAIR &amp; REPLACE</b>					
US BANK	3844 102524	TRACTOR IGNITION SWITCH	11.22		435002
<b>65-4350-6900 COLLECTION SYSTEM SERVICES/CHA</b>					
US BANK	3844 102524	SEAT COVERS	89.94		435001
US BANK	3844 102524	WATER BASED MARKING SPRAY	73.59		435001
VERIZON WIRELESS	9978491893	965494438 WASTEWATER COLLECTIONS DEPT	41.74		435001
Total WASTEWATER EXPENDITURES:			14,528.12		
Total WASTEWATER FUND:			14,528.12		
<b>WASTEWATER CAPITAL IMPROVE FND</b>					
<b>WASTEWATER CIP EXPENDITURES</b>					
<b>67-4350-7815 AERATION BASINS BLOWERS &amp; ELEC</b>					
HDR ENGINEERING, INC.	1200672015	TASK ORDER #3: SERVICES DURING CONSTRUCTION FOR AERATION UPGRADES PROJECT	13,426.26	24055	435004
RSCI	568-006	AERATION UPGRADES CONSTRUCTION	430,194.56	24073	0
US BANK	3844 102524	STEEL WIRE ROPE	1,445.07		435004

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>67-4350-7818 ROTARY DRUM THICK &amp; DEWATERING</b>					
HDR ENGINEERING, INC.	1200672016	TASK ORDER #5 - SOLIDS DEWATERING DESIGN	50,864.73	24071	435004
Total WASTEWATER CIP EXPENDITURES:			495,930.62		
Total WASTEWATER CAPITAL IMPROVE FND:			495,930.62		
<b>PARKS/REC DEV TRUST FUND</b>					
<b>93-3700-7700 WATCH ME GROW GARDEN</b>					
US BANK	7926 102524	GARDEN LETTUCE STARTERS	455.47		0
Total :			455.47		
<b>PARKS/REC TRUST EXPENDITURES</b>					
<b>93-4900-7950 WARM SPRINGS PRESR-RESTORATION</b>					
GALENA-BENCHMARK ENGINE	1124-116	WARM SPRING PRESERVE ENGINEERING	8,275.00	25046	0
Total PARKS/REC TRUST EXPENDITURES:			8,275.00		
Total PARKS/REC DEV TRUST FUND:			8,730.47		
Grand Totals:			914,977.99		

Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

[Report].GL Account Number = "0110000000"- "9700000000", "9910000000"- "9911810000"

Invoice Detail.Voided = No,Yes



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: December 2, 2024 Staff Member/Dept: Paige Nied, Associate Planner Planning and Building Department

Agenda Item: Recommendation to review and approve the Limelight Subdivision Final Plat and adopt the Findings of Fact, Conclusions of Law, and Decision.

Recommended Motion:

I move to approve the Limelight Subdivision Final Plat and adopt the Findings of Fact, Conclusions of Law, and Decision.

Reasons for Recommendation:

- The Limelight Subdivision Preliminary Plat application (File No. P24-014) was approved by the City Council on June 3, 2024, following recommendation by the Planning and Zoning Commission on May 14, 2024.
The request meets all applicable standards for Subdivision Final Plats as specified in the Ketchum Municipal Code's Subdivision (Title 16) regulations.
All city departments have reviewed the application and have no issues or concerns with the proposed final plat.
All conditions of approval of the Preliminary Plat have been met.

Policy Analysis and Background (non-consent items only):

Sustainability Impact:

None OR state impact here: Approval of the final plat does not limit the city's ability to reach its sustainability goals outlined in the Sustainability Action Plan.

Financial Impact:

None OR Adequate funds exist in account: None

Attachments:

- Subdivision Final Plat Application Materials
Final Plat
Draft Findings of Fact, Conclusions of Law, and Decision



City of Ketchum

# Attachment 1: Subdivision Final Plat Application Materials



City of Ketchum  
Planning & Building

OFFICIAL USE ONLY	
Application Number:	
Date Received:	
By:	
Fee Paid:	
Approved Date:	
By:	

**Subdivision Application-Final Plat**

Submit completed application and documentation to [planningandzoning@ketchumidaho.org](mailto:planningandzoning@ketchumidaho.org) Or hand deliver to Ketchum City Hall, 191 5<sup>th</sup> St. W. Ketchum, ID 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. You will be contacted and invoiced once your application package is complete.

APPLICANT INFORMATION			
Name of Proposed Subdivision: <b>Limelight Subdivision</b>			
Owner of Record: <b>Limelight Condominium Owners</b>			
Address of Owner: <b>P.O. Box 1312, Ketchum, ID 83340</b>			
Representative of Owner: <b>Galena-Benchmark Engineering, Dave Patrie</b>			
Legal Description: <b>Limelight Condominiums Common Area RPK RPK0850000000</b>			
Street Address: <b>318 Bald Mountain Road / 2107 Warm Springs Road</b>			
SUBDIVISION INFORMATION			
Number of Lots/Parcels: <b>1</b>			
Total Land Area: <b>8235 SF, 0.19 acre</b>			
Current Zoning District: <b>GR-L</b>			
Proposed Zoning District: <b>GR-L</b>			
Overlay District: <b>None.</b>			
TYPE OF SUBDIVISION			
Condominium <input checked="" type="checkbox"/>	Land X <input type="checkbox"/>	PUD <input type="checkbox"/>	Townhouse <input type="checkbox"/>
Adjacent land in same ownership in acres or square feet:			
Easements to be dedicated on the final plat: <b>10' Snow Storage Easement along Bald Mountain Road.</b>			
Briefly describe the improvements to be installed prior to final plat approval: <b>Existing infrastructure and improvements are in place. No new improvements are proposed.</b>			
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 tortuous conduct of city or its officials, agents or employees. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

Christine Kraatz  
Christine Kraatz (Sep 3, 2024 17:10 MDT)  
Applicant Signature

Sep 3, 2024

Date



**CLTA GUARANTEE**

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

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

**GUARANTEES**

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

**Dated: January 2, 2024**

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

Countersigned by:

\_\_\_\_\_  
Authorized Countersignature



\_\_\_\_\_  
Frederick H. Eppinger  
President and CEO

\_\_\_\_\_  
David Hisey  
Secretary

\_\_\_\_\_  
TitleOne  
Company Name

\_\_\_\_\_  
271 1st Ave North  
PO Box 2365  
Ketchum, ID 83340  
City, State

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

## GUARANTEE CONDITIONS AND STIPULATIONS

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

## GUARANTEE CONDITIONS AND STIPULATIONS

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

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

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

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

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

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

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

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

**9. Limitation of Liability**

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

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

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

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

**11. Payment Loss**

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

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

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

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

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

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

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

**14. Liability Limited to This Guarantee; Guarantee Entire Contract**

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

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

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

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

**LOT BOOK GUARANTEE**  
Issued By  
Stewart Title Guaranty Company

**SCHEDULE A**

**File No.** 24491993  
**State:** ID  
**County:** Blaine

<u>Guarantee No.</u>	<u>Liability</u>	<u>Date of Guarantee</u>	<u>Fee</u>
G-2222-000090240	\$1,000.00	January 2, 2024 at 7:30 a.m.	\$140.00

**Name of Assured:**  
Galena-Benchmark Engineering

The assurances referred to on the face page hereof are:

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

Common Area, as shown on the Condominium Map for THE LIMELIGHT CONDOMINIUMS, BLAINE COUNTY, IDAHO, as Instrument No. 147041, and amended by Instrument No. 157452, and as defined and described in that Condominium Declaration for THE LIMELIGHT CONDOMINIUMS, recorded as Instrument No. 147040, records of Blaine County, Idaho.

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

Deed Type: Other  
Grantors: None  
Grantees: None  
Recorded Date:  
Instrument:

No deed exists that specifically puts the common area into the association. The Limelight Condominium Declaration states the common area is governed by the association.

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

**EXCEPTIONS:**

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

TBD None at this time, Ketchum, ID 83340

2. Taxes for the year 2023 are exempt.  
Parcel Number: [RPK0850000000](#)  
Original Amount: \$0.00

3. The land described herein is located within the boundaries of the City of Ketchum and is subject to any assessments levied thereby.

4. Liens, levies, and assessments of the Limelight Condominium Association.

5. Easements, reservations, restrictions, and dedications as shown on the official plat of [The Limelight Condominiums and The Limelight Condominiums Amended](#).

6. 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.

7. Terms, provisions, covenants, conditions, restrictions and easements provided in a Condominium Declaration but omitting any covenants, conditions or restrictions, if any, to the extent that such violates 42 USC 3604 (c) or any other ordinance, statute or regulation.

Recorded: December 19, 1972

Instrument No.: [147040](#), records of Blaine County, Idaho.

Amendments, supplements, annexations or modifications of said Condominium Declaration.

Recorded: October 29, 1975

Instrument No.: [162597](#), records of Blaine County, Idaho.

Amendments, supplements, annexations or modifications of said Condominium Declaration.

Recorded: June 3, 1992

Instrument No.: [341405](#), records of Blaine County, Idaho.

Amendments, supplements, annexations or modifications of said Condominium Declaration.

Recorded: June 11, 2015

Instrument No.: [627177](#), records of Blaine County, Idaho.

8. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a document.

Granted to: Idaho Power Company

Purpose: Public Utilities

Recorded: April 10, 1975

Instrument No.: [159249](#), records of Blaine County, Idaho.

Sun Valley Title

By:



Nick Busdon, Authorized Signatory

**JUDGMENT AND TAX LIEN GUARANTEE**

Issued By  
Stewart Title Guaranty Company

**SCHEDULE A**

**Amount of Liability:** \$1,000.00

**Fee Amount:** \$0.00

**Guarantee No.:** G-2222-000090240

**Name of Assured:** Galena-Benchmark Engineering

**Date of Guarantee:** January 2, 2024

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

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

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

The parties referred to in this guarantee are as follows:

Limelight Condominium Owners, represented by The Limelight Condominiums, Inc. Association

Sun Valley Title  
By:



Nick Busdon, Authorized Signatory

SCHEDULE B

Exceptions:

NONE



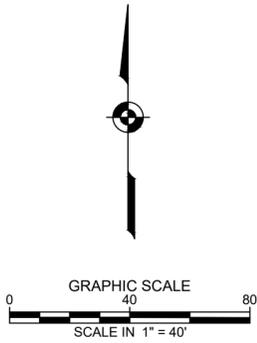
City of Ketchum

# Attachment 2: Final Plat

# A PLAT SHOWING: LIMELIGHT SUBDIVISION

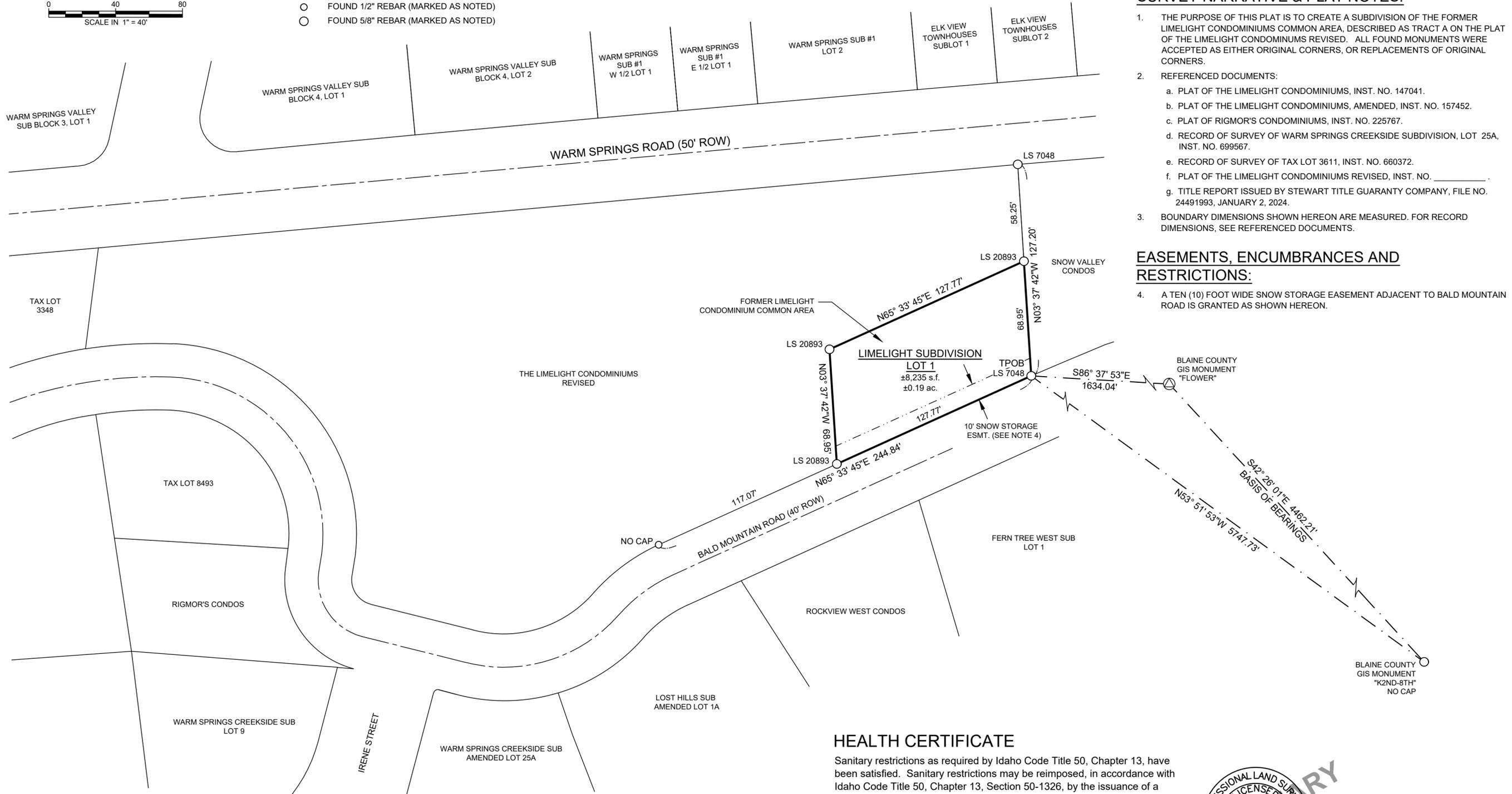
A SUBDIVISION OF TRACT A AS DESCRIBED ON THE PLAT OF THE LIMELIGHT CONDOMINIUMS REVISED.  
LOCATED WITHIN SECTION 11, T4N, R18E, B.M. CITY OF KETCHUM, BLAINE COUNTY, IDAHO

## SEPTEMBER 2024



### LEGEND

- PROPERTY LINE
- ADJOINER'S LOT LINE
- EASEMENT (AS NOTED)
- CENTERLINE OF ROW
- BLAINE COUNTY GIS TIE
- FOUND 1/2" REBAR (MARKED AS NOTED)
- FOUND 5/8" REBAR (MARKED AS NOTED)



### SURVEY NARRATIVE & PLAT NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE A SUBDIVISION OF THE FORMER LIMELIGHT CONDOMINIUMS COMMON AREA, DESCRIBED AS TRACT A ON THE PLAT OF THE LIMELIGHT CONDOMINIUMS REVISED. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL CORNERS, OR REPLACEMENTS OF ORIGINAL CORNERS.
2. REFERENCED DOCUMENTS:
  - a. PLAT OF THE LIMELIGHT CONDOMINIUMS, INST. NO. 147041.
  - b. PLAT OF THE LIMELIGHT CONDOMINIUMS, AMENDED, INST. NO. 157452.
  - c. PLAT OF RIGMOR'S CONDOMINIUMS, INST. NO. 225767.
  - d. RECORD OF SURVEY OF WARM SPRINGS CREEKSIDE SUBDIVISION, LOT 25A, INST. NO. 699567.
  - e. RECORD OF SURVEY OF TAX LOT 3611, INST. NO. 660372.
  - f. PLAT OF THE LIMELIGHT CONDOMINIUMS REVISED, INST. NO. \_\_\_\_\_.
  - g. TITLE REPORT ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 24491993, JANUARY 2, 2024.
3. BOUNDARY DIMENSIONS SHOWN HEREON ARE MEASURED. FOR RECORD DIMENSIONS, SEE REFERENCED DOCUMENTS.

### EASEMENTS, ENCUMBRANCES AND RESTRICTIONS:

4. A TEN (10) FOOT WIDE SNOW STORAGE EASEMENT ADJACENT TO BALD MOUNTAIN ROAD IS GRANTED AS SHOWN HEREON.

### HEALTH CERTIFICATE

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

Dated: \_\_\_\_\_

South Central Public Health District, REHS



LIMELIGHT SUBDIVISION  
GALENA-BENCHMARK ENGINEERING  
KETCHUM, IDAHO

# LIMELIGHT SUBDIVISION

## OWNER'S CERTIFICATE

This is to certify that the LIMELIGHT CONDOMINIUM OWNERS are the owners in fee simple of the following described Real Property:

A parcel of land located within Section 11, Township 4 North, Range 18 East, Boise Meridian, more particularly described as follows:

Tract A ,as shown on the plat of THE LIMELIGHT CONDOMINIUMS REVISED recorded as Instrument No. \_\_\_\_\_, records of Blaine County, Idaho.

The undersigned hereby certify, to the extent required, the notification and/or approval of the foregoing plat by any holders of recorded security interest in and to the real property described above.

The easements shown hereon are not dedicated to the public, but the right to use said easements for the intended purposes is hereby reserved. No structures other than for such utility and other designated uses are to be erected within the lines of said easements.

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

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

LIMELIGHT CONDOMINIUM OWNERS

BY: LIMELIGHT CONDOMINIUMS, INC, an Idaho corporation \_\_\_\_\_

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

} ss

On this \_\_\_\_ day of \_\_\_\_\_, 2024, before me, a Notary Public in and for said State, personally appeared \_\_\_\_\_, known or identified to me to be the \_\_\_\_\_ of Limelight Condominiums, Inc. that executed the foregoing instrument on behalf of the Limelight Condominium Owners, and acknowledged to me that they and said corporation executed the same.

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

\_\_\_\_\_  
Notary Public in and for said State

Residing in \_\_\_\_\_

My Commission Expires \_\_\_\_\_

## COUNTY RECORDER'S CERTIFICATE

## SURVEYOR'S CERTIFICATE

I, ROBERT O. BREIER, a duly Registered Professional Land Surveyor in the State of Idaho, do hereby certify that this is a true and accurate map of the land surveyed under my direct supervision and that it is in accordance with Idaho State Code relating to plats and surveys.

ROBERT O. BREIER, PLS 20893 \_\_\_\_\_



## COUNTY SURVEYOR'S APPROVAL

This is to certify that I, SAM YOUNG, County Surveyor for Blaine County, Idaho, 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 thereto.

\_\_\_\_\_  
SAM YOUNG

## KETCHUM CITY COUNCIL'S 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 \_\_\_\_\_, 2024, this plat was duly accepted and approved.

\_\_\_\_\_  
TRENT DONAT, City Clerk, City of Ketchum

## KETCHUM CITY ENGINEER'S 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 \_\_\_\_\_, 2024, and certify that it is in accordance with the City of Ketchum Subdivision Ordinance.

\_\_\_\_\_  
ROBYN MATTISON, City Engineer, City of Ketchum

## KETCHUM CITY PLANNER'S CERTIFICATE

I, the undersigned, Planner in and for the City of Ketchum, Blaine County, Idaho, do hereby approve this plat on this \_\_\_\_ day of \_\_\_\_\_, 2024, and certify that it is in accordance with the City of Ketchum Subdivision Ordinance.

\_\_\_\_\_  
\_\_\_\_\_, City Planner, City of Ketchum

## COUNTY TREASURER'S CERTIFICATE

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the foregoing plat was approved and accepted by the Blaine County Treasurer, Blaine County, Idaho.

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

LIMELIGHT SUBDIVISION

GALENA-BENCHMARK ENGINEERING  
KETCHUM, IDAHO

SHEET 2 OF 2  
Job No. 23282



City of Ketchum

# Attachment 3: Draft Findings of Fact, Conclusions of Law, and Decision



City of Ketchum  
Planning & Building

IN RE:	)	
	)	
Limelight Subdivision	)	KETCHUM CITY COUNCIL
Subdivision Final Plat	)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: December 2, 2024	)	DECISION
	)	
File Number: P24-082	)	

**PROJECT:** Limelight Subdivision Final Plat

**FILE NUMBER:** P24-082

**APPLICATION TYPE:** Subdivision Final Plat

**REPRESENTATIVE:** Dave Patrie, Galena-Benchmark Engineering

**PROPERTY OWNER:** Limelight Condominium Owners

**LOCATION:** 318 Bald Mountain Road (Limelight Condos Common Area)

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

**OVERLAY:** None

**NOTICE:** A public hearing was conducted for the subdivision preliminary plat approval. Public hearings are not required for final plats; therefore, no public hearing was scheduled for the application.

**RECORD OF PROCEEDINGS**

The City of Ketchum received the application for the Limelight Subdivision final plat on September 12, 2024. Following the receipt of the application, staff routed the application materials to all city departments for review. The city department comments were provided to the applicant on October 25, 2024, and November 6, 2024. As of the date of these findings, all department comments have been resolved or addressed through conditions of approval recommended below.

The Ketchum City Council conducted their final consideration of the Limelight Subdivision Final Plat (File No. P24-082) application during their regular meeting on December 2, 2024. After considering the staff’s analysis and the application materials, the Council approved the application unanimously.

**BACKGROUND**

The applicant has submitted a subdivision application to subdivide and create a new lot out of the existing Limelight Condominiums common area at 318 Bald Mountain Rd (the “subject property”). The subject property is zoned General Residential – Low Density (GR-L) and contains two condominium buildings. The portion of the Limelight Condominiums common area proposed to be subdivided does not contain any built structures.

The Limelight Condominiums subdivision was created in 1972 and has not been altered since its creation. The condominium building accessed off Warm Springs Rd caught fire and suffered severe damage, requiring a complete rebuild of the building. The Limelight condo owners have chosen to subdivide a portion of the common area and sell off the newly created lot to assist in the funding of the rebuild.

As proposed, the new lot would be accessed off Bald Mountain Rd and have an area of 8,234 square feet. While no development plans for the site have been proposed at this point, any future development would have to adhere to the zoning requirements of the GR-L zone district. The project is subject to final plat procedures and standards listed in KMC 16.04.030 and 16.04.040. Staff finds the project to be in conformance with all applicable subdivision requirements for final plats and zoning standards.

On May 24, 2024, the Planning & Zoning Commission held a public hearing and unanimously recommended approval of the Subdivision Preliminary Plat (Application No. P24-014) to the City Council. The City Council considered and approved the Subdivision Preliminary Plat application during their meeting on June 3, 2024.

**FINDINGS OF FACT**

The Council, having reviewed the entire project record, does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

**FINDINGS REGARDING COMPLIANCE WITH SUBDIVISION FINAL PLAT REQUIREMENTS**

Final Plat Requirements				
Compliant			Standards and City Council Findings	
YES	NO	N / A	Ketchum Municipal Code	<i>City Standards and City Council Findings</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K	Contents Of Final Plat: The final plat shall be drawn at such a scale and contain such lettering as to enable same to be placed upon sheets of eighteen inch by twenty four inch (18" x 24") Mylar paper with no part of the drawing nearer to the edge than one-half inch (1/2"), and shall be in conformance with the provisions of title 50, chapter 13, Idaho Code. The reverse side of such sheet shall not be used for any portion of the

				drawing, but may contain written matter as to dedications, certificates, signatures, and other information. The contents of the final plat shall include all items required under title 50, chapter 13, Idaho Code, and also shall include the following:
			<i>Findings</i>	The Final Plat mylar shall be prepared following Ketchum City Council review and approval of the Final Plat application and shall meet these standards.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.1	Point of beginning of subdivision description tied to at least two (2) governmental survey corners, or in lieu of government survey corners, to monuments recognized by the city engineer.
			<i>Findings</i>	As shown on sheet 1, there are two points of beginning for the proposed subdivision. Therefore, this standard is met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.2	Location and description of monuments.
			<i>Findings</i>	Sheet 1 of the final plat provides the location and description of monuments. Therefore, this standard is met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.3	Tract boundary lines, property lines, lot lines, street right of way lines and centerlines, other rights of way and easement lines, building envelopes as required on the preliminary plat, lot area of each lot, boundaries of floodplain and floodway and avalanche district, all with bearings, accurate dimensions in feet and decimals, in degrees and minutes and radii, arcs, central angles, tangents and chord lengths of all curves to the above accuracy.
			<i>Findings</i>	Sheet 1 of the final plat indicates property lines and boundary lines for the subject property, adjacent subdivisions, easements, and adjacent streets. This standard is met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.4	Names and locations of all adjoining subdivisions.
			<i>Findings</i>	As shown on Sheet 1, the adjacent subdivisions of Snow Valley Condos, Fern Tree West Subdivision, Rockview West Condos, Lost Hills Subdivision, Warm Springs Creekside Subdivision, Rigmor's Condos, Warm Springs Valley Subdivision, and Elk View Townhouses are all labeled.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.5	Name and right of way width of each street and other public rights of way.
			<i>Findings</i>	The right of way for Warm Springs Road and Bald Mountain Road are named and dimensioned on Sheet 1 of the final plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.6	Location, dimension and purpose of all easements, public or private.
			<i>Findings</i>	Sheet 1 indicates the location and dimension of the 10-foot snow storage easement.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.K.7	The blocks numbered consecutively throughout each block.
			<i>Findings</i>	There are no blocks being created with the proposed subdivision.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.K.8	The outline of any property, other than a street, alley or easement, which is offered for dedication to public use, fully dimensioned by distances and bearings with the area marked "Dedicated to the City of

				<b>Ketchum for Public Use", together with any other descriptive language with regard to the precise nature of the use of the land so dedicated.</b>
			<i>Findings</i>	N/A – as no public dedications have been required or proposed for this subdivision.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.9	<b>The title, which shall include the name of the subdivision, the name of the city, if appropriate, county and state, and the location and description of the subdivision referenced to section, township, range.</b>
			<i>Findings</i>	This standard has been met. The name of the proposed subdivision is Limelight Subdivision.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.10	<b>Scale, north arrow and date.</b>
			<i>Findings</i>	As shown on Sheet 1 of the final plat, this standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.11	<b>Location, width, and names of all existing or dedicated streets and other public ways within or adjacent to the proposed subdivision</b>
			<i>Findings</i>	As shown on Sheet 1 of the final plat, the 50-foot-wide right of way for Warm Springs Road and 40-foot-wide right of way for Bald Mountain Road are named and dimensioned. No new public streets are being proposed or required for the subdivision.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.K.12	<b>A provision in the owner's certificate referencing the county recorder's instrument number where the condominium declaration(s) and/or articles of incorporation of homeowners' association governing the subdivision are recorded.</b>
			<i>Findings</i>	This standard is not applicable as the proposed subdivision is not governed by a homeowner's association.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.13	<b>Certificate by registered engineer or surveyor preparing the map certifying to the accuracy of surveying plat.</b>
			<i>Findings</i>	Sheet 2 of the final plat provides the certificate from the licensed Professional Land Surveyor certifying the accuracy of the plat survey.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.14	<b>A current title report of all property contained within the plat.</b>
			<i>Findings</i>	This standard has been met. The applicant provided a title report issued by Stewart Title Guarantee Company dated January 2, 2024.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.15	<b>Certification of owner(s) of record and all holders of security interest(s) of record with regard to such property.</b>
			<i>Findings</i>	Sheet 2 of the final plat provides the certification of owners of record with regard to the subject property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.16	<b>Certification and signature of engineer (surveyor) verifying that the subdivision and design standards meet all city requirements.</b>
			<i>Findings</i>	Sheet 2 of the final plat provides the certification of the surveyor verifying the subdivision and design standards meet all city requirements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.17	<b>Certification and signature of the city engineer verifying that the subdivision and design standards meet all city requirements.</b>
			<i>Findings</i>	Sheet 2 of the final plat provides the certification of the City Engineer verifying that the subdivision and design standards meet all city requirements.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.18	Certification and signature of the city clerk of the city of Ketchum verifying that the subdivision has been approved by the council.
			<i>Findings</i>	The signature block on Sheet 2 of the plat provides the certification of the City Clerk verifying that the subdivision has been approved by the City Council.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.K.19	Notation of any additional restrictions imposed by the council on the development of such subdivision to provide for the public health, safety and welfare.
			<i>Findings</i>	This standard is not applicable because no additional restrictions are necessary to provide for the public health, safety, and welfare.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.L	Final Plat Copies: Both a hard copy and a digital copy of the final plat shall be filed with the administrator prior to being placed upon the Council's agenda. A digital copy of the final plat as approved by the council and signed by the city clerk shall be filed with the administrator and retained by the city. The Applicant shall also provide the city with a digital copy of the recorded document with its assigned legal instrument number.
			<i>Findings</i>	This standard has been met.

