



PLANNING AND ZONING COMMISSION Tuesday, November 28, 2023, 4:30 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 Commission Meetings via live stream.

You will find this option on our website at 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/81604780839
 Webinar ID: 816 0478 0839
- 2. Address the Commission in person at City Hall.
- 3. Submit your comments in writing at participate@ketchumidaho.org (by noon the day of the meeting).

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

CALL TO ORDER:

ROLL CALL:

COMMUNICATIONS FROM COMMISSIONERS:

CONSENT AGENDA:

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

1. ACTION ITEM: Approval of the November 14, 2023 minutes

PUBLIC HEARING:

2. ACTION ITEM: Recommendation to review and approve the extension and amendment to the Martin Work/Live Conditional Use Permit application, as conditioned, and adopt the Findings of Fact, Conclusions of Law and Decision.

3. ACTION ITEM: Recommendation to review and approve the 490 Wood River Drive Residence Floodplain Development Permit application, as conditioned, and direct staff to return with the findings of fact.

NEW BUSINESS:

4. ACTION ITEM: Review and approve written decision on Administrative Appeal P22-056A for the processing of a final design review application for the Sawtooth Serenade development located at 260 N 1st Ave.

ADJOURNMENT:



CITY OF KETCHUM MEETING MINUTES OF THE PLANNING & ZONING COMISSION

Tuesday, November 14, 2023

CALL TO ORDER: (00:00:24 in video)

Neil Morrow called the meeting of the Ketchum Planning and Zoning Commission to order at 4:32 p.m.

ROLL CALL:

Neil Morrow Susan Passovoy *via Zoom Brenda Moczygemba Tim Carter Spencer Cordovano

ALSO PRESENT:

Morgan Landers—Director of Planning and Building
Matt Johnson – City Attorney
Abby Rivin – Senior Planner
Paige Nied – Associate Planner
Adam Crutcher – Associate Planner
Heather Nicolai—Planning Technician & Office Administrator

COMMUNICATIONS FROM COMMISSIONERS: (00:01:15 in video)

None

CONSENT AGENDA: (00:01:25 in video)

- 1. ACTION ITEM: Approval of the October 24, 2023 minutes
- ACTION ITEM: Recommendation to approve the Scheduling Order and Notice as stipulated and presented, and ratify the previous signature of the City Attorney for the Sawtooth Serenade Administrative Appeal
- 3. ACTION ITEM: Recommendation to approve the Scheduling Order and Notice as presented and authorize the Chair to sign for the 121 Badger Lane Floodplain Development Permit

Motion to approve items 1-3 on the consent agenda. Motion made by Brenda Moczygemba; seconded by

Tim Carter (00:02:49 in video) MOVER: Brenda Moczygemba

SECONDER: Tim Carter

AYES: Brenda Moczygemba, Spencer Cordovano, Susan Passovoy, Tim Carter & Neil Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING: (00:03:00 in video)

- 4. ACTION ITEM: Recommendation to hold a public hearing to review and take action on the Walnut & Fourth Condominiums Subdivision Preliminary Plat Application to subdivide the new mixed-use building located at 580 E 4th Street. Public hearing for this project continued from Planning and Zoning Commission Meeting on October 10, 2023 (00:03:01 in video)
 - Staff Presentation Abby Rivin, Senior Planner (00:03:24 in video)
 - Commission comments and questions for Staff (00:08:05 in video)
 - Jim Laskey, representing the applicant, comments (00:12:08 in video)

Public Comment Opened: (00:13:20 in video)

• No public comment

Public Comment Closed: (00:13:31 in video)

• Commission deliberations (00:13:35 in video)

Motion to approve the Walnut & Fourth Condominiums Subdivision Preliminary Plat application and adopt the Findings of Fact, Conclusions of Law, and Decision as the application conforms to all applicable subdivision regulations for a preliminary plat and condominium project, along with the two suggested edits to the conditions of approval as recommended by Susan Passovoy for numbers 2 & 3. Motion made by Brenda Moczygemba; seconded by Tim Carter (00:13:40 in video)

MOVER: Brenda Moczygemba

SECONDER: Tim Carter

AYES: Brenda Moczygemba, Spencer Cordovano, Susan Passovoy, Tim Carter & Neil Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED

NEW BUSINESS: (00:14:25 in video)

- 5. ACTION ITEM: Review and make a determination of Administrative Appeal P22-056A for the processing of a final design review application for the Sawtooth Serenade development locate at 260 N 1st (00:14:27 in video)
 - Matt Johnson, City Attorney (00:14:40 in video)
 - Jim Laskey, Council for applicant (00:20:19 in video)
 - Morgan Landers-Director, Planning & Building (00:32:24 in video)
 - Commission questions & comments and dialog with City Staff, City Attorney & Attorney for Applicant (00:36:04 in video)
 - Rebuttal Jim Laskey, Council for applicant (01:06:00 in video)
 - Commission deliberations (01:06:11 in video)

Motion to uphold the determination of the Planning Director in this mater and direct the City Attorney to draft a written decision in line with that and the discussion held today. Motion made by Susan Passovoy; seconded by Tim Carter (01:43:44 in video)

MOVER: Susan Passovoy **SECONDER:** Tim Carter

AYES: Spencer Cordovano, Susan Passovoy, Tim Carter & Neil Morrow

NAYS: Brenda Moczygemba

RESULT: 4-Ayes, 1-Nay – Motion adopted

- 6. Review proposed 2024 Planning & Zoning Commission meeting schedule (01:45:08 in video)
- 7. General announcements and highlights from staff (01:45:35 in video)

ADJOURNMENT:

Motion to adjourn at 6:25pm (01:53:40 in video)

MOVER: Neil Morrow

SECONDER: Spencer Cordovano

AYES: Brenda Moczygemba, Spencer Cordovano, Susan Passovoy, Tim Carter & Neil Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Neil Morrow – P & Z Commissioner

Morgan Landers – Director of Planning & Building



CITY OF KETCHUM

Planning & Building office: 208.726.7801 planningandbuilding@ketchumidaho.org P.O. Box 2315, 191 5th Street West, Ketchum, ID 83340 ketchumidaho.org

STAFF REPORT KETCHUM PLANNING AND ZONING COMMISSION REGULAR MEETING OF NOVEMBER 28, 2023

PROJECT: Martin Work/Live Conditional Use Permit Amendment

FILE NUMBER: P23-088

APPLICANT: Amy Martin (Applicant)

Michael Blash (Architect)

PROPERTY OWNER: Amy Martin

REQUEST: An extension and amendment to a previously approved Work/Live Conditional Use

Permit application to modify the square footage of the work and live spaces.

LOCATION: 940 N Leadville Avenue (Lot 3, Block 30, Ketchum Townsite)

ZONING: Light Industrial District No. 1 (LI-1)

REVIEWER: Paige Nied, Associate Planner

NOTICE: Notice was published in the Idaho Mountain Express and was mailed to properties

within a 300-foot radius on November 8, 2023. Notice was posted at the subject

location and on the city website on November 21, 2023.

EXECUTIVE SUMMARY

During the Planning and Zoning Commission meeting on May 24, 2022, the Commission approved the Conditional Use Permit (File No. P22-010) and Design Review (File No. P22-011) applications for a work/live unit for the Alpenhound dog kennel at 940 N Leadville Avenue. The Applicant is requesting an extension and amendment to their previously approved Conditional Use Permit (CUP). Pursuant to Ketchum Municipal Code (KMC) 17.116.070, "Activities permitted by the granting of a conditional use permit shall commence within 12 months from the signature of the approved findings of fact for such conditional use permit." The Findings of Fact, Conclusions of Law, and Decision for Alpenhound's CUP was signed on June 14, 2022. During an internal conversation with staff, the applicant requested an extension of one year to their CUP application. The amendment is for a modification to the floor plan which increases the commercial and residential floor areas. Condition of Approval #1 of the CUP states, "This approval is based on the floor plan submitted by Michael Blash Architects, and attached to the staff report, dated May 11, 2022. Any change to the floor plan or change in the location or configuration of the uses from what is depicted in the plans, shall be subject to an amendment to this Conditional Use Permit." Therefore, the applicant is also requesting an amendment to their CUP application. The modified floor plan indicates the following changes:

- Increase of 55.25 square feet in commercial area
- Increase of 10.25 square feet in residential area
- Second story northern deck has been enclosed into the office

Page **1** of **5**

- Second story western dog patio has decreased in size by 224 square feet
- Second story additional stairwell connected to the alley removed

Figure 1 and Figure 2 below indicate the modifications to the first- and second-level floor plan from the previously approved CUP project plans.

Figure 1: Previous and Proposed First Level Floor Plan

<u>Proposed First Level Floor Plan</u>

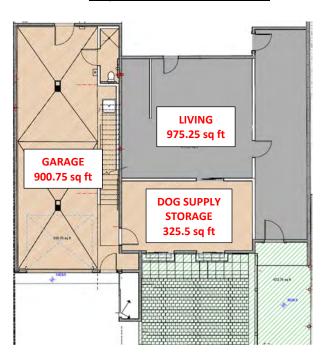
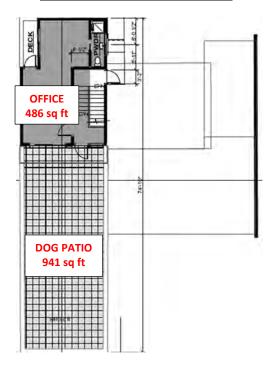
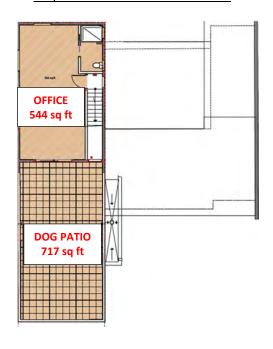


Figure 2: Previous and Proposed Second Level Floor Plan

Previous Second Level Floor Plan



Proposed Second Level Floor Plan



The KMC has very specific requirements for work/live units outlined in KMC 17.124.090.A.5 including ownership and occupancy of the space, size of workspace compared to live space, access to each space, and parking. See Attachment C for a full evaluation of the standards for work/live units for the proposed project. As proposed, the work/live unit meets all requirements and standards in the KMC. The conditions of approval associated with the previous CUP for Alpenhound carry forward into this application, and staff recommend one additional condition related to bicycle parking that was intended to be included with the initial CUP application.

BACKGROUND

The City of Ketchum received the Conditional Use Permit application on September 27, 2023. Following the receipt of the application, staff routed the application materials to all city departments for review. As of the date of this letter, all comments have been resolved or addressed through the conditions of approval recommended below.

CONFORMANCE WITH ZONING AND CONDITIONAL USE PERMIT STANDARDS

Conformance with Zoning Regulations

The project remains in conformance with all zoning regulations. During department review, city staff reviewed the project for conformance with all applicable zoning code requirements including permitted uses, dimensional limitations, signage, parking, development standards, and dark skies. Staff also reviewed the project for all requirements related to work/live units as outlined in KMC 17.124.090 – *Residential, Light Industrial Districts*. The project remains in conformance with all applicable zoning code requirements and standards. Please see the draft Findings of Fact, Conclusions of Law, and Decision in Attachment C for a full review of all dimensional standards and additional zoning requirements. Below is an overview of some of the more noteworthy zoning regulation criteria.

Size limitations

The KMC requires that the live portion of the unit must be secondary to the work space, cannot exceed the square footage of the work portion, and cannot exceed 1,000 gross square feet. As outlined in the table above, the total square footage of the work/live unit is 2,745.25 square feet. The gross square footage of the live portion is 975.25 square feet, 36% of the project and less than 1,000 gross square feet. Staff recommends conditions 1-3 to ensure that any future changes to the configuration of the space or changes to the square footage of the work and live spaces will be reviewed by the Planning and Zoning Commission as an amendment to this CUP. The modified floor plan increases the square footage of the residential and commercial floor areas. Table 1 below outlines the new square footage of each use for the project as shown on Sheets AS-003 and AS-004 of Attachment B. Table 2 below indicates the previously approved square footage for each use.

Table 1: Proposed Uses and Square Footage

Use	Square Footage	Percent SF
Work		
Ground Floor – Dog Sleeping and Supply Storage	325.5 SF	
Ground Floor – Storage/Dog Wash/Laundry	478.75 SF	
Second Floor – Office/Dog Feeding Area	544 SF	
Subtotal	1,348.25 SF	58% of total
Live		
Ground Floor – Existing Living	975.25 SF	
Subtotal	975.25 SF	42% of total
Total Square Footage	2,323.25 SF	
Dog Deck* and Garage*	1,139 SF	

*Dog deck not included in total "work" square footage as it is not enclosed.
*Garage square footage split for work and live uses (478.75 square feet is work and 422 square feet is live).

Table 2: Previously Approved Uses and Square Footage

7 11	1 0	
Use	Square Footage	Percent SF
Work		
Ground Floor – Dog Sleeping and Supply Storage	327 SF	
Ground Floor – Storage/Dog Wash/Laundry	480 SF	
Second Floor – Office/Dog Feeding Area	486 SF	
Subtotal	1,293 SF	57% of total
Live		
Ground Floor – Existing Living	965 SF	
Subtotal	965 SF	43% of total
Total Square Footage	2,258 SF	
Dog Deck* and Garage*	1,363 SF	

^{*}Dog deck not included in total "work" square footage as it is not enclosed.

Bicycle Parking

Pursuant to KMC 17.125.060.B, all uses other than one family dwellings are required to provide one bicycle rack, able to accommodate at least two bicycles for every four parking spaces is required. There is currently not a bicycle rack onsite. The previously approved CUP mentioned adding a condition related to bicycle parking, however, it was not included within the listed conditions of approval. To ensure a bicycle rack accommodating at least two bicycles is installed, staff recommend condition of approval #5 which states that prior to certificate of occupancy, the applicant must install a bicycle rack able to accommodate at least two bicycles.

Conditional Use Permit Criteria

Pursuant to KMC Section 17.116.030, conditional use permits can be granted if and only if all criteria listed below are met. All the CUP criteria are met as there are no substantive changes proposed. Please see draft Findings of Fact, Conclusions of Law, and Decision in Attachment C for staff's analysis of each CUP criterion.

In review of this application, staff believe that all criteria are met as described above. Staff recommends conditions of approval 6, 7, 8, and 13 to ensure long term compliance with the work/live standards and CUP criteria. Many of these conditions are standard for work/live CUPs and not specifically triggered by the proposed project.

STAFF RECOMMENDATION

Staff believe the proposed project, as conditioned, meets all zoning requirements and criteria for conditional use permits. Staff recommends approval of the application with recommended conditions of approval for each as outlined below:

Conditional Use Permit (P23-088)

- 1. This approval is based on the floor plan submitted by Michael Blash Architects, and attached to the staff report, dated November 28, 2023. Any change to the floor plan or change in the location or configuration of the uses from what is depicted in the plans, shall be subject to an amendment to this Conditional Use Permit. The residential use shall occur in the location depicted on the plans and shall not exceed 975.25 square feet and no more than one bedroom.
- 2. This conditional use permit is non-transferrable to any other property owner or business other than Alpenhound. Any change in property ownership, business operator, or residential tenant requires an

^{*}Garage square footage split for work and live uses (480 square feet is work and 422 square feet is live).

- amendment to this Conditional Use Permit. In the event Alpenhound is no longer the business operation, a new Conditional Use Permit will be required.
- 3. Occupancy of the live unit must be either the owner of Alpenhound dog kennel, or an employee of Alpenhound.
- 4. Prior to issuance of the building permit, a Restrictive Covenant shall be recorded against the property prohibiting the separate sale of the live unit thereby ensuring that the work/live unit remains in common ownership and cannot be sold separately.
- 5. Prior to certificate of occupancy, the applicant must install a bicycle rack able to accommodate at least two bicycles.
- 6. Hours of operation of the business shall be posted and remain posted at all times.
- 7. Within one year of receipt of certificate of occupancy for the project, and each year following, the applicant shall request an inspection by the Fire Marshall to ensure all fire codes are being met. Documentation of the inspection shall be provided to the Planning and Building department.
- 8. Inspections by the Planning and Building staff may be scheduled at the discretion of staff to ensure all conditions of this Conditional Use Permit are met. The owner shall cooperate with facilitating the inspections at the request of the City. In the event the owner does not cooperate, this CUP may be subject to revocation.
- 9. The applicant is aware the mixed use of the property can result in conflict, that the light industrial use may on occasion or in certain respects be incompatible with the quiet enjoyment of the dwelling units, that due to the subordinate and junior nature of the residential use to the light industrial use, the City will not condition, limit, restrict or otherwise interfere with any lawful light industrial use solely because it interferes with a residential use.
- 10. In the event the residential unit is occupied by an employee of Alpenhound, the owner shall provide the tenant, lessee or subtenant with written notice that such unit is located within the Light Industrial Zone and, as such, is junior and, therefore, subordinate in nature to all legal light industrial activities.
- 11. Each and every real estate agent, sales person and broker and each and every private party who offers for rent or shows a parcel of real property and/or structure for lease or rent within such Light Industrial Zones shall, upon first inquiry, provide the prospective lessee or tenant, prior to viewing such real property, with written notice that such real property and/or structure is located within such Light Industrial Zone.
- 12. All brochures and other printed materials advertising rental or lease of a living unit within the Light Industrial Zones shall contain a provision designating that such unit or units are located within the Light Industrial Zone and are within a mixed use area. Lessees and tenants shall be notified that the residential uses within the Light Industrial Zone are subordinate and, therefore, junior in nature to the legal light industrial activities within the zone.
- 13. In the event the property is in violation of the conditions of approval, the Conditional Use Permit may be subject to revocation.

RECOMMENDED MOTION

"I move to approve the extension and amendment to the Martin Work/Live Conditional Use Permit application, as conditioned, and adopt the Findings of Fact, Conclusions of Law and Decision."

ATTACHMENTS:

- A. Application and Supporting Materials
- B. Plan Set
- C. Draft Findings of Fact, Conclusions of Law, and Decision
- D. P22-010 CUP Findings of Fact, Conclusions of Law, and Decision adopted June 14, 2022



Attachment A: Application and Supporting Materials



City of Ketchum Planning & Building

OFFICI	AL USE ONLY
File Numbe	P23-088
DateReceiv	ed 9/27/23
Ву	HLN
Fee Paid:	\$1100
Approved	late"
Devilopina	
Oyr	

Conditional Use Permit Application

Submit Completed application to planningandzoning@ketchumidaho.org Or hand deliver to Ketchum City Hall, 191 5th 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 and click on Municipal Code. You will be contacted and invoiced once your application package is complete.

OWNERINFORMATION
Project Name: martin Remodel
Name of Owner of Record: Amy martin
Physical Address: 940 Leganile Ave N
Property Legal Description: Ketchum Lot 3 BLK 30
Property Zoning District:
Lot Size: 5500 Sq. ft
Contact Phone: 208-721-0905 Contact Email: amymartin 00@ me, com
PROJECT INFORMATION
Description of Proposed Conditional Use:
approved CUP and a change of square footage of the office
approved CUP and a change of square
Cit as of the occió
tootage of the other
Description & Specification Sheet of Proposed
and Existing Exterior Lighting:
[10] [10] [10] [10] [10] [10] [10] [10]

APPLICANT NARRATIVE OF HOW THEY MEET THE CONDITIONAL USES PERMIT CRITERIA IN MUNICIPLE CODE 17.116.030 A-E

I have already been approved for the CUP. Everything in the design has been approved. I had to make some changes to the design to make it less expensive to build (ie taking away the little deck on the north side).

Thank you for your consideration!

ADDITIONAL COMMENTS

ACCOMPANYING SUPPORTING INFORMATION REQUIRED

Existing Site Plan
 Proposed Site Plan
 Landscape Plan
 Grading and Drainage Plan
 Exterior Lighting Plan and Specifications
 Other plans and studies related to the social, economic, fiscal, environmental, traffic, and other effects of the proposed conditional use, as required by the Administrator

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.

ApplicantSignature

Date

9 25 2023

City of Ketchum Planning & Building Department Conditional Use Permit Application

Dear P&Z,

Last year I was approved by design review and also for a CUP. I was over the moon about this until I got my budget. So I made some changes.

I shrank my big west facing deck to shave cost.

I made a shed roof (this was more to protect the garage underneath. I was concerned about water damage/ leaks because of the flat roof/ patio directly above).

It was a considerable savings to eliminate the north facing small deck at the back of the property. So I enclosed this.

I removed the back stairs because the stringer alone was \$20,000. So again, cost savings.

Added an over hang in the back to alleviate snow removal.

I love living here and running my business from this special property. The dogs are happy, quiet, and kind. And my neighbors are the best.

Thank you for your consideration, Amy



LICENSE #: 7027

EXPIRATION DATE: 01/31/2024 ISSUED TO: ALPENHOUND LLC

DBA: ALPENHOUND

LOCATION: 940 N LEADVILLE AVE

OWNER: AMY MARTIN

BUSINESS LICENSE

CITY OF KETCHUM 191 W 5th ST BOX 2315 KETCHUM ID 83340 **BUSINESS ACTIVITY:**

Business License

Shellie Gallagher, Treasurer

Neil Bradshaw, Mayor

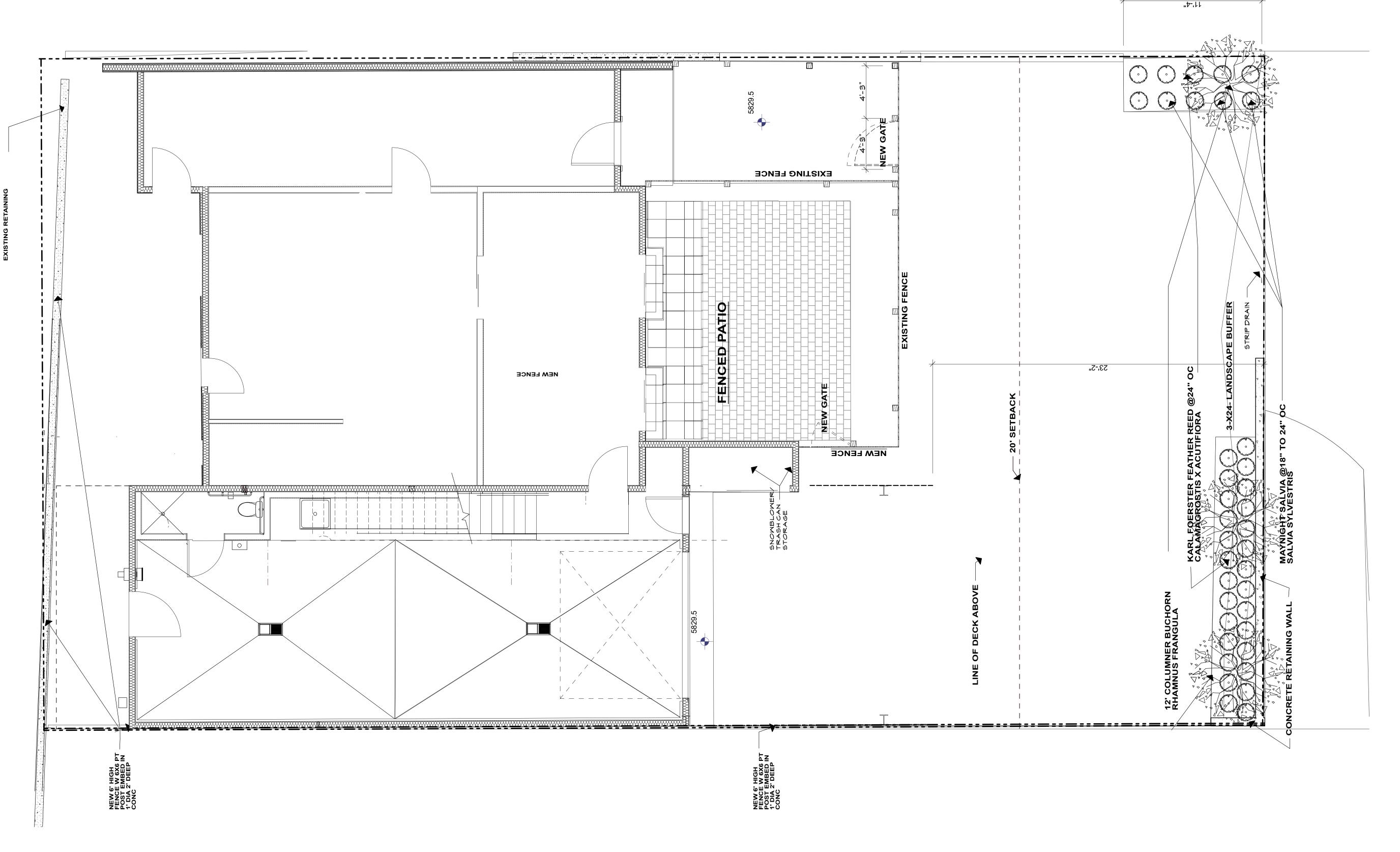
This certifies that the above named business or person is hereby authorized to do business in the City of Ketchum and has paid the necessary amount to operate such business for the time stated. The receipt of a business license does not indicate compliance with other pertinant laws, ordinances, rules and regulations.

THIS IS NOT TRANSFERABLE BETWEEN OWNER AND / OR LOCATIONS

THIS LICENSE MUST BE POSTED IN A CONSPICUOUS PLACE AT THE BUSINESS LOCATION



Attachment B: Plan Set



ARCHITECTURAL SITE AND LANDSCAPE PLAN

S CA L E : 1/4" = 1'-0"

GARAGE/DOG AREA SECOND FLOOR

TOTAL NEW

STORAGE UPPER DECK

SQUARE FOOTAGE **5500 SQ. FT.** 2675 SQ.FT : 5500 SQ.FT = 48.6 % LOT SQ. FT. LOT COVERAGE 1770.25 SQ. ft. 64.5 % COMMERCIAL SQ. FOOTAGE \$ % OF BLD"G RESIDENTIAL SQ. FOOTAGE 975.25 SQ. ft. 35.5% HOUSE EXISTING MN LVL LOFT EXISTING SHED TOTAL EXISTING 1991 SQ.FT. 160 SQ.FT. 289 SQ.FT. 2,440 SQ.FT. EXISTING LOT COVERAGE 44.36% DEMO-AREA 1 13*0* SQ.FT

900.75 SQ.FT 544 SQ.FT

1482 SQ.FT

37 SQ.FT. 717 SQ.FT architec

PH. 208-720-3597
PO BOX 2523 SUN VALLEY
IDAHO ,83353
michaelblash@cox.net

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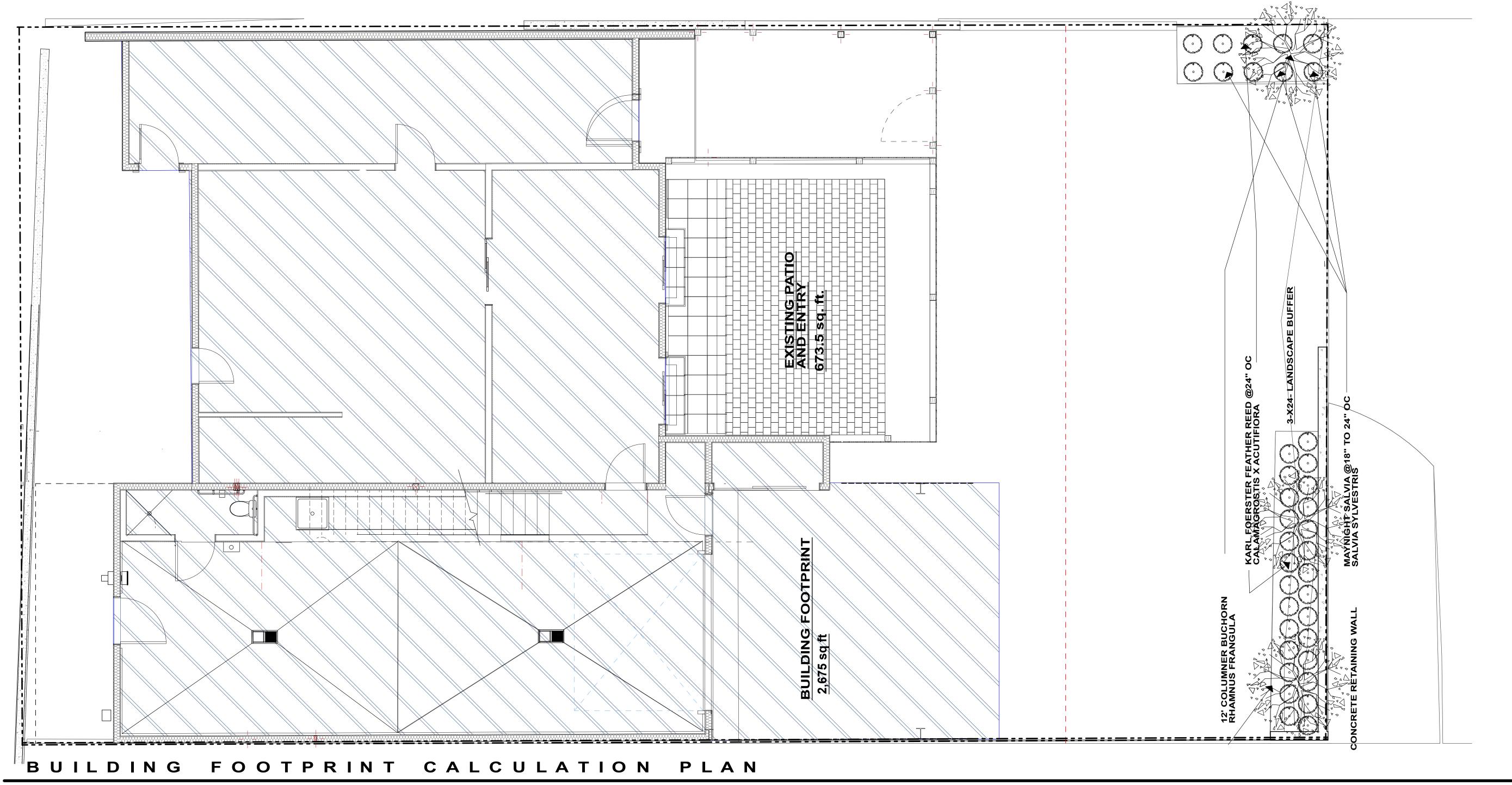


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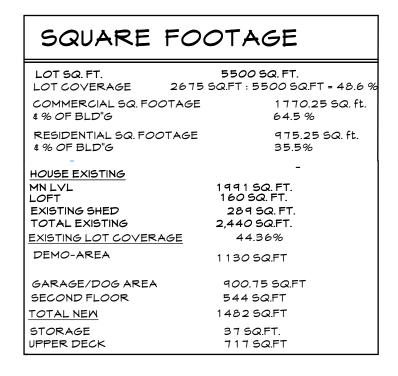
M BLASH CHECKED BY M BLASH GENERAL NOTES 2-9-22 ISSUED: 4-20-22 REVISED: 5-11-22 REVISED: 11-30-22 REVISED: 12-7-22 FINAL 10-26-23 CUP SET REVISED: REVISED: REVISED: REVISED: REVISED: REVISED: SHEET TITLE

JOB NO.

AS-00 I



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





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michaelblash@cox.net

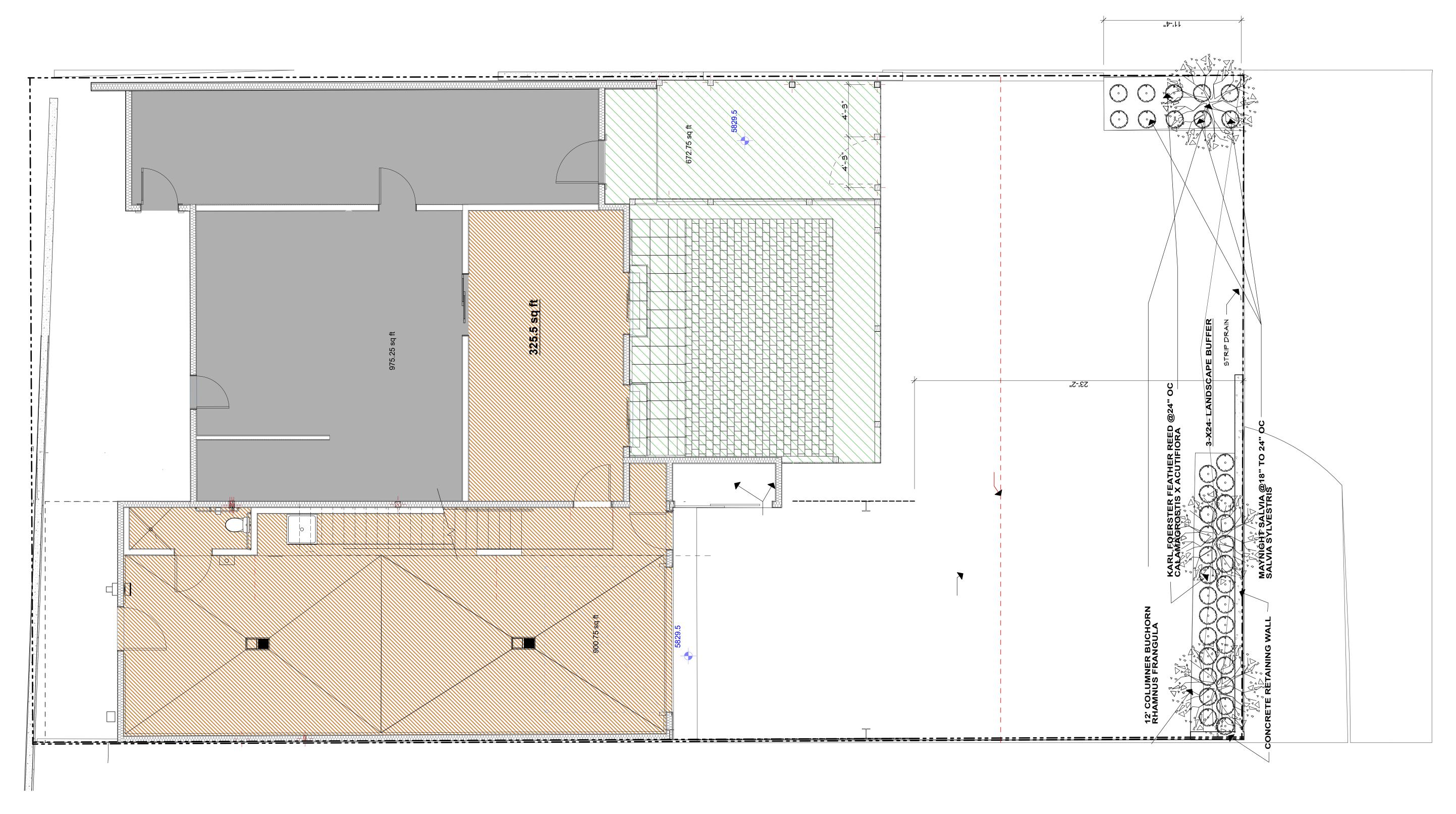
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MARTIN REMODEL/ADDIT 940 N LEADVILLE KETCHUM IDAH 83340 USA

JOB NO. M BLASH CHECKED BY M BLASH GENERAL NOTES 2-9-22 ISSUED: 4-20-22 5-11-22 11-30-22 REVISED: 12-7-22 FINAL 10-26-23 CUP SET REVISED: REVISED: REVISED: REVISED: REVISED: REVISED: SHEET TITLE

AS-002



FIRST FLOOR AREAS-COMM ERCIAL/RESIDENTIAL

SCALE 1/4" = 1'-0"



COMMERCIAL _ 1770.25 SQ. FT.



RESIDENTIAL _ 900.75 SQ. FT

SQUARE FO	OTAGE
LOT SQ. FT. LOT COVERAGE 2675	5500 SQ.FT. 5 SQ.FT : 5500 SQ.FT = 48.6 %
COMMERCIAL SQ. FOOTAGE \$ % OF BLD"G	1770.25 SQ. ft. 64.5 %
RESIDENTIAL SQ. FOOTAGE \$ % OF BLD"G	975.25 SQ. ft. 35.5%
HOUSE EXISTING MN LVL LOFT	- 1991 SQ.FT. 160 SQ.FT.
EXISTING SHED TOTAL EXISTING EXISTING LOT COVERAGE	289 SQ. FT. 2,440 SQ.FT. 44.36%
DEMO-AREA	1 13 <i>0</i> 5Q.FT
GARAGE/DOG AREA SECOND FLOOR TOTAL NEW	9 <i>00.</i> 75
STORAGE UPPER DECK	37 SQ.FT. 717 SQ.FT



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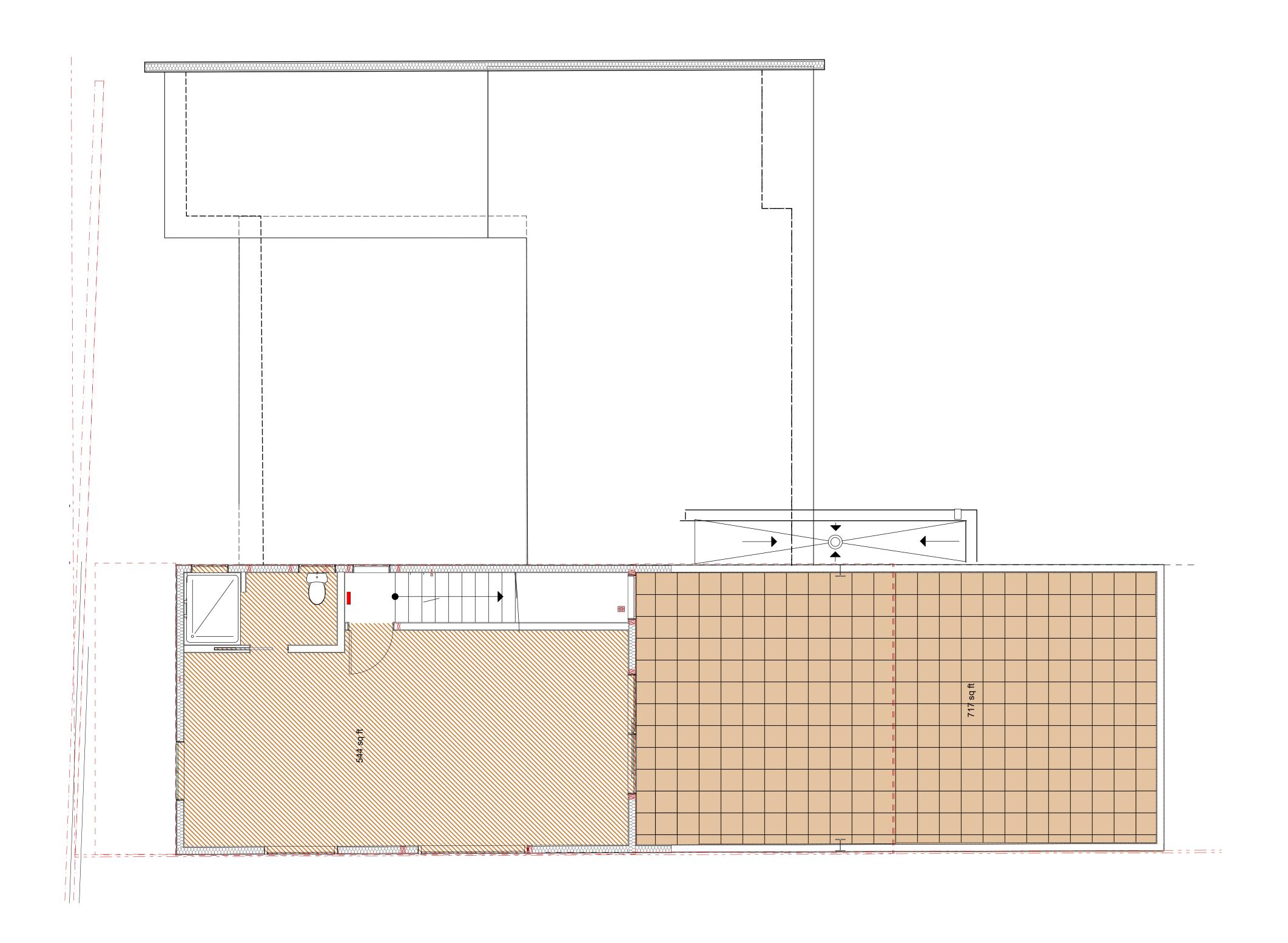
DB NO. OO4
ROJ. MGR. M BLA
RAWN BY M BLA

GENERAL NOTES

REVISED:

SHEET TITLE

AS-003



SECOND FLOOR AREAS-COMM ERCIAL/RESIDENTIAL

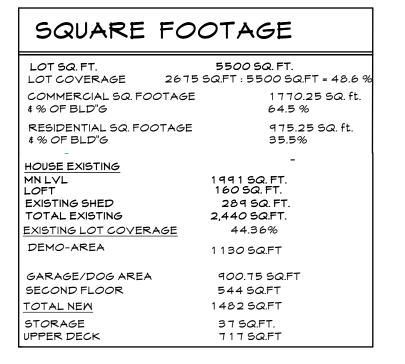
SCALE 1/4" = 1'-0"



COMMERCIAL _ 544 SQ. FT.



DOG PATIO_ 717.5 SQ. FT





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MARTIN REMODEL/ADDITI 940 N LEADVILLE KETCHUM IDAHO 83340 USA

PROJ. MGR. M BLASH
DRAWN BY M BLASH
CHECKED BY M BLASH

GENERAL NOTES

ISSUED: 2-9-22
REVISED: 4-20-22
REVISED: 5-11-22
REVISED: 11-30-22
REVISED: 12-7-22 FINAL

10-26-23 CUP SET

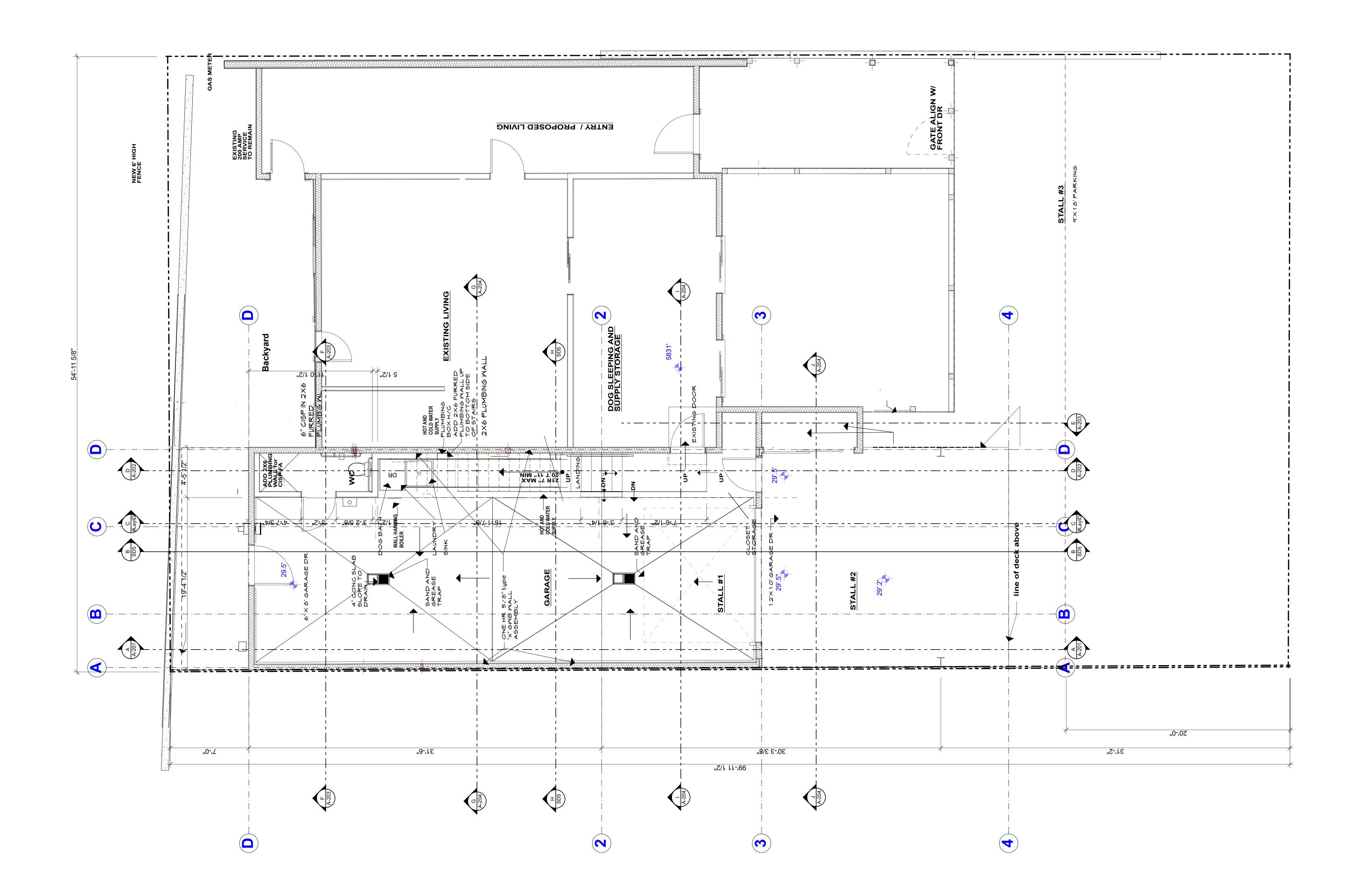
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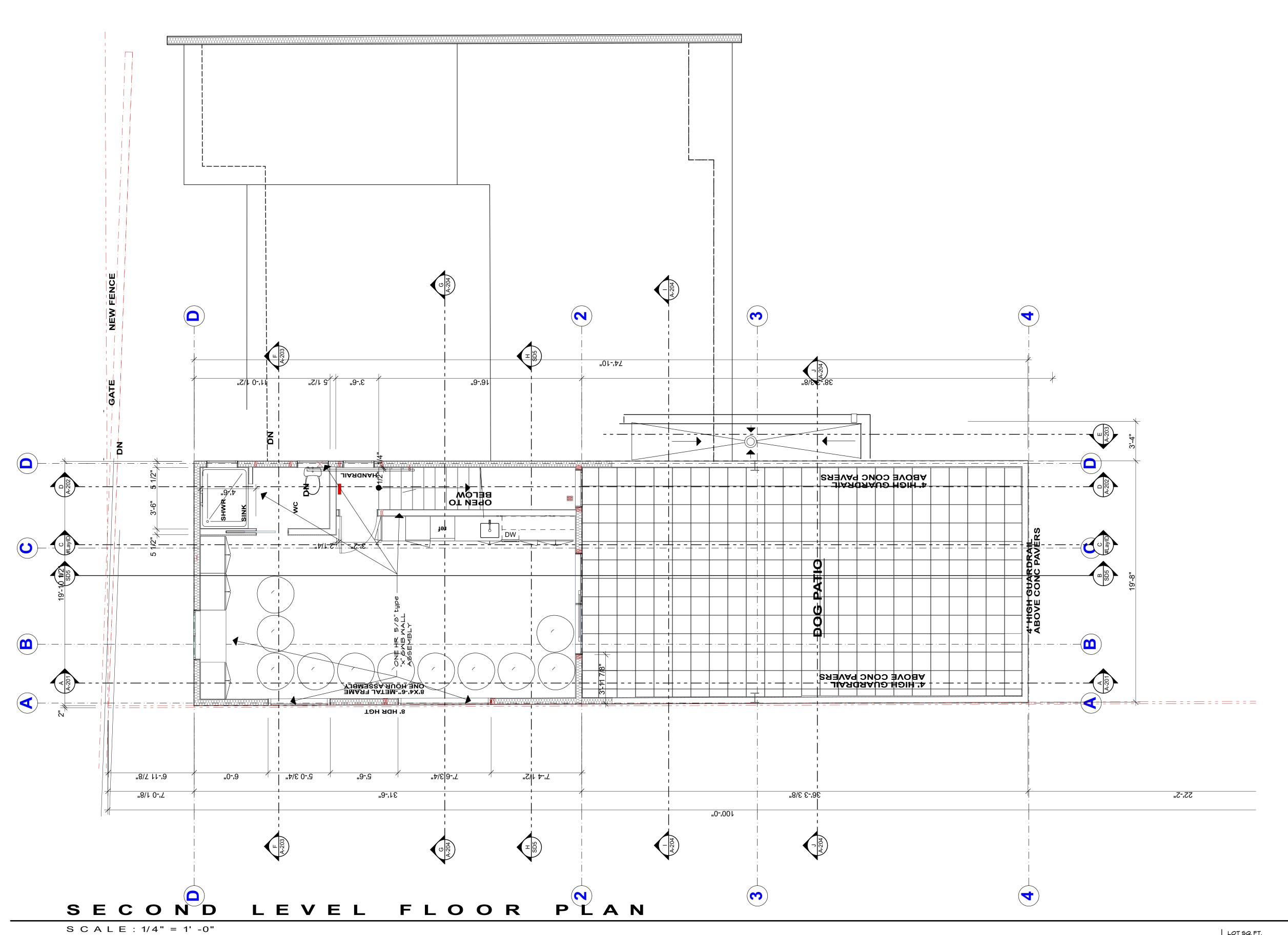
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LOT SQ. FT. LOT COVERAGE 5500 SQ. FT. 2675 SQ.FT : 5500 SQ.FT = 48.6 % COMMERCIAL SQ. FOOTAGE \$ % OF BLD"G 1770.25 SQ. ft. 64.5 % RESIDENTIAL SQ. FOOTAGE \$ % OF BLD"G 975.25 SQ. ft. 35.5% HOUSE EXISTING
MN LVL
LOFT
EXISTING SHED
TOTAL EXISTING 1991 5Q.FT. 160 5Q.FT. 289 5Q.FT. 2,440 5Q.FT. EXISTING LOT COVERAGE 44.36% DEMO-AREA 1130 SQ.FT 900.75 SQ.FT GARAGE/DOG AREA SECOND FLOOR 544 SQ.FT TOTAL NEW 1482 SQ.FT STORAGE UPPER DECK 37 SQ.FT. 717 SQ.FT



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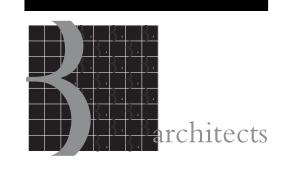
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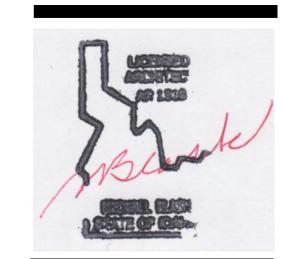
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MARTIN REMODEL/ADDITION 40 N LEADVILLE KETCHUM IDAHO

TYP ROOF ASSEMBLIES

TYP ROOF: 10 # BALLAST OVER SINGLE PLY EPDM MEMBRANE OVER ENGINEERED SLOPED FOAM OVER ICE AND WATER SHIELD UP VERT PERIMETER CURB/ OVER 3/4" PLYWD OVER 11 7/8" BCIS (SEE STRUCTURAL) W/ 1 1/2" SPRAY FOAM TOP W/ R39 BLOWN IN BIBB REMAINING CAVITY

ROOF DECK ASSEMBLY: 18"X18" CONC PAVERS (VERIFY COLOR W/ OWNER/ ARCHITECT) ON BISON PEDESTALS OVER TPO MEMBRANE UP VERT. WL TRANSITION 1' WITH 9" ICE AND WATER SHIELD OVER UNDER SIDING AND TO TPO FOR ANY NAIL PENETRATION, OVER SLOPED ENGINEERED FOAM OVER ICE AND WATER SHIELD OVER TYP FLOOR ROOF ASSEMBLY WITH 1 1/2" SPRAY FOAM AND R-39 BLOWN IN BIB WITH 5/8" TYPE "X" ONE HR GWB OVER GARAGE

TYP FLOOR ASSEMBLY AT GARAGE TO OFFICE: 3/4" PLYWD OVER 11 7/8" BCIS W/ R-30 BATTS OR BLOWN IN WITH 5/8" TYPE "X" ONE HR GWB CEILING

TYP WALL ASSEMBLY

- ONE HR PROPERTY LINE METAL SIDED WALL: PROTECH 24 GA 7/8" CORRUGATED SIDING OVER 5/8" TYPE "X" ONE HR OVER 1/2" ZIP BOARD SYSTEM ON 2X6 WALL W/ R-22 BLOWN IN BIB AND 5/8" TYPE "X" GWB FIRE TAPE AND TEXTURE
- ONE HR PROPERTY LINE STUCCO WALL: 7/8" FINISH,BROWN, 1/2 LATH SCRATCH COAT OVER 1/2" ZIP SYSTEM OVER 2X6 WALL W/ R-22 BLOWN IN BIBB W/ 5/8" TYPE "X" ONE HR TAPE AND TEXTURE. (BUILDING INSPECTOR APPROVED ALTERNATE ASSEMBLY ACCEPTABLE W/ OWNER/ARCHITECT OKAY)
- SEE SECTIONS FOR OTHER INSULATION ASSEMBLYS AS WELL AS WALL BETWEEN HOUSE AND NEW GARAGE

JOB NO.