FINDINGS REGARDING COMPLIANCE WITH SUBDIVISION DEVELOPMENT & DESIGN STANDARDS

Subdivision Development & Design Standards (Ketchum Municipal Code §16.04.040)				
Compliant				
Yes	No	N/A	City Code	City Standards
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.A	Required Improvements: The improvements set forth in this section shall be shown on the preliminary plat and installed prior to approval of the final plat. Construction design plans shall be submitted and approved by the city engineer. All such improvements shall be in accordance with the comprehensive plan and constructed in compliance with construction standard specifications adopted by the city. Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.
			<i>Findings</i>	There are no improvements required to be made for the creation of Lot 1. 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	Improvement Plans: Prior to approval of final plat by the commission, the subdivider shall file two (2) copies with the city engineer, and the city engineer shall approve construction plans for all improvements required in the proposed subdivision. Such plans shall be prepared by a civil engineer licensed in the state.
			<i>Findings</i>	This standard is not applicable because there are no improvements proposed or required.
<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

				<p>completion from the city engineer. However, in cases where the required improvements cannot be constructed due to weather conditions or other factors beyond the control of the subdivider, the city council may accept, in lieu of any or all of the required improvements, a performance bond filed with the city clerk to ensure actual construction of the required improvements as submitted and approved. Such performance bond shall be issued in an amount not less than one hundred fifty percent (150%) of the estimated costs of improvements as determined by the city engineer. In the event the improvements are not constructed within the time allowed by the city council (which shall be one year or less, depending upon the individual circumstances), the council may order the improvements installed at the expense of the subdivider and the surety. In the event the cost of installing the required improvements exceeds the amount of the bond, the subdivider shall be liable to the city for additional costs. The amount that the cost of installing the required improvements exceeds the amount of the performance bond shall automatically become a lien upon any and all property within the subdivision owned by the owner and/or subdivider.</p>
			<i>Findings</i>	This standard is not applicable because there are no improvements proposed or required.
<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>Findings</i>	This standard is not applicable because there are no improvements proposed or required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>Findings</i>	Sheet 1 of the final plat indicates two monuments, both of which have been verified by the subdivider's surveyor and City Engineer.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.04.040.F</p>	<p>Lot Requirements:</p> <ol style="list-style-type: none"> <li>1. Lot size, width, depth, shape and orientation and minimum building setback lines shall be in compliance with the zoning district in which the property is located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings.</li> <li>2. Whenever a proposed subdivision contains lot(s), in whole or in part, within the floodplain, or which contains land with a slope in excess of twenty five percent (25%), based upon natural contours, or creates corner lots at the intersection of two (2) or more streets, building envelopes shall be shown for the lot(s) so affected on the preliminary and final plats. The building envelopes shall be located in a manner designed to promote harmonious development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure. Also, building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses and topographical features. Structures may only be built on buildable lots. Lots shall only be created that meet the definition of "lot, buildable" in section 16.04.020 of this chapter. Building envelopes shall be established outside of hillsides of twenty five percent (25%) and greater and outside of the floodway. A waiver to this standard may only be considered for the following: <ol style="list-style-type: none"> <li>a. For lot line shifts of parcels that are entirely within slopes of twenty five percent (25%) or greater to create a reasonable building envelope, and mountain overlay design review standards and all other city requirements are met.</li> <li>b. For small, isolated pockets of twenty five percent (25%) or greater that are found to be in compliance with the purposes and standards of the mountain overlay district and this section.</li> </ol> </li> <li>3. Corner lots shall have a property line curve or corner of a minimum radius of twenty five feet (25') unless a longer radius is required to serve an existing or future use.</li> <li>4. Side lot lines shall be within twenty degrees (20°) to a right angle or radial line to the street line.</li> <li>5. Double frontage lots shall not be created. A planting strip shall be provided along the boundary line of lots adjacent to arterial streets or incompatible zoning districts.</li> <li>6. Every lot in a subdivision shall have a minimum of twenty feet (20') of frontage on a dedicated public street or legal access via an easement of twenty feet (20') or greater in width. Easement shall be recorded in the office of the Blaine County recorder prior to or in conjunction with recordation of the final plat.</li> </ol>
			<p><i>Findings</i></p>	<ol style="list-style-type: none"> <li>1. The lot size of 8,234 square feet is above the minimum required lot area as well as the average lot width of 127 feet for the GR-L zone. All future development on the site will comply with GR-L dimensional standards in Title 17.</li> </ol>

				<ol style="list-style-type: none"> <li>2. Building envelopes are not required as the subject property is not within the floodplain/floodway, avalanche zone, and does not contain slopes greater than 25% based on natural contours. This application does not create a corner lot.</li> <li>3. The application does not create a corner lot.</li> <li>4. The proposed side lot lines meet this standard.</li> <li>5. The subject property is not a double frontage lot.</li> <li>6. Lot 1 will have 127 feet of frontage along Bald Mountain Road.</li> </ol>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.G	<p><b>G. Block Requirements: The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements:</b></p> <ol style="list-style-type: none"> <li>1. No block shall be longer than one thousand two hundred feet (1,200'), nor less than four hundred feet (400') between the street intersections, and shall have sufficient depth to provide for two (2) tiers of lots.</li> <li>2. Blocks shall be laid out in such a manner as to comply with the lot requirements.</li> <li>3. The layout of blocks shall take into consideration the natural topography of the land to promote access within the subdivision and minimize cuts and fills for roads and minimize adverse impact on environment, watercourses and topographical features.</li> <li>4. Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.</li> </ol>
			<i>Findings</i>	This standard is not applicable 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> </ol>

			<p>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;</p> <p>7. Dead end streets may be permitted only when such street terminates at the boundary of a subdivision and is necessary for the development of the subdivision or the future development of the adjacent property. When such a dead end street serves more than two (2) lots, a temporary turnaround easement shall be provided, which easement shall revert to the adjacent lots when the street is extended;</p> <p>8. A cul-de-sac, court or similar type street shall be permitted only when necessary to the development of the subdivision, and provided, that no such street shall have a maximum length greater than four hundred feet (400') from entrance to center of turnaround, and all cul-de-sacs shall have a minimum turnaround radius of sixty feet (60') at the property line and not less than forty five feet (45') at the curb line;</p> <p>9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°);</p> <p>10. Where any street deflects an angle of ten degrees (10°) or more, a connecting curve shall be required having a minimum centerline radius of three hundred feet (300') for arterial and collector streets, and one hundred twenty five feet (125') for minor streets;</p> <p>11. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be prohibited;</p> <p>12. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets;</p> <p>13. Proposed streets which are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confused with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed subdivision from the commission before submitting same to council for preliminary plat approval;</p> <p>14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills;</p> <p>15. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets;</p> <p>16. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the final plat, and all landscaping and irrigation systems shall be installed as required improvements by the subdivider;</p>
--	--	--	--

				<p>17. In general, the centerline of a street shall coincide with the centerline of the street right of way, and all crosswalk markings shall be installed by the subdivider as a required improvement;</p> <p>18. Street lighting may be required by the commission or council where appropriate and shall be installed by the subdivider as a requirement improvement;</p> <p>19. Private streets may be allowed upon recommendation by the commission and approval by the council. Private streets shall be constructed to meet the design standards specified in subsection H2 of this section;</p> <p>20. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the administrator and shall be consistent with the type and design of existing street signs elsewhere in the city;</p> <p>21. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, such construction or improvement shall be a required improvement by the subdivider. Such construction or improvement shall be in accordance with adopted standard specifications;</p> <p>22. Sidewalks, curbs and gutters may be a required improvement installed by the subdivider; and</p> <p>23. Gates are prohibited on private roads and parking access/entranceways, private driveways accessing more than one single-family dwelling unit and one accessory dwelling unit, and public rights of way unless approved by the city council.</p>
			<i>Findings</i>	This standard is not applicable because no new street, private road, or bridge are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.I	<p><b>Alley Improvement Requirements:</b> Alleys shall be provided in business, commercial and light industrial zoning districts. The width of an alley shall be not less than twenty feet (20'). Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. Dead end alleys shall be prohibited. Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in subsection H2 of this section.</p>
			<i>Findings</i>	This standard is not applicable as the subject property is in a residential zoning district which do not require alleys.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.J	<p><b>Required Easements:</b> Easements, as set forth in this subsection, shall be required for location of utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands.</p> <p>1. A public utility easement at least ten feet (10') in width shall be required within the street right of way boundaries of all private streets. A public utility easement at least five feet (5') in width shall be required within property boundaries adjacent to Warm Springs Road and within</p>

			<p>any other property boundary as determined by the city engineer to be necessary for the provision of adequate public utilities.</p> <p>2. Where a subdivision contains or borders on a watercourse, drainageway, channel or stream, an easement shall be required of sufficient width to contain such watercourse and provide access for private maintenance and/or reconstruction of such watercourse.</p> <p>3. All subdivisions which border the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a ten foot (10') fish and nature study easement along the riverbank. Furthermore, the council shall require, in appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the council may require an extension of that easement along the portion of the riverbank which runs through the proposed subdivision.</p> <p>4. All subdivisions which border on the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a twenty five foot (25') scenic easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to riverbank erosion.</p> <p>5. No ditch, pipe or structure for irrigation water or irrigation wastewater shall be constructed, rerouted or changed in the course of planning for or constructing required improvements within a proposed subdivision unless same has first been approved in writing by the ditch company or property owner holding the water rights. A written copy of such approval shall be filed as part of required improvement construction plans.</p> <p>6. Nonvehicular transportation system easements including pedestrian walkways, bike paths, equestrian paths, and similar easements shall be dedicated by the subdivider to provide an adequate nonvehicular transportation system throughout the city.</p>
			<p><i>Findings</i></p> <p>As shown on Sheet 1 of the final plat, the subdivision dedicates a 10 foot wide snow storage easement to assist in winter maintenance of Bald Mountain Road. 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.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>16.04.040.K</b></p> <p><b>Sanitary Sewage Disposal Improvements:</b> 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</p>

				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>Findings</i>	This standard is not applicable as no sanitary sewage disposal improvements are required for this project. Sewer infrastructure exists adjacent to the proposed Lot 1.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.L	<b>Water System Improvements:</b> 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>Findings</i>	This standard is not applicable as no water improvements are required for this project. Water infrastructure exists adjacent to the proposed Lot 1.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.M	<b>Planting Strip Improvements:</b> 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>Findings</i>	This standard is not applicable as planting strips are not required for this project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.N	<b>Cuts, Fills, And Grading Improvements:</b> 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. 2. Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Such plan shall contain the following information: a. Proposed contours at a maximum of five foot (5') contour intervals. b. Cut and fill banks in pad elevations.

				<p>c. Drainage patterns.</p> <p>d. Areas where trees and/or natural vegetation will be preserved.</p> <p>e. Location of all street and utility improvements including driveways to building envelopes.</p> <p>f. Any other information which may reasonably be required by the administrator, commission or council to adequately review the affect of the proposed improvements.</p> <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> <p>a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability.</p> <p>b. Fills shall be compacted to at least ninety five percent (95%) of maximum density as determined by AASHO T99 (American Association of State Highway Officials) and ASTM D698 (American standard testing methods).</p> <p>c. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability.</p> <p>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.</p> <p>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.</p>
			<i>Findings</i>	This standard is not applicable as no grading improvements are proposed or required.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.O	Drainage Improvements: The subdivider shall submit with the preliminary plat application such maps, profiles, and other data prepared by an engineer to indicate the proper drainage of the surface water to natural drainage courses or storm drains, existing or proposed. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the city on the preliminary and final plat. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider. Culverts shall be required where all water or drainage courses intersect with streets, driveways or improved public easements and shall extend across and under the entire improved width including shoulders.
			<i>Findings</i>	This standard is not applicable as no drainage improvements are proposed or required.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.P	Utilities: In addition to the terms mentioned in this section, all utilities including, but not limited to, electricity, natural gas, telephone and cable services shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements.
			<i>Findings</i>	This standard is not applicable as Lot 1 already contains a power box, gas meter, and telephone riser.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.Q	Off Site Improvements: Where the offsite impact of a proposed subdivision is found by the commission or council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to final plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities.
			<i>Findings</i>	This standard is not applicable as off-site improvements are not required or proposed with this project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.R	Avalanche And Mountain Overlay: All improvements and plats (land, planned unit development, townhouse, condominium) created pursuant to this chapter shall comply with City of Ketchum Avalanche Zone District and Mountain Overlay Zoning District requirements as set forth in Title 17 of this Code.
			<i>Findings</i>	This standard does not apply because the subject property is not located within the Avalanche Zone or the Mountain Overlay.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.S	Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.
			<i>Findings</i>	This standard does not apply because there are no existing natural features present on the subject property that would have enhanced the attractiveness of the townhome development.

**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 Subdivision Final Plat application for the development and use of the project site.
2. The City Council has the authority to review and approve the applicant’s Subdivision Final Plat Application pursuant to Chapter 16.04 of Ketchum Code Title 16.
3. The Subdivision Final Plat application is governed under Chapter 16.04 of Ketchum Municipal Code.
4. The Limelight Subdivision Final Plat application meets all applicable standards specified in Title 16 of Ketchum Municipal Code.

**DECISION**

**THEREFORE**, the Ketchum City Council **approves** this Subdivision Final Plat Application File No. P24-082 this Monday, December 2, 2024, subject to the following conditions of approval.

**CONDITIONS OF APPROVAL**

1. The final plat shall be filed with the Blaine County Recorder within one year after final plat approval by the council. Failure to file such final plat within that time shall cause all approvals of such final plat to be null and void.

Findings of Fact adopted this 2<sup>nd</sup> day of December 2024.

---

Neil Bradshaw, Mayor  
City of Ketchum

Attest:

---

Trent Donat, City Clerk



City of Ketchum

**CITY COUNCIL MEETING AGENDA MEMO**

Meeting Date:  Staff Member/Dept:

Agenda Item:

**Recommended Motion:**

I move to approve:  
1. Resolution 24-024 re-appointing Casey Burke to the Board of Commissioners of the Ketchum Renewal Agency for a term ending January 3, 2029.

**Reasons for Recommendation:**

- Casey Burke has served on the Board of Commissioners of the Ketchum Renewal Agency since December 2020 with a term ending January 3, 2025.
- Casey Burke has expressed interest in continuing his service with the Ketchum Urban Renewal Agency.
- Mayor Bradshaw desires to re-appoint Casey Burke, with the consent of the City Council, to the Board of Commissioners of the Ketchum Urban Renewal Agency, to a new term ending January 3, 2029.

**Policy Analysis and Background (non-consent items only):**

**Sustainability Impact:**

**Financial Impact:**

**Attachments:**

1. Resolution 24-024

**RESOLUTION NUMBER 24-024**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, TO APPROVE THE RE-APPOINTMENT OF CASEY BURKE TO THE BOARD OF COMMISSIONERS OF THE KETCHUM URBAN RENEWAL AGENCY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Idaho Code § 50-2001 *et seq.*, the “Idaho Urban Renewal Law of 1965”, the City of Ketchum created the Ketchum Urban Renewal Agency (the “Agency”); and

WHEREAS, pursuant to Idaho Code § 50-2006, the City established a Board of Commissioners for the Agency to transact the business and exercise the powers established by Idaho Code § 50-2001 *et seq.*; and

WHEREAS, Casey Burke was appointed to the Ketchum Urban Renewal Agency by the City Council in November 2020 to fill a vacant position and given a term ending January 3, 2025; and,

WHEREAS, Casey Burke has expressed interest in continuing to serve on the Board of Commissioners of the Ketchum Urban Renewal Agency; and,

WHEREAS, Mayor Bradshaw desires to re-appoint Casey Burke, with the consent of the City Council, to the Board of Commissioners of the Ketchum Urban Renewal Agency, to a new term ending January 3, 2029.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO:

That Casey Burke is hereby re-appointed to the Ketchum Urban Renewal Agency to serve a new term ending January 3, 2029.

This Resolution will be in full force and effect upon its adoption this 2<sup>nd</sup> day of December 2024.

CITY OF KETCHUM, IDAHO

\_\_\_\_\_  
Neil Bradshaw  
Mayor

ATTEST:

\_\_\_\_\_  
Trent Donat, City Clerk



City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:  Staff Member/Dept:

Agenda Item:

**Recommended Motion:**

Recommendation to approve Task Order #10 with Superbloom Landscape Architects for Professional Services related to the Warm Springs Preserve Master Plan

**Reasons for Recommendation:**

- Upon completion of 90% design phase, additional engineering and utility design work was required to get the Warm Springs Preserve to a clear and concise condition to minimize ambiguity from future bidding contractors. This work was informally authorized in-stride in order to meet upcoming deadlines for bidding.
- Superbloom, as well as their engineer and design subconsultants, executed the required work to take the design to 95% and make it ready for public bid.

**Policy Analysis and Background (non-consent items only):**

**Sustainability Impact:**

All aspects of Warm Springs Preserve aim to maximize the sustainability of the preserves amenities while maintaining the community’s valuable resource of an outdoor sanctuary.

**Financial Impact:**

None OR Adequate funds exist in account:	Adequate funds exist in the Warm Springs Trust Account to cover the estimated City portion of \$14,000 with the remainder of the task order, \$22,908, being reimbursed via the agreement with the Wood River Land Trust.
--	---

**Attachments:**

- |                                 |
|---------------------------------|
| 1. Task Order #10               |
| 2. TO 10 Subconsultants Exhibit |
| 3. PO 25051                     |

# SUPERBLOOM

## TASK ORDER #10

September 20, 2024, Revised November 3, 2024

**Project:** WARM SPRINGS PRESERVE | Ketchum, ID  
**Client:** City of Ketchum, Idaho ("The City"), PO Box 2315, Ketchum, ID 83340

**Scope of Work:** Scope of Work: Superbloom is working towards the 100% Stream and Floodplain Design Construction Documentation, Bidding & Negotiation for Warm Springs Preserve. Since TO#9 there were several design changes, adjustments to the scope of work and one additional design submittal. The team is requesting additional an additional contract to augment the previous scope of work for Superbloom Rio Applied Science and Engineering, and Morell Engineering. This includes:

- Increased number of meetings with Client and time associated with project coordination, developing and organizing schedules.
- Additional coordination and revisions on the grading for floodplain permit to support and collaborate on the design of extensive stream and floodplain restoration,
- Changes to the the new storage and restroom building and parking & driveway
- Development of a 95% design and associated resubmittal of several permits. Rather than addressing 90% design revisions at the Final 100% design phase, the team & City of Ketchum are preparing a submittal of an interim 95% Design package.
- Assistance with HOA/neighborhood agreements and homeowners

This task order is a modification to increase the budget for Phase 5 (Final design, CD, Bidding and Negotiation). The attached proposal(s) outline their scope of work and fees by task.

### 01

#### Task #1 Additional Services for Design & Engineering Changes for Warm Springs Preserve & 95% Drawing Submittal

Budget/Fee

This task order includes additional services for subconsultants providing design and engineering services to the Warm Springs Preserve To#9 - Construction Documents

1. Rio Applied Engineering & Science for neighbor and HOA coordination on the floodplain design & for additional drawing submittal 95% Design	\$13,908 (Rio Fee)
2. Superbloom for additional drawing submittal 95% Design and Bid coordination, coordination of Bid Schedule, additional meetings with COK team and project manager, utilities coordination, bid tab spreadsheet, additional floodplain coordination.	\$18,000 (SPRBLM Fee)
3. Morell Engineering for structural engineering redesign on the storage and restroom building.	\$3,000 (Morelle Fee)
4. Anticipated revisions from Michael Doty Architects: Additional engineering revisions for 95% submittal (hourly)	\$2,000 Hourly Architecture & Building Engineering

---

**Total Fee (TO #10)**

**\$36,908 NTE** including expenses

---

This exhibit is attached to and made a part of the Client's master agreement dated June 15th, 2022 between the Client and Superbloom for the purposes of providing professional landscape services. Additional services or hours beyond above noted hours will be billed at the following rates only with prior approval from Client:

IN WITNESS WHEREOF, the Parties have executed this Agreement.

Studio Superbloom, LLC

By:   
Stacy Passmore or Diane Lipovsky, Principal

By: \_\_\_\_\_  
(Signature)

Printed Name/Title: \_\_\_\_\_

By signing, Client acknowledges that they have read and understand this proposal, any additional scope of work and material selections and all documents referenced therein, along with the terms and conditions attached hereto. Client agrees that upon signature this Proposal becomes the sole contract between Client and Superbloom. By signing, Client confirms that it is the owner or duly authorized representative of the owner, of the property where work is to be performed and has full, binding, legal authority to enter into this Agreement.

# Memorandum



3380 Americana Terrace, Ste 390, Boise, Idaho 83706

To: Stacy Passmore, Superbloom  
From: Rob Richardson, Rio ASE  
Date: 9/16/2024  
Subject: Warm Springs Preserve Final Design Amendment

Regarding the Warm Springs Preserve Final Design Water Resources Engineering Services, Rio ASE is developing the final stream and wetland design under an existing task order (#9). Additionally, Rio ASE is contracted directly with project partner Wood River Land Trust to develop a Conditional Letter of Map Revision (CLOMR) on behalf of the City of Ketchum to meet regulatory flood permitting requirements with the county floodplain administrator and the Federal Emergency Management Agency (FEMA).

During the project 60% design review, the Idaho Department of Water Quality (IDWR) submitted several comments resulting in final design changes including removal of the proposed irrigation diversion headgate to be replaced with a “natural” side channel inlet. Rio ASE also addressed multiple rounds of comments and associated design/grading/modeling changes to meet floodplain no-rise requirements. To expedite permitting, Rio ASE paid the CLOMR submittal fee (\$6500) on behalf of the City of Ketchum and the Wood River Land Trust. Finally, at the request of the City of Ketchum, Rio ASE participated in a second (out of scope) on-site stakeholder presentation, completed on September 13, 2024.

To accommodate changes to the proposed irrigation diversion headgate and additional design/grading/modeling to meet permitting requirements, Rio ASE would like to request transferring all of the budget set aside for the headgate design in Task 4 (\$10,756) into the Task 2 (Final Design) budget. Also, to accommodate payment of the CLOMR fee, Rio ASE would like to request an additional \$6,500 in a new task (as suggested by the City of Ketchum project Manager Ben Whipple via email on 9/9/24). Finally, to accommodate the added on-site stakeholder presentation, Rio ASE would also like to add \$3000 to Task 2 (Final Design). A summary of these changes is provided below in the “Revised Budget” column:

Task	Original Budget	Revised Budget
1	\$13,144	\$13,144
2	\$46,658 + \$250 (expenses) = \$46,908	\$60,664
3	\$12,204 + 250 (expenses) = \$12,454	\$12,454
4	\$10,756	\$0
CLOMR Fee	\$0	\$6,500
<b>Total</b>	<b>\$83,262</b>	<b>\$92,762</b>

Please consider this Rio ASE’s formal request for a task order modification to increase our Final Design budget for the Warm Springs Preserve stream and floodplain design from \$83,262 to \$92,762. Let me know if you have any questions or need any additional information.

Best regards,

Rob Richardson  
Principal Geomorphologist  
Rio ASE

# Memorandum



3380 Americana Terrace, Ste 390, Boise, Idaho 83706

---

To: Stacy Passmore, Superbloom  
From: Rob Richardson, Rio ASE  
Date: 11/1/2024  
Subject: Warm Springs Preserve Stream and Floodplain Revised 100% Final Design Proposal

---

Regarding the Warm Springs Preserve Final Design Water Resources Engineering Services, Rio ASE is developing the 90% and final stream and floodplain design under existing Task Order #9 plus Amendment #1 associated with Task Order #10. Additionally, Rio ASE is contracted directly with project partner Wood River Land Trust (WRLT) to develop a Conditional Letter of Map Revision (CLOMR) on behalf of the City of Ketchum to meet regulatory flood permitting requirements with the county floodplain administrator and the Federal Emergency Management Agency (FEMA). Rio ASE is now requesting an additional contract to augment these existing contracts in order to complete the Final 100% design and Construction Preparation for the Warm Springs Preserve stream and floodplain design effort.

The purpose of this new contract is to address a budget shortfall resulting from past design changes and accommodations. During the project 90% design development and subsequent review, several unanticipated comments, design changes, and schedule extensions have resulted in an anticipated budget shortage for Rio ASE to finalize the design. These changes include:

- Increased contract length and associated meetings, coordination, and project administration
  - Original Contract (Task Order #9) scheduled completion date was 7/1/24
- Multiple iterations of grading revisions to achieve no-rise to the base flood water surface elevation and to match surfaces with other design efforts
  - Unanticipated grading refinement near proposed Baldy side channel outlet and to accommodate trails, parking area, and pedestrian bridges
  - Hydraulic modeling and FEMA coordination managed through CLOMR contract with the WRLT
- Additional coordination and modeling to evaluate multiple pedestrian bridge designs
  - Original concepts and 60% design included low-profile or removal bridge decks, which through a series of analyses have been modified to a bridge and boardwalk design
- Development of a 95% design and associated resubmittal of several permits
  - Rather than addressing 90% design revisions at the Final 100% design phase, the City of Ketchum has requested submittal of an interim 95% Design package
- Additional coordination to address neighboring landowner requests
  - Left bank neighbors, the homeowners association, and one landowner's lawyers have repeatedly requested details and clarification of the proposed design requiring additional analysis, product development, and coordination

To accommodate these changes, Rio ASE is requesting a new contract for \$13,908 to complete the Final 100% design plus Construction Prep add \$2,028 to Task 1 – Project Management and \$11,880 to Task 2 – 100% Final Design for a total of \$13,908 change as summarized in Table 1 below.

Table 1 – Existing Budget (Original and Revised) and Proposed Budget for the Warm Springs Preserve Stream and Floodplain Refined Final 100% Design Effort

Task	Original Budget (Task Order #9)	Revised Budget (Task Order #10)	New Contract
1 – Project Mgt	\$13,144	\$13,144	<b>\$2,028</b>
2 – 100% Final Design (DP3)	\$46,908	\$60,664	<b>\$11,880</b>
3 – Ecosystem Sciences Permitting (DP3)	\$12,454	\$12,454	<b>\$0</b>
4 – Permitting Coordination and Construction Prep (DP3)	\$10,756	\$0	<b>\$0</b>
CLOMR Fee (DP5)	\$0	\$6,500	<b>\$0</b>
<b>Total</b>	<b>\$83,262</b>	<b>\$92,762</b>	<b>\$13,908</b>

Please consider this Rio ASE’s formal request for a new contract to complete the Final 100% Design and Construction Prep for the Warm Springs Preserve stream and floodplain design. In addition to the remaining budget from existing contracts, Rio ASE is requesting **\$13,908** from this new contract to complete all tasks as requested. Let me know if you have any questions or need any additional information.

Best regards,



Rob Richardson  
Principal Geomorphologist  
Rio ASE

June 11, 2024

Stacy Passmore  
[stacy@superbloom.net](mailto:stacy@superbloom.net)  
Superbloom  
23 Lincoln Street, Suite 200  
Denver, Colorado 80203

**WSP Welcome Building - Agreement / Proposal for Structural Engineering Services**

**1. Parties to this Agreement**

- Superbloom – Landscape Architecture hereinafter referred to as Client
- Morell Engineering

**2. Project Information**

Warm Springs Preserve Welcome Station, Warm Springs Preserve, Ketchum, Idaho. An approximately 2,500 gross (roof footprint) square foot storage structure and comfort station, construction is to be conventional wood frame construction, with some structural steel and a conventional cast in place concrete foundation.

**3. Scope of Services**

Engineering Services include: sizing of structural members for gravity loads and wind and seismic loading and detailing of structural system. Engineering Services does not include, soils information, fire protection or suppression, or roof venting. Structural drafting services include drafting of required structural plans and details. Plans are to be drawn using electronic files provided by the architect. Services do not include structural and non-structural items not directly indicated for Morell Engineering to perform.

**3K fees from Client Task Order 7  
5K fees from Client Task Order 9**

**4. Structural Engineering and Structural Drafting Fees**

Approximate Fees to Permit Submittal ..... \$7,200.00 to \$8,500.00  
 Approximate fees during construction as needed on an hourly basis ... \$600.00 to \$2,400.00  
 Hourly Rates: Principal Engineer \$150.00 per hour                      CAD Draftsman \$100.00 per hour.  
 All revisions, site visits and field/construction time to be performed as additional services on an hourly basis as needed at current billing rates.

**5. Billing**

Billing will be submitted monthly on an hourly basis with payment due 14 days from invoice date.

**6. Limit of Liability**

In recognition of the relative risks and benefits of the project to the Client and Morell Engineering, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the liability of Morell Engineering to the Client and to all construction contractors and subcontractors on the project for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, so that the total aggregate liability of Morell Engineering and his or her subconsultants to all those named shall not exceed the amount of \$50,000.00. The client agrees to indemnify and hold harmless Morell Engineering from any and all claims originating from soil conditions, fire damage, forces above Building Department requirements, water damage or ice damage.

**7. Changes and Scheduling**

Scheduling and an approximate completion date are to be agreed upon prior to starting engineering. This proposal and schedules assumes that once work commences no changes occur in the buildings structural systems. Changes can void the agreed to schedule. Structural changes, which incur additional engineering, will be billed at our current billing rates. In the event of major structural changes the job will be re-proposed based on the changes. This proposal assumes that responses from Architect for requested information will be prompt, delays may affect schedule.

**8. Acceptance**

This agreement is entered into on the latest date appearing below between Client and Morell Engineering. Morell Engineering reserves the right to rescind this proposal until start of engineering upon review of office workload and scheduling. Please sign and return when accepted.

*Handwritten signature: Matt P Morell*

\_\_\_\_\_  
Matt P. Morell P.E., Morell Engineering

6/11/24

\_\_\_\_\_  
Date

*Handwritten signature: Stacy Passmore*

\_\_\_\_\_  
Client Representative

9/16/24

\_\_\_\_\_  
Date

Stacy Passmore

\_\_\_\_\_  
Print Name



# CITY OF KETCHUM

PO BOX 2315 \* 191 5TH ST. \* KETCHUM, ID 83340  
 Administration 208-726-3841 (fax) 208-726-8234

## PURCHASE ORDER

BUDGETED ITEM? \_\_\_ Yes \_\_\_ No

**PURCHASE ORDER - NUMBER: 25051**

<b>To:</b> 5810 STUDIO SUPERBLOOM, LLC 750 N PENNSYLVANIA ST DENVER CO 80203	<b>Ship to:</b> CITY OF KETCHUM PO BOX 2315 KETCHUM ID 83340
--	---

P. O. Date	Created By	Requested By	Department	Req Number	Terms
11/26/2024	SWHIPPLE	SWHIPPLE			

Quantity	Description	Unit Price	Total
1.00	TASK ORDER 10: MASTER PLANNING WARM 93-4900-7950	36,908.00	36,908.00
	SHIPPING & HANDLING		0.00
	TOTAL PO AMOUNT		36,908.00

\_\_\_\_\_  
 Authorized Signature



City of Ketchum

**CITY COUNCIL MEETING AGENDA MEMO**

Meeting Date:  Staff Member/Dept:

Agenda Item:

**Recommended Motion:**

**Policy Analysis and Background:**

**Sustainability Impact:**

**Financial Impact:**

<input type="text" value="None OR Adequate funds exist in account:"/>	<input type="text" value="The cost for services is \$178,127.48 for the year and funding will be allocated from the Local Option Tax Account within the approved FY2025 budget."/>
---	--

**Attachments:**

- |   |
|---|
| <input type="text" value="1. Contract #25043"/>       |
| <input type="text" value="2. Purchase Order #25043"/> |

## **BLAINE COUNTY EMERGENCY COMMUNICATION CENTER FY 2025 CONTRACT FOR SERVICES**

This Contract for Services (“Agreement”) is made this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by and between **BLAINE COUNTY**, a political subdivision of the State of Idaho (“Blaine County”), **CITY OF BELLEVUE**, a chartered city (“Bellevue”), **CITY OF HAILEY**, a municipal corporation (“Hailey”), **CITY OF KETCHUM**, a municipal corporation (“Ketchum”), **CITY OF SUN VALLEY**, a municipal corporation (“Sun Valley”), **CAREY RURAL FIRE PROTECTION DISTRICT (“Carey Rural”)** **NORTH BLAINE COUNTY FIRE PROTECTION DISTRICT**, an Idaho rural fire protection district (“North Blaine County Rural”) **BC SOUTH FIRE PROTECTION DISTRICT**, an Idaho rural fire protection district (“BC South Fire”), and **SMILEY CREEK RURAL FIRE PROTECTION DISTRICT**, an Idaho rural fire protection district (“Smiley Creek Rural”), (collectively referred to as “Parties” and individually referred to as “Party”). Bellevue, Hailey, Ketchum, Sun Valley, Carey Rural, North Blaine County Rural, BC South Fire, and Smiley Creek Rural are collectively referred to as “Users.”

### **RECITALS**

- A. The Parties are political subdivisions of the State of Idaho.
- B. Pursuant to Idaho Code §§ 67-2332, 50-301, 31-828 and 31-1417, the Parties have the authority to enter into this Agreement.
- C. In 2002, the Blaine County Board of County Commissioners adopted Ordinance No. 2002-03 authorizing an election to determine whether Blaine County could collect a monthly \$1.00/line fee under the Emergency Communications Act, *Idaho Code §§ 31-4801 et seq.* As authorized by the Emergency Communications Act, Blaine County voters approved the \$1.00/line fee in 2002 to fund a consolidated emergency communications system.
- D. As provided in Ordinance No. 2002-03 and as provided by law, the Blaine County Board of County Commissioners is the governing board of the consolidated emergency communications system, known as the Blaine County Emergency Communications Center (“BCECC”).
- E. The BCECC and the services it provides are funded by the \$1.25/line fee (“911 fees”), grants, and the Parties. By law, 911 fees and grants can only be used to fund equipment and other statutorily specified purposes, and the remaining portion of the BCECC budget is paid for by the Parties.
- F. The Parties have negotiated an agreement which will maintain the participation of all the Parties in the BCECC.
- G. Subject to the terms and conditions of this Agreement, the Parties wish to enter into this Agreement.

### **AGREEMENT**

NOW, THEREFORE, based on good and valuable consideration, the receipt of which is hereby acknowledged, and upon the foregoing recitals which are incorporated in this Agreement below as though set forth in full, the parties agree, as follows:

1. Services. Blaine County shall provide BCECC services to the Users, consisting of 24-hour-per-day staffing by certified communications personnel for the purpose of answering calls requesting fire, law enforcement, and medical services, emergency and routine radio communications with law enforcement and fire agencies, communications between Users and other dispatch related resources and support relating to the functions of the User. The Parties acknowledge and agree that, in managing the BCECC, to the extent possible, Blaine County intends to maintain a staffing level of at least two (2) dispatchers working at all times during the term of this Agreement.

2. Personnel. Personnel providing BCECC services shall be Blaine County employees, and Blaine County shall be responsible for hiring, training, and disciplining its employees. The Parties agree that the management and discipline of personnel providing BCECC services is Blaine County's responsibility, and that any User shall not have any responsibility in this regard.

3. Staffing and Equipment. For the purpose of providing the services set forth in this Agreement, Blaine County shall furnish and supply labor, supervision, equipment, and supplies necessary to maintain the agreed-upon level of BCECC service. The parties agree that from time to time, labor shortages may arise, in which case Blaine County will use its best efforts to maintain the necessary staff and equipment to meet its obligations under this Agreement.

4. Consideration. Each User agrees to its percentage of use for the BCECC services outlined in this Agreement in attached **Exhibit "A"**.

Each User shall pay its fee based on the agreed-upon allocation percentage for fiscal year 2025 as outlined in **Exhibit "A"** of this Agreement.

Each User's payment may be paid on the first day of the fiscal year, or in quarterly payments, with each quarterly payment due on or before the 25<sup>th</sup> day of October, January, April, and July of the fiscal year.

The increase in the price paid by each User shall not exceed the increase in the portion of that BCECC budget that is not funded by Blaine County, grants, and 911 fees.

5. Term. The term of this Agreement shall be one (1) year, commencing October 1, 2024, and expiring September 30, 2025 ("Original Term"). As this is only a one-year Agreement, the Parties agree that upon commencement of this Agreement, good-faith discussions shall be initiated to develop long-term BCEC funding solutions.

6. Capital Costs. For purposes of this Agreement, Blaine County shall be solely responsible for all capital expenses required for BCECC services. In order to maintain or enhance BCECC services, any User may elect voluntarily to contribute to capital expenses sought by Blaine County.

7. Unexpended Funds. In the event there are unexpended funds in the portion of the BCECC budget that is not funded with grants and 911 fees and paid or to be paid by Blaine County and the Users at the conclusion of any fiscal year while this Agreement is in effect, Blaine County shall deposit all such unexpended funds into a dedicated BCECC operational and capital fund account, the proceeds of which may only be used by the County to offset the cost of future operational or capital costs required by Sections 1 or 6 of this Agreement.

8. Technical Advisory Committee (TAC). The Parties agree to participate in the existing Technical Advisory Committee (“TAC”). Participation in the TAC shall include but not be limited to designating a representative to attend TAC meetings who possesses technical knowledge of the BCECC, attending TAC meetings, review, discussing, and deliberating on issues and recommendations concerning the BCECC, and regular reporting to each Parties’ respective governing board. TAC shall provide technical advice to Blaine County for operations of and capital purchases needed for the BCECC. The TAC shall recommend short and long-term plans for the acquisition of capital equipment needed to operate the BCECC in an efficient, safe, and reliable fashion. Minutes shall be taken of each TAC meeting and shall be distributed to each designated representative in a timely manner.

9. Miscellaneous Provisions.

a) Final Agreement. This Agreement represents the final agreement between the parties and merges and supersedes all prior negotiations, whether written or oral, with respect thereto.

b) Modification. This Agreement cannot be modified, changed, discharged, or terminated, except by writing signed by the Parties.

c) Time is of the Essence. Time and timely performance is of the essence of this Agreement.

d) Applicable Law. This Agreement shall be construed and enforced under the laws of the State of Idaho.

e) Presumption. This Agreement or any section thereof shall not be construed against any party due to the fact that said Agreement or any section thereof was drafted by either party.

f) Further Action. The parties hereto shall execute and deliver all documents, provide all information and take or forbear from all such action as may be necessary or appropriate to achieve the purposes of this Agreement.

g) Authority. Each signatory has full authority and consent to sign this Agreement.

h) Severability. The invalidity or illegality of any provision shall not affect the remainder of this Agreement.

i) Counterparts. This Agreement may be executed in several counterparts and all so executed shall constitute one Agreement, binding on all the parties hereto even though all the parties are not signatories to the original or the same counterpart.

IN WITNESS WHEREOF, the parties, having been duly authorized, have hereunto caused this Contract for Services to be executed, on the day and year first above written, the same being done after public hearing, notice and statutory requirements having been fulfilled.

BLAINE COUNTY:

BLAINE COUNTY BOARD OF COUNTY COMMISSIONERS

By: \_\_\_\_\_  
Muffy Davis, its Chair

By: \_\_\_\_\_  
Angenie McCleary, its Vice Chair

ATTEST:

By: \_\_\_\_\_  
Stephen McDougall Graham, Clerk

By: \_\_\_\_\_  
Lindsay Mollineaux, Commissioner

BELLEVUE:

CITY OF BELLEVUE, a chartered city under the laws of the State of Idaho

ATTEST:

FY25 BCEC CONTRACT FOR SERVICES

By: \_\_\_\_\_  
Marcy Hunt, City Clerk

By: \_\_\_\_\_  
Chris Johnson, Mayor

HAILEY:

CITY OF HAILEY, an Idaho municipal corporation

ATTEST:

By: \_\_\_\_\_  
Mary Cone, City Clerk

By: \_\_\_\_\_  
Martha Burke, Mayor

KETCHUM:

CITY OF KETCHUM, an Idaho municipal  
corporation

ATTEST:

By: \_\_\_\_\_  
Trent Donat, City Clerk

By: \_\_\_\_\_  
Neil Bradshaw, Mayor

SUN VALLEY:

CITY OF SUN VALLEY, an Idaho  
municipal corporation

ATTEST:

By: \_\_\_\_\_  
Nancy Flannigan, City Clerk

By: \_\_\_\_\_  
Peter Hendricks, Mayor

CAREY RURAL:

CAREY RURAL FIRE PROTECTION DISTRICT, an Idaho rural fire protection district

By: \_\_\_\_\_  
\_\_\_\_\_, its Chairman

By: \_\_\_\_\_  
\_\_\_\_\_, Commissioner

ATTEST:

By: \_\_\_\_\_  
\_\_\_\_\_, Clerk

By: \_\_\_\_\_  
\_\_\_\_\_, Commissioner

NORTH BLAINE COUNTY:

NORTH BLAINE COUNTY RURAL FIRE  
PROTECTION DISTRICT, an Idaho rural  
fire protection district

By: \_\_\_\_\_  
Jed Gray, its Chairman

By: \_\_\_\_\_  
\_\_\_\_\_, Commissioner

ATTEST:

By: \_\_\_\_\_  
\_\_\_\_\_, Clerk

By: \_\_\_\_\_  
\_\_\_\_\_, Commissioner

BC SOUTH FIRE:

BC SOUTH FIRE PROTECTION DISTRICT, an Idaho rural fire protection district

By: \_\_\_\_\_  
Jay Bailet, its Chairman

By: \_\_\_\_\_  
\_\_\_\_\_, Commissioner

ATTEST:

By: \_\_\_\_\_  
\_\_\_\_\_, Clerk

By: \_\_\_\_\_  
\_\_\_\_\_, Commissioner

SMILEY CREEK FIRE RURAL:

SMILEY CREEK FIRE RURAL  
PROTECTION DISTRICT, an Idaho rural  
fire protection district

By: \_\_\_\_\_  
\_\_\_\_\_, its Chairman

By: \_\_\_\_\_  
\_\_\_\_\_, Commissioner

ATTEST:

By: \_\_\_\_\_  
\_\_\_\_\_, Clerk

By: \_\_\_\_\_  
\_\_\_\_\_, Commissioner

**EXHIBIT A**  
**ANNUAL PERCENTAGE OF USE BY AGENCY**

Contribution Increase of 3.93%

FY 2025 Amount Due	<b>\$1,452,607.19</b>
Blaine County	\$ 706,673.12
City of Ketchum	\$ 178,127.48
City of Sun Valley	\$ 123,301.19
City of Hailey	\$ 158,748.19
BC South Fire	\$ 31,166.09
City of Bellevue	\$ 29,146.46
North Blaine County	\$ 9,964.10
Carey Rural	\$ 3,786.47
Smiley Creek	\$ 472.63
2025 User Contribution	\$ 1,241,385.75
BC Funded Shortfall	\$ 211,221.45
Total	\$ 1,452,607.19
Blaine County Actual	\$ 917,894.57



**CITY OF KETCHUM**  
 PO BOX 2315 \* 191 5TH ST. \* KETCHUM, ID 83340  
 Administration 208-726-3841 (fax) 208-726-8234

**PURCHASE ORDER**  
 BUDGETED ITEM? \_\_\_ Yes \_\_\_ No

**PURCHASE ORDER - NUMBER: 25043**

<b>To:</b> 1373 BLAINE COUNTY EMERGENCY COMM. 206 1ST AVE. S., STE 200 HAILEY ID 83333	<b>Ship to:</b> CITY OF KETCHUM PO BOX 2315 KETCHUM ID 83340
--	---

P. O. Date	Created By	Requested By	Department	Req Number	Terms
11/15/2024	BDAVIS	BDAVIS		0	

Quantity	Description	Unit Price	Total
1.00	Dispatch Services 22-4910-6090	178,127.48	178,127.48
	SHIPPING & HANDLING		0.00
	TOTAL PO AMOUNT		178,127.48

\_\_\_\_\_  
 Authorized Signature



City of Ketchum

**CITY COUNCIL MEETING AGENDA MEMO**

Meeting Date:  Staff Member/Dept:

Agenda Item:

Recommended Motion:

Policy Analysis and Background:

Sustainability Impact:

Financial Impact:

None OR Adequate funds exist in account:	This contract provides a significant portion of the funding for the Ketchum Fire Department’s current EMS level of service. FY2025’s base fee equates to \$1,685,076 (vs. \$1,513,357 in FY2024).
--	---

Attachments:

-

**FY25 EMERGENCY MEDICAL SERVICES AGREEMENT BETWEEN THE  
BLAINE COUNTY AMBULANCE DISTRICT AND THE CITY OF KETCHUM**

THIS AGREEMENT made and entered this 22 day of OCTOBER, 2024, by and between the BLAINE COUNTY AMBULANCE DISTRICT, a legal taxing district of the State of Idaho (hereinafter "Ambulance District"), and the CITY OF KETCHUM, a municipal corporation of the State of Idaho.

**WITNESSETH:**

WHEREAS, Blaine County has established an ambulance service district, in accordance with the provisions of Section 31-3901, et seq., of the Idaho Code, authorized to provide ambulance and emergency medical service (collectively referred to as "EMS Service") to serve the area within Blaine County and to determine the manner in which that service shall be operated and, if deemed appropriate, to enter into agreements to provide such EMS Service for Blaine County; and,

WHEREAS, in 2000 it was determined in a comprehensive emergency medical services plan (the "EMS Plan") the need for the Ambulance District to develop a model EMS delivery system to address the continued expansion of the service needs that would fund and sustain a higher level of EMS Service for the residents and guests of Blaine County; and,

WHEREAS, it is advantageous to both the Ambulance District and the City of Ketchum from both a financial and service standpoint for the Ambulance District to enter into an Agreement with the City of Ketchum to provide EMS Service to the residents and visitors of the County.

NOW, THEREFORE, IT IS HEREBY MUTUALLY AGREED between the parties as follows:

1. Level of Service: During the term of this Agreement, the City of Ketchum agrees to provide and maintain paramedic level EMS Service licensed by the State of Idaho Department of Health and Welfare EMS Bureau as an advanced life support (ALS) transport agency in accordance with Idaho Code Title 56, Chapter 10 for the treatment and transport of patients of Blaine County, twenty-four (24) hours per day, seven (7) days per week.
2. Services Provided: Under this agreement, the City of Ketchum shall respond to requests for service generated by Blaine County Emergency Communications (BCEC), walk-in requests for medical assistance, or other 911 requests for EMS. The City of Ketchum may also respond to interfacility transfers, event standbys and transports from St. Luke's Wood River Medical Center to the airport for fixed-wing transfers or to a patient's home, or to another medical facility at the City of Ketchum's discretion. These

non-emergency calls for service will not require the staffing levels in this agreement and will not be part of the calculation of response times. EMS Service shall be provided under the terms and conditions contained herein:

- 2.1 The City of Ketchum shall respond to all Advanced Life Support (“ALS”) incidents with one (1) fully equipped ALS Level 2 licensed ambulance with a minimum of one (1) licensed paramedic or Advanced EMT (AEMT) and one (1) emergency vehicle operator. ALS incidents shall be defined as any call dispatched as “C”, “D”, or “E” through Priority Dispatch Emergency Medical Dispatch (“EMD”); or any incident where a dispatch is upgraded from a Basic Life Support (“BLS”) level, defined as “A”, “B”, or “Ω”(“Omega”) to an ALS level; or any incident where an Emergency Medical Technician (“EMT”), Law Enforcement Officer, Ski Patroller, Emergency Medical Responder (“EMR”) or other trained responder on scene requests ALS (“Medic Request”); any “Injury-Unknown Traffic Accident”; or any request for an ALS intercept by a BLS transport within Blaine County (“Paramedic Intercept”).
- 2.2 The City of Ketchum shall respond to Basic Life Support (“BLS”) incidents with one (1) fully equipped BLS licensed ambulance with a minimum of one (1) licensed EMT or paramedic and one (1) emergency vehicle operator. BLS incidents shall be defined as any call dispatched as “A”, “B”, or “Ω”(“Omega”) through Priority Dispatch Emergency Medical Dispatch (“EMD”).
- 2.3 EMS Services provided are subject to the operational needs of the City of Ketchum’s geographical area of coverage. In this regard and when available and resources allow, the City of Ketchum will provide EMS Service to other areas within Blaine County in the same manner in responding to emergency and non-emergency events and the needs of existing Mutual Aid Agreements.
- 2.4 City of Ketchum personnel responding to emergency and non-emergency medical calls under this agreement shall operate as a unit of the City of Ketchum and Ketchum Fire Department and act under the control of the most qualified medical personnel on scene and operate under the Ketchum Fire Department standard operating guidelines. Notwithstanding, City of Ketchum and Ketchum Fire Department personnel shall be subject to the provisions of the State of Idaho EMS Bureau, applicable National Fire Protection Association standards, and other safety standards.
- 2.5 As provided by law, the Ketchum Fire Department Chief or Officer in charge at the scene of an emergency involving the protection for life or limb, shall have the authority to command and direct such operation as may be necessary to perform appropriate EMS and rescue operations consistent with the National Incident Management System (NIMS), Mutual Aid Agreements, and the Blaine County Emergency Operations Plan.
- 2.6 City of Ketchum may provide transfer of patients from St. Luke’s Wood River Medical Center to other facilities or to the patient’s home; or other destinations, when resources allow, at the sole discretion of the City of Ketchum. Such

transfers shall be subject to the payment provisions in Paragraph 13 of this agreement.

2.7 City of Ketchum shall provide backcountry rescue and winter rescue of injured persons in known locations as provided for in Idaho Code 31-2229.

2.8 City of Ketchum may provide EMS stand-by coverage for special events when resources allow, at the sole discretion of the Ketchum Fire Department.

3. Performance Metrics:

3.1 The City of Ketchum shall respond to no less than 80% of all emergent EMS calls within 10 minutes from the time of notification of the fire department by dispatch until an EMS unit is on scene in the areas identified in Exhibit A as the Urban Response Area. For this metric, "emergent calls" shall refer to calls processed through BCEC that indicate a need to respond as expeditiously as possible. This will include any call dispatched as "B", "C", "D" or "E" through Priority Dispatch EMD. Calls dispatched as "A" or "Ω" ("Omega") through Priority Dispatch EMD shall not be considered emergent. Ski runs, backcountry rescues, intercepts, interfacility transfers, standbys, move-ups, lift assists, agency assists and calls to stage will not be considered emergent. Response shall include any apparatus with EMS personnel placed enroute to the call.

3.2 The City of Ketchum shall respond to EMS calls outside its Urban Response Area in a timely manner.

4. Reporting:

4.1 The City of Ketchum will provide quarterly written reports to the BCAD outlining the status of the identified Performance Metrics. Additionally, the City of Ketchum's quarterly reports will include the following data:

4.1.1 Call and response data including a summary of all location and call types.

4.1.2 Compliance with target and required response data.

4.2 The City of Ketchum will also provide in-person reports to the BCAD as requested.

5. Compliance with Laws and Accreditation: The City of Ketchum shall comply with all Federal, State, County, and local statutes, regulations, or ordinances in its provision of the EMS Service as described within this Agreement, and to maintain its current ambulance license issued by the State of Idaho EMS Bureau.

6. Communications: The City of Ketchum shall provide the necessary communications equipment and licenses needed to fulfill this agreement, excepting such equipment necessary to dispatch, receive and transmit from Blaine County Emergency Communications. All ownership and control of communications equipment owned or operated by the City of Ketchum shall remain under the sole control of the City of Ketchum.

7. Medical Supervision: The City of Ketchum personnel shall follow the EMS protocols established by the Ambulance District Medical Director. The City of Ketchum agrees to adhere to the State of Idaho EMS Bureau Protocols, as amended, with respect to medical acts not governed by the protocols developed by the BCAD Physician Medical Director.
8. Training: The City of Ketchum shall provide sufficient EMS training of personnel and continuing education (CE) of personnel at the current levels in compliance with State of Idaho EMS Bureau standards to all Ketchum Fire Department EMS personnel.
9. Equipment: During the term of this agreement, the Ambulance District shall provide the City of Ketchum three (3) ambulances, three (3) Zoll Heart Monitors, and three (3) Stryker Power Load stretchers which will remain the property of the Ambulance District. The City of Ketchum shall provide an annual inventory list of "Exhibit B" of all vehicles and equipment owned by the Ambulance District that exceeds a purchase value of FIVE THOUSAND DOLLARS (\$5,000.00).
  - 9.1 The City of Ketchum shall be responsible for the routine maintenance of all Ambulance District-provided EMS Service vehicles and equipment. All vehicles and equipment shall be kept in sound operating condition, and maintained, operated, and equipped in compliance with all applicable laws, regulations and safety standards.
  - 9.2 The City of Ketchum shall be responsible for maintaining the branding of the three (3) ambulances as "Blaine County Ambulance" for consistency purposes. BCAD will be responsible for paying for the associated costs.
10. Capital Strategic Planning: The City of Ketchum Fire Department will participate with the BCAD, the EMS Medical Director and all contracted EMS Service Providers in the development of a capital strategic plan to focus on capital equipment planning and a consistent approach for data collection and reporting.
11. Policies and Procedures: The City of Ketchum shall be responsible for developing and maintaining all Policies and Procedures necessary for fulfillment of this agreement, including dispatch of units, staffing, supply, mutual aid and mutual response, maintenance of apparatus and equipment, and personnel management.
12. Records Management System: The City of Ketchum shall maintain records of each incident in compliance with national standards and the State of Idaho EMS Bureau.
13. Insurance: The City of Ketchum shall provide the level of insurance noted in "Exhibit C" on all apparatus, equipment and personnel during the term of this Agreement.
14. Independent Contractor: Notwithstanding any language to the Contrary contained in this Agreement, the City of Ketchum is acting as an independent contractor and not an employee or agent of the Ambulance District.
15. Compensation:

- 15.1 For the furnishing of said EMS Service, the City of Ketchum shall receive from the Ambulance District, as a Base Fee, the sum of ONE MILLION, SIX HUNDRED EIGHTY-FIVE THOUSAND AND SEVENTY-SIX DOLLARS (\$1,685,076) for the Fiscal Year 2025, payable upon receipt of an invoice in monthly installments of ONE HUNDRED FORTY THOUSAND, FOUR HUNDRED TWENTY-THREE DOLLARS (\$140,423.00) on the 20<sup>th</sup> day of each month commencing October, 2024. No payments shall be due for any period after the termination or cancellation of this Agreement as hereinafter provided. This Base Fee shall include use of the City of Ketchum's stations and facilities.
- 15.2 The Base Fee shall cover all 911 response within Blaine County. It shall also cover all intercepts occurring within Blaine County up to the county line, and all transfers from St. Luke's Wood River to a patient's home. The Base Fee shall cover lift assists, move-ups, standby for law enforcement, stage for law enforcement and similar calls. The Base Fee shall not cover interfacility transfers or transfers from the hospital to the airport for a fixed-wing transport. The Base Fee shall not cover event standby.
- 15.3 Prior to the commencement of each annual renewal period, the parties shall negotiate in good faith the annual base fee. The Ambulance District shall pay the City of Ketchum for the furnishing of said EMS Service during the renewal period.
16. Fees for Service: In addition to said Base Fee to be received from the Ambulance District, the City of Ketchum shall charge patients and/or contracting clients for services listed in Section 15.2 of this agreement rendered in accordance with the amounts scheduled in the most recent Blaine County Resolution regarding Emergency Medical Service User and Supplies fees. The fees charged for fixed-wing transfers and interfacility transfers shall be collected and retained by the City of Ketchum. The City of Ketchum shall also charge for standby at events according to the most recent Blaine County Ambulance District Resolution regarding Emergency Medical Service User and Supplies fees. Fees for events shall be collected and retained by the City of Ketchum.
17. Budget: The City of Ketchum shall submit an annual budget to the Ambulance District Board by the Third Monday of May each year for the operation of the EMS Service, as well as its anticipated revenue and expenses for the coming year as required by Idaho law, from which the Agreement fee for the coming budget year will be negotiated.
18. Term:
- 18.1 This Agreement may be terminated by either party at midnight on September 30 of any calendar year upon written notice delivered prior to March 1 of the same calendar year; provided, however, that this Agreement may be subject to immediate termination on material breach of the Agreement by either party. Upon termination of this Agreement, any and all property, apparatus and equipment owned or purchased by either party before or during the term of this Agreement shall remain the sole property of the acquiring party.
- 18.2 The Agreement shall commence on October 1, 2024, and shall run one (1) year, ending at midnight on September 30, 2025.

19. Assignment:

19.1 This Agreement shall not be assigned by the City of Ketchum without the prior written consent of the Ambulance District. The City of Ketchum retains the right to subcontract any or all services required under this agreement. Blaine County Ambulance District agrees to provide written consent to assign this agreement upon merger with, or annexation into another jurisdiction.

19.2 This Agreement constitutes the sole understanding of the parties. Any and all verbal and/or oral agreements are hereby merged into this Agreement. Any subsequent modification of this Agreement must be in writing.

IN WITNESS WHEREOF, the Blaine County Ambulance District has caused its name and seal to be subscribed and affixed hereto, pursuant to resolution of the Board of County Commissioners of Blaine County and the City of Ketchum has hereunto caused its name and the Mayor's signature to be affixed pursuant to authorization by the City of Ketchum City Council.

BLAINE COUNTY AMBULANCE DISTRICT BOARD

  
\_\_\_\_\_  
MUFFY DAVIS, CHAIR

  
\_\_\_\_\_  
ANGENIE MCCLEARY, VICE-CHAIR

  
\_\_\_\_\_  
LINDSAY MOLLINEAUX, COMMISSIONER

Attest: \_\_\_\_\_  
STEPHEN MCDOUGALL GRAHAM, CLERK

CITY OF KETCHUM

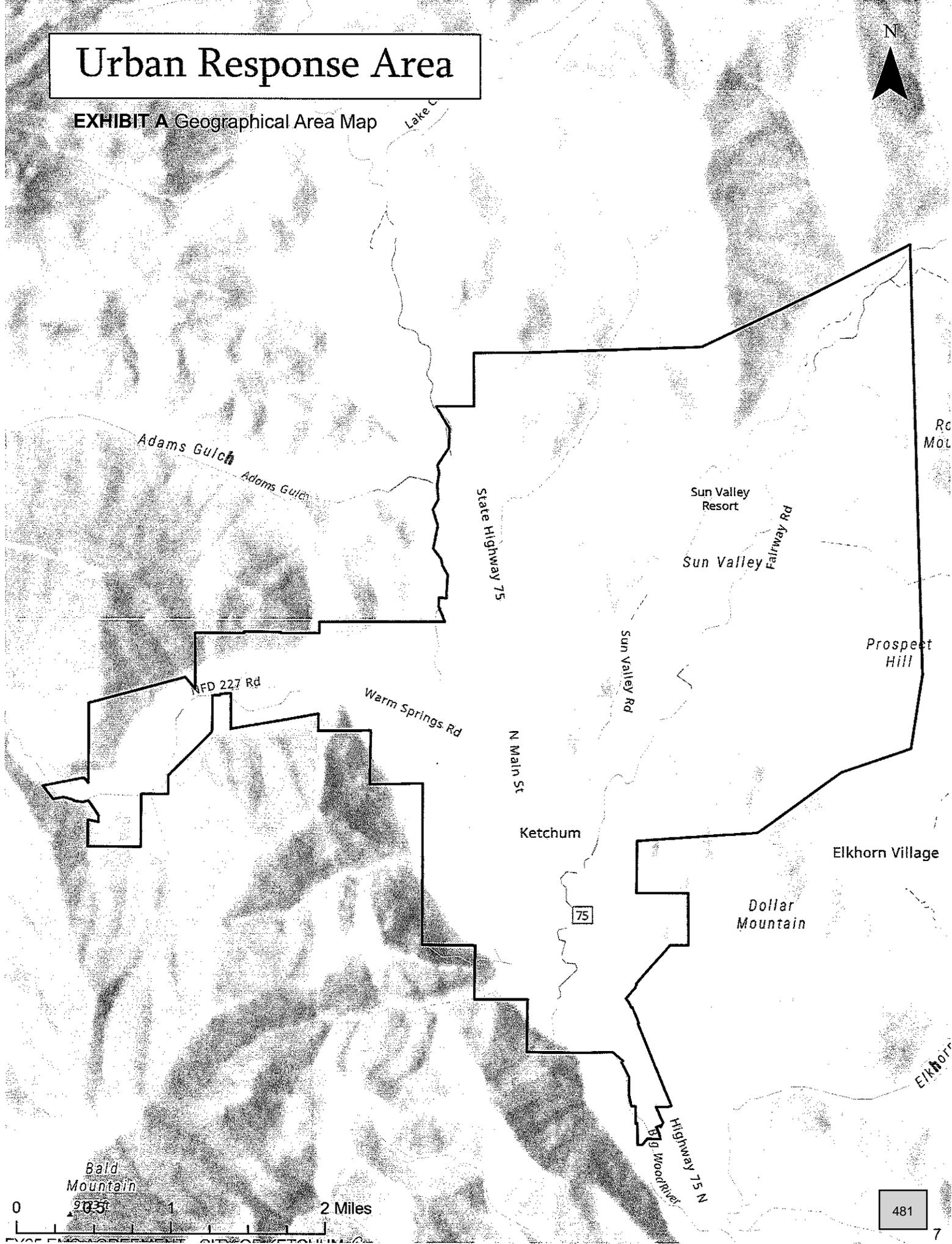
\_\_\_\_\_  
NEIL BRADSHAW, MAYOR

Attest: \_\_\_\_\_  
City Clerk

# Urban Response Area



EXHIBIT A Geographical Area Map



0 1 2 Miles

481

**EXHIBIT B**

**VEHICLE, EQUIPMENT, and ACCESSORY INVENTORY LIST**  
Updated for FY2025

VEHICLE INVENTORY:

2015 Chevrolet Type 1 Ambulance	VIN # 1GB3KZCG1FF120193
2019 Ford Type 1 Ambulance	VIN # 1FDRF3HT4KDA05263
2021 Ford Type 1 Ambulance	VIN # 1FDUF4HT4MEC12314

EQUIPMENT INVENTORY:

Ambulance 21 Zoll X Series Sure Power II Manual Defibrillator Serial # AR18I034684  
Ambulance 22 Zoll X Series Sure Power II Manual Defibrillator Serial # AR18I034668  
Ambulance 23 Zoll X Series Sure Power II Manual Defibrillator Serial # AR18I034677

ACCESSORY INVENTORY:

Not Applicable

For Blaine County  
Ambulance District

For The  
City of Ketchum

---

Muffy Davis  
Blaine County Ambulance District Chair

---

Neil Bradshaw  
Mayor

## EXHIBIT C

### Insurance

- A. The City of Ketchum, at its sole expense, shall procure and maintain in full force and effect insurance written by an insurance company or companies with AM Best rating(s) of A VIII or better. All insurance companies must be authorized to do business in the State of Idaho. By requiring insurance herein, the Ambulance District does not represent that coverage and limits are necessarily adequate to protect the City of Ketchum.
- B. Certificates of Insurance evidencing the coverages required herein shall be provided to the Ambulance District prior to the state date of the agreement. All certificates must be signed by an authorized representative of the City of Ketchum's insurance carrier and must state that the issuing company, its agents, or representatives will provide the Ambulance District thirty (30) days written notice prior to any policies being cancelled. Renewal certificates must be provided to the Ambulance District within thirty (30) days after the effective date of the renewal.
- C. Certificates shall be mailed to:
- Blaine County Administrator  
206 First Avenue South, Suite 300  
Hailey, ID 83333
- D. Certificates must show evidence of the following minimum coverages:
1. **Workers' Compensation** insurance meeting the statutory requirements of the State of Idaho.
  2. **Employers' Liability** insurance providing limits of liability in the following amount:  
\$500,000 for claims brought pursuant to Title 9, Chapter 9 Idaho Code (Tort Claims Act) and \$3,000,000 for all other claims.
  3. **Commercial General Liability** insurance providing limits of liability in the following amounts:  
\$500,000 for claims brought pursuant to Title 9, Chapter 9 Idaho Code (Tort Claims Act) and \$3,000,000 for all other claims.



City of Ketchum

**CITY COUNCIL MEETING AGENDA MEMO**

Meeting Date: December 2, 2024 Staff Member/Dept: Paige Nied, Associate Planner  
Planning and Building Department

Agenda Item: Recommendation to review and approve the Limelight Condominiums Lot Line Shift application and adopt the Findings of Fact, Conclusions of Law, and Decision.

Recommended Motion:

I move to approve the Limelight Condominiums Lot Line Shift application and adopt the Findings of Fact, Conclusions of Law, and Decision.

Reasons for Recommendation:

- The request meets all applicable standards for Readjustment of Lot Lines (Lot Line Shift) as specified in the Ketchum Municipal Code’s Subdivision (Title 16) regulations.
- Consistent with Ketchum Municipal Code §16.04.020, the proposal meets the definition of Readjustment of Lot Lines because: (1) changes are proposed to the existing property boundaries, (2) the proposed Limelight Condominium Revised plat complies with all dimensional standards required in the General Residential – Low Density Zone District, and (3) the proposal does not create additional lots or dwelling units.
- All city departments have reviewed the application and have no issues or concerns with the proposed plat.

Policy Analysis and Background (non-consent items only):

The Lot Line Shift application (File No. P24-082A) proposes to adjust the boundary of the common area of the Limelight Condominiums and dedicate a new 10-foot public utility easement centered on the existing sewer main along a portion of the southern boundary of the parcel. The common area will reduce in size by 8,235 square feet and the revised plat will have a new lot size of 84,868 square feet. Below is an image of the location and existing boundary line of the subject property.



Sustainability Impact:

This application has no impact on the City's ability to meet the Ketchum Sustainability Action Plan.
--

Financial Impact:

None OR Adequate funds exist in account:	None
--	------

Attachments:

- |   |
|---|
| 1. Lot Line Shift Application Materials                     |
| 2. Final Plat   |
| 3. Draft Findings of Fact, Conclusions of Law, and Decision |



City of Ketchum

# Attachment 1: Lot Line Shift Application Materials



**City of Ketchum  
Planning & Building**

OFFICIAL USE ONLY	
File Number:	P24--082A
Date Received:	09/12/24
By:	GB
Fee Paid:	Waived
Approved Date:	
Denied Date:	
By:	

**Readjustment of Lot Lines (Lot Line Shift) Application**

Submit completed application and documentation to [planningandbuilding@ketchumidaho.org](mailto:planningandbuilding@ketchumidaho.org) Or hand deliver to Ketchum City Hall, 191 5<sup>th</sup> St. W. Ketchum, ID 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. You will be contacted and invoiced once your application package is complete.

OWNER INFORMATION	
Owner Name: Limelight Condo Owners	
Mailing Address: PO Box 1312, Ketchum, ID 83340	
Phone:	
Email: christinekraatz@icloud.com	
PROJECT INFORMATION	
Name of Proposed Plat: Limelight Condominiums Revised	
Representative of Owner: Galena-Benchmark Engineering	
Phone: 208.726.9512	
Mailing Address: PO Box 733 Ketchum, ID 83340	
Email: dave@galena-benchmark.com	
Legal Land Description: Limelight Condominiums	
Project Address: 318 Bald Mountain Road / 2107 Warm Springs Road	
Number of Lots: 2	Number of Units: Condo units not impacted
Total Land Area in Square Feet: 1.95 acres	Current Zoning District: GR-L
Overlay District: <input type="checkbox"/> Flood <input type="checkbox"/> Mountain <input type="checkbox"/> Avalanche	
Easements to be Dedicated on the Final Plat (Describe Briefly):	
10' Public Utility Easement centered on existing sewer main.	
ATTACHMENTS NECESSARY TO COMPLETE APPLICATION	
1. A copy of a current lot book guarantee and recorded deed to the subject property;	
2. Title report	
3. PDF version of the final plat.	

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

*David Patrie*

representative

10/21/24

Signature of Owner/Representative

Date



**CLTA GUARANTEE**

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

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

**GUARANTEES**

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

**Dated: January 2, 2024**

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

Countersigned by:

\_\_\_\_\_  
Authorized Countersignature



\_\_\_\_\_  
Frederick H. Eppinger  
President and CEO

\_\_\_\_\_  
David Hisey  
Secretary

\_\_\_\_\_  
TitleOne  
Company Name

\_\_\_\_\_  
271 1st Ave North  
PO Box 2365  
Ketchum, ID 83340  
City, State

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

## GUARANTEE CONDITIONS AND STIPULATIONS

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

## GUARANTEE CONDITIONS AND STIPULATIONS

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

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

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

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

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

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

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

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

**9. Limitation of Liability**

- If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.
- In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.
- The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

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

**11. Payment Loss**

- No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
- When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

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

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

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

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

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

**14. Liability Limited to This Guarantee; Guarantee Entire Contract**

- This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
- Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
- No amendment or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

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

**LOT BOOK GUARANTEE**  
Issued By  
**Stewart Title Guaranty Company**

**SCHEDULE A**

**File No.** 24491993  
**State:** ID  
**County:** Blaine

<u>Guarantee No.</u>	<u>Liability</u>	<u>Date of Guarantee</u>	<u>Fee</u>
G-2222-000090240	\$1,000.00	January 2, 2024 at 7:30 a.m.	\$140.00

**Name of Assured:**  
Galena-Benchmark Engineering

The assurances referred to on the face page hereof are:

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

Common Area, as shown on the Condominium Map for THE LIMELIGHT CONDOMINIUMS, BLAINE COUNTY, IDAHO, as Instrument No. 147041, and amended by Instrument No. 157452, and as defined and described in that Condominium Declaration for THE LIMELIGHT CONDOMINIUMS, recorded as Instrument No. 147040, records of Blaine County, Idaho.