PROJ. MGR.

DRAWN BY

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M BLASH

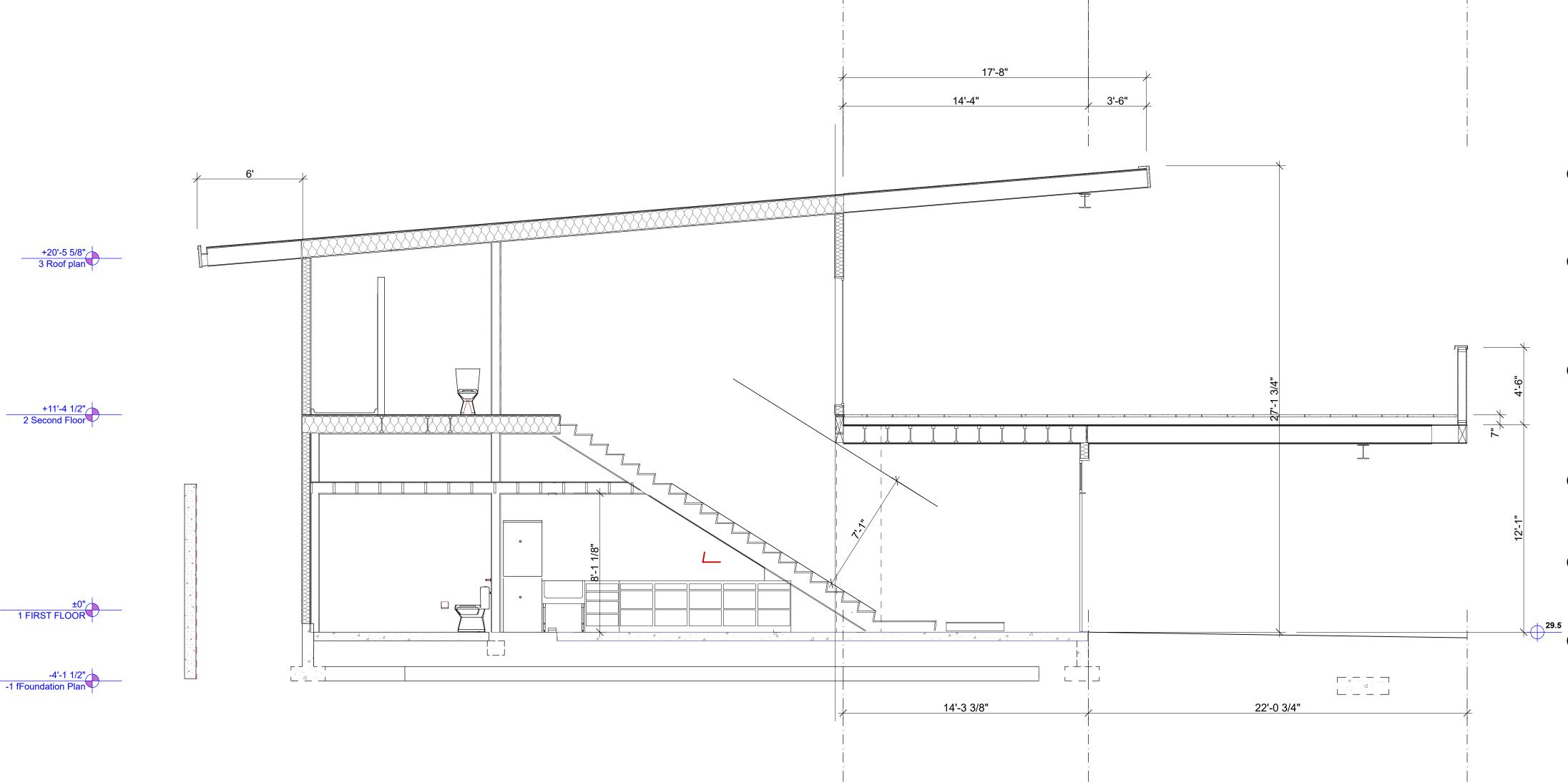
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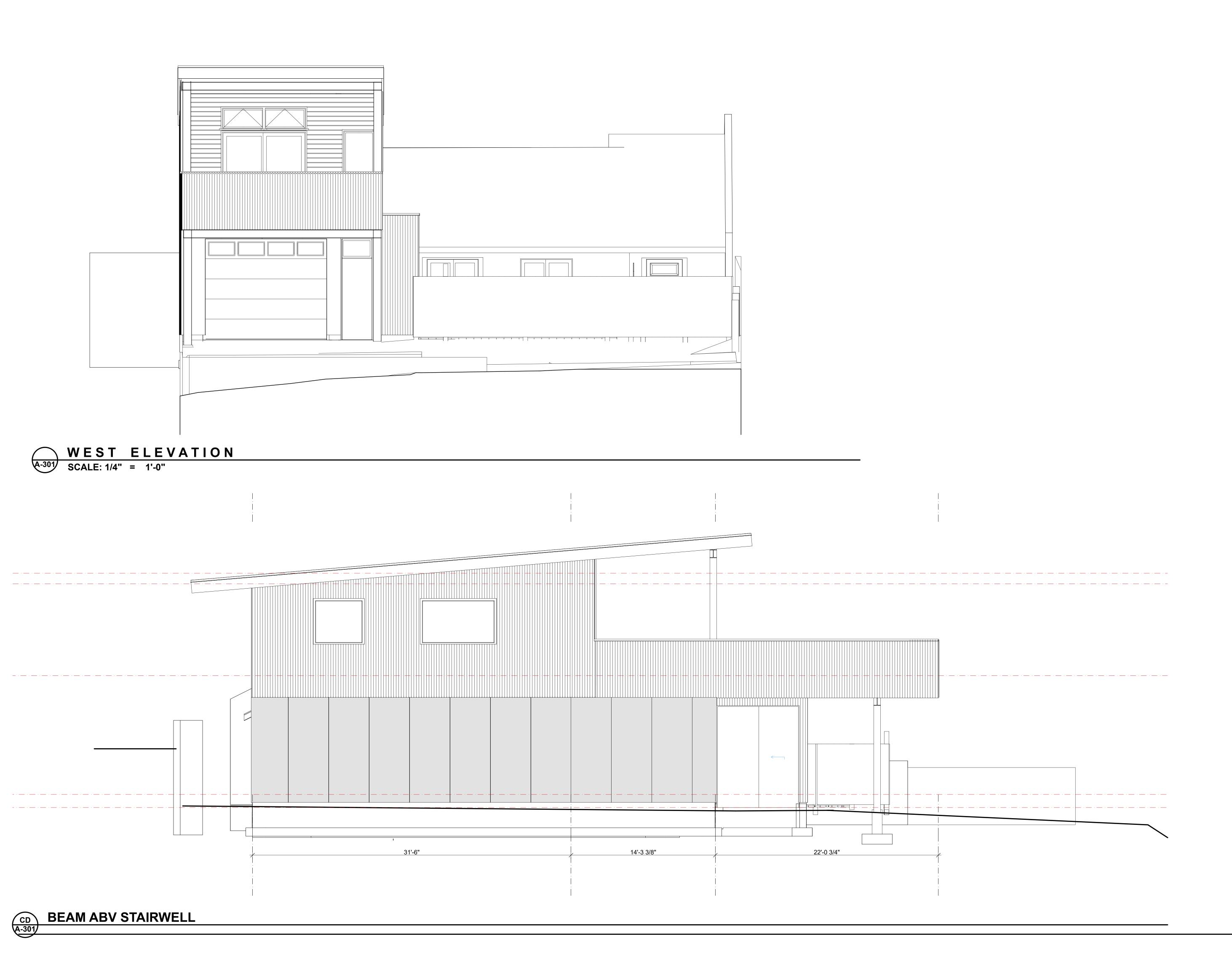
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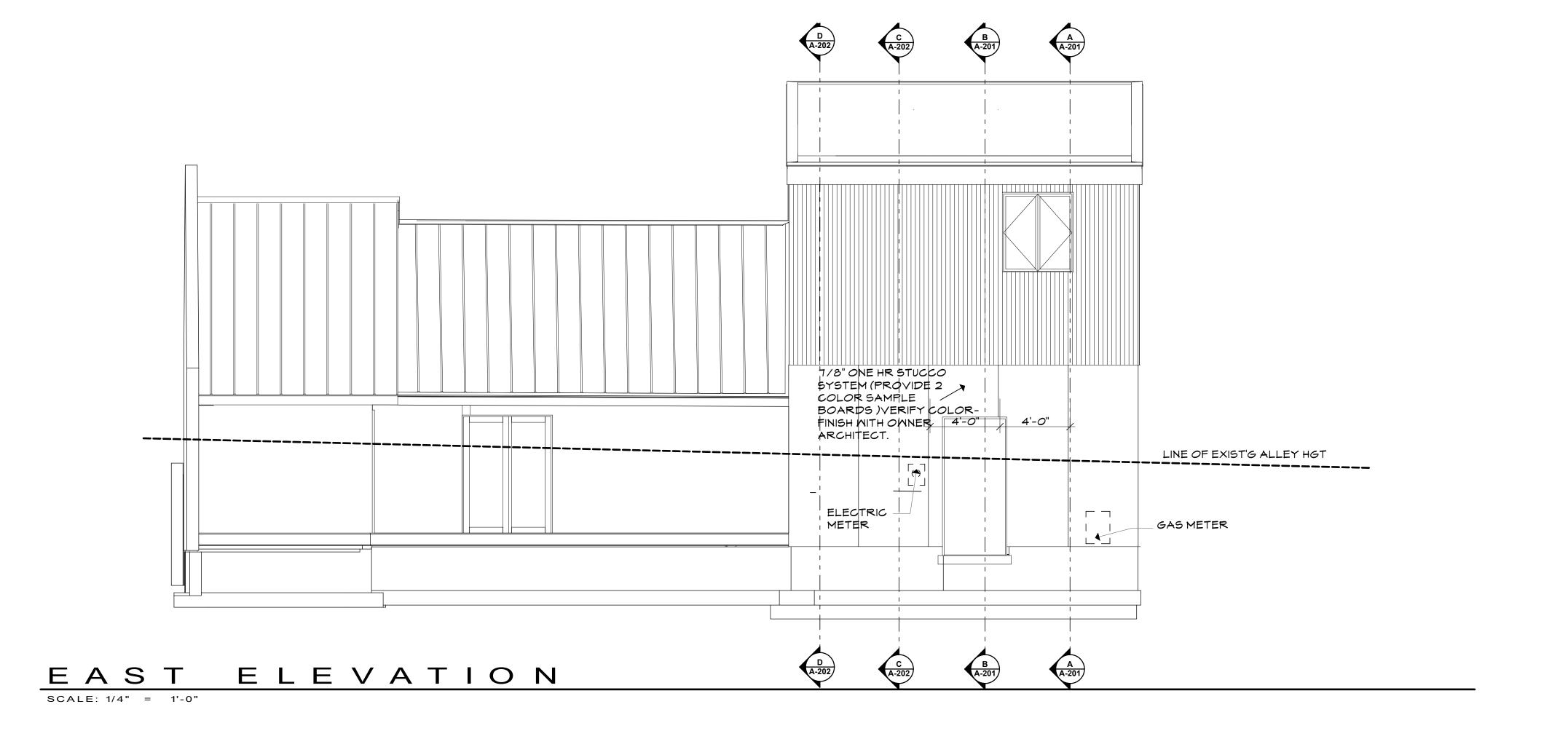
GENERAL NOTES

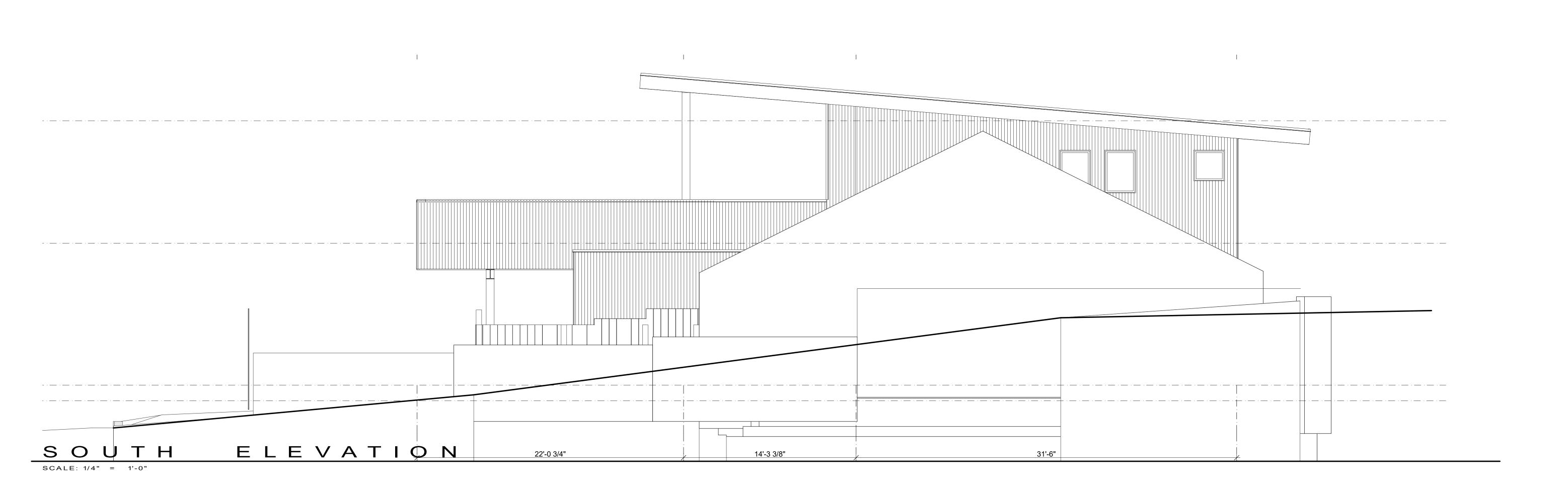
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Attachment C: Draft Findings of Fact, Conclusions of Law, and Decision



CITY OF KETCHUM

Planning & Building office: 208.726.7801 planningandbuilding@ketchumidaho.org P.O. Box 2315, 191 5th Street West, Ketchum, ID 83340 ketchumidaho.org

IN RE:)	
)	
940 N Leadville Ave Work/Live)	KETCHUM PLANNING AND ZONING COMMISSION
Conditional Use Permit)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: November 28, 2023)	DECISION
)	
File Number: P23-088)	

PROJECT: Martin Work/Live Conditional Use Permit Amendment

APPLICATION TYPE: Conditional Use Permit

FILE NUMBER: P23-088

ASSOCIATED APPLICATIONS: Conditional Use Permit (P22-010) and Design Review (P22-011)

APPLICANT: Amy Martin (Applicant)

Michael Blash (Architect)

OWNER: Amy Martin

LOCATION: 940 N Leadville Avene (Lot 3, Block 30, Ketchum Townsite)

ZONING: Light Industrial No. 1 (LI-1)

RECORD OF PROCEEDINGS

The Planning and Zoning Commission considered the Conditional Use Permit (CUP) application for an amendment and an extension for a work/live unit located at 940 N Leadville Avenue (File No. P23-088) during a regular meeting on November 28, 2023. After considering staff's analysis, and public comment, the Commission unanimously approved the 940 N Leadville Conditional Use Permit amendment and extension with all conditions carried over from the previously approved CUP (File No. P22-010) and one additional condition as proposed by staff.

The City of Ketchum received the Conditional Use Permit application on September 27, 2023. Following the receipt of the application, staff routed the application materials to all city departments for review. As of the date of this letter, all comments have been resolved or addressed through the conditions of approval recommended below.

A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on November 8, 2023. The public hearing notice was published in the Idaho Mountain Express on November 8, 2023. A notice was posted on the project site and the city's website on November 21, 2023.

BACKGROUND

During the Planning and Zoning Commission meeting on May 24, 2022, the Commission approved the Conditional Use Permit (File No. P22-010) and Design Review (File No. P22-011) applications for a work/live unit for the Alpenhound dog kennel at 940 N Leadville Avenue. The Applicant is requesting an extension and amendment to their previously approved Conditional Use Permit (CUP). Pursuant to Ketchum Municipal Code (KMC) 17.116.070, "Activities permitted by the granting of a conditional use permit shall commence within 12 months from the signature of the approved findings of fact for such conditional use permit." The Findings of Fact, Conclusions of Law, and Decision for Alpenhound's previously approved CUP was signed on June 14, 2022. During an internal conversation with staff, the applicant requested an extension of 12 months to their CUP application. The amendment is for a modification to the floor plan which increases the commercial and residential square footage. Condition of approval #1 of the CUP states, "This approval is based on the floor plan submitted by Michael Blash Architects, and attached to the staff report, dated May 11, 2022. Any change to the floor plan or change in the location or configuration of the uses from what is depicted in the plans, shall be subject to an amendment to this Conditional Use Permit." Therefore, the applicant is also requesting an amendment to their CUP application.

The modified floor plan indicates a 55.25 square foot increase in commercial area and a 10.25 square foot increase in residential area. Table 1 below outlines the new square footage of each use for the project as shown on Sheets AS-003 and AS-004 of the project plans.

Table 1: Proposed Uses and Square Footage

Use	Square Footage	Percent SF
Work		
Ground Floor – Dog Sleeping and Supply Storage	325.5 SF	
Ground Floor – Storage/Dog Wash/Laundry	478.75 SF	
Second Floor – Office/Dog Feeding Area	544 SF	
Subtotal	1,348.25 SF	58% of total
Live		
Ground Floor – Existing Living	975.25 SF	
Subtotal	975.25 SF	42% of total
Total Square Footage	2,323.25 SF	
Dog Deck* and Garage*	1,139 SF	

^{*}Dog deck not included in total "work" square footage as it is not enclosed.

The KMC has very specific requirements for work/live units outlined in KMC Section 17.124.090.A.5 including ownership and occupancy of the space, size of workspace compared to live space, access to each space, and parking. The work/live unit, as previously and currently proposed, meets all requirements and standards in the KMC. The conditions of approval associated with the previous CUP

^{*}Garage square footage split for work and live uses (478.75 square feet is work and 422 square feet is live).

for Alpenhound carry forward into this application, and staff recommend one additional condition related to bicycle parking that was intended to be included with the initial CUP application.

FINDINGS OF FACT

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

FINDINGS REGARDING CONDITIONAL USE PERMIT CRITERIA

Pursuant to KMC Section 17.116.030, conditional use permits can be granted if and only if all criteria listed below are met. The Commission finds the following:

Criteria 1 - The characteristics of the conditional use will not be unreasonably incompatible with the types of uses permitted in the applicable zoning district;

Finding: No changes are proposed from the previously approved CUP application and the project remains in compliance with this requirement. The City of Ketchum has permitted numerous work/live units through the CUP process throughout the Light Industrial zone districts. The antinuisance and notice provisions outlined in KMC Section 17.124.090 seek to minimize potential conflicts between residential and light industrial uses. Conditions of approval 9-13 ensure that these provisions are in full force and effect. Additionally, the residential unit has been in this location since at least 1988. To date the city has received no known complaints regarding the residential unit.

Criteria 2 - The conditional use will not materially endanger the health, safety and welfare of the community;

• Finding: No changes are proposed from the previously approved CUP application and the project remains in compliance with this requirement. As mentioned above, numerous work/live units exist in the light industrial district with no demonstrated impact to the health, safety, and welfare of the community. The city has not received any complaints or witnessed a degradation of the health, safety, and welfare of these units. To the contrary, work/live units provide a certain amount of housing stability not experienced in other housing situations as the residential unit must be occupied by the business owner or an employee of the business. This supports the business operations as well as the owner/employee. Condition of approval #3 ensures that the occupant of the residential unit is either the owner or an employee of the business.

Criteria 3 - The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;

 Finding: No changes are proposed from the previously approved CUP application and the project remains in compliance with this requirement. The residential unit has existed since at least 1988 with no documented traffic or pedestrian issues related to the unit. Alpenhound has been in operation for three years with no documented issues related to pedestrian or vehicular circulation.

Criteria 4 - The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area, or conditions can be established to mitigate adverse impacts; and

 Finding: No changes are proposed from the previously approved CUP application and the project remains in compliance with this requirement. The property is currently served by city water and sewer, reviewed by the respective departments during department review. The existing services are adequate to serve the proposed project with no required upgrades. The fire department can access the building from not only N Leadville Ave, but via the alley in the rear of the property. The previous CUP application included service letters from Idaho Power and Clear Creek. The proposed project can be served with all utilities and city services.

Criteria 5 - The conditional use is not in conflict with the policies of the comprehensive plan or the basic purposes of this chapter.

• Finding: No changes are proposed from the previously approved CUP application and the project remains in compliance with this requirement. The subject property is designated as "Mixed-Use Industrial" in the 2014 Comprehensive Plan. The plan outlines primary and secondary uses within the area. Primary uses include service, workshops, studios, and offices with secondary uses including a limited range of residential housing types. Additionally, Policy E-2(e) encourages policy that supports small businesses by allowing people to live and work from their residences in live/work environments. Approval of the CUP would comply with the identified primary and secondary uses for the area and support a small business with housing on site.

FINDINGS REGARDING COMPLIANCE WITH ZONING AND WORK/LIVE STANDARDS

17.12.020 – District Use Matrix	Conformance
Zone District: Light Industrial – One (LI-1)	YES

Finding: The building includes a "dog kennel" operation and a residential unit, together classified as a "work/live" unit. KMC 17.12.020 outlines permissible uses in the LI-1 zone district. Dog Kennels are listed as a permitted use in the LI-1 zone district. Work/live units are permitted with conditional use permit (CUP) approval. The applicant is requesting an extension and amendment to its previously approved CUP for a modification to its commercial and residential floor area.

17.12.040 – Dimensional Standards. LI Districts Matrix	
Minimum Lot Size	YES

Finding:

Permitted: 8,000 square feet

<u>Proposed:</u> 5,500 square feet – the subject property is Lot 3, Block 30 of the Ketchum Townsite (Village of Ketchum), platted in 1948. Per KMC 17.128.010, lots created prior to April 21, 1966, can be developed provided that all other dimensional limitations are met.

17.12.040 – Dimensional Standards. LI Districts Matrix	Conformance
Minimum Lot Width	YES

Finding:

Required: Minimum lot width of an average of 80 feet is required in the LI-1 zone district.

<u>Proposed</u>: The previously approved CUP project plans included a survey which indicated that the subject property is 55 feet wide. The property was platted in 1948. Per KMC 17.128.010, lots with

non-conforming lot widths created prior to April 21, 1966, can be developed provided that all other dimensional limitations are met.

17.12.040 – Dimensional Standards. LI Districts Matrix	Conformance
Minimum Building Setbacks	YES

Finding:

Permitted:

Front (Leadville/west): 20 feet

Side (Interior Lot Line/north): 0' 1 for internal side yards and, except for non-enclosed public use structures, a minimum of 10' for street side yards

Side (Interior Lot Line/south): 0' 1 for internal side yards and, except for non-enclosed public use structures, a minimum of 10' for street side yards

Rear (Alley/east): 0' 1

Footnote 1: If the lot adjoins a more restrictive Residential District on the side or rear, the more restrictive setbacks of that district shall apply.

Proposed:

The front (Leadville/west) setback is 23'-2" as measured to the second story dog deck, the front setback was previously 22'-2". All of the other setbacks remain the same as the previously approved CUP plans. The modification in the front setback will be processed with the administrative design review, as it does not fall within the purview of conditional use permits.

17.12.040 – Dimensional Standards. LI Districts Matrix	Conformance
Maximum Building Heights	YES

Finding:

Permitted: 35 feet

Height of building/light industrial districts: The greatest vertical distance measured at any point from natural, existing, or finished grade, whichever is lowest, to the highest point of the roof, except where expressly exempted by section 17.12.050 of this title. No facade shall be greater than the maximum height permitted in the zoning district. Building heights in light industrial districts are subject to the qualifying ground floor heights and residential standards contained in section 17.124.090 of this title.

<u>Proposed</u>: 27'-1¾" as shown on Sheet A202 of the project plans. This is an increase of 2'-1 ¾" in height from the previously approved CUP project plans. The modification in building height will be processed with the administrative design review, as it does not fall within the purview of conditional use permits.

17.125.030 – Off Street Parking and Loading	Conformance
Per KMC 17.125.020 all new development must comply with the off street vehicle	YES
parking requirements of the chapter.	

Finding:

Required per KMC 17.125.030:

- Parking space dimensions of 9x18 feet
- Unobstructed access to and from streets
- Located in the rear of a building or lot
- Lighting and Screening
- Requirements for alleys

<u>Proposed</u>: No changes are proposed from the previously approved CUP project plans and the parking for the project remains in compliance with the off street parking and loading requirements of the Ketchum Municipal Code.

17.125.040 – Off Street Parking and Loading Calculations	Conformance
Minimum amount of parking spaces required per use.	YES

Finding:

Required:

1 space per 1,000 gross square feet for the work unit

1 space per bedroom for the live unit

The project proposes a single one-bedroom live unit and 1,293 square feet of work space. A total of two parking spaces are required.

Proposed:

No changes are proposed to the parking spaces from the previously approved CUP plans. The project proposes a total of three parking spaces. One garage space, one carport space, and one surface parking space.

17.125.060 – Bicycle Parking	Conformance
Requirements	YES
	Condition #3

Finding:

Required: 1 bicycle rack, accommodating at least two bicycles, for every four parking spaces required.

<u>Proposed:</u> There is currently not a bicycle rack onsite. The previously approved CUP had mentioned adding a condition related to bicycle parking, however, it was not included within the listed conditions of approval. To ensure a bicycle rack accommodating at least two bicycles is installed, staff recommend condition of approval #5 which states that prior to certificate of occupancy, the applicant must install a bicycle rack able to accommodate at least two bicycles.

17.125.030H – Curb Cut	Conformance
Requirements	YES

Finding:

<u>Required:</u> A maximum of thirty-five percent (35%) of the linear footage of any street frontage may be devoted to access off street parking.

<u>Proposed:</u> No changes are proposed to the curb cut from the previously approved CUP plans and it remains in compliance. The total lot frontage is 55 feet. The proposed plans show a curb cut, measured at the property line of 19.25 feet, 35% of the total lot frontage.

17.132 – Dark Skies	Conformance
Compliance with Section 17.132 – Dark Skies.	YES
	1 01 10 1

Finding: No changes are proposed to the exterior lighting from the previously approved CUP plans, and it remains in compliance with Dark Sky requirements.

17.124.090.A.5.a – Work/Live Units	Conformance
The work portion of the unit meets the definition of work/live unit set forth in section	YES
<u>17.08.020</u> of this title, including that the project is subject to council approval of a	Condition #4
restrictive covenant.	

Finding:

<u>Required:</u> Work/live units incorporate residential living space in a nonresidential building. Work/live units are held jointly in common ownership and the work and live spaces cannot be sold or platted as separate condominiums, as documented with a City-approved restrictive covenant recorded against the property.

<u>Proposed:</u> No changes are proposed from the previously approved CUP plans and the project remains in compliance with the definition of work/live unit set forth in section 17.08.020 of the Ketchum Municipal Code.

17.124.090.A.5.b – Work Unit Standards	Conformance
The work unit is:	YES
(1) Suitable for on-site employees, foot traffic/customers, and meets applicable	Condition #5
building and fire codes;	
(2) Signed and posted with regular hours of operation;	
(3) Served by the prominent means of access for the work/live unit; and	
(4) Associated with a business license for a use allowed (either conditionally or	
permitted) in the district.	
I.	•

Finding:

No changes are proposed from the previously approved CUP plans and the project remains in compliance with the Ketchum Municipal Code's work unit standards.

17.124.090.A.5.c – Live Unit Standards	Conformance
The residential portion of the living space is secondary to the primary use as a place of	YES
work. A finding that the residential space is secondary to the work space shall be	
based on measurable findings, including but not limited to:	
(1) The size of the live portion of the work/live unit is both smaller than the work	
portion of the unit and, further, the live portion of the work/live unit does not exceed	
1,000 gross square feet;	
(2) Means of access to the residential portion of the unit is not prominent and,	
preferably, is located to the side or rear of the property; and	
(3) Suitable residential parking that does not interfere with snow removal or the	
operation of proximate LI uses and, further, is in accordance with the parking and	
loading requirements set forth in <u>chapter 17.125</u> of this title.	

Finding:

The total square footage of the proposed project is 2,745.25 square feet, 975.25 square feet of which is the live unit. This represents 36% of the total project. Other than the size, no other changes are proposed from the previously approved CUP plans and the project remains in compliance with the Ketchum Municipal Code's live unit standards.

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 Conditional Use Permit application for the development and use of the project site.
- 2. The Commission has authority to hear the applicant's Conditional Use Permit Application pursuant to Chapter 17.116 of Ketchum Municipal Code Title 17.
- 3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §17.116.040.
- 4. The Conditional Use Permit application is governed under Ketchum Municipal Code Chapter 17.116.
- 5. The 940 N Leadville Ave Work/Live Conditional Use Permit application meets all applicable standards specified in Title 17 of Ketchum Municipal Code.

DECISION

THEREFORE, the Commission **approves** this Conditional Use Permit Application File No. P23-088 this Tuesday, November 28, 2023, subject to the following conditions of approval.

CONDITIONS OF APPROVAL

- 1. This approval is based on the floor plan submitted by Michael Blash Architects, and attached to the staff report, dated November 28, 2023. Any change to the floor plan or change in the location or configuration of the uses from what is depicted in the plans, shall be subject to an amendment to this Conditional Use Permit. The residential use shall occur in the location depicted on the plans and shall not exceed 975.25 square feet and no more than one bedroom.
- This conditional use permit is non-transferrable to any other property owner or business other than Alpenhound. Any change in property ownership, business operator, or residential tenant requires an amendment to this Conditional Use Permit. In the event Alpenhound is no longer the business operation, a new Conditional Use Permit will be required.
- 3. Occupancy of the live unit must be either the owner of Alpenhound dog kennel, or an employee of Alpenhound.
- 4. Prior to issuance of the building permit, a Restrictive Covenant shall be recorded against the property prohibiting the separate sale of the live unit thereby ensuring that the work/live unit remains in common ownership and cannot be sold separately.
- 5. At time of building permit application, the project plans must include a bicycle rack able to accommodate at least two bicycles.
- 6. Hours of operation of the business shall be posted and remain posted at all times.
- 7. Within one year of receipt of certificate of occupancy for the project, and each year following, the applicant shall request an inspection by the Fire Marshall to ensure all fire codes are being met. Documentation of the inspection shall be provided to the Planning and Building department.
- 8. Inspections by the Planning and Building staff may be scheduled at the discretion of staff to ensure all conditions of this Conditional Use Permit are met. The owner shall cooperate with facilitating the inspections at the request of the City. In the event the owner does not cooperate, this CUP may be subject to revocation.
- 9. The applicant is aware the mixed use of the property can result in conflict, that the light industrial use may on occasion or in certain respects be incompatible with the quiet enjoyment of the dwelling units, that due to the subordinate and junior nature of the residential use to the light industrial use, the City will not condition, limit, restrict or otherwise interfere with any lawful light industrial use solely because it interferes with a residential use.
- 10. In the event the residential unit is occupied by an employee of Alpenhound, the owner shall provide the tenant, lessee or subtenant with written notice that such unit is located within the Light Industrial Zone and, as such, is junior and, therefore, subordinate in nature to all legal light industrial activities.
- 11. Each and every real estate agent, sales person and broker and each and every private party who offers for rent or shows a parcel of real property and/or structure for lease or rent within such Light Industrial Zones shall, upon first inquiry, provide the prospective lessee or tenant, prior to viewing such real property, with written notice that such real property and/or structure is located within such Light Industrial Zone.
- 12. All brochures and other printed materials advertising rental or lease of a living unit within the Light Industrial Zones shall contain a provision designating that such unit or units are located within the Light Industrial Zone and are within a mixed use area. Lessees and tenants shall be notified that the residential uses within the Light Industrial Zone are subordinate and, therefore, junior in nature to the legal light industrial activities within the zone.
- 13. In the event the property is in violation of the conditions of approval, the Conditional Use Permit may be subject to revocation.

Findings of Fact adopted this 28^{th} day of November 2023.

Neil Morrow, Chair City of Ketchum Planning and Zoning Commission



Attachment D:

P22-010 CUP Findings of Fact, Conclusions of Law, and Decision – Adopted June 14, 2022



IN RE:)	
)	
940 N Leadville Ave Work/Live)	KETCHUM PLANNING AND ZONING COMMISSION
Conditional Use Permit)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: June 14, 2022)	DECISION
)	
File Number: P22-010)	

PROJECT: 940 N Leadville Addition

APPLICATION TYPE: Conditional Use Permit

FILE NUMBER: P22-010

ASSOCIATED APPLICATIONS: Design Review (P22-011)

REPRESENTATIVE: Amy Martin

OWNER: Amy Martin

LOCATION: 940 N Leadville Ave – Ketchum Townsite Lot 3 Block 30

ZONING: Light Industrial – One (LI-1)

OVERLAY: None

RECORD OF PROCEEDINGS

The City of Ketchum received the applications for a Conditional Use Permit and Design Review on February 16, 2022. Both applications have been reviewed concurrently and were deemed complete on April 25, 2022. Staff routed the application materials to all city departments for review. Department comments were provided to the applicant on March 25, 2022. All department comments have been addressed satisfactorily through applicant revision of project plans or conditions of approval.

A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on May 4, 2022. The public hearing notice was

published in the Idaho Mountain Express the on May 4, 2022. A notice was posted on the project site and the city's website on May 4, 2022.

The Planning and Zoning Commission (the "Commission") considered the 940 N Leadville Design Review (Application No. P21-011) and the Conditional Use Permit (Application No. P21-010) applications during a special meeting on May 24, 2022. The development applications were considered concurrently, and the associated public hearings were combined in accordance with Idaho Code §67-6522. After considering staff's analysis, and public comment, the Commission unanimously approved the 940 N Leadville Design Review application and Conditional Use Permit with conditions as proposed by staff.

BACKGROUND

The Applicant is requesting a Conditional Use Permit (CUP) to establish a work/live unit and Design Review approval for modifications to the existing building that replace a portion of the existing building with a two-story garage, office, and outdoor dog run area located at 940 N Leadville Ave (the "subject property"). Rhe proposed project consists of 965 square feet of living space and 1,293 square feet of work space. The subject property is zoned Light Industrial 1 (LI-1) which allows Dog Kennels as a permitted use by right and work/live units with CUP approval. Currently, the subject property contains a 2,151 square foot one-story building consisting of a non-conforming residential use and a conforming commercial use and a 289 square foot detached shed in the rear of the property.

The dog kennel, Alpenhound, has been in operation for the past two years. The non-conforming residential use has existed since 1988. The residential use is non-conforming and does not have a valid CUP as required by the Ketchum Municipal Code (KMC). The applicant's desire to expand the existing building triggers the requirement that the non-conforming residential use come into compliance with the KMC.

The applications submitted bring the property and use into conformance with all code requirements and allow for the expansion of the permitted business operation. The CUP is applicable to the work/live unit and configuration; however, the CUP is not related to the operation of dog kennel since the use is a permitted use in the LI-1 District. Table 1 below outlines the proposed interior square footage of each use for the proposed project as shown on the proposed project plans.

Work

Ground Floor – Dog Sleeping and Supply Storage

Ground Floor – Storage/Dog Wash/Laundry

Second Floor – Office/Dog Feeding Area

Subtotal

Supply Storage

480 SF

Subtotal

1,293 SF

57% of total

Table 1: Proposed Uses and Square Footage

Live		
Ground Floor – Existing Living	965 SF	
Subtotal	965 SF	43% of total
Total Square Footage	2,258 SF	
Dog Deck and Garage*	1,363 SF	

*Dog deck not included in total "work" square footage as it is not enclosed.

Garage not included in work as it is used for both live and work.

The KMC has very specific requirements for work/live units outlined in KMC Section 17.124.090.A.5 including ownership and occupancy of the space, size of workspace compared to live space, access to each space, and parking. As proposed, the work/live unit meets all requirements and standards in the KMC.

The project proposes to construct improvements to the right-of-way per the City of Ketchum improvement standards; however, the applicant requested a waiver of the sidewalk requirement per the provisions of KMC Section 17.124.140 which allows for a payment-in-lieu of constructing the sidewalk.

FINDINGS OF FACT

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

FINDINGS REGARDING CONDITIONAL USE PERMIT CRITERIA

Pursuant to KMC Section 17.116.030, conditional use permits can be granted if and only if all criteria listed below are met. The Commission finds the following:

Criteria 1 - The characteristics of the conditional use will not be unreasonably incompatible with the types of uses permitted in the applicable zoning district;

• Finding: The City of Ketchum has permitted numerous work/live units through the CUP process throughout the Light Industrial zone districts. The anti-nuisance and notice provisions outlined in KMC Section 17.124.090 seek to minimize potential conflicts between residential and light industrial uses. Conditions of approval 9-12 ensure that these provisions are in full force and effect. Additionally, the residential unit has been in this location since at least 1988. To date the city has received no known complaints regarding the residential unit.

Criteria 2 - The conditional use will not materially endanger the health, safety and welfare of the community;

• Finding: As mentioned above, numerous work/live units exist in the light industrial district with no demonstrated impact to the health, safety, and welfare of the community. The city has not received any complaints or witnessed a degradation of the health, safety, and welfare of these units. To the contrary, work/live units provide a

certain amount of housing stability not experienced in other housing situations as the residential unit must be occupied by the business owner or an employee of the business. This supports the business operations as well as the owner/employee. Condition of approval #3 ensures that the occupant of the residential unit is either the owner or an employee of the business.

Criteria 3 - The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;

• Finding: The residential unit has existed since at least 1988 with no documented traffic or pedestrian issues related to the unit. Alpenhound has been in operation for two years with no documented issues related to pedestrian or vehicular circulation.

Criteria 4 - The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area, or conditions can be established to mitigate adverse impacts; and

• Finding: The property is currently served by city water and sewer, reviewed by the respective departments during department review. The existing services are adequate to serve the proposed project with no required upgrades. The fire department can access the building from not only N Leadville Ave, but via the alley in the rear of the property. Service letters from Idaho Power and Clear Creek are included in Attachment B. The proposed project can be served with all utilities and city services.

Criteria 5 - The conditional use is not in conflict with the policies of the comprehensive plan or the basic purposes of this chapter.

• Finding: The subject property is designated as "Mixed-Use Industrial" in the 2014 Comprehensive Plan. The plan outlines primary and secondary uses within the area. Primary uses include service, workshops, studios, and offices with secondary uses including a limited range of residential housing types. Additionally, Policy E-2(e) encourages policy that supports small businesses by allowing people to live and work from their residences in live/work environments. Approval of the CUP would comply with the identified primary and secondary uses for the area and support a small business with housing on site.

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 Conditional Use Permit application for the development and use of the project site.

- 2. The Commission has authority to hear the applicant's Conditional Use Permit Application pursuant to Chapter 17.116 of Ketchum Municipal Code Title 17.
- 3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §17.116.040.
- 4. The Conditional Use Permit application is governed under Ketchum Municipal Code Chapter 17.116.
- 5. The 940 N Leadville Ave Work/Live Conditional Use Permit application meets all applicable standards specified in Title 17 of Ketchum Municipal Code.

DECISION

THEREFORE, the Commission **approves** this Conditional Use Permit Application File No. P21-010 this Tuesday, June 14, 2022, subject to the following conditions of approval.

CONDITIONS OF APPROVAL

- 1. This approval is based on the floorplan submitted by Michael Blash Architects, and attached to the staff report, dated May 11, 2022. Any change to the floor plan or change in the location or configuration of the uses from what is depicted in the plans, shall be subject to an amendment to this Conditional Use Permit. The residential use shall occur in the location depicted on the plans and shall not exceed 965 square feet and no more than one bedroom.
- 2. This conditional use permit is non-transferrable to any other property owner or business other than Alpenhound. Any change in property ownership, business operator, or residential tenant requires an amendment to this Conditional Use Permit. In the event Alpenhound is no longer the business operation, a new Conditional Use Permit will be required.
- 3. Occupancy of the live unit must be either the owner of Alpenhound dog kennel, or an employee of Alpenhound.
- 4. Prior to issuance of the building permit for the expansion approved under Design Review P22-011, a Restrictive Covenant shall be recorded against the property prohibiting the separate sale of the live unit thereby ensuring that the work/live unit remain in common ownership and cannot be sold separately.
- 5. Hours of operation of the business shall be posted and remain posted at all times.
- 6. Within one year of receipt of certificate of occupancy for the project, and each year following, the applicant shall request an inspection by the Fire Marshall to ensure all fire

- codes are being met. Documentation of the inspection shall be provided to the Planning and Building department.
- 7. Inspections by the Planning and Building staff may be scheduled at the discretion of staff to ensure all conditions of this Conditional Use Permit are met. Owner shall cooperate with facilitating the inspections at the request of the City. In the event the owner does not cooperate, this CUP may be subject to revocation.
- 8. The applicant is aware the mixed use of the property can result in conflict, that the light industrial use may on occasion or in certain respects be incompatible with the quiet enjoyment of the dwelling units, that due to the subordinate and junior nature of the residential use to the light industrial use, the City will not condition, limit, restrict or otherwise interfere with any lawful light industrial use solely because it interferes with a residential use.
- 9. In the event the residential unit is occupied by an employee of Alpenhound, the owner shall provide the tenant, lessee or subtenant with written notice that such unit is located within the Light Industrial Zone and, as such, is junior and, therefore, subordinate in nature to all legal light industrial activities.
- 10. Each and every real estate agent, sales person and broker and each and every private party who offers for rent or shows a parcel of real property and/or structure for lease or rent within such Light Industrial Zones shall, upon first inquiry, provide the prospective lessee or tenant, prior to viewing such real property, with written notice that such real property and/or structure is located within such Light Industrial Zone.
- 11. All brochures and other printed materials advertising rental or lease of a living unit within the Light Industrial Zones shall contain a provision designating that such unit or units are located within the Light Industrial Zone and are within a mixed use area. Lessees and tenants shall be notified that the residential uses within the Light Industrial Zone are subordinate and, therefore, junior in nature to the legal light industrial activities within the zone.
- 12. In the event the property is in violation of the conditions of approval, the Conditional Use Permit may be subject to revocation.

Findings of Fact adopted this 14th day of June 2022.

Neil Morrow, Chair

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City of Ketchum

Planning and Zoning Commission



STAFF REPORT KETCHUM PLANNING AND ZONING COMMISSION NOVEMBER 28, 2023 MEETING

PROJECT: 490 Wood River Dr Residence

FILE NUMBER: P23-029

REPRESENTATIVE: Frazier Cavness, Presidio Vista Properties

OWNER: 450-490 Wood River LLC

REQUEST: Floodplain Development Permit for a new 10,636 square foot residence and

modification of wetland areas.

LOCATION: 490 Wood River Drive (Mary's Place Subdivision Lot 4 Block 1)

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

OVERLAY: Floodplain Management Overlay

NOTICE: A public meeting notice for the project was mailed to all owners of property within

300 feet of the project site and all political subdivisions on November 8, 2023. The notice was published in the Idaho Mountain Express on November 8, 2023. A notice

was posted on the project site and the city's website on November 13, 2023.

REVIEWER: Adam Crutcher, Associate Planner

EXECUTIVE SUMMARY

The applicant is proposing to construct a new 10,636 square foot residence (the "project"), located at 490 Wood River Drive (the "subject property") in the West Ketchum neighborhood. The subject property is zoned General Residential – Low Density (GR-L) in the Floodplain Management Overlay District, and the lot is currently vacant.

The project site contains wetlands in the form of manmade ponds, drainage channels, and riparian woodlands, all of which are proposed to be modified for the proposed residence. The pond on the northern end on the subject property is proposed to have its boundaries changed to improve flow of water through the site. Drainage channels are proposed to be modified to move under the driveway through a culvert system. Existing vegetation on the site is needed to be removed for driveway and residence construction and is proposed to be mitigated with new riparian plant species.

Pursuant to Ketchum Municipal Code (KMC) §17.88.050.D.2,

"If the Administrator, in his or her sole discretion, determines that a project cannot be approved administratively, the Ketchum Planning and Zoning Commission shall consider and approve, approve with conditions, or deny applications for floodplain development permits.

- a. Criteria for sending applications to the Planning and Zoning Commission includes, but is not limited to:
 - (1) Encroachments proposed within the floodway;
 - (2) Stream alteration projects containing riprap;
 - (3) Stream alteration projects including gravel extraction; and
 - (4) Stream alteration projects involving multiple separate parcels of land."

Due to the proposed modification of ponds, drainage channels, and wetlands on the subject property, staff determined the project fell in line with the more complex stream alteration projects which warrant review by the Planning & Zoning Commission. The project is subject to all floodplain development review criteria and standards specified in KMC §17.88.050 & 17.88.060.

Staff finds the project to not reduce floodwater carrying capacity, preserves the inherent natural characteristics of the floodplain, mitigates wetland impacts effectively with new wetlands, as well as meets all other applicable floodplain development criteria. Further information detailing staffs review of the application criteria are outlined in the staff report below.

BACKGROUND

Subject Property History & Existing Conditions

The subject property is located within the Mary's Place Subdivision which was platted in 2000. This subdivision modified four existing tax lots adjacent to the Big Wood River. All four lots contain manmade ponds and channels which are connected and empty into the Big Wood River at the southern portion of 430 Wood River Dr (see Figure 1 below). The subject property contains the starting point of these ponds and channels. The creation of these ponds and channels were done prior to the subdivision without any permits or approval from local or state bodies. This created the need for the subdivision to create building envelopes for all of the lots and outlined pond and drainage channel easements to allow for water to flow through the properties. The subject property is currently vacant and has never been developed with a residence in previous years.



Figure 1 Aerial image of approximate drainage channels and ponds

The subject property is the receiving point of drainage from other areas within the West Ketchum neighborhood during seasonal flooding or significant rain events. As illustrated in the picture below, a culvert which runs along a portion of Williams St empties into a pond on the northern end of the subject property. As the subject property sits at a lower point than most of West Ketchum, drainage from surrounding properties enters into rights-of-way and ultimately flows towards the subject property. This was especially prevalent in the seasonal flooding that occurred in Spring/Summer of 2023 where many properties within West Ketchum experienced increased levels of groundwater necessitating groundwater pumping which ultimately discharged into public rights-of-way. Much of this discharge led its way to the subject property either through the culvert or sheet flowing over roadways such as Williams St to the north or Wood River Drive to the west. Drainage received from this culvert at the north side of the subject property moves through the system of ponds and channels on other properties in the Mary's Place Subdivision until it discharges into the Big Wood River at 430 Wood River Dr. Greater detail as to how the project manages this runoff is outlined in greater detail below in the staff report.



Figure 2. Culvert location (red lines)

Process to Date

The Planning and Building Department received the Floodplain Development application for the project on May 1st, 2023. Following receipt of the application, staff routed the application materials to all city departments for review. The application was scheduled for hearing on November 1st, 2023, after all city department comments were resolved.

CONFORMANCE WITH FLOODPLAIN DEVELOPMENT STANDARDS:

As the project occurs within the Floodplain Management Overlay District, the project is subject to criteria and standards listed in KMC 17.88.050 & 17.88.060. Additionally, staff reviewed the project for conformance with all city code requirements for single family residences including utilities, right-of-way improvements, drainage, and general zoning standards (Attachment J). Staff finds the project to be in conformance with all standards but did highlight a few below for further discussion.

Drainage

Staff reviewed the project to ensure that the proposed project maintained its own drainage as well as confirm that off-site drainage that historically has moved through would not be impacted by the proposed project. Touching on regional drainage first, as discussed above, the subject site receives excess drainage from other properties in the surrounding area as well as drainage from the Williams St & Wood River Dr rights-of-way. Staff evaluated the project to confirm that the proposal would not inhibit drainage from continuing to flow in and out of the project site in the same manner it currently does. The City does require that the proposed project maintain existing drainage flows through the property but does not have the ability to require the applicant to improve the drainage situation which currently exists. Drainage is required to move through the project site by plat note #4 of Mary's Place Subdivision which states, "A 10' wide Drainage Easement is reserved centered over existing channels and 5 feet from edge of ponds to provide for maintenance and to preserve natural drainage through the property." Staff reviewed drainage/flood models, drainage memos, and calculations provided by the applicant to ensure this drainage would still occur. The existing site transports water in the northern pond through a 16 inch culvert through the drainage channel that moves to the larger pond located primarily on 450 Wood River Dr. The proposed project looks to replace the 16 inch culvert with two 36"x24" arch culverts to allow for greater movement of water at this point. This increase in culvert size allows the current carrying capacity of 7 cubic feet per second (cfs) with the 16 inch culvert to increase to 43 cfs. The project also proposes introducing a swale to connect all channels and ponds on the property which has a carrying capacity of 66 cfs. Through the submitted materials detailing these proposed changes to the site, staff found that the proposed modified drainage channels and culverts under the proposed driveway are of sufficient size to effectively handle the existing drainage which flows on and through the site today.

Shifting to on-site drainage, new single-family developments must meet the standard that "All stormwater shall be retained on site" as stated in KMC 17.124.170.A.1. The project proposes to handle drainage through a system of drainage channels, culverts, infiltration trenches, and drywells. The drainage channels and culverts under the driveway aim to move drainage received from the culvert at the northside of the property, through the system of ponds and channels which carry on to other properties within the Mary's Place Subdivision. Infiltration trenches on either side of the driveway as well as drywells are proposed to handle the stormwater from the proposed project. The City Engineer has reviewed sizing for these drainage features and has found them to be sufficient in handling the stormwater generated by the impervious surfaces in a 25-year storm event. As such, staff does find the project to retain all stormwater on site.

As discussed in the "Preserves Natural Characteristics of River/Floodplain" section below, staff believes the project allows for floodwaters, riverine as well as groundwater flooding from other properties, to still be able to move through the subject property sufficiently. This is a result of maintaining drainage channels and allowing water to move under the driveway through culverts.

Preserving Natural Characteristics of River/Floodplain & Floodwater Carrying Capacity

Pursuant to KMC 17.88.050.E.1 projects must demonstrate that, "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." The project does not propose any alterations within the Big Wood River or the twenty-five (25) foot riparian setback zone, so staff has focused its review of this criterion on whether the project preserves the natural characteristics of the floodplain. The project proposes more cut than fill below the Base Flood

Elevation (BFE) outside of the fill required for the home, includes enlarged culverts under the driveway, modified drainage channels, and flap gates to allow for historic flow of floodwaters across the property while preventing increases in backwater onto the upstream property. In flood years, floodwaters from the Big Wood River crest the bank on properties to the west of the subject property and typically flow down Wood River Dr until they reach the subject property. The proposed project maintains drainage channels and proposes culverts underneath the driveway to allow for water to continue to move in a west to east direction across the property as it has historically done. A sheet pile wall with flap gates is proposed at the western property boundary in order to prevent backwater from encroaching onto the neighboring property while still allowing floodwaters to move in their historic fashion. The flap gates will open for water moving in west to east fashion but will remain closed to prevent backwater moving east to west onto the adjacent property. As such, staff find the proposal to preserve the inherent natural characteristics of the floodplain.

As discussed in further detail in "Wetlands" the section below, staff believes the proposed wetland mitigation and enhancement helps to maintain and, in some instances, improve wildlife habitat. The proposed plantings outside of the delineated wetland areas are also native species which are reminiscent of riparian habitat found on the site currently.

Regarding floodwater carrying capacity, projects must show that, "floodwater carrying capacity is not diminished by the proposal." Many of the design elements touched on earlier in this section contribute to maintaining floodwater carrying capacity. Based on flood models of the Big Wood River, historic flooding events will be able to move through the site within the proposed drainage channels and culverts under the driveway. The proposed driveway is at a low enough elevation to allow for the 100-year flood event to flow over the road when capacity of the culverts is reached. The sheet pile wall at the west property boundary will prevent backwater higher than historic levels from encroaching onto the neighboring property and the flap gates within the wall will allow runoff from smaller storm events to pass onto the subject property as it has historically. Through HEC-RAS (Hydraulic Engineering Center's River Analysis System) models provided by the applicant and reviewed by staff, it has been determined that with the proposed culverts, channels, and sheet pile wall, the project will not increase the base flood elevation for adjacent properties.

Wetlands

Per KMC 17.88.050.E.21, "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." As seen in the Joint Application for Permits (Attachment D), forested/scrub shrub wetlands exist on the site both outside and within the building envelope. This wetland type is represented by the presence of riparian wetland forest and shrub community comprised primarily of cottonwood trees, native willows, red-osier dogwood and reed canary grass. Both the proposed residence and driveway access will have impacts to wetland areas (5,450 sq ft) so the applicant has proposed wetland mitigation/enhancement areas (13,000 sq ft wetland restoration & 7,300 sq ft wetland mitigation). As seen on the landscape plan (Sheet L-2.00 in Attachment D), proposed plantings in these locations are native species which fit within the expected species seen in a forested/scrub shrub wetland including cottonwoods, aspens, willows, dogwoods and other species. The wetland mitigation/restoration also opens the opportunity to remove invasive species which are found on the site including reed canary grass, spotted knapweed, and cheatgrass. This removal of invasive species provides a greater opportunity for native plant species to establish and outcompete invasives which offers better habitat to wildlife in the area.

Conformance with Zoning Regulations

During city department review, planning staff reviewed the project for conformance with all applicable zoning requirements including permitted uses, dimensional limitations, parking, development standards, and dark skies. Staff believes the project complies with all zoning code regulations and dimensional standards required

in the GR-L Zone. Comprehensive analysis of the project's conformance with zoning code requirements and dimensional standards is provided in Attachment J.

STAFF RECOMMENDATION:

Staff recommends **approval** of the Floodplain Development Permit application (File No. P23-029) subject to the following conditions:

- 1. This approval is subject to the scope of work described in the documents shown in Attachment B.
- 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, L-2.00 dated 10/26/2023, 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 L-2.00 dated 10/26/2023 have not survived, the property owner shall re-install new plantings.
- 4. The Administrator shall conduct site inspections of work in progress. The Administrator shall 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.
- 5. 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.
- 6. 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);
- 7. 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);
- 8. 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);
- 9. 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.
- 10. Prior to issuance of building permit of a building permit for the proposed residence, a preconstruction elevation certificate shall be completed by a registered professional engineer, architect or surveyor and submitted to the City of Ketchum building inspector.
- 11. 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.
- 12. 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.
- 13. 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.

- 14. Flap gates installed within the sheet pile wall shall be kept clear of vegetation and other debris and must remain operable year-round. Additionally, the neoprene seals shall be maintained per the recommendations of the manufacturer and shall be replaced when it is found they do not function as intended by prohibiting water from backflowing through the flap gates.
- 15. Regional drainage channels and culverts shall be kept clear of any obstructions at all times to allow for drainage to move through the subject property as intended.
- 16. The realigned and reconfigured ponds and drainage channels as approved by this floodplain development permit shall be considered the ponds and drainage channels, and corresponding drainage easements, identified by plat note #4 of Mary's Place Subdivision.

RECOMMENDED MOTION:

"I move to approve the 490 Wood River Drive Residence Floodplain Development Permit application, as conditioned, and direct staff to return with the findings of fact."

ATTACHMENTS:

- A. Floodplain Development Permit Application
- B. Project Plans
- C. Floodplain Affidavit
- D. IDWR & USACE Joint Application
- E. Cut & Fill Memo/Drawings (10/25/23)
- F. Civil Details & Sheets
- G. Drainage, Backwater, Cut & Fill Memo (8/23 10/26)
- H. Drainage Memo (7/21/2023)
- I. Technical Narrative
- J. Floodplain Development Criteria Evaluation
- K. Zoning and Dimensional Standards Evaluation
- L. Mary's Place Subdivision Plat Map
- M. Public Comment

Attachment A: Floodplain Development Permit Application



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 require	ed for all properties containing 100 y	ear floodplain area and Riparian	Setbacks
PROPERTY OWNER INFORMATION			
Property Owner Name(s): 450-4	90 Wood River LLC		
	: P.O. Box 14001-174, Ketchum,	ID 83340	
Phone:			
Email:			
PROJECT INFORMATION			
Project Name: 490 Wood River I	Residence and Site Grading		
Project Representative's Name (m	ain point of contact for project): Ch	arles G. Brockway, P.E.	
Project Representative's Phone:	(208) 736-8543		
Project Representative's Mailing A	ddress: 2016 Washington St N, S	te 4, Twin Falls, ID 83301	
Project Representative's Email:	charles.g.brockway@brockwayeng.c	com	
Architect's name, phone number,	e-mail:		
Landscape Architect's name, phon	e number, e-mail:		
Environmental consultant's name,	phone number, e-mail:		
Engineer's name, phone number,	e-mail: Charles G. Brockway, P.E	3.	
Project Address: 490 Wood Rive	r Dr		
Legal Description of parcel: Mary'	s Place Subdivision Lot 4, Bloc	k 1	
Lot Size: 2.09			
Zoning District:			
Overlay Zones - indicate all that a	pply: 🗵 Floodplain 🗆 Flood	way 🗆 Riparian Zone	☐ Avalanche ☐ Mountain
Brief description of project scope:			
Please see attached narrativ	e		
Value of Project: \$ Undetermined			
TYPE OF PROJECT - indicate all th	at apply:		
	☐ Building Addition in Floodplain	☐ Streambank Stabilization /	☐ Other. Please describe:
☐ Riparian Alteration	☑ Floodplain Development	Stream Alteration	
PROPOSED SETBACKS - if project	is a new building or an addition to a	n existing building	
Front:	Side:	Side:	Rear:
ADDITIONAL INFORMATION			
Will fill or excavation be required i	in floodplain, floodway or riparian zor	ne? Yes ⊠ No 🗆	
	Fill: CY Excavation:		hed narrative for details
Will Existing Trees or Vegetation b	e Removed? Yes	No On project scope	, modeling, quantities, and
Will new trees or vegetation be pla	anted? Yes □ No	o □ related informat	ion.
Overlay Application, in white fees on appeal, and expens	ent of a dispute concerning the inte ch the City of Ketchum is the prevailir es of the City of Ketchum. I, the under a and accurate to the best of my know	ng party, to pay reasonable attorr rsigned, certify that all informatio	ney fees, including attorney

City of Ketchum Planning & Building Department Floodplain Management Overlay and Riparian Alteration Application Rev 02.02.2021

Signature of Owner/Representative

Evaluation Criteria for Ketchum Floodplain Development Permit application, 450-490 Wood River

Brockway Engineering PLLC March 21, 2023

1. 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.

The proposal will include restoration of wetland and riparian areas. Natural riparian swale will ensure continuity of water connection to river. Restored area will provide enhanced natural characteristics, riparian vegetation, and wildlife habitat. No alteration of river channel is proposed.

2. No temporary construction activities, encroachment, or other disturbance into the twenty-five foot (25') Riparian Zone, including encroachment of below grade structures, shall be permitted, except for approved stream stabilization work and restoration work associated with a riparian zone that is degraded.

This criteria will be adhered to.

- 3. No permanent development shall occur within the twenty-five foot (25') Riparian Zone, except for 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.
 - b. 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.
 - c. Development by the City of Ketchum

This criteria is met since the work is to be authorized under an approved permit.

4. 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 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 twenty-five foot (25') Riparian Zone that is degraded, not natural, or which does not promote bank stability.

These types of plantings are being proposed. The plan will include a revegetation plan as specified by the landscape architect.

- 5. Landscaping and driveway plans to accommodate the function of the floodplain allow for sheet flooding.
 - a. 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
 - b. shall be designed to not dam or otherwise obstruct floodwaters or divert same onto roads or other public pathways.

Culvert systems will be installed to control ordinary water occurrence and drainage, and will not adversely affect flood elevations as shown by the modeling described in the technical narrative. No water will be diverted onto roads or public pathways.

6. Floodwater carrying capacity is not diminished by the proposal.

See narrative for more detail.

7. Impacts of the development on aquatic life, recreation, or water quality upstream, downstream or across the stream are not negative.

Restoration of natural riparian waterway will enhance habitat and improve water quality.

8. Building setback in excess of the minimum required along waterways is encouraged. An additional ten- foot (10') building setback beyond the required twenty-five foot (25') Riparian Zone is encouraged to provide for yards, decks and patios outside the twenty five foot (25') Riparian Zone.

Buildings will be located within platted building envelopes.

- 9. 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 twenty-four inches (24") above the BFE for the subject property; twenty-four inches (24") or two (2) 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 (2) feet above the highest adjacent grade.

This criteria is met. See architectural drawings for more detail.

- 10. 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.

See narrative for additional detail. The grade away from the foundation provides a reasonable transition and safe walking surface. No "additional" fill is proposed.

11. All new buildings located partially or wholly within the SFHA shall be constructed on foundations that are designed by a licensed professional engineer.

See architectural plans for more detail.

12. 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 (1-ft) or less during the 1% annual chance event.

This criteria is met. See narrative.

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

Owner will comply with this requirement.

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

Not applicable

15. (Stream alteration.) No increase to the one percent (1%) 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.

Not applicable, but see narrative for description of modeling for the project.

16. (Stream alteration.) The project has demonstrated No Adverse Impact or has demonstrated all impacts will be mitigated.

Not, but see narrative.

17. (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.

Not applicable

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

Not applicable.

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.

Not applicable.

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.

Not applicable.

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.

See analysis and Joint Application for Permits prepared by Sawtooth Environmental.

Attachment B: 490 Wood River Dr Project Plans

A-101 REFERENCE PLAN / LEVEL 1 REFERENCE PLAN / LEVEL 2 A-103 REFERENCE PLAN / ROOF A-300 EXTERIOR ELEVATIONS A-301 EXTERIOR ELEVATIONS BUILDING SECTIONS A-400 BUILDING SECTIONS A-402 BUILDING SECTIONS A-403 BUILDING SECTIONS BUILDING HEIGHT DIAGRAMS LOT COVERAGE CALCULATIONS G-012 FLOOD VENT DIAGRAM FLOOD VENT SPECIFICATION / TESTING MATERIAL SCHEDULE + EXTERIOR RENDERINGS LIGHTING FIXTURE SCHEDULE

THE GREATER 1' FOR EVERY 3' BUILDING HEIGHT, OR 5': SIDE THE GREATER 1' FOR EVERY 3' BUILDING HEIGHT, OR 15': REAR

7,674 SF + 1,450 SF GARAGE

642 SF

ALLOWABLE:

5 GARAGE

11.3%

9,186 SF + 1,450 SF GARAGE = 10,636 SF

TO PROPOSED GRADE: 31'- 7 1/4" TO EXISTING GRADE: 33'-5"

FLOODPLAIN MANAGEMETN OVERLAY DISTRICT: YES

SPRINKLER: REQUIRED

BFE: 5768.6'

FLOOR 2:

FLOOR 2:

EXEMPT DECK

ADU: MAX COVERAGE 1,200 SF

ELEVATION: 100'-0" = 5770.6'

PROPOSED DEVELOPMENT:

TOTAL SQUARE FOOTAGE:

ALLOWABLE LOT COVERAGE:

PROPOSED LOT COVERAGE:

MAXIMUM BUILDING HEIGHT:

PARKING SPACES:

SUPPORTING DOCUMENTS

SHEET INDEX

F-1.0

L-1.02

L-1.03 EX1.04

L-2.00

A-100

-FLOODPLAIN PERMIT APPLICATION + CHECKLIST -NARRATIVE DOUMENT (RESPONSES TO CRITERIA) -TECHNICAL NARRATIVE -HYDRAULIC ANALYSIS APPENDIX A: HEC RAS CROSS SECTION AND DATA APPENDIX B:CUT AND FILL CALCULATIONS

APPENDIX C: JOINT APPLICATION TO USACE

SHEET NAME

SHEET PILE WALL

CROSS SECTION A

CROSS SECTION B ROAD CROSS SECTION OVERALL PLANTING PLAN

PLANTING DETAILS

SITE PLAN

TOPOGRAPHIC SURVEY

OVERAL MATERIALS & GRADING PLAN MATERIALS & GRADING ENLARGEMENT

GRADING AND DRAINAGE PLAN

HYDROLOGICAL ANAYLIS / AERIAL IMAGERY

FLOODPLAIN DEVELOPMENT PERMIT SUBMITTAL - 10.25.2023

490 WOOD RIVER DRIVE

PROJECT DESCRIPTION:

PROJECT ADDRESS:

KETCHUM, ID 83340

LEGAL DESCRIPTION:

APPLICABLE REFERENCE CODES:

ALL CONSTRUCTION SHALL COMPLY WITH:

2018 INTERNATIONAL RESIDENTIAL CODE*

2018 INTERNATIONAL BUILDING CODE*

INCLUDING NOTED APPENDICES.

TITLE 15 KETCHUM MUNICIPAL CODE

ALL APPLICABLE COUNTY ORDINANCES

490 WOOD RIVER DRIVE

NEW SINGLE FAMILY DWELLING W/ IN-GROUND JACUZZI ON AN UNIMPROVED

MARY'S PLACE SUBDIVISION LOT 4 BLK 1, ACCORDING TO THE OFFICIAL PLAT

THEREOF ON FILE AND OF RECORD IN BLAINE COUNTY GIS.

2018 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS*

2018 INTERNATIONAL ENERGY CONSERVATION CODE

2018 INTERNATIONAL SWIMMING POOL AND SPA CODE

2018 INTERNATIONAL PROPERTY MAINTENANCE CODE

*AS AMENDED BY THE IDAHO BUILDING CODE BOARD AND

NATIONAL GREEN BUILDING STANDARD [SILVER CERTIFICATION]

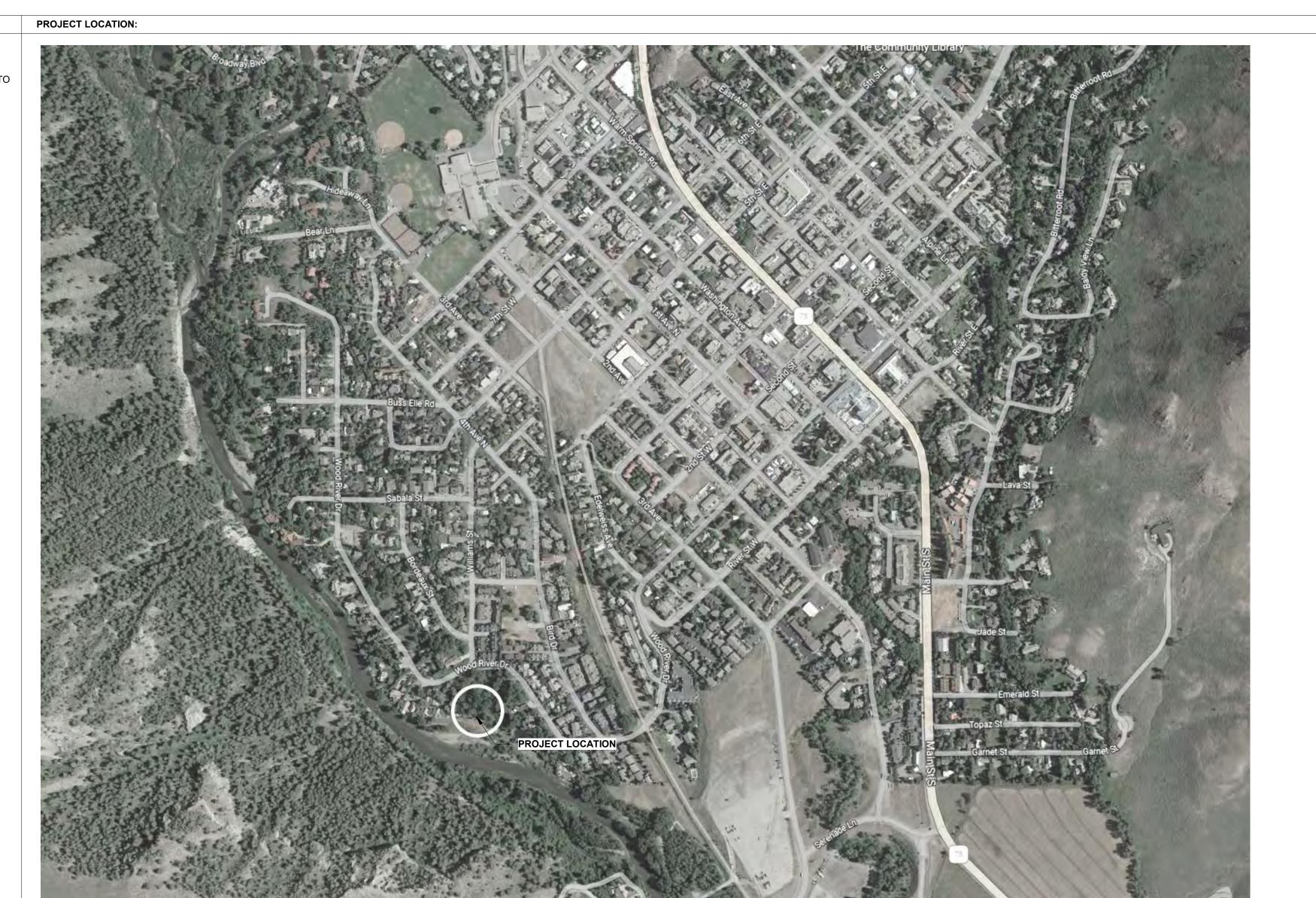
APPENDIX M OF THE IBC AS AMENDED BY THE CITY OF KETCHUM

CONTRACTOR SHALL KEEP A COPY OF THE ABOVE CODE SECTIONS ON THE

JURISDICTIONAL AGENCY SHALL BE THE KETCHUM BUILDING DEPARTMENT.

2018 INTERNATIONAL EXISTING BUILDING CODE

PROJECT DATA: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DRAWINGS, PARCEL #: RPK04740000040 PARCEL AREA: 2.095 ACRES, PER SURVEY CALCULATIONS, GOVERNMENTAL AGENCY APPROVALS AND FEES TO ZONING: GR-L (GENERAL RESIDENTIAL; LOW DENSITY DISTRICT) COMPLETE THIS WORK. CONTRACTOR/SUBCONTRACTORS SHALL SUBMIT MECHANICAL, ELECTRICAL, COMMUNICATIONS AND PLUMBING DRAWINGS TO OCCUPANCY: SINGLE FAMILY CONSTRUCTION TYPE: TYPE V RO ROCKETT DESIGN FOR PREVIEW OF DEVICE TYPES, LOCATIONS AND HEIGHT LIMT:35'-0" QUANTITIES, HVAC ZONING/THERMOSTAT LOCATIONS, ETC. PRIOR TO SUBMITTING FOR PERMIT AND CONSTRUCTION. STORIES: 2 SETBACKS: 15'-0": FRONT,



490 WOOD RIVER

450-490 WOOD RIVER, LLC PO BOX 1400-174 KETCHUM, ID 83340

TEL: 214.557.5533

PROJECT ARCHITECT: RO | ROCKETT DESIGN 1306 BRIDGEWAY, FLOOR 2 SAUSALITO, CA 94965

SURVEYOR & CIVIL ENGINEER: **BENCHMARK ASSOCIATES** 100 BELL DRIVE, SUITE C

KETCHUM, IDAHO 83340

TEL: 415.289.0830

TEL: 208.726.9512 GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC. PO BOX 1034

KETCHUM, IDAHO 83340 TEL: 208.720.6432

LANDSCAPE ARCHITECT: FIELD STUDIO 722 N ROUSE AVE

BOZEMAN, MT 59715 TEL: 406.551.2098 STRUCTURAL ENGINEER:

LABIB FUNK + ASSOCIATES

319 MAIN STREET

EL SEGUNDO, CA 90245 TEL: 213.239.9700

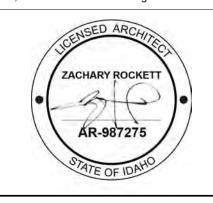
MEP ENGINEER:

1001 W. OAK STREET, SUITE 107 BOZEMAN, MT 59715 TEL: 406.272.0352

LIGHTING DESIGNER: KGM ARCHITECTURAL LIGHTING 270 CORAL CIR 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.



^	
<u>/</u> 3 <u>\</u> 10/25/23	FDP REVISION 3
8/18/23	FDP REVISION 2
6/23/23	FDP REVISION 1
2 5/25/23	PERMIT SET
1 04/25/23	FDP SET
NO DATE	ISSUE

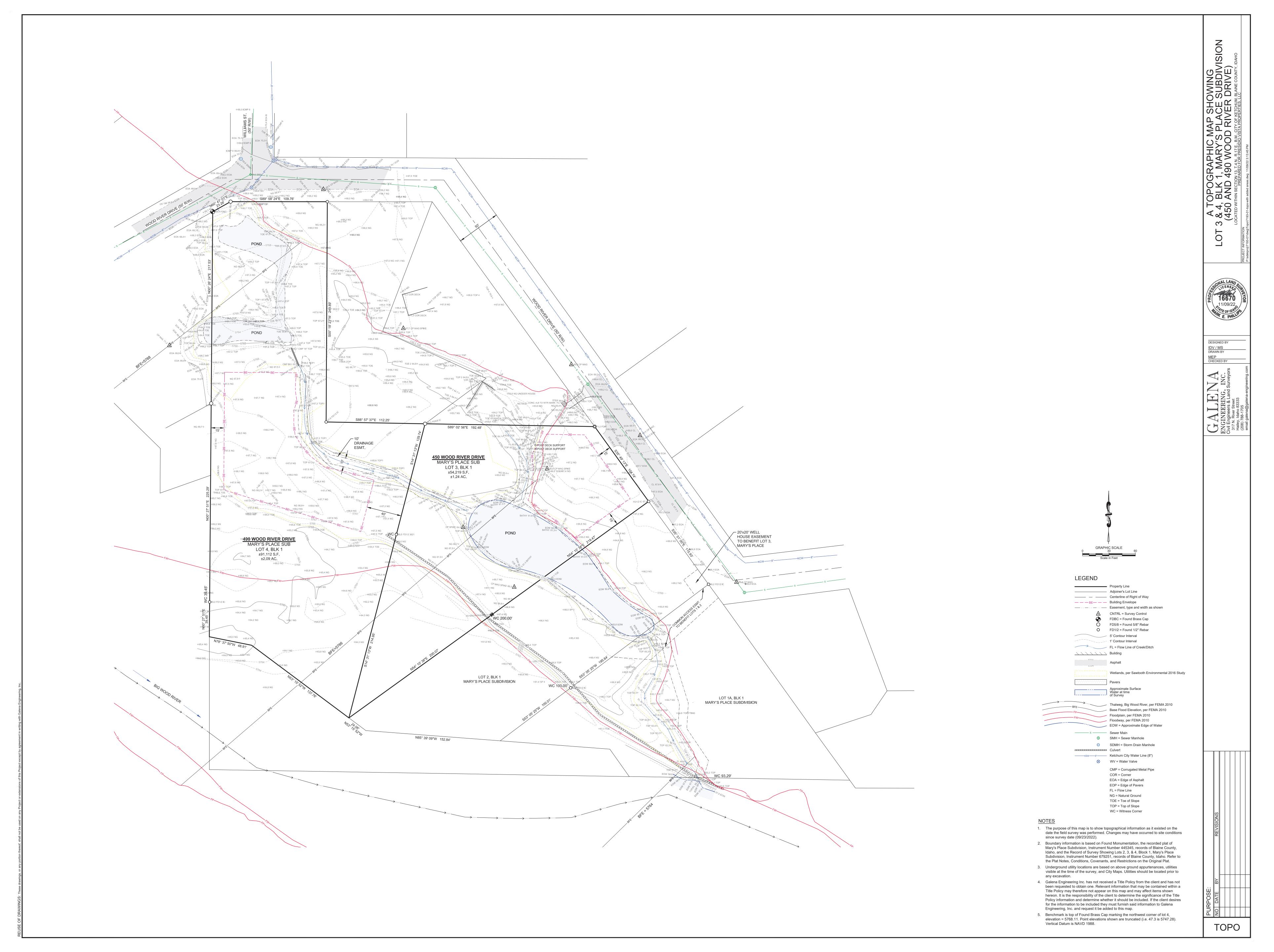
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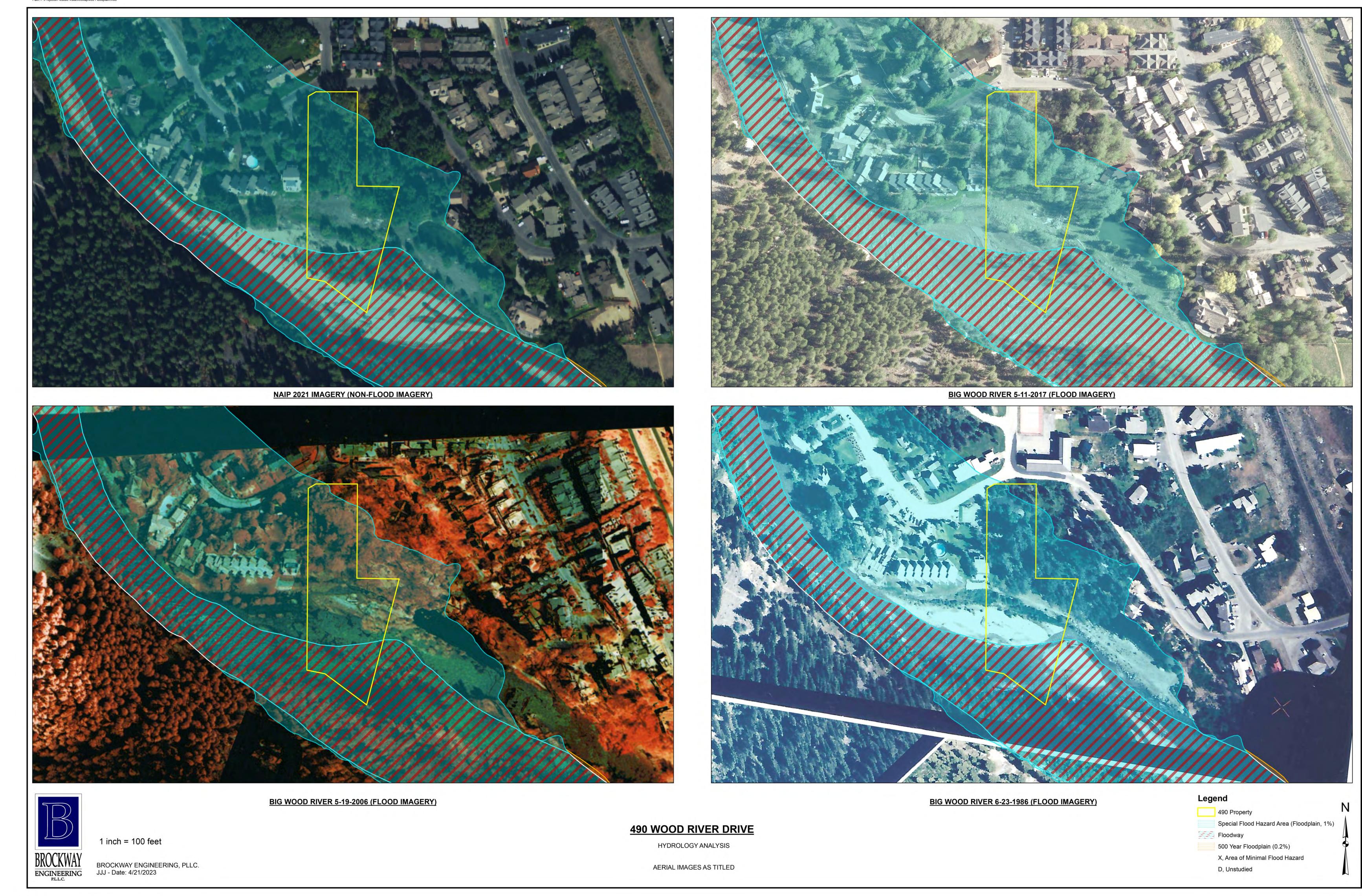
490 WOOD RIVER 490 WOOD RIVER KETCHUM, ID 83340

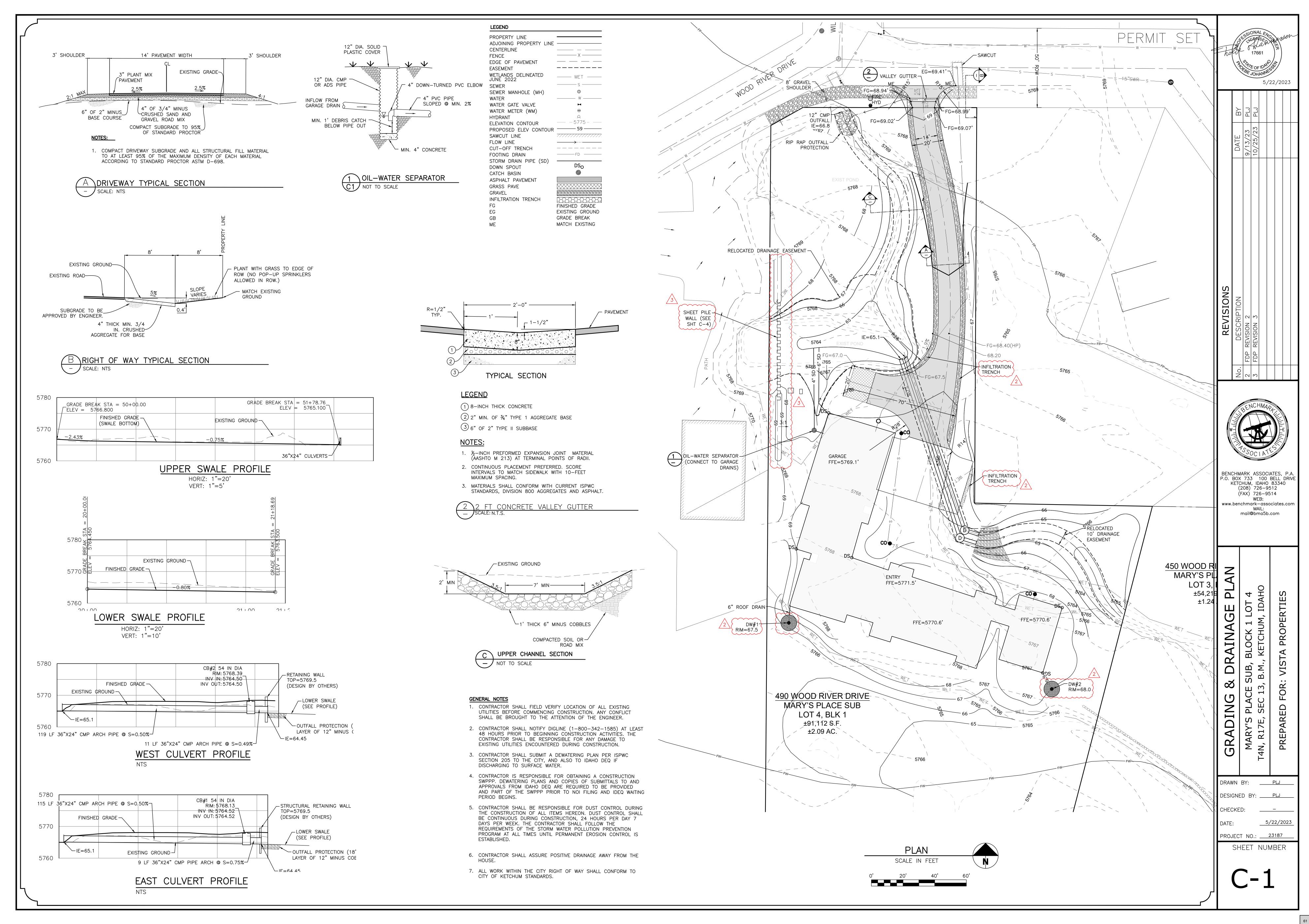
PROJECT NUMBER 2109

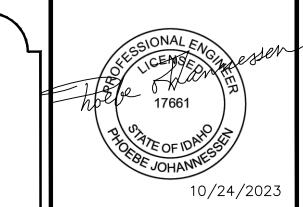
DRAWING TITLE: **COVER SHEET FDP**

DRAWING NUMBER: G-003









BENCHMARK ASSOCIATES, P.A. P.O. BOX 733 100 BELL DRIVE KETCHUM, IDAHO 83340 (208) 726-9512 (FAX) 726-9514

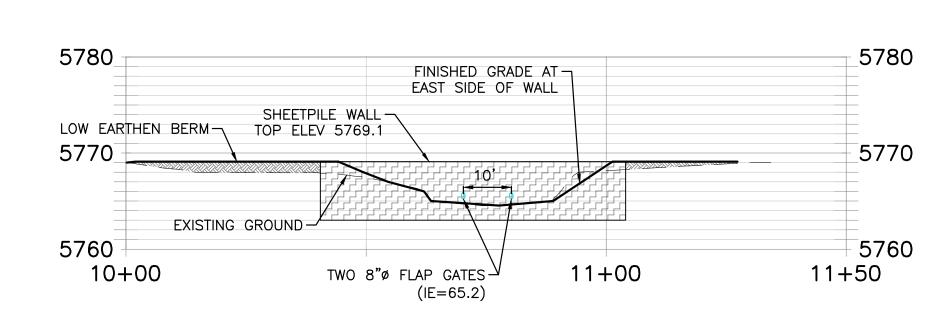
www.benchmark-associates.com mail@bma5b.com

SHEET PILE

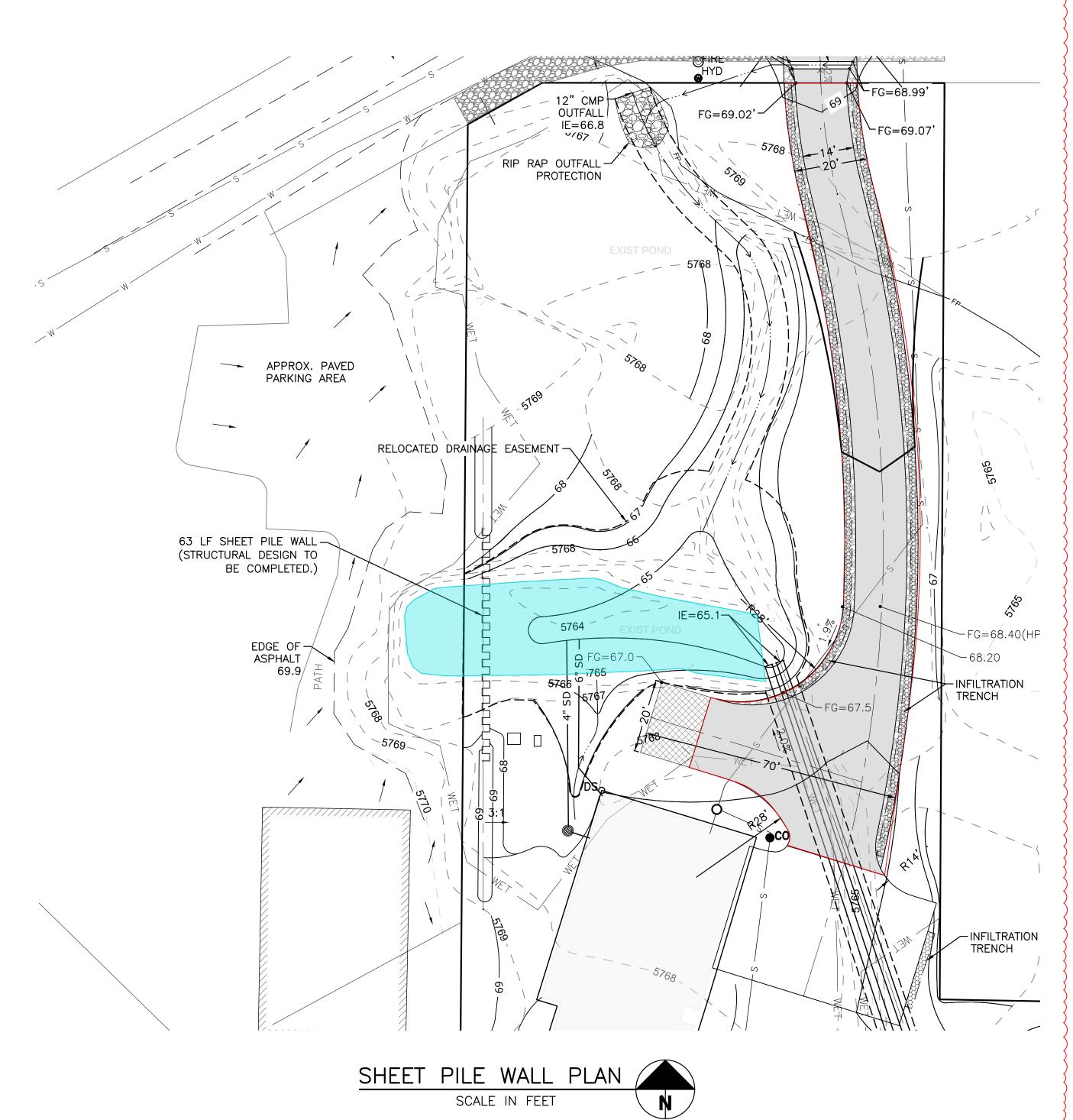
DRAWN BY: DESIGNED BY: PLJ

CHECKED: 10/24/2023 PROJECT NO.: 23187

SHEET NUMBER



SHEETPILE WALL PROFILE HORIZ: 1"=20' VERT: 1"=5'



AF-41 ALUMINUM DRAINAGE (FLAP) GATES

- LIGHTER WEIGHT REDUCES INSTALLATION COSTS
- SIZES 12" 84" (CUSTOM SPIGOT SIZES AVAILABLE) • SEATING HEADS TO 40 FEET.
- A CORROSION-RESISTANT RUST-PROOF AUTOMATIC DRAINAGE GATE DESIGNED FOR USE WITH ALUMINUM CORRUGATED PIPE, OR FOR FLANGE MOUNTING OR USE WITH HDPE

J-BULB NEOPRENE ADJUSTABLE SEATS PROVIDE EXCELLENT SEALING AGAINST RETURN

- PREVENTS ELECTROLYSIS ASSOCIATED WITH CAST IRON GATES TO ALUMINUM PIPE
- FRAME, COVER, RETAINER RING, HINGE ARM, AND PIVOT LUG ARE OF ALUMINUM ALLOY 6061-T6. GATE HARDWARE IS STAINLESS STEEL.
- SPECIFY: AF-41sb... for corrugated pipe AF-41f... for wall mounting AF-41ff... for flange mounting AF-41-4... for plastic pipe AF-41-6... for HDPE

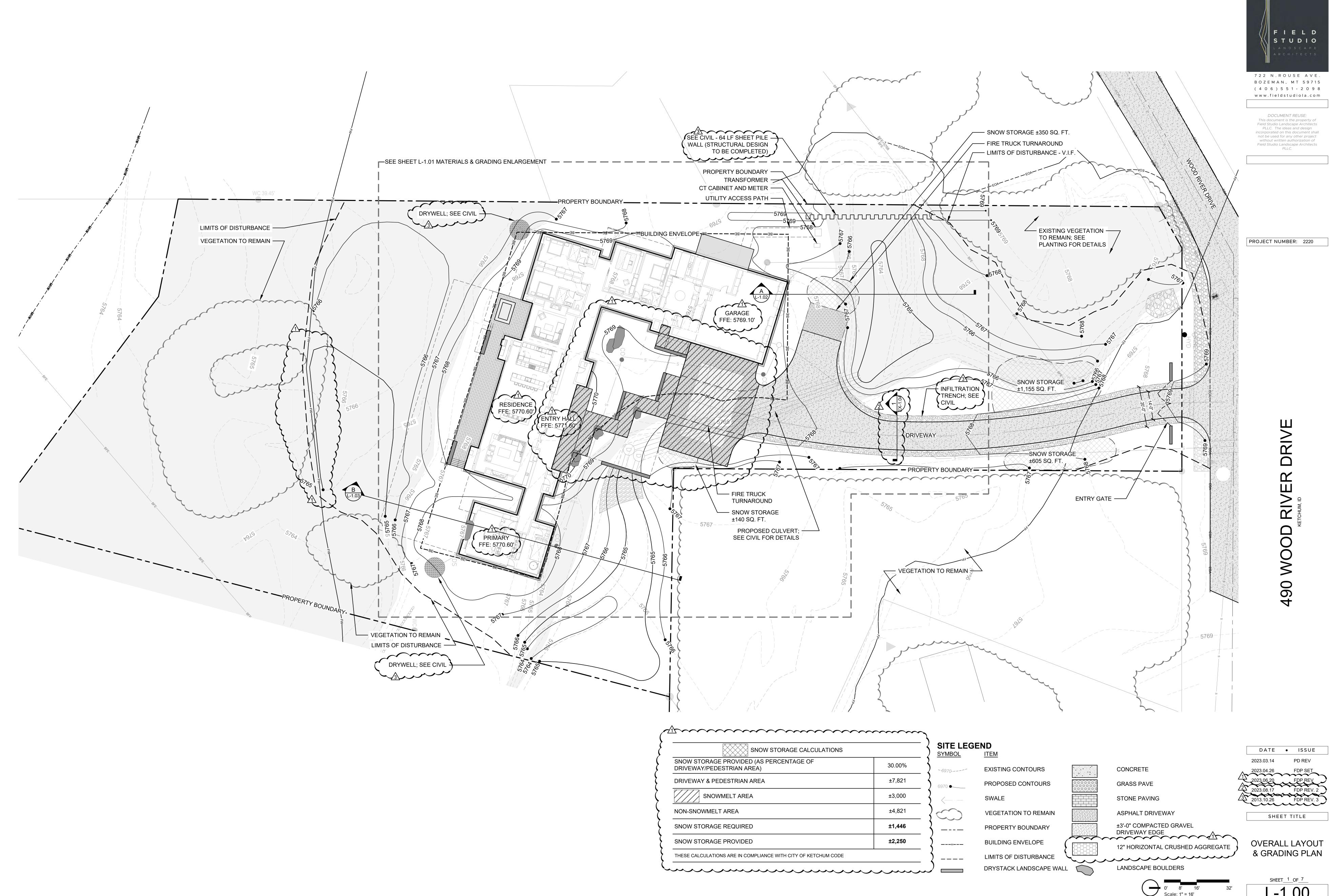




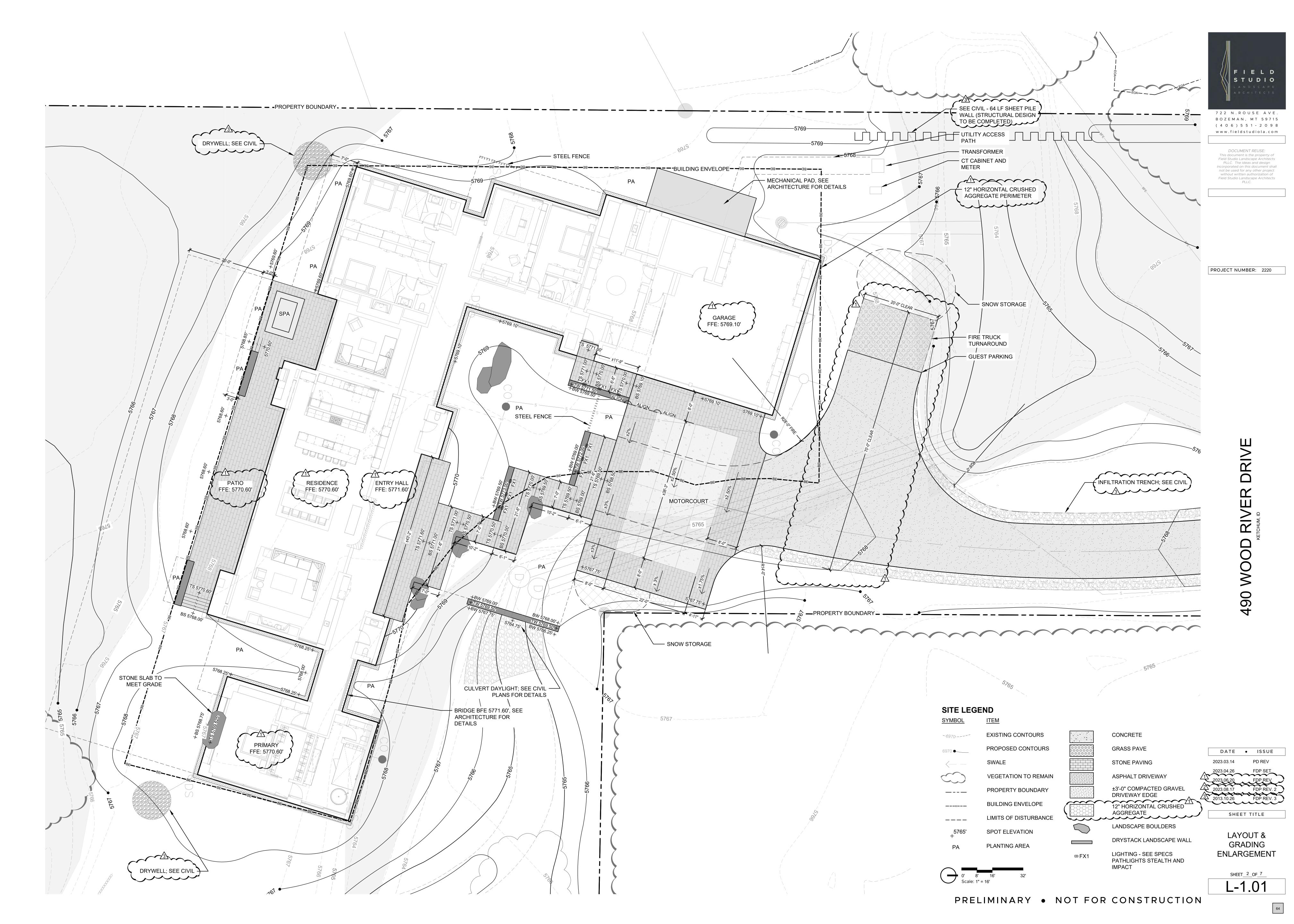


FLAP GATE — SHALL BE 8" DIAMETER ALUMINUM FLAP GATE WITH NEOPRENE SEAT (OR EQUAL).

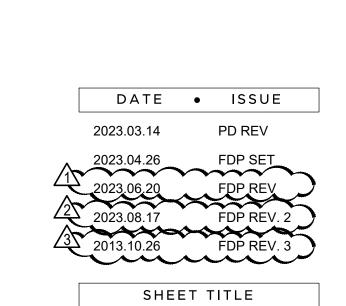
AF-41 SPIGOTBACK														
TO TAN HOLE			HARDWARE INTRAETO CAULKIN	R TO PRINT S TYPE ! SOUTRHO	EAS DVIDE EAS	à				41 TYR HD	PEI	PIP T E3 PI	O BE FURN BY CUSTO	
AF-41 FLATBACK (FLANGEBACK SIMILAR BU STANDARD FLANGE DIMEN			βA								PAF	RTS L	.IST	
		,								No 1	+			
										3	+-	at tainer	Ring	
3										4	Hex	x Hd.	Bolt/Nut	
	0		Α	DIA						6	+	ver ige Ar	m	
										7 8 9	He	rot Lug x Hd. nge Pi shing	Bolt/Nut	
B DIA B DIA G.O.	C		-1							11	Wa	asher ring P	Pin	
	DIMENS	IONS I	N INCH	ES										
1. Add grout pad thickness to anchor bolt projection.	GATE SIZE	A	В	С	D1	D2	D3	E	E3	O.D.	B.C.	М	P 1	◊
 Also available with flange and drilling to attach to a 125# standard pipe flange. 	12	13%	13½	10¼	8¾	8%	11½	4	7	\vdash	15¾	½ 1	1	1
3. If grout pad mounting is used add grout thickness to dimension.	15	16½ 19½	17 20	121/4	83/4	8% 8%	11½ 11½	4	7	 	18¾ 21¾	½ ½	1	2
45" 30"	24	251/8	261/2	163/4	83/4	8%	111/2	4	7	\vdash	281/4	1/2 1/2	1½	2
95"	30	311/4	32½	19¾	10½	10%	12	4½	7	\vdash	34¼	γ ₂	1½	3
	36	371/8	38½	24	10¼	10¾	12	4½	7½	425/8	40¼	γ ₂	1½	3
	42	431/8	46	 IÎS	13	131/8	-	5½	-	485%	46¼	′½	1½	3
	48	491/8	52	31	13¾	13¾	-	5½	-	543/8	521/4	<i>1</i> / ₂	1½	4
18"	54	55½	58	35	131⁄4	13¾	-	6½	-	60%	58¼	5/8	2	4
	60	611/8	64	38	151/4	15¾	-	6½	-	66%	64¼	5/8	2	4
ASTA. 18.	72	73½	76	44½	171/8	171/4	-	71/4	-	78%	76¼	5/8	2	4
	84					DIME	NSION	SON	APPLIC	CATION				



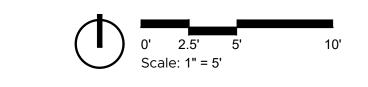
L-1.00 PRELIMINARY • NOT FOR CONSTRUCTION 63



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CROSS SECTION A



L-1.02

490 CONTEXT MAP N

5768.23' BASE FLOOD ELEVATION POST-PROJECT MODEL, SECTION 11.8

--- EXISTING TOPOGRAPHY

THE SECTIONS ARE VERTICALLY EXAGGERATED BY 1'

FOR VISUAL REPRESENTATION

SCRUB SHRUB BANK STABILIZERS

BLUE WILDRYE BOOTH'S WILLOW

CHOKECHERRY

COMMON SNOWBERRY

GEYERS WILLOW

REDOSIER DOGWOOD ROSE SPIREA WOOD'S ROSE THINLEAF ALDER

EXISTING CONDITIONS

5783

5777

5776

5775

5774

5773

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5760

SCRUB SHRUB BANK STABILIZERS

BLUE WILDRYE

BOOTH'S WILLOW

CHOKECHERRY

COMMON SNOWBERRY

GEYERS WILLOW

REDOSIER DOGWOOD ROSE SPIREA WOOD'S ROSE THINLEAF ALDER

PROPOSED CONDITIONS

EXISTING WETLAND

MAINTAIN AND ENHANCE OVERSTORY

WETLAND RESTORATION

EMERGENT WETLAND/SEASONAL POND

BLISTER SEDGE BROADLEAF ARROWHEAD

HARDSTEM BULRUSH

NARROWLEAF BUR-REED

NORTHWEST TERRITORY SEDGE

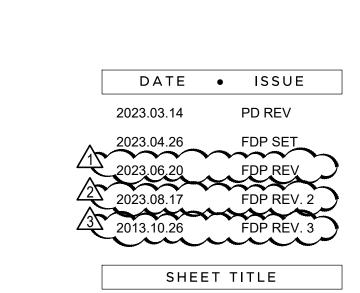
SHADING ELEMENT.

UPLAND SPECIES:

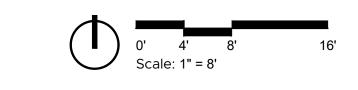
QUAKING ASPEN

BLACK COTTONWOOD

ROCKY MOUNTAIN MAPLE



CROSS SECTION B



POST-PROJECT MODEL, SECTION 11.8

SECTION A

SECTION B

5766.89' BASE FLOOD ELEVATION

POST-PROJECT MODEL, SECTION 11.8

EXISTING TOPOGRAPHY

490 CONTEXT MAP N

PROPERTY BOUNDARY

PROPERTY BOUNDARY

SCRUB SHRUB

BANK STABILIZERS

BLUE WILDRYE

BOOTH'S WILLOW

CHOKECHERRY

COMMON SNOWBERRY

GEYERS WILLOW

REDOSIER DOGWOOD

ROSE SPIREA

WOOD'S ROSE

THINLEAF ALDER

PROPOSED DRAINAGE CHANNE

WETLAND MITIGATION

WET CHANNEL

SEASONALLY FLOODED &

SATURATED FOR

LONG DURATION

BALTIC RUSH

BEAKED SPIKERUSH

BLISTER SEDGE

NEBRASKA SEDGE

N.W. TERRITORY SEDGE

SCRUB SHRUB

BANK STABILIZERS

BLUE WILDRYE

BOOTH'S WILLOW

CHOKECHERRY

COMMON SNOWBERRY

GEYERS WILLOW

REDOSIER DOGWOOD

ROSE SPIREA

WOOD'S ROSE

. THINLEAF ALDER

BUILDING ENVELOPE

AREA CURRENTLY DOMINATED BY

BUILDING ENVELOPE—

UPLAND

BLACK COTTONWOOD

QUAKING ASPEN

ROCKY MOUNTAIN MAPLE

CHOKECHERRY

WOODLAND STRAWBERRY
WESTERN COLUMBINE

PRIMARY BEDROOM

FFE: 5770.60'

NOXIOUS WEEDS (SPOTTED KNAPWEED)

EXISTING WETLAND

±25'-0" ——— DRAINAGE CHANNEL

WETLAND IMPACT

EXISTING CHANNEL TO BE RELOCATED NORTH

EXISTING CONDITIONS

5790

5782 5780 5778

5764 5762 5760

5810

5800

5790 5788 5786

5776 5774

5772

5770 5768

5764 5762 5760

5766

PROPOSED CONDITIONS

5766

EXISTING WETLAND

REMOVE INVASIVE SPECIES AND RESTORE WITH NATIVE RIPARIAN

VEGETATION.