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

Deed Type: Other  
Grantors: None  
Grantees: None  
Recorded Date:  
Instrument:

No deed exists that specifically puts the common area into the association. The Limelight Condominium Declaration states the common area is governed by the association.

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

**EXCEPTIONS:**

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

TBD None at this time, Ketchum, ID 83340

2. Taxes for the year 2023 are exempt.  
Parcel Number: [RPK0850000000](#)  
Original Amount: \$0.00

3. The land described herein is located within the boundaries of the City of Ketchum and is subject to any assessments levied thereby.

4. Liens, levies, and assessments of the Limelight Condominium Association.

5. Easements, reservations, restrictions, and dedications as shown on the official plat of [The Limelight Condominiums and The Limelight Condominiums Amended](#).

6. 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.

7. Terms, provisions, covenants, conditions, restrictions and easements provided in a Condominium Declaration but omitting any covenants, conditions or restrictions, if any, to the extent that such violates 42 USC 3604 (c) or any other ordinance, statute or regulation.

Recorded: December 19, 1972

Instrument No.: [147040](#), records of Blaine County, Idaho.

Amendments, supplements, annexations or modifications of said Condominium Declaration.

Recorded: October 29, 1975

Instrument No.: [162597](#), records of Blaine County, Idaho.

Amendments, supplements, annexations or modifications of said Condominium Declaration.

Recorded: June 3, 1992

Instrument No.: [341405](#), records of Blaine County, Idaho.

Amendments, supplements, annexations or modifications of said Condominium Declaration.

Recorded: June 11, 2015

Instrument No.: [627177](#), records of Blaine County, Idaho.

8. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a document.

Granted to: Idaho Power Company

Purpose: Public Utilities

Recorded: April 10, 1975

Instrument No.: [159249](#), records of Blaine County, Idaho.

Sun Valley Title

By:



Nick Busdon, Authorized Signatory

**JUDGMENT AND TAX LIEN GUARANTEE**

Issued By  
Stewart Title Guaranty Company

**SCHEDULE A**

**Amount of Liability:** \$1,000.00

**Fee Amount:** \$0.00

**Guarantee No.:** G-2222-000090240

**Name of Assured:** Galena-Benchmark Engineering

**Date of Guarantee:** January 2, 2024

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

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

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

The parties referred to in this guarantee are as follows:

Limelight Condominium Owners, represented by The Limelight Condominiums, Inc. Association

Sun Valley Title  
By:



Nick Busdon, Authorized Signatory

SCHEDULE B

Exceptions:

NONE

177090

CONDOMINIUM DECLARATION  
FOR  
THE LIMELIGHT CONDOMINIUMS

ARTICLE I. Recitals and Certain Definitions.

Section 1.1 The Declarant; the Real Property. Jack C. Corrock and Lila S. Corrock, husband and wife, (together with their successors and assigns, collectively, the "Declarant") are the owners of that certain real property located in Blaine County, Idaho, described in Exhibit A attached hereto and hereby made a part of this Declaration (the "Real Property").

Section 1.2 Intention of Declarant. Declarant intends to provide for condominium ownership of the real property under condominium property act of the State of Idaho.

Section 1.3 The Project. The term "Project" shall collectively mean the Real Property and all buildings and other improvements located on the real property.

Section 1.4 Type of Ownership. This condominium project will provide a means for ownership in fee simple of separate interest in Units and for co-ownership with others, as tenants in common, of Common Area, as those terms are herein defined.

ARTICLE II. Additional Definitions.

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

Section 2.1 Building. "Building" means one of the buildings constructed on the Real Property pursuant to this Declaration, excepting all automobile parking structures.

Section 2.2 Unit. "Unit" means the separate interest in a condominium, as bounded by the interior surfaces of the perimeter walls, floors, ceilings, windows and doors thereof and the interior surfaces of built-in fireplaces as shown and numbered on the Condominium Map to be filed for record, together with all fixtures and improvements therein contained. Notwithstanding such markings, the following are not part of a Unit: bearing walls, columns, floors and roofs (except for the interior surface thereof, if a perimeter wall, floor or ceiling), foundations, shafts, central heating, central refrigeration and central air conditioning equipment, reservoirs, tanks, pumps and other services used by more than one Unit, pipes, vents, ducts, flues, chutes, conduits, wires and other utility installations, wherever located, except the outlets thereof when located within the Unit. The interior surfaces of a perimeter window or door means the points at which such surfaces are located when such windows or doors are closed; the physical windows and doors themselves are part of the Common Area, as herein defined. Each Unit also includes the interior of any storage areas which are

WELAND AND LAGGS  
ATTORNEYS AT LAW  
P. O. BOX 258  
TETCHUM, IDAHO 83340

shown on the Condominium Map as belonging to such Unit, bounded as described herein for the other portions of the Unit. In the case of combination of two or more adjoining Units, those portions of partition walls between Units which are from time to time used as door openings between such Units shall be deemed to be divided in half longitudinally, parallel to the partition wall, and each half shall constitute part of the Unit which it adjoins, as Limited Common Area appurtenant to such Unit.

Section 2.3 Common Area. "Common Area" means the entire Project excepting all Units.

Section 2.4 Limited Common Area. "Limited Common Area" means that Common Area designated herein for exclusive use by Owners of particular Condominiums, as those terms are herein defined.

Section 2.5 General Common Area. "General Common Area" means all Common Area excepting all Limited Common Area.

Section 2.6 Condominium. "Condominium" means a separate interest in a Unit together with an undivided interest in common in the Common Area (Expressed as a percentage of the entire ownership interest in the Common Area) as set forth in Exhibit B attached hereto and by this reference made a part hereof.

Section 2.7 Owner. "Owner" means any person or entity, including Declarant, at any time owning a Condominium; the term "Owner" shall not refer to any Mortgagee, as herein defined, unless such Mortgagee has acquired title pursuant to foreclosure or any proceeding in lieu of foreclosure.

Section 2.8 Mortgage. "Mortgage" means any mortgage, deed of trust, or other security instrument by which a Condominium or any part thereof is encumbered.

Section 2.9 Mortgagee. "Mortgagee" means any person, or any successor to the interest of such person named as the mortgagee, trust beneficiary, or creditor under any mortgage, as mortgage is defined in Article II, Section 2.8, under which the interest of any Owner, or successor to the interest of such Owner is encumbered.

Section 2.10 Association. "Association" means The Limelight Condominiums, Inc. an Idaho corporation, not for profit, its successors and assigns, organized as provided herein. The Association may merge with or include other unit owners in The Limelight Condominiums.

Section 2.11 Condominium Map. "Condominium Map" means the Condominium Map for The Limelight Condominiums to be filed for record in the office of the County Recorder of Blaine County, Idaho, consisting of a plat or survey map of the surface of the ground of the Real Property showing a survey and legal description thereof, the location of the building with respect to the boundaries of the Real Property, together with diagrammatic floor plans of the Building, showing the boundaries of each Unit within the Building, including horizontal and vertical locations and dimensions of all boundaries of each Unit, Unit number identifying the Units, together with such other information as may be included thereon in the discretion of the Declarant. The Condominium Map shall be completed only after

the Project has been substantially completed so that all points to be located thereon will reflect the true location of each Unit and the Common Area, as built.

ARTICLE III. Statement of Intention and Purpose.

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

ARTICLE IV. Nature and Incidents of Condominium Ownership.

Section 4.1 Estates of an Owner. The Project is hereby divided into Condominiums, each consisting of a separate interest in a Unit and an undivided interest in common in the Common Area in accordance with the attached Exhibits A & B setting forth the Common Area appurtenant to each Unit. The percentage of ownership interest in the Common Area which is to be allocated to each Unit for purposes of tax assessment under Section 55-1514 of the Idaho Code and for purposes of liability as provided by Section 55-1515 of such Code shall be the same as set forth in Exhibit B. Exhibit B also contains a legal description of each Unit in Building A, consisting of the identifying number of such Unit as shown on the Condominium Map. Such undivided interests in the Common Area are hereby declared to be appurtenant to the respective Units.

Section 4.2 Limited Common Area. "Limited Common Area" shall consist of: balconies, porches, automobile parking structures, and air conditioning equipment. The balcony or balconies and the porch or porches adjoining a Unit and the automobile parking structure identified on the Condominium Map with the same number or other designation by which the Unit is identified on the Condominium Map and the individual air conditioning equipment, as referred to above, shall be used in connection with such Unit to the exclusion of the use thereof by the other owners of Common Area except by invitation.

Section 4.3 Right to Combine Units. Declarant reserves the right to combine physically the area or space of one Unit with the area or space of one or more adjoining Units. Such combination shall not prevent separate ownership of such Condominiums in the future. Declarant reserves the right to designate and convey to any purchaser of such combined Units as additional Limited Common Area any walls, floors, or other structural separations between Units so combined, or any space which would be occupied by such structural separations but for the combination of Units. Such structural separations and such space shall automatically become General Common Area if the combined Units become subject to separate ownership in the future.

Section 4.4 Title. Title to a Condominium may be held or owned by any entity and in any manner in which title to any other real property may be held or owned in the State of Idaho.

Section 4.5 Inseparability. No part of a Condominium or of the legal rights comprising ownership of a Condominium may be separated from any other part thereof during the period of Condominium Ownership prescribed herein, so that each Unit and the undivided interest in the Common Area appurtenant to such Unit shall always be conveyed, devised, encumbered, and otherwise affected only as a complete Condominium. Every gift, devise, bequest, transfer, encumbrance, conveyance or other disposition of a Condominium or any part thereof shall be presumed to be a gift, devise, bequest, transfer, encumbrance, or conveyance, respectively, of the entire Condominium; together with all appurtenant rights created by law or by this Declaration.

Section 4.6 Partition not Permitted. The Common Area shall be owned in common by all the owners of Condominiums, and no owner may bring any action for partition thereof.

Section 4.7 Owner's Right to Common Area. Subject to the limitations contained in this Declaration, each Owner shall have the nonexclusive right to use and enjoy the General Common Area, and shall have the exclusive right to use and enjoy the Limited Common Area designated herein for exclusive use by such Owner.

Section 4.8 Taxes and Assessments. Each Owner shall execute such instruments and take such actions as may reasonably be specified by the Association to obtain separate real property tax assessments of the interest of each Owner in each Condominium. If any taxes or special district or other assessments may, in the opinion of the Association, nevertheless be a lien on the project or any part thereof, the Association shall pay the same and assess the same to the Owner or Owners responsible therefor. Each Owner shall pay the taxes or assessments assessed against his Condominium, or interest therein, or his interest in the Common Area, or any part of any or all of the foregoing. Each Owner shall pay all taxes, rates, impositions and assessments levied against the Project or any part of the Common Area in proportion to his interest in the Common Area, such payment to be made to the Association at least thirty (30) days prior to the delinquency of such tax or assessment. Each such unpaid

tax or assessment shall bear interest at the rate of eight per cent (8%) per annum from from and after the time the same becomes payable by each Owner and shall be secured by the lien created by Section 9.6 hereof.

Section 4.9 Owner's Rights With Respect To Interiors. Each Owner shall have the exclusive right to paint, repaint, tile, wax, paper or otherwise maintain, refinish and decorate the interior surfaces of the walls, ceilings, floors, windows and doors forming the boundaries of the Unit and all walls, ceilings, floors and doors within such boundaries.

Section 4.10 Easements for Encroachments. If any part of the Common Area encroaches or shall hereinafter encroach upon a Unit or Units, an easement for such encroachment and for the maintenance of the same shall and does exist. If any part of a Unit encroaches or shall hereafter encroach upon the Common Area, or upon an adjoining Unit or Units, an easement for such encroachment and for the maintenance of the same shall and does exist. Such encroachments shall not be considered to be encumbrances either on the Common Area or the Units. Encroachments caused by settling, rising or shifting of the earth, or by changes in position caused by repair or reconstruction of the Project or any part thereof.

Section 4.11 Easements of Access For Repair, Maintenance and Emergencies. Some of the Common Area is or may be located within the Units or may be conveniently accessible only through the Units. The Owners of other Units shall have the irrevocable right, to be exercised by the Association as their agent, to have access to each Unit and to all Common Area from time to time during such reasonable hours as may be necessary for the maintenance, repair or replacement of any of the Common Area located therein or accessible therefrom or for making emergency repairs therein necessary to prevent damage to the Common Area or to another Unit or Units. The Association shall also have such right independent of any agency relationship. Damage to the interior of any part of a Unit or Units resulting from the maintenance, repair, emergency repair or replacement of any of the Common Area or as a result of emergency repairs within another Unit at the instance of the Association or of Owners shall be an expense of all of the Owners; provided, however, that if such damage is the result of negligence of the Owner of a Unit, then such Owner shall be financially responsible for all of such damage. Such damage shall be repaired and the property shall be restored substantially to the same condition as existed prior to the damage. Amounts owing by Owners pursuant hereto shall be collected by the Association by assessment pursuant to Article IX, below.

Section 4.12 Owner's Right to Ingress and Egress and Support. Each Owner shall have the right to ingress and egress over, upon and across the Common Area necessary for access to his Unit and to the Limited Common Area designated for use in connection with his Unit, and shall have the right to the horizontal and lateral support of his Unit, and such rights shall be appurtenant to and pass with the title to each Condominium.

Section 4.13 Association's Right to Use of Common Area.  
The Association shall have a nonexclusive easement to make such use of the Common Area as may be necessary or appropriate to perform the duties and functions which it is obligated or permitted to perform pursuant to this Declaration, including the right to construct and maintain in the General Common Area maintenance and storage facilities for use by the Association.

Section 4.14 Declarant's Right Incident to Construction.  
Declarant, and persons it shall select, shall have the right to ingress and egress over, upon and across the Common Area, the right to store materials thereon and to make such other use thereof as may be reasonably necessary incident to complete development of the Project.

Section 4.15 Easements Deemed Created. All conveyances of Condominiums hereafter made, whether by the Declarant or otherwise, shall be construed to grant and reserve such reciprocal easements as shall give effect to Sections 4.10, 4.11, 4.12, 4.13, and 4.14 above, even though no specific reference to such easements or to those Sections appears in any such conveyance.

ARTICLE V. Description of a Condominium

Every contract for the sale of a Condominium and every other instrument affecting title to a Condominium may describe that Condominium by the number shown on the Condominium Map with the appropriate reference to the Condominium Map and to this Declaration, as each appears on the records of the County Recorder of Blaine County, Idaho, in the following fashion:

Building A, Condominium Unit # \_\_\_\_\_,  
as shown in the Condominium Map for THE LIMELIGHT  
CONDOMINIUMS appearing in the Records  
of Blaine County, Idaho, as Instrument No. \_\_\_\_\_,  
and as defined and described in that Condominium  
Declaration for THE LIMELIGHT CONDOMINIUMS  
recorded in the Records of Blaine County,  
Idaho, as Instrument No. \_\_\_\_\_.

Such description will be construed to describe the Unit, together with the appurtenant undivided interest in the Common Area, and to incorporate all the rights incident to ownership of a Condominium and all the limitations on such ownership as described in this Declaration.

ARTICLE VI. Mechanic's Lien Rights.

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 Condominium of any other Owner, or against any part thereof, or against any other property of any other Owner, unless such other Owner has expressly consented to or requested the performance of such labor or furnishing of

such materials or services. Such express consent shall be deemed to have been given by the Owner of any Condominium in the case of emergency repairs thereto. Labor performed or services or materials furnished for the Project, if duly authorized by the Association, shall be deemed to be performed or furnished with the express consent of each Owner. Any Owner may remove his Condominium from a lien against two or more Condominiums or any part thereof by payment to the holder of the lien of the fraction of the total sum secured by such lien which is attributable to his Condominium.

ARTICLE VII. The Association.

Section 7.1 Membership. The Articles of Incorporation and the By-Laws of the Association are attached hereto as Exhibit C and hereby made a part of this Declaration. Every Owner shall be entitled and required to be a member of the Association. If title to a Condominium is held by more than one person, the membership related to that Condominium shall be shared by all such persons in the same proportionate interests and by the same type of tenancy in which the title to the Condominium is held. An Owner shall be entitled to one membership for each Condominium owned by him. No person or entity other than an Owner may be a member of the Association, and the Articles of Incorporation or By-Laws of the Association always shall so state and shall in addition state that the memberships in the Association may not be transferred except in connection with the transfer of a Condominium. Provided, however, that the rights of membership may be assigned to a Mortgagee as further security for a loan secured by a lien on a Condominium.

Section 7.2 Voting Rights. The total number of votes which may be cast by all members of the Association shall be as set forth in the Articles of Incorporation and By-Laws of the Association, attached hereto as Exhibit C, and each Owner shall be entitled to vote the same percentage of the total number of votes of the Association as such Owner's percentage interest in the Common Area as set forth in Exhibit B attached hereto.

Section 7.3 Transfer. Except as otherwise expressly stated herein, any of the rights, interests and obligations of the Association set forth herein or reserved herein may be transferred or assigned to any other person or entity; provided, however, that no such transfer or assignment shall relieve the Association of any of the obligations set forth herein. Any such transfer or assignment shall not revoke or change any of the rights or obligations of any Owners as set forth herein.

Section 7.4 Amplification. The provisions of this Article are amplified by the Articles of Incorporation of the Association and by the By-Laws of the Association; provided, however, that no present or future provision of such Articles of Incorporation or By-Laws shall substantially alter or amend any of the rights or obligations of the Owners set forth herein.

ARTICLE VIII. Certain Rights and Obligations of the Association.

Section 8.1 The Management Body. The Association is hereby designated to be the "Management Body" as provided in Section 55-1503 and 55-1506 of the Idaho Code and shall administer the Project in accordance with the Condominium Property Act of such Code, the Articles of Incorporation and By-Laws of the Association and the provisions of this Declaration.

Section 8.2 The Common Area. The Association, subject to the rights of the Owners set forth in Article IV hereof, shall be responsible for the exclusive management and control of the Common Area and all improvements thereon (including furnishings and equipment related thereto), and shall keep the same in good, clean, attractive and sanitary condition, order and repair; however, each Owner of a Condominium Unit shall keep the Limited Common Area designated for use in connection with his Unit in a clean, sanitary and attractive condition, and shall maintain and repair the heating equipment and water heater servicing his Unit exclusively. The Association shall be responsible for the maintenance and repair of exterior surfaces of Buildings and improvements located on the Project, including, with limitation the painting of the same as often as necessary, the replacement of trim and caulking, the maintenance and repair of roofs, the maintenance and repair of other Common Area, including utility lines, areas for access to any automobile parking structures constituting part of the Condominiums and all other improvements or materials located within or used in connection with the Common Area. The Association shall maintain in a proper, first class manner all landscaping and natural vegetation constituting part of the Common Area, including assuring the preservation of good visual continuity between landscaped areas and natural vegetation.

The specification of duties of the Association with respect to particular Common Area shall not be construed to limit its duties with respect to other Common Area, as set forth in the first sentence in this Section. The cost of such maintenance, management and repair by the Association shall be borne as provided in Article IX. The Association shall have the right to grant easements for utility purposes over, upon, across, under or through any portion of the Common Area, and each Owner hereby irrevocably appoints this Association as attorney in fact for such purpose.

Section 8.3 Miscellaneous Services. The Association may obtain and pay for the services of any person or entity to manage its affairs, or any part thereof, to the extent it deems advisable, as well as such other personnel as the Association shall determine to be necessary or desirable for the proper operation of the Project, whether such personnel are furnished or employed directly by the Association or by any person or entity with whom or which it contracts. The Association may obtain and pay for legal and accounting services necessary or desirable in connection with the operation of the Project or the enforcement of this Declaration. The Association may arrange with others to furnish electrical, water, sewer, trash collection services, and other common services, to each Unit.

Section 8.4 Personal Property for Common Use. The Association may acquire and hold for the use and benefit of all of the Owners tangible and intangible personal property and may dispose of the same by sale or otherwise, and the beneficial interest in any such property shall be deemed to be owned by the Owners in the same proportion as their respective interests in the Common Area. Such interest shall not be transferable except with the transfer of a Condominium. A transfer of a Condominium shall transfer to the transferee ownership of the transferor's beneficial interest in such property without any reference thereto. Each Owner may use such property in accordance with the purpose for which it is intended, without hindering or encroaching upon the lawful rights of other Owners. The transfer of title to a Condominium under foreclosure shall entitle the purchaser to the interest in such personal property associated with the foreclosed Condominium.

Section 8.5 Rules and Regulations. The Association may make reasonable rules and regulations governing the use of the Units and of the Common Area, which rules and regulations shall be consistent with the rights and duties established in this Declaration. Such rules and regulations may include, without limitation, assignment of particular portions of storage areas within the Common Area for exclusive use by Owners of particular Condominiums. The Association may suspend any Owner's voting rights in the Association during any period or periods during which such Owner fails to comply with such rules and regulations, or with any other obligations of such Owner under this Declaration. The Association may also take judicial action against any Owner to enforce compliance with such rules, regulations or other obligations or to obtain damages for non-compliance, all to the extent permitted by law.

Section 8.6 Implied Rights. The Association may exercise any other right or privilege given to it expressly by this Declaration or by law, and every other right or privilege given to it herein or reasonably necessary to effectuate any such right or privilege.

ARTICLE IX. Assessments.

Section 9.1 Agreement to Pay Assessment. Declarant, for each Condominium owned by it within the Project, and for and as the Owner of the Project and every part thereof, hereby covenants, and each Owner of any Condominium by the acceptance of a deed therefor, whether or not it be so expressed in the deed, shall be deemed to covenant and agree with each other and with the Association to pay to the Association annual assessment made by the Association for the purposes provided in this Declaration, and special assessments for capital improvements and other matters as provided in this Declaration. Such assessments shall be fixed, established and collected from time to time in the manner provided in this Article.

Section 9.2 Amount of Total Annual Assessments. The total annual assessments against all Condominiums shall be based upon advance estimates of cash requirements by the Association to provide for the payment of all estimated expenses growing out of or connected with the maintenance and operation of the Common Area or furnishing electrical, water, sewer, and trash collection services, and other common services, to each Unit, which estimates may include, among other things, expenses of management; taxes and special assessments, until the Condominiums are separately assessed as provided herein; premiums for all insurance which the Association is required or permitted to maintain pursuant hereto; landscaping and care of grounds; common lighting and heating; water charges; trash collection; sewer service charges; repairs and maintenance; wages for Association employees; legal and accounting fees; any deficit remaining from a previous period; the creation of a reasonable contingency reserve, surplus and/or sinking fund; and any other expenses and liabilities which may be incurred by the Association for the benefit of the Owners under or by reason of this Declaration.

Section 9.3 Apportionment of Annual Assessments. Expenses attributable to the Common Area and to the Project as a whole shall be apportioned among all Owners in proportion to the interest in the Common Area owned by each.

Section 9.4 Notice of Annual Assessments and Time for Payment Thereof. Annual assessments shall be made on January 1 through December 31 calendar year basis. The Association shall give written notice to each Owner as to the amount of the annual assessment with respect to his Condominium on or before December 1 for each year for the fiscal year commencing on such date. Such assessments shall be due and payable on or before December 20 each year. Provided, however, that the first annual assessment shall be for the balance of the fiscal year remaining after the date fixed by the Association as the date of commencement of the Project. Such assessment shall be due and payable within thirty days after written notice of the amount thereof shall have been given to the respective Owner of a Condominium. Each annual assessment shall bear interest at the rate of eight per cent (8%) per annum from the date it becomes due and payable if not paid within thirty days after said date. Failure of the Association to give timely notice of any assessments as provided herein shall not affect the liability of the Owner of any Condominium for such assessment, but the date when payment shall become due in such a case shall be deferred to a date thirty days after such notice shall have been given.

Section 9.5 Special Assessments for Capital Improvements. In addition to the annual assessments authorized by this Article, the Association may levy in any assessment year a special assessment, payable over such a period as the Association may determine, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of the Project or any part thereof, or for any other expense incurred or to be incurred as provided in this Declaration. This section shall not be construed as an independent source of authority for the Association to incur expenses, but shall be construed to prescribe the manner of assessing for expenses authorized by other Sections hereof which shall make specific reference to this Article. Any amounts assessed pursuant hereto shall be assessed to Owners in proportion to the interest in the

Common Area owned by each. Notice in writing of the amount of such special assessments and the time for payment thereof shall be given promptly to the Owners, and no payment shall be due less than thirty days after such notice shall have been given. A special assessment shall bear interest at the rate of eight per cent (8%) per annum from the date it becomes due and payable if not paid within 30 days after such date.

Section 9.6 Lien for Assessments. All sums assessed to any Condominium pursuant to THIS ARTICLE, together with interest thereon as provided herein, shall be secured by a lien on such Condominium in favor of the Association upon recordation of a notice of assessment as herein provided. Such lien shall be superior to all other liens and encumbrances on such Condominium, except only for: (a) valid tax and special assessment liens on the Condominium in favor of any governmental assessing authority; (b) a lien for all sums unpaid on a first Mortgage, or on any Mortgage to Declarant, duly recorded in Blaine County, Idaho real estate records, including all unpaid obligatory advances to be made pursuant to such Mortgage and all amounts advanced pursuant to such Mortgage and secured by the lien thereof in accordance with the terms of such instrument; and (c) labor or materialmen's liens, to the extent required by law. All other lienors acquiring liens on any Condominium after this Declaration shall have been recorded in said records shall be deemed to consent that such liens shall be inferior liens to future liens for assessments as provided herein, whether or not such consent be specifically set forth in the instruments creating such liens.

To create a lien for sums assessed pursuant to this Article, the Association may prepare a written notice of assessment setting forth the amount of the assessment, the date due, the amount remaining unpaid, the name of the record owner of the Condominium and a description of the Condominium. Such a notice shall be signed by the Association and may be recorded in the office of the County Recorder of Blaine County, Idaho. No notice of assessment shall be recorded until there is a delinquency in payment of the assessment. Such lien may be enforced by sale to be conducted in the manner permitted by law in Idaho for the exercise of power of sale in deeds of trust or in any other manner permitted by law. In any such foreclosure, the Owner shall be required to pay the costs and expenses of such proceeding, the costs and expenses of filing the notice of assessment and all reasonable attorney's fees. All such costs and expenses shall be secured by the lien being foreclosed. The Owner shall also be required to pay to the Association any assessments against the Condominium which shall become due during the period of foreclosure. The Association shall have the right and power to bid at the foreclosure sale or other legal sale and to acquire, hold, convey, lease, rent, encumber, use and otherwise deal with the same as the Owner thereof.

A further notice stating the satisfaction and release of any such lien shall be executed by the Association and recorded in the Blaine County, Idaho real estate records, upon payment of all sums secured by a lien which has been made the subject of a recorded notice of assessment.

Any encumbrancer holding a lien on a Condominium may pay, but shall not be required to pay, any amounts secured by the lien created by this Section, and upon such payment such encumbrancer shall be subrogated to all rights of the Association with respect to such lien, including priority.

The Association shall report to any encumbrancer of a Condominium any unpaid assessment remaining unpaid for longer than ninety days after the same shall have become due; provided however, that such encumbrancer first shall have furnished to the Association written notice of such encumbrance.

Unless sooner satisfied and released or the enforcement thereof initiated as provided earlier in this Section, any lien created pursuant to this Section shall expire and be of no further force or effect one year from the date of recordation of said notice of assessment; provided, however, that said one year period may be extended by the Association for not to exceed one additional year by written extension signed by the Association and recorded in the office of the County Recorder of Blaine County, Idaho, prior to expiration of said first one-year period.

Section 9.7 Personal Obligation of Owner. The amount of any annual or special assessment against any Condominium shall be the personal obligation of the Owner thereof to the Association. Suit to recover a money judgment for such personal obligation shall be maintainable by the Association without foreclosing or waiving the lien securing the same. No Owner may avoid or diminish such personal obligation by waiver of the use and enjoyment of any of the Common Area or by abandonment of his Condominium.

Section 9.8 Statement of Account. Upon payment of a reasonable fee not to exceed \$15 and upon written request of any Owner or any Mortgagee, prospective Mortgagee or prospective purchaser of a Condominium, the Association shall issue a written statement setting forth the amount of the unpaid assessments, if any, with respect to such Condominium, the amount of the current yearly assessment and the date that such assessment becomes or became due, credit for advanced payment or prepaid items, including, but not limited to, an Owner's share of prepaid insurance premiums, which statement shall be conclusive upon the Association in favor of persons who rely thereon in good faith. Unless such request for a statement of account shall be complied with within twenty days, all unpaid assessments which became due prior to the date of making such request shall be subordinate to the lien of the Mortgage which acquired its interest subsequent to requesting such statement. Where a prospective purchaser makes such request, both the lien for such unpaid assessments and the personal obligation of the purchaser shall be released automatically if the statement is not furnished within the twenty-day period provided herein and thereafter an additional written request is made by such purchaser and is not complied with within ten days, and the purchaser subsequently acquires the Condominium.

Section 9.9 Personal Liability of Purchaser for Assessments. Subject to the provisions of Section 9.8, a purchaser of a Condominium shall be jointly and severally liable with the seller for all unpaid assessments against the Condominium up to the time of the grant or conveyance, without prejudice to the purchaser's right to recover from the seller the amount paid by the purchaser for such assessments.

ARTICLE X. Use of Condominiums.

Section 10.1 Residential. Each Condominium shall be used for residential purposes only, and no trade or business of any kind may be carried on therein. Lease or rental of a Condominium for lodging or residential purposes shall not be considered to be a violation of this covenant.

Section 10.2 Use of Common Area. There shall be no obstruction of the Common Area, nor shall anything be stored on any part of the Common Area without the prior written consent of the Association. Nothing shall be altered on, constructed in, or removed from, the Common Area except upon the prior written consent of the Association.

Section 10.3 Prohibition of Damage and Certain Activities. Nothing shall be done or kept in any Unit or in the Common Area or any part thereof which would result in the cancellation of the insurance on the Project or any part thereof over what the Association, but for such activity, would pay, without the prior written consent of the Association. Nothing shall be done or kept in any Unit or in the Common Area or any part thereof which would be in violation of any statute, rule, ordinance, regulation, permit or other validly imposed requirement of any governmental body. No damage to, or waste of, the Common Area or any part thereof shall be committed by any Owner or any invitee of any Owner, and each Owner shall indemnify and hold the Association and the other Owners harmless against all loss resulting from any such damage or waste caused by him or his invitees; provided, however, that any invitee of the Declarant shall not under any circumstances be deemed to be an invitee of any other Owner. No noxious, destructive or offensive activity shall be carried on in any Unit or in the Common Area or any part thereof, nor shall anything be done therein which may be or may become an annoyance or nuisance to any other Owner or to any person at any time lawfully residing in the Project.

Section 10.4 Animals. The Association may by rules or regulations prohibit or limit the raising, breeding, or keeping of animals, livestock, or poultry in any Unit or on the Common Area or any part thereof.

Section 10.5 Rules and Regulations. No Owner shall violate the rules and regulations for the use of the Units and of the Common Area as adopted from time to time by the Association.

Section 10.6 Maintenance of Interiors. Each Owner shall keep the interior of his Unit, including, without limitation, interior walls, windows, glass, ceilings, floors and permanent fixtures and appurtenances thereto, in a clean, sanitary and attractive condition, and good state of repair and shall keep the Limited Common Area designated for use in connection with his Unit in clean, sanitary and attractive condition, and shall keep the heating equipment and water heater serving his Unit in a good state of maintenance and repair.

Section 10.7 Structural Alterations. No structural alterations to any Unit shall be made, and no plumbing, electrical or similar work within the Common Area shall be done, by any Owner without the prior written consent of the Association, except that an Owner may do such work as may be appropriate to maintain and repair Limited Common Area appurtenant to such Owner's Unit.

ARTICLE XI. Insurance.

Section 11.1 Types of Insurance. The Association shall obtain and keep in full force and effect at all times the following insurance coverage provided by companies duly authorized to do business in Idaho. The provisions of this Article shall not be construed to limit the power or authority of the Association to obtain and maintain insurance coverage, in addition to any insurance coverage required hereunder, in such amounts and in such forms as the Association may deem appropriate from time to time.

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

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

(c) Workmen's Compensation and Employer's Liability Insurance. The Association shall purchase workmen's compensation and employer's liability insurance and all other similar insurance in respect of employees of the Association in the amounts and in the forms now or hereafter required by law.

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

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

Section 11.2 Optional Insurance. The Association may obtain the following types of insurance coverage, but is not required to do so.

(a) Personal Property Casualty Insurance. The Association may in its discretion obtain insurance on the personal property and furnishings initially placed in the Units of Owners by Declarant upon completion of construction of the Project in such amounts as shall provide for the full replacement thereof in the event of damage or destruction from casualties against which such insurance is obtained.