WETLAND

IMPACT

EXISTING WETLAND

TO REMAIN

STUDIO

722 N.ROUSE AVE.

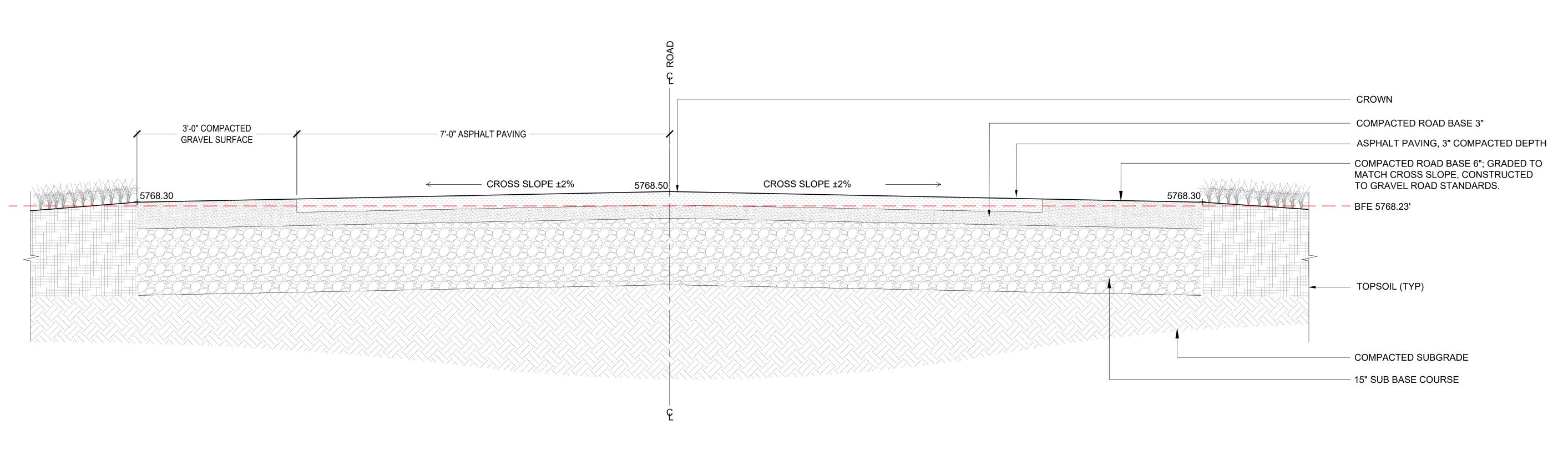
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PROJECT NUMBER: 2220

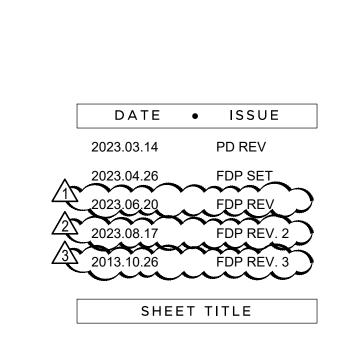


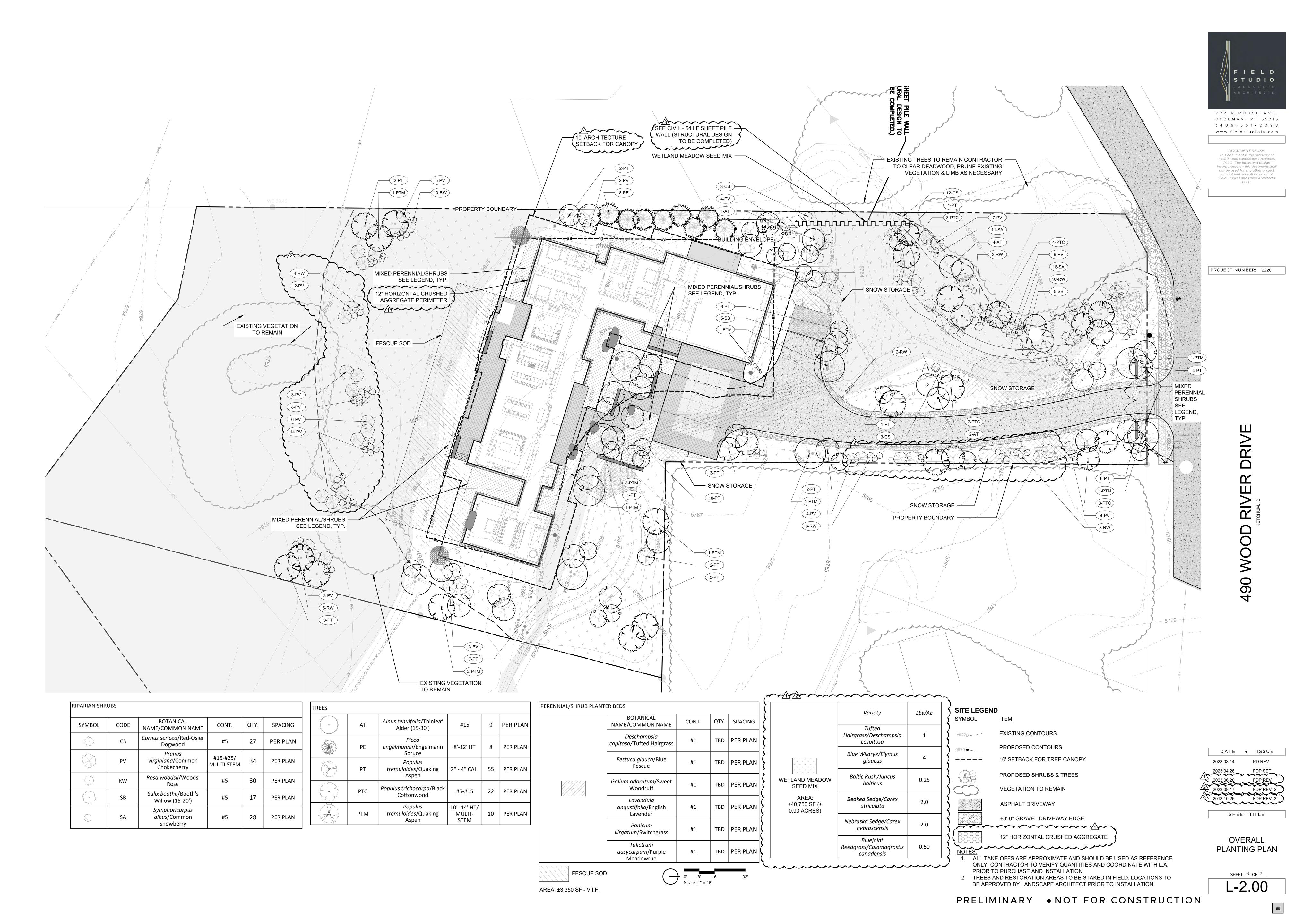
NOTES:

1. ROAD SECTION TO SHOW INTENT, CONTRACTOR TO REFER TO CIVIL FOR APPROPRIATE GRAVEL DEPTHS, SPECIFICATIONS, AND INSTALLATION NOTES.

1 20' DRIVEWAY SECTION (14' PAVE, 6' COMPACTED ROAD BASE GRAVEL)

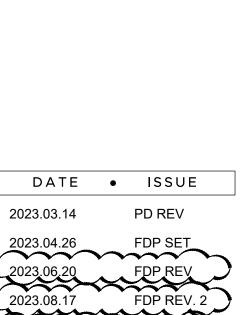
SCALE: ###########





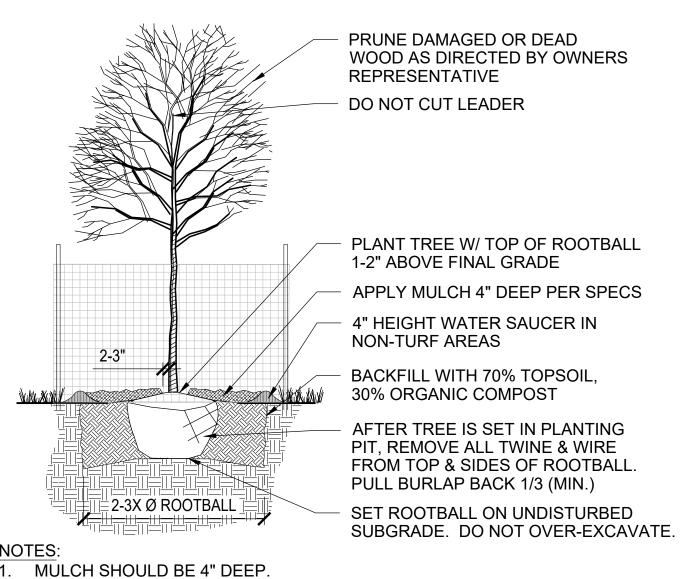
Field Studio Landscape Architects

490



PLANTING **DETAILS**

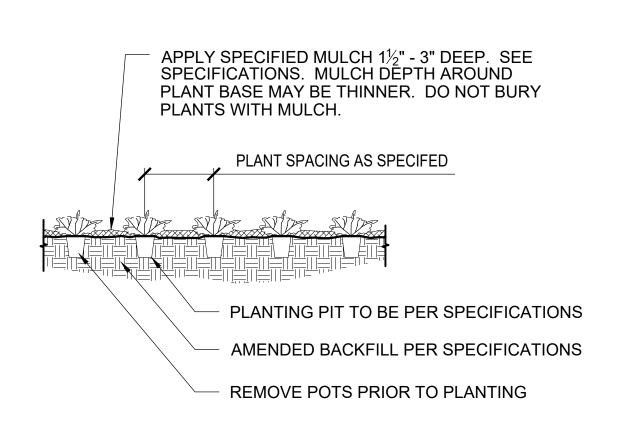
SHEET 7 OF 7 L-2.01

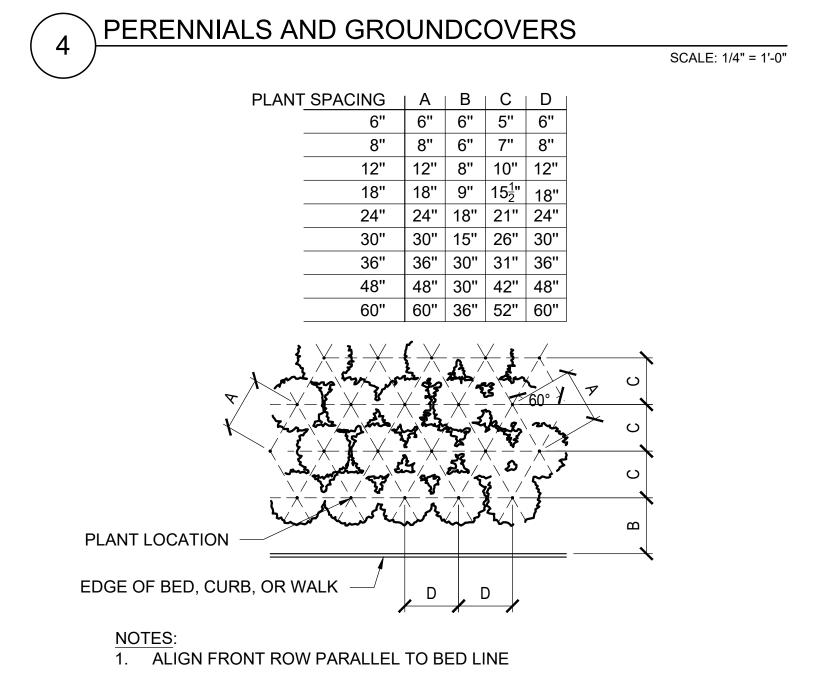


2. ALL TREES 3" DIAMETER OR LARGER MAY BE STAKED FOR ONE YEAR IF PROPOSED BY LANDSCAPE CONTRACTOR AND/OR APPROVED BY OWNER'S REPRESENTATIVE.

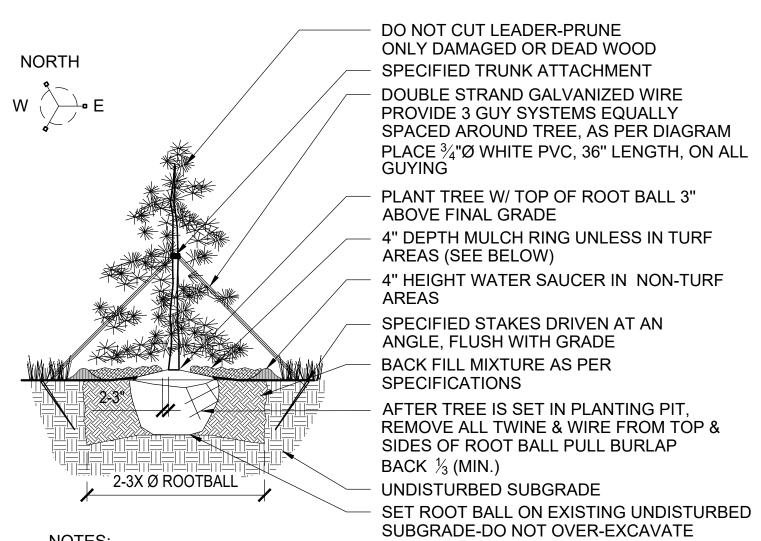
DECIDUOUS TREE PLANTING

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







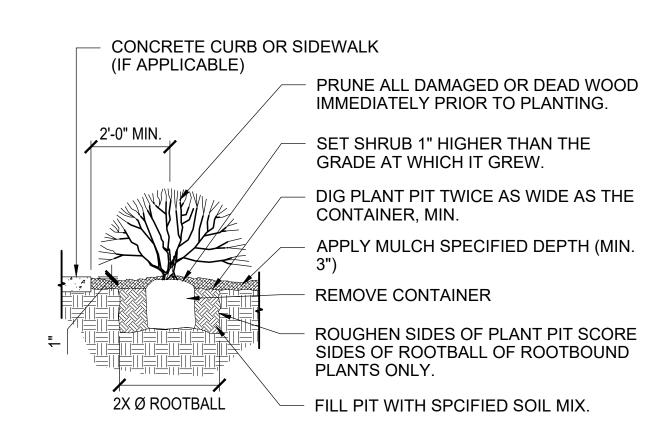


1. PULL MULCH BACK 2" TO 3" FROM TRUNK OF TREE

- 2. INSTALL SPECIFIED MULCH TO DRIP LINE OF TREE WHERE PLANTED IN LAWN AREAS. MULCH TO BE 2" DEEP IN LAWN AREAS.
- 3. DO NOT PROVIDE WATER BASIN IN IRRIGATED LAWN AREAS.

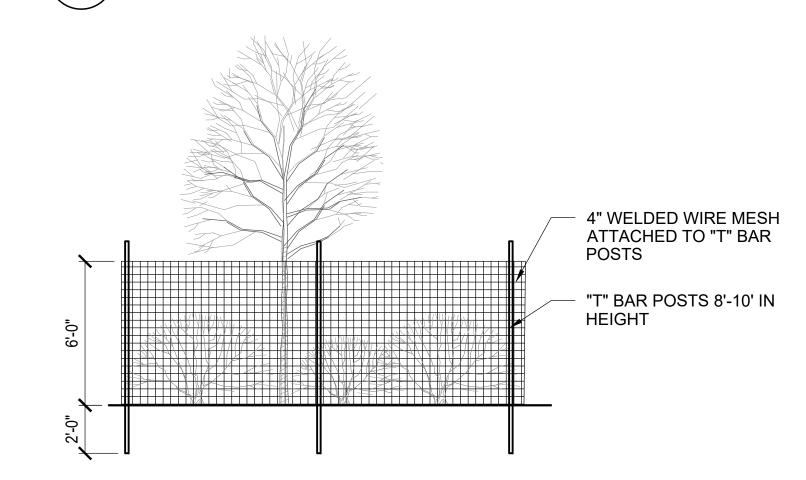
EVERGREEN TREE PLANTING

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



- ANY BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. 2. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED
- ROOTBALLS. 3. HOLD GRADE 1" BELOW EDGE OF WALK OR CURB

SHRUB PLANTING



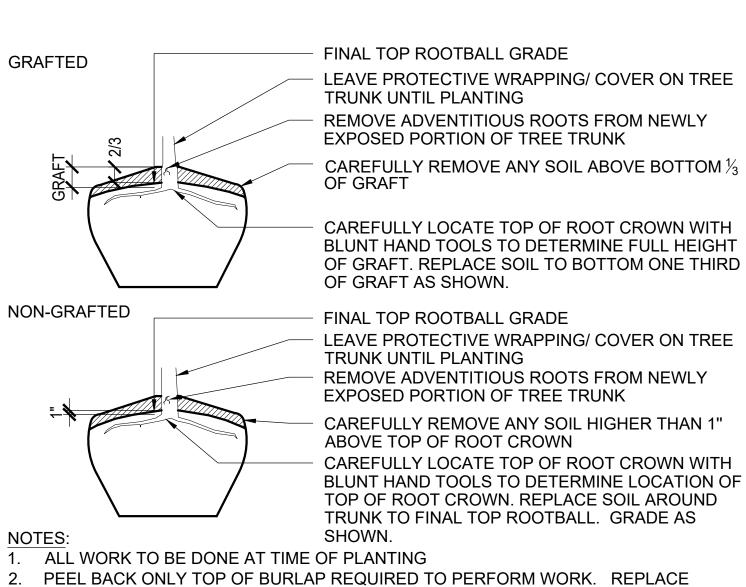
1. FINAL DESIGN AND LOCATION TO BE COORDINATED AND APPROVED IN FIELD BY LANDSCAPE ARCHITECT

- 2. "T" BAR POSTS TO BE SPACED APPROPRIATELY TO ENSURE INTEGRITY OF FENCE.
- 3. ALL TREES 2" DIAMETER OR LARGER MAY BE STAKED FOR ONE YEAR

WILDLIFE PROTECTION FENCING

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

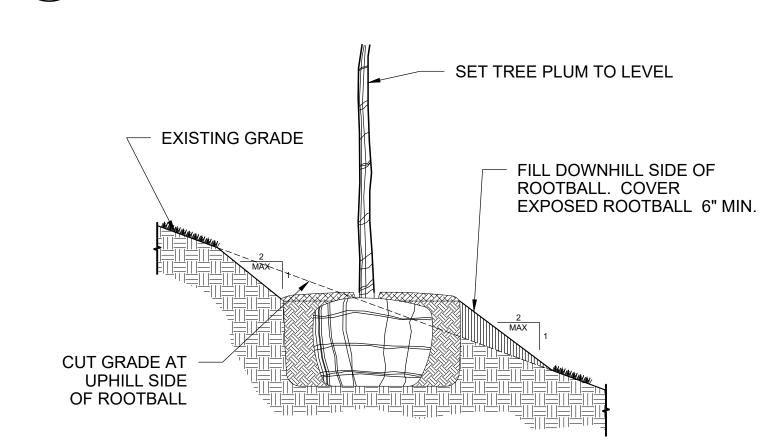
SCALE: 1/4" = 1'-0"



BURLAP BEFORE MOVING TREE INTO PLANTING PIT. DO NOT REMOVE WIRE BASKET UNTIL INSIDE PLANTING PIT. 3. MEASURE NEW HEIGHT OF ROOTBALL AND DIG PLANTING PIT SO FINAL TOP

FINAL TOP OF ROOTBALL GRADE SCALE: 1/2" = 1'-0"

ROOTBALL GRADE IS 3" ABOVE FINAL GRADE SURROUNDING BALL.



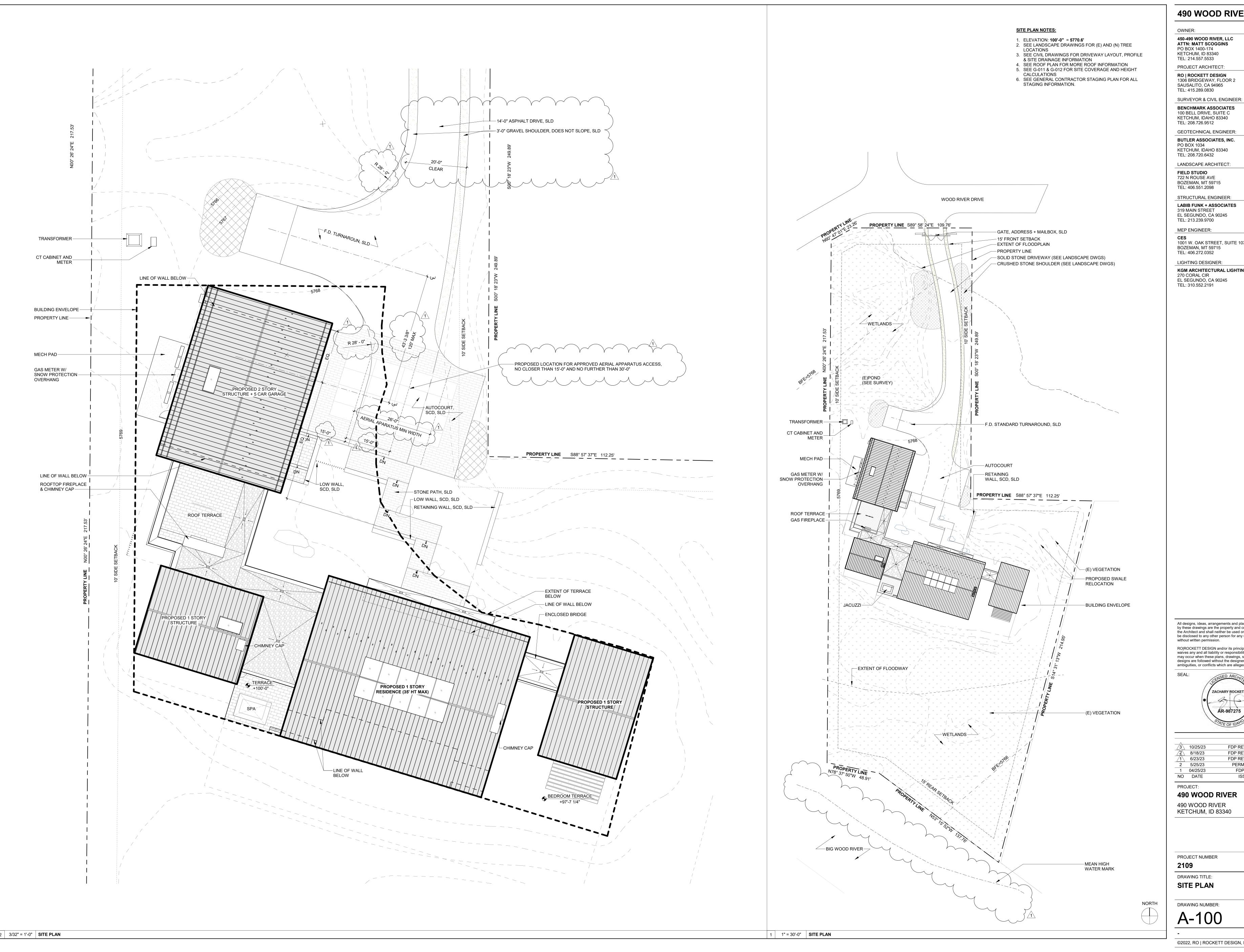
- 1. REFER TO VARIOUS SPECIFIC TREE INSTALLATION DETAILS FOR STAKING,
- GUYING, MULCHING, ETC. 2. THIS INSTALLATION SHALL APPLY TO ALL TREE TYPES AND SIZES PLANTED ON SLOPES LESS THAN 2:1.



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

SHEET TITLE

69



490 WOOD RIVER

OWNER:

450-490 WOOD RIVER, LLC ATTN: MATT SCOGGINS

PO BOX 1400-174 KETCHUM, ID 83340 TEL: 214.557.5533

PROJECT ARCHITECT:

RO | ROCKETT DESIGN 1306 BRIDGEWAY, FLOOR 2 SAUSALITO, CA 94965 TEL: 415.289.0830

BENCHMARK ASSOCIATES 100 BELL DRIVE, SUITE C KETCHUM, IDAHO 83340

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC. PO BOX 1034

KETCHUM, IDAHO 83340 TEL: 208.720.6432

LANDSCAPE ARCHITECT:

FIELD STUDIO 722 N ROUSE AVE

BOZEMAN, MT 59715

TEL: 406.551.2098

STRUCTURAL ENGINEER:

LABIB FUNK + ASSOCIATES 319 MAIN STREET EL SEGUNDO, CA 90245

TEL: 213.239.9700

MEP ENGINEER: 1001 W. OAK STREET, SUITE 107

BOZEMAN, MT 59715 TEL: 406.272.0352

LIGHTING DESIGNER:

KGM ARCHITECTURAL LIGHTING 270 CORAL CIR EL SEGUNDO, CA 90245

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<u>/2</u> \	8/18/23	FDP REVISION 2
1	6/23/23	FDP REVISION 1
2	5/25/23	PERMIT SET
1	04/25/23	FDP SET
NO	DATE	ISSUE

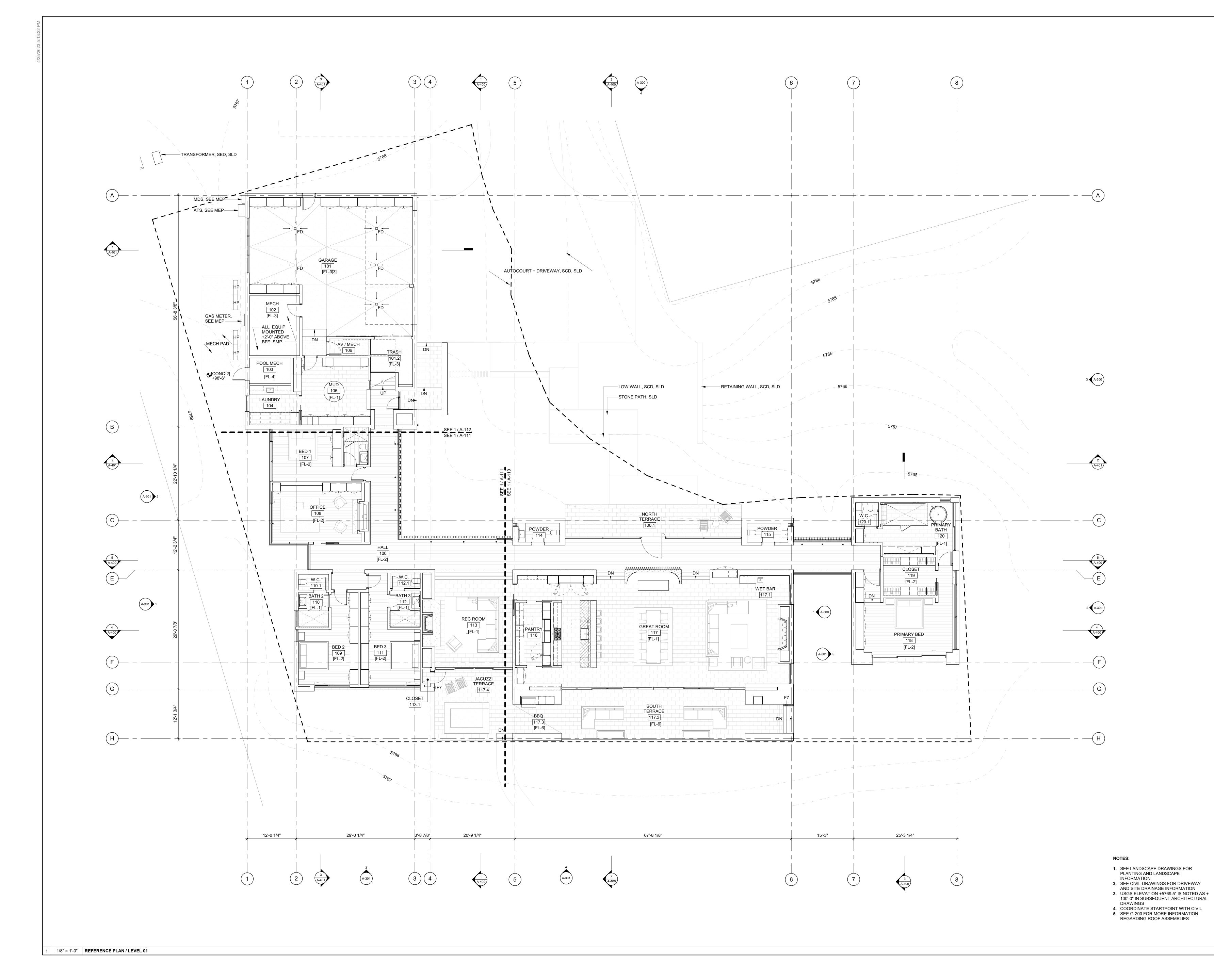
PROJECT: **490 WOOD RIVER**

490 WOOD RIVER KETCHUM, ID 83340

PROJECT NUMBER

2109 DRAWING TITLE:

DRAWING NUMBER:



490 WOOD RIVER

450-490 WOOD RIVER, LLC

ATTN: MATT SCOGGINS

PO BOX 1400-174 KETCHUM, ID 83340 TEL: 214.557.5533

PROJECT ARCHITECT:

RO | ROCKETT DESIGN 1306 BRIDGEWAY, FLOOR 2 SAUSALITO, CA 94965 TEL: 415.289.0830

BENCHMARK ASSOCIATES 100 BELL DRIVE, SUITE C KETCHUM, IDAHO 83340

SURVEYOR & CIVIL ENGINEER:

TEL: 208.726.9512 GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC. PO BOX 1034 KETCHUM, IDAHO 83340

TEL: 208.720.6432 LANDSCAPE ARCHITECT:

FIELD STUDIO

722 N ROUSE AVE

BOZEMAN, MT 59715 TEL: 406.551.2098

STRUCTURAL ENGINEER:

LABIB FUNK + ASSOCIATES

319 MAIN STREET

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MEP ENGINEER:

1001 W. OAK STREET, SUITE 107 BOZEMAN, MT 59715

TEL: 406.272.0352 LIGHTING DESIGNER:

TEL: 310.552.2191

KGM ARCHITECTURAL LIGHTING 270 CORAL CIR EL SEGUNDO, CA 90245

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1	6/23/23	FDP REVISION 1
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1	04/25/23	FDP SET
NO	DATE	ISSUE

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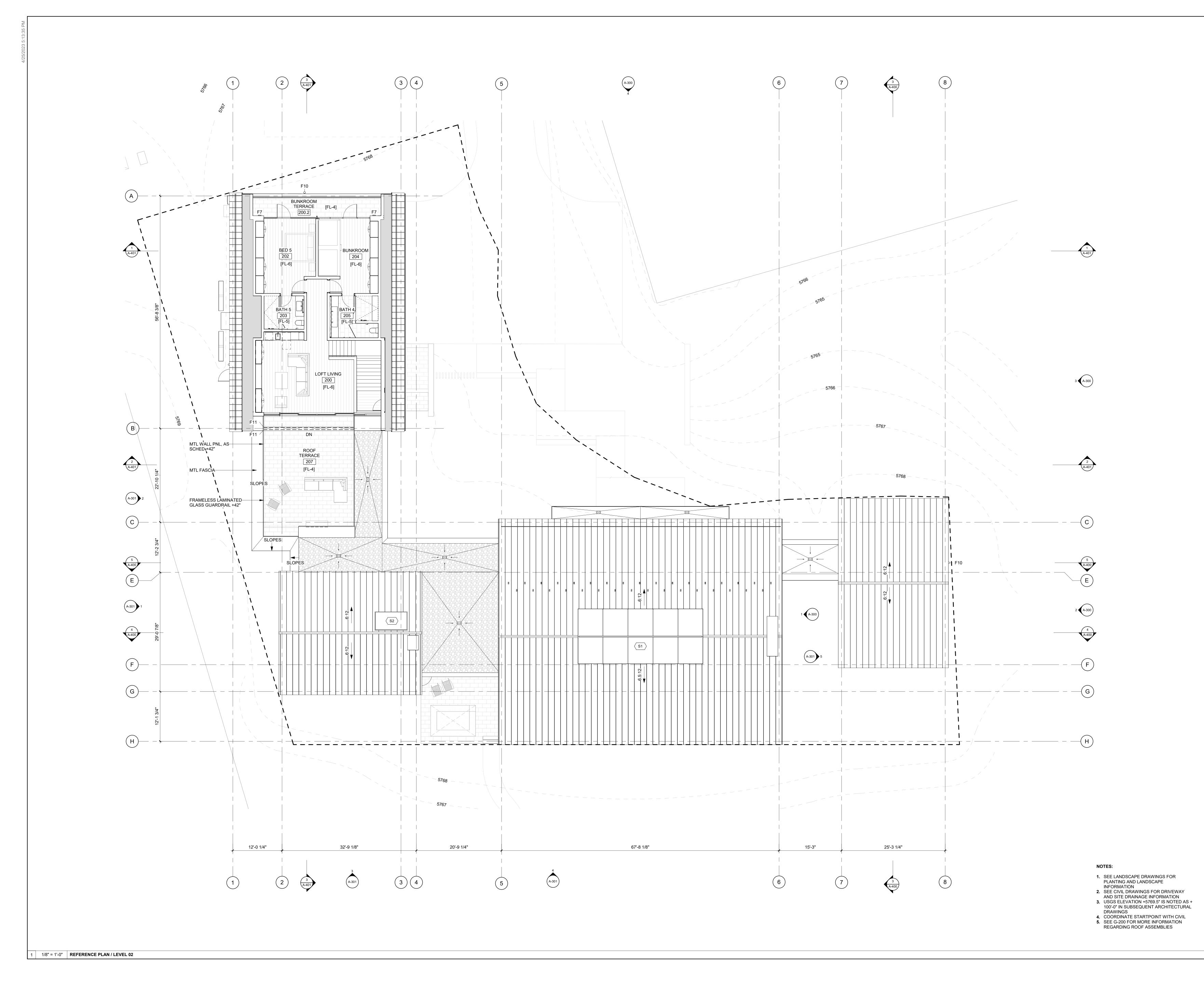
490 WOOD RIVER

490 WOOD RIVER KETCHUM, ID 83340

PROJECT NUMBER

DRAWING TITLE: REFERENCE PLAN / LEVEL

DRAWING NUMBER:



490 WOOD RIVER

450-490 WOOD RIVER, LLC ATTN: MATT SCOGGINS

PO BOX 1400-174 KETCHUM, ID 83340

TEL: 214.557.5533 PROJECT ARCHITECT:

RO | ROCKETT DESIGN 1306 BRIDGEWAY, FLOOR 2 SAUSALITO, CA 94965 TEL: 415.289.0830

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GEOTECHNICAL ENGINEER: BUTLER ASSOCIATES, INC. PO BOX 1034

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LANDSCAPE ARCHITECT: FIELD STUDIO

722 N ROUSE AVE

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TEL: 213.239.9700

MEP ENGINEER:

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NO	DATE	ISSUE

PROJECT:

490 WOOD RIVER 490 WOOD RIVER

KETCHUM, ID 83340

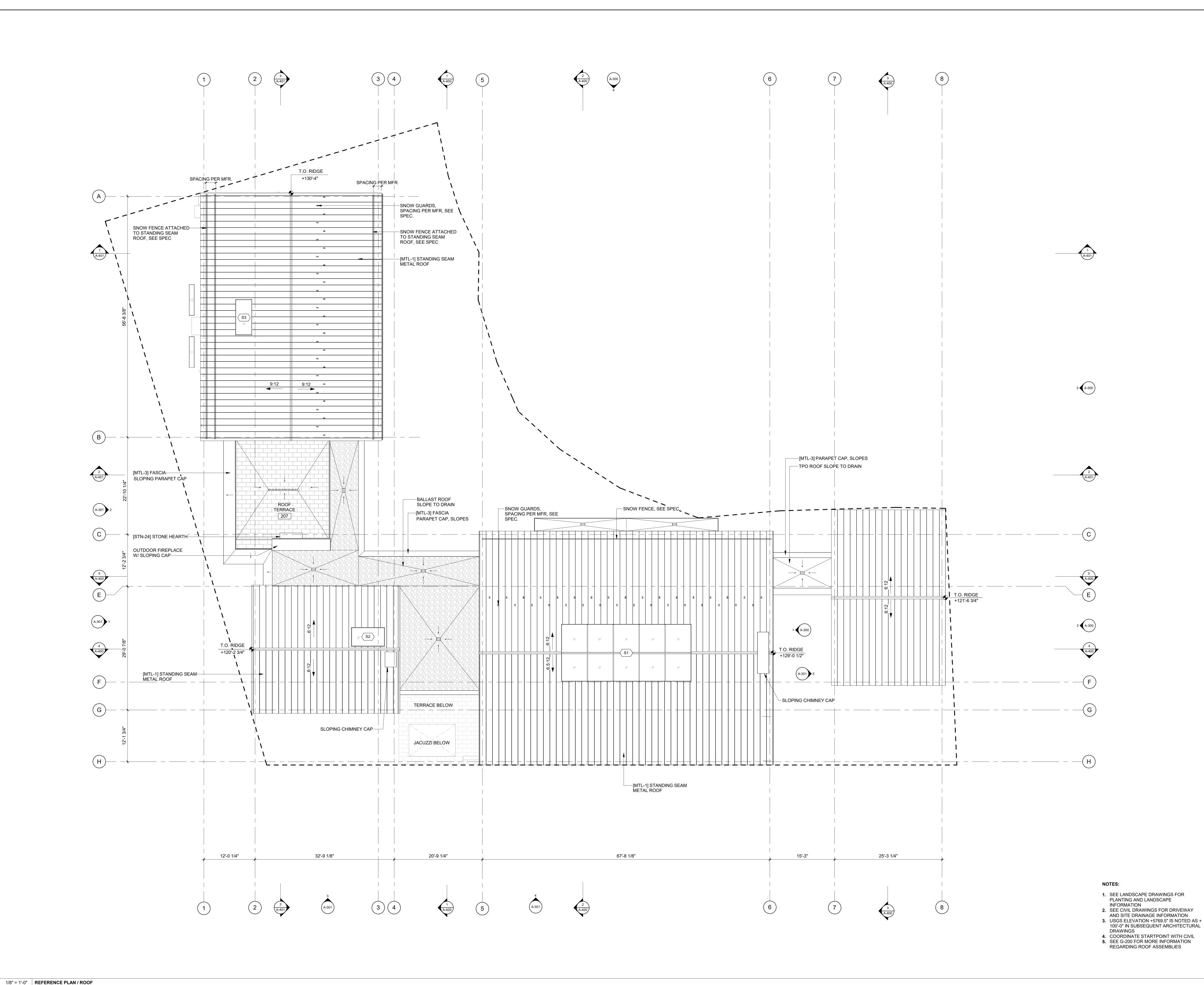
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DRAWING TITLE:

REFERENCE PLAN / LEVEL

DRAWING NUMBER:



490 WOOD RIVER

450-490 WOOD RIVER, LLC

ATTN: MATT SCOGGINS PO BOX 1400-174 KETCHUM, ID 83340

PROJECT ARCHITECT: **RO | ROCKETT DESIGN** 1306 BRIDGEWAY, FLOOR 2

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TEL: 415.289.0830 SURVEYOR & CIVIL ENGINEER:

SAUSALITO, CA 94965

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GEOTECHNICAL ENGINEER: **BUTLER ASSOCIATES, INC.**

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LANDSCAPE ARCHITECT:

FIELD STUDIO 722 N ROUSE AVE

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TEL: 213.239.9700

MEP ENGINEER:

1001 W. OAK STREET, SUITE 107 BOZEMAN, MT 59715 TEL: 406.272.0352

LIGHTING DESIGNER: KGM ARCHITECTURAL LIGHTING

270 CORAL CIR EL SEGUNDO, CA 90245 TEL: 310.552.2191

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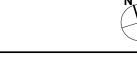


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PROJECT: **490 WOOD RIVER**

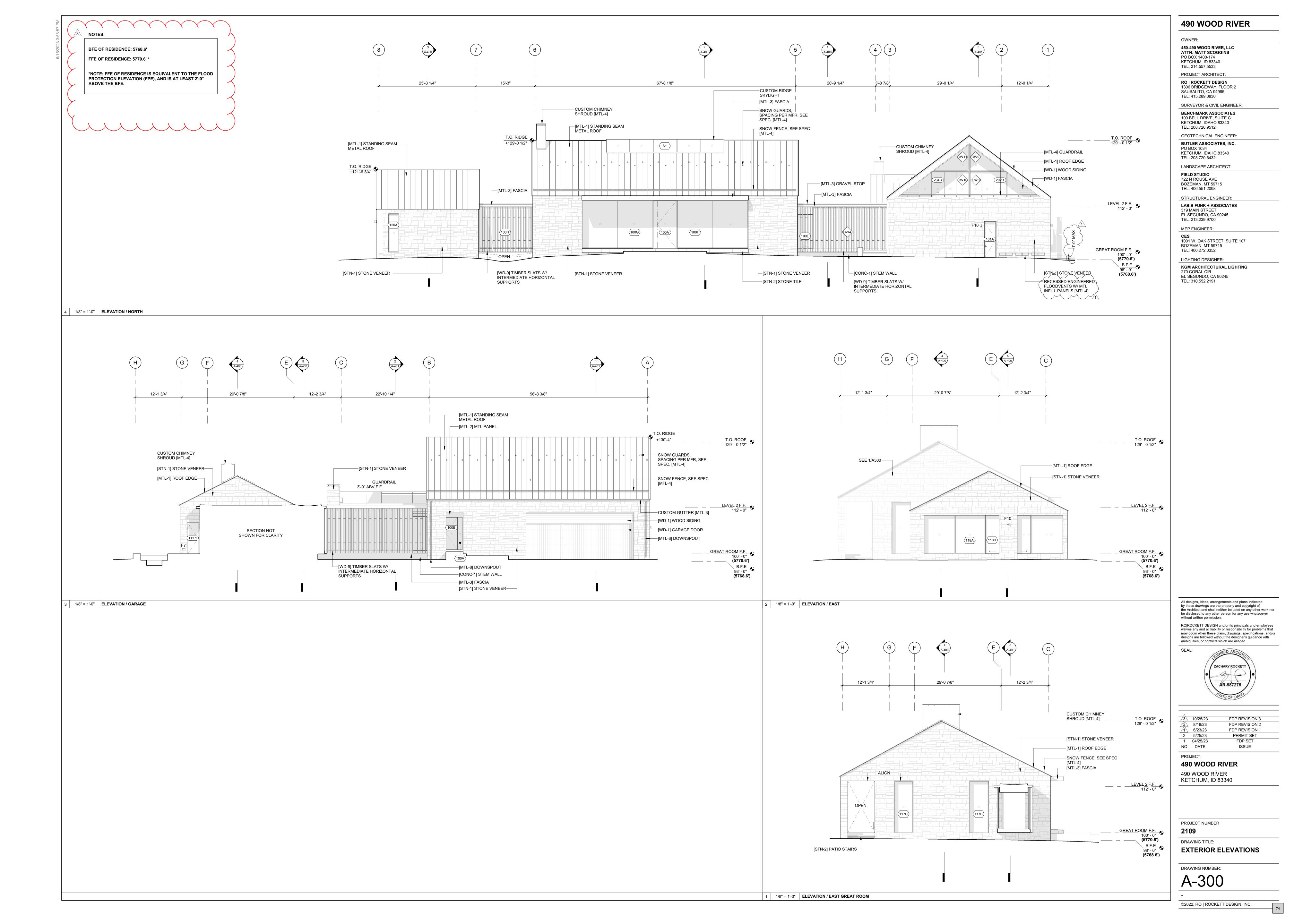
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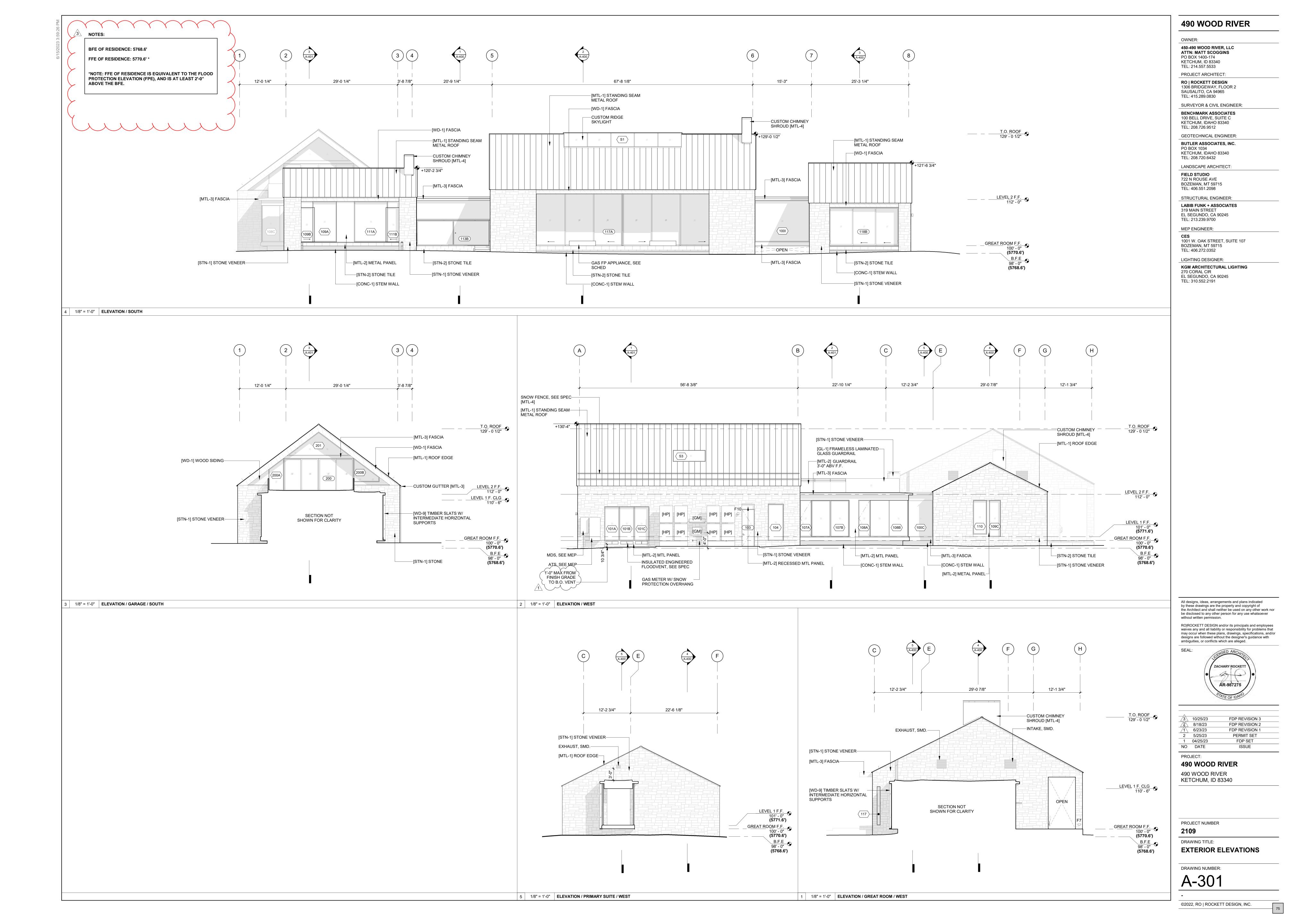
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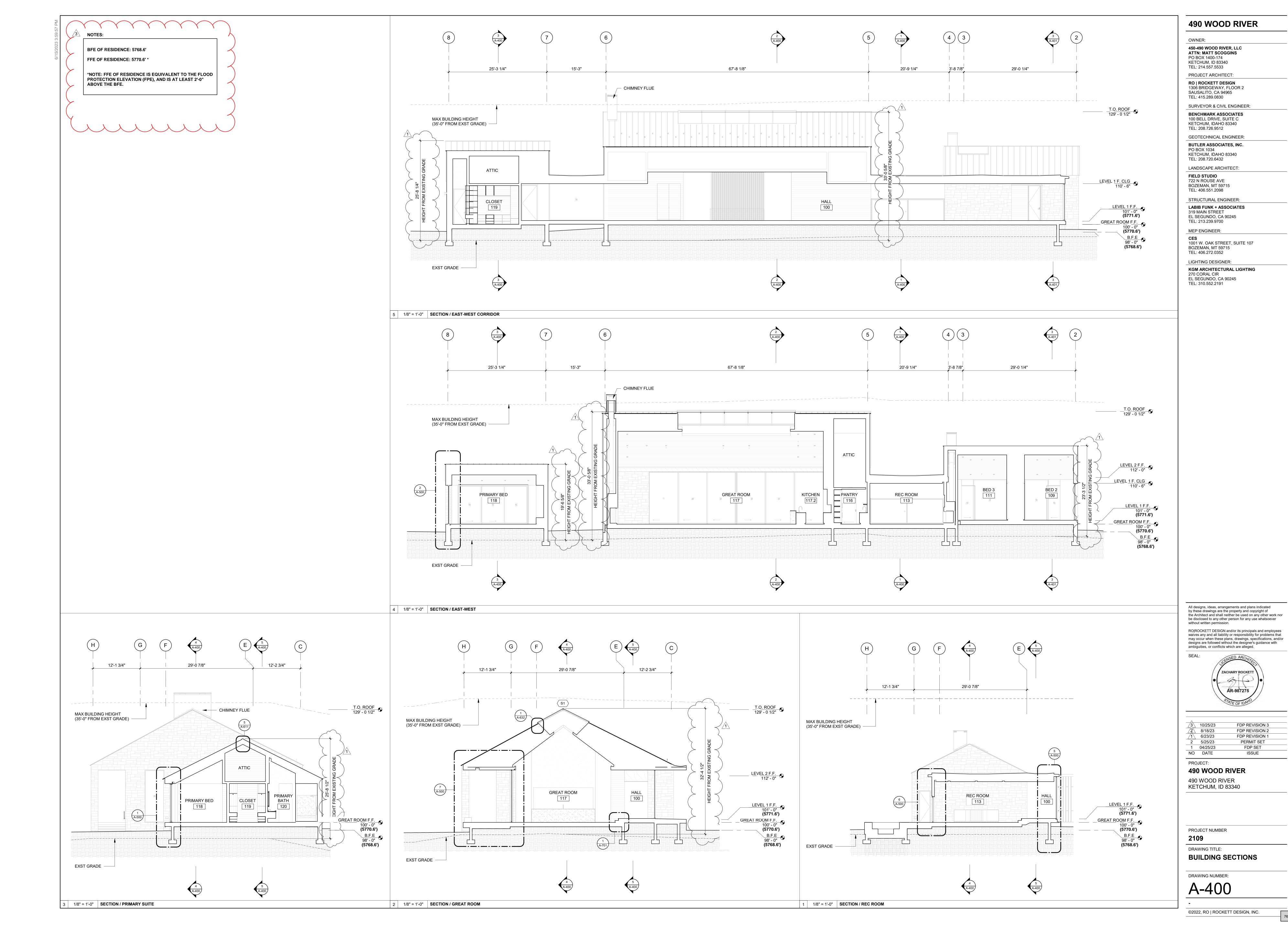


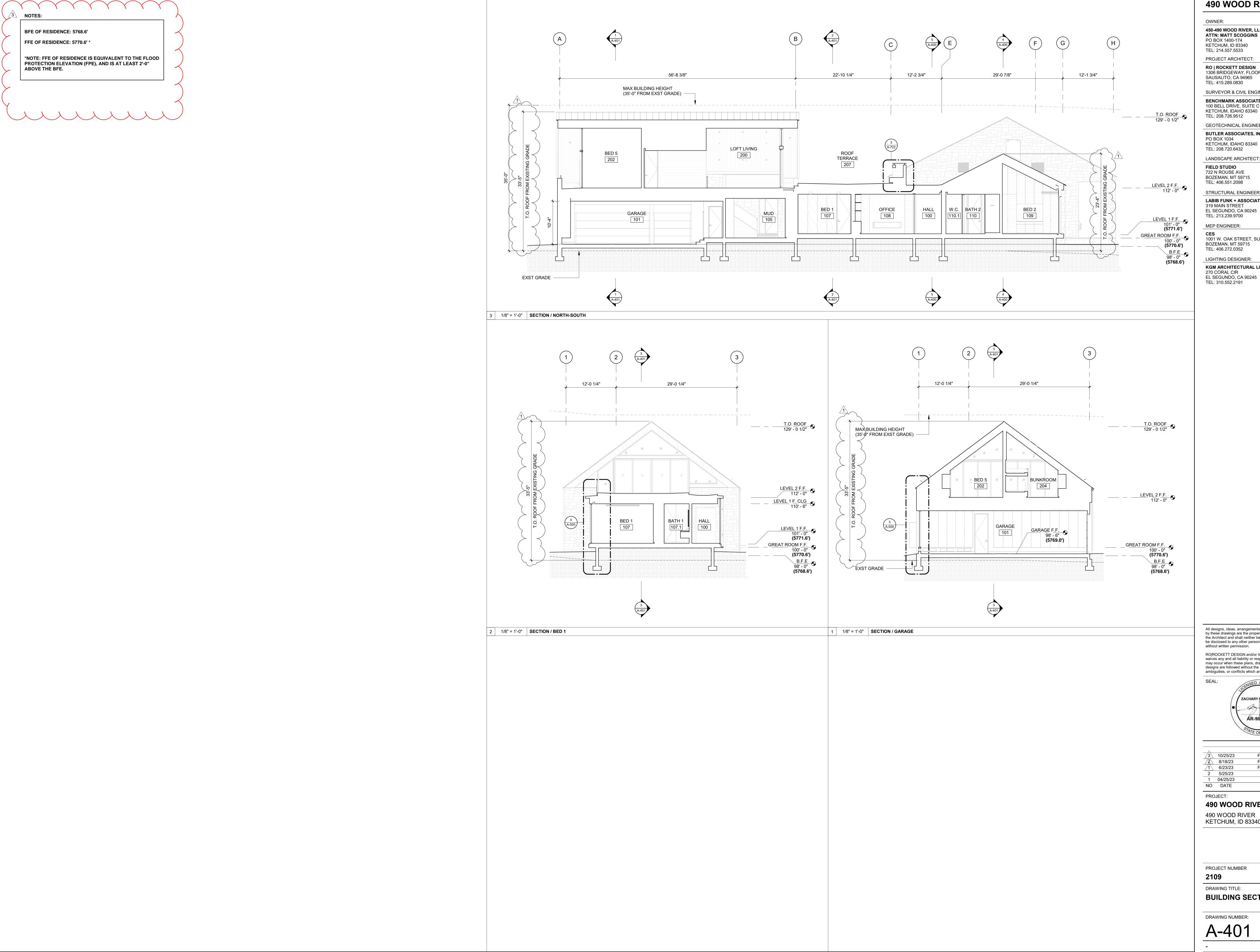
DRAWING TITLE: REFERENCE PLAN / ROOF

DRAWING NUMBER: A-103









490 WOOD RIVER

450-490 WOOD RIVER, LLC

ATTN: MATT SCOGGINS PO BOX 1400-174 KETCHUM, ID 83340

PROJECT ARCHITECT: **RO | ROCKETT DESIGN** 1306 BRIDGEWAY, FLOOR 2 SAUSALITO, CA 94965

SURVEYOR & CIVIL ENGINEER: BENCHMARK ASSOCIATES 100 BELL DRIVE, SUITE C KETCHUM, IDAHO 83340

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC. PO BOX 1034 KETCHUM, IDAHO 83340

LANDSCAPE ARCHITECT:

FIELD STUDIO 722 N ROUSE AVE BOZEMAN, MT 59715

TEL: 406.551.2098 STRUCTURAL ENGINEER:

LABIB FUNK + ASSOCIATES 319 MAIN STREET

MEP ENGINEER:

CES 1001 W. OAK STREET, SUITE 107 BOZEMAN, MT 59715 TEL: 406.272.0352

LIGHTING DESIGNER: KGM ARCHITECTURAL LIGHTING

TEL: 310.552.2191

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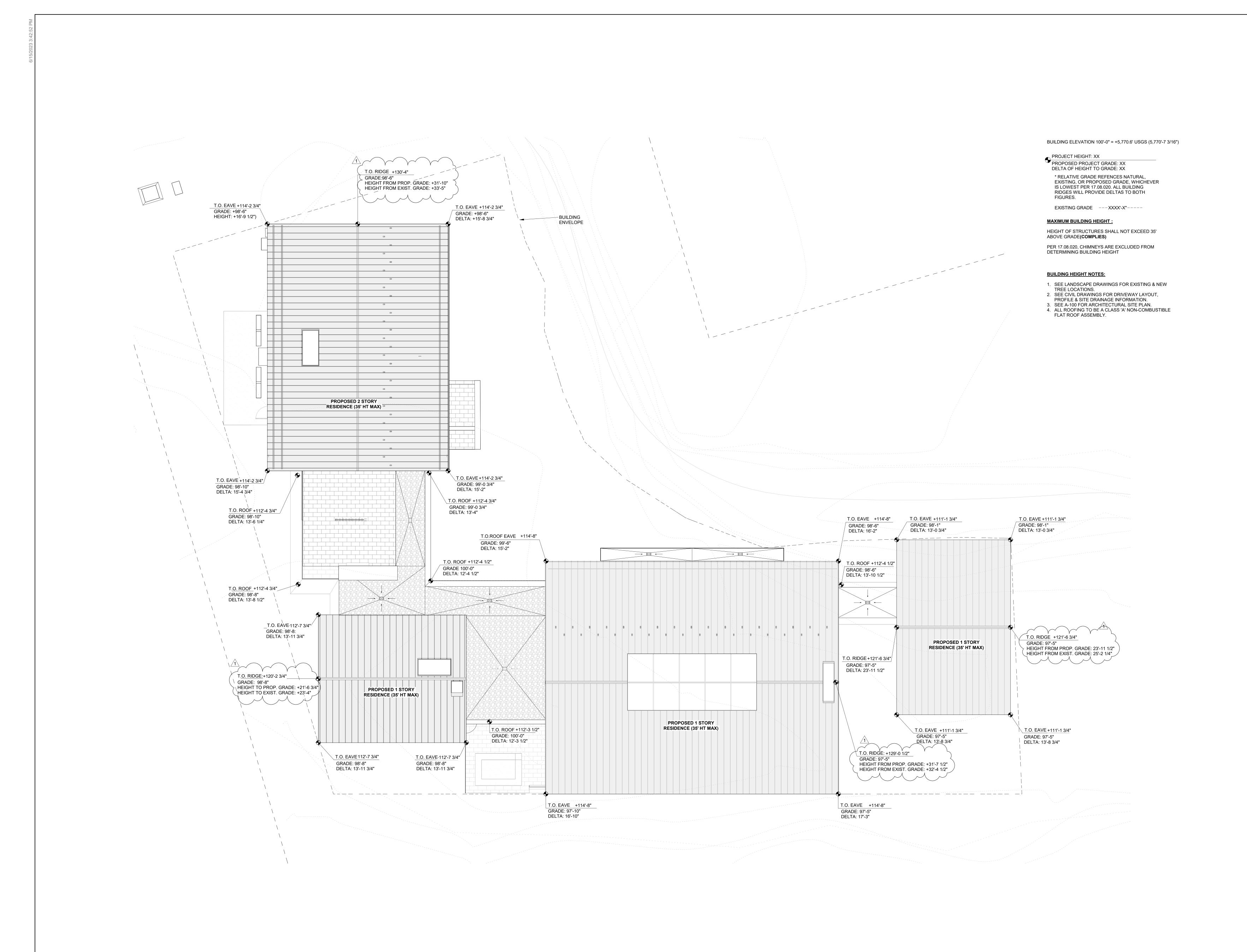
490 WOOD RIVER 490 WOOD RIVER KETCHUM, ID 83340

PROJECT NUMBER

DRAWING TITLE:

BUILDING SECTIONS

DRAWING NUMBER: A-401



1/8" = 1'-0" **HEIGHT DIAGRAM**

490 WOOD RIVER

OWNER:

450-490 WOOD RIVER, LLC ATTN: MATT SCOGGINS

PO BOX 1400-174 KETCHUM, ID 83340 TEL: 214.557.5533 PROJECT ARCHITECT:

RO | ROCKETT DESIGN 1306 BRIDGEWAY, FLOOR 2 SAUSALITO, CA 94965 TEL: 415.289.0830

SURVEYOR & CIVIL ENGINEER: BENCHMARK ASSOCIATES 100 BELL DRIVE, SUITE C KETCHUM, IDAHO 83340

TEL: 208.726.9512

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC. PO BOX 1034 KETCHUM, IDAHO 83340

TEL: 208.720.6432 LANDSCAPE ARCHITECT:

FIELD STUDIO

722 N ROUSE AVE BOZEMAN, MT 59715 TEL: 406.551.2098

STRUCTURAL ENGINEER:

LABIB FUNK + ASSOCIATES 319 MAIN STREET EL SEGUNDO, CA 90245

MEP ENGINEER:

TEL: 213.239.9700

1001 W. OAK STREET, SUITE 107 BOZEMAN, MT 59715 TEL: 406.272.0352

LIGHTING DESIGNER:

KGM ARCHITECTURAL LIGHTING 270 CORAL CIR EL SEGUNDO, CA 90245 TEL: 310.552.2191

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2	8/18/23	FDP REVISION 2
	6/23/23	FDP REVISION 1
2	5/25/23	PERMIT SET
1	04/25/23	FDP SET
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PROJECT:

490 WOOD RIVER 490 WOOD RIVER

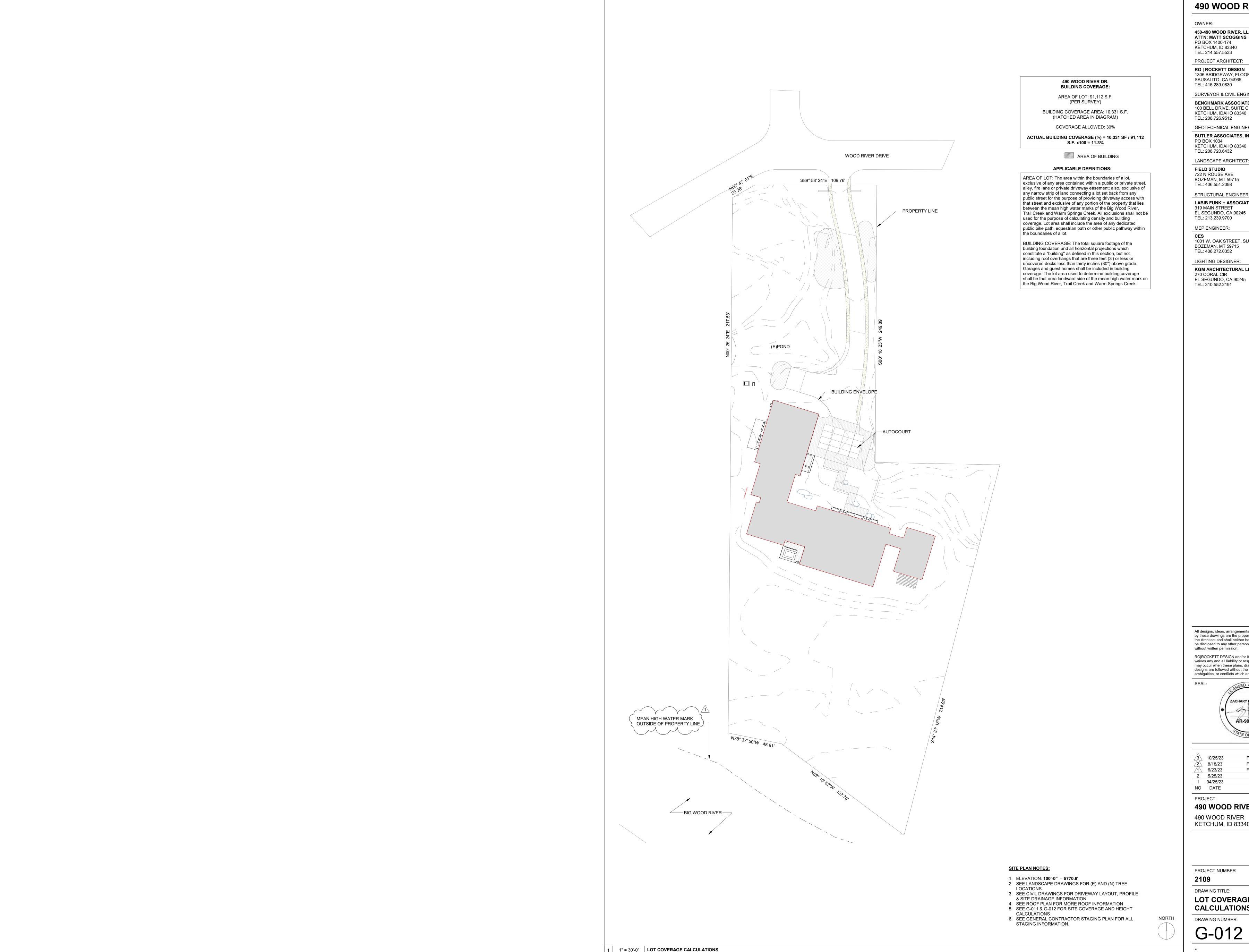
KETCHUM, ID 83340

PROJECT NUMBER

DRAWING TITLE: **BUILDING HEIGHT**

DRAWING NUMBER:

G-011



490 WOOD RIVER

450-490 WOOD RIVER, LLC ATTN: MATT SCOGGINS

PO BOX 1400-174 KETCHUM, ID 83340 TEL: 214.557.5533

PROJECT ARCHITECT: **RO | ROCKETT DESIGN** 1306 BRIDGEWAY, FLOOR 2 SAUSALITO, CA 94965

SURVEYOR & CIVIL ENGINEER: BENCHMARK ASSOCIATES 100 BELL DRIVE, SUITE C KETCHUM, IDAHO 83340

GEOTECHNICAL ENGINEER: **BUTLER ASSOCIATES, INC.**

PO BOX 1034 KETCHUM, IDAHO 83340

TEL: 208.720.6432

LANDSCAPE ARCHITECT:

FIELD STUDIO

722 N ROUSE AVE

BOZEMAN, MT 59715 TEL: 406.551.2098

STRUCTURAL ENGINEER:

LABIB FUNK + ASSOCIATES

319 MAIN STREET EL SEGUNDO, CA 90245

TEL: 213.239.9700

MEP ENGINEER: 1001 W. OAK STREET, SUITE 107 BOZEMAN, MT 59715

LIGHTING DESIGNER: KGM ARCHITECTURAL LIGHTING 270 CORAL CIR

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<u>/</u> 3 <u>\</u> 10/25/23	FDP REVISION 3
2 8/18/23	FDP REVISION 2
1 6/23/23	FDP REVISION 1
2 5/25/23	PERMIT SET
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NO DATE	ISSUE

PROJECT: **490 WOOD RIVER**

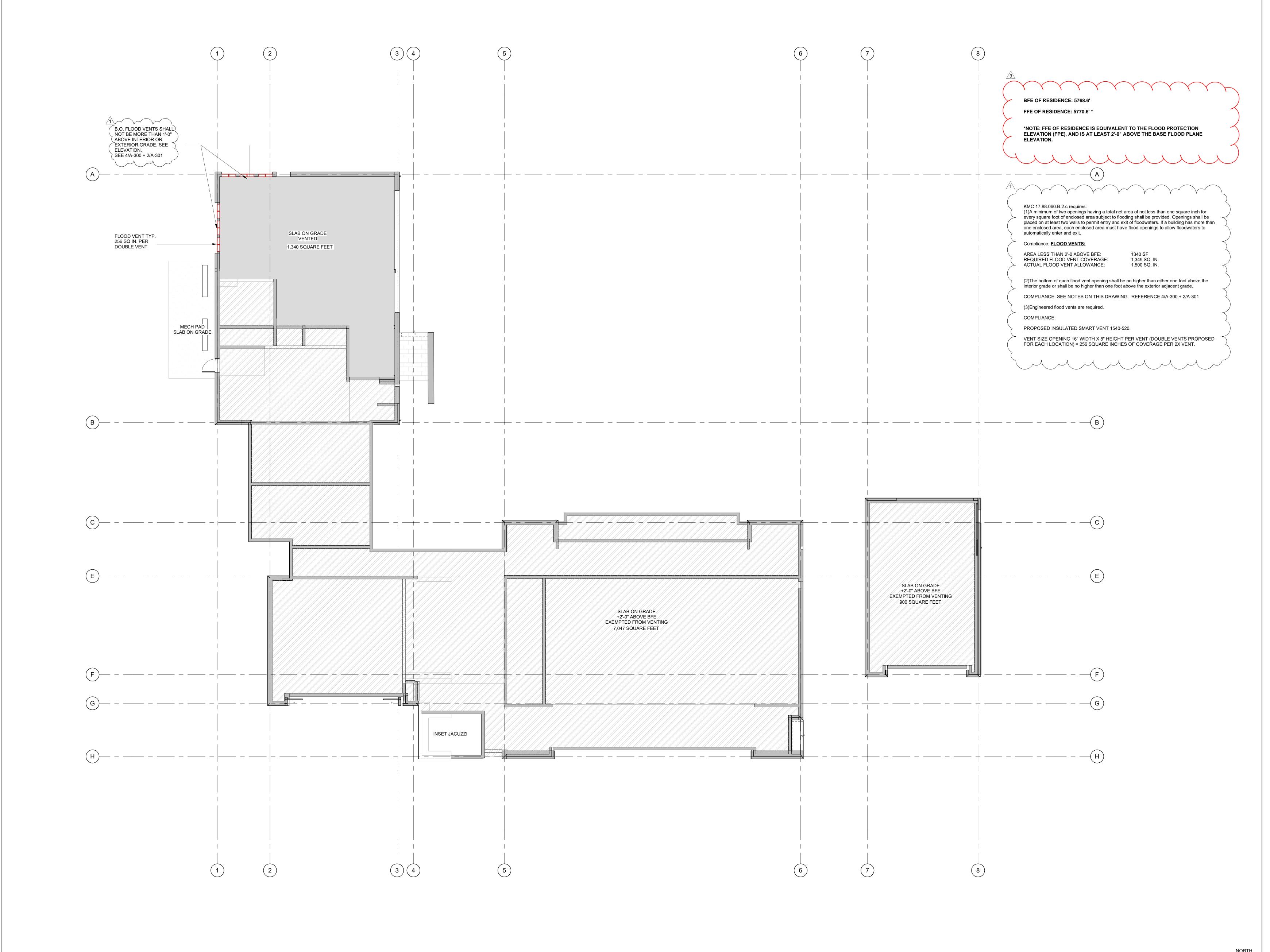
490 WOOD RIVER KETCHUM, ID 83340

PROJECT NUMBER

DRAWING TITLE: LOT COVERAGE

CALCULATIONS DRAWING NUMBER:

G-012



1/8" = 1'-0" **FLOOD VENT DIAGRAM**

490 WOOD RIVER

OWNER:

450-490 WOOD RIVER, LLC

ATTN: MATT SCOGGINS PO BOX 1400-174 KETCHUM, ID 83340

TEL: 214.557.5533

PROJECT ARCHITECT:

RO | ROCKETT DESIGN

1306 BRIDGEWAY, FLOOR 2

SURVEYOR & CIVIL ENGINEER:

BENCHMARK ASSOCIATES

100 BELL DRIVE, SUITE C
KETCHUM, IDAHO 83340

SAUSALITO, CA 94965

TEL: 208.726.9512

GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC. PO BOX 1034

KETCHUM, IDAHO 83340 TEL: 208.720.6432

LANDSCAPE ARCHITECT:

FIELD STUDIO

722 N ROUSE AVE

BOZEMAN, MT 59715 TEL: 406.551.2098

STRUCTURAL ENGINEER:

LABIB FUNK + ASSOCIATES 319 MAIN STREET

EL SEGUNDO, CA 90245 TEL: 213.239.9700

MEP ENGINEER:

TEL: 406.272.0352

CES 1001 W. OAK STREET, SUITE 107 BOZEMAN, MT 59715

LIGHTING DESIGNER:

KGM ARCHITECTURAL LIGHTING 270 CORAL CIR EL SEGUNDO, CA 90245 TEL: 310.552.2191

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3 10/25/23	FDP REVISION 3	
2 8/18/23	FDP REVISION 2	
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2 5/25/23	PERMIT SET	
1 04/25/23	FDP SET	
NO DATE	ISSUE	

PROJECT:

490 WOOD RIVER 490 WOOD RIVER

KETCHUM, ID 83340

PROJECT NUMBER

2109

DRAWING TITLE:
FLOOD VENT DIAGRAM

G-013

DIVISION: 08 00 00—OPENINGS SECTION: 08 95 43—VENTS/FOUNDATION FLOOD VENTS

REPORT HOLDER:

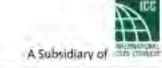
SMART VENT PRODUCTS, INC.

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"



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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 steet. Smart Vent* Automatic

Foundation Flood Vents are available in various models and

sizes as described in Table 1. The Smart/ENT® Stacking

Model #1540-511 and FloodVENT® Stacking Model #1540-

521 units each contain two vertically arranged openings per

The FVs camply 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

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 mm²) of net free area to

supply natural ventilation. The SmartVENT® Stacking Model

in one assembly, and provides 102 square inches

(65 806 mm²) of net free area to supply natural ventilation.

Other FVs described in this report do not offer natural

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

Smar(VENT® 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)

(51 mm x 51 mm) squares cut in it. See Figure 4...

#1540-511 consists of two Model #1540-510 units

be installed in accordance with Section 4.0.

3.2 Engineered Opening:

3.4 Flood Vent Sealing Kit:

4.0 DESIGN AND INSTALLATION

4.1 SmartVENT and FloodVENT

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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:

Building Code® (IBC) ■ 2021, 2018, 2015, 2012, 2009 and 2006 International Residential Code (IRC)

■ 2021, 2018, 2015, 2012, 2009 and 2006 International

■ 2021 and 2018 International Energy Conservation Code®

 2013 Abu Dhabi International Building Code (ADIBC)[†] 'The ADIBG is based on the 2009 IBC 2009 IBC code sections referenced in this report are the same sections in the ADEC.

Properties evaluated:

 Physical operation ■ Water Tow

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 failing 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 IBC and IRC)), the Smart Vent® FVs must be installed as buoyant release device causes the unit to unlatch, allowing follows:

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ICC-S) Features the test is the control or regressing scaled in or are other electron and qualificated and the test in the control of the features of the features of the superior or segment in



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- With a minimum of two openings on different sides of each enclosed area.
- With a minimum of one FV for every 200 square feet (16.6 m²) 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 m²) 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

(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

5.1 The Smart Vent" FVs must be installed in accordance with this report, the applicable code and the

codes listed in Section 1.0 of this report, subject to the

I pound per square foot (50 Pa) based on 12.58 linear feet

- manufacturer's installation instructions. In the event of
- 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)

a conflict, the instructions in this report govern.

6.2 Test report on air infiltration in accordance with ASTM 7.0 IDENTIFICATION

7.1 The Smart VENT models and the Flood Vent Sealing Kill described in this report must be identified by a label bearing the manufacturer's name (Smartvent Products, Inc.), the model number, and the evaluation

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

16' X 16'

report number (ESR-2074).

TABLE 1-MODEL SIZES MODEL NAME MODEL SIZE (in.) COVERAGE (sq. ft.) 1540-520 FloodVENT® SmartVENT* 1540-510 153/4" X 73/6" FloodVENT® Overhead Door 1540-524 15% X 7% 200 SmartVENT® Overhead Door 1540-514 157/4" X 77/4" Wood Wall FloodVENT 1540-570 14" X B 1/4" 200 ood Wall FloodVENT® Overhead Do 1540-574 141 X 83/15 200 SmartVENT® Stacker 1540-511 16" X 16" 400

For St. 1 inch = 25,4 mm, 1 square loo! = m

FloodVenf® Stacker

following conditions:

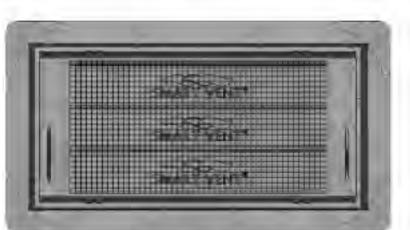


FIGURE 1-SMART VENT: MODEL 1540-510

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Page 3 of 5



FIGURE 2-SMART VENT MODEL 1540-520



FIGURE 3—SMART VENT: SHOWN WITH FLOOD DOOR PIVOTED OPEN

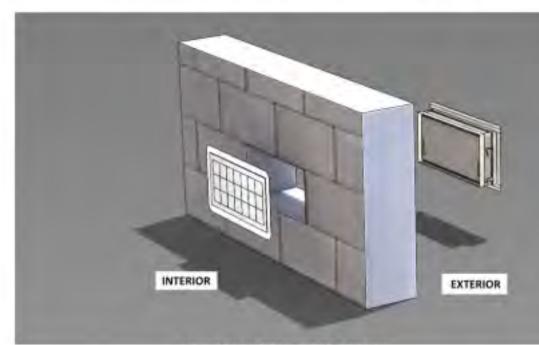


FIGURE 4-FLOOD VENT SEALING KIT

ICC-ES Evaluation Report

ESR-2074 CBC and CRC Supplement Reissued February 2023

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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

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:

For evaluation of applicable chapters adopted by the California Office of Statewide Health Planning and Development

■ 2019 California Building Code (CBC)

(QSHPD) 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)

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.

2.1.2 DSA:

2.1 CBC:

2.0 CONCLUSIONS

2.1.1 OSHPD: The applicable OSHPD Sections and Chapters of the CBC are beyond the scope of this supplement.

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.

ICC-St features the party are not to be commend as representing sections our age when a terminal past qualification addressed, and are time to be or mental of an an exploritance of the subject of the report or a recommendation for its time. There is no exempt to the Constantian here, i. 14.1. Serve is or negative in to any blacking according matrix in this region, or as is one granteed common in the region Copyright © 2023 ICC Evaluation Service, LLC. All rights reserved:



ICC-ES Evaluation Report

ESR-2074 FBC Supplement Reissued February 2023

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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

The purpose of this evaluation report supplement is to indicate that Smart Vern® Automatic Foundation Flood Vents, described in ICC-ES evaluation report ESR-2074, have elso 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 Cade—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 for the code official when the report holder does not possess an approval by the

This supplement expires concurrently with the evaluation report, reissued February 2023.

ICC-55 Features theory are not to be commend as regressing and in a country from a per question with which will be removed. us on aphronous of the subject to the report or a recommendation for the first of the expecting to the Constant in the expectation for the expecta to may placing unadher matter in this report, or as is some granted comment to the report. Copyright © 2023 ICC Evaluation Service, LLC: Althights reserved.



490 WOOD RIVER

OWNER: 450-490 WOOD RIVER, LLC

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MEP ENGINEER:

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1001 W. OAK STREET, SUITE 107 BOZEMAN, MT 59715 TEL: 406.272.0352

LIGHTING DESIGNER: KGM ARCHITECTURAL LIGHTING 270 CORAL CIR EL SEGUNDO, CA 90245

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<u>/</u> 3 <u>\</u> 10/25/23	FDP REVISION 3
2 8/18/23	FDP REVISION 2
1 6/23/23	FDP REVISION 1
2 5/25/23	PERMIT SET
1 04/25/23	FDP SET
NO DATE	ISSUE

490 WOOD RIVER

490 WOOD RIVER KETCHUM, ID 83340

PROJECT NUMBER

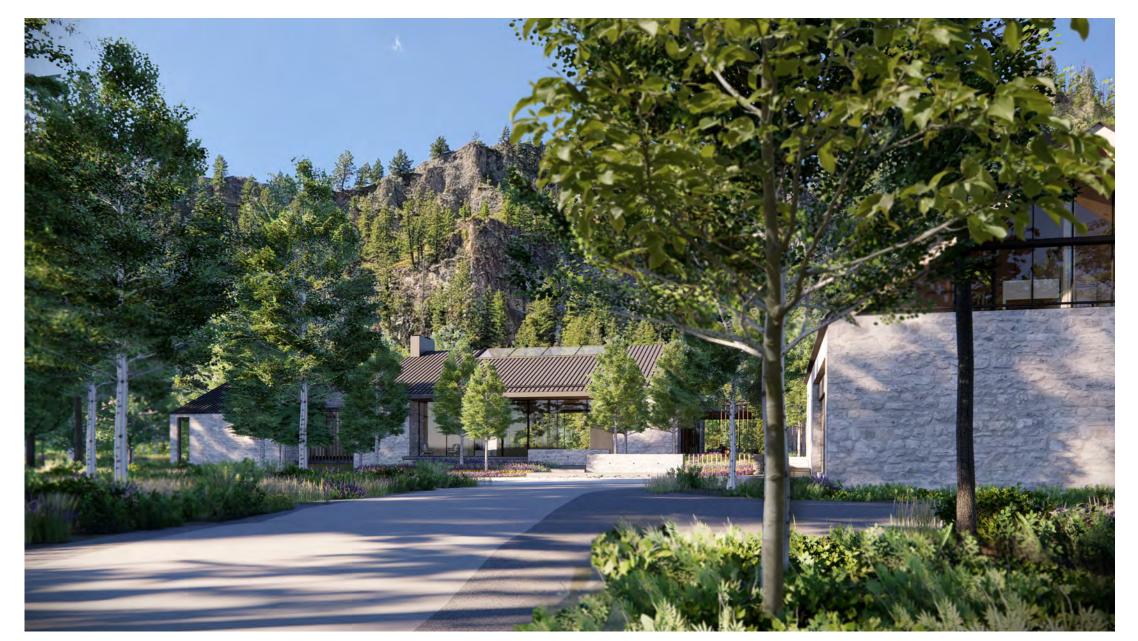
TESTING

PROJECT:

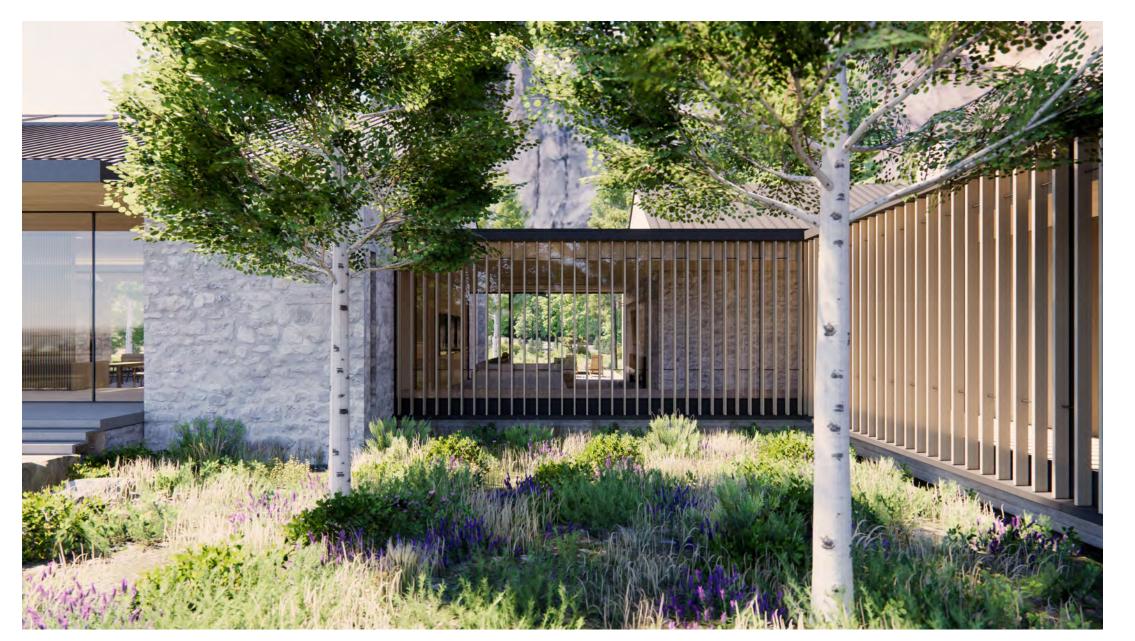
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DRAWING NUMBER: G-014

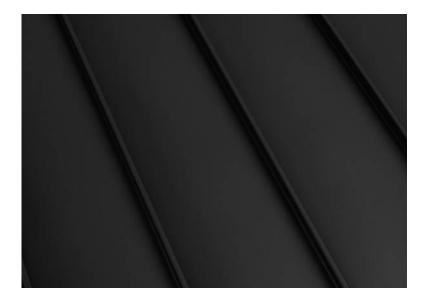
						SCHEDULE / MATERIAL		
ATERIAL	DESCRIPTION	LOCATION	MANUFACTURER	MODEL	SIZE/DIM	SPECIES/COLOR	FINISH	COMMENTS
BRK-1 CONC-1	FIRE BRICK CAST-IN PLACE CONCRETE	FP-1/ FP-2 / FP-3 SITE WALLS	SUPERIOR CLAY CUSTOM	FIRE BRICK BOARD FORMED CONCRETE	9" X4.5" X 1.5" 2X6	BLACK PLAIN CONCRETE	- MATTE SEALED & SANDBLASTED PLAIN SAWN DOUGLAS FIR BOARDS	SPLIT FIRE BRICK INTO 9" X 2.25" X 1.5" THK PIECES AND INSTALL IN A STACKED BOND PATTERN WITH ZERO JOINTS BOARD FORMED CONCRETE SITE WALLS W/ SURFACE RETARDER BY DAYTON SUPERIOR TOP-CAST LIGHT BLUE 05 SANDBLAST FINISH AT TOP OF WA RADIUS CORNERS OF BOARD FORMS, ARCHITECT TO REVIEW VIA MOCKUP
CONC-2	CAST-IN PLACE CONCRETE	MECH PAD	CUSTOM	-	SSD	PLAIN CONCRETE	SANDBLAST FINISH	1/8" THK SAWCUT JOINT LOCATIONS SEE PLAN & SURFACE RETARDER BY DAYTON SUPERIOR TOP-CAST LIGHT BLUE 05 SANDBLAST FINISH
ONC-3	CAST-IN PLACE CONCRETE	HOT TUB	CUSTOM					
T-1 P-1	CERAMIC TILE EPOXY FLOOR	LOFT GARAGE	INAX	FIELD TILE	98X12.5MM	WHITE	<u>-</u>	
C-1	FIBER CEMENT BOARD	CHIMNEY FLUE	TBD			BLACK	FIBER CEMENT BOARD	
1	LAMINATED GLASS	GUARDRAILS	VITRO OR APPROVED EQ	STARPHIRE	1/2" THICK	CLEAR WATER WHITE	POLISHED	SIZE CRITICAL, FLAT POLISHED EDGES, TEMPERED AS REQ BY APPLICATION AND CODE
2	MIRROR	BATHROOMS	VITRO OR APPROVED EQ	STARPHIRE	1/4" THICK	MIRROR	POLISHED	SIZE CRITICAL, FLAT POLISHED EDGES
3	TEMPERED GLASS	FRAMELESS SHOWERS	VITRO OR APPROVED EQ	STARPHIRE	1/2" THICK	CLEAR WATER WHITE	POLISHED / (.1) ACID ETCHED ONE SIDE	SIZE CRITICAL, FLAT POLISHED EDGES
/B-1	PAINTED DRYWALL FINISH	WALL, CEILINGS	BENJIMAN MOORE OR APPROVED EQ	AURA	-	TBD	LEVEL V DRYWALL / FLAT PAINT	PROVIDE PRIMER & TWO COATS. ALL DAMP AREAS SUCH AS BATHROOMS, GARAGE, & KITCHEN TO RECEIVE (EG), ALL TRIM TO RECEIVE (SG), TYPICA CEILINGS TO RECEIVE (F), TYPICAL WALLS TO RECEIVE (V)
Q-1 Q-2	LACQUERED WD LACQUERED WD	KITCHEN PANTRY	TBD		-	TBD	TBD	
Л-1 Л-2	LAMINATE LAMINATE	GARAGE LAUNDRY	REHAU OR APPROVED EQ REHAU OR APPROVED EQ		-	TBD	MATTE	
VI-2 VI-3	LAMINATE	BEDROOMS	REHAU OR APPROVED EQ					
L-1	STANDING SEAM METAL ROOFING	PITCHED ROOFS	VMZINC OR EQ	DOUBLE LOCK	18"	ANTHRA ZINC	-	STANDING SEAM ROOFING SYSTEM
ΓL-2	METAL PANEL	EXTERIOR WALLS AND TRIM	VM ZINC OR APPROVED EQ	FLATLOCK	16 GA	ANTHRA ZINC	MATTE	FLAT LOCK METAL WALL PANEL SYSTEM, INSTALL VERTICAL W/ MIN REVEAL PER MFR SPECS
L-3	BRAKE METAL	TRIM, FLASHING, GUTTERS, ROOF, ETC.	DREXEL OR EQ	-	22 GA, UNO	FACTORY FINISH KYNAR, LOW GLOSS MATTE	COLOR TBD, MATTE	COLOR TO MATCH ADJ WIN/DOOR FRAMES OR ADJ MTL ROOFING TYP.
L-4	PTD STEEL SHAPES / MISC. METALS / EXTERIOR	EXTERIOR MISC METALS	CUSTOM	-	-	STAINLESS STEEL 316	PRIME & PAINTED, COLOR TBD	STL SHAPES BARS & PLATES AS REQ'D
5	BLACKENED STEEL SHAPES / MISC. METALS	FIREPLACE	CUSTOM	CUSTOM	-	-	COLD ROLLED STEEL	
-6	METAL CABINET	BBQ	CUSTOM	CUSTOM		TBD	TBD	
7	METAL MESH PTD MTL	CHIMNEY SHROUD DOWNSPOUTS						
8 S-1	PLASTER	VARIES	TEXSTON	MARMORINO	_		SMOOTH TROWELED/ (W) WATERPROOF	GC TO PROVIDE SAMPLE, ARCHITECT TO VERIFY FINAL COLOR
<u>-1</u>	SOLID SURFACE	LAUNDRY	TBD	COUNTERTOP	2CM	TBD	TBD	
-1	STONE VENEER	EXTERIOR & INTERIOR WALLS	TBD	STONE VENEER	4" EXTERIOR / 2" INTERIOR	TBD	TBD	CONTRACTOR TO CONFIRM QUANTITY INCLUDING WASTE, MINIMAL GROUTED JOINTS, PROVIDE FULL DEPTH VENEER AT EXTERIOR
l-2	STONE TILE FLOORING	EXTERIOR PAVING & SILL	TBD	STONE TILE	12" X 24"	TBD	FLAMED	CONTRACTOR TO CONFIRM QUANTITY INCLUDING WASTE, MINIMAL GROUTED JOINTS. PROVIDE 3CM AT EXTERIOR HORIZONTAL APPLICATION AND INTERIOR APPLICATION
N-3	STONE TILE FLOORING	INTERIOR STONE FLOOR	TBD	STONE TILE	12" X 24"	TBD	TBD	CONTRACTOR TO CONFIRM QUANTITY INCLUDING WASTE, MINIMAL GROUTED JOINTS. PROVIDE 3CM AT EXTERIOR HORIZONTAL APPLICATION AND INTERIOR APPLICATION
N-4	STONE SLAB	KITCHEN	TBD	STONE SLAB	2CM / 3/4" THK	TBD	TBD	SLABS SHALL BE BOOK MATCH OR SLIP MATCHED DEPENDING ON FINAL PATTERN OF STONE
N-5	STONE SLAB	LIVING ROOM WETBAR	TBD	STONE SLAB	2CM / 3/4" THK	TBD	TBD	SLABS SHALL BE BOOK MATCH OR SLIP MATCHED DEPENDING ON FINAL PATTERN OF STONE
N-6	STONE SLAB	LOFT LIVING	TBD	STONE SLAB	2CM / 3/4" THK	TBD	TBD TBD	
N-8 N-9	STONE SLAB STONE SLAB	PRIMARY BATH POWDER RM 114	TBD TBD	STONE SLAB STONE SLAB	2CM / 3/4" THK 2CM / 3/4" THK	TBD	IBD	
-10	STONE SLAB	POWDER RM 115	TBD	STONE SLAB	2CM / 3/4" THK	TBD	TBD	
I-13	STONE TILE FLOORING	LEVEL 2 BATHS	TBD	STONE TILE FLOORING	12X24	TBD	TBD	
I-14	STONE COUNTER	PRIMARY BATH	TBD	STONE SLAB	2CM	TBD	TBD	
I-15	STONE COUNTER	LEVEL 1 BATHS	CEASARSTONE	TBD	2CM	TBD	TBD	
N-17 N-18	STONE COUNTER STONE COUNTER	LEVEL 2 BATHS POWDER RM 114	CEASARSTONE	TBD	2CM	TBD	IBD	
-16 -21	STONE COUNTER STONE COUNTER	BBQ	TBD	STONE SLAB	2CM	TBD	TBD	
-22	STONE HEARTH	REC ROOM	TBD	STONE SLAB	2011	TBD	TBD	
-23	STONE HEARTH	TERRACE FIREPLACE	TBD	STONE SLAB		TBD	TBD	
(-1	FABRIC	BUNKROOM	HOLLAND & SHERRY	WOOL FLANNEL	-	PEBBLE	-	
)-1	EXTERIOR WOOD SIDING	VARIES	TBD	(EF)ENGINEERED WOOD FLOORING / (ES)ENGINEERED WOOD SIDING / (V)VENEER / (S)SOLID STOCK	(EF)(ES) 3/4" X 8" / (V)3/4" THICK (S)AS NOTED		(EF)FLOOR SERVICE HARDWAX OIL / (ES)(V)(S)PRE-FINISHED STAIN	PRIME BACK & SIDES OF ALL BOARDS & TRIM, VENEER FOR CABINETS TO BE EDGE BANDED & APPLIED TO BALTIC BIRCH PLYWOOD, VENEERS TO B BOOKMATCHED & USED IN SEQUENCE THROUGHOUT ROOMS
D-2	EXTERIOR WOOD CEILING	VARIES	CUSTOM	(EF)ENGINEERED WOOD FLOORING / (ES)ENGINEERED WOOD SIDING / (V)VENEER / (S)SOLID STOCK	(EF)(ES) 3/4" X 8" / (V)3/4" THICK (S)AS NOTED	TBD	(EF)FLOOR SERVICE HARDWAX OIL / (ES)(V)(S)PRE-FINISHED STAIN	PRIME BACK & SIDES OF ALL BOARDS & TRIM, VENEER FOR CABINETS TO BE EDGE BANDED & APPLIED TO BALTIC BIRCH PLYWOOD, VENEERS TO B BOOKMATCHED & USED IN SEQUENCE THROUGHOUT ROOMS
D-4	INTERIOR WOOD FLOORING	VARIES	TBD	(EF)ENGINEERED WOOD FLOORING / (ES)ENGINEERED WOOD SIDING / (V)VENEER / (S)SOLID STOCK	(EF)(ES) 3/4" X 8" / (V)3/4" THICK (S)AS NOTED	TBD	(EF)FLOOR SERVICE HARDWAX OIL / (ES)(V)(S)PRE-FINISHED STAIN	PRIME BACK & SIDES OF ALL BOARDS & TRIM, VENEER FOR CABINETS TO BE EDGE BANDED & APPLIED TO BALTIC BIRCH PLYWOOD, VENEERS TO B BOOKMATCHED & USED IN SEQUENCE THROUGHOUT ROOMS
D-5	INTERIOR WOOD PANELING	VARIES	CUSTOM	(EF)ENGINEERED WOOD FLOORING / (ES)ENGINEERED WOOD SIDING / (V)VENEER / (S)SOLID STOCK	(EF)(ES) 3/4" X 8" / (V)3/4" THICK (S)AS NOTED	TBD	(EF)FLOOR SERVICE HARDWAX OIL / (ES)(V)(S)PRE-FINISHED STAIN	
D-6	INTERIOR WOOD CEILINGS	VARIES	TBD	(EF)ENGINEERED WOOD FLOORING / (ES)ENGINEERED WOOD SIDING / (V)VENEER / (S)SOLID STOCK	` '	TBD	(EF)FLOOR SERVICE HARDWAX OIL / (ES)(V)(S)PRE-FINISHED STAIN	
/D-7	INTERIOR WOOD TRIM	VARIES	CUSTOM	(EF)ENGINEERED WOOD FLOORING / (ES)ENGINEERED WOOD SIDING / (V)VENEER / (S)SOLID STOCK	· ,	TBD	(EF)FLOOR SERVICE HARDWAX OIL / (ES)(V)(S)PRE-FINISHED STAIN	
VD-8	WOOD CASEWORK	VARIES	CUSTOM	(EF)ENGINEERED WOOD FLOORING / (ES)ENGINEERED WOOD SIDING / (V)VENEER / (S)SOLID STOCK		TBD	(EF)FLOOR SERVICE HARDWAX OIL / (ES)(V)(S)PRE-FINISHED STAIN	
D-9	TIMBER SLATS	VARIES	CUSTOM	(EF)ENGINEERED WOOD FLOORING / (ES)ENGINEERED WOOD SIDING / (V)VENEER / (S)SOLID STOCK	2X6	TBD	(EF)FLOOR SERVICE HARDWAX OIL / (ES)(V)(S)PRE-FINISHED STAIN	PRIME BACK & SIDES OF ALL BOARDS & TRIM, VENEER FOR CABINETS TO BE EDGE BANDED & APPLIED TO BALTIC BIRCH PLYWOOD, VENEERS TO B BOOKMATCHED & USED IN SEQUENCE THROUGHOUT ROOMS





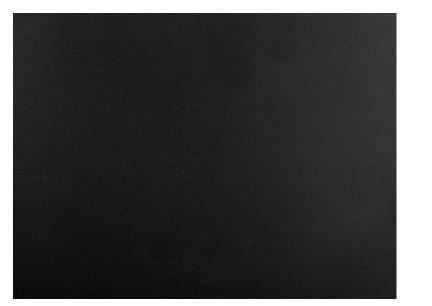


2 MAIN HOUSE | SOUTH - REAR 3 MAIN HOUSE | CONNECTOR BRIDGE - NORTH











PAINTED BLACK METAL: STANDING SEAM ROOF WOOD: FINS + FASCIA PARGED FIELD STONE: WALLS **BLACKENED METAL**

STONE STRETCHER: TERRACE FLOORING

4 EXTERIOR MATERIALS

MAIN HOUSE | NORTH - FRONT

490 WOOD RIVER

OWNER: 450-490 WOOD RIVER, LLC ATTN: MATT SCOGGINS

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GEOTECHNICAL ENGINEER: BUTLER ASSOCIATES, INC.

PO BOX 1034 KETCHUM, IDAHO 83340 TEL: 208.720.6432

LANDSCAPE ARCHITECT:

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STRUCTURAL ENGINEER:

LABIB FUNK + ASSOCIATES 319 MAIN STREET EL SEGUNDO, CA 90245

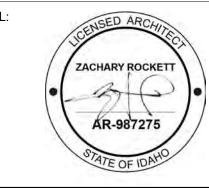
TEL: 213.239.9700 MEP ENGINEER:

CES 1001 W. OAK STREET, SUITE 107 BOZEMAN, MT 59715 TEL: 406.272.0352

LIGHTING DESIGNER: KGM ARCHITECTURAL LIGHTING 270 CORAL CIR EL SEGUNDO, CA 90245 TEL: 310.552.2191

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FDP REVISION 3 8/18/23 FDP REVISION 2 FDP REVISION 1 1 04/25/23 NO DATE

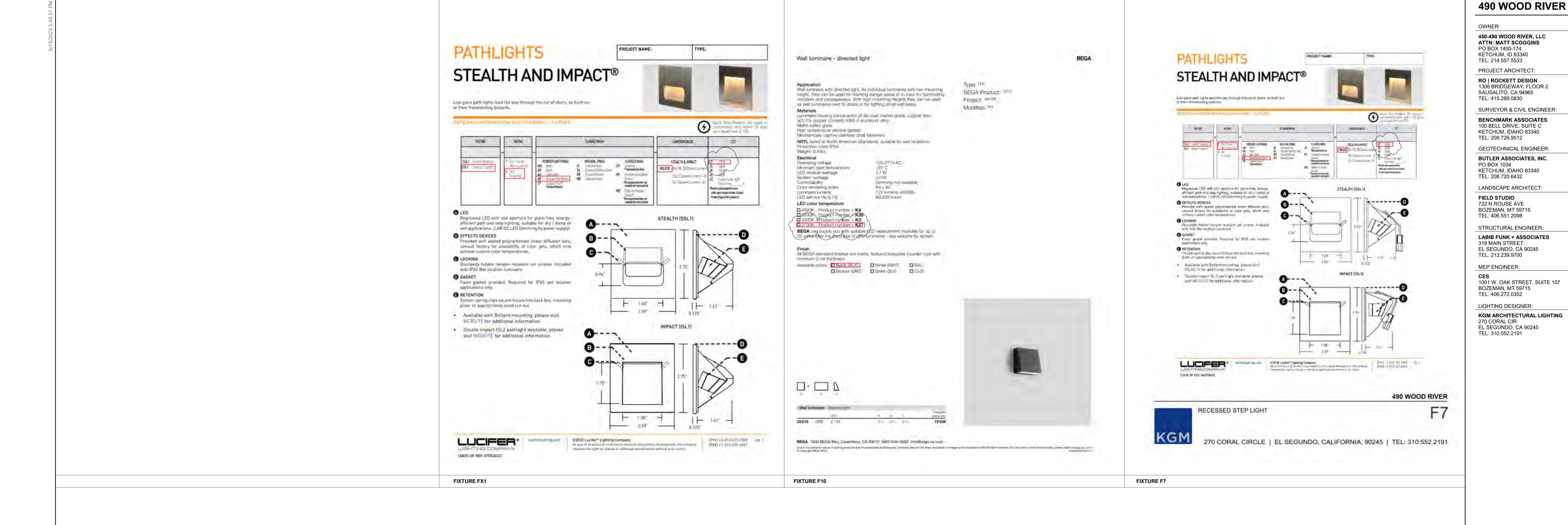
PROJECT:

490 WOOD RIVER 490 WOOD RIVER KETCHUM, ID 83340

PROJECT NUMBER

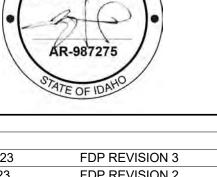
2109 DRAWING TITLE: **MATERIAL SCHEDULE**

DRAWING NUMBER: G-100



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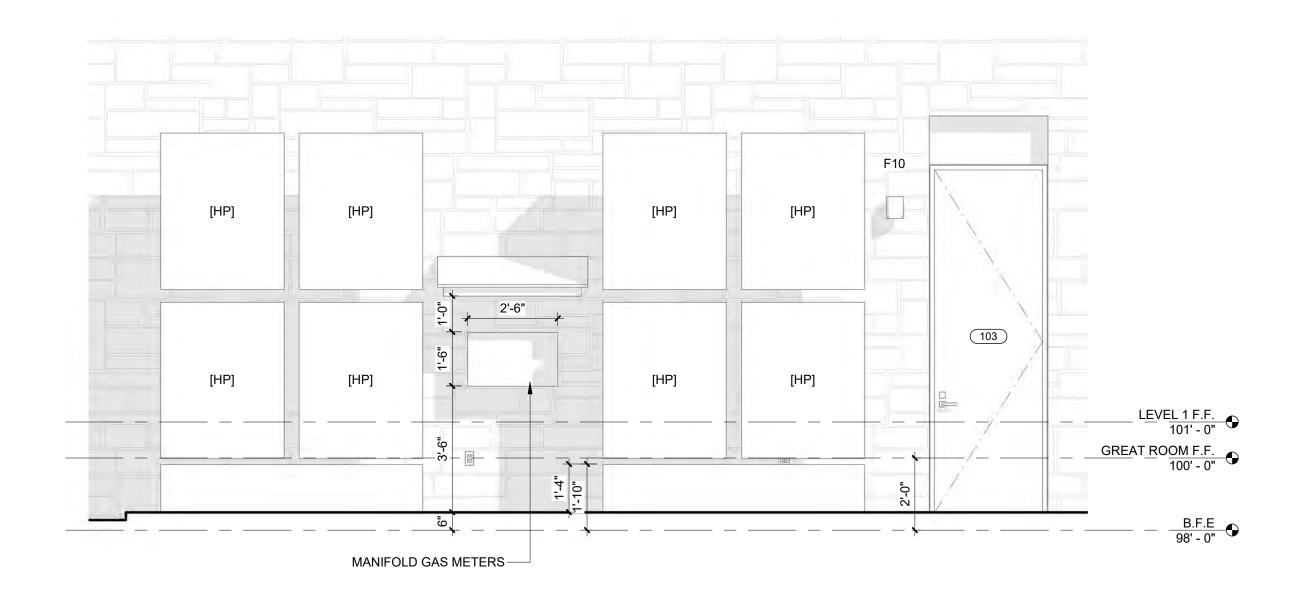
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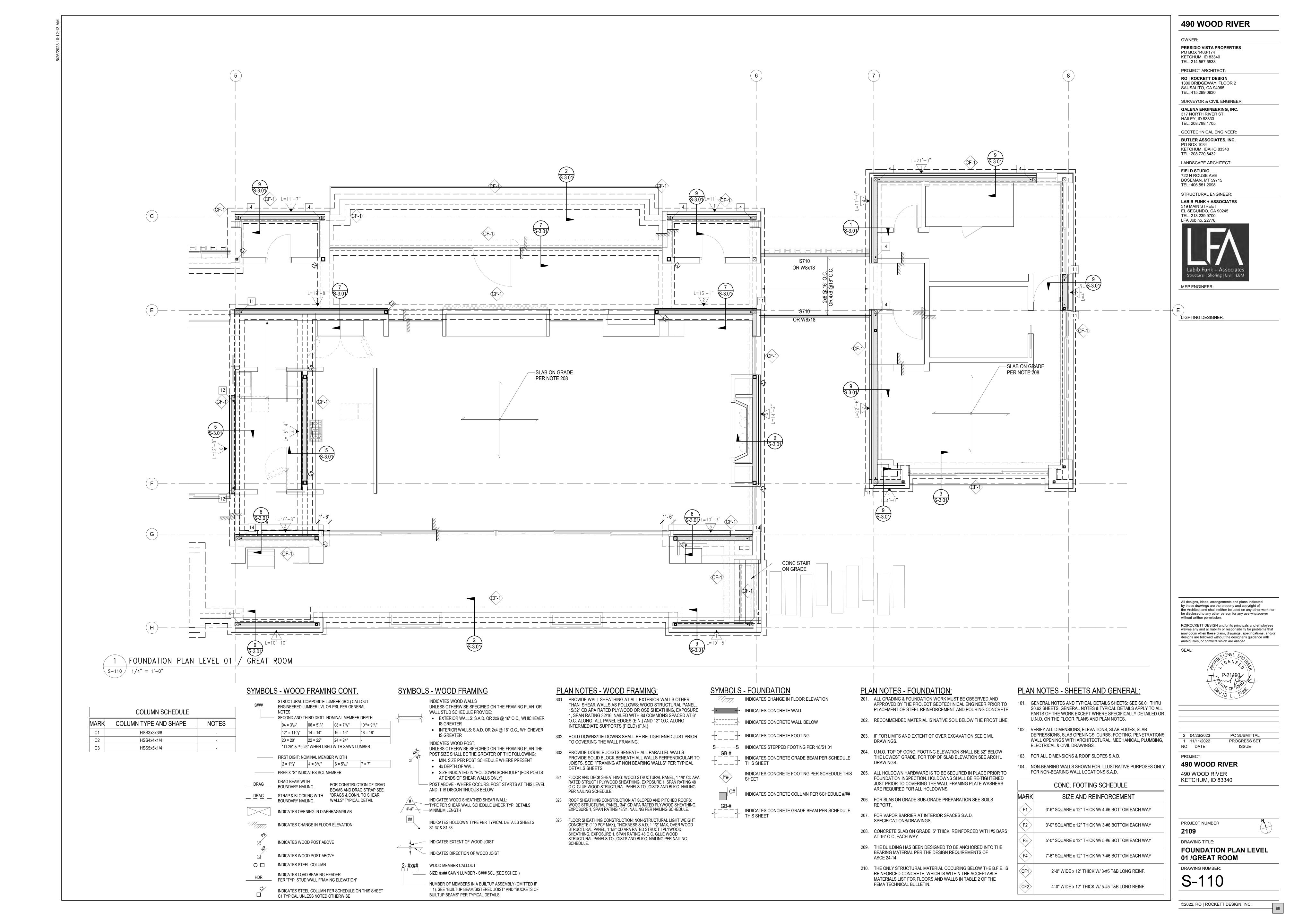
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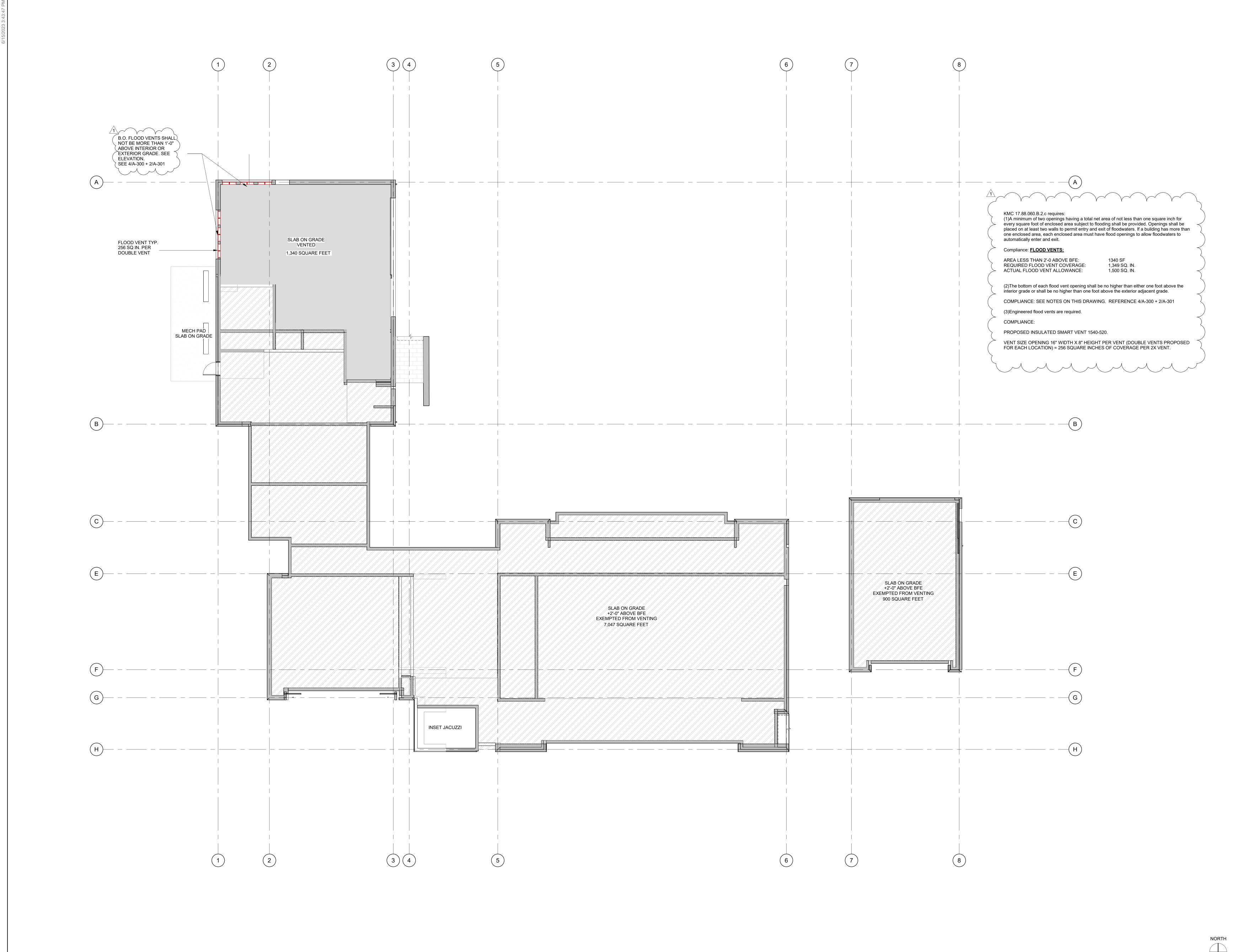
PROJECT NUMBER 2109

DRAWING TITLE: LIGHTING FIXTURE **SCHEDULE**

DRAWING NUMBER: G-107







1/8" = 1'-0" **FLOOD VENT DIAGRAM**

490 WOOD RIVER

OWNER:

450-490 WOOD RIVER, LLC

ATTN: MATT SCOGGINS PO BOX 1400-174 KETCHUM, ID 83340

TEL: 214.557.5533 PROJECT ARCHITECT:

RO | ROCKETT DESIGN 1306 BRIDGEWAY, FLOOR 2 SAUSALITO, CA 94965 TEL: 415.289.0830

SURVEYOR & CIVIL ENGINEER: BENCHMARK ASSOCIATES 100 BELL DRIVE, SUITE C KETCHUM, IDAHO 83340

TEL: 208.726.9512 GEOTECHNICAL ENGINEER:

BUTLER ASSOCIATES, INC.