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

Section 11.3 Form. Casualty insurance shall be carried in a form or forms naming the Association the insured as trustee for the Owners, which policy or policies shall specify the interest of each Condominium Owner (Owner's name, Unit number, the appurtenant undivided interest in the Common Area) and which policy or policies shall provide a standard loss payable clause providing for payment of insurance proceeds to the Association as trustee for the Owners and for the respective first Mortgagees which from time to time shall give notice to the Association of such first Mortgages, such proceeds to be used in accordance with this Declaration. Each policy shall also provide that it cannot be cancelled by either the insured or the insurance company until after ten days' prior written notice is first given to each Owner and to each first Mortgagee. The Association shall furnish to each Owner and to Declarant a true copy of such policy together with a certificate identifying the

Interest of the Owner. All policies of insurance shall provide that the insurance thereunder shall be invalidated or suspended only in respect to the interest of any particular Owner guilty of breach of warranty, act, omission, negligence or noncompliance with any provision of such policy, including payments of the insurance premium applicable to that Owner's interest, or who permits or fails to prevent the happening of any event, whether occurring before or after a loss, which under the provisions of such policy would otherwise invalidate or suspend the entire policy. All policies of insurance shall provide further than the insurance under any such policy as to the interest of all other insurance Owners not guilty of any such act or omission, shall not be invalidated or suspended and shall remain in full force and effect.

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

Section 11.4 Owner's Responsibility. Insurance coverage on the furnishings initially placed in the Unit by Declarant, unless the Association pursuant to Section 11.2 hereof elects to arrange for such casualty insurance, and casualty and public liability insurance coverage within each individual Unit and for activities of the Owner, not acting by the Association, with respect to the Common Area, unless the Association pursuant to Section 11.2 hereof elects to arrange for such casualty insurance, and regardless of the Association election, insurance coverage against loss from theft on all personal property and insurance coverage of items of personal property placed in the Unit by Owner, shall be the responsibility of the respective Owners.

Section 11.5 Insurance Proceeds. The Association shall receive the proceeds of any casualty insurance payments received under policies obtained and maintained pursuant to this Article. The Association shall apportion the proceeds to the portions of the Project which have been damaged and shall determine the amount of the proceeds attributable to damage to the Common Area. To the extent that reconstruction is required herein, the proceeds shall be used for such purpose. To the extent that reconstruction is not required herein and there is a determination that the Project shall not be rebuilt, the proceeds shall be distributed in the same manner herein provided in the event of sale of obsolete Units, as set forth in Section 13.4. Each Owner and each Mortgagee shall be bound by the apportionments of damage and of the insurance proceeds made by the Association pursuant hereto.

Section 11.6 Owner's Own Insurance. Notwithstanding the provisions of Section 11.1 and 11.2 hereof, each Owner may obtain insurance at his own expense providing coverage upon his Condominium, his personal property, for his personal liability, and covering such other risks as he may deem appropriate, but each such policy shall provide that it does not diminish the insurance carrier's coverage for liability arising under insurance policies which the Association obtains pursuant to this Article.

All such insurance of the Owner's Condominium shall waive the insurance company's right of subrogation against the Association, the other Owners, and the servants, agents and guests of any of them, if such insurance can be obtained in the normal practice without additional premium charge for the waiver of rights of subrogation.

ARTICLE XII. Casualty Damage or Destruction.

Section 12.1 Affects Title. Title to each Condominium is hereby made subject to the terms and conditions hereof, which bind the Declarant and all subsequent Owners, whether or not it be so expressed in the deed by which any Owner acquires his Condominium.

Section 12.2 Association as Agent. All of the Owners irrevocably constitute and appoint the Association their true and lawful attorney in fact in their name, place and stead for the purpose of dealing with the Project upon its damage or destruction as hereinafter provided. Acceptance by any grantee of a deed from the Declarant or from any Owner shall constitute such appointment.

Section 12.3 General Authority of Association. As attorney in fact, the Association shall have full and complete authorization, right and power to make, execute and deliver any contract, deed, or other instrument with respect to the interest of a Condominium Owner which may be necessary or appropriate to exercise the powers herein granted. Repair and reconstruction of the improvements as used in the succeeding subparagraphs mean restoring the Project to substantially the same condition in which it existed prior to damage, with each Unit and the Common Area having substantially the same vertical and horizontal boundaries as before. The proceeds of any insurance collected shall be available to the Association for the purpose of repair or reconstruction unless the Owners and all first Mortgagees unanimously agree not to rebuild in accordance with the provisions set forth hereinafter.

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

Section 12.4 Estimate of Costs. As soon as practicable after an event causing damage to, or destruction of, any part of the Project, the Association shall obtain estimates that it deems reliable and complete of the costs of repair or reconstruction of that part of the Project damaged or destroyed.

Section 12.5 Repair or Reconstruction. As soon as practicable after receiving these estimates the Association shall diligently pursue to completion the repair or reconstruction of that part of the Project damaged or destroyed. The Association

may take all necessary or appropriate action to effect repair or reconstruction, as attorney in fact for the Owners, and no consent or other action by any Owner shall be necessary in connection therewith. Such repair or reconstruction shall be in accordance with the original plans and specifications of the Project or may be in accordance with any other plans and specifications the Association may approve, provided that in such latter event the number of cubic feet and the number of square feet of any Unit may not vary by more than 5% from the number of cubic feet and the number of square feet for such Unit as originally constructed pursuant to such original plans and specifications, and the location of the Buildings shall be substantially the same as prior to damage or destruction.

Section 12.6 Funds for Reconstruction. The proceeds of any insurance collected shall be available to the Association for the purpose of repair or reconstruction. If the proceeds of the insurance are insufficient to pay the estimated or actual cost of such repair or reconstruction, the Association, pursuant to Article IX hereof, may levy in advance a special assessment sufficient to provide funds to pay such estimated or actual costs of repair or reconstruction. Such assessment shall be allocated and collected as provided in that Article. Further levies may be made in like manner if the amounts collected prove insufficient to complete the repair or reconstruction.

Section 12.7 Disbursement of Funds for Repair or Reconstruction. The insurance proceeds held by the Association and the amounts received from the assessments provided for in Section 12.6 constitute a fund for the payment of cost of repair and reconstruction after casualty. It shall be deemed that the first money disbursed in payment for cost of repair or reconstruction shall be made from insurance proceeds; if there is a balance after payment of all costs of such repair or reconstruction such balance shall be distributed to the Owners in proportion to the contributions by each Owner pursuant to the assessments by the Association under Section 12.6 of this Declaration.

Section 12.8 Decision Not To Rebuild. If all Owners and all holders of first Mortgages on Condominiums agree not to rebuild, as provided herein, the Project shall be sold and the proceeds distributed in the same manner herein provided in the event of sale of obsolete Units, as set forth in Section 13.4.

ARTICLE XIII. Obsolescence.

Section 13.1 Adoption of a Plan. The record Owners, as reflected on the real estate records of Blaine County, Idaho, representing an aggregate record ownership interest of 85% or more of the Units may agree that the Project is obsolete and adopt a written plan for the renewal and reconstruction, which plan has the unanimous approval of all first Mortgagees of record at the time of the adoption of such plan. Written notice of adoption of such a plan shall be given to all Owners. Such plan shall be recorded in Blaine County, Idaho real estate records.

Section 13.2 Payment for Renewal and Reconstruction.  
The expense of renewal or reconstruction shall be payable by all of the Owners as assessments against their respective Condominiums. These assessments shall be levied in advance pursuant to Article IX hereof and shall be allocated and collected as provided in that Article. Further levies may be made in like manner if the amounts collected prove insufficient to complete the renewal and reconstruction.

Section 13.3 Dissents From The Plan. An Owner not a party to such a plan for renewal or reconstruction may give written notice of dissent to the Association within fifteen days after the recordation of such plan. The Association shall then give written advice of such dissents to all the Owners within five days after the expiration of such fifteen-day period. Within fifteen days of receipt of such notice from the Association, the record Owners, representing an aggregate record ownership of more than 15% of the Units may cancel the plan by written instrument recorded in Blaine County, Idaho, real estate records. If the plan is not cancelled, then the Condominium of each dissenter shall be purchased according to the following procedures. If the Owner and the Association can agree on the fair market value thereof, then such sale and conveyance shall be completed within sixty days thereafter. If the parties are unable to agree, the date when either party notifies the other that he or it is unable to agree with the other shall be the "commencing date" from which all periods of time mentioned herein shall be measured. Within ten days following the commencing date, each party shall nominate a qualified appraiser by written nomination and shall give notice of such nomination to the other. If either party fails to make such nomination, the appraiser nominated shall, within five days after default by the other party, appoint and associate with him another qualified appraiser. If the two appraisers designated by the parties, or selected pursuant hereto in the event of default of one party, are unable to agree, they shall appoint another qualified appraiser to be umpire between them, if they can agree on such person. If they are unable to agree upon such umpire, then each appraiser previously appointed shall nominate two qualified appraisers, and from the names of the four persons so nominated one shall be drawn by lot by judge of any court of record in Idaho, and the person whose name is so drawn shall be the umpire. The nominations from among which the name of the umpire is to be drawn by lot shall be submitted within ten days of the failure of the two appraisers to agree, which, in any event, shall not be later than twenty days following the appointment of the second appraiser. The decision of the appraisers as to the fair market value, or in the case of their disagreement, the decision of such umpire shall be final and binding. The expenses and fees of such appraisers shall be borne equally by the Association and the Owner. The sale shall be consummated within sixty days after decision of the appraisers, and the Association as attorney in fact shall disburse the proceeds in the same manner provided in Section 13.4 of this Declaration. The obligation of the Association to make such purchase shall be conditioned on the fair market value of the Condominium exceeding the obligations secured by liens on such Condominium, and upon the marketability of the title of the Owner. Owner shall furnish the Association an appropriate abstract of title or commitment for title insurance evidencing marketability of his title not less than fifteen days prior to the date set for completion of the sale.

The Association, pursuant to Article IX hereof, may levy a special assessment sufficient to provide funds to pay for the Condominiums of the dissenters, provided that such assessments shall not apply to any of the Owners who are among the dissenters and shall not be liens against the Condominiums of such Owners.

Section 13.4 Sale of Obsolete Units. The Owners representing an aggregate ownership interest of 25% or more of the Units may agree that the Condominiums are obsolete and that the Project should be sold. Such an agreement must have the unanimous approval of every first Mortgagee of record at the time such agreement is made. In such instance the Association shall forthwith record a notice setting forth such fact or facts, and upon the recording of such notice by the Association the Project shall be sold by the Association as attorney in fact for all of the Owners free and clear of the provisions contained in this Declaration, the Condominium Map and the By-Laws. The sale proceeds shall be apportioned among the Owners in proportion to the respective amounts originally paid to Declarant for the purchase of the Condominium exclusive of the amounts paid for personal property, and such apportioned proceeds shall be paid into separate accounts, each such account representing one Condominium. Each such account shall remain in the name of the Association, and shall be further identified by the Condominium designation and the name of the Owner. From each separate account the Association, as attorney in fact, shall use and disburse the total amount of such accounts without contribution from one account to the other, first to mortgagees and other lienors in the order of priority of their mortgages and other liens and the balance remaining to each respective Owner.

Section 13.5 Distribution of Excess. In the event amounts collected pursuant to Section 13.2 are in excess of the amounts required for renewal and reconstruction, the excess shall be returned to the Owners by the Association by a distribution to each Owner in the amount proportionate to the respective amount collected from each such Owner.

#### ARTICLE XIV. Condemnation.

Section 14.1 Consequences of Condemnation. If at any time or times during the continuance of the condominium ownership pursuant to this Declaration, all or any part of the Project shall be taken or condemned by any public authority or sold or otherwise disposed of in lieu of or in avoidance thereof, the following provisions shall apply.

Section 14.2 Proceeds. All compensation, damages, or other proceeds therefrom the sum of which is hereinafter called the "Condemnation Award", shall be payable to the Association.

Section 14.3 Complete Taking. In the event that the entire Project is taken or condemned, or sold or otherwise disposed of in lieu of or in avoidance thereof, the condominium ownership pursuant hereto shall terminate. The Condemnation

Award shall be apportioned among the Owners in proportion to the respective amounts originally paid to Declarant for the purchase of the Condominium exclusive of the amounts paid for personal property, provided that if a standard different from the value of the Project as a whole is employed to measure the Condemnation Award in the negotiation, judicial decree, or otherwise, then in determining such shares the same standard shall be employed to the extent it is relevant and applicable.

On the basis of the principle set forth in the last preceding paragraph, the Association shall as soon as practicable determine the share of the Condemnation Award to which each Owner is entitled. Such shares shall be paid into separate accounts and disbursed as soon as practicable in the same manner provided in Section 13.4 of this Declaration.

Section 14.4 Partial Taking. In the event that less than the entire Project is taken or condemned, or sold or otherwise disposed of in lieu of or in avoidance thereof, the condominium ownership hereunder shall not terminate. Each Owner shall be entitled to a share of the Condemnation Award to be determined in the following manner: As soon as practicable the Association shall, reasonably and in good faith, allocate the Condemnation Award between compensation, damages, or other proceeds, and shall apportion the amounts so allocated among the Owners as follows: (a) the total amount allocated to taking of or injury to the Common Area shall be apportioned equally among Owners, (b) the total amount allocated to severance damages shall be apportioned to those Condominiums which were not taken or condemned, (c) the respective amounts allocated to the taking of or injury to a particular Unit and/or improvements an Owner has made within his own Unit shall be apportioned to the particular Unit involved, and (d) the total amount allocated to consequential damages and any other takings or injuries shall be apportioned as the Association determines to be equitable in the circumstances. If an allocation of the Condemnation Award is already established in negotiation, judicial decree, or otherwise, then in allocating the Condemnation Award the Association shall employ such allocation to the extent it is relevant and applicable. Distribution of apportioned proceeds shall be made in the same manner provided in Section 13.4 of this Declaration.

Section 14.5 Reorganization. In the event a partial taking results in the taking of a complete Unit, the Owner thereof automatically shall cease to be a member of the Association. Thereafter the Association shall reallocate the Ownership, voting rights, and assessments ratio determined in accordance with this Declaration according to the same principles employed in this Declaration at its inception and shall submit such reallocation to the Owners of remaining Units for amendment of this Declaration as provided in Article XV hereof.

Section 14.6 Reconstruction and Repair. Any reconstruction and repair necessitated by condemnation shall be governed by the procedures specified in Article XII, above.

ARTICLE XV, Revocation or Amendment to Declaration.

This Declaration shall not be revoked nor shall any of the provisions herein be amended unless the Owners representing an aggregate ownership interest of 25% or more of the Condominiums as reflected on the real estate records of Blaine County, Idaho, and all holders of any recorded Mortgage covering or affecting any or all of the Condominiums, whose interests as Mortgagees appear in such records, consent and agree to such revocation or amendment by instruments duly recorded. Any such revocation or amendment shall be binding upon every Owner and every Condominium whether the burdens thereon are increased or decreased by any such amendment and whether or not the Owner of each and every Condominium consents thereto.

ARTICLE XVI. Period of Condominium Ownership.

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

ARTICLE XVII. Miscellaneous.

Section 17.1 Compliance with Provisions of Declaration and By-Laws of the Association. Each Owner shall comply with the provisions of this Declaration, the Articles of Incorporation and the By-Laws of the Association, and the decisions and resolutions of the Association adopted pursuant thereto as the same may be lawfully amended from time to time. Failure to comply with any of the same shall be grounds for an action to recover sums due and for damages or injunctive relief or both, maintainable by the Association on behalf of the Owners, or, in a proper case, by an aggrieved Owner.

Section 17.2 Registration of Mailing Address. Each Owner shall register his mailing address with the Association and all notices or demands intended to be served upon any Owner shall be sent by either registered or certified mail, postage prepaid, addressed in the name of the Owner at such registered mailing address. All notices or demands intended to be served upon the Association shall be given by registered or certified mail, postage prepaid, to the address of the Association as designated in the By-Laws of the Association. All notices or demands to be served on Mortgagees pursuant hereto shall be sent by either registered or certified mail, postage prepaid, addressed in the name of the Mortgagee at such address as the Mortgagee may have furnished to the Association in writing. Unless the Mortgagee furnishes the Association with such address, the Mortgagee shall be entitled to receive none of the notices provided for in this Declaration. Any notice referred to in this Section shall be deemed given when deposited in the United States mail in the form provided for in this Section.

Section 17.3 Transfer of Declarant's Rights. Any right or any interest reserved hereby to the Declarant may be transferred or assigned by the Declarant either separately or with one or more of such rights or interests, to any person or entity.

Section 17.4 Owner's Obligations Continue. All obligations of the Owner under and by virtue of the provisions contained in this Declaration shall continue, notwithstanding that he may have leased or rented said interest as provided herein, but the Owner of a Condominium shall have no obligation for expenses or other obligations accruing after he conveys such Condominium.

Section 17.5 Number and Gender. Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

Section 17.6 Severability. If any of the provisions of this Declaration or any clause, paragraph, sentence, phrase or word or the application thereof in any circumstances be invalidated, such invalidity shall not affect the validity of the remainder of the Declaration, and the application of any such provision, paragraph, sentence, clause, phrase or word in any other circumstances shall not be affected thereby.

Section 17.7 Statute. The provisions of this Declaration shall be in addition and supplemental to the Condominium Property Act of the State of Idaho and to all other provisions of law.

THIS DECLARATION IS EXECUTED on the 7 day of  
December, 1972.

  
\_\_\_\_\_  
JACK C. CORROCK

  
\_\_\_\_\_  
LYLA S. CORROCK

STATE OF IDAHO )  
                  ) ss.  
County of Blaine )

On this 7 day of December, 1972, before me the undersigned Notary Public in and for said State, personally appeared JACK C. CORROCK and LILA S. CORROCK husband and wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

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

Jean M. Spurgin  
NOTARY PUBLIC for Idaho  
Residing at: Hailey  
Commission expires: 3/2/72



EXHIBIT A.

Legal Description:

A parcel of land within Sec. 11, T4N, R17E, B.M., Ketchum, Blaine County, Idaho and more particularly described as follows: Commencing at the E1/4 Cor. of said Sec. 11;

Thence S 28°35'14"W, 1282.06 feet to the true point of beginning.

Thence S 11°43'44"E, 121.46 feet;

Thence S 65°24'22"W, 262.53 feet;

Thence 50.12 feet along a curve to the left with a central angle of 24°28'34", a radius of 117.32 feet and a tangent of 25.45 feet;

Thence 79.30 feet along a curve to the right with a central angle of 63°44'02", a radius of 71.29 feet and a tangent of 44.32 feet;

Thence N 75°20'10"W, 62.50 feet;

Thence 21.72 feet along a curve to the right with a central angle of 82°00'05", a radius of 15.18 feet and a tangent of 13.20 feet;

Thence N 6°39'55"E, 12.00 feet;

Thence 188.73 feet along a curve to the left with a central angle of 94°41'02", a radius of 114.21 feet and a tangent of 123.93 feet;

Thence 52.11 feet along a curve to the left with a central angle of 10°52'29", a radius of 274.56 feet and a tangent of 26.13 feet;

Thence N 7°06'02"E, 60.92 feet;

Thence N 84°39'47"E, 552.33 feet to the true point of beginning, and said parcel containing 2.33 acres.

EXHIBIT B

PERCENTAGE OF UNIT OWNERSHIP IN  
THE LIMELIGHT CONDOMINIUMS

<u>Unit numbers</u>	<u>Sq. Ft. area per Unit</u>	<u>Percent of total area per Unit</u>
101, 201, 108, 208	765.41	4.384%
102, 202, 109, 209	533.56	3.056%
103, 203, 110, 210	533.56	3.056%
104, 204, 111, 211	771.87	4.421%
105, 205, 112, 212	533.56	3.056%
106, 206, 113, 213	765.41	4.384%
107, 207	922.13	5.286%

KNEELAND AND LAUGHS  
 ATTORNEYS AT LAW  
 P. O. BOX 258  
 KETCHUM, IDAHO 83340

EXHIBIT C

BY-LAWS

OF

THE LIMELIGHT CONDOMINIUMS, INC.

ARTICLE I  
Offices

The principal office of the Association shall be in the City of Ketchum, County of Blaine, State of Idaho. The Association may have such other offices, either within or without the State of Idaho, as the Board of Directors may determine, or the affairs of the Association may require from time to time.

ARTICLE II

Board of Directors

1. GENERAL POWERS: The property, business and affairs of the Association shall be controlled and managed by the Board of Directors.

2. NUMBER: The Board of Directors shall consist of three (3) members. The Board of Directors may be increased by amendment of these By-Laws, provided, however, that the number of directors shall not be increased to more than nine(9), and provided, further, that a reduction in the number of directors by amendment of these By-Laws shall not have the effect of reducing the term of an incumbent director.

3. QUALIFICATIONS: ELECTION: TERM: Directors need not be members of the Association and shall be elected by the members at their annual meeting. At each election for directors, each member entitled to vote shall have the right to cast for any one or more nominees for director a number of votes equal to the number of votes which attach to his membership pursuant to the Articles of Incorporation, multiplied by the number of directors to be elected. Directors shall serve the term of one (1) year and until their successors are duly elected and qualified.

4. REMOVAL: RESIGNATION: Any director may be removed with or without cause by a vote of two-thirds (2/3) of the total number of votes entitled to be cast by the members of the Association at a meeting called for that purpose. Any Director may resign by submitting a written notice to the Board of Directors stating the effective date of his resignation, and acceptance of the resignation shall not be necessary to make it effective.

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

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

7. NOTICES: WAIVER: Five (5) days notice of special meetings shall be given to each director by the Secretary/Treasurer. Such notice may be given orally, in person, or in writing served on or mailed or telegraphed to each director. Written waiver of notice signed by, or attendance at a meeting of the Board of Directors by a director shall constitute a waiver of notice of such meeting, except where attendance is for the expressed purpose of objecting to the failure to receive such notice or to defects in said notice.

8. QUORUM: VOTE REQUIRED: ADJOURNMENT: At any meeting of the Board of Directors a majority of the qualified directors shall constitute a quorum. If a quorum is present, the action of a majority of the directors present and voting shall be the act of the Board of Directors. If a quorum is not present, the majority of directors present may adjourn the meeting from time to time without further notice other than announcement at the meeting.

9. ACTION OF DIRECTORS WITHOUT A MEETING. Any action required to be taken or any other action which may be taken at a meeting of the Board of Directors may be taken without a meeting if a consent in writing setting forth the action so taken shall be signed by all the directors entitled to vote in respect to the subject matter thereof.

### ARTICLE III

#### Officers

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

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

3. VICE-PRESIDENT: A Vice-President shall act in place of the President in case of his death, absence, inability, or failure to act and shall perform such other duties and have such authority as from time to time delegated to him by the Board of Directors or by the President. The Vice-President shall be a director, however, if the Board of Directors elects more than one Vice-President, only one so elected need be a director.

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

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

6. DELEGATING OF POWERS: In case of absence of any officer of the Association or for any other reason that may seem sufficient to the Board of Directors, the Board may delegate his duties and powers for the time being to any other officer or any director.

#### ARTICLE IV

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

1. MEMBERSHIP: Every owner of a condominium unit shall be a member of the Association and no person or entity other than an owner of a condominium unit may be a member of the Association. If title to a condominium unit is held by more than one person, the membership related to that condominium shall be shared by all such persons in the same proportionate interest and by the same type of tenancy in which the title to the condominium unit is held. Memberships in the Association shall not be transferred except in connection with the transfer of a condominium unit. Provided, however, that the rights of membership may be assigned as further security for a loan secured by a lien on a condominium unit.

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

In the event of dispute as to ownership of a condominium unit and to the membership appurtenant thereto, title to the condominium unit as shown on the public records of the County of Blaine, State of Idaho, shall be determinative.

3. VOTING RIGHTS: The voting rights of each member owner will not necessarily be equal to the voting rights of other members. The voting rights of a member of the Association shall be determined by and be the same as the owner member's percentage interest in the "common area" of the Association as this term is defined in Section 55-1503 of the Idaho Code and calculated in accordance with Section 55-1505 (c) of the Idaho Code. The Condominium Declaration sets forth the percentage interest of each member in the "common area" which interest depends upon the number and type of condominium units.

Voting by proxy shall be permitted; however, proxies must be filed with the Secretary/Treasurer twenty-four (24) hours before the appointed time of each meeting.

4. ANNUAL MEETINGS: An annual meeting of the members for the purpose of electing directors and transactions of such other matters as may properly come before the meeting shall be held at three o'clock p.m., on the first Saturday in February of each year in a convenient location in the County of Blaine, State of Idaho. All business which may be lawfully transacted in any such meeting may be transacted without any further or special notice.

5. SPECIAL MEETING: Special meetings of the members may be called any time by the Board of Directors or by written request of one-fifth (1/5) of the voting power of all the members and shall be held at a convenient location in the County of Blaine, State of Idaho. The Secretary/Treasurer shall forthwith give notice of such meeting at such time as the Secretary/Treasurer may fix, not less than ten (10) nor more than thirty-five (35) days after the receipt of said request, and if the Secretary/Treasurer shall neglect or refuse to issue such call, the Board of Directors or members making request may do so.

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

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

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

7. QUORUM: VOTE REQUIRED: ADJOURNMENT: A majority of the membership entitled to vote represented in person or by proxy shall constitute a quorum at any meeting of the members. If a quorum is present, the action of a majority of the membership present and voting shall be the act of the members. If a quorum is not represented at a meeting, a majority of the membership present in person or by proxy may adjourn the meeting from time to time without notice other than announcement at the meeting.

8. CERTIFICATES HELD: Membership certificates held in estates or trust may be voted by the administrator, executor, guardian, trustee, conservator or receiver thereof without such membership or title to the condominium unit being transferred to said person.

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

#### ARTICLE V

##### Incorporation by Reference to Condominium Declaration

1. ARTICLES OF CONDOMINIUM DECLARATION INCORPORATED: Pursuant to Article X of the Articles of Incorporation of this Association, the Condominium Declaration for THE LIMELIGHT CONDOMINIUM is hereby incorporated by reference and made a part of these By-Laws as if set out in full herein; including but not limited to articles entitled "Nature and Incident of Condominium Ownership" (Article IV), "The Association" (Article VII), "Use of Condominiums" (Article X), "Certain Rights and Obligations of the Association" (Article VIII), and "Assessments" (Article IX). The said Declaration is annexed and appended hereto as Exhibit "A".

#### ARTICLE VI

##### Contracts, Conveyances, Checks and Miscellaneous

1. CONTRACTS: The Board of Directors may authorize any officer of the Association to enter into any contract or execute any instrument in the name of the Association except as otherwise specifically required by the Articles of Incorporation, or by the Condominium Declaration for The Limelight Condominiums.

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

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

4. FISCAL YEAR: The fiscal year or business year of the Association shall begin on the first day of October and end on the last day of September following.

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

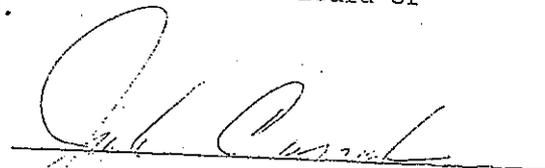
6. SEAL: The Board of Directors may adopt an Association seal of such design as may be appropriate.

ARTICLE VII

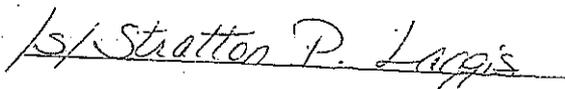
Amendments

1. BY-LAWS: These By-Laws may be amended, altered or repealed from time to time by a two-thirds (2/3) vote of the membership of the Association which also holds two-thirds (2/3) of the voting power of the Association in accordance with the provisions of Article VII of the Articles of Incorporation at any annual or special meeting provided that the notice of such meeting states that such amendment, alteration, or repeal is to be considered.

APPROVED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ 1972, by the undersigned members of the Initial Board of Directors of this Association.

  
\_\_\_\_\_

  
\_\_\_\_\_

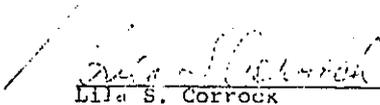
  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

NEELAND AND LAGGIS  
ATTORNEYS AT LAW  
P. O. BOX 288  
TETON, IDAHO 83240

APPROVED AND ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_  
1972, by the undersigned, they being the incorporators of The  
Limelight Condominiums, Inc.

  
\_\_\_\_\_  
Jack Corrock

  
\_\_\_\_\_  
Lila S. Corrock

\_\_\_\_\_  
Stratton P. Laggis

\_\_\_\_\_  
G. R. Kneeland

\_\_\_\_\_  
Jennifer Nevins

ARTICLES OF INCORPORATION

OF

THE LIMELIGHT CONDOMINIUMS, INC.

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, each being a natural person of full age and a citizen of the United States of America, have voluntarily and do hereby associate ourselves together for the purpose of forming a corporation under the laws of the State of Idaho, Idaho Code, Title 30, Chapter 1, Section 117A. We do hereby certify, declare and adopt the following Articles of Incorporation.

ARTICLE I

The name of the corporation is:

THE LIMELIGHT CONDOMINIUMS, INC.

ARTICLE II

The period of existence and the duration of the life of this corporation shall be perpetual.

ARTICLE III

This corporation shall be a non-profit membership corporation.

ARTICLE IV

The location and post office address of the registered office of this corporation shall be: P. O. Box 32, Ketchum, Idaho 83340.

ARTICLE V

This corporation is formed to be a Management Body as permitted by the provisions of the Idaho Condominium Property Act, Idaho Code Title 55, Chapter 15 and its powers are and shall be consistent with the provisions of this Act.

*file  
back  
copy*

SHEELAR AND LAGG'S  
ATTORNEYS AT LAW  
P. O. BOX 259  
LICHUN, IDAHO 83340

(A) The nature of the business and the object and purpose of this corporation shall be as follows:

(a) This corporation (hereinafter referred to as the Association) shall be the "Management Body" as defined in Section 55-1503, Idaho Code, and as provided for in the terms and conditions of that certain Condominium Declaration for The Limelight Condominiums (hereinafter referred to as the "Declaration") to be executed by Jack and Lila Corrock which delegates and authorizes this Association to exercise certain functions as the Management Body. The Declaration shall be recorded in the Office of the County Recorder of Blaine County, State of Idaho, together with a certified copy of these Articles of Incorporation appended thereto.

(b) The Management Body shall have the power to have, exercise, and enforce all rights and privileges, and to assume, incur, perform, carry out and discharge all duties, obligations and responsibilities of a Management Body as provided for in the Idaho Condominium Property Act and in the Declaration, as such Declaration is originally executed or, if amended, as amended. The Management Body shall have the power to adopt and enforce rules and regulations covering the use of the condominium project or any area or units thereof, to levy and collect the annual and special assessments and charges against the condominiums and the members thereof and in general to assume and perform all the functions to be assumed and performed by the Management Body as provided for in the Declaration. It shall have the power to transfer, assign or delegate such duties, obligations or responsibilities to other persons or entities as permitted or provided for in the Idaho Condominium Property Act, the Declaration, or in an agreement executed by the Association with respect thereto. The Management Body shall actively foster, promote, and advance the interest of owners of condominium units within the condominium project.

(B) In addition to the foregoing, where not inconsistent with either the Idaho Condominium Property Act (Chapter 15, Title 55, Idaho Code) or Title 30, Idaho Code, the corporation shall have the following powers:

(a) The authority set forth in Title 30 of the Idaho Code relating to the organization and conduct of general business corporations.

(b) To buy, sell, acquire, hold or mortgage, or enter into security agreements, pledge, lease, assign, transfer, trade and deal in and with all kinds of personal property, goods, wares and merchandise of every kind, nature and description.

(c) To buy, sell, lease, let, mortgage, exchange or otherwise acquire or dispose of lands, lots, houses, buildings and real property, hereditaments and appurtenances of all kinds and wheresoever situated, and of any interest and rights therein, to the same extent as natural persons might or could do, and without limit as to amount.

(d) To borrow money, to draw, make, accept, enforce, transfer and execute promissory notes, debentures and other evidences of indebtedness, and for the purpose of securing any of its obligations or contracts, to convey, transfer, assign, deliver, mortgage and/or pledge all or any part of the property or assets, real or personal, at any time owned or held by this corporation.

(e) To have one or more offices to carry on all or any part of its operations and business, and to do all and everything necessary, suitable, convenient or proper for the accomplishment of any of the purposes, or the attainment of any one or more of the objects herein named, or which shall at any time appear conducive or expedient for the protection or benefit of the Association, and which now or hereafter may be authorized by law, and this to the same extent and as fully as natural persons might or could do, as principals, agents, contractors,

trustees or otherwise, and either alone or in connection with any firm, person, association or corporation.

(f) The foregoing clauses are to be construed both as objects and power's. As hereby expressly provided, an enumeration herein of the objects, powers and purposes shall not be held to restrict in any manner the general powers of the corporation. The corporation shall have the power to do all acts that are necessary and convenient to obtain the objects and purposes herein set forth to the same extent and as fully as any natural person could or might do, within the framework of the Idaho Condominium Property Act, these Articles of Incorporation, and the general corporation laws of the State of Idaho.

#### ARTICLE VII

##### MEMBERSHIP CERTIFICATES, VOTING POWER, AND DETERMINATION OF PROPERTY RIGHTS AND INTERESTS

Section 1: Each member shall be entitled to receive a certificate of membership, which certificate shall state the number of votes he is entitled to cast as a member of the Association.

Section 2: There shall be one membership in the corporation for each condominium in The Limelight Condominiums as established in the Declaration. The members of the corporation must be and remain owners of condominiums within the project set forth in the Declaration to be recorded in Blaine County, State of Idaho, and the Association shall include all owners of condominiums within the project. If title to a condominium is held by more than one person, the membership relating to that condominium shall be shared by all such persons in the same proportionate interest and the same type of tenancy in which the title to the condominium is held.

Section 3: No person or entity other than an owner may be a member of the Association. A member shall not assign or transfer his membership certificate except in connection with

the transfer or sale of a condominium. Every person or entity who is an owner of any condominium unit included in any condominium project for which the Association has been or may be designated as a Management Body shall be required to be a member of the Association and remain a member so long as such person or entity shall retain the ownership of a condominium unit. Membership in the Association is declared to be appurtenant to the title of the condominium unit upon which such membership is based and automatically shall pass with the sale or transfer of the title of the unit. Members shall not have pre-emptive rights to purchase other memberships in the Association or other condominium units in the project.

Section 4: The voting rights of a member of the Association shall be determined by the owner member's percentage interest in the "common area" of the condominium project described in the Declaration, as the term "common area" is defined in Section 55-1503 of the Idaho Code; therefore, the voting rights of each member owner will not in all cases be equal. The Declaration, or an exhibit attached thereto, shall set forth the percentage interest of each member in the "common area" which interest depends upon the number and type of condominium units.

#### ARTICLE VIII

Each member shall be liable for the payment of assessments provided for in the Declaration and for the payment and discharge of the liabilities of the corporation as provided for in the Declaration, the Idaho Condominium Property Act (Title, Chapter 15) and as set forth in the By-Laws of the Corporation.

#### ARTICLE IX

The By-Laws of this corporation may be altered, amended, or new By-Laws adopted by any regular or any special meeting of the corporation called for that purpose by the affirmative vote of two-thirds (2/3) of the members present at such meeting.

ARTICLE X

For the purpose of specifying in detail the rights, responsibilities, duties and obligations of the Board of Directors, the officers, employees and agents of the corporation and the members thereof including the liability of the members for the payment of assessments, the By-Laws may incorporate by reference the provisions of the Declaration recorded in Blaine County, State of Idaho, provided that a true and correct copy of such Declaration is attached to and made a part of the By-Laws of the corporation.

ARTICLE XI

The business and affairs of the Association shall be managed and controlled by a Board of Directors. The original Board of Directors shall be three; however, the By-Laws of the Association may provide for an increase or decrease in their number, provided that the number of directors shall not be greater than nine or less than three.

ARTICLE XII

The names and post office addresses of the incorporators are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Jack C. Corrock	Ketchum, Idaho
Lila S. Corrock	Ketchum, Idaho
George R. Kneeland	Ketchum, Idaho
Stratton P. Laggis	Ketchum, Idaho
<u>Jennifer Nevins</u>	<u>Ketchum, Idaho</u>

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 8th day of May, 1972.

Jack C. Corrock  
Jack C. Corrock

Lila S. Corrock  
Lila S. Corrock

George R. Kneeland  
George R. Kneeland

Stratton P. Laggis  
Stratton P. Laggis

Jennifer Nevins  
Jennifer Nevins

STATE OF IDAHO )  
County of Blaine ) ss.

On this 8th day of May, 1972, before me, the undersigned Notary Public in and for said State, personally appeared JACK C. CORROCK, LILA S. CORROCK, GEORGE R. KNEELAND, STRATTON P. LAGGIS, and JENNIFER NEVINS, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

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

John M. [Signature]  
NOTARY PUBLIC FOR IDAHO

Residing at: Hailey, Idaho

My Commission expires: 3/2/74

WILLIAM AND LUCAS  
ATTORNEYS AT LAW  
P. O. BOX 517  
BOISE, IDAHO 83720

No. 147040

Condominium Declaration  
for  
The Sunlight Condominium

STATE OF ILLINOIS  
COUNTY OF COOK  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD BY MY OFFICE AT THE REQUEST OF  
*Lawrence L. Blum*  
AT 9:05 O'CLOCK A.M.  
DEC 19 A.D. 1972  
HOWARD PERSON, CLERK OF THE CIRCUIT COURT  
*Marie Simon*  
BY *Hayel Blum*  
PRESIDENT

ENTERED  ENTERED ON MARGIN   
FILMED  INDEXED IN PARTY   
COMPARED  WITH 2nd PARTY



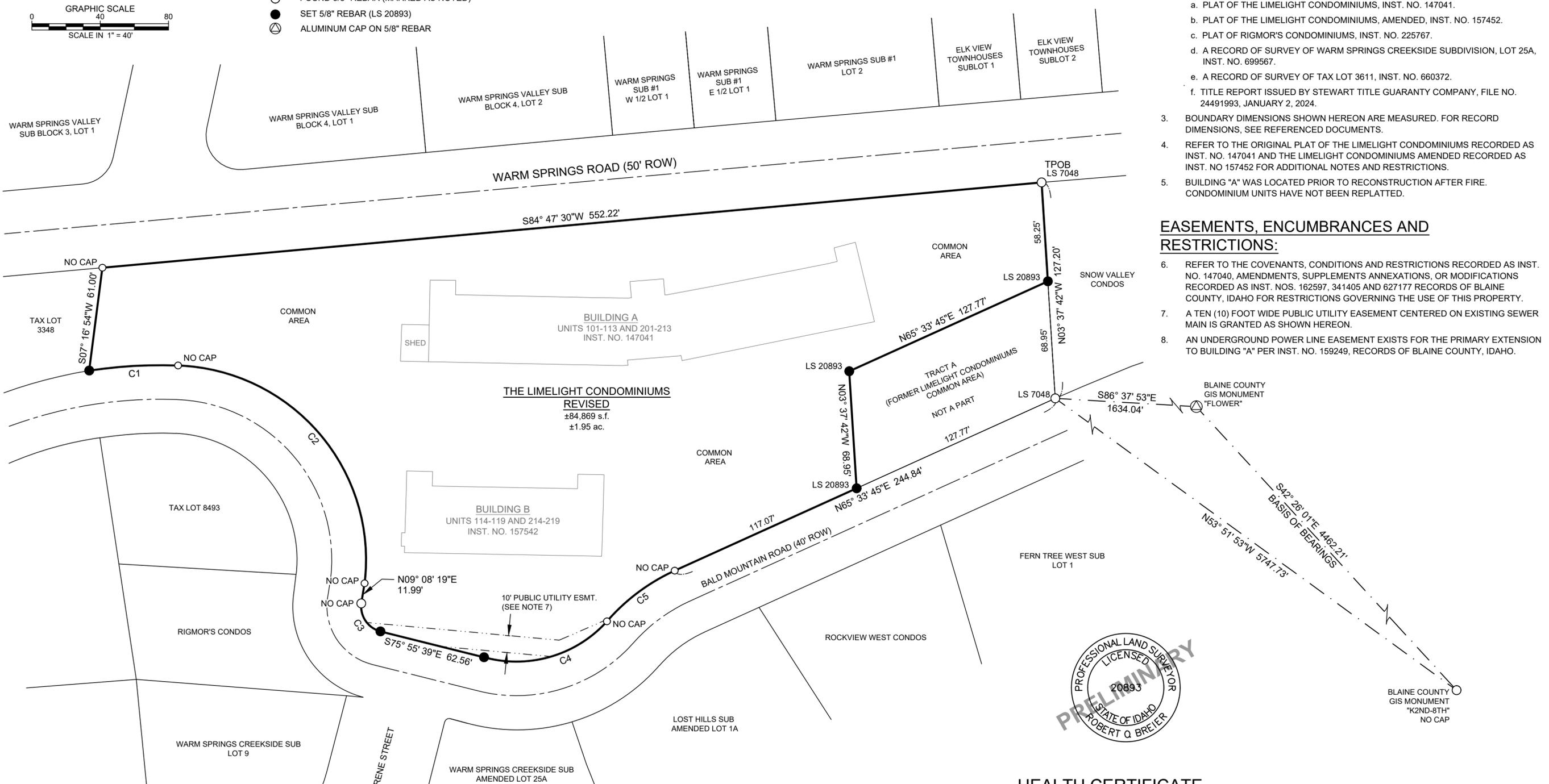
City of Ketchum

# Attachment 2: Final Plat

A PLAT SHOWING:  
**THE LIMELIGHT CONDOMINIUMS REVISED**  
 WHEREIN THE LIMELIGHT CONDOMINIUMS COMMON AREA IS AMENDED AND A PORTION OF  
 THE COMMON AREA IS REMOVED.  
 LOCATED WITHIN SECTION 11, T4N, R18E, B.M. CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
**SEPTEMBER 2024**

**LEGEND**

- PROPERTY LINE
- ADJOINER'S LOT LINE
- - - EASEMENT (AS NOTED)
- - - CENTERLINE OF ROW
- ▭ BUILDING FOOTPRINT
- - - BLAINE COUNTY GIS TIE
- FOUND 1/2" REBAR (MARKED AS NOTED)
- FOUND 5/8" REBAR (MARKED AS NOTED)
- SET 5/8" REBAR (LS 20893)
- ⊙ ALUMINUM CAP ON 5/8" REBAR



**SURVEY NARRATIVE & PLAT NOTES:**

1. THE PURPOSE OF THIS PLAT IS TO REMOVE A PORTION OF THE LIMELIGHT CONDOMINIUMS COMMON AREA. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL CORNERS, OR REPLACEMENTS OF ORIGINAL CORNERS. SET MONUMENTS WERE REESTABLISHED BY PROPORTIONING RECORD DISTANCES BETWEEN FOUND MONUMENTS.
2. REFERENCED DOCUMENTS:
  - a. PLAT OF THE LIMELIGHT CONDOMINIUMS, INST. NO. 147041.
  - b. PLAT OF THE LIMELIGHT CONDOMINIUMS, AMENDED, INST. NO. 157452.
  - c. PLAT OF RIGMOR'S CONDOMINIUMS, INST. NO. 225767.
  - d. A RECORD OF SURVEY OF WARM SPRINGS CREEKSIDE SUBDIVISION, LOT 25A, INST. NO. 699567.
  - e. A RECORD OF SURVEY OF TAX LOT 3611, INST. NO. 660372.
  - f. TITLE REPORT ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 24491993, JANUARY 2, 2024.
3. BOUNDARY DIMENSIONS SHOWN HEREON ARE MEASURED. FOR RECORD DIMENSIONS, SEE REFERENCED DOCUMENTS.
4. REFER TO THE ORIGINAL PLAT OF THE LIMELIGHT CONDOMINIUMS RECORDED AS INST. NO. 147041 AND THE LIMELIGHT CONDOMINIUMS AMENDED RECORDED AS INST. NO. 157452 FOR ADDITIONAL NOTES AND RESTRICTIONS.
5. BUILDING "A" WAS LOCATED PRIOR TO RECONSTRUCTION AFTER FIRE. CONDOMINIUM UNITS HAVE NOT BEEN REPLATTED.

**EASEMENTS, ENCUMBRANCES AND RESTRICTIONS:**

6. REFER TO THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INST. NO. 147040, AMENDMENTS, SUPPLEMENTS ANNEXATIONS, OR MODIFICATIONS RECORDED AS INST. NOS. 162597, 341405 AND 627177 RECORDS OF BLAINE COUNTY, IDAHO FOR RESTRICTIONS GOVERNING THE USE OF THIS PROPERTY.
7. A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT CENTERED ON EXISTING SEWER MAIN IS GRANTED AS SHOWN HEREON.
8. AN UNDERGROUND POWER LINE EASEMENT EXISTS FOR THE PRIMARY EXTENSION TO BUILDING "A" PER INST. NO. 159249, RECORDS OF BLAINE COUNTY, IDAHO.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	52.19'	274.56'	10° 53' 28"	N86° 41' 42"E	52.11'
C2	189.16'	114.21'	94° 53' 52"	S40° 27' 26"E	168.27'
C3	21.71'	15.18'	81° 55' 56"	S34° 14' 56"E	19.90'
C4	79.00'	71.29'	63° 29' 19"	N73° 37' 42"E	75.02'
C5	49.97'	117.32'	24° 24' 20"	N53° 05' 01"E	49.60'



**HEALTH CERTIFICATE**

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

Dated: \_\_\_\_\_

South Central Public Health District, REHS

THE LIMELIGHT CONDOMINIUMS REVISED

GALENA-BENCHMARK ENGINEERING  
KETCHUM, IDAHO

SHEET 1 OF 2  
Job No. 23282





City of Ketchum

# Attachment 3: Draft Findings of Fact, Conclusions of Law, and Decision



**City of Ketchum  
Planning & Building**

IN RE:	)	
	)	
Limelight Condos Revised Plat	)	KETCHUM CITY COUNCIL
Lot Line Shift (Readjustment of Lot Lines)	)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: December 2, 2024	)	DECISION
	)	
File Number: P24-082A	)	

**PROJECT:** Limelight Condominiums Revised

**FILE NUMBER:** P24-082A

**APPLICATION TYPE:** Lot Line Shift (Readjustment of Lot Lines)

**REPRESENTATIVE:** Dave Patrie, Galena-Benchmark Engineering

**PROPERTY OWNER:** Limelight Condominium Owners

**REQUEST:** Adjust the boundary of the common area of the Limelight Condominiums plat and dedicate a new public utility easement on a portion of the southern boundary of the parcel.

**LOCATION:** 2107 Warm Springs Road (Limelight Condos Common Area)

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

**OVERLAY:** None

**NOTICE:** A public hearing notice was mailed to all property owners within 300 feet of the project site and political subdivisions on November 13, 2024. The public hearing notice was published in the Idaho Mountain Express on November 13, 2024. The public hearing notice was posted on the city’s website on November 13, 2024.

**RECORD OF PROCEEDINGS**

The City of Ketchum received the application for Readjustment of Lot Lines (Lot Line Shift) on October 21, 2024. Consistent with KMC §16.04.060.B, the Lot Line Shift application was transmitted to city departments, including the City Engineer, Fire, Building, Utilities, and Streets departments, for review. The city department comments were provided to the applicant on October 25, 2024, and November 6,

2024. As of the date of these findings, all comments have been resolved or addressed through the conditions of approval recommended below.

The City Council conducted their review of the application during their regular meeting on December 2, 2024, and unanimously approved the Lot Line Shift application.

**BACKGROUND**

The Lot Line Shift application (File No. P24-082A) proposes to adjust the boundary of the common area of the Limelight Condominiums and dedicate a new 10-foot public utility easement centered on the existing sewer main along a portion of the southern boundary of the parcel. The common area will reduce in size by 8,235 square feet and the revised plat will have a new lot size of 84,868 square feet. The subject property is developed with two condominium buildings. The portion of the Limelight Condominiums common area that is proposed to be amended does not contain any built structures.

Consistent with Ketchum Municipal Code (KMC) §16.04.020, the proposal meets the definition of *Readjustment of Lot Lines* because: (1) changes are proposed to existing property boundaries, (2) the proposed Limelight Condominium Revised plat complies with all dimensional standards required in the GR-L Zone District, and (3) the proposal does not create additional lots or dwelling units. The subject Lot Line Shift (LLS) application proposes to modify the boundary of the common area and does not create an additional lot; however, the purpose for modifying the common area is to accommodate a new lot that was created from the Limelight Condominiums subdivision under a separate preliminary and final plat process. The new lot, known as Lot 1 of the Limelight Subdivision, received preliminary plat approval (File No. P24-014) from the City Council on June 3, 2024, following recommendation from the Planning and Zoning Commission on May 24, 2024. The Limelight Subdivision final plat application is also being reviewed by the City Council during their meeting on December 2, 2024.

**FINDINGS OF FACT**

The Council, having reviewed the entire project record, does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

**FINDINGS REGARDING COMPLIANCE WITH SUBDIVISION FINAL PLAT REQUIREMENTS**

Final Plat Requirements				
Compliant			Standards and City Council Findings	
YES	NO	N / A	Ketchum Municipal Code	City Standards and <i>City Council Findings</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K	Contents Of Final Plat: The final plat shall be drawn at such a scale and contain such lettering as to enable same to be placed upon sheets of eighteen inch by twenty four inch (18" x 24") Mylar paper with no part of the drawing nearer to the edge than one-half inch (1/2"), and shall be in conformance with the provisions of title 50, chapter 13, Idaho Code. The reverse side of such sheet shall not be used for any portion of the drawing, but may contain written matter as to dedications, certificates,

				signatures, and other information. The contents of the final plat shall include all items required under title 50, chapter 13, Idaho Code, and also shall include the following:
			<i>Findings</i>	The Final Plat mylar shall be prepared following Ketchum City Council review and approval of the Final Plat application and shall meet these standards.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.1	<b>Point of beginning of subdivision description tied to at least two (2) governmental survey corners, or in lieu of government survey corners, to monuments recognized by the city engineer.</b>
			<i>Findings</i>	Sheet 1 of the final plat shows that the point of beginning is tied to two survey corners. Therefore, this standard is met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.2	<b>Location and description of monuments.</b>
			<i>Findings</i>	Sheet 1 of the final plat provides the location and description of monuments. Therefore, this standard is met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.3	<b>Tract boundary lines, property lines, lot lines, street right of way lines and centerlines, other rights of way and easement lines, building envelopes as required on the preliminary plat, lot area of each lot, boundaries of floodplain and floodway and avalanche district, all with bearings, accurate dimensions in feet and decimals, in degrees and minutes and radii, arcs, central angles, tangents and chord lengths of all curves to the above accuracy.</b>
			<i>Findings</i>	Sheet 1 of the final plat indicates property lines and boundary lines for the subject property, adjacent subdivisions, easements, and adjacent streets. This standard is met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.4	<b>Names and locations of all adjoining subdivisions.</b>
			<i>Findings</i>	As shown on Sheet 1, the adjacent subdivisions of Snow Valley Condos, Fern Tree West Subdivision, Rockview West Condos, Lost Hills Subdivision, Warm Springs Creekside Subdivision, Rigmor’s Condos, Warm Springs Valley Subdivision, and Elk View Townhouses are all labeled.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.5	<b>Name and right of way width of each street and other public rights of way.</b>
			<i>Findings</i>	The right of way for Warm Springs Road and Bald Mountain Road are named and dimensioned on Sheet 1 of the final plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.6	<b>Location, dimension and purpose of all easements, public or private.</b>
			<i>Findings</i>	Sheet 1 indicates the location and dimension of the existing underground powerline easement recorded as instrument #159249 and the new 10-foot public utility easement centered on the existing sewer main along a portion of the southern boundary of the parcel.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.K.7	<b>The blocks numbered consecutively throughout each block.</b>
			<i>Findings</i>	This standard is not applicable as new blocks are not being created. The project proposes to adjust the boundary of the common area on the plat.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.K.8	The outline of any property, other than a street, alley or easement, which is offered for dedication to public use, fully dimensioned by distances and bearings with the area marked "Dedicated to the City of Ketchum for Public Use", together with any other descriptive language with regard to the precise nature of the use of the land so dedicated.
			<i>Findings</i>	This standards is not applicable as no public dedications are required or proposed for this lot line shift.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.9	The title, which shall include the name of the subdivision, the name of the city, if appropriate, county and state, and the location and description of the subdivision referenced to section, township, range.
			<i>Findings</i>	As shown on Sheet 1 of the final plat, this standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.10	Scale, north arrow and date.
			<i>Findings</i>	As shown on Sheet 1 of the final plat, this standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.11	Location, width, and names of all existing or dedicated streets and other public ways within or adjacent to the proposed subdivision
			<i>Findings</i>	As shown on Sheet 1 of the final plat, the 50-foot-wide right of way for Warm Springs Road and 40-foot-wide right of way for Bald Mountain Road are named and dimensioned.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.12	A provision in the owner's certificate referencing the county recorder's instrument number where the condominium declaration(s) and/or articles of incorporation of homeowners' association governing the subdivision are recorded.
			<i>Findings</i>	As shown in the owner's certificate on Sheet 2 of the final plat, the Limelight Condominiums Condominium Declaration is recorded as instrument #147040, records of Blaine County, Idaho.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.13	Certificate by registered engineer or surveyor preparing the map certifying to the accuracy of surveying plat.
			<i>Findings</i>	Sheet 2 of the final plat provides the certificate from the licensed Professional Land Surveyor certifying the accuracy of the plat survey.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.14	A current title report of all property contained within the plat.
			<i>Findings</i>	This standard has been met. The applicant provided a title report issued by Stewart Title Guarantee Company dated January 2, 2024.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.15	Certification of owner(s) of record and all holders of security interest(s) of record with regard to such property.
			<i>Findings</i>	Sheet 2 of the final plat provides the certification of owners of record with regard to the subject property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.16	Certification and signature of engineer (surveyor) verifying that the subdivision and design standards meet all city requirements.
			<i>Findings</i>	Sheet 2 of the final plat provides the certification of the surveyor verifying the subdivision and design standards meet all city requirements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.17	Certification and signature of the city engineer verifying that the subdivision and design standards meet all city requirements.

			<i>Findings</i>	Sheet 2 of the final plat provides the certification of the City Engineer verifying that the subdivision and design standards meet all city requirements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.18	<b>Certification and signature of the city clerk of the city of Ketchum verifying that the subdivision has been approved by the council.</b>
			<i>Findings</i>	The signature block on Sheet 2 of the plat provides the certification of the City Clerk verifying that the subdivision has been approved by the City Council.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.K.19	<b>Notation of any additional restrictions imposed by the council on the development of such subdivision to provide for the public health, safety and welfare.</b>
			<i>Findings</i>	This standard is not applicable because no additional restrictions are necessary to provide for the public health, safety, and welfare.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.L	<b>Final Plat Copies: Both a hard copy and a digital copy of the final plat shall be filed with the administrator prior to being placed upon the Council's agenda. A digital copy of the final plat as approved by the council and signed by the city clerk shall be filed with the administrator and retained by the city. The. Applicant shall also provide the city with a digital copy of the recorded document with its assigned legal instrument number.</b>
			<i>Findings</i>	This standard has been met.

**FINDINGS REGARDING COMPLIANCE WITH SUBDIVISION DEVELOPMENT & DESIGN STANDARDS**

Subdivision Development & Design Standards (Ketchum Municipal Code §16.04.040)					
Compliant			City Code	City Standards	
Yes	No	N/A			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.A	<b>Required Improvements: The improvements set forth in this section shall be shown on the preliminary plat and installed prior to approval of the final plat. Construction design plans shall be submitted and approved by the city engineer. All such improvements shall be in accordance with the comprehensive plan and constructed in compliance with construction standard specifications adopted by the city. Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.</b>	
			<i>Findings</i>	This standard is not applicable as the project proposes to modify the boundary of the common area on the plat. No additional improvements are proposed or required for the lot line shift.	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.B	<b>Improvement Plans: Prior to approval of final plat by the commission, the subdivider shall file two (2) copies with the city engineer, and the city engineer shall approve construction plans for all improvements required in the proposed subdivision. Such plans shall be prepared by a civil engineer licensed in the state.</b>	

			<i>Findings</i>	This standard is not applicable because there are no improvements proposed or required for the lot line shift.
<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 engineer. However, in cases where the required improvements cannot be constructed due to weather conditions or other factors beyond the control of the subdivider, the city council may accept, in lieu of any or all of the required improvements, a performance bond filed with the city clerk to ensure actual construction of the required improvements as submitted and approved. Such performance bond shall be issued in an amount not less than one hundred fifty percent (150%) of the estimated costs of improvements as determined by the city engineer. In the event the improvements are not constructed within the time allowed by the city council (which shall be one year or less, depending upon the individual circumstances), the council may order the improvements installed at the expense of the subdivider and the surety. In the event the cost of installing the required improvements exceeds the amount of the bond, the subdivider shall be liable to the city for additional costs. The amount that the cost of installing the required improvements exceeds the amount of the performance bond shall automatically become a lien upon any and all property within the subdivision owned by the owner and/or subdivider.
			<i>Findings</i>	This standard is not applicable because there are no improvements proposed or required.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.D	<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.
			<i>Findings</i>	This standard is not applicable as the project proposes to modify the boundary of the common area on the plat. No additional improvements are proposed or required for the lot line shift.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.E	<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: <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> </ol>

				<p>3. All street corner lines ending at boundary line of final plat.</p> <p>4. All angle points and points of curves on all streets.</p> <p>5. The point of beginning of the subdivision plat description.</p>
			<i>Findings</i>	Sheet 1 of the final plat indicates two monuments, both of which have been verified by the subdivider's surveyor and City Engineer.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.F	<p><b>Lot Requirements:</b></p> <p>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.</p> <p>2. Whenever a proposed subdivision contains lot(s), in whole or in part, within the floodplain, or which contains land with a slope in excess of twenty five percent (25%), based upon natural contours, or creates corner lots at the intersection of two (2) or more streets, building envelopes shall be shown for the lot(s) so affected on the preliminary and final plats. The building envelopes shall be located in a manner designed to promote harmonious development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure. Also, building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses and topographical features. Structures may only be built on buildable lots. Lots shall only be created that meet the definition of "lot, buildable" in section 16.04.020 of this chapter. Building envelopes shall be established outside of hillsides of twenty five percent (25%) and greater and outside of the floodway. A waiver to this standard may only be considered for the following:</p> <p>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.</p> <p>b. For small, isolated pockets of twenty five percent (25%) or greater that are found to be in compliance with the purposes and standards of the mountain overlay district and this section.</p> <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</p>

				office of the Blaine County recorder prior to or in conjunction with recordation of the final plat.
			<i>Findings</i>	Standard 1 has been met. The proposed Limelight Condominiums Revised plat complies with the dimensional standards for lots within the General Residential – Low Density (GR-L) Zone District. Standards #2-6 are not applicable.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.G	<p><b>G. Block Requirements:</b> 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>Findings</i>	This standard is not applicable as this lot line shift does not create a new block.
<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</li> </ol>

			<p>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;</p> <p>7. Dead end streets may be permitted only when such street terminates at the boundary of a subdivision and is necessary for the development of the subdivision or the future development of the adjacent property. When such a dead end street serves more than two (2) lots, a temporary turnaround easement shall be provided, which easement shall revert to the adjacent lots when the street is extended;</p> <p>8. A cul-de-sac, court or similar type street shall be permitted only when necessary to the development of the subdivision, and provided, that no such street shall have a maximum length greater than four hundred feet (400') from entrance to center of turnaround, and all cul-de-sacs shall have a minimum turnaround radius of sixty feet (60') at the property line and not less than forty five feet (45') at the curb line;</p> <p>9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°);</p> <p>10. Where any street deflects an angle of ten degrees (10°) or more, a connecting curve shall be required having a minimum centerline radius of three hundred feet (300') for arterial and collector streets, and one hundred twenty five feet (125') for minor streets;</p> <p>11. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be prohibited;</p> <p>12. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets;</p> <p>13. Proposed streets which are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confused with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed subdivision from the commission before submitting same to council for preliminary plat approval;</p> <p>14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills;</p> <p>15. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets;</p> <p>16. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the final plat, and all landscaping and irrigation systems shall be installed as required improvements by the subdivider;</p> <p>17. In general, the centerline of a street shall coincide with the centerline of the street right of way, and all crosswalk markings shall be installed by the subdivider as a required improvement;</p>
--	--	--	--

				<p>18. Street lighting may be required by the commission or council where appropriate and shall be installed by the subdivider as a requirement improvement;</p> <p>19. Private streets may be allowed upon recommendation by the commission and approval by the council. Private streets shall be constructed to meet the design standards specified in subsection H2 of this section;</p> <p>20. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the administrator and shall be consistent with the type and design of existing street signs elsewhere in the city;</p> <p>21. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, such construction or improvement shall be a required improvement by the subdivider. Such construction or improvement shall be in accordance with adopted standard specifications;</p> <p>22. Sidewalks, curbs and gutters may be a required improvement installed by the subdivider; and</p> <p>23. Gates are prohibited on private roads and parking access/entranceways, private driveways accessing more than one single-family dwelling unit and one accessory dwelling unit, and public rights of way unless approved by the city council.</p>
			<i>Findings</i>	This standard is not applicable because the adjustment being proposed with this lot line shift does not create a new street, private road, or bridge.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.I	<p>Alley Improvement Requirements: Alleys shall be provided in business, commercial and light industrial zoning districts. The width of an alley shall be not less than twenty feet (20'). Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. Dead end alleys shall be prohibited. Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in subsection H2 of this section.</p>
			<i>Findings</i>	This standard is not applicable as the subject property is in a residential zoning district which do not require alleys.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.J	<p>Required Easements: Easements, as set forth in this subsection, shall be required for location of utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands.</p> <p>1. A public utility easement at least ten feet (10') in width shall be required within the street right of way boundaries of all private streets. A public utility easement at least five feet (5') in width shall be required within property boundaries adjacent to Warm Springs Road and within any other property boundary as determined by the city engineer to be necessary for the provision of adequate public utilities.</p>

			<p>2. Where a subdivision contains or borders on a watercourse, drainageway, channel or stream, an easement shall be required of sufficient width to contain such watercourse and provide access for private maintenance and/or reconstruction of such watercourse.</p> <p>3. All subdivisions which border the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a ten foot (10') fish and nature study easement along the riverbank. Furthermore, the council shall require, in appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the council may require an extension of that easement along the portion of the riverbank which runs through the proposed subdivision.</p> <p>4. All subdivisions which border on the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a twenty five foot (25') scenic easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to riverbank erosion.</p> <p>5. No ditch, pipe or structure for irrigation water or irrigation wastewater shall be constructed, rerouted or changed in the course of planning for or constructing required improvements within a proposed subdivision unless same has first been approved in writing by the ditch company or property owner holding the water rights. A written copy of such approval shall be filed as part of required improvement construction plans.</p> <p>6. Nonvehicular transportation system easements including pedestrian walkways, bike paths, equestrian paths, and similar easements shall be dedicated by the subdivider to provide an adequate nonvehicular transportation system throughout the city.</p>
			<p><i>Findings</i></p> <p>The lot line shift application proposes to modify the boundary of the common area on the plat. As shown on Sheet 1 of the final plat, there is an existing underground power line easement for the primary extension to Building A recorded as instrument #159249 and the plat dedicates a 10 foot wide public utility easement centered on the existing main that is located on a portion of the southern boundary of the parcel. 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.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.04.040.K</p> <p><b>Sanitary Sewage Disposal Improvements:</b> 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</p>

				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>Findings</i>	This standard is not applicable as no new subdivision is being created. Sewer system improvements are not required for this lot line shift.
<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>Findings</i>	This standard is not applicable as no new subdivision is being created with this lot line shift. Water system improvements are not required for this lot line shift.
<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>Findings</i>	This standard is not applicable as no new subdivision is being created with this lot line shift. Planting strip improvements are not required for this lot line shift.
<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. 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>a. Proposed contours at a maximum of five foot (5') contour intervals.</p> <p>b. Cut and fill banks in pad elevations.</p> <p>c. Drainage patterns.</p> <p>d. Areas where trees and/or natural vegetation will be preserved.</p> <p>e. Location of all street and utility improvements including driveways to building envelopes.</p> <p>f. Any other information which may reasonably be required by the administrator, commission or council to adequately review the affect of the proposed improvements.</p> <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> <p>a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability.</p> <p>b. Fills shall be compacted to at least ninety five percent (95%) of maximum density as determined by AASHO T99 (American Association of State Highway Officials) and ASTM D698 (American standard testing methods).</p> <p>c. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability.</p> <p>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.</p> <p>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.</p>
--	--	--	--

			<i>Findings</i>	This standard is not applicable as no new subdivision is being created with this lot line shift. No grading improvements are proposed or required.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>Findings</i>	This standard is not applicable as no new subdivision is being created with this lot line shift. No changes are proposed or required to the drainage of the existing lot.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>Findings</i>	This standard is not applicable as no new subdivision is being created. No utility improvements are proposed or required.
<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>Findings</i>	This standard is not applicable as off-site improvements are not required or proposed with this lot line shift.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.R	<b>Avalanche And Mountain Overlay:</b> All improvements and plats (land, planned unit development, townhouse, condominium) created pursuant to this chapter shall comply with City of Ketchum Avalanche Zone District and Mountain Overlay Zoning District requirements as set forth in Title 17 of this Code.
			<i>Findings</i>	This standard does not apply because the subject property is not located within the Avalanche Zone or the Mountain Overlay.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.S	<b>Existing natural features</b> which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.