PO BOX 1034 KETCHUM, IDAHO 83340 TEL: 208.720.6432

LANDSCAPE ARCHITECT:

FIELD STUDIO 722 N ROUSE AVE

BOZEMAN, MT 59715 TEL: 406.551.2098

STRUCTURAL ENGINEER:

LABIB FUNK + ASSOCIATES 319 MAIN STREET EL SEGUNDO, CA 90245

TEL: 213.239.9700

MEP ENGINEER:

BOZEMAN, MT 59715

1001 W. OAK STREET, SUITE 107

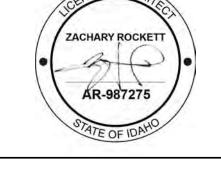
TEL: 406.272.0352 LIGHTING DESIGNER:

KGM ARCHITECTURAL LIGHTING 270 CORAL CIR EL SEGUNDO, CA 90245

TEL: 310.552.2191

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PROJECT:

490 WOOD RIVER 490 WOOD RIVER KETCHUM, ID 83340

PROJECT NUMBER

DRAWING TITLE:

FLOOD VENT DIAGRAM

DRAWING NUMBER: G-013

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



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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 steet. Smart Vent* Automatic

Foundation Flood Vents are available in various models and

sizes as described in Table 1. The Smart/ENT® Stacking

Model #1540-511 and Flood/ENT* Stacking Model #1540-

521 units each contain two vertically arranged openings per

The FVs camply 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

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 mm²) 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 mm²) of net free area to supply natural ventilation.

Other FVs described in this report do not offer natural

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

Smar(VENT® 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)

(51 mm x 51 mm) squares cut in it. See Figure 4.

be installed in accordance with Section 4.0.

3.2 Engineered Opening:

3.4 Flood Vent Sealing Kit:

4.0 DESIGN AND INSTALLATION

4.1 SmartVENT and FloodVENT

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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

1.0 EVALUATION SCOPE

FLOOD VENT SEALING KIT #1540-526

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® 2013 Abu Dhabi International Building Code (ADIBC)[†]

'The ADIBG is based on the 2009 IBC 2009 IBC code sections referenced in this report are the same sections in the ADEC.

Properties evaluated: Physical operation

■ Water Tow

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 failing

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 IBC and IRC)), the Smart Vent® FVs must be installed as buoyant release device causes the unit to unletch, allowing follows:

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■ With a minimum of two openings on different sides of each enclosed area.

■ With a minimum of one FV for every 200 square feet (16,6 m²) 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 m²) 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 I pound per square foot (50 Pa) based on 12.58 linear 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

7.1 The Smart VENT models and the Flood Vent Sealing Kill 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

7.0 IDENTIFICATION

MODEL NAME	MODEL NUMBER	MODEL SIZE (in.)	COVERAGE (sq. ft.)
FloodVENT®	1540-520	1584" X 73/4"	200
SmartVENT	1540-510	153/4" × 73/6"	200
FloodVENT® Overmead Door	1540-524	15 ³ /4" X 7 ³ /4"	200
SmartVENT® Overhead Door	1540-514	157/4" X 77/4"	200
Wood Wall FloodVENT	1540-570	14" X 8"/4"	200
Wood Wall FloodVENT® Overhead Door	1540-574	141 X 83/41	200
Smart/ENT® Stacker	1540-511	16" X 16"	400
FloodVent® Stacker	1540-521	16' X 16'	400

For St. 1 inch = 25,4 mm; 1 square loo! = m

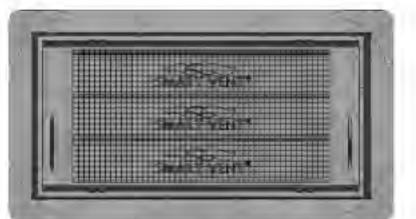


FIGURE 1-SMART VENT: MODEL 1540-510

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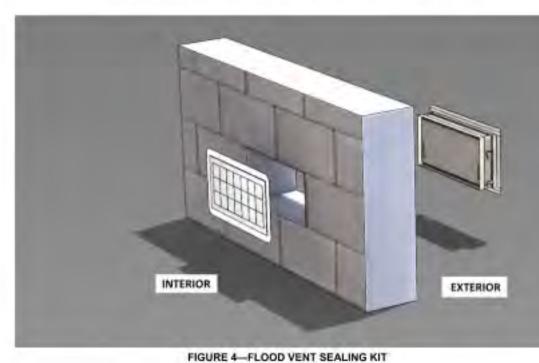
Page 3 of 5



FIGURE 2-SMART VENT MODEL 1540-520



FIGURE 3—SMART VENT: SHOWN WITH FLOOD DOOR PIVOTED OPEN



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DIVISION: 08 00 00-OPENINGS

REPORT HOLDER:

Section: 08 95 43-Vents/Foundation Flood Vents

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

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 (QSHPD) 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.

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

■ 2019 California Residential Code (CRC) 2.0 CONCLUSIONS

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2.1 CBC:

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.

ACC-25 Features this are not to be commend as regimenting earlies in order in terms. The specifical addressed, not use time to be in mortal I an an exploritance of the subject of the report or a recommendation for its time. There is no exempt to the Constantian here, i. 14.1. Serve is or negative in to any blacking unablant inertial in this report, or as is one provided comment to the tripuer



ICC-ES Evaluation Report

ESR-2074 FBC Supplement Reissued February 2023

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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

The purpose of this evaluation report supplement is to indicate that Smart Vern® Automatic Foundation Flood Vents, described in ICC-ES evaluation report ESR-2074, have elso 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 Cade—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 for the code official when the report holder does not possess an approval by the

This supplement expires concurrently with the evaluation report, reissued February 2023.

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490 WOOD RIVER

OWNER:

450-490 WOOD RIVER, LLC ATTN: MATT SCOGGINS PO BOX 1400-174

KETCHUM, ID 83340 TEL: 214.557.5533

PROJECT ARCHITECT: RO | ROCKETT DESIGN 1306 BRIDGEWAY, FLOOR 2 SAUSALITO, CA 94965 TEL: 415.289.0830

SURVEYOR & CIVIL ENGINEER: BENCHMARK ASSOCIATES 100 BELL DRIVE, SUITE C KETCHUM, IDAHO 83340

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BUTLER ASSOCIATES, INC PO BOX 1034 KETCHUM, IDAHO 83340

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FIELD STUDIO 722 N ROUSE AVE BOZEMAN, MT 59715 TEL: 406.551.2098

STRUCTURAL ENGINEER: LABIB FUNK + ASSOCIATES 319 MAIN STREET

TEL: 213.239.9700 MEP ENGINEER:

EL SEGUNDO, CA 90245

1001 W. OAK STREET, SUITE 107 BOZEMAN, MT 59715 TEL: 406.272.0352

LIGHTING DESIGNER: KGM ARCHITECTURAL LIGHTING 270 CORAL CIR EL SEGUNDO, CA 90245

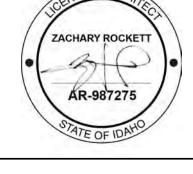
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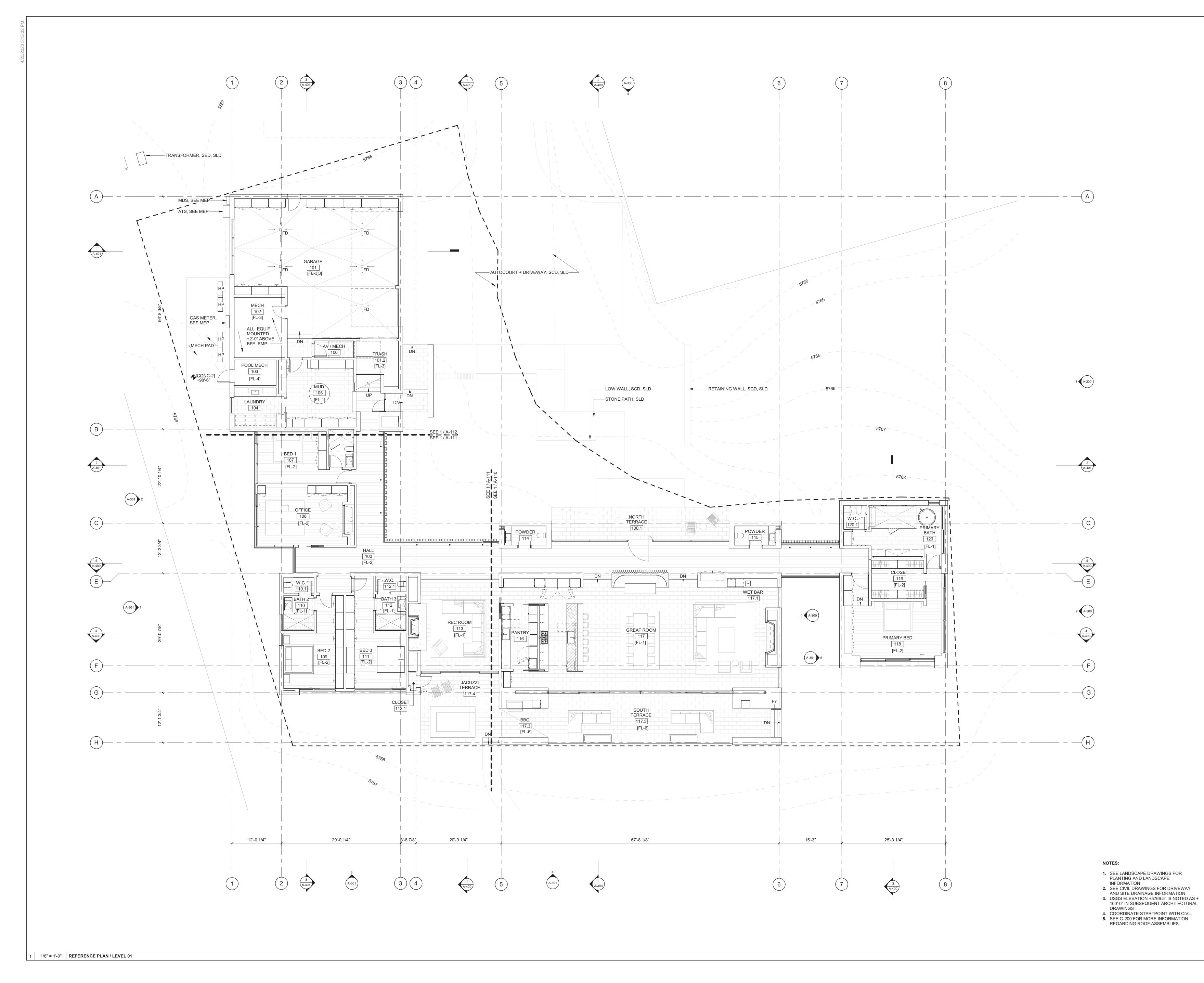
490 WOOD RIVER KETCHUM, ID 83340

490 WOOD RIVER

PROJECT NUMBER 2109

DRAWING TITLE: FLOOD VENT SPEC **TESTING**

DRAWING NUMBER: G-014



490 WOOD RIVER

450-490 WOOD RIVER, LLC ATTN: MATT SCOGGINS

PO BOX 1400-174 KETCHUM, ID 83340

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TEL: 208.726.9512 GEOTECHNICAL ENGINEER:

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TEL: 208.720.6432 LANDSCAPE ARCHITECT:

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STRUCTURAL ENGINEER:

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TEL: 213.239.9700

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1001 W. OAK STREET, SUITE 107 BOZEMAN, MT 59715 TEL: 406.272.0352

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NO DATE ISSUE

PROJECT: **490 WOOD RIVER**

490 WOOD RIVER KETCHUM, ID 83340

PROJECT NUMBER

DRAWING TITLE: REFERENCE PLAN / LEVEL

DRAWING NUMBER: A-101

Attachment C: Floodplain Affidavit

RECORDING REQUESTED BY AND WHEN **RECORDED RETURN TO:** City Clerk, City of Ketchum PO Box 2315 Ketchum Idaho, 83340 (Space Above Line For Recorder's Use) Acknowledgement of Floodplain Management Overlay District and Waterways Design Review District Affidavit Property Owner: 450-490 Wood River, LLC Building Permit Number: Building permit # not issued. Per Adam Crutcher's recommendation, Floodplain Permit # is: P23-029 Property Address: 490 Wood River, Ketchum ID 83340 Legal Description: Lot 4 Block 1, Mary's Place Subdivision Parcel Number: RPK 04740000040 Scope of Work: Single Family Residence: Main House Dwelling with in ground spa Please initial and fill below: ____ I acknowledge that this development and the parcel of land, or portion thereof, on which the development will be situated are within the Floodplain Management Overlay District. _I acknowledge this property is within the Waterways Review District. FC _I have thoroughly read and fully understand Ketchum Municipal Code Title 17, Chapter 17.88 "Floodplain Management Overlay District", to include regulations for the Waterways Design Review District including regulations on activities within 100 feet of the mean high-water mark. _I fully understand and agree to comply with Ketchum Municipal Code Title 17, Chapter 17.88.040 C. FC _l, on behalf of myself, my personal representatives and my heirs, successors, and assignees, acknowledge by this written affidavit that said property is located within the one percent annual chance floodplain (SFHA) as defined herein, and/or said property is within the Waterways Design Review District and that a violation of the terms of Ketchum Municipal Code 17.88 shall cause the City to seek legal remedies. _ I acknowledge that the City of Ketchum Planning & Building Department shall have the notarized affidavit recorded in the records of Blaine County for the property. 6/14/2023 Property Owner Signature As a representative of owner Date STATE OF ID County of Blaine name is subscribed to the within instrument. WITNESS-my hand and seal the day and year in this certificate first above written.

Residing at: WCTCWN

Commission Expires:

Commission Number: 61468
Notary Public
State of Idaho
My Commission Expires: 04/17/2025

Rocio Colan

Notary Public for

(State)

90

Attachment D: IDWR & USACE Joint Application

Mary's Place Subdivision, Lot 4, Block 1 490 Wood River Drive City of Ketchum, Blaine County, Idaho

February 2023

450 - 490 Wood River, LLC Presidio Vista Properties P.O. Box 10092 Ketchum, ID 83340

Pre-construction notification is being submitted on behalf of 450 - 490 Wood River, LLC owners of Lot 4, Block 1, of the Mary's Place Subdivision, located 490 Wood River Drive, within Section 13, Township 4N., Range 17E., City of Ketchum, Blaine County, Idaho. Applicant request permit approval for residential development within existing platted building envelope. Proposed development will impact waters of the United States, jurisdictional wetlands, development plan will require permanent wetland fill: residential homesite, access driveway, attendant landscape features and associated landscape grading applications.

Proposed development applications will impact approximately 0.424 ac (18,450 sq. ft.) of identified wetland resources: permanent fill approximately 0.125 ac. (5,450 sq. ft.), floodplain/riparian/wetland restoration applications approximately 0.298 ac. (13,000 sq. ft.).

Proposed development applications have been designed and will be constructed to avoid and minimize adverse impacts to identified wetland resources to the maximum extent practicable. Mitigation to offset for the proposed wetland impacts [permanent fill] will be implemented in conjunction with the City of Ketchum Floodplain Development regulations and requirements.

On-site compensatory mitigation applications will be conducted on a 1 to 1 (minimum) replacement ratio. Proposed riparian/wetland mitigation applications will create enhance approx. 0.167 ac. (7,300 sq. ft.) of riparian wetland habitat resources.

Due to the proposed wetland mitigation applications, locations of proposed development applications, site drainage characteristics and preserved vegetative buffers, changes to wetland functions, hydrological characteristics and processes are not anticipated.

Project will incorporate all applicable Best Management Practices (BMPs) such as silt fence and straw wattles to protect resource values and ensure compliance with Water Quality Standards and applicable environmental regulations. All disturbed areas will be reclaimed and vegetated.

JOINT APPLICATION FOR PERMITS

U.S. ARMY CORPS OF ENGINEERS - IDAHO DEPARTMENT OF WATER RESOURCES - IDAHO DEPARTMENT OF LANDS

Authorities: The Department of Army Corps of Engineers (Corps), Idaho Department of Water Resources (IDWR), and Idaho Department of Lands (IDL) established a joint process for activities impacting jurisdictional waterways that require review and/or approval of both the Corps and State of Idaho. Department of Army permits are required by Section 10 of the Rivers & Harbors Act of 1899 for any structure(s) or work in or affecting navigable waters of the United States and by Section 404 of the Clean Water Act for the discharge of dredged or fill materials into waters of the United States, including adjacent wetlands. State permits are required under the State of Idaho, Stream Protection Act (Title 42, Chapter 38, Idaho Code and Lake Protection Act (Section 58, Chapter 13 et seq., Idaho Code). In addition the information will be used to determine compliance with Section 401 of the Clean Water Act by the appropriate State, Tribal or Federal entity.

Joint Application: Information provided on this application will be used in evaluating the proposed activities. Disclosure of requested information is voluntary. Failure to supply the requested information may delay processing and issuance of the appropriate permit or authorization. Applicant will need to send a completed application, along with one (1) set of legible, black and white (8½"x11"), reproducible drawings that illustrate the location and character of the proposed project / activities to both the Corps and the State of Idaho.

See Instruction Guide for assistance with Application. Accurate submission of requested information can prevent delays in reviewing and permitting your application. Drawings including vicinity maps, plan-view and section-view drawings must be submitted on 8-1/2 x 11 papers.

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			FOR AGENC	Y USE ON	ILY				
USACE NWW-	Date Re	ceived:		Incor	mplete App	lication Returned	Date Re	turned:	
Idaho Department of Water Resources No.	Date Re	ceived:		Fee Received DATE:		Receipt No.:			
Idaho Department of Lands No.	Date Re	ceived:		Fee DAT	Received E:		Receipt No.:		
	I	NCOMPLET	TE APPLICATION	S MAY NO	T BE PRO	OCESSED			
1. CONTACT INFORMATION - APPLICA	NT Requi	ed:		2. CONT	ACT INFO	RMATION - AGENT:			
Name: Matt Scoggins - Presidio Vista Proper	ties			Name:	Tre	nt A. Stumph			
Company: 450-490 Wood River, LLC			Company		WTOOTH ENVIRC	NMENT <i>i</i>	AL CONSU	JLTING, LLC	
Mailing Address: P.O. Box 14001-174				Mailing A		40 North 1st. Avenue	e		
City: Ketchum		State: ID	Zip Code: 83340	City:	etchum			State: ID	Zip Code: 83340
Phone Number (include area code). 214-557-5533	E-mail: matt@presidiovistaproperties.com		properties.com	Phone Number (include area code): 208-727-9748		E-mail: trent@sawtoothenvironmentalcom		vironmentalcom	
3. PROJECT NAME or TITLE: 490 Wood	River Driv	e - Residentia	al Dev.	4. PROJ	ECT STRE	EET ADDRESS: 490 V	Wood Rive	er Drive	
5. PROJECT COUNTY: Blaine	6. PROJE	CT CITY: Ketch	um	7. PROJECT ZIP CODE: 83340		8. NEAREST WATERWAY/WATERBODY: Big Wood River			
9. TAX PARCEL ID#: RPK04740000040	10. LATITI		3.674745° N 14.371080° W	11a. 1/4: SE	11b. 1/4: SE	11c. SECTION: 13	11d. TOW		11e. RANGE: 17E
12a. ESTIMATED START DATE: June 2023	12b. EST	IMATED END July 20		13a. IS PROJECT LOCATED WITHIN ESTABLISHED TRIBAL RESERVATION BOUNDARIES? NO YES Tribe:					
13b. IS PROJECT LOCATED IN LISTED ESA A	AREA?	NO [YES	13c. IS PRO	JECT LOCA	ATED ON/NEAR HISTOR	RICAL SITE?	X NO	YES
14. DIRECTIONS TO PROJECT SITE:	Include vici	nity map with	legible crossroads,	street num	bers, name	es, landmarks.			
Parcel approximately 0.85 miles from mi. turn left onto Third Ave., 0.11 mi. left, 490 Wood River Drive.									
15. PURPOSE and NEED: Commerc	ial 🔲 Inc	lustrial Pu	ublic 🗙 Private 🗌	Other					
Describe the reason or purpose of your pr	•		•	. ,					
Residential development (unimproved driveway, attendant landscape features wetlands. Proposed floodplain, riparia	s and asso	ciated gradii	ng applications wi	ill impact (permanen	tly fill) approx. 0.12	25 ac. (5,4)	50 sq. ft.) c	of identified

NWW Form 1145-1/IDWR 3804-B

16. DETAILED DESCRIPTION OF <u>EACH ACTIV</u> dimensions; equipment, construction, methods; et sources, disposal locations etc.:					
490 Wood River Dr. residential developments, as identified wetlands / area of impact, appwetland restoration applications approx. (7,300 sq. ft.) of riparian wetland habita Flooded (USFWS-NWI: PSSC). Wetlar trees, shrubs and facultative grasses) and	ssociated grading applications and floorox. 0.424 ac (18,450 sq. ft.): permand. 0.298 ac. (13,000 sq. ft.). Proposed rist resources. Wetlands identified within the characteristics associated with the identified with the identi	odplain/riparian/wetland resto ent impact [fill] approx. 0.12: iparian/wetland mitigation ap n the subject parcel are classi	ration application of ac. (5,450 sq. fit plications will cr fied as Freshwate	ns. Project app. .), and floodpla eate enhance a er Forested Shr	lications within hin/riparian/ pprox. 0.167 ac. ub Seasonally
Project applications involve the import (permanent fill). Proposed riparian wetl utilized to excavate, place and distribute	and restoration applications: grading a	and associated fill, approxima			
Due to the locations of the proposed devand preserved vegetative buffers, chang dynamics) are not anticipated.					
17. DESCRIBE ALTERNATIVES CONSIDERED WETLANDS: See Instruction Guide for specific d		and/ or COMPENSATE for IMPAC	S to WATERS of the	UNITED STATES	S, INCLUDING
Proposed development applications and envelope, provide for reasonable use of impacts to wetlands to the greatest exter	associated locations are considered to the existing platted parcel, and to achi				
18. PROPOSED MITIGATION STATEMENT or F copy of your proposed mitigation plan.	PLAN: If you believe a mitigation plan is not nec	eded, provide a statement and your r	easoning why a mitig	gation plan is NOT	required. Or, attach a
490 Wood River Drive residential development wetland resources to the maximum exter conjunction with the City of Ketchum Fronducted on a 1 to 1 (minimum) replaces site drainage characteristics and preserve	ent practicable. Mitigation to offset for Floodplain Development regulations are cement ratio. Due to the proposed wetl	the proposed wetland impact and FEMA requirements. On-s and mitigation applications, I	s [permanent fill ite compensatory ocations of prop] will be imple mitigation apposed developm	mented in plications will be ent applications,
ATTACHED: CONCEPTUAL MITIGA	ATION PLAN				
19. TYPE and QUANTITY of MATERIAL(S) to be mark and/or wetlands:	discharged below the ordinary high water	20. TYPE and QUANTITY of impa	cts to waters of the L	Inited States, inclu	ding wetlands:
Dirt or Topsoil:	cubic yards	Filling:	0.125 acres	5,450 sq ft.	340 cubic yards
Dredged Material:	45 cubic yards	Backfill & Bedding:	0.03 acres	1,210 sq ft.	45 cubic yards
Clean Sand:	cubic yards		acres		
Clay:	cubic yards		acres		
Gravel, Rock, or Stone:	340 cubic yards		acres		
	cubic yards				346 cubic yards
Other (describe): :			acres		
Other (describe: :	cubic yards	Other: :	acres	Sq II.	cubic yards
TOTAL:	385 cubic yards	TOTALS: 0.453	acres 18,450	sq ft731	cubic yard 94

22. LIST ALL PREVIOUSLY ISSUED PERMIT AUTHORIZATIONS: NONE 23. LIST ALL PREVIOUSLY ISSUED PERMIT AUTHORIZATIONS: NONE 24. SIZE AND FLOW CAPACITY OF BRIDGEOUVERT and DRAINAGE AREA SERVED. 24 No. 9th Supervisite. 25. LIST AND FLOW CAPACITY OF BRIDGEOUVERT and DRAINAGE AREA SERVED. 24 No. 9th Supervisite. 26. SIZE AND FLOW CAPACITY OF BRIDGEOUVERT and DRAINAGE AREA SERVED. 24 No. 9th Supervisite. 27. LIST ALL PREVIOUSLY ISSUED PERMIT AUTHORIZATIONS: 28. SIZE AND FLOW CAPACITY OF BRIDGEOUVERT and DRAINAGE AREA SERVED. 24 No. 9th Supervisite. 29. LIST ALL PREVIOUSLY SIZE AND FLOW CAPACITY OF BRIDGEOUVERT and DRAINAGE AREA SERVED. 24 No. 9th Supervisite in the local government private in the collection of the United States, where any private or public collection in the collection of the United States, where any private or public server server and the derivated Account of American No. 2 International Public Account No.	21. HAVE ANY WORK AC	TIVITIES STARTED ON THIS PROJECT? X NO	YES If ye	es, describe ALL work that has occurred including dates.	
22. SZE AND FLOW CAPACITY OF BRIDGE/DULYBRT and DRAMAGE AREA SERVED 24. SZE AND FLOW CAPACITY OF BRIDGE/DULYBRT and DRAMAGE AREA SERVED 25. STRADERCT LOCATED BY AMAPPED FLOODWAY 26. TO A Tring of the Development permit and a No-tree Confliction may be repaired. 26. STRADERCT LOCATED BY AMAPPED FLOODWAY 27. STRADERCT LOCATED BY AMAPPED FLOODWAY 28. WALL RULLIUM VERLIFFEATURE YEARSIES the Committee Area approaches the Biodepion administrator in the local government prediction in which the project is located. A Tring of the Development permit and a No-tree Confliction may be repaired. 28. WALL RULLIUM VERLIFFEATURE YEARSIES the Committee Area approaches the development of the Wales of the United States, either on private or public permittee in repaired by DFI and and the Confliction and all contact and	NONE				
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28. IS PROJECT LOCALED NA AMPPED ELOCOSYNY? Not 19 10 19 19 19 19 19 19 19 19 19 19 19 19 19			'	Square Miles	
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proporty must obtain a Section 401 Water Quality Certification (WCO) from the appropriate water quality certifying government entity. See Jestschine Challe for Arbeit cultification and all conduct internations. The following information is requested by IDFO and/or FPA concerning the proposed impacts to water quality and anti-degradation: No YS is applicant willing to assume that the affected waterbody is high quality or no? No YS is boos applicant willing to accide the data needed to determine whether the affected waterbody is high quality or no? No YS is the applicant willing to colect the data needed to determine whether the affected waterbody is high quality or no? No YS is a publicant willing to colect the data needed to determine whether the affected waterbody is high quality or no? No YS is a publicant willing to colect the data needed to determine whether the affected waterbody is high quality or no? No YS is a publicant will make the applicant willing to colect the data needed to determine whether the affected waterbody is high quality or no? No YS is a publicant will make the applicant will not not a publicant will not not not water quality. All feasible alternatives should be considered — treatment or otherwise. Select an afternative which will maintaize degrading water quality. All feasible alternatives should be considered — treatment or otherwise. Select an afternative which will maintaize degrading water quality. Proposed project applications will be constructed and completed by the publications. The following applications will be implemented throughout the identified project area during all construction above the internation operation of the publication on the implementation of the internation operation will be constituted. Proposed project applications will be constructed and completed with an advantage and project locations will be constituted and placed in appropriate locations within and along delineated limits of dissurbance (ILOD) to ensure compliance with Federal Assate and loca	located. A Floodplain Devel	opment permit and a No-rise Certification may be require	ed.		
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YES Is applicant willing to assume that the affected waterbody is high quality? No				, ,	
VES Does applicant have water quality data relevant to determine whether the affected waterbody is high quality or not? 26b. BEST MANAGEMENT PRACTICTES (BMP's): List the Best Management Practices and describe these practices that you will use to minimize impacts on water quality and anti-degradation of water quality. All feasible alternatives should be considered - treatment or otherwises. Select an alternative which will minimize degrading water quality. Proposed project applications will incorporate all applicables Best Management Practices to protect resource values and to ensure compliance with local, state and Federal Water Quality Standards and applicable environmental regulations. The following applications will be implemented throughout the identified project areas during all construction phases of the project applications will be constructed and completed when conditions are favorable and project locations are suitable for construction applications. 1) Project applications will be constructed and completed when conditions are favorable and project locations are suitable for construction applications. 2) Practical construction expendent will be free of leaks and in good working order. Storage, fueling and any unexpected repairs of equipment will be completed outside of wetlands and other sensitive habitat areas. 3) An emergency spill kit will be kept on site during construction activities. 4) All construction equipment will be kept on site during construction activities. 5) An emergency spill kit will be kept on site during construction activities. 6) All disturbed areas outside of the identified development footprint will be reclaimed and vegetated with native grass, shrub and tree species, bars soils will be stabilized with proud of the identified development footprint will be reclaimed and vegetated with native grass, shrub and tree species, bars soils will be stabilized with proud of the identified development footprint will be reclaimed and vegetated with native grass, shrub and tree spec				and anti-degradation:	
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			<u></u>	TOTAL WETI AND IMPACTS (Square Feet)	18,450

NWW Form 1145-1/IDWR 3804-B SHEET: 3 of 11

Phone Number (include area code):	E-mail:			Phone Number (include area code): 214–557–5533	E-mail: matt@p	residiovist	aproperties.con
City: Ketchum		State: ID	Zip Code: 83340	City: Ketchum		State: ID	Zip Code: 83340
Mailing Address: PO Box 5463, 511 Wood River Drive				Mailing Address: PO Box 14001-174, 450 Wood River	Drive		
Name: Amy Weyler				Name: 450-490 Wood River LLC [Applicant	ı		
Phone Number (include area code):	E-mail:			Phone Number (include area code):	E-mail:		
City: Irvine		State: CA	Zip Code: 92603-3722	City: Ketchum		State: ID	Zip Code: 83340
Mailing Address: 10 Starlight				Mailing Address: PO Box 5404, 460 Wood River Drive			
Name: Wood River Group LLP				Name: Don and Carole Armand			
Phone Number (include area code): (800) 894-9946	E-mail: sunvalle	ey.com/cor	ntact-info/	Phone Number (include area code):	E-mail:		
City: Sun Valley		State: ID	Zip Code: 83353	City: Twin Falls		State: ID	Zip Code: 83301
Mailing Address: PO Box 2315				Mailing Address: 3392 Highlawn Drive,			
Name: Sun Valley Resorts				Name: Russell and Carol Newcomb	200		
Phone Number (include area code): 208.726.3841	E-mail: partici	pate@ketc	humidaho.org	Phone Number (include area code):	E-mail:		
City: Ketchum		State: ID	Zip Code: 83340	City: Boca Raton		State: FL	Zip Code: 33486
Mailing Address: PO Box 2315				Mailing Address: 1100 SW 21st Avenue			
City of Ketchum				Name: Steven and Lauren Chung			

30. SIGNATURES: STATEMENT OF AUTHORIAZATION / CERTIFICATION OF AGENT / ACCESS

Application is hereby made for permit, or permits, to authorize the work described in this application and all supporting documentation. I certify that the information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein; or am acting as the duly authorized agent of the applicant (Block 2). I hereby grant the agencies to which this application is made, the right to access/come upon the above-described location(s) to inspect the proposed and completed work/activities.

Signature of Applicant: For 480-490 wood Ruer LLC

Signature of Agent: _

Date: $\frac{Z}{|14|} \frac{23}{25}$

This application must be signed by the person who desires to undertake the proposed activity AND signed by a duly authorized agent (see Block 1, 2, 30). Further, 18 USC Section 1001 provides that: "Whoever, in any manner within the jurisdiction of any department of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both".



DEPARTMENT OF THE ARMY

U.S. ARMY CORPS OF ENGINEERS BOISE REGULATORY OFFICE 720 EAST PARK BOULEVARD, SUITE 245 BOISE, IDAHO 83712-7757

May 15, 2023

WALLA WALLA DISTRICT REGULATORY DIVISION

SUBJECT: NWW-2023-00101, Blaine County - 490 Wood River Drive Residential Development

Matt Scoggins Presidio Vista Properties P.O. Box 14001-174 Ketchum, Idaho 83340

Dear Mr. Scoggins:

We have determined that your proposed project, Blaine County - 490 Wood River Drive Residential Development, is authorized in accordance with Department of the Army (DA) **Nationwide Permit (NWP) No. 29: Residential Developments**. This project is located at 490 Wood River Drive, within Section 13 of Township 4 North, Range 17 East, near coordinates 43.674745° N latitude and -114.371080° W longitude, in Ketchum, Blaine County, Idaho. Please refer to File Number NWW-2023-00101 in all future correspondence with our office regarding this project.

Project activities include the discharge of fill and dredged material within PSSC wetlands, which are adjacent to the Big Wood River, which may be considered waters of the United States. The purpose of the proposed project is to construct a driveway access, building pad and other amenities associated with residential development. The work will entail the placement of roadway materials to allow for the construction of a driveway access road, landscape grading applications and landscape elements associated with residential development. The proposed work will result in the discharge of approximately 385 cubic yards of fill and dredged material, impacting approximately 0.125 acres of wetland resources. Additional impacts include the restoration of 0.298 acres of wetlands associated with the Wetland Mitigation Plan. All work shall be done in accordance with the enclosed drawings, titled: 450-490 Wood River, LLC Maps and Designs, dated February 2, 2023.

DA permit authorization is necessary because your project may involve the discharge of fill material into waters of the U.S. This authorization is outlined in Section 404 of the Clean Water Act (33 U.S.C. 1344).

You must comply with all general, regional, and special conditions, for this verification letter to remain valid and to avoid possible enforcement actions. The general and regional permit conditions for *NWP No. 29: Residential Developments* are attached and also available online¹. In addition, you must also comply with the special conditions listed below.

The following Special Conditions include:

Special Condition 1: Permittee shall mitigate for the impacts to 0.298 acres of PEM wetlands by enhancing portions of PEM wetlands which occur on the parcel in accordance with the approved plan titled: *450-490 Wood River Wetland Mitigation Plan* dated *February 2023*.

Special Condition 2: Upon construction of the mitigation site, the Permittee shall submit a monitoring report to the Corps by January 1st of each year following construction for a period of three years or until the Corps has determined the mitigation site has met its performance standards as described in *450-490 Wood River Wetland Mitigation Plan* dated *February 2023*.

Special Condition 3: The permittee is responsible for all work done by any contractor. Permittee shall ensure any contractor who performs the work is informed of and follows all the terms and conditions of this authorization, including any Special Conditions listed above. Permittee shall also ensure these terms and conditions are incorporated into engineering plans and contract specifications.

You must also comply with the conditions detailed in the attached Section 401 Water Quality Certification (WQC) issued by the Idaho Department of Environmental Quality (IDEQ) on December 4, 2020. If you have any questions regarding the conditions set forth in the WQC, please contact IDEQ directly at 208-736-2190, Twin Falls Regional Office.

Nationwide Permit General Condition 30 (Compliance Certification) requires that every permittee who has received NWP verification must submit a signed certification regarding the completed work and any required mitigation. This Compliance Certification form is enclosed for your convenience and must be completed and returned to us within 30 days of your project's completion.

This letter of authorization does not convey any property rights, or any exclusive privileges and does not authorize any injury to property or excuse you from compliance with other Federal, State, or local statutes, ordinances, regulations, or requirements

http://www.nww.usace.army.mil/Business-With-Us/Regulatory-Division/Nationwide-Permits/

- 3 -

which may affect this work.

This verification is valid until **March 14, 2026**, unless the NWP is modified, suspended or revoked. If your project, as permitted under this NWP verification, is modified in any way you must contact our office prior to commencing any work activities. In the event that you have not completed construction of your project by March 14, 2026, please contact us at least 60-days prior to this date. A new application and verification may be required.

We actively use feedback to improve our delivery and provide you with the best possible service. If you would like to provide feedback, please take our online survey². If you have questions or if you would like a paper copy of the survey, please contact the Walla Walla District Regulatory. For more information about the Walla Walla District Regulatory program, you can visit us online³.

If you have any questions or need additional information about this permit authorization, you can contact me by phone at 208-433-4469, by mail at the address in the letterhead, or email at sarah.v.windham@usace.army.mil. For informational purposes, a copy of this letter has been sent to: Sean Woodhead with the Idaho Department of Environmental Quality, Aaron Golart with the Idaho Department of Water Resources, Trent Stumph, designated agent with Sawtooth Environmental Consulting, LLC and Kristine Hilt with Blaine County.

Sincerely,

Sarah Windham

Project Manager, Regulatory Division

Encls

Transfer of Nationwide Permit Form

Compliance Certification

Drawings titled: 450-490 Wood River, LLC Maps and Designs, dated February 2, 2023.

Nationwide Permit 29: Residential Developments general and regional conditions

² https://regulatory.ops.usace.army.mil/customer-service-survey/

³ http://www.nww.usace.army.mil/Business-With-Us/Regulatory-Division/

IDEQ General Water Quality Certification dated December 04, 2020

TRANSFER OF NATIONWIDE PERMIT

When the structures or work authorized by this Nationwide Permit, **NWW-2023-00101 Blaine County - 490 Wood River Drive Residential Development**, are still in existence at the time the property is transferred. The terms and conditions of this Nationwide Permit, including any special conditions, will continue to be binding on the new owner(s) of the property. To validate the transfer of this Nationwide Permit, the associated liabilities and compliance with the terms and conditions the transferee must sign and date below.

Name of New Owner:	
Street Address:	
Mailing Address:	
City, State, Zip:	
Phone Number:	
Signature of TRANSFEREE	DATE

COMPLIANCE CERTIFICATION





Permit Number: NWW-2023-00101

Name of Permittee: Presidio Vista Properties

Date of Issuance: May 15, 2023

Upon completion of the activity authorized by this permit and any mitigation required by the permit, please sign this certification and return it to the following address:

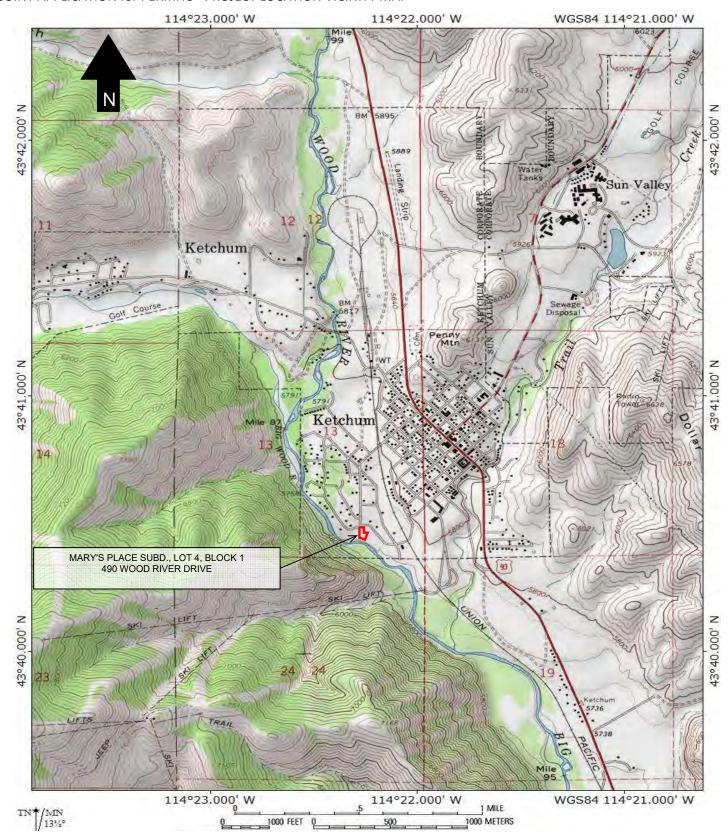
U.S. Army Corps of Engineers Walla Walla District Boise Regulatory Office 720 East Park Blvd., Suite 245 Boise, Idaho 83712-7757

Please note that your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with all terms and conditions of this permit, the permit is subject to suspension, modification, or revocation and you are subject to an enforcement action by this office.

I hereby certify that the work authorized by the above-referenced permit has been completed in accordance with the terms and conditions of the said permit. The required mitigation was also completed in accordance with the permit conditions.