		<i>Findings</i>	This standard is not applicable as no changes to existing features on the property are proposed.
--	--	-----------------	--

**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 City 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 application.
2. The City Council has the authority to review and approve the applicant’s Lot Line Shift Application pursuant to Chapter 16.04 of Ketchum Code Title 16.
3. The City of Ketchum Planning Department provided adequate notice for the review of this application.
4. The Lot Line Shift (Readjustment of Lot Lines) application is governed under Sections 16.04.010, 16.04.020, 16.04.030, 16.04.040, and 16.04.060 of Ketchum Municipal Code Chapter 16.04.
5. As conditioned, the Lot Line Shift application meets the standards for approval under Title 16 of Ketchum Municipal Code.

**DECISION**

**THEREFORE**, the Ketchum City Council **approves** this Lot Line Shift Application File No. P24-082A this Monday, December 2, 2024, subject to the following conditions of approval.

**CONDITIONS OF APPROVAL**

1. The final plat shall be filed with the Blaine County Recorder within one year after final plat approval by the council. Failure to file such final plat within that time shall cause all approvals of such final plat to be null and void.
2. Upon recording of the final plat with the Blaine County Clerk and Recorder’s Office, the applicant shall provide a copy of the recorded final plat to the Planning and Building Department.

Findings of Fact adopted this 2<sup>nd</sup> day of December 2024.

---

Neil Bradshaw, Mayor  
City of Ketchum

Attest:

---

Trent Donat, City Clerk



**CITY COUNCIL MEETING AGENDA MEMO**

Meeting Date: December 2, 2024 Staff Member/Dept: Abby Rivin, Senior Planner  
Planning and Building Department

Agenda Item: Recommendation to hold a public hearing and approve the Bigwood Subdivision No. 2 & 3:  
Lot 7A & 8A Lot Line Shift Application.

**Recommended Motion:**

“I move to approve the Bigwood Subdivision No. 2 & 3: Lot 7A & 8A Lot Line Shift Application and adopt the Findings of Fact, Conclusions of Law, and Decision.”

**Reasons for Recommendation:**

- The request meets all applicable standards for Readjustment of Lot Lines as specified in the Ketchum Municipal Code’s Subdivision (Title 16) regulations.
- Consistent with Ketchum Municipal Code §16.04.020, the proposal meets the definition of Readjustment of Lot Lines because: (1) the application proposes to adjust the common lot line, (2) proposed lots 7A and 8A comply with the requirements of the Bigwood PUD, Bigwood Development Agreement, and applicable dimensional standards required in the STO-1 Zone, and (3) the proposal does not create additional lots or dwelling units.
- All city departments have reviewed the proposal and have no concerns with the proposed lot line shift.

**Policy Analysis and Background:**

The Bigwood Subdivision No. 2 & 3: Lot 7A & 8A Lot Line Shift (Application File No. P24-084) proposes to adjust the common lot line between existing lots 7 and 8 and amend the building envelope on lot 8. Landscaping improvements installed as part of the single-family residential development on lot 7 currently encroach over the existing common lot line and onto lot 8. These landscaping improvements are shown on the License Agreement recorded Instrument No. 699185 between the two property owners. The License Agreement allows the owner of lot 7 to maintain the existing landscaping improvements that currently encroach onto lot 8. The property owners have requested to shift the common lot line so that these existing landscaping improvements that currently encroach onto lot 8 are contained within the new property boundary of lot 7A.

In addition, the applicant has requested to amend the building envelope on lot 8. Note no. 8 of the Bigwood Subdivision No. 2 & 3 plat states, “The building envelope shown on Lots 6 through 12 may be rotated around the center pivot point. The center pivot point is fixed and shall not be moved.” The applicant proposes to expand the building envelope on lot 8 while maintaining the existing center pivot point. The expansion of the building envelope complies with subdivision requirement that building envelopes be

setback 25 feet from front the front and rear lot lines and not encroach into areas with 25% or greater slope.

Consistent with Ketchum Municipal Code (KMC) §16.04.020, the proposal meets the definition of Readjustment of Lot Lines because: (1) the application proposes to adjust the common lot line, (2) proposed lots 7A and 8A comply with the requirements of the Bigwood PUD, Bigwood Development Agreement, and applicable dimensional standards required in the STO-1 Zone, and (3) the proposal does not create additional lots or dwelling units.

The Bigwood Subdivision No. 2 & 3 plat is comprised of Large Block Number 2 and Large Block 3 of the Bigwood PUD. The Bigwood Annexation, Services, and Development Agreement (“Bigwood Development Agreement”) and PUD were approved in 1985 to annex the property containing the Bigwood Golf Course and neighboring residential areas. The Bigwood Development Agreement establishes allowed uses and permitted densities on each large block within the Bigwood PUD Subdivision. The agreement states that Large Block Number 2 shall be comprised of a maximum of nine single-family residential lots, and Large Block Number 3 shall be comprised of a maximum of eight single-family residential lots. In addition, the Bigwood Development Agreement states that no further subdivision of these residential lots is permitted. The Bigwood Subdivision No. 2 & 3 plat contains 17 total residential lots, which is the maximum permitted for Large Block Number 2 and Large Block Number 3 per the Bigwood Development Agreement.

Nine of the 17 lots within the Bigwood Subdivision No. 2 & 3 plat are substandard in size and nonconform with respect to the minimum 1-acre lot area required in the STO-1 Zone pursuant to Ketchum Municipal Code §17.12.030. While nonconforming to the 1-acre minimum lot size required in the STO-1 Zone, the lots were permitted through the Bigwood Development Agreement, which allowed for 17 total residential lots on Large Block Number 2 and Large Block Number 3. Existing lots 7 and 8 are two of the nine lots that do not conform to the minimum 1-acre lot size required in the STO-1 Zone. Existing lot 7 has a total area of 28,746 square feet and existing lot 8 has a total area of 27,745 square feet. Proposed lots 7A and 8A remain nonconforming to the minimum 1-acre lot size required in the STO-1 Zone. Proposed lot 7A has a total area of 28,899 square feet, and proposed lot 8A has a total area of 27,673 square feet. While the existing lots 7 and 8 and proposed lots 7A and 8A do not conform with the minimum 1-acre lot size required in the STO-1 Zone, the proposal complies with the Bigwood Development Agreement as the 17 total residential lots are maintained and no new lots are proposed to be created.

Consistent with KMC §16.04.060.B, the application was transmitted to city departments, including the City Engineer, Fire, Building, Utilities, and Streets departments, for review. The city department comments were provided to the applicant on October 17, 2024. The applicant submitted revised project plans on October 18, 2024. All city department comments were addressed and resolved on the revised plat.

**Sustainability Impact:**

This application has no impact on the City’s ability to meet the Ketchum Sustainability Action Plan.

**Financial Impact:**

None	There is no financial request to the City of Ketchum for the application and therefore no budget implications.
------	--

**Attachments:**

1. Lot Line Shift Application Materials

- |   |
|---|
| 2. Bigwood Subdivision No. 2 & 3: Lots 7A & 8A Final Plat   |
| 3. Draft Findings of Fact, Conclusions of Law, and Decision |

Attachment 1  
Lot Line Shift Application  
Materials



**City of Ketchum  
Planning & Building**

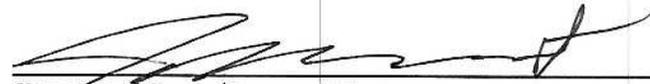
OFFICIAL USE ONLY	
File Number	
Date Received	
By	
Fee Paid	
Approved Date	
Denied Date	
By	

**Readjustment of Lot Lines (Lot Line Shift) Application**

Submit completed application and documentation to [planningandbuilding@ketchumidaho.org](mailto:planningandbuilding@ketchumidaho.org) Or hand deliver to Ketchum City Hall, 191 5<sup>th</sup> St. W. Ketchum, ID 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. You will be contacted and invoiced once your application package is complete.

OWNER INFORMATION	
Owner Name: Lot 7 - Jon Krabbenschmidt & Dawn M. O'Dell	Lot 8 - Sky Cabin, LLC
Mailing Address: Lot 7 - PO Box 6969 Ketchum, ID 83340	Lot 8 - 295 NW Elford Drive, Seattle, WA 98117-4130
Phone: 415-378-9525 - Jon Krabbenschmidt	
Email: <a href="mailto:jon@gateholdingsllc.com">jon@gateholdingsllc.com</a>	
PROJECT INFORMATION	
Name of Proposed Plat: Bigwood Sub'd No. 2 & 3, Block 3, Lots 7A & 8A	
Representative of Owner: Dave Patrie, Galena-Benchmark Engineering	
Phone: 208-726-9512, Ext. 1006	
Mailing Address: P.O. Box 733, Ketchum, ID 83340	
Email: <a href="mailto:dave@galena-benchmark.com">dave@galena-benchmark.com</a>	
Legal Land Description: Lots 7 & 8, Block 3, Bigwood Sub'd No. 2 & 3	
Project Address: 335 N. Bigwood Drive, Ketchum, ID	
Number of Lots: 2	Number of Units: N/A
Total Land Area in Square Feet: +/- 56,572 SF	Current Zoning District: STO-1 (short term occupancy - 1 acre)
Overlay District: <input type="checkbox"/> Flood <input type="checkbox"/> Mountain <input type="checkbox"/> Avalanche	
Easements to be Dedicated on the Final Plat (Describe Briefly):	
A 10-foot wide utility easement centered on all lot lines and adjacent to all street boundaries, per Original Plat Note No. 4.	
ATTACHMENTS NECESSARY TO COMPLETE APPLICATION	
1. A copy of a current lot book guarantee and recorded deed to the subject property;	
2. Title report	
3. PDF version of the final plat.	

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

  
Signature of Owner/Representative

8/29/24  
Date



**City of Ketchum  
Planning & Building**

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

**Readjustment of Lot Lines (Lot Line Shift) Application**

Submit completed application and documentation to [planningandbuilding@ketchumidaho.org](mailto:planningandbuilding@ketchumidaho.org) Or hand deliver to Ketchum City Hall, 191 5<sup>th</sup> St. W. Ketchum, ID 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. You will be contacted and invoiced once your application package is complete.

OWNER INFORMATION	
Owner Name: Lot 7 - Jon Krabbenschmidt & Dawn M. O'Dell	Lot 8 - Sky Cabin, LLC
Mailing Address: Lot 7 - PO Box 6969 Ketchum, ID 83340	Lot 8 - 295 NW Elford Drive, Seattle, WA 98117-4130
Phone: 415-378-9525 - Jon Krabbenschmidt	
Email: <a href="mailto:jon@gateholdingsllc.com">jon@gateholdingsllc.com</a>	
PROJECT INFORMATION	
Name of Proposed Plat: Bigwood Sub'd No. 2 & 3, Block 3, Lots 7A & 8A	
Representative of Owner: Dave Patrie, Galena-Benchmark Engineering	
Phone: 208-726-9512, Ext. 1006	
Mailing Address: P.O. Box 733, Ketchum, ID 83340	
Email: <a href="mailto:dave@galena-benchmark.com">dave@galena-benchmark.com</a>	
Legal Land Description: Lots 7 & 8, Block 3, Bigwood Sub'd No. 2 & 3	
Project Address: 335 N. Bigwood Drive, Ketchum, ID	
Number of Lots: 2	Number of Units: N/A
Total Land Area in Square Feet: +/- 56,572 SF	Current Zoning District: STO-1 (short term occupancy - 1 acre)
Overlay District: <input type="checkbox"/> Flood <input type="checkbox"/> Mountain <input type="checkbox"/> Avalanche	
Easements to be Dedicated on the Final Plat (Describe Briefly):	
A 10-foot wide utility easement centered on all lot lines and adjacent to all street boundaries, per Original Plat Note No. 4.	
ATTACHMENTS NECESSARY TO COMPLETE APPLICATION	
1. A copy of a current lot book guarantee and recorded deed to the subject property;	
2. Title report	
3. PDF version of the final plat.	

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

8/29/24

Signature of Owner/Representative

Date

SKY CABIN , LLC  
By: Jack Anderson  
Its: Manager



WARRANTY DEED

Order No.: 192732AM

FOR VALUE RECEIVED

Stowe H. Tattersall and Rockefeller Trust Company N.A., Co-Trustees of the Elizabeth M. Webster Family Trust, as reformed and restated on August 23, 2013

the Grantors, do hereby grant, bargain, sell and convey unto

Jon E. Krabbenschmidt and Dawn M. O'Dell, husband and wife, as community property with right of survivorship

whose current address is: 16 Cove Road, Belvedere, CA 94920

the Grantees, the following described premises, in Blaine County, Idaho, TO WIT:

Lot 7 in Block 3 of Bigwood Subdivision No. 2 & 3, A Resubdivision of Blocks 2A, 2B, 3A, 3B, Bigwood P.U.D. Subdivision according to the official plat thereof, as recorded in the office of the County Recorder of Blaine County, Idaho, under recorder's Instrument No. 280214

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record. And that they will warrant and defend the same from all lawful claims whatsoever.

Dated: <sup>23</sup> October 17, 2017

SW

Elizabeth M. Webster Family Trust, as reformed and restated on August 23, 2013

By: Stowe H. Tattersall  
Stowe H. Tattersall, Co-Trustee

By: Rockefeller Trust Company, N.A. Co-Trustee

By: \_\_\_\_\_  
Elizabeth P. Munson, President

State of Massachusetts } ss.  
County of Dukes County }

This document may be executed simultaneously in one or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

On this 17 day of October, 2017, before me, the undersigned a Notary Public in and for said state, personally appeared Stowe H. Tattersall known or identified to me to be the person whose name is subscribed to the foregoing instrument as Co-Trustee of the the Elizabeth M. Webster Family Trust, as reformed and restated on August 23, 2013, and acknowledged to me that he executed the same as Co-Trustee. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



William Marie Hughes  
Notary Public for the State of Massachusetts  
Residing at: Oak Bluffs, MA  
Commission Expires: October 8, 2021

State of \_\_\_\_\_ } ss.  
County of \_\_\_\_\_ }

N.A.

On this \_\_\_\_\_ day of October, in the year 2017, before me, the undersigned, a Notary Public in and for said state, personally appeared Elizabeth P. Munson known to me to be the President of Rockefeller Trust Company, know or identified to be the Co-Trustee of the trust known as the Elizabeth M. Webster Family Trust, as reformed and restated on August 23, 2013 and acknowledged to me that she executed the same as Co-Trustee. 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: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_



WARRANTY DEED

Order No.: 192732AM

FOR VALUE RECEIVED

Stowe H. Tattersall and Rockefeller Trust Company N.A., Co-Trustees of the Elizabeth M. Webster Family Trust, as reformed and restated on August 23, 2013

the Grantors, do hereby grant, bargain, sell and convey unto

Jon E. Krabbenschmidt and Dawn M. O'Dell, husband and wife, as community property with right of survivorship

whose current address is: 16 Cove Road, Belvedere, CA 94920

the Grantees, the following described premises, in Blaine County, Idaho, TO WIT:

Lot 7 in Block 3 of Bigwood Subdivision No. 2 & 3, A Resubdivision of Blocks 2A, 2B, 3A, 3B, Bigwood P.U.D. Subdivision according to the official plat thereof, as recorded in the office of the County Recorder of Blaine County, Idaho, under recorder's Instrument No. 280214

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record. And that they will warrant and defend the same from all lawful claims whatsoever.

Dated: October 23, 2017

Elizabeth M. Webster Family Trust, as reformed and restated on August 23, 2013

By: Stowe H. Tattersall, Co-Trustee

By: Rockefeller Trust Company, N.A. Co-Trustee

By: Elizabeth P. Munson, President

This document may be executed simultaneously in one or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

State of \_\_\_\_\_ } ss.
County of \_\_\_\_\_ }

On this \_\_\_ day of October, 2017, before me, the undersigned a Notary Public in and for said state, personally appeared Stowe H. Tattersall known or identified to me to be the person whose name is subscribed to the foregoing instrument as Co-Trustee of the the Elizabeth M. Webster Family Trust, as reformed and restated on August 23, 2013, and acknowledged to me that he executed the same as Co-Trustee. 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: \_\_\_\_\_
Commission Expires: \_\_\_\_\_

State of NEW YORK } ss.
County of NEW YORK }

On this 18th day of October, in the year 2017, before me, the undersigned, a Notary Public in and for said state, personally appeared Elizabeth P. Munson known to me to be the President of Rockefeller Trust Company, known or identified to be the Co-Trustee of the trust known as the Elizabeth M. Webster Family Trust, as reformed and restated on August 23, 2013 and acknowledged to me that she executed the same as Co-Trustee. 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 NEW YORK
Residing at: QUEENS, NEW YORK
Commission Expires: JULY 27, 2021

VICTORIA ROBLES
Notary Public, State of New York
No. 01RO6209419, Qualified in Queens County
Commission Expires July 27, 2021

EM

N.A.



---

## WARRANTY DEED

FOR VALUE RECEIVED

Rosebud, LLC, an Idaho limited liability company

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

Sky Cabin, LLC, an Idaho limited liability company

the Grantee, whose current address is: 1295 NW Elford, Seattle, WA 98177

the following described premises, to-wit:

Lot 8 in Block 3 of BIGWOOD SUBDIVISION NO. 2 & 3, A RESUBDIVISION OF BLOCKS 2A, 2B, 3A, 3B, BIGWOOD P.U.D. SUBDIVISION, as shown on the official plat thereof, recorded as Instrument No. 280214, records of Blaine County, Idaho.

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

Dated this 5th day of September, 2018.

Rosebud, LLC, an Idaho limited liability company

A handwritten signature in cursive script, appearing to read "Arthur F. Oppenheimer".

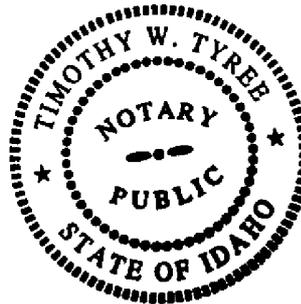
By: Arthur F. Oppenheimer, Manager

State of ADA IDAHO  
County of ADA

This record was acknowledged before me on 4 day of SEPTEMBER, 2018, by Arthur F. Oppenheimer, as Manager of Rosebud, LLC.

  
\_\_\_\_\_  
Notary Public IDA  
My Commission Expires: 12-14-2022

(STAMP)





**CLTA GUARANTEE**

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

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

**GUARANTEES**

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

**Dated: May 9, 2024**

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

Countersigned by:

*Nick Busdon*

\_\_\_\_\_  
Authorized Countersignature

\_\_\_\_\_  
TitleOne  
Company Name

\_\_\_\_\_  
271 1st Ave North  
PO Box 2365  
Ketchum, ID 83340  
\_\_\_\_\_  
City, State



*F. H. Eppinger*  
\_\_\_\_\_  
Frederick H. Eppinger  
President and CEO

*David Hisey*  
\_\_\_\_\_  
David Hisey  
Secretary

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

## GUARANTEE CONDITIONS AND STIPULATIONS

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

## GUARANTEE CONDITIONS AND STIPULATIONS

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

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

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

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

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

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

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

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

**9. Limitation of Liability**

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

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

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

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

**11. Payment Loss**

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

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

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

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

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

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

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

**14. Liability Limited to This Guarantee; Guarantee Entire Contract**

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

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

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

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

**LOT BOOK GUARANTEE**  
Issued By  
**Stewart Title Guaranty Company**

**SCHEDULE A**

**File No.** 24505260  
**State:** ID  
**County:** Blaine

<u>Guarantee No.</u>	<u>Liability</u>	<u>Date of Guarantee</u>	<u>Fee</u>
G-2222-000090596	\$1,000.00	May 9, 2024 at 7:30 a.m.	\$280.00

**Name of Assured:**  
Galena-Benchmark Engineering

The assurances referred to on the face page hereof are:

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

Parcel I

Lot 7, Block 3 of BIGWOOD SUBDIVISION NO. 2 & 3, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 280214, records of Blaine County, Idaho.

Parcel II

Lot 8, Block 3 of BIGWOOD SUBDIVISION NO. 2 & 3, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 280214, records of Blaine County, Idaho.

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

Deed Type: Warranty Deed

Grantors: Stowe H. Tattersall and Rockefeller Trust Company N.A., Co-Trustees of the Elizabeth M. Webster Family Trust, as reformed and restated on August 23, 2013

Grantees: Jon E. Krabbenschmidt and Dawn M. O'Dell, husband and wife, as community property with right of survivorship

Recorded Date: October 23, 2017

Instrument: 647578

Affects Lot 7

[Click here to view](#)

Deed Type: Warranty Deed

Grantors: Rosebud, LLC, an Idaho limited liability company

Grantees: Sky Cabin, LLC, an Idaho limited liability company

Recorded Date: September 5, 2018

Instrument: 654712

Affects Lot 8

[Click here to view](#)

3. **There are no mortgages or deeds of trust which purport to affect title to said land, other than those shown below under Exceptions.**
4. **There are no (homesteads, agreements to convey, attachments, notices of non-responsibility, notices of completion, tax deeds) which purport to affect title to said land, other than shown below under Exceptions.**

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

**EXCEPTIONS:**

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

335 N Bigwood Dr, Ketchum, ID 83340 (Lot 7)

120 Griffin Ct, Ketchum, ID 83340 (Lot 8)

2. Taxes, including any assessments collected therewith, for the year 2023 for which the first installment is paid, and the second installment is due and payable on or before June 20, 2024.

Parcel Number: [RPK04260030070](#)

Original Amount: \$15,139.72

Affects Lot 7

NOTE: A property tax reduction (which reduction is shown as a credit on the property tax notice) was given in the amount of \$166.16. This property tax relief was appropriated by the Legislature, according to House Bill 292. The above tax amount does not reflect this reduction.

3. Taxes for the year 2023 are paid in full.

Parcel Number: [RPK04260030070](#)

Original Amount: \$5,540.70

Affects Lot 8

4. Taxes, including any assessments collected therewith, for the year 2024 which are a lien not yet due and payable.

5. The land described herein is located within the boundaries of the City of Ketchum and is subject to any assessments levied thereby.

6. Liens, levies, and assessments of the Bigwood PUD Homeowners Association.

7. Easements, reservations, restrictions, and dedications as shown on the official plat of Bigwood PUD Subdivision.

8. Easements, reservations, restrictions, and dedications as shown on the official plat of Amended Bigwood P.U.D. Subdivision Blocks 1, 2A, 2B, 3A, 3B, 4-16, 17A, 17B, 18, 20-22.

9. Easements, reservations, restrictions, and dedications as shown on the official plat of [Bigwood Subdivision No. 2 & 3](#).

10. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded April 1, 1889 in Book 1 of Patents, at Page [386](#), records of Blaine County, Idaho.

11. 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.

12. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a/an Easement.

Granted to: The Union Land Company

Purpose: Blanket easement for municipal water pipeline

Recorded: August 5, 1936

Instrument No.: [74012](#), records of Blaine County, Idaho.

An Assignment of Easements.

Granted to: Union Pacific Railroad Company.

Recorded: January 2, 1937

Instrument No.: [74725](#), records of Blaine County, Idaho.

13. Terms and conditions contained in a/an Bigwood Annexation, Services and Development Agreement by and between City of Ketchum, Idaho, a municipal corporation and River Rock, LTD, a Nevada limited partnership.

Recorded: September 18, 1985

Instrument No.: [266738](#), records of Blaine County, Idaho.

First Supplemental Agreement to the Bigwood Annexation, Services and Development Agreement.

Recorded: August 14, 1986

Instrument No.: [275667](#), records of Blaine County, Idaho.

Second Supplemental Agreement to the Bigwood Annexation, Services and Development Agreement.

Recorded: November 9, 1987

Instrument No.: [289789](#), records of Blaine County, Idaho.

Third Supplemental Agreement to the Bigwood Annexation, Services and Development Agreement.

Recorded: June 14, 1999

Instrument No.: [428370](#), records of Blaine County, Idaho.

Fourth Amendment to the Bigwood Annexation, Services and Development Agreement.

Recorded: November 21, 2023

Instrument No.: [703562](#), records of Blaine County, ID.

14. Exceptions and Reservations as contained in a/an Warranty Deed.

Executed by: River Rock, Ltd., a Nevada limited partnership

Purpose: Allowable exceptions to title

Recorded: August 4, 1986

Instrument No.: [275342](#), records of Blaine County, Idaho.

15. Terms and conditions contained in a/an Agreement to Dedicate Bigwood Water System by and between the City of Ketchum, Idaho, a municipal corporation and Seaboard Idaho, Inc, an Idaho corporation.

Recorded: January 27, 1988

Instrument No.: [291967](#), records of Blaine County, Idaho.

16. Terms, provisions, covenants, conditions, restrictions and easements provided in a Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for the Bigwood P.U.D. Subdivision, but omitting any covenants, conditions or restrictions, if any, to the extent that such violates 42 USC 3604 (c) or any other ordinance, statute or regulation.

Recorded: December 18, 1986

Instrument No.: [280213](#), records of Blaine County, Idaho.

Re-Recorded: December 30, 1986

Instrument No.: [280561](#)

Amendment No. One to Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions, and Easements of Bigwood PUD Subdivision.

Recorded: February 3, 1987

Instrument No.: [281630](#), records of Blaine County, Idaho.

Amendment No. Two to Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions, and Easements of Bigwood PUD Subdivision.

Recorded: April 29, 1988

Instrument No.: [294199](#), records of Blaine County, Idaho.

Amendment No. Three to Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions, and Easements of Bigwood PUD Subdivision.

Recorded: February 15, 1989

Instrument No.: [303040](#), records of Blaine County, Idaho.

Amendment No. Four to Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions, and Easements of Bigwood PUD Subdivision.

Recorded: August 25, 1989

Instrument No.: [309071](#), records of Blaine County, Idaho.

Amendment No. Five to Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions, and Easements of Bigwood PUD Subdivision.

Recorded: February 28, 1992

Instrument No.: [338436](#), records of Blaine County, Idaho.

Amendment No. Six to Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions, and Easements of Bigwood PUD Subdivision.

Recorded: February 5, 1997

Instrument No.: [398924](#), records of Blaine County, Idaho.

Amendment No. Seven to Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions, and Easements of Bigwood PUD Subdivision.

Recorded: December 9, 2005

Instrument No.: [529827](#), records of Blaine County, Idaho.

Amendment No. Eight to Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions, and Easements of Bigwood PUD Subdivision.

Recorded: May 29, 2009

Instrument No.: [567791](#), records of Blaine County, Idaho.

Amendment No. Nine to Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions, and Easements of Bigwood PUD Subdivision.

Recorded: December 6, 2023

Instrument No.: [703741](#), records of Blaine County, ID.

Amendment No. Ten to Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions, and Easements of Bigwood PUD Subdivision.

Recorded: January 24, 2024

Instrument No.: [704419](#), records of Blaine County, Idaho.

17. Terms, provisions, covenants, conditions, restrictions and easements provided in a Supplemental Amended and Restated Declaration of Covenants, Conditions and Restrictions for Bigwood PUD Subdivision, but omitting any covenants, conditions or restrictions, if any, to the extent that such violates 42 USC 3604 (c) or any other ordinance, statute or regulation.

Recorded: December 19, 1986

Instrument No.: [280262](#), records of Blaine County, Idaho.

Re-Recorded: December 30, 1986

Instrument No.: [280560](#)

Amendment No. One to Supplemental Declaration of Covenants, Conditions, and Restrictions for Blocks 2 and 3, Bigwood P.U.D. Subdivision.

Recorded: March 16, 1987

Instrument No.: [282765](#), records of Blaine County, ID.

18. Exceptions and Reservations as contained in a/an Corporate Warranty Deed.

Executed by: Seaboard Idaho, Inc.

Purpose: Reservations and exceptions in any patents from the United States or any patent or deed from the State of Idaho

Recorded: September 29, 1988

Instrument No.: [298678](#), records of Blaine County, Idaho.

Affects Lot 7

19. Terms and conditions contained in a/an Agreement by and between Peter L. Sturdivant and the City of Ketchum, Idaho, a municipal corporation.

Recorded: March 8, 1991

Instrument No.: [328259](#), records of Blaine County, Idaho.

Affects Lot 7

20. Terms and conditions contained in a/an Memorandum of Right of First Refusal.

Recorded: September 10, 2018

Instrument No.: [654795](#), records of Blaine County, Idaho.

Affects Lot 8

21. All matters, and any rights, easements, interests or claims as disclosed by a Record of Survey recorded January 12, 2023 as Instrument No. [698411](#), records of Blaine County, Idaho.  
Affects Lot 8

22. Terms and conditions contained in a/an License Agreement by and between Sky Cabin, LLC, an Idaho limited liability company and Jon E. Krabbenschmidt and Dawn M. O'Dell.  
Recorded: March 9, 2023  
Instrument No.: [699185](#), records of Blaine County, Idaho.  
Affects both lots

23. A Deed of Trust to secure an indebtedness in the amount shown below and any other obligations secured thereby:  
Amount: \$1,855,000.00  
Trustor/Grantor: Jon E. Krabbenschmidt and Dawn M. O'Dell, husband and wife, as community property with right of survivorship  
Trustee: Pioneer Title Company  
Beneficiary: Wells Fargo Bank, N.A.  
Dated: October 19, 2017  
Recorded: October 23, 2017  
Instrument No.: [647579](#), records of Blaine County, Idaho.  
Affects Lot 7

**Sun Valley Title**  
By:

A handwritten signature in black ink, appearing to be 'NB' or similar initials, written in a cursive style.

**Nick Busdon, Authorized Signatory**

**JUDGMENT AND TAX LIEN GUARANTEE**

Issued By  
Stewart Title Guaranty Company

**SCHEDULE A**

**Amount of Liability:** \$1,000.00

**Fee Amount:** \$0.00

**Guarantee No.:** G-2222-000090596

**Name of Assured:** Galena-Benchmark Engineering

**Date of Guarantee:** May 9, 2024

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

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

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

The parties referred to in this guarantee are as follows:

Parcel I

Jon E. Krabbenschmidt and Dawn M. O'Dell, husband and wife, as community property with right of survivorship

Parcel II

Sky Cabin, LLC, an Idaho limited liability company

Sun Valley Title  
By:



Nick Busdon, Authorized Signatory

SCHEDULE B

Exceptions:

NONE

## Attachment 2

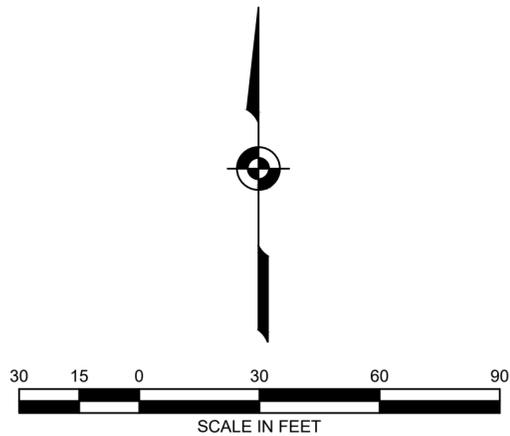
# Bigwood Subdivision No. 2 & 3: Lots 7A & 8A Final Plat

# A PLAT SHOWING BIGWOOD SUBDIVISION NO. 2 & 3: BLOCK 3, LOTS 7A & 8A

WHEREIN THE BOUNDARY COMMON TO LOTS 7 & 8 IS AMENDED  
AND THE BUILDING ENVELOPE ON LOT 8 IS RECONFIGURED, CREATING LOTS 7A & 8A.