Signature of PERMITEE	DATE

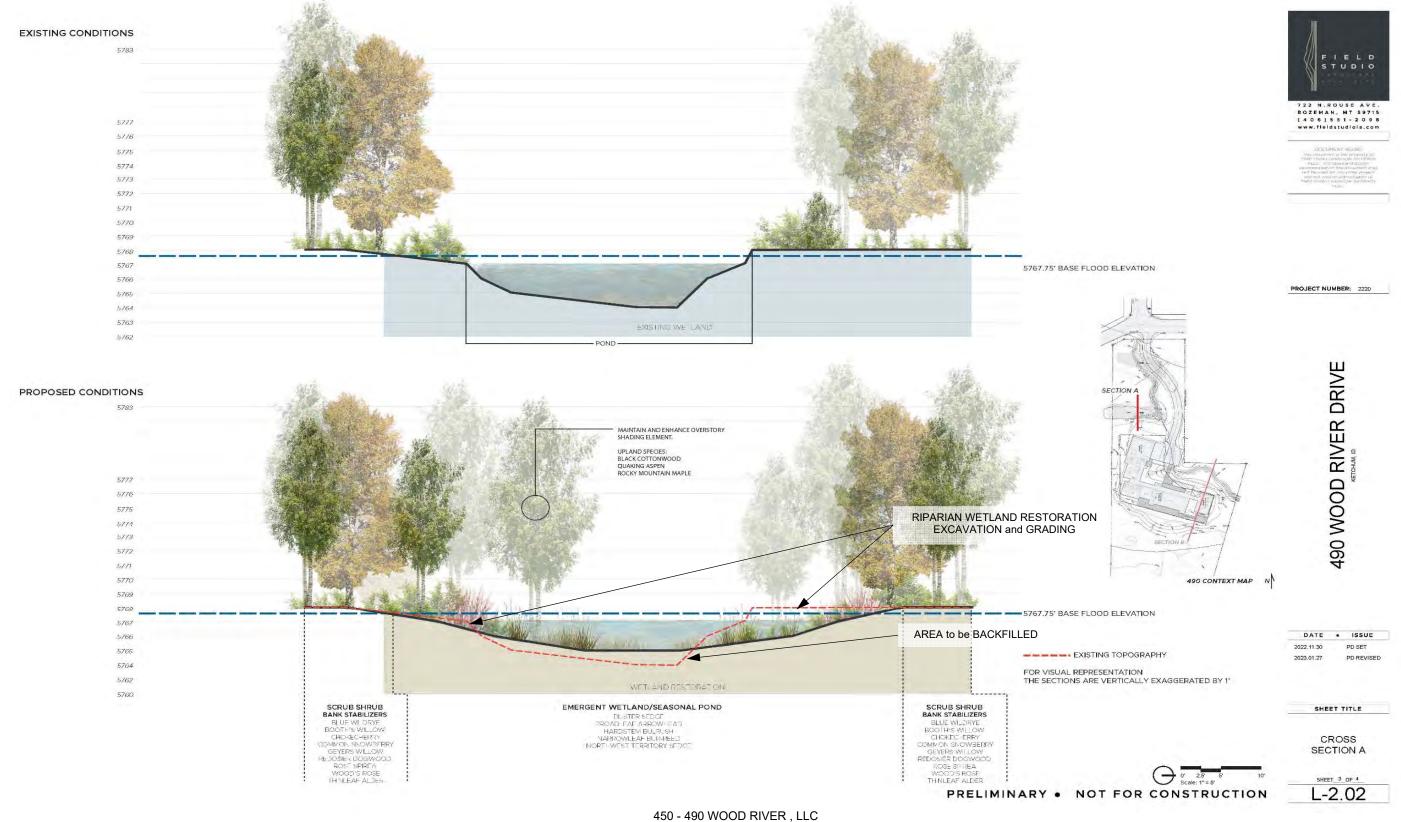
450 - 490 WOOD RIVER, LLC MARY'S PLACE SUBDIVISION LOT 4, BLOCK 1 - RESIDENTIAL DEVELOPMENT JOINT APPLICATION for PERMITS - PROJECT LOCATION VICINITY MAP



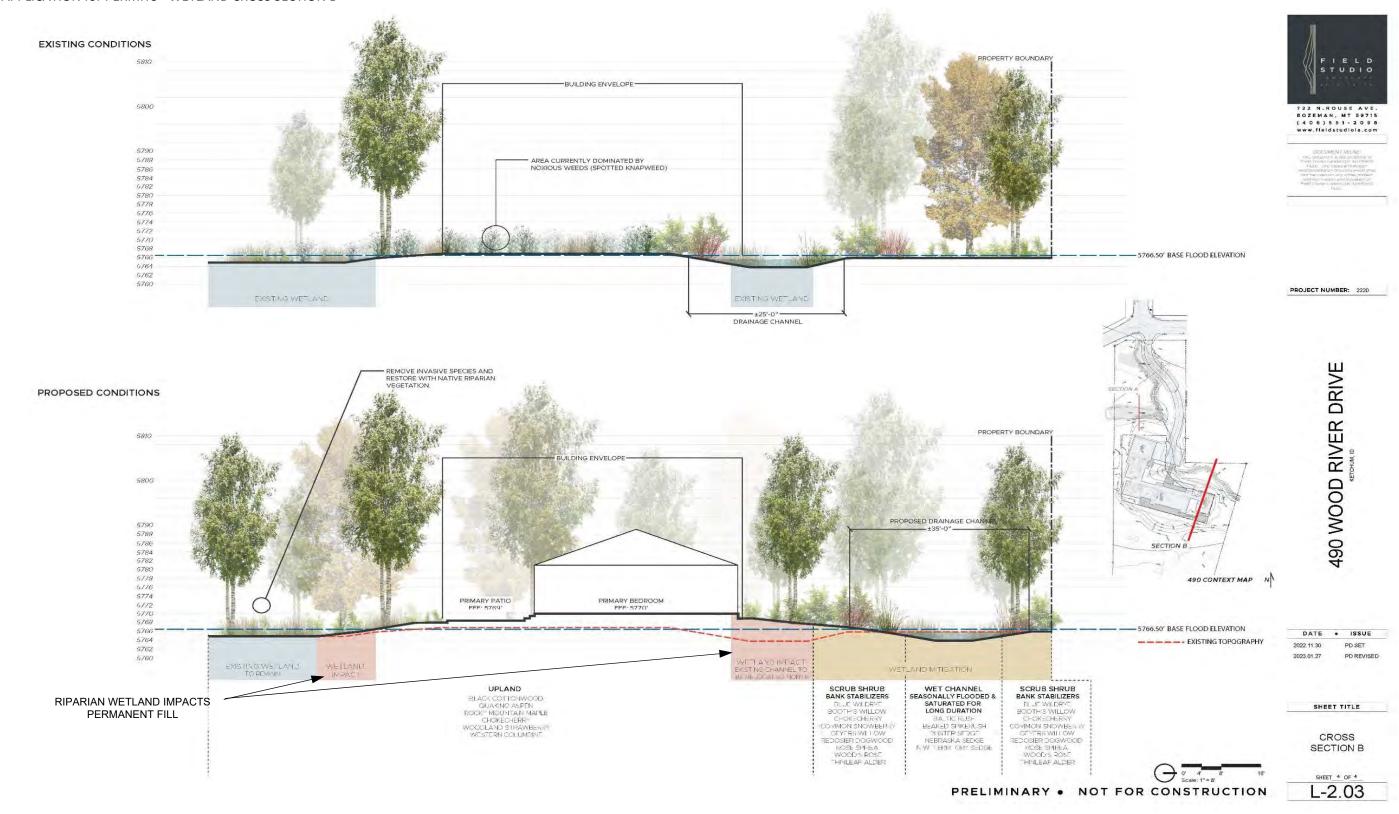
450 - 490 WOOD RIVER , LLC Mary's Place Subdivision, Lot 4, Block 1, 490 Wood River Drive Section 13, TWN., 4N. RNG., 17E, City of Ketchum, Blaine County, ID

450 - 490 WOOD RIVER, LLC MARY'S PLACE SUBDIVISION LOT 4, BLOCK 1 - RESIDENTIAL DEVELOPMENT JOINT APPLICATION for PERMITS - SITE PLAN MAP RIPARIAN WETLAND IMPACTS PERMANENT FILL FIELD EXISTING EDGE OF WATER (FSLA) RIPARIAN WETLAND RESTORATION EXCAVATION and GRADING WC 39.45' [FLOODPLAIN MITIGATION APPLICATION] RIPARIAN WETLAND RESTORATION www.fieldstudio a.com EXCAVATION and GRADING [FLOODPLAIN MITIGATION APPLICATION] AREA to be BACKFILLED BUILDING ENVELOPE (APPROXIMATE) PHOTO 1 SECTION GARAGE FFE: 5768.50 FIRE TRUCK T PROJECT NUMBER: 2220 ENTRY HALL FFE: 5770.00' 490 WOOD RIVER DRIVE PROPERTY BOUNDARY - EXISTING CULVERT SECTION B - PROPOSED CULVERT FIRE TRUCK TURNAROUND **GRADING NOTES** SITE LEGEND STOCKPILE BORROW SOIL MATERIALS AND EXCAVATED SATISFACTORY SOIL MATERIALS WITHOUT INTERMIXING. PLACE, GRADE, AND SHAPE STOCKPILES PRIMAR EXISTING CONTOURS TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST PLOW, SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL. PROPOSED CONTOURS PHOTO 2 SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING. FINISH SUBGRADES TO ELEVATIONS REQUIRED TO ACHIEVE INDICATED FINISH ELEVATIONS. EXISTING WETLANDS UNACCEPTABLE MATERIALS: CLEAN SOIL OF CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, BUILDING DEBRIS, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, ACID, AND OTHER EXTRANEOUS MATERIALS THAT ARE HARMFUL TO PLANT RIPARIAN WETLAND IMPACT 5. DO NOT APPLY MATERIALS OR TILL IF EXISTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. RIPARIAN WETLAND RESTORATION IF PLANTING SOIL OR SUBGRADE IS OVERCOMPACTED, DISTURBED, OR CONTAMINATED BY FOREIGN OR DELETERIOUS MATERIALS OR LIQUIDS, REMOVE THE PLANTING SOIL AND CONTAMINATION: RESTORE THE SUBGRADE AS DIRECTED BY LANDSCAPE ARCHITECT AND REPLACE CONTAMINATED DATE . ISSUE RIPARIAN WETLAND MITIGATION PD SET PLANTING SOIL WITH NEW PLANTING SOIL ALL SPOT ELEVATIONS ARE FINISH GRADE UNLESS OTHERWISE NOTED. ALL SWALES TO SLOPE AT A MINIMUM OF 2% LONGITUDINAL SLOPE THE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING BOTH LINE AND GRADE. ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. SHEET TITLE 10. THE CONTRACTOR SHALL STAKE ALL KEY AREAS AND SHALL RECEIVE APPROVAL FROM THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH CONSTRUCTION. SITE WETLAND IMPACT SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS. CONTRACTOR SHALL PROVIDE A SMOOTH FINISH GRADE THROUGHOUT THE ENTIRE PROJECT FREE OF RUTS, DEPRESSIONS AND IRREGULARITIES. POSITIVE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES. ALL SWALES, DEPRESSIONS, ETC. NOT SHOWN ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING. PRELIMINARY . NOT FOR CONSTRUCTION L-2.01

450 - 490 WOOD RIVER, LLC
MARY'S PLACE SUBDIVISION LOT 4, BLOCK 1 - RESIDENTIAL DEVELOPMENT
JOINT APPLICATION for PERMITS - WETLAND CROSS SECTION A



450 - 490 WOOD RIVER, LLC
MARY'S PLACE SUBDIVISION LOT 4, BLOCK 1 - RESIDENTIAL DEVELOPMENT
JOINT APPLICATION for PERMITS - WETLAND CROSS SECTION B



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450 - 490 WOOD RIVER, LLC MARY'S PLACE SUBDIVISION LOT 4, BLOCK 1 - RESIDENTIAL DEVELOPMENT JOINT APPLICATION for PERMITS - PHOTO EXHIBIT



PHOTO 1 - 490 WOOD RIVER DRIVE. Identified wetland resources and associated site characteristics in vicinity of the proposed residential structure along western property boundary. Looking north towards *Cross-Section A* (August 22, 2022).

450 - 490 WOOD RIVER , LLC Mary's Place Subdivision, Lot 4, Block 1, 490 Wood River Drive Section 13, TWN., 4N. RNG., 17E, City of Ketchum, Blaine County, ID

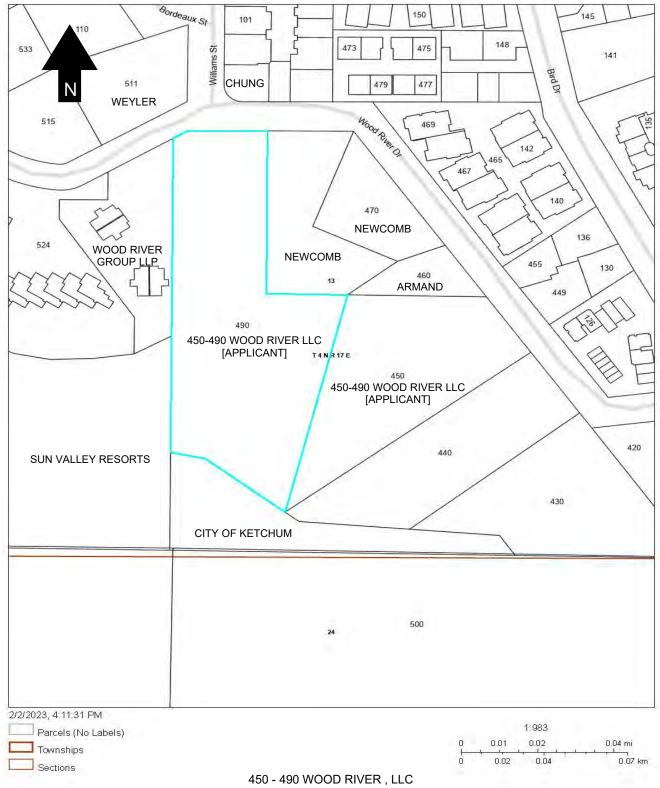
450 - 490 WOOD RIVER, LLC MARY'S PLACE SUBDIVISION LOT 4, BLOCK 1 - RESIDENTIAL DEVELOPMENT JOINT APPLICATION for PERMITS - PHOTO EXHIBIT



PHOTO 2 - 490 WOOD RIVER DRIVE. Site characteristics in vicinity of the proposed residential structure and *Cross-Section B*, adjacent to southern property boundary. Looking north north-east (August 22, 2022).

450 - 490 WOOD RIVER , LLC Mary's Place Subdivision, Lot 4, Block 1, 490 Wood River Drive Section 13, TWN., 4N. RNG., 17E, City of Ketchum, Blaine County, ID

450 - 490 WOOD RIVER, LLC
MARY'S PLACE SUBDIVISION LOT 4, BLOCK 1 - RESIDENTIAL DEVELOPMENT
JOINT APPLICATION for PERMITS - ADJACENT LANDOWNERS



450 - 490 WOOD RIVER, LLC
Mary's Place Subdivision, Lot 4, Block 1, 490 Wood River Drive
Section 13, TWN., 4N. RNG., 17E, City of Ketchum, Blaine County, ID

PHOTO EXHIBIT

450 - 490 Wood River Drive, LLC - Joint Application for Permits, February 2, 2023.

Blaine County GIS
SHEET 11 OF 11

NATIONWIDE PERMIT 29

Residential Developments:

Discharges of dredged or fill material into non-tidal waters of the United States for the construction or expansion of a single residence, a multiple unit residential development, or a residential subdivision. This NWP authorizes the construction of building foundations and building pads and attendant features that are necessary for the use of the residence or residential development. Attendant features may include but are not limited to roads, parking lots, garages, yards, utility lines, storm water management facilities, septic fields, and recreation facilities such as playgrounds, playing fields, and golf courses (provided the golf course is an integral part of the residential development).

The discharge must not cause the loss of greater than 1/2-acre of non-tidal waters of the United States. This NWP does not authorize discharges of dredged or fill material into non-tidal wetlands adjacent to tidal waters.

Subdivisions: For residential subdivisions, the aggregate total loss of waters of United States authorized by this NWP cannot exceed 1/2-acre. This includes any loss of waters of the United States associated with development of individual subdivision lots.

<u>Notification</u>: The permittee must submit a pre-construction notification to the district engineer prior to commencing the activity. (See general condition 32.) (Authorities: Sections 10 and 404)

WATER QUALITY CERTIFICATION, NWP 29:

Agency responsible for administration of water quality, based on project location is listed below. If DENIED, then an Individual Water Quality Certification or Waiver of Certification is required, prior to the commencement of any work activities and/or issuance of a DA verification, authorization and/or permit.

State of Idaho: PARTIALLY DENIED;

Activities Denied Certification:

- activities resulting in loss in excess of 300 linear feet of streambed
- activities resulting in a loss in excess of ½ acre of jurisdictional wetlands

Coeur d'Alene Tribal Lands: DENIED

Shoshone-Bannock Tribal Lands: DENIED

U.S. Environmental Protection Agency for all other Tribal Lands: DENIED

2021 Nationwide Permits Regional Conditions Walla Walla District Regulatory Division (State of Idaho)

March 15, 2021

The following Nationwide Permit (NWP) regional conditions are required in the state of Idaho and apply to all 2021 NWPs¹. Regional conditions are established by individual Corps Districts to ensure projects result in no more than minimal adverse impacts to the aquatic environment and to address local resources concerns. This document also includes regional additions to the NWP General Conditions, notification procedures pertaining to certain NWP's, and regional additions to the definitions.

REGIONAL CONDITIONS

- A. <u>Watersheds Requiring Pre-Construction Notification, Specific to Anadromous Fish</u>
 This Regional Condition applies to all 2021 NWPs.
 - Pre-construction notification (PCN) will be required for the above listed nationwide permits in the geographic area as shown on Figure 1: Watersheds Requiring Pre-Construction Notification, dated January 6, 2021.

B. Vegetation Preservation and Replanting

- To avoid impacts to aquatic habitat and to reduce sedimentation and erosion, permittee shall avoid and minimize the removal of vegetation in waters of the U.S. to the maximum extent practicable. Areas subject to temporary vegetation removal in waters of the U.S. during construction shall be replanted with appropriate native² species by the end of the first growing season, unless conditioned otherwise. Permittee shall avoid introducing or spreading noxious or invasive plants³.
- Replanted vegetation that does not survive the first growing season shall be replanted before the end of the next growing season. Re-plantings shall continue to occur until desired vegetation densities are achieved. Re-vegetation densities should be based on reference conditions.

¹ For the list of 2017 Nationwide Permits please see: https://www.nww.usace.army.mil/Business-With-Us/Regulatory-Division/Nationwide-Permits/

² Idaho Department of Transportation, Native Plants for Idaho Roadside Restoration and Revegetation Programs: https://itd.idaho.gov/wp-content/uploads/2016/06/RP171Roadside Revegetation.pdf

³ U.S. Department of Agriculture, Natural Resource Conservation Service Plant Database of introduced, invasive, and noxious plants for Idaho: https://plants.usda.gov/java/noxious?rptType=State&statefips=16.

C. <u>De-watering & Re-watering (as applicable)</u>

- Cofferdams shall be constructed of non-erosive material such as concrete jersey barriers, bulk bags, water bladders, sheet pile, and other similar non-erosive devices. Cofferdams may not be constructed by using mechanized equipment to push streambed material through flowing water.
- Diversion channels constructed to bypass flow around the construction site shall be lined with plastic, large rock, pipe or otherwise protected from erosion prior to releasing flows into or through the diversion channel.
- Water removed from within the coffered area shall be pumped to a sediment basin or otherwise treated to remove suspended sediments prior to its return to the waterway.
- To prevent unwanted passage of state or federally-protected fish, if present, from the coffered area, Water pipe intakes shall be screened with openings measuring < 3/32 inch to prevent entrainment of fish trapped in the coffered area.
- Should fish be present within the coffered areas contact your local Idaho Department
 of Fish and Game (IDFG) office prior to performing fish removal or salvage. Fish
 shall be collected by electrofishing, seining or dip net, or otherwise removed and
 returned to the waterway upstream of the project area. If electrofishing is used, the
 National Marine Fisheries Service (NMFS) guidelines for electrofishing should be
 followed⁴, unless conditioned otherwise.
- Stream channels that have been dewatered during project construction shall be rewatered slowly to avoid lateral and vertical erosion of the de-watered channel, prevent damage to recently reclaimed work areas and/or damage to permitted work.
- Temporary stockpiles in waters of the United States shall be removed in their entirety so as not to form a berm or levee parallel to the stream that could confine flows or restrict overbank flow to the floodplain.

D. <u>In-Water Structures and Complexes</u>

- PCN notification in accordance with General Condition 32 is required for all nonfederal applicants with activities involving gabion baskets placed below the ordinary high water mark.
- Stream meanders, riffle and pool complexes, pool stream structures, rock/log barbs, rock J-hooks, drop structures, sills, engineered log jams or similar structures/features when used shall be site specifically designed by an appropriate professional with experience in hydrology or fluvial geomorphology.

⁴ Guidelines for Electrofishing Waters Containing Salmonids Listed Under the Endangered Species Act (June 2000) https://archive.fisheries.noaa.gov/wcr/publications/reference_documents/esa_refs/section4d/electro2000.pdf

E. Temporary Sidecasting

 Materials from exploratory trenching and installation of utility lines may be temporarily side cast into a de-watered coffered area for up to 30 days but not within flowing waters. Material from exploratory trenching and installation of utility lines in wetlands may be temporarily side cast for up to 30 days.

F. Suitability of Sediments for Open Water Disposal and us as Fill

 Sampling for determination of suitability of sediments for open water disposal or for use as fill, must comply with the Sediment Evaluation Framework for the Pacific Northwest (SEF)⁵.

G. Avoidance and Minimization

- In addition to information required under General Condition 32(b), the applicant shall include information about previous discharges of fill material into waters of the United States within the project area. This is only for non-federal applicants where a PCN is required.
- Discharges of dredged or fill material into waters of the U.S., including wetlands, to meet set back requirements are not authorized under NWP.

H. Erosion Control

 Erosion control blanket or fabric used in or adjacent to waters of the U.S. shall be comprised of biodegradable material, to ensure decomposition and reduced risk to fish, wildlife and public safety, unless conditioned otherwise. If the applicant proposes to use materials other than as indicated above they must demonstrate how the use of such materials will not cause harm to fish, wildlife and public safety.

I. Reporting Requirement for Federal Permittees

 Federal Agencies with projects that require compensatory mitigation for loss of waters of the U.S. and who propose to purchase credits from an approved wetland and/or stream mitigation bank must provide proof of purchase within 30 days of when the credits were purchased. Purchase of credits from an approved mitigation bank must be IAW the Mitigation Banking Instrument of Record.

⁵ Northwest Regional Sediment Evaluation Team (RSET) 2016. Sediment Evaluation Framework for the Pacific Northwest. Prepared by the RSET Agencies, July 2016, 160 pp plus appendices. http://nwd.usace.army.mil/Missions/Civil-Works/Navigation/RSET/SEF

REGIONAL ADDITIONS TO THE GENERAL CONDITIONS

General Condition 4. Migratory Bird Breeding Areas. Regional Addition: For additional information please contact the US Fish and Wildlife Service at the following field office locations: State Office (Boise) at (208) 387-5243; Northern Idaho Field Office (Spokane) at (509) 891-6839; or the Eastern Idaho Field Office (Chubbuck) at (208) 237-6975. https://www.fws.gov/idaho/promo.cfm?id= 177175802

General Condition 6. Suitable Material. Regional Addition: Erosion control blanket or fabric used in or adjacent to waters of the U.S. shall be comprised of biodegradable material, to ensure decomposition and reduced risk to fish, wildlife and public safety, unless conditioned otherwise. If the applicant proposes to use materials other than as indicated above they must demonstrate how the use of such materials will not cause harm to fish, wildlife and public safety.

General Condition 9. Management of Water Flows. Regional Addition: To obtain information on State of Idaho definition of high water refer to Idaho Department of Water Resources (IDAPA 37.03.07. Rule 62.03.04.a). For culverts or bridges located in a community qualifying for the national flood insurance program, the minimum size culvert shall accommodate the 100-year flood design flow frequency (IDAPA 37.03.07. Rule 62.03.04.c).

General Condition 12. Soil Erosion and Sediment Controls. Regional Addition: For additional information refer to the Idaho Department of Environmental Quality Catalog of Stormwater Best Management Practices for Idaho Cities and Counties, available online at: https://www.deq.idaho.gov/public-information/laws-guidance-and-orders/guidance/.

<u>General Condition 18. Endangered Species</u>. Regional Addition: For additional information on ESA listed species in north Idaho please contact the US Fish and Wildlife Service (USFWS) Northern Idaho Field Office (Spokane) at (509) 893-8009, for all other counties in Idaho contact the USFWS State Office (Boise) at (208) 378-5388.

General Condition 20. Historic Properties. Regional Addition: Property is generally considered "historic" if it is at least 50 years old, and is not limited to buildings. For additional information on the potential for cultural resources in proximity to the project site, contact the Idaho State Historic Preservation Office at (208) 334-3847 located in Boise, Idaho.

NOTIFICATION PROCEDURES BY THE CORPS FOR CERTAIN NATIONWIDE PERMITS

Waivers: For nationwide permits with a waiver provision, District coordination with Idaho Department of Environmental Quality (IDEQ) and Environmental Protection Agency (tribal lands) will be conducted prior to the District Engineer making a waiver determination to ensure the proposed activity is in compliance with Section 401 Water Quality Standards.

Select Waters and Wetlands: The Corps will coordinate with the Idaho Department of Fish and Game (IDFG) for activities in the following waters and wetlands that require notification and are authorized by NWP:

- Waters: Anadromous waters as shown on Figure 1: Watersheds Requiring Pre-Construction Notification, dated January 6, 2021; Henry's Fork of the Snake River and its tributaries; South Fork Snake River and its tributaries; Big Lost River and its tributaries upstream of the US 93 crossing; Beaver, Camas, and Medicine Lodge Creeks; Snake River; Blackfoot River above Blackfoot Reservoir; Portneuf River; Bear River; Boise River including South Fork, North Fork and Middle Fork; Payette River including South Fork, North Fork and Middle Fork; Coeur d'Alene River, including the North Fork; St. Joe River; Priest River; Kootenai River; Big Wood River; and Silver Creek and its tributaries.
- Wetlands identified in Idaho Department of Fish and Game, Wetland Conservation Strategy as Class I, Class II and Reference Habitat Sites⁶.
- Wetlands identified in the Idaho Wetland Conservation Prioritization Plan-2012⁷.

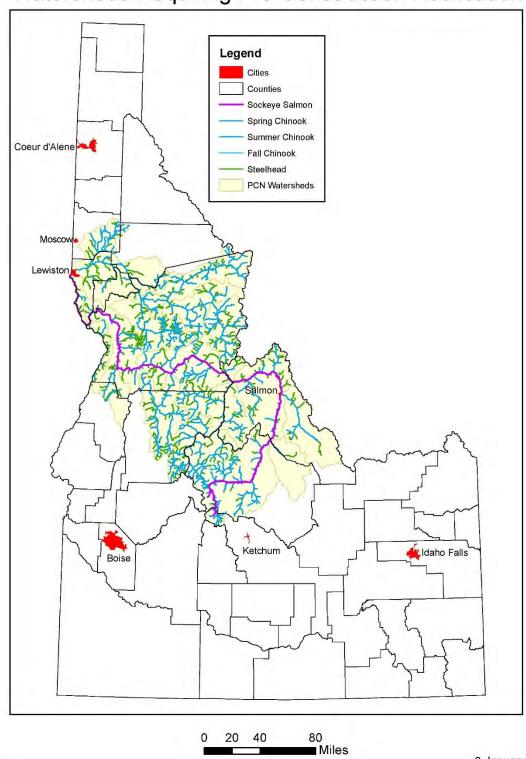
⁶ Idaho Department of Fish and Game (IDFG) Wetland Conservation Strategies have been developed for the Henrys Fork Basin, Northern Idaho, Big Wood River, Southeast Idaho, East-Central Idaho and Spokane River Basin, Middle and Western Snake River and tributaries, and the Upper Snake River–Portneuf Drainage, Weiser River Basin, and West Central Mountain Valleys and adjacent wetlands. Closed basins of Beaver-Camas Creeks, Medicine Lodge Creek, Palouse River and lower Clearwater River sub-basins, Middle Fork and South Fork Clearwater Basins and Camas Prairie in northern Idaho. Refer to the internet site at: http://fishandgame.idaho.gov/content/page/wetlands-publications-idaho-natural-heritage-program#reports

⁷ Murphy, C., J. Miller and A. Schmidt. 2012. https://idfg.idaho.gov/species/bibliography/project/wetlands

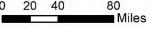
Figure 1



Watersheds Requiring Pre-Construction Notification







6 January 2021

2021 Nationwide Permit General Conditions

Note: To qualify for NWP authorization, the prospective permittee must comply with the following general conditions, as applicable, in addition to any regional or case-specific conditions imposed by the division engineer or district engineer. Prospective permittees should contact the appropriate Corps district office to determine if regional conditions have been imposed on an NWP. Prospective permittees should also contact the appropriate Corps district office to determine the status of Clean Water Act Section 401 water quality certification and/or Coastal Zone Management Act consistency for an NWP. Every person who may wish to obtain permit authorization under one or more NWPs, or who is currently relying on an existing or prior permit authorization under one or more NWPs, has been and is on notice that all of the provisions of 33 CFR 330.1 through 330.6 apply to every NWP authorization. Note especially 33 CFR 330.5 relating to the modification, suspension, or revocation of any NWP authorization.

1. Navigation

- (a) No activity may cause more than a minimal adverse effect on navigation.
- (b) Any safety lights and signals prescribed by the U.S. Coast Guard, through regulations or otherwise, must be installed and maintained at the permittee's expense on authorized facilities in navigable waters of the United States.
- (c) The permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or his or her authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

2. Aquatic Life Movements

No activity may substantially disrupt the necessary life

cycle movements of those species of aquatic life indigenous to the waterbody, including those species that normally migrate through the area, unless the activity's primary purpose is to impound water. All permanent and temporary crossings of waterbodies shall be suitably culverted, bridged, or otherwise designed and constructed to maintain low flows to sustain the movement of those aquatic species. If a bottomless culvert cannot be used, then the crossing should be designed and constructed to minimize adverse effects to aquatic life movements.

3. Spawning Areas

Activities in spawning areas during spawning seasons must be avoided to the maximum extent practicable. Activities that result in the physical destruction (e.g., through excavation, fill, or downstream smothering by substantial turbidity) of an important spawning area are not authorized.

4. <u>Migratory Bird Breeding</u> Areas

Activities in waters of the United States that serve as breeding areas for migratory birds must be avoided to the maximum extent practicable.

5. Shellfish Beds

No activity may occur in areas of concentrated shellfish populations, unless the activity is directly related to a shellfish harvesting activity authorized by NWPs 4 and 48, or is a shellfish seeding or habitat restoration activity authorized by NWP 27.

6. Suitable Material

No activity may use unsuitable material (e.g., trash, debris, car bodies, asphalt, etc.). Material used for construction or discharged must be free from toxic pollutants in toxic amounts (see section 307 of the Clean Water Act).

7. Water Supply Intakes

No activity may occur in the proximity of a public water supply intake, except where the activity is for the repair or improvement of public water supply intake structures or adjacent bank stabilization.

8. Adverse Effects From Impoundments

If the activity creates an impoundment of water, adverse effects to the aquatic system due to accelerating the passage of water, and/or restricting its flow must be minimized to the maximum extent practicable.

9. <u>Management of Water</u> <u>Flows</u>

To the maximum extent practicable, the preconstruction course, condition, capacity, and location of open waters must be maintained for each activity, including stream channelization, storm water management activities, and temporary and permanent road crossings, except as provided below. The activity must be constructed to withstand expected high flows. The activity must not restrict or impede the passage of normal or high flows, unless the primary purpose of the activity is to impound water or manage high flows. The activity may alter the pre-construction course, condition, capacity, and location of open waters if it benefits the aquatic environment (e.g., stream restoration or relocation activities).

10. <u>Fills Within 100-Year</u> Floodplains

The activity must comply with applicable FEMA-approved state or local floodplain management requirements.

11. Equipment

Heavy equipment working in wetlands or mudflats must be placed on mats, or other measures must be taken to minimize soil disturbance.

12. Soil Erosion and Sediment Controls

Appropriate soil erosion and sediment controls must be used and maintained in effective operating condition during construction, and all exposed soil and other fills, as well as any work below the ordinary high water mark or high tide line, must be permanently stabilized at the earliest practicable date. Permittees are encouraged to perform work within waters of the United States during periods of low-flow or no-flow, or during low tides.

13. Removal of Temporary Structures and Fills

Temporary structures must be removed, to the maximum extent practicable, after their use has been discontinued. Temporary fills must be removed in their entirety and the affected areas returned to preconstruction elevations. The affected areas must be revegetated, as appropriate.

14. Proper Maintenance

Any authorized structure or fill shall be properly maintained, including maintenance to ensure public safety and compliance with applicable NWP general conditions, as well as any activity-specific conditions added by the district

engineer to an NWP authorization.

15. <u>Single and Complete</u> **Project**

The activity must be a single and complete project. The same NWP cannot be used more than once for the same single and complete project.

16. Wild and Scenic Rivers

- (a) No NWP activity may occur in a component of the National Wild and Scenic River System, or in a river officially designated by Congress as a "study river" for possible inclusion in the system while the river is in an official study status, unless the appropriate Federal agency with direct management responsibility for such river, has determined in writing that the proposed activity will not adversely affect the Wild and Scenic River designation or study status.
- (b) If a proposed NWP activity will occur in a component of the National Wild and Scenic River System, or in a river officially designated by Congress as a "study river" for possible inclusion in the system while the river is in an official study status, the permittee must submit a pre-construction notification (see general condition 32). The district engineer will coordinate the PCN with the Federal agency

with direct management responsibility for that river. Permittees shall not begin the NWP activity until notified by the district engineer that the Federal agency with direct management responsibility for that river has determined in writing that the proposed NWP activity will not adversely affect the Wild and Scenic River designation or study status.

(c) Information on Wild and Scenic Rivers may be obtained from the appropriate Federal land management agency responsible for the designated Wild and Scenic River or study river (e.g., National Park Service, U.S. Forest Service, Bureau of Land Management, U.S. Fish and Wildlife Service). Information on these rivers is also available at: http://www.rivers.gov/.

17. Tribal Rights

No activity or its operation may impair reserved tribal rights, including, but not limited to, reserved water rights and treaty fishing and hunting rights.

18. Endangered Species

(a) No activity is authorized under any NWP which is likely to directly or indirectly jeopardize the continued existence of a threatened or endangered species or a

species proposed for such designation, as identified under the Federal **Endangered Species Act** (ESA), or which will directly or indirectly destroy or adversely modify designated critical habitat or critical habitat proposed for such designation. No activity is authorized under any NWP which "may affect" a listed species or critical habitat, unless ESA section 7 consultation addressing the consequences of the proposed activity on listed species or critical habitat has been completed. See 50 CFR 402.02 for the definition of "effects of the action" for the purposes of ESA section 7 consultation, as well as 50 CFR 402.17, which provides further explanation under ESA section 7 regarding "activities that are reasonably certain to occur" and "consequences caused by the proposed action."

(b) Federal agencies should follow their own procedures for complying with the requirements of the ESA (see 33 CFR 330.4(f)(1)). If preconstruction notification is required for the proposed activity, the Federal permittee must provide the district engineer with the appropriate documentation to demonstrate compliance with those requirements. The district engineer will verify that the appropriate documentation has been submitted. If the appropriate

documentation has not been submitted, additional ESA section 7 consultation may be necessary for the activity and the respective federal agency would be responsible for fulfilling its obligation under section 7 of the ESA.

(c) Non-federal permittees must submit a preconstruction notification to the district engineer if any listed species (or species proposed for listing) or designated critical habitat (or critical habitat proposed such designation) might be affected or is in the vicinity of the activity, or if the activity is located in designated critical habitat or critical habitat proposed for such designation, and shall not begin work on the activity until notified by the district engineer that the requirements of the ESA have been satisfied and that the activity is authorized. For activities that might affect Federally-listed endangered or threatened species (or species proposed for listing) or designated critical habitat (or critical habitat proposed for such designation), the pre-construction notification must include the name(s) of the endangered or threatened species (or species proposed for listing) that might be affected by the proposed activity or that utilize the designated critical habitat (or critical habitat proposed for such designation) that might be

affected by the proposed activity. The district engineer will determine whether the proposed activity "may affect" or will have "no effect" to listed species and designated critical habitat and will notify the non-Federal applicant of the Corps' determination within 45 days of receipt of a complete pre-construction notification. For activities where the non-Federal applicant has identified listed species (or species proposed for listing) or designated critical habitat (or critical habitat proposed for such designation) that might be affected or is in the vicinity of the activity, and has so notified the Corps, the applicant shall not begin work until the Corps has provided notification that the proposed activity will have "no effect" on listed species (or species proposed for listing or designated critical habitat (or critical habitat proposed for such designation), or until ESA section 7 consultation or conference has been completed. If the non-Federal applicant has not heard back from the Corps within 45 days, the applicant must still wait for notification from the Corps.

(d) As a result of formal or informal consultation or conference with the FWS or NMFS the district engineer may add species-specific

permit conditions to the NWPs.

(e) Authorization of an activity by an NWP does not authorize the "take" of a threatened or endangered species as defined under the ESA. In the absence of separate authorization (e.g., an ESA Section 10 Permit, a **Biological Opinion with** "incidental take" provisions, etc.) from the FWS or the NMFS, the Endangered Species Act prohibits any person subject to the jurisdiction of the United States to take a listed species, where "take" means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. The word "harm" in the definition of "take" means an act which actually kills or injures wildlife. Such an act may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering.

(f) If the non-federal permittee has a valid ESA section 10(a)(1)(B) incidental take permit with an approved Habitat Conservation Plan for a project or a group of projects that includes the proposed NWP activity, the non-federal applicant should

provide a copy of that ESA section 10(a)(1)(B) permit with the PCN required by paragraph (c) of this general condition. The district engineer will coordinate with the agency that issued the ESA section 10(a)(1)(B)permit to determine whether the proposed NWP activity and the associated incidental take were considered in the internal ESA section 7 consultation conducted for the ESA section 10(a)(1)(B) permit. If that coordination results in concurrence from the agency that the proposed NWP activity and the associated incidental take were considered in the internal ESA section 7 consultation for the ESA section 10(a)(1)(B) permit, the district engineer does not need to conduct a separate ESA section 7 consultation for the proposed NWP activity. The district engineer will notify the non-federal applicant within 45 days of receipt of a complete pre-construction notification whether the ESA section 10(a)(1)(B) permit covers the proposed NWP activity or whether additional ESA section 7 consultation is required.

(g) Information on the location of threatened and endangered species and their critical habitat can be obtained directly from the offices of the FWS and NMFS or their world wide web pages at

http://www.fws.gov/ or http://www.fws.gov/ipac and http://www.nmfs.noaa.gov/ pr/species/esa/ respectively.

19. Migratory Birds and Bald and Golden Eagles

The permittee is responsible for ensuring that an action authorized by an NWP complies with the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act. The permittee is responsible for contacting the appropriate local office of the U.S. Fish and Wildlife Service to determine what measures, if any, are necessary or appropriate to reduce adverse effects to migratory birds or eagles, including whether "incidental take" permits are necessary and available under the Migratory Bird Treaty Act or Bald and Golden Eagle Protection Act for a particular activity.

20. <u>Historic Properties</u>

- (a) No activity is authorized under any NWP which may have the potential to cause effects to properties listed, or eligible for listing, in the National Register of Historic Places until the requirements of Section 106 of the National Historic Preservation Act (NHPA) have been satisfied.
- (b) Federal permittees should follow their own

- procedures for complying with the requirements of section 106 of the National Historic Preservation Act (see 33 CFR 330.4(g)(1)). If preconstruction notification is required for the proposed NWP activity, the Federal permittee must provide the district engineer with the appropriate documentation to demonstrate compliance with those requirements. The district engineer will verify that the appropriate documentation has been submitted. If the appropriate documentation is not submitted, then additional consultation under section 106 may be necessary. The respective federal agency is responsible for fulfilling its obligation to comply with section 106.
- (c) Non-federal permittees must submit a preconstruction notification to the district engineer if the NWP activity might have the potential to cause effects to any historic properties listed on, determined to be eligible for listing on, or potentially eligible for listing on the National Register of Historic Places, including previously unidentified properties. For such activities, the preconstruction notification must state which historic properties might have the potential to be affected by the proposed NWP activity or include a vicinity map indicating the location of the historic properties or the

potential for the presence of historic properties. Assistance regarding information on the location of, or potential for, the presence of historic properties can be sought from the State Historic Preservation Officer, Tribal Historic Preservation Officer, or designated tribal representative, as appropriate, and the National Register of Historic Places (see 33 CFR 330.4(g)). When reviewing preconstruction notifications, district engineers will comply with the current procedures for addressing the requirements of section 106 of the National Historic Preservation Act. The district engineer shall make a reasonable and good faith effort to carry out appropriate identification efforts commensurate with potential impacts, which may include background research, consultation, oral history interviews, sample field investigation, and/or field survey. Based on the information submitted in the PCN and these identification efforts, the district engineer shall determine whether the proposed NWP activity has the potential to cause effects on the historic properties. Section 106 consultation is not required when the district engineer determines that the activity does not have the potential to cause effects on historic properties (see 36 CFR 800.3(a)).

- Section 106 consultation is required when the district engineer determines that the activity has the potential to cause effects on historic properties. The district engineer will conduct consultation with consulting parties identified under 36 CFR 800.2(c) when he or she makes any of the following effect determinations for the purposes of section 106 of the NHPA: no historic properties affected, no adverse effect, or adverse effect.
- (d) Where the non-Federal applicant has identified historic properties on which the proposed NWP activity might have the potential to cause effects and has so notified the Corps, the non-Federal applicant shall not begin the activity until notified by the district engineer either that the activity has no potential to cause effects to historic properties or that NHPA section 106 consultation has been completed. For nonfederal permittees, the district engineer will notify the prospective permittee within 45 days of receipt of a complete pre-construction notification whether NHPA section 106 consultation is required. If NHPA section 106 consultation is required, the district engineer will notify the non-Federal applicant that he or she cannot begin the activity until section 106

- consultation is completed. If the non-Federal applicant has not heard back from the Corps within 45 days, the applicant must still wait for notification from the Corps.
- (e) Prospective permittees should be aware that section 110k of the NHPA (54 U.S.C. 306113) prevents the Corps from granting a permit or other assistance to an applicant who, with intent to avoid the requirements of section 106 of the NHPA, has intentionally significantly adversely affected a historic property to which the permit would relate, or having legal power to prevent it, allowed such significant adverse effect to occur, unless the Corps, after consultation with the Advisory Council on Historic Preservation (ACHP), determines that circumstances justify granting such assistance despite the adverse effect created or permitted by the applicant. If circumstances justify granting the assistance, the Corps is required to notify the ACHP and provide documentation specifying the circumstances, the degree of damage to the integrity of any historic properties affected, and proposed mitigation. This documentation must include any views obtained from the applicant, SHPO/THPO, appropriate Indian tribes if the undertaking occurs on or affects historic properties on tribal lands or affects

properties of interest to those tribes, and other parties known to have a legitimate interest in the impacts to the permitted activity on historic properties.

21. Discovery of Previously Unknown Remains and Artifacts

Permittees that discover any previously unknown historic, cultural or archeological remains and artifacts while accomplishing the activity authorized by an NWP, they must immediately notify the district engineer of what they have found, and to the maximum extent practicable, avoid construction activities that may affect the remains and artifacts until the required coordination has been completed. The district engineer will initiate the Federal, Tribal, and state coordination required to determine if the items or remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

22. <u>Designated Critical</u> Resource Waters

Critical resource waters include, NOAA-managed marine sanctuaries and marine monuments, and National Estuarine Research Reserves. The district engineer may designate, after notice and opportunity for public comment,

additional waters officially designated by a state as having particular environmental or ecological significance, such as outstanding national resource waters or state natural heritage sites. The district engineer may also designate additional critical resource waters after notice and opportunity for public comment.

- (a) Discharges of dredged or fill material into waters of the United States are not authorized by NWPs 7, 12, 14, 16, 17, 21, 29, 31, 35, 39, 40, 42, 43, 44, 49, 50, 51, 52, 57 and 58 for any activity within, or directly affecting, critical resource waters, including wetlands adjacent to such waters.
- (b) For NWPs 3, 8, 10, 13, 15, 18, 19, 22, 23, 25, 27, 28, 30, 33, 34, 36, 37, 38, and 54, notification is required in accordance with general condition 32, for any activity proposed by permittees in the designated critical resource waters including wetlands adjacent to those waters. The district engineer may authorize activities under these NWPs only after she or he determines that the impacts to the critical resource waters will be no more than minimal.

23. Mitigation

The district engineer will consider the following

- factors when determining appropriate and practicable mitigation necessary to ensure that the individual and cumulative adverse environmental effects are no more than minimal:
- (a) The activity must be designed and constructed to avoid and minimize adverse effects, both temporary and permanent, to waters of the United States to the maximum extent practicable at the project site (i.e., on site).
- (b) Mitigation in all its forms (avoiding, minimizing, rectifying, reducing, or compensating for resource losses) will be required to the extent necessary to ensure that the individual and cumulative adverse environmental effects are no more than minimal.
- (c) Compensatory mitigation at a minimum one-for-one ratio will be required for all wetland losses that exceed 1/10-acre and require preconstruction notification, unless the district engineer determines in writing that either some other form of mitigation would be more environmentally appropriate or the adverse environmental effects of the proposed activity are no more than minimal, and provides an activity-specific waiver of this requirement. For wetland losses of 1/10acre or less that require pre-

- construction notification, the district engineer may determine on a case-by-case basis that compensatory mitigation is required to ensure that the activity results in only minimal adverse environmental effects.
- (d) Compensatory mitigation at a minimum one-for-one ratio will be required for all losses of stream bed that exceed 3/100-acre and require pre-construction notification, unless the district engineer determines in writing that either some other form of mitigation would be more environmentally appropriate or the adverse environmental effects of the proposed activity are no more than minimal, and provides an activity-specific waiver of this requirement. This compensatory mitigation requirement may be satisfied through the restoration or enhancement of riparian areas next to streams in accordance with paragraph (e) of this general condition. For losses of stream bed of 3/100-acre or less that require preconstruction notification, the district engineer may determine on a case-by-case basis that compensatory mitigation is required to ensure that the activity results in only minimal adverse environmental effects. Compensatory mitigation for losses of

- streams should be provided, if practicable, through stream rehabilitation, enhancement, or preservation, since streams are difficult-to-replace resources (see 33 CFR 332.3(e)(3)).
- (e) Compensatory mitigation plans for NWP activities in or near streams or other open waters will normally include a requirement for the restoration or enhancement, maintenance, and legal protection (e.g., conservation easements) of riparian areas next to open waters. In some cases, the restoration or maintenance/protection of riparian areas may be the only compensatory mitigation required. If restoring riparian areas involves planting vegetation, only native species should be planted. The width of the required riparian area will address documented water quality or aquatic habitat loss concerns. Normally, the riparian area will be 25 to 50 feet wide on each side of the stream, but the district engineer may require slightly wider riparian areas to address documented water quality or habitat loss concerns. If it is not possible to restore or maintain/protect a riparian area on both sides of a stream, or if the waterbody is a lake or coastal waters, then restoring or maintaining/protecting a
- riparian area along a single bank or shoreline may be sufficient. Where both wetlands and open waters exist on the project site, the district engineer will determine the appropriate compensatory mitigation (e.g., riparian areas and/or wetlands compensation) based on what is best for the aquatic environment on a watershed basis. In cases where riparian areas are determined to be the most appropriate form of minimization or compensatory mitigation, the district engineer may waive or reduce the requirement to provide wetland compensatory mitigation for wetland losses.
- (f) Compensatory mitigation projects provided to offset losses of aquatic resources must comply with the applicable provisions of 33 CFR part 332.
- (1) The prospective permittee is responsible for proposing an appropriate compensatory mitigation option if compensatory mitigation is necessary to ensure that the activity results in no more than minimal adverse environmental effects. For the NWPs, the preferred mechanism for providing compensatory mitigation is mitigation bank credits or inlieu fee program credits (see 33 CFR 332.3(b)(2) and (3)).

- However, if an appropriate number and type of mitigation bank or in-lieu credits are not available at the time the PCN is submitted to the district engineer, the district engineer may approve the use of permittee-responsible mitigation.
- (2) The amount of compensatory mitigation required by the district engineer must be sufficient to ensure that the authorized activity results in no more than minimal individual and cumulative adverse environmental effects (see 33 CFR 330.1(e)(3)). (See also 33 CFR 332.3(f).)
- (3) Since the likelihood of success is greater and the impacts to potentially valuable uplands are reduced, aquatic resource restoration should be the first compensatory mitigation option considered for permittee-responsible mitigation.
- (4) If permittee-responsible mitigation is the proposed option, the prospective permittee is responsible for submitting a mitigation plan. A conceptual or detailed mitigation plan may be used by the district engineer to make the decision on the NWP verification request, but a final mitigation plan that addresses the applicable requirements of 33 CFR 332.4(c)(2) through (14)

- must be approved by the district engineer before the permittee begins work in waters of the United States, unless the district engineer determines that prior approval of the final mitigation plan is not practicable or not necessary to ensure timely completion of the required compensatory mitigation (see 33 CFR 332.3(k)(3)). If permittee-responsible mitigation is the proposed option, and the proposed compensatory mitigation site is located on land in which another federal agency holds an easement, the district engineer will coordinate with that federal agency to determine if proposed compensatory mitigation project is compatible with the terms of the easement.
- (5) If mitigation bank or inlieu fee program credits are the proposed option, the mitigation plan needs to address only the baseline conditions at the impact site and the number of credits to be provided (see 33 CFR 332.4(c)(1)(ii)).
- (6) Compensatory mitigation requirements (e.g., resource type and amount to be provided as compensatory mitigation, site protection, ecological performance standards, monitoring requirements) may be addressed through conditions added to the NWP authorization, instead of

- components of a compensatory mitigation plan (see 33 CFR 332.4(c)(1)(ii)).
- (g) Compensatory mitigation will not be used to increase the acreage losses allowed by the acreage limits of the NWPs. For example, if an NWP has an acreage limit of 1/2-acre, it cannot be used to authorize any NWP activity resulting in the loss of greater than 1/2-acre of waters of the United States, even if compensatory mitigation is provided that replaces or restores some of the lost waters. However, compensatory mitigation can and should be used, as necessary, to ensure that an NWP activity already meeting the established acreage limits also satisfies the no more than minimal impact requirement for the NWPs.
- (h) Permittees may propose the use of mitigation banks, in-lieu fee programs, or permittee-responsible mitigation. When developing a compensatory mitigation proposal, the permittee must consider appropriate and practicable options consistent with the framework at 33 CFR 332.3(b). For activities resulting in the loss of marine or estuarine resources, permitteeresponsible mitigation may be environmentally preferable if there are no

- mitigation banks or in-lieu fee programs in the area that have marine or estuarine credits available for sale or transfer to the permittee. For permittee-responsible mitigation, the special conditions of the NWP verification must clearly indicate the party or parties responsible for the implementation and performance of the compensatory mitigation project, and, if required, its long-term management.
- (i) Where certain functions and services of waters of the United States are permanently adversely affected by a regulated activity, such as discharges of dredged or fill material into waters of the United States that will convert a forested or scrub-shrub wetland to a herbaceous wetland in a permanently maintained utility line right-of-way, mitigation may be required to reduce the adverse environmental effects of the activity to the no more than minimal level.

24. <u>Safety of Impoundment</u> Structures

To ensure that all impoundment structures are safely designed, the district engineer may require non-Federal applicants to demonstrate that the structures comply with established state or federal, dam safety criteria or have

been designed by qualified persons. The district engineer may also require documentation that the design has been independently reviewed by similarly qualified persons, and appropriate modifications made to ensure safety.

25. Water Quality

- (a) Where the certifying authority (state, authorized tribe, or EPA, as appropriate) has not previously certified compliance of an NWP with CWA section 401, a CWA section 401 water quality certification for the proposed discharge must be obtained or waived (see 33 CFR 330.4(c)). If the permittee cannot comply with all of the conditions of a water quality certification previously issued by certifying authority for the issuance of the NWP, then the permittee must obtain a water quality certification or waiver for the proposed discharge in order for the activity to be authorized by an NWP.
- (b) If the NWP activity requires pre-construction notification and the certifying authority has not previously certified compliance of an NWP with CWA section 401, the proposed discharge is not authorized by an NWP until water quality certification is obtained or waived. If the certifying authority issues a

water quality certification for the proposed discharge, the permittee must submit a copy of the certification to the district engineer. The discharge is not authorized by an NWP until the district engineer has notified the permittee that the water quality certification requirement has been satisfied by the issuance of a water quality certification or a waiver.

(c) The district engineer or certifying authority may require additional water quality management measures to ensure that the authorized activity does not result in more than minimal degradation of water quality.

26. <u>Coastal Zone</u> Management.

In coastal states where an NWP has not previously received a state coastal zone management consistency concurrence, an individual state coastal zone management consistency concurrence must be obtained, or a presumption of concurrence must occur (see 33 CFR 330.4(d)). If the permittee cannot comply with all of the conditions of a coastal zone management consistency concurrence previously issued by the state, then the permittee must obtain an individual coastal zone management consistency concurrence or presumption of concurrence

in order for the activity to be authorized by an NWP. The district engineer or a state may require additional measures to ensure that the authorized activity is consistent with state coastal zone management requirements.

27. Regional and Case-By-Case Conditions

The activity must comply with any regional conditions that may have been added by the Division Engineer (see 33 CFR 330.4(e)) and with any case specific conditions added by the Corps or by the state, Indian Tribe, or U.S. EPA in its CWA section 401 Water Quality Certification, or by the state in its Coastal Zone Management Act consistency determination.

28. <u>Use of Multiple</u> Nationwide Permits

The use of more than one NWP for a single and complete project is authorized, subject to the following restrictions:

(a) If only one of the NWPs used to authorize the single and complete project has a specified acreage limit, the acreage loss of waters of the United States cannot exceed the acreage limit of the NWP with the highest specified acreage limit. For example, if a road crossing over tidal waters is constructed under NWP 14, with associated

bank stabilization authorized by NWP 13, the maximum acreage loss of waters of the United States for the total project cannot exceed 1/3acre.

(b) If one or more of the NWPs used to authorize the single and complete project has specified acreage limits, the acreage loss of waters of the United States authorized by those NWPs cannot exceed their respective specified acreage limits. For example, if a commercial development is constructed under NWP 39, and the single and complete project includes the filling of an upland ditch authorized by NWP 46, the maximum acreage loss of waters of the United States for the commercial development under NWP 39 cannot exceed 1/2-acre, and the total acreage loss of waters of United States due to the NWP 39 and 46 activities cannot exceed 1 acre.

29. <u>Transfer of Nationwide</u> Permit Verifications

If the permittee sells the property associated with a nationwide permit verification, the permittee may transfer the nationwide permit verification to the new owner by submitting a letter to the appropriate Corps district office to validate the transfer. A copy of the nationwide permit verification must be attached

to the letter, and the letter must contain the following statement and signature:

"When the structures or work authorized by this nationwide permit are still in existence at the time the property is transferred, the terms and conditions of this nationwide permit, including any special conditions, will continue to be binding on the new owner(s) of the property. To validate the transfer of this nationwide permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below."

	_
(Transferee)	
	-
(Date)	

30. Compliance Certification

Each permittee who receives an NWP verification letter from the Corps must provide a signed certification documenting completion of the authorized activity and implementation of any required compensatory mitigation. The success of any required permittee-responsible mitigation, including the achievement of

ecological performance standards, will be addressed separately by the district engineer. The Corps will provide the permittee the certification document with the NWP verification letter. The certification document will include:

- (a) A statement that the authorized activity was done in accordance with the NWP authorization, including any general, regional, or activity-specific conditions;
- (b) A statement that the implementation of any required compensatory mitigation was completed in accordance with the permit conditions. If credits from a mitigation bank or in-lieu fee program are used to satisfy the compensatory mitigation requirements, the certification must include the documentation required by 33 CFR 332.3(I)(3) to confirm that the permittee secured the appropriate number and resource type of credits; and
- (c) The signature of the permittee certifying the completion of the activity and mitigation.

The completed certification document must be submitted to the district engineer within 30 days of completion of the authorized activity or the implementation of any required compensatory

mitigation, whichever occurs later.

31. Activities Affecting Structures or Works Built by the United States

If an NWP activity also requires review by, or permission from, the Corps pursuant to 33 U.S.C. 408 because it will alter or temporarily or permanently occupy or use a U.S. Army Corps of Engineers (USACE) federally authorized Civil Works project (a "USACE project"), the prospective permittee must submit a preconstruction notification. See paragraph (b)(10) of general condition 32. An activity that requires section 408 permission and/or review is not authorized by an NWP until the appropriate Corps office issues the section 408 permission or completes its review to alter, occupy, or use the USACE project, and the district engineer issues a written NWP verification.

32. <u>Pre-Construction</u> **Notification**

(a) Timing. Where required by the terms of the NWP, the prospective permittee must notify the district engineer by submitting a preconstruction notification (PCN) as early as possible. The district engineer must determine if the PCN is complete within 30 calendar days of the date of receipt and, if the PCN is determined

to be incomplete, notify the prospective permittee within that 30 day period to request the additional information necessary to make the PCN complete. The request must specify the information needed to make the PCN complete. As a general rule, district engineers will request additional information necessary to make the PCN complete only once. However, if the prospective permittee does not provide all of the requested information, then the district engineer will notify the prospective permittee that the PCN is still incomplete and the PCN review process will not commence until all of the requested information has been received by the district engineer. The prospective permittee shall not begin the activity until either:

- (1) He or she is notified in writing by the district engineer that the activity may proceed under the NWP with any special conditions imposed by the district or division engineer; or
- (2) 45 calendar days have passed from the district engineer's receipt of the complete PCN and the prospective permittee has not received written notice from the district or division engineer. However, if the permittee was required to notify the Corps pursuant to general condition 18 that

listed species or critical habitat might be affected or are in the vicinity of the activity, or to notify the Corps pursuant to general condition 20 that the activity might have the potential to cause effects to historic properties, the permittee cannot begin the activity until receiving written notification from the Corps that there is "no effect" on listed species or "no potential to cause effects" on historic properties, or that any consultation required under Section 7 of the Endangered Species Act (see 33 CFR 330.4(f)) and/or section 106 of the National Historic Preservation Act (see 33 CFR 330.4(g)) has been completed. If the proposed activity requires a written waiver to exceed specified limits of an NWP, the permittee may not begin the activity until the district engineer issues the waiver. If the district or division engineer notifies the permittee in writing that an individual permit is required within 45 calendar days of receipt of a complete PCN, the permittee cannot begin the activity until an individual permit has been obtained. Subsequently, the permittee's right to proceed under the NWP may be modified, suspended, or revoked only in accordance with the procedure set forth in 33 CFR 330.5(d)(2).