LOCATED WITHIN SEC. 1, T4N, R17E, & GOV'T LOT 7, SEC. 6, T4N, R18E, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

OCTOBER 2024



LEGEND	
	PROPERTY LINE
	ADJOINER'S LOT LINE
	LOT LINE ELIMINATED
	BUILDING ENVELOPE
	BUILDING ENVELOPE PER ORIGINAL PLAT ELIMINATED
	CENTERLINE ROAD R.O.W.
	BLAINE COUNTY G.I.S. TIE
	FOUND ALUMINUM CAP ON 5/8" REBAR (MARKED AS NOTED)
	FOUND 5/8" REBAR (MARKED AS NOTED)
	FOUND 1/2" REBAR (MARKED AS NOTED)
	SET 5/8" REBAR W/ PLASTIC CAP INSCRIBED "PLS 20893"

### SURVEY NARRATIVE & NOTES

- THE PURPOSE OF THIS PLAT IS TO AMEND THE LOT LINES BETWEEN LOTS 7 & 8 AND TO RECONFIGURE THE BUILDING ENVELOPE ON LOT 8 TO COMPLY WITH CURRENT ZONING REGULATIONS. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL CORNERS, OR REPLACEMENTS OF ORIGINAL CORNERS.
- REFERENCES (RECORDS OF BLAINE COUNTY, IDAHO):
  - PLAT OF VILLAGE OF BIGWOOD SUB'D NO. 2 & 3, INST. NO. 280214.
  - RECORD OF SURVEY OF BIGWOOD SUB'D NO. 2 & 3: LOT 8, INST. NO. 698411.
  - LOT BOOK GUARANTEE NO. G-2222-000090596, BY STEWART TITLE GUARANTY COMPANY, DATED MAY 9, 2024.
- DISTANCES SHOWN ARE MEASURED. REFER TO THE ABOVE REFERENCED DOCUMENTS FOR PREVIOUS RECORD DATA.
- REFER TO THE ORIGINAL PLAT AND DECLARATION OF CC&RS OF BIGWOOD SUBDIVISION NO. 2 & 3, AND AS AMENDED, FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
- THERE SHALL BE A 10 FOOT WIDE UTILITY EASEMENT CENTERED ON ALL LOT LINES AND ADJACENT TO ALL STREET BOUNDARIES. (PER ORIGINAL PLAT)
- ACCESS TO LOT 8A SHALL BE FROM GRIFFIN ROAD (a.k.a. GRIFFIN COURT).

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	57.15'	200.38'	16°20'25"	N63° 12' 36"E	56.95'
C2	21.68'	25.00'	49°40'35"	N79° 41' 32"E	21.00'
C3	30.50'	60.00'	29°07'16"	S89° 47' 13"E	30.17'
C4	108.21'	155.00'	40°00'01"	N85° 58' 17"W	106.03'

### HEALTH CERTIFICATE

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

Date: \_\_\_\_\_ South Central Public Health District, REHS



A PLAT SHOWING  
BIGWOOD SUB'D NO. 2 & 3  
BLOCK 3, LOTS 7A & 8A

GALENA-BENCHMARK ENGINEERING  
KETCHUM, IDAHO

SHEET 1 OF 3  
Job No. 24008



# BIGWOOD SUBDIVISION NO. 2 & 3: BLOCK 3, LOTS 7A & 8A

## SURVEYOR'S CERTIFICATE

I, Robert O. Breier, a duly Registered Professional Land Surveyor in the State of Idaho, do hereby certify that this is a true and accurate map of the land surveyed under my direct supervision in accordance with the State of Idaho Code relating to plats and surveys.

ROBERT O. BREIER, P.L.S. #20893



## COUNTY SURVEYOR'S APPROVAL

This is to certify that I, SAM YOUNG, County Surveyor for Blaine County, Idaho, 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 thereto.

\_\_\_\_\_  
BLAINE COUNTY SURVEYOR

\_\_\_\_\_  
DATE

## BLAINE COUNTY TREASURER'S CERTIFICATE

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the foregoing plat was approved and accepted by the Blaine County Treasurer, Blaine County, Idaho.

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

## BLAINE COUNTY RECORDER'S CERTIFICATE

## 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 \_\_\_\_\_, 20\_\_\_\_, this plat was duly accepted and approved.

\_\_\_\_\_  
TRENT DONAT, City Clerk

## CITY ENGINEER'S 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 \_\_\_\_\_, 2024, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

\_\_\_\_\_  
ROBYN MATTISON, City Engineer

## CITY PLANNER'S CERTIFICATE

I, the undersigned, Planner in and for the City of Ketchum, Blaine County, Idaho do hereby approve this plat on this \_\_\_\_ day of \_\_\_\_\_, 2024, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

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

A PLAT SHOWING  
BIGWOOD SUB'D. NO. 2 & 3  
BLOCK 3, LOTS 7A & 8A

GALENA-BENCHMARK ENGINEERING  
KETCHUM, IDAHO

SHEET 3 OF 3  
Job No. 24008

# Attachment 3

## Draft Findings of Fact, Conclusions of Law, and Decision



IN RE: )  
 )  
 Bigwood Subdivision No. 2 & 3: Lots 7A & 8A) KETCHUM CITY COUNCIL  
 Lot Line Shift (Readjustment of Lot Lines) ) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND  
 Date: December 2, 2024 ) DECISION  
 )  
 File Number: P24-084 )

**Findings Regarding Application Filed**

**PROJECT:** Bigwood Subdivision Nos. 2 & 3: Lots 7A & 8A Lot Line Shift

**APPLICATION TYPE:** Lot Line Shift (Readjustment of Lot Lines)

**FILE NUMBER:** P24-084

**OWNERS:** Jon Krabbenschmidt & Dawn M. O’Dell, Sky Cabin, LLC

**REPRESENTATIVE:** Dave Patrie, Galena-Benchmark Engineering

**REQUEST:** Adjust the common lot line between lots 7 & 8 and amend the building envelope on lot 8.

**LOCATION:** 335 N Bigwood Drive (Bigwood Subdivision No. 2 & 3: Block 3: Lot 7) & 120 Griffin Court (Bigwood Subdivision No. 2 & 3: Block 3: Lot 8)

**NOTICE:** A public hearing notice was mailed to all property owners within 300 feet of the project site and political subdivisions on November 13 2024. The public hearing notice was published in the Idaho Mountain Express on November 13, 2024. The public hearing notice was posted on the city’s website on November 13, 2024.

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

**FINDINGS OF FACT**

The Bigwood Subdivision No. 2 & 3: Lot 7A & 8A Lot Line Shift (Application File No. P24-084) proposes to adjust the common lot line between existing lots 7 and 8 and amend the building envelope on lot 8. Landscaping improvements installed as part of the single-family residential development on lot 7 currently encroach over the existing common lot line and onto lot 8. These landscaping improvements are shown on the License Agreement recorded Instrument No. 699185 between the two property owners. The License Agreement allows the owner of lot 7 to maintain the existing landscaping improvements that currently encroach onto lot 8. The property owners have requested to shift the

common lot line so that these existing landscaping improvements that currently encroach onto lot 8 are contained within the new property boundary of lot 7A. In addition, the applicant has requested to amend the building envelope on lot 8. Note no. 8 of the Bigwood Subdivision No. 2 & 3 plat states, "The building envelope shown on Lots 6 through 12 may be rotated around the center pivot point. The center pivot point is fixed and shall not be moved." The applicant proposes to expand the building envelope on lot 8 while maintaining the existing center pivot point. The expansion of the building envelope complies with subdivision requirement that building envelopes be setback 25 feet from front the front and rear lot lines and not encroach into areas with 25% or greater slope.

### FINDINGS REGARDING READJUSTMENT OF LOT LINES

Consistent with Ketchum Municipal Code (KMC) §16.04.020, the proposal meets the definition of *Readjustment of Lot Lines* because: (1) the application proposes to adjust the common lot line, (2) proposed lots 7A and 8A comply with the requirements of the Bigwood PUD, Bigwood Development Agreement, and applicable dimensional standards required in the STO-1 Zone, and (3) the proposal does not create additional lots or dwelling units.

*Readjustment of Lot Lines: A change or modification of the boundary lines between existing lots or parcels of land or between dwelling units which does not reduce the area, frontage, width, depth or building setback lines of each lot below the minimum zoning requirements and which does not create additional lots or dwelling units. "Readjustment of Lot Lines" includes other minor changes to a subdivision, condominium, or townhouse plat such as, but not limited to, notation changes, boundary shifts and removal of lot line(s), each of which do not reduce the area, frontage, width, depth or building setback lines of each lot below the minimum zoning requirements nor create additional lots or dwelling units (KMC §16.04.020).*

The Bigwood Subdivision No. 2 & 3 plat is comprised of Large Block Number 2 and Large Block 3 of the Bigwood PUD. The Bigwood Annexation, Services, and Development Agreement ("Bigwood Development Agreement") and PUD were approved in 1985 to annex the property containing the Bigwood Golf Course and neighboring residential areas. The Bigwood Development Agreement establishes allowed uses and permitted densities on each large block within the Bigwood PUD Subdivision. The agreement states that Large Block Number 2 shall be comprised of a maximum of nine single-family residential lots, and Large Block Number 3 shall be comprised of a maximum of eight single-family residential lots. In addition, the Bigwood Development Agreement states that no further subdivision of these residential lots is permitted. The Bigwood Subdivision No. 2 & 3 plat contains 17 total residential lots, which is the maximum permitted for Large Block Number 2 and Large Block Number 3 per the Bigwood Development Agreement.

Nine of the 17 lots within the Bigwood Subdivision No. 2 & 3 plat are substandard in size and nonconform with respect to the minimum 1-acre lot area required in the STO-1 Zone pursuant to Ketchum Municipal Code §17.12.030. While nonconforming to the 1-acre minimum lot size required in the STO-1 Zone, the lots were permitted through the Bigwood Development Agreement, which allowed for 17 total residential lots on Large Block Number 2 and Large Block Number 3. Existing lots 7 and 8 are two of the nine lots that do not conform to the minimum 1-acre lot size required in the STO-1 Zone. Existing lot 7 has a total area of 28,746 square feet and existing lot 8 has a total area of 27,745 square feet. Proposed

lots 7A and 8A remain nonconforming to the minimum 1-acre lot size required in the STO-1 Zone. Proposed lot 7A has a total area of 28,899 square feet, and proposed lot 8A has a total area of 27,673 square feet. While the existing lots 7 and 8 and proposed lots 7A and 8A do not conform with the minimum 1-acre lot size required in the STO-1 Zone, the proposal complies with the Bigwood Development Agreement as the 17 total residential lots are maintained and no new lots are proposed to be created.

Consistent with KMC §16.04.060.B, the Readjustment of Lot Lines application was transmitted to city departments, including the City Engineer, Fire, Building, Utilities, and Streets departments, for review. The city department comments were provided to the applicant on October 17, 2024. The applicant submitted revised project plans on October 18, 2024. All city department comments were addressed and resolved on the revised plat.

All land, condominium, and townhouse subdivisions within the City of Ketchum are subject to the standards contained in Ketchum Municipal Code, Title 16, Subdivision Regulations. Pursuant to KMC §16.04.010.D, the change or modification of boundary lines, whether or not any additional lot is created, shall comply with these regulations. Many subdivision standards are related to the design and construction of multiple new lots that will form new blocks and infrastructure, such as streets that will be dedicated and maintained by the city. The standards for certain improvements (KMC §16.04.040), including street, sanitary sewage disposal, and planting strip improvements, are not applicable as the project proposes to adjust the common lot line between two properties. As conditioned, the proposed Bigwood Subdivision No. 2 & 3: Lots 7A & 8A Lot Line Shift Application meets the standards for Readjustment of Lot Lines under Title 16 of Ketchum Municipal Code.

**TABLE 1: FINDINGS REGARDING CONTENTS OF FINAL PLAT**

Findings Regarding Contents of Final Plat and Subdivision Design & Development Requirements				
Compliant			Standards and Council Findings	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K	<p><b>Contents Of Final Plat:</b> The final plat shall be drawn at such a scale and contain such lettering as to enable same to be placed upon sheets of eighteen inch by twenty four inch (18" x 24") Mylar paper with no part of the drawing nearer to the edge than one-half inch (1/2"), and shall be in conformance with the provisions of title 50, chapter 13, Idaho Code. The reverse side of such sheet shall not be used for any portion of the drawing, but may contain written matter as to dedications, certificates, signatures, and other information. The contents of the final plat shall include all items required under title 50, chapter 13, Idaho Code, and also shall include the following:</p> <p><i>Council Findings</i></p> <p><i>The final plat mylar paper shall be prepared following Ketchum City Council review and approval of the lot line shift application and shall meet these standards.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.1	<p><b>Point of beginning of subdivision description tied to at least two (2) governmental survey corners, or in lieu of government survey corners, to monuments recognized by the city engineer.</b></p>

			<b>Council Findings</b>	<i>The point of beginning of the subdivision description is tied to two governmental survey corners—Blaine County GIS Control Point “Adam” and “Flower” as shown on sheet 1 of the final plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.2	<b>Location and description of monuments.</b>
				<i>The location and description of monuments are provided on Sheet 1 of the final plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.3	<b>Tract boundary lines, property lines, lot lines, street right of way lines and centerlines, other rights of way and easement lines, building envelopes as required on the preliminary plat, lot area of each lot, boundaries of floodplain and floodway and avalanche district, all with bearings, accurate dimensions in feet and decimals, in degrees and minutes and radii, arcs, central angles, tangents and chord lengths of all curves to the above accuracy.</b>
			<b>Council Findings</b>	<i>Sheet 1 of the final plat shows the location of the existing and proposed common lot line between existing lots 7 &amp; 8 and proposed lots 7A &amp; 8A. No changes are proposed to the building envelope on lot 7 and the existing building envelope is shown on proposed lot 7A on sheet 1 of the final plat. Sheet 1 of the final plat shows the proposed amendment to the building envelope on lot 8A. Sheet 1 of the final plat shows the 60-foot-wide Bigwood Drive and Griffin Road (a.k.a. Griffin Court) rights-of-way. Lots 7 and 8 are not located within the floodplain, floodway, mountain overlay, or avalanche districts. All other bearings and dimensions have been reviewed by the City Engineer for accuracy.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.4	<b>Names and locations of all adjoining subdivisions.</b>
			<b>Council Findings</b>	<i>The subject properties are surrounded by other lots within the Bigwood Subdivision No. 2 &amp; 3. Sheet 1 of the final plat shows adjacent lots 12AA, 18, 9, and 6 within the Bigwood Subdivision No. 2 &amp; 3.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.5	<b>Name and right of way width of each street and other public rights of way.</b>
			<b>Council Findings</b>	<i>This standard has been met. The final plat map specifies the existing 60-foot-width of the Bigwood Drive and Griffin Road rights-of-way.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.6	<b>Location, dimension and purpose of all easements, public or private.</b>
			<b>Council Findings</b>	<i>Plat note no. 5 on sheet 1 of the final plat states, “There shall be a 10 foot wide utility easement centered on all lot lines and adjacent to all street boundaries (per original plat).”</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.K.7	<b>The blocks numbered consecutively throughout each block.</b>
			<b>Council Findings</b>	<i>N/A. The modifications proposed with this lot line shift application are limited to shifting the common lot line between lots 7 &amp; 8 and adjusting the building envelope on lot 8A. The existing blocks within Bigwood Subdivision No. 2 &amp; 3 remain unchanged and no new blocks are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.K.8	<b>The outline of any property, other than a street, alley or easement, which is offered for dedication to public use, fully dimensioned by distances and bearings with the area marked "Dedicated to the City of Ketchum for Public</b>

				Use", together with any other descriptive language with regard to the precise nature of the use of the land so dedicated.
			<i>Council Findings</i>	<i>N/A as no dedications of this type are proposed or required.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.9	The title, which shall include the name of the subdivision, the name of the city, if appropriate, county and state, and the location and description of the subdivision referenced to section, township, range.
			<i>Council Findings</i>	<i>This standard has been met. The subdivision title as specified on sheet 1 of the final plat is, "Bigwood Subdivision No. 2 &amp; 3: Block 3, Lots 7A &amp; 8A wherein the boundary common to lots 7 &amp; 8 is amended and the building envelope on lot 8 is reconfigured creating lots 7A &amp; 8A located within Sec. 1, R17E, &amp; Gov't Lot 7, Sec. 6, T4N, R18E, B.M., City of Ketchum, Blaine County, Idaho."</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.10	Scale, north arrow and date.
				<i>This standard has been met. The north arrow and date are provided on sheet 1 of the final plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.11	Location, width, and names of all existing or dedicated streets and other public ways within or adjacent to the proposed subdivision
			<i>Council Findings</i>	<i>This standard has been met. The final plat map specifies the existing 60-foot-width of the Bigwood Drive and Griffin Road rights-of-way. No new streets are proposed or required to be dedicated through this Lot Line Shift Application.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.12	A plat note provision referencing the County Recorder's instrument number where the condominium declaration(s) and/or articles of incorporation of homeowners' association governing the subdivision are recorded.
			<i>Council Findings</i>	<i>Plat note no. 4 on sheet 1 of the final states, "Refer to the original plat and the declaration of CC&amp;Rs of Bigwood Subdivision No. 2 &amp; 3, and as amended, for conditions and/or restrictions regarding this property."</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.13	Certificate by a registered professional land surveyor making the plat certifying the correctness of the plat
			<i>Council Findings</i>	<i>Sheet 3 of the final plat provides the certificate from the licensed Professional Land Surveyor certifying the accuracy of the plat survey.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.14	A current title report of all property contained within the plat shall be provided to the City and used, in part, as the basis for the dedication of easements and encumbrances on the property.
			<i>Council Findings</i>	<i>This standard has been met. A Lot Book Guarantee by Stewart Title Guaranty Company dated May 9, 2024 and warranty deed were submitted with the lot line shift application.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.15	Certification of owner(s) of record and all holders of security interest(s) of record with regard to such property.
			<i>Council Findings</i>	<i>Sheet 2 of the final plat includes a certificate of ownership and associated acknowledgement from all owners and holders of security interest with regard to the subject properties.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.16	Certification and signature of the City Engineer verifying that the subdivision and design standards meet all City requirements.
			<i>Council Findings</i>	<i>Sheet 3 of the final plat includes the City Engineer's certificate.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.17	Certification and signature of the City Clerk of the City of Ketchum verifying that the subdivision has been approved by the council.
			<i>Council Findings</i>	<i>Sheet 3 of the final plat includes the certification and signature of the City Clerk verifying the subdivision has been approved by the City Council.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.K.18	Notation of any additional restrictions imposed by the council on the development of such subdivision to provide for the public health, safety and welfare.
			<i>Council Findings</i>	<i>This standard is not applicable because no additional restrictions are necessary to provide for the public health, safety, and welfare.</i>

**FINDINGS REGARDING COMPLIANCE WITH SUBDIVISION DEVELOPMENT & DESIGN STANDARDS**

Subdivision Development & Design Standards (Ketchum Municipal Code §16.04.040)				
Compliant			City Code	City Standards
Yes	No	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.A	Required Improvements: The improvements set forth in this section shall be shown on the preliminary plat and installed prior to approval of the final plat. Construction design plans shall be submitted and approved by the city engineer. All such improvements shall be in accordance with the comprehensive plan and constructed in compliance with construction standard specifications adopted by the city. Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.
			<i>Findings</i>	<i>This standard is not applicable as the requests associated with this Lot Line Shift Application are limited to shifting the common boundary between lots 7 and 8 and amending the building envelope on lot 8. No improvements are proposed or required.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.B	Improvement Plans: Prior to approval of final plat by the commission, the subdivider shall file two (2) copies with the city engineer, and the city engineer shall approve construction plans for all improvements required in the proposed subdivision. Such plans shall be prepared by a civil engineer licensed in the state.
			<i>Findings</i>	<i>This standard is not applicable as the requests associated with this Lot Line Shift Application are limited to shifting the common boundary between lots 7 and 8 and amending the building envelope on lot 8. No improvements are proposed or required.</i>
<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 engineer. However, in cases where the required improvements cannot be constructed due to weather conditions or other

				<p>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>Findings</i>	<i>This standard is not applicable as the requests associated with this Lot Line Shift Application are limited to shifting the common boundary between lots 7 and 8 and amending the building envelope on lot 8. No improvements are proposed or required.</i>
<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>Findings</i>	<i>This standard is not applicable as the requests associated with this Lot Line Shift Application are limited to shifting the common boundary between lots 7 and 8 and amending the building envelope on lot 8. No improvements are proposed or required.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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> </ol>

				<p>4. All angle points and points of curves on all streets.</p> <p>5. The point of beginning of the subdivision plat description.</p>
			<i>Findings</i>	<i>The applicant shall meet the required monumentation standards prior to recordation of the final plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.F	<p><b>Lot Requirements:</b></p> <p>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.</p> <p>2. Whenever a proposed subdivision contains lot(s), in whole or in part, within the floodplain, or which contains land with a slope in excess of twenty five percent (25%), based upon natural contours, or creates corner lots at the intersection of two (2) or more streets, building envelopes shall be shown for the lot(s) so affected on the preliminary and final plats. The building envelopes shall be located in a manner designed to promote harmonious development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure. Also, building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses and topographical features. Structures may only be built on buildable lots. Lots shall only be created that meet the definition of "lot, buildable" in section 16.04.020 of this chapter. Building envelopes shall be established outside of hillsides of twenty five percent (25%) and greater and outside of the floodway. A waiver to this standard may only be considered for the following:</p> <p>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.</p> <p>b. For small, isolated pockets of twenty five percent (25%) or greater that are found to be in compliance with the purposes and standards of the mountain overlay district and this section.</p> <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</p>

				office of the Blaine County recorder prior to or in conjunction with recordation of the final plat.
			<i>Findings</i>	<p><i>This standard has been met. Nine of the 17 lots within the Bigwood Subdivision No. 2 &amp; 3 plat are substandard in size and nonconform with respect to the minimum 1-acre lot area required in the STO-1 Zone pursuant to Ketchum Municipal Code §17.12.030. While nonconforming to the 1-acre minimum lot size required in the STO-1 Zone, the lots were permitted through the Bigwood Development Agreement, which allowed for 17 total residential lots on Large Block Number 2 and Large Block Number 3.</i></p> <p><i>Existing lots 7 and 8 are two of the nine lots that do not conform to the minimum 1-acre lot size required in the STO-1 Zone. Existing lot 7 has a total area of 28,746 square feet and existing lot 8 has a total area of 27,745 square feet. Proposed lots 7A and 8A remain nonconforming to the minimum 1-acre lot size required in the STO-1 Zone. Proposed lot 7A has a total area of 28,899 square feet, and proposed lot 8A has a total area of 27,673 square feet. While the existing lots 7 and 8 and proposed lots 7A and 8A do not conform with the minimum 1-acre lot size required in the STO-1 Zone, the proposal complies with the Bigwood Development Agreement as the 17 total residential lots are maintained and no new lots are proposed to be created.</i></p> <p><i>The applicant proposes to expand the building envelope on lot 8 while maintaining the existing center pivot point. The expansion of the building envelope complies with subdivision requirement that building envelopes be setback 25 feet from front the front and rear lot lines and not encroach into areas with 25% or greater slope.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.G	<p><b>G. Block Requirements: The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements:</b></p> <ol style="list-style-type: none"> <li>1. No block shall be longer than one thousand two hundred feet (1,200'), nor less than four hundred feet (400') between the street intersections, and shall have sufficient depth to provide for two (2) tiers of lots.</li> <li>2. Blocks shall be laid out in such a manner as to comply with the lot requirements.</li> <li>3. The layout of blocks shall take into consideration the natural topography of the land to promote access within the subdivision and minimize cuts and fills for roads and minimize adverse impact on environment, watercourses and topographical features.</li> <li>4. Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.</li> </ol>

			<i>Findings</i>	<i>N/A. This standard is not applicable as the adjustment proposed with this Lot Line Shift is limited to adjusting the common boundary between lots 7 and 8 within an existing residential subdivision in the Bigwood PUD and amending the building envelope on lot 8. This application does not create a new block.</i>
<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</li> </ol>

			<p>have a minimum turnaround radius of sixty feet (60') at the property line and not less than forty five feet (45') at the curb line;</p> <p>9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°);</p> <p>10. Where any street deflects an angle of ten degrees (10°) or more, a connecting curve shall be required having a minimum centerline radius of three hundred feet (300') for arterial and collector streets, and one hundred twenty five feet (125') for minor streets;</p> <p>11. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be prohibited;</p> <p>12. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets;</p> <p>13. Proposed streets which are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confused with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed subdivision from the commission before submitting same to council for preliminary plat approval;</p> <p>14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills;</p> <p>15. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets;</p> <p>16. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the final plat, and all landscaping and irrigation systems shall be installed as required improvements by the subdivider;</p> <p>17. In general, the centerline of a street shall coincide with the centerline of the street right of way, and all crosswalk markings shall be installed by the subdivider as a required improvement;</p> <p>18. Street lighting may be required by the commission or council where appropriate and shall be installed by the subdivider as a requirement improvement;</p> <p>19. Private streets may be allowed upon recommendation by the commission and approval by the council. Private streets shall be constructed to meet the design standards specified in subsection H2 of this section;</p> <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</p>
--	--	--	--

			<p>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>
			<p><i>Findings</i></p> <p><i>N/A. This standard is not applicable as the adjustment proposed with this Lot Line Shift is limited to adjusting the common boundary between lots 7 and 8 within an existing residential subdivision in the Bigwood PUD and amending the building envelope on lot 8. This proposal does not create a new street, private road, or bridge.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>16.04.040.I</b></p> <p>Alley Improvement Requirements: Alleys shall be provided in business, commercial and light industrial zoning districts. The width of an alley shall be not less than twenty feet (20'). Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. Dead end alleys shall be prohibited. Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in subsection H2 of this section.</p>
			<p><i>Findings</i></p> <p><i>N/A. This standard is not applicable as the adjustment proposed with this Lot Line Shift is limited to adjusting the common boundary between lots 7 and 8 within an existing residential subdivision in the Bigwood PUD and amending the building envelope on lot 8. Alleys are not required in residential neighborhoods.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>16.04.040.J</b></p> <p>Required Easements: Easements, as set forth in this subsection, shall be required for location of utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands.</p> <p>1. A public utility easement at least ten feet (10') in width shall be required within the street right of way boundaries of all private streets. A public utility easement at least five feet (5') in width shall be required within property boundaries adjacent to Warm Springs Road and within any other property boundary as determined by the city engineer to be necessary for the provision of adequate public utilities.</p> <p>2. Where a subdivision contains or borders on a watercourse, drainageway, channel or stream, an easement shall be required of sufficient width to contain such watercourse and provide access for private maintenance and/or reconstruction of such watercourse.</p> <p>3. All subdivisions which border the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a ten foot (10') fish and nature study easement along the riverbank. Furthermore, the council shall require, in appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are</p>

			<p>minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the council may require an extension of that easement along the portion of the riverbank which runs through the proposed subdivision.</p> <p>4. All subdivisions which border on the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a twenty five foot (25') scenic easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to riverbank erosion.</p> <p>5. No ditch, pipe or structure for irrigation water or irrigation wastewater shall be constructed, rerouted or changed in the course of planning for or constructing required improvements within a proposed subdivision unless same has first been approved in writing by the ditch company or property owner holding the water rights. A written copy of such approval shall be filed as part of required improvement construction plans.</p> <p>6. Nonvehicular transportation system easements including pedestrian walkways, bike paths, equestrian paths, and similar easements shall be dedicated by the subdivider to provide an adequate nonvehicular transportation system throughout the city.</p>
			<p><i>Findings</i></p> <p><i>This standard has been met. Note no. 5 on sheet 1 of the final plat states, "There shall be a 10 foot wide utility easement centered on all lot lines and adjacent to all street boundaries."</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>16.04.040.K</b></p> <p><b>Sanitary Sewage Disposal Improvements:</b> Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider. Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the city engineer, council and Idaho health department prior to final plat approval. In the event that the sanitary sewage system of a subdivision cannot connect to the existing public sewage system, alternative provisions for sewage disposal in accordance with the requirements of the Idaho department of health and the council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the council may require an increase in the minimum lot size and may impose any other reasonable requirements which it deems necessary to protect public health, safety and welfare.</p>
			<p><i>Findings</i></p> <p><i>N/A. This standard is not applicable as the adjustment proposed with this Lot Line Shift is limited to adjusting the common boundary between lots 7 and 8 within an existing residential subdivision in the Bigwood PUD and amending the building envelope on lot 8. Sewer system improvements are not required for this Lot Line Shift Application.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>16.04.040.L</b></p> <p><b>Water System Improvements:</b> 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</p>

				<p>an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the city under the supervision of the Ketchum fire department and other regulatory agencies having jurisdiction. Furthermore, the central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions, and no dead end systems shall be permitted. All water systems shall be connected to the municipal water system and shall meet the standards of the following agencies: Idaho department of public health, Idaho survey and rating bureau, district sanitarian, Idaho state public utilities commission, Idaho department of reclamation, and all requirements of the city.</p>
			<i>Findings</i>	<p><i>N/A. This standard is not applicable as the adjustment proposed with this Lot Line Shift is limited to adjusting the common boundary between lots 7 and 8 within an existing residential subdivision in the Bigwood PUD and amending the building envelope on lot 8. Water system improvements are not required for this Lot Line Shift Application.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.M	<p><b>Planting Strip Improvements:</b> Planting strips shall be required improvements. When a predominantly residential subdivision is proposed for land adjoining incompatible uses or features such as highways, railroads, commercial or light industrial districts or off street parking areas, the subdivider shall provide planting strips to screen the view of such incompatible features. The subdivider shall submit a landscaping plan for such planting strip with the preliminary plat application, and the landscaping shall be a required improvement.</p>
			<i>Findings</i>	<p><i>N/A. This standard is not applicable as the adjustment proposed with this Lot Line Shift is limited to adjusting the common boundary between lots 7 and 8 within an existing residential subdivision in the Bigwood PUD and amending the building envelope on lot 8. Planting strip improvements are not required for this Lot Line Shift Application.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.N	<p><b>Cuts, Fills, And Grading Improvements:</b> Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts, fills, alterations of topography, streams, drainage channels, and disruption of soils and vegetation. The design criteria shall include the following:</p> <ol style="list-style-type: none"> <li>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.</li> <li>2. Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Such plan shall contain the following information: <ol style="list-style-type: none"> <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> </ol> </li> </ol>

			<p>e. Location of all street and utility improvements including driveways to building envelopes.</p> <p>f. Any other information which may reasonably be required by the administrator, commission or council to adequately review the affect of the proposed improvements.</p> <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>
		<i>Findings</i>	<p><i>N/A. This standard is not applicable as the adjustment proposed with this Lot Line Shift is limited to adjusting the common boundary between lots 7 and 8 within an existing residential subdivision in the Bigwood PUD and</i></p>

				<i>amending the building envelope on lot 8. No grading improvements are proposed or required.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.O</b>	<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>Findings</i>	<i>N/A. This standard is not applicable as the adjustment proposed with this Lot Line Shift is limited to adjusting the common boundary between lots 7 and 8 within an existing residential subdivision in the Bigwood PUD and amending the building envelope on lot 8. No drainage improvements are proposed or required.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.P</b>	<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>Findings</i>	<i>N/A. This standard is not applicable as the adjustment proposed with this Lot Line Shift is limited to adjusting the common boundary between lots 7 and 8 within an existing residential subdivision in the Bigwood PUD and amending the building envelope on lot 8. No utility improvements are proposed or required.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.Q</b>	<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>Findings</i>	<i>N/A. This standard is not applicable as the adjustment proposed with this Lot Line Shift is limited to adjusting the common boundary between lots 7 and 8 within an existing residential subdivision in the Bigwood PUD and amending the building envelope on lot 8. Off-site improvements are not required or proposed.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.R</b>	<b>Avalanche And Mountain Overlay: All improvements and plats (land, planned unit development, townhouse, condominium) created pursuant to this chapter shall comply with City of Ketchum Avalanche Zone District and Mountain Overlay Zoning District requirements as set forth in Title 17 of this Code.</b>
			<i>Findings</i>	<i>N/A lots 7 and 8 are not located within the Avalanche Zone or Mountain Overlay.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.S</b>	<b>Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.</b>
			<i>Findings</i>	<i>N/A. This standard is not applicable as the adjustment proposed with this Lot Line Shift is limited to adjusting the common boundary between lots 7 and 8 within an existing residential subdivision in the Bigwood PUD and amending the building envelope on lot 8.</i>

**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 City 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 application.
2. The Ketchum City Council has authority to hear the applicant’s Lot Line Shift Application pursuant to Chapter 16.04 of Ketchum Code Title 16.
3. The City of Ketchum Planning Department provided adequate notice for the review of this application.
4. The Lot Line Shift (Readjustment of Lot Lines) application is governed under Sections 16.04.010, 16.04.020, 16.04.030, 16.04.040, and 16.04.060 of Ketchum Municipal Code Chapter 16.04.
5. As conditioned, the proposed Lot Line Shift meets the standards for approval under Title 16 of Ketchum Municipal Code.

## DECISION

**THEREFORE**, the Ketchum City Council **approves** the Bigwood Subdivision No. 2 & 3 Lot Line Shift Application File No. P24-084 this Monday, December 2, 2024 subject to the following conditions:

### CONDITIONS OF APPROVAL

1. The final plat shall be recorded with the Blaine County Clerk and Recorder's Office within one year of approval by the Ketchum City Council.
2. Upon recorded of the final plat with the Blaine County Clerk and Recorder's Office, the applicant shall provide a copy of the recorded final plat to the Planning and Building Department.

Findings of Fact **adopted** this 2<sup>nd</sup> day of December 2024.

---

Neil Bradshaw, Mayor  
City of Ketchum