- (b) Contents of Pre-Construction Notification: The PCN must be in writing and include the following information:
- (1) Name, address and telephone numbers of the prospective permittee;
- (2) Location of the proposed activity;
- (3) Identify the specific NWP or NWP(s) the prospective permittee wants to use to authorize the proposed activity;
- (4) (i) A description of the proposed activity; the activity's purpose; direct and indirect adverse environmental effects the activity would cause, including the anticipated amount of loss of wetlands, other special aquatic sites, and other waters expected to result from the NWP activity, in acres, linear feet, or other appropriate unit of measure; a description of any proposed mitigation measures intended to reduce the adverse environmental effects caused by the proposed activity; and any other NWP(s), regional general permit(s), or individual permit(s) used or intended to be used to authorize any part of the proposed project or any related activity, including other separate and distant crossings for linear projects that require Department of
- the Army authorization but do not require preconstruction notification. The description of the proposed activity and any proposed mitigation measures should be sufficiently detailed to allow the district engineer to determine that the adverse environmental effects of the activity will be no more than minimal and to determine the need for compensatory mitigation or other mitigation measures.
- (ii) For linear projects where one or more single and complete crossings require pre-construction notification, the PCN must include the quantity of anticipated losses of wetlands, other special aquatic sites, and other waters for each single and complete crossing of those wetlands, other special aquatic sites, and other waters (including those single and complete crossings authorized by an NWP but do not require PCNs). This information will be used by the district engineer to evaluate the cumulative adverse environmental effects of the proposed linear project, and does not change those non-PCN NWP activities into NWP PCNs.
- (iii) Sketches should be provided when necessary to show that the activity complies with the terms of the NWP. (Sketches usually

- clarify the activity and when provided results in a quicker decision. Sketches should contain sufficient detail to provide an illustrative description of the proposed activity (e.g., a conceptual plan), but do not need to be detailed engineering plans);
- (5) The PCN must include a delineation of wetlands, other special aquatic sites, and other waters, such as lakes and ponds, and perennial and intermittent streams, on the project site. Wetland delineations must be prepared in accordance with the current method required by the Corps. The permittee may ask the Corps to delineate the special aquatic sites and other waters on the project site, but there may be a delay if the Corps does the delineation, especially if the project site is large or contains many wetlands, other special aquatic sites, and other waters. Furthermore, the 45-day period will not start until the delineation has been submitted to or completed by the Corps, as appropriate;
- (6) If the proposed activity will result in the loss of greater than 1/10-acre of wetlands or 3/100-acre of stream bed and a PCN is required, the prospective permittee must submit a statement describing how the mitigation requirement will be satisfied, or explaining

why the adverse environmental effects are no more than minimal and why compensatory mitigation should not be required. As an alternative, the prospective permittee may submit a conceptual or detailed mitigation plan.

- (7) For non-federal permittees, if any listed species (or species proposed for listing) or designated critical habitat (or critical habitat proposed for such designation) might be affected or is in the vicinity of the activity, or if the activity is located in designated critical habitat (or critical habitat proposed for such designation), the PCN must include the name(s) of those endangered or threatenedspecies (or species proposed for listing) that might be affected by the proposed activity or utilize the designated critical habitat (or critical habitat proposed for such designation) that might be affected by the proposed activity. For NWP activities that require pre-construction notification, Federal permittees must provide documentation demonstrating compliance with the Endangered Species Act;
- (8) For non-federal permittees, if the NWP activity might have the potential to cause effects to a historic property listed on,

- determined to be eligible for listing on, or potentially eligible for listing on, the National Register of Historic Places, the PCN must state which historic property might have the potential to be affected by the proposed activity or include a vicinity map indicating the location of the historic property. For NWP activities that require pre-construction notification, Federal permittees must provide documentation demonstrating compliance with section 106 of the National Historic Preservation Act;
- (9) For an activity that will occur in a component of the National Wild and Scenic River System, or in a river officially designated by Congress as a "study river" for possible inclusion in the system while the river is in an official study status, the PCN must identify the Wild and Scenic River or the "study river" (see general condition 16); and
- (10) For an NWP activity that requires permission from, or review by, the Corps pursuant to 33 U.S.C. 408 because it will alter or temporarily or permanently occupy or use a U.S. Army Corps of Engineers federally authorized civil works project, the pre-construction notification must include a statement confirming that the project proponent has submitted a written request

- for section 408 permission from, or review by, the Corps office having jurisdiction over that USACE project.
- (c) Form of Pre-Construction Notification: The nationwide permit pre-construction notification form (Form ENG 6082) should be used for NWP PCNs. A letter containing the required information may also be used. Applicants may provide electronic files of PCNs and supporting materials if the district engineer has established tools and procedures for electronic submittals.
- (d) Agency Coordination: (1) The district engineer will consider any comments from Federal and state agencies concerning the proposed activity's compliance with the terms and conditions of the NWPs and the need for mitigation to reduce the activity's adverse environmental effects so that they are no more than minimal.
- (2) Agency coordination is required for: (i) all NWP activities that require preconstruction notification and result in the loss of greater than 1/2-acre of waters of the United States; (ii) NWP 13 activities in excess of 500 linear feet, fills greater than one cubic yard per running foot, or involve discharges of dredged or fill material into special aquatic sites; and (iii)

NWP 54 activities in excess of 500 linear feet, or that extend into the waterbody more than 30 feet from the mean low water line in tidal waters or the ordinary high water mark in the Great Lakes.

(3) When agency coordination is required, the district engineer will immediately provide (e.g., via e-mail, facsimile transmission, overnight mail, or other expeditious manner) a copy of the complete PCN to the appropriate Federal or state offices (FWS, state natural resource or water quality agency, EPA, and, if appropriate, the NMFS). With the exception of NWP 37, these agencies will have 10 calendar days from the date the material is transmitted to notify the district engineer via telephone, facsimile transmission, or e-mail that they intend to provide substantive, site-specific comments. The comments must explain why the agency believes the adverse environmental effects will be more than minimal. If so contacted by an agency, the district engineer will wait an additional 15 calendar days before making a decision on the pre-construction notification. The district engineer will fully consider agency comments received within the specified time frame concerning the proposed activity's

compliance with the terms and conditions of the NWPs, including the need for mitigation to ensure that the net adverse environmental effects of the proposed activity are no more than minimal. The district engineer will provide no response to the resource agency, except as provided below. The district engineer will indicate in the administrative record associated with each preconstruction notification that the resource agencies' concerns were considered. For NWP 37, the emergency watershed protection and rehabilitation activity may proceed immediately in cases where there is an unacceptable hazard to life or a significant loss of property or economic hardship will occur. The district engineer will consider any comments received to decide whether the NWP 37 authorization should be modified, suspended, or revoked in accordance with the procedures at 33 CFR 330.5.

(4) In cases of where the prospective permittee is not a Federal agency, the district engineer will provide a response to NMFS within 30 calendar days of receipt of any Essential Fish Habitat conservation recommendations, as required by section 305(b)(4)(B) of the Magnuson-Stevens Fishery

Conservation and Management Act.

(5) Applicants are encouraged to provide the Corps with either electronic files or multiple copies of pre-construction notifications to expedite agency coordination.



1410 N Hilton Street, Boise, ID 83706 (208) 373-0502

Brad Little, Governor Jess Byrne, Director

December 4, 2020

Kelly J. Urbanek, Chief U.S. ACOE Regulatory Division Walla Walla District 720 East Park Boulevard, Suite 245 Boise, Idaho 83712-7757

Subject: Final §401 Water Quality Certification for 2020 Nationwide Permits in Idaho

Dear Ms. Urbanek:

Enclosed please find the Idaho Department of Environmental Quality (DEQ) final water quality certification for the 2020 Nationwide Permits in Idaho. DEQ offered a 21-day public comment period, beginning on November 2, 2020, and ending on November 23, 2020.

DEQ received a single comment letter. After review of the comments received, minor modifications were made to the final certification in order to provide additional clarity.

If you have any questions or concerns regarding this certification, please contact Jason Pappani at (208) 373-0515 or via email at jason.pappani@deq.idaho.gov.

Sincerely,

Mary Anne Nelson, PhD

Surface and Wastewater Division Administrator

MAN:JP:lf

cc: Jason Pappani, DEQ State Office

DEQ Regional Administrators

James Joyner, ACOE Walla Walla District Brent King, Idaho Attorney General's Office



Idaho Department of Environmental Quality Final §401 Water Quality Certification

December 4, 2020

2020 U.S. Army Corps of Engineers §404 Nationwide Permits (NWPs)

Pursuant to the provisions of Section 401(a)(1) of the Federal Water Pollution Control Act (Clean Water Act), as amended; 33 U.S.C. Section 1341(a)(1); and Idaho Code §§ 39-101 et seq. and 39-3601 et seq., the Idaho Department of Environmental Quality (DEQ) has authority to review activities receiving Section 404 dredge and fill permits and issue water quality certification decisions.

Based upon its review of the proposed 2020 Nationwide Permits published in the Federal Register on September 15, 2020, DEQ certifies that if the permittee complies with the terms and conditions imposed by the permits, including the Regional Conditions set forth by the Army Corps of Engineers (ACOE), along with the conditions set forth in this water quality certification, then activities will comply with the applicable water quality requirements of Sections 301, 302, 303, 306, and 307 of the Clean Water Act, the Idaho Water Quality Standards (WQS) (IDAPA 58.01.02), and other appropriate water quality requirements of state law.

This certification does not constitute authorization of the permitted activities by any other state or federal agency or private person or entity. This certification does not excuse the permit holder from the obligation to obtain any other necessary approvals, authorizations, or permits, including without limitation, the approval from the owner of a private water conveyance system, if one is required, to use the system in connection with the permitted activities.

1 Antidegradation Review

The WQS contain an antidegradation policy providing three levels of protection to water bodies in Idaho (IDAPA 58.01.02.051).

- Tier I Protection. The first level of protection applies to all water bodies subject to Clean Water Act jurisdiction and ensures that existing uses of a water body and the level of water quality necessary to protect those existing uses will be maintained and protected (IDAPA 58.01.02.051.01; 58.01.02.052.01). Additionally, a Tier I review is performed for all new or reissued permits or licenses (IDAPA 58.01.02.052.07).
- Tier II Protection. The second level of protection applies to those water bodies considered high quality and ensures that no lowering of water quality will be allowed unless deemed necessary to accommodate important economic or social development (IDAPA 58.01.02.051.02; 58.01.02.052.08).

• Tier III Protection. The third level of protection applies to water bodies that have been designated outstanding resource waters and requires that activities not cause a lowering of water quality (IDAPA 58.01.02.051.03; 58.01.02.052.09).

DEQ is employing a water body by water body approach to implementing Idaho's antidegradation policy. This approach means that any water body fully supporting its beneficial uses will be considered high quality (IDAPA 58.01.02.052.05.a). Any water body not fully supporting its beneficial uses will be provided Tier I protection for that use, unless specific circumstances warranting Tier II protection are met (IDAPA 58.01.02.052.05.c). The most recent federally approved Integrated Report and supporting data are used to determine support status and the tier of protection (IDAPA 58.01.02.052.05).

1.1 Pollutants of Concern

The primary pollutant of concern, for projects permitted under the 2020 NWPs administered by the ACOE, is sediment. In locations where heavy metals are present due to mining activities, or where high concentrations of nutrients may be associated with sediments, additional considerations may be necessary. If the project reduces riparian vegetation, then temperature (thermal loading) may also be of concern.

The procedures outlined in the Sediment Evaluation Framework for the Pacific Northwest¹ may be applied to assess and characterize sediment to determine the suitability of dredged material for unconfined aquatic placement, to determine the suitability of post dredge surfaces, and to predict effects on water quality during dredging (See Section 2.4 for more details).

As part of the Section 401 water quality certification, DEQ is requiring the applicant to comply with various conditions to protect water quality and to meet Idaho WQS, including the criteria applicable to sediment.

1.2 Receiving Water Body Level of Protection

The ACOE NWPs authorize construction activities in waters of the United States. In Idaho, jurisdictional waters of the state can potentially receive discharges either directly or indirectly from activities authorized under the NWPs. DEQ applies a water body by water body approach to determine the level of antidegradation protection a water body will receive. (IDAPA 58.01.02.052.05).

All waters in Idaho that receive discharges from activities authorized under a NWP will receive, at minimum, Tier I antidegradation protection because Idaho's Tier I antidegradation policy applies to all state waters (IDAPA 58.01.02.052.01). Water bodies that fully support their aquatic life or recreational uses are considered *high quality waters* and will receive Tier II antidegradation protection (IDAPA 58.01.02.051.02). Because of the statewide applicability, the antidegradation review will assess whether the NWP permit complies with both Tier I and Tier II antidegradation provisions (IDAPA 58.01.02.052.03).

Although Idaho does not currently have any Tier III designated outstanding resource waters (ORWs), it is possible for a water body to be designated as an ORW during the life of the NWPs.

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¹ Northwest Regional Sediment Evaluation Team (RSET). 2018. Sediment Evaluation Framework for the Pacific Northwest. *Prepared by* the RSET Agencies, May 2018, 183 pp plus appendices.

Because of this potential, the antidegradation review also assesses whether the permit complies with the outstanding resource water requirements of Idaho's antidegradation policy (IDAPA 58.01.02.051.03).

To determine the support status of the receiving water body, the most recent EPA-approved Integrated Report, available on Idaho DEQ's website, is to be used: http://www.deq.idaho.gov/water-quality/surface-water/monitoring-assessment/integrated-report/. (IDAPA 58.01.02.052.05).

High quality waters are identified in Categories 1 and 2 of the Integrated Report. If a water body is in either Category 1 or 2, it is a Tier II water body.

Unassessed waters are identified in Category 3 of DEQ's Integrated Report. These waters require a case by case determination to be made by DEQ based on available information at the time of the application for permit coverage (IDAPA 58.01.02.052.05.b). For activities occurring on unassessed waters under this certification, DEQ has determined that complying with the conditions of the NWP, the regional conditions, and this certification will ensure the provisions of IDAPA 58.01.02.052 are met.

Impaired waters are identified in Categories 4 and 5 of the Integrated Report. Category 4(a) contains impaired waters for which a TMDL has been approved by EPA. Category 4(b) contains impaired waters for which controls other than a TMDL have been approved by EPA. Category 5 contains waters which have been identified as "impaired", for which a TMDL is needed. These waters are Tier I waters, for the use which is impaired. With the exception, if the aquatic life uses are impaired for any of these three pollutants—dissolved oxygen, pH, or temperature—and the biological or aquatic habitat parameters show a healthy, balanced biological community, then the water body shall receive Tier II protection, in addition to Tier I protection, for aquatic life uses (IDAPA 58.01.02.052.05.c.i).

DEQ's webpage also has a link to the state's map-based Integrated Report which presents information from the Integrated Report in a searchable, map-based format: http://www.deq.idaho.gov/assistance-resources/maps-data/.

Water bodies can be in multiple categories for different causes. If assistance is needed in using these tools, or if additional information/clarification regarding the support status of the receiving water body is desired, please feel free to contact your nearest DEQ regional office or the State Office (Table 1).

Regional Office	Address	Phone Number	Email
Boise	1445 N. Orchard Rd., Boise 83706	208-373-0550	kati.carberry@deq.idaho.gov
Coeur d'Alene	2110 Ironwood Parkway, Coeur d'Alene 83814	208-769-1422	chantilly.higbee@deq.idaho.gov
Idaho Falls	900 N. Skyline, Suite B., Idaho Falls 83402	208-528-2650	troy.saffle@deq.idaho.gov
Lewiston	1118 "F" St., Lewiston 83501	208-799-4370	sujata.connell@deq.idaho.gov
Pocatello	444 Hospital Way, #300 Pocatello 83201	208-236-6160	matthew.schenk@deq.idaho.gov
Twin Falls	650 Addison Ave. W., Suite 110, Twin Falls 83301	208-736-2190	balthasar.buhidar@deq.idaho.gov
State Office	1410 N. Hilton Rd., Boise 83706	208-373-0502	jason.pappani@deq.idaho.gov

Table 1. Idaho DEQ Regional and State Office Contacts

1.3 Protection and Maintenance of Existing Uses (Tier I Protection)

A Tier I review is performed for all new or reissued permits or licenses, applies to all waters subject to the jurisdiction of the Clean Water Act, and requires demonstration that existing uses and the level of water quality necessary to protect existing uses shall be maintained and protected (IDAPA 58.01.02.051.01; 052.01 and 04). The numeric and narrative criteria in the WQS are set at levels that ensure protection of existing and designated beneficial uses.

Water bodies not supporting existing or designated beneficial uses must be identified as water quality limited, and a total maximum daily load (TMDL) must be prepared for those pollutants causing impairment (IDAPA 58.01.02.055.02). Once a TMDL is completed, discharges of causative pollutants shall be consistent with the allocations in the TMDL (IDAPA 58.01.02.055.05). Prior to the completion of a TMDL, the WQS require the application of the antidegradation policy and implementation provisions to maintain and protect beneficial uses (IDAPA 58.01.02.055.04).

The general (non-numeric) effluent limitations in the NWPs and associated Regional Conditions for the ACOE Walla Walla District address best management practices (BMPs) aimed at minimizing impacts to the aquatic environment, especially sediment and turbidity impacts including: vegetation protection and restoration, de-watering requirements, erosion and sediment controls, soil stabilization requirements, pollution prevention measures, prohibited discharges, and wildlife considerations. Although the NWPs do not contain specific (numeric) effluent limitations for sediment or turbidity, the conditions identified in the permits and in this water quality certification will ensure compliance with DEQ's water quality standards, including the narrative sediment criteria (IDAPA 58.01.02.200.08) and DEQ's turbidity criteria (IDAPA 58.01.02.250.02.e).

In order to ensure compliance with Idaho WQS, DEQ has included a condition requiring the permittee(s) to comply with Idaho's numeric turbidity criteria, developed to protect aquatic life

uses. The criterion states, "Turbidity shall not exceed background turbidity by more than 50 nephelometric turbidity units (NTU)² instantaneously or more than 25 NTU for more than 10 consecutive days" (IDAPA 58.01.02.250.02.e). DEQ is requiring turbidity monitoring when project activities result in a discharge to waters of the United States that causes a visible sediment plume (IDAPA 58.01.02.054.01) (See Section 2.5 for more details).

If an approved TMDL exists for a receiving water body that requires a load reduction for a pollutant of concern, then the project must be consistent with the provisions of that TMDL (IDAPA 58.01.02.055.05).

For authorized activities requiring a pre-construction notification (PCN), the Corps will have the opportunity to evaluate the NWP activities on a case by case basis to ensure that the activity will not cause more than a minimal adverse environmental effect, individually and cumulatively. The Corps has agreed to forward the verification letters to the appropriate DEQ regional office (Table 1) for all authorized activities including the NWP activities that require a PCN. This will better inform DEQ of the authorized activities that are occurring throughout the state and determine if additional conditions will need to be implemented when the ACOE reissues the NWPs.

1.3.1 DEQ's Determination

DEQ concludes that, given the nature of the activities authorized by the 2020 NWPs, such activities will comply with Idaho's Tier I requirements under IDAPA 58.01.02.051.01 and 58.01.02.052.07, provided the permitted activities are carried out in compliance with the limitations and associated requirements of the 2020 NWPs, Regional Conditions, and conditions set forth in this water quality certification.

1.4 Protection of High-Quality Waters (Tier II Protection)

Water bodies that fully support their beneficial uses are recognized as high-quality waters and will be provided Tier II protection in addition to Tier I protection (IDAPA 58.01.02.051.02; 58.01.02.052.05.a). Water quality parameters applicable to existing or designated beneficial uses must be maintained and protected under Tier II, unless a lowering of water quality is deemed necessary to accommodate important economic or social development (IDAPA 58.01.02.051.02; 58.01.02.052.08).

The ACOE does not authorize projects with more than minimal individual and cumulative impacts on the aquatic environment under a NWP (33 U.S.C.A. § 1344(e)). As required by the National Environmental Policy Act (NEPA) the Corps has analyzed the individual and cumulative effects for the NWP activities. DEQ recognizes that short term changes in water quality may occur with respect to sediment as a result of the authorized activities, but has determined that adherence to the terms and conditions imposed by the permits, including the Regional Conditions set forth by the Army Corps of Engineers (ACOE or Corps), along with the conditions set forth in this water quality certification will ensure that there are no long-term adverse changes to water quality or beneficial use support as a result of any activity authorized under this certification (IDAPA 58.01.02.052.03). As a general principle, DEQ believes degradation of water quality should be viewed in terms of permanent or long-term adverse

²NTU is a unit of measure of the concentration of suspended particles in the water (turbidity). It is determined by shining a light through a sample and measuring the incident light scattered at right angles from the sample.

changes. Short-term or temporary reductions in water quality, if reasonable measures are taken to minimize them (such as the certification conditions in Section 2), may occur without triggering a Tier II analysis (IDAPA 58.01.02.052.03; 080.02).

To ensure proposed regulated activities will not cause more than minimal individual and cumulative impacts on the aquatic environment, certain NWPs require project proponents to notify district engineers (in the form of a PCN) of their proposed activities prior to conducting regulated activities. This level of review gives the district engineer the opportunity to evaluate activities on a case by case basis to determine whether additional conditions or mitigation requirements are warranted to ensure that the proposed activity results in no more than the minimal individual and cumulative impacts on the aquatic environment.

DEQ has denied certification for NWP 16, NWP 23, and NWP 53 (see Section 3.1); and for certain activities associated with NWP 3, NWP 12, NWP 13, NWP 14, NWP 21, NWP 29, NWP 39, NWP 40, NWP 42, NWP 43, NWP 44, NWP 50, NWP 51, NWP 52, NWP C, NWP D, and NWP E (see Section 3.2). Projects seeking coverage under these NWPs will need to request individual certification from DEQ. DEQ will consider any additional conditions or denial of certification if necessary to ensure no lowering of water quality occurs for any of these projects proposed on Tier II water.

Additionally, if an authorized project causes a visible sediment plume then turbidity monitoring is required (see Section 2.5 for more details).

1.4.1 DEQ's Determination

DEQ concludes that the activities authorized by the 2020 NWPs and this certification will comply with Idaho's Tier II requirements under IDAPA 58.01.02.051.02 and 58.01.02.052.08 providing permitted activities are carried out in compliance with the limitations and associated requirements of the 2020 NWPs, Regional Conditions, and conditions of this water quality certification.

1.5 Protection of Outstanding Resource Waters (Tier III Protection)

Idaho's antidegradation policy requires that the quality of outstanding resource waters (ORWs) be maintained and protected from the impacts of point and nonpoint source activities (IDAPA 58.01.02.051.03). No water bodies in Idaho have been designated as ORWs to date. Because it is possible waters may become designated during the term of the 2020 NWPs, DEQ has evaluated whether the NWPs comply with the ORW antidegradation provision.

DEQ has denied certification for any activities on any Outstanding Resource Water (ORW) (see Section 3) and is requiring that any activities proposed on an ORW apply for individual certification (see Section 2.3).

1.5.1 DEQ's Determination

DEQ concludes that the activities authorized by the 2020 NWPs and this certification will comply with Idaho's Tier III requirements under IDAPA 58.01.02.051.03 providing permitted activities are carried out in compliance with the limitations and associated requirements of the 2020 NWPs, Regional Conditions, and conditions of this water quality certification.

2 Conditions Necessary to Ensure Compliance with Water Quality Standards or Other Appropriate Water Quality Requirements of State Law

For all activities covered under this certification, the following conditions are necessary to ensure that permitted projects comply with water quality requirements.

2.1 Design, Implementation, and Maintenance of Appropriate Best Management Practices

Best Management Practices (BMPs) must be designed, implemented, and maintained by the permittee to fully protect and maintain the beneficial uses and ambient water quality of waters of the state and to prevent exceedances of WQS (IDAPA 58.01.02.350.01.a).

BMPs must be selected and properly installed. Proper installation and operation of BMPs are required to ensure the provisions of IDAPA 58.01.02.052 are met. In order to ensure that BMPs are operating properly and to demonstrate that degradation has not occurred, the permittee must monitor and evaluate BMP effectiveness daily during project activities to assure that water quality standards are being met.

Approved BMPs for specific activities (mining, forestry, stream channel alteration, etc.) are codified in IDAPA 58.01.02.350. Additionally, DEQ provides a catalog of storm water best management practices, available at: http://www.deq.idaho.gov/media/60184297/stormwater-bmp-catalog.pdf. This catalog presents a variety of BMPs that can be used to control erosion and sediment during and after construction. Other sources of information are also available and may be used for selecting project appropriate BMPs.

This condition is necessary meet the following water quality requirements:

Control of erosion, sediment, and turbidity to maintain beneficial use support and compliance with the following water quality standards:

- General Surface Water Criteria for Sediment (IDAPA 58.01.02.200.08)
- Numeric Turbidity Criteria for Aquatic Life (IDAPA 58.01.02.250.02.e)
- Numeric turbidity criteria for protection of domestic water supply (IDAPA 58.01.02.252.01.b)
- Point source wastewater treatment requirements (IDAPA 58.01.02.401.02)

2.2 TMDL Compliance

If there is an approved or established TMDL, then the permittee must comply with the established loads in the TMDL. Approved TMDLs can be found on DEQ's website (https://www.deq.idaho.gov/water-quality/surface-water/tmdls/table-of-sbas-tmdls/) or by contacting the appropriate regional office contact (Table 1).

This condition is necessary to meet the following water quality requirements:

Ensure projects are consistent with waste load and load allocations established in approved TMDLs (IDAPA 58.01.02.055.04 and .05).

2.3 Outstanding Resource Waters

If waters become designated as ORWs during the term of the NWPs, a permittee proposing a project on an ORW must contact the appropriate DEQ regional office and apply for individual certification.

This condition is necessary to meet the following water quality requirements:

Ensure there is no lowering of water quality in any ORW as required by the Idaho Antidegradation Policy (IDAPA 58.01.02.051.03).

2.4 Fill Material

Material subject to suspension, including suspended dredge material, shall be free of easily suspended fine material. The fill material to be placed in waters of the United States shall be clean material only. If dredged material is proposed to be used as fill material and there is a possibility the material may be contaminated, then the permittee must apply the procedures in the *Sediment Evaluation Framework for the Pacific Northwest* (RSET, 2018) to assess and characterize sediment to determine the suitability of dredged material for unconfined-aquatic placement; determine the suitability of post dredge surfaces; and to predict effects on water quality during dredging.

This condition is necessary to meet the following water quality requirements:

Prevent suspension of fine sediment and turbidity in order to provide beneficial use support and compliance with the following water quality standards:

- General Surface Water Criteria for Sediment (IDAPA 58.01.02.200.08)
- Numeric Turbidity Criteria for Aquatic Life (IDAPA 58.01.02.250.02.e)
- Numeric turbidity criteria for protection of domestic water supply (IDAPA 58.01.02.252.01.b)
- Point source wastewater treatment requirements (IDAPA 58.01.02.401.02)

Prevent suspension of hazardous, toxic, or deleterious materials or other pollutants that may be associated with fill material in order to ensure beneficial use support and compliance with the following water quality standards:

- General Surface Water Criteria for hazardous materials (IDAPA 58.01.02.200.01), toxic substances (IDAPA 58.01.02.200.02), deleterious materials (IDAPA 58.01.02.200.03), excess nutrients (IDAPA 58.01.02.200.06), or oxygen demanding materials (IDAPA 58.01.02.200.09)
- Numeric toxics criteria for aquatic life and human health (IDAPA 58.01.02.210)

2.5 Turbidity

If no visible sediment plume is present, it is reasonable to assume that there is no potential violation of the water quality criteria for turbidity (IDAPA 58.01.02.250.02.e). Therefore, turbidity monitoring is only required when activities cause a visible sediment plume.

A properly and regularly calibrated turbidimeter is required for measurements analyzed in the field, but grab samples may be collected and taken to a laboratory for analysis. When monitoring is required a sample must be taken at an undisturbed area immediately up-current from in-water disturbance or discharge to establish background turbidity levels. Background turbidity, latitude/longitude, date, and time must be recorded prior to monitoring down-current. Then a sample must be collected immediately down-current from the in-water disturbance or point of discharge and within any visible sediment plume. The turbidity, latitude/longitude, date, and time must be recorded for each sample. The downstream sample must be taken immediately following the upstream sample in order to obtain meaningful and representative results.

Results from the down-current sampling point must be compared to the up-current or background level to determine whether project activities are causing an exceedance of state WQS. If the downstream turbidity is 50 NTUs or more greater than the upstream turbidity, then the project is causing an exceedance of the WQS (IDAPA 58.01.02.250.02.e). Any exceedance of the turbidity standard must be reported to the appropriate DEQ regional office (Table 1) within 24 hours.

The following steps should be followed to ensure compliance with the turbidity standard:

- 1. If a visible plume is observed, collect turbidity measurements at 1) an upstream location; and, 2) from within the plume, and compare the results to Idaho's instantaneous numeric turbidity criterion (50 NTU over background).
- 2. If turbidity in the plume is less than 50 NTU instantaneously over the background turbidity continue monitoring as long as the plume is visible. If turbidity exceeds background turbidity by more than 50 NTU instantaneously then stop all earth disturbing construction activities immediately and proceed to Step 3. If turbidity exceeds background turbidity by more than 25 NTU, or if a visible plume is observed for more than 10 consecutive days, then stop all earth disturbing construction activities and proceed to Step 3.
- 3. Notify the appropriate DEQ regional office within 24 hours of any turbidity criteria exceedance. Take action to address the cause of the exceedance. That may include inspecting the condition of project BMPs. If the BMPs are functioning to their fullest capability, then the permittee must modify project activities and/or BMPs to correct the exceedance.
- 4. Earth disturbing activities may continue once turbidity readings return to within 50 NTU over background instantaneously; or, if turbidity has exceeded 25 NTU over background for more than ten consecutive days, once turbidity readings have no longer exceeded 25 NTU over background for at least 24 consecutive hours.

Copies of daily logs for turbidity monitoring must be available to DEQ upon request. The report must describe all exceedances and subsequent actions taken, including the effectiveness of the action.

This condition is necessary to meet the following water quality requirements:

Ensure that activities do not impair beneficial uses, and ensure and document compliance with the following water quality standards:

- General Surface Water Criteria for Sediment (IDAPA 58.01.02.200.08)
- Numeric Turbidity Criteria for Aquatic Life (IDAPA 58.01.02.250.02.e)
- Numeric turbidity criteria for protection of domestic water supply (IDAPA 58.01.02.252.01.b)

2.6 Mixing Zones

No mixing zones are authorized through this certification. If a mixing zone, or alternatively, a point of compliance, is desired, the permittee must apply for an individual certification and must contact the appropriate DEQ regional office (Table 1) to request authorization for a mixing zone.

This condition is necessary to meet the following water quality requirements:

Ensure any mixing zone is properly authorized in accordance with the Idaho Mixing Zone Policy (IDAPA 58.01.02.060).

2.7 Culverts

To prevent road surface and culvert bedding material from entering a stream, culvert crossings must include best management practices to retain road base and culvert bedding material. For perennial waters, the permittee should consider the Idaho Stream Channel Alterations rules (IDAPA 37.03.07). Another source of BMPs for culvert installation can be found in the Idaho Forest Practices Act (IDAPA 20.20.01). Examples of best management practices include, but are not limited to: parapets, wing walls, inlet and outlet rock armoring, compaction, suitable bedding material, anti-seep barriers such as bentonite clay, or other acceptable roadway retention systems.

This condition is necessary to meet the following water quality requirements:

Control of erosion, sediment, and turbidity to provide beneficial use support and compliance with the following water quality standards:

- General Surface Water Criteria for Sediment (IDAPA 58.01.02.200.08)
- Numeric Turbidity Criteria for Aquatic Life (IDAPA 58.01.02.250.02.e)
- Numeric turbidity criteria for protection of domestic water supply (IDAPA 58.01.02.252.01.b)

2.8 Wood Preservatives

DEQ's <u>Guidance for the Use of Wood Preservatives and Preserved Wood Products In or Around Aquatic Environments</u> must be considered when using treated wood materials in the aquatic environment. Within this guidance document DEQ references the <u>Best Management Practices</u>

for the Use of Treated Wood in Aquatic and Wetland Environments³. This document provides recommended guidelines for the production and installation of treated wood products destined for use in sensitive environments.

This condition is necessary to meet the following water quality requirements:

Ensure that toxic chemicals are not introduced into waters and to ensure compliance with the following water quality standards:

- General Surface Water Criteria for hazardous materials (IDAPA 58.01.02.200.01), toxic substances (IDAPA 58.01.02.200.02), and deleterious materials (IDAPA 58.01.02.200.03)
- Numeric toxics criteria for aquatic life and human health (IDAPA 58.01.02.210)

2.9 Reporting of Discharges Containing Hazardous Materials or Deleterious Materials

All spills of hazardous material, deleterious material or petroleum products which may impact waters (ground and surface) of the state shall be immediately reported. Call 911 if immediate assistance is required to control, contain or clean up the spill. If no assistance is needed in cleaning up the spill, contact the appropriate DEQ regional office in Table 2 during normal working hours or Idaho State Communications Center after normal working hours. If the spilled volume is above federal reportable quantities, contact the National Response Center.

For immediate assistance: Call 911

National Response Center: (800) 424-8802

Idaho State Communications Center: (800) 632-8000

Table 2. Idaho DEQ regional contacts for reporting discharge or spill of hazardous or deleterious materials.

Regional Office	Toll Free Phone Number	Phone Number
Boise	888-800-3480	208-373-0550
Coeur d'Alene	877-370-0017	208-769-1422
Idaho Falls	800-232-4635	208-528-2650
Lewiston	877-541-3304	208-799-4370
Pocatello	888-655-6160	208-236-6160
Twin Falls	800-270-1663	208-736-2190

³ Western Wood Preservers Institute, Wood Preservation Canada, Southern Pressure Treaters' Association, and Southern Forest Products Association. 2011. "Best Management Practices: For the Use of Treated Wood in Aquatic and Wetland Environments" Vancouver, WA: Western Wood Preservers Institute.

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This condition is necessary to meet the following water quality requirements:

Ensure compliance with the following water quality standards:

- Hazardous Material Spills (IDAPA 58.01.02.850)
- Petroleum release reporting, investigation, and confirmation (IDAPA 58.01.02.851)
- Petroleum release response and corrective action (IDAPA 58.01.02.852)

2.10 Other Conditions

This certification is conditioned upon the requirement that if there are material modifications of the NWPs or the permitted activities—including without limitation, significant changes from the draft NWPs to final NWPs, or significant changes to the draft Regional Conditions, then DEQ must re-evaluate the certification to determine compliance with Idaho WQS and to provide additional certification pursuant to Section 401.

This condition is necessary to ensure that DEQ can evaluate any material modification to ensure it meets water quality requirements and complies with the Idaho antidegradation policy (IDAPA 58.01.02.051) and its implementation (IDAPA 58.01.02.052), general surface water quality criteria (200), numeric toxics criteria for aquatic life and human health (IDAPA 58.01.02.210), numeric criteria for aquatic life (IDAPA 58.01.02.250), recreation (IDAPA 58.01.02.251), and water supply uses (IDAPA 58.01.02.252).

3 Projects for Which Certification Is Denied

DEQ cannot certify that the following activities will comply with water quality requirements, including State WQS and other appropriate requirements of state law, and is therefore denying certification for the activities listed below.

For activities for which certification has been denied, the applicant will be required to request an individual certification before the activity can be conducted. Individual certification requests will provide DEQ with the opportunity to review project details and determine if additional conditions are necessary to ensure that water quality requirements will be met.

Upon review and evaluation of individual certification requests, DEQ may 1) certify without condition, 2) provide individual certification with conditions necessary to ensure water quality requirements will be met, or 3) deny certification for projects that will not meet water quality requirements.

3.1 NWPs denied

DEQ denies certification for all activities proposed to occur on waters designated as ORWs during the term of the permit. This denial is necessary to ensure compliance with the water quality requirements of Idaho's antidegradation policy (IDAPA 58.01.02.051.03) and implementation procedures (IDAPA 58.01.02.052.09.g).

In addition, the following NWPs are denied certification for all Idaho waters. Projects seeking coverage under these NWPs must request individual certification from DEQ.

NWP 16 - Return Water from Upland Contained Disposal Areas

Basis for denial:

Return water from upland disposal areas has the potential to contribute turbidity, sediment, and other toxic and non-toxic pollutants to receiving waters.

To ensure that discharge from upland contained disposal areas meets water quality requirements, DEQ must evaluate the quality of the return water and evaluate the potential pollutants associated with return water on a case-by-case basis to determine compliance with general surface water quality criteria (IDAPA 58.01.02.200); numeric toxics criteria for aquatic life and human health (IDAPA 58.01.02.210); and use specific criteria for aquatic life (IDAPA 58.01.02.251), recreation (IDAPA 58.01.02.251), and water supply uses (IDAPA 58.01.02.252).

NWP 23 - Approved Categorical Exclusions

Basis for denial:

DEQ is unable to determine that meeting the requirements for categorical exclusion under the National Environmental Policy Act will meet state water quality requirements.

DEQ will evaluate categorically excluded activities on a case-by-case basis to determine compliance with general surface water quality criteria (IDAPA 58.01.02.200); numeric toxics criteria for aquatic life and human health (IDAPA 58.01.02.210); and use specific criteria for aquatic life (IDAPA 58.01.02.250), recreation (IDAPA 58.01.02.251), and water supply uses (IDAPA 58.01.02.252).

NWP 53 – Removal of Low-Head Dams

Basis for denial:

Material released from the removal of low head dams has the potential to contribute turbidity, sediment, and other toxic and non-toxic pollutants to receiving waters.

In order to ensure that release of materials from the removal of low head dams meets water quality requirements, DEQ must evaluate the potential pollutants associated with this release on a case-by-case basis to determine compliance with general surface water quality criteria (IDAPA 58.01.02.200); numeric toxics criteria for aquatic life and human health (IDAPA 58.01.02.210); and use specific criteria for aquatic life (IDAPA 58.01.02.250), recreation (IDAPA 58.01.02.251), and water supply uses (IDAPA 58.01.02.252).

3.2 NWPs partially denied

The following activities have the potential to disturb significant areas and could disturb a significant fraction of entire Assessment Units, causing permanent and significant impairment of designated and existing beneficial uses. The conditions associated with the NWP, regional conditions, and the conditions associated with this certification are not sufficient to provide DEQ with assurance that projects of this magnitude would not result in impairment of existing or

designated beneficial uses in all waters, and potentially increase degradation in high quality (Tier II) waters.

In order to meet the requirements of Idaho's antidegradation implementation procedures (IDAPA 58.01.02.052), ensure that beneficial uses are not impaired, and ensure compliance with general surface water quality criteria for sediment (IDAPA 58.01.02.200.08), DEQ must evaluate these projects on a case-by-case basis and provide individual certification where applicable.

3.2.1 NWPs 3, 13, and 14

The 2020 NWPs 3, 13, and 14 require preconstruction notification (PCN) for certain activities when it is necessary for the district engineer to review activities to ensure only minimal adverse environmental effects.

While the additional district engineer review is intended to ensure that activities will cause only minimal adverse environmental effects, it is not reasonable to expect that the district engineer review will consider the requirements of Idaho's antidegradation implementation procedures (IDAPA 58.01.02.052) when making their determination. Consequently, DEQ cannot certify that activities requiring PCN under these NWPs would not cause degradation of water quality, and therefore cannot certify that these activities would meet Idaho's antidegradation implementation procedures (IDAPA 58.01.02.052).

Therefore, DEQ is denying certification for the following activities that require PCN under the proposed 2020 NWPs:

NWP 3 – Maintenance

Activities Denied Certification

• Activities authorized by paragraph (b) of NWP 3

NWP 13 – Bank Stabilization

Activities Denied Certification:

- activities involving discharge into special aquatic sites;
- activities in excess of 500 linear feet;
- activities that involve discharge of greater than one cubic yard per running foot measured along the length of the treated bank below the plane of the ordinary high water mark

NWP 14 – Linear Transportation Projects

Activities Denied Certification:

- activities resulting in the loss of waters of the United States in excess of 1/10 acre;
- discharge in a special aquatic site, including wetlands

3.2.2 NWPs 12, C, and D

The 2017 NWP 12 included activities proposed to be permitted under the 2020 NWPs C and D.

The 2017 NWP 12 required PCN for activities that, among other thresholds, involved mechanized clearing in forested wetlands, exceeded 500 linear feet, or that resulted in loss of greater than 1/10 acre of waters of the United States. The 2020 NWP proposes removal of these thresholds for PCN, and does not require additional review from the ACOE district engineer to ensure only minimal adverse environmental effects.

Without the requirement for PCN and additional review from the district engineer, DEQ cannot certify that these activities will not result in degradation. Therefore, DEQ is denying certification for the following activities:

NWP 12 – Oil or Natural Gas Pipeline Activities

Activities Denied Certification:

- activities that involve mechanized clearing of a wooded wetland;
- oil or natural gas pipelines in waters of the United States that exceed 500 linear feet or that run adjacent to a water body for greater than 500 linear feet;
- activities where discharge will result in loss of greater than 1/10-acre, as determined by ACOE, of waters of the United States

NWP C – Electric Utility Line and Telecommunications Activities

Activities Denied Certification:

- activities that involve mechanized clearing of a wooded wetland;
- electric utility line and telecommunications activities in waters of the United States that exceed 500 linear feet:
- activities where discharge will result in loss of greater than 1/10-acre, as determined by ACOE, of waters of the United States

NWP D – Utility Line Activities for Water and Other Substances

Activities Denied Certification:

- activities that involve mechanized clearing of a wooded wetland;
- utility line activities in waters of the United States that exceed 500 linear feet;
- activities where discharge will result in loss of greater than 1/10-acre, as determined by ACOE, of waters of the United States

3.2.3 NWPs 21, 29, 39, 40, 42, 43, 44, 50, 51, 52, and E

The 2017 NWPs for the following activities had a 300 linear foot limit for losses of stream bed. The 2020 NWP proposes removal of the 300 linear foot limit for losses of stream bed and instead rely solely on the ½ acre limit.

The median bankfull width measured from 48 wadeable streams monitored in 2010 as part of DEQ's Beneficial Use reconnaissance Program (BURP) was 19.7 feet. A loss of ½ acre at this stream width would correspond to 1,105 linear feet of loss, or the equivalent of 0.2 miles of stream. DEQ cannot certify that losses of this magnitude of stream bed, or that losses of stream

bed based solely on the ½ acre limit, would not result in permanent degradation. Therefore, DEQ is denying certification for the following activities that exceed the 300 linear foot limit previously imposed by the 2017 NWP:

NWP 21 – Surface Coal Mining Activities

Activities Denied Certification:

- activities resulting in loss in excess of 300 linear feet of streambed
- activities resulting in loss in excess of ½ acre of jurisdictional wetlands

NWP 29 – Residential Developments

Activities Denied Certification:

- activities resulting in loss in excess of 300 linear feet of streambed
- activities resulting in loss in excess of ½ acre of jurisdictional wetlands

NWP 39 – Commercial and Institutional Developments

Activities Denied Certification:

- activities resulting in loss in excess of 300 linear feet of streambed
- activities resulting in loss in excess of ½ acre of jurisdictional wetlands

NWP 40 – Agricultural Activities

Activities Denied Certification:

- activities resulting in loss in excess of 300 linear feet of streambed
- activities resulting in loss in excess of ½ acre of jurisdictional wetlands

NWP 42 – Recreational Facilities

Activities Denied Certification:

- activities resulting in loss in excess of 300 linear feet of streambed
- activities resulting in loss in excess of ½ acre of jurisdictional wetlands

NWP 43 – Stormwater Management Facilities

Activities Denied Certification:

- activities resulting in loss in excess of 300 linear feet of streambed
- activities resulting in loss in excess of ½ acre of jurisdictional wetlands

NWP 44 – Mining Activities

Activities Denied Certification:

- activities resulting in loss in excess of 300 linear feet of streambed
- activities resulting in loss in excess of ½ acre of jurisdictional wetlands

NWP 50 – Underground Coal Mining Activities

Activities Denied Certification:

- activities resulting in loss in excess of 300 linear feet of streambed
- activities resulting in loss in excess of ½ acre of jurisdictional wetlands

NWP 51 – Land Based Renewable Energy Generation Facilities

Activities Denied Certification:

- activities resulting in loss in excess of 300 linear feet of streambed
- activities resulting in loss in excess of ½ acre of jurisdictional wetlands

NWP 52 – Water-Based Renewable Energy Generation Pilot Projects

Activities Denied Certification:

- activities resulting in loss in excess of 300 linear feet of streambed
- activities resulting in loss in excess of ½ acre of jurisdictional wetlands

NWP E – Water Reclamation and Reuse Facilities

Activities Denied Certification:

- activities resulting in loss in excess of 300 linear feet of streambed
- activities resulting in loss in excess of ½ acre of jurisdictional wetlands

4 Right to Appeal Final Certification

The final Section 401 Water Quality Certification may be appealed by submitting a petition to initiate a contested case, pursuant to Idaho Code § 39-107(5) and the "Rules of Administrative Procedure before the Board of Environmental Quality" (IDAPA 58.01.23), within 35 days of the date of the final certification.

Questions or comments regarding the actions taken in this certification should be directed to Jason Pappani, State Office IDEQ, at (208) 373-0515 or via email at jason.pappani@deq.idaho.gov.

Mary Anne Nelson, PhD

Surface and Wastewater Division

Administrator

1410 N Hilton Street, Boise, ID 83706 (208) 373-0502

Brad Little, Governor Jess Byrne, Director

MEMORANDUM

TO: James Joyner, Chief, Upper Snake and Idaho Panhandle Branch, U.S. Army Corps

of Engineers

FROM: Mary Anne Nelson, Surface and Wastewater Division Administrator of the

Department of Environmental Quality

DATE: 01/10/23

SUBJECT: 2020 Final § 401 Water Quality Certification Contact and Hyperlink Updates

The Department of Environmental Quality (DEQ) is submitting an update for agency contacts and hyperlinks to be included as an attachment to the § 401 Water Quality Certification dated December 4, 2020, upon authorization of a federal permit or license.

Table 1. DEQ state and regional office contacts.

Regional Office	Address	Phone Number	Email
Boise	1445 N. Orchard St., Boise, ID 83706	(208) 373-0490	chase.cusack@deq.idaho.gov
Coeur d'Alene	2110 Ironwood Parkway, Coeur d'Alene, ID 83814	(208) 666-4605	chantilly.higbee@deq.idaho.gov
Idaho Falls	900 N. Skyline, Suite B., Idaho Falls, ID 83402	(208) 528-2679	alex.bell@deq.idaho.gov
Lewiston	1118 "F" St., Lewiston, ID 83501	(208) 799-4874	sujata.connell@deq.idaho.gov
Pocatello	444 Hospital Way, #300 Pocatello, ID 83201	(208) 239-5007	matthew.schenk@deq.idaho.gov
Twin Falls	650 Addison Ave. W., Suite 110, Twin Falls, ID 83301	(208) 737-3877	sean.woodhead@deq.idaho.gov
State Office	1410 N. Hilton St., Boise, ID 83706	(208) 373-0570	tambra.phares@deq.idaho.gov

Table 2. Updated hyperlinks.

Section	Hyperlink
1.2	Integrated Report
1.2	Final 2022 Integrated Report Interactive Mapper
2.1	Catalog of Storm Water Best Management Practices
2.2	Approved TMDLs
2.8	Guidance for the Use of Wood Preservatives and Preserved Wood Products In or Around Aquatic Environments
2.8	Best Management Practices for the Use of Treated Wood in Aquatic and Wetland Environments

Please direct questions or comments about the actions taken in the 2020 Final § 401 Water Quality Certification to Tambra Phares, State Office DEQ, (208) 373-0187, or email at tambra.phares@deq.idaho.gov.

APPROVAL: 01/10/2023

Date

Mary Anne Nelson, PhD

Department of Environmental Quality

Surface and Wastewater Division Administrator

Attachment E:
Cut & Fill Memo/
Drawings

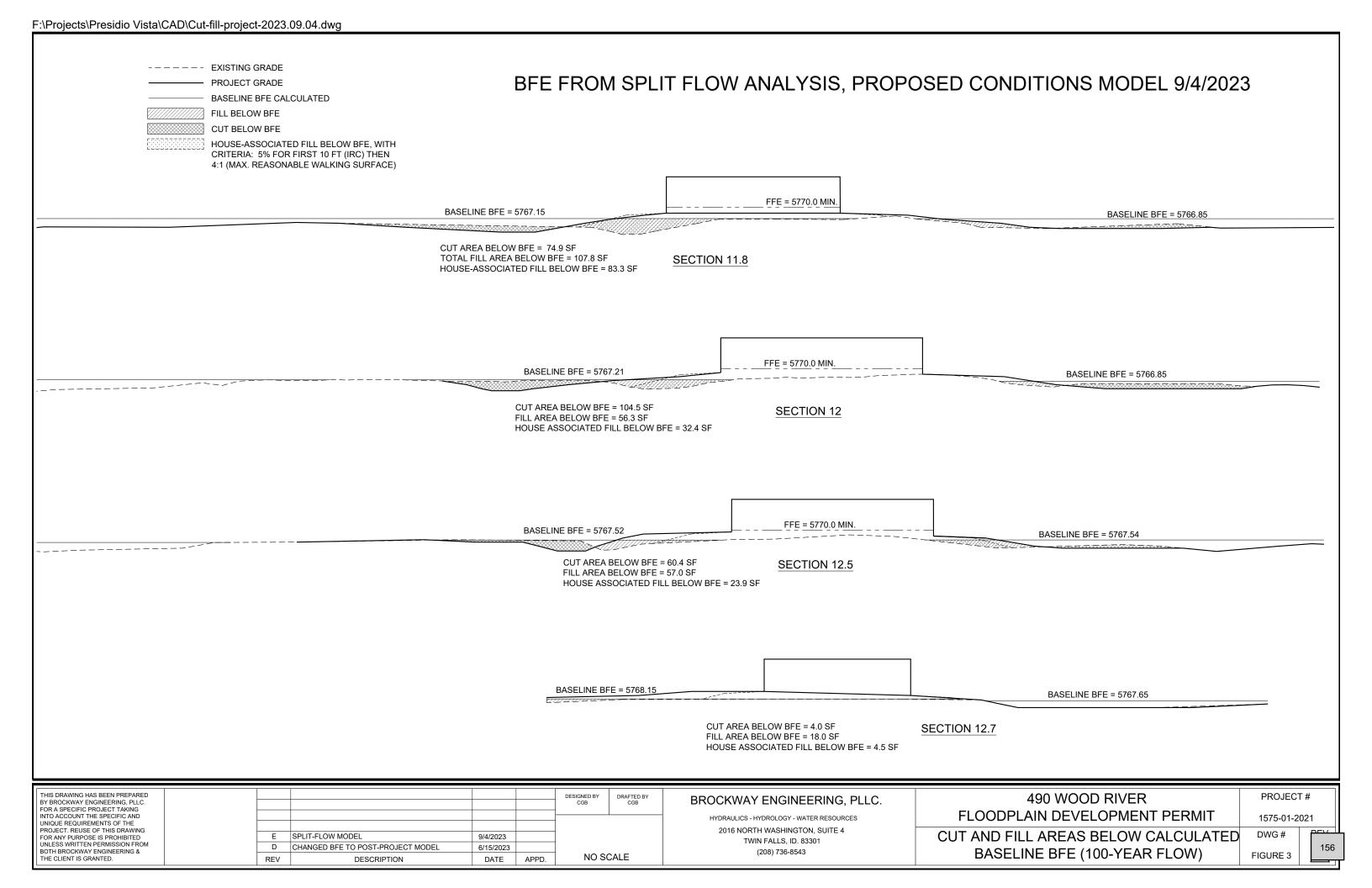
Analysis of Cut and Fill Volume Below BFE -- Revised for Split-Flow Model and Sheet Pile Wall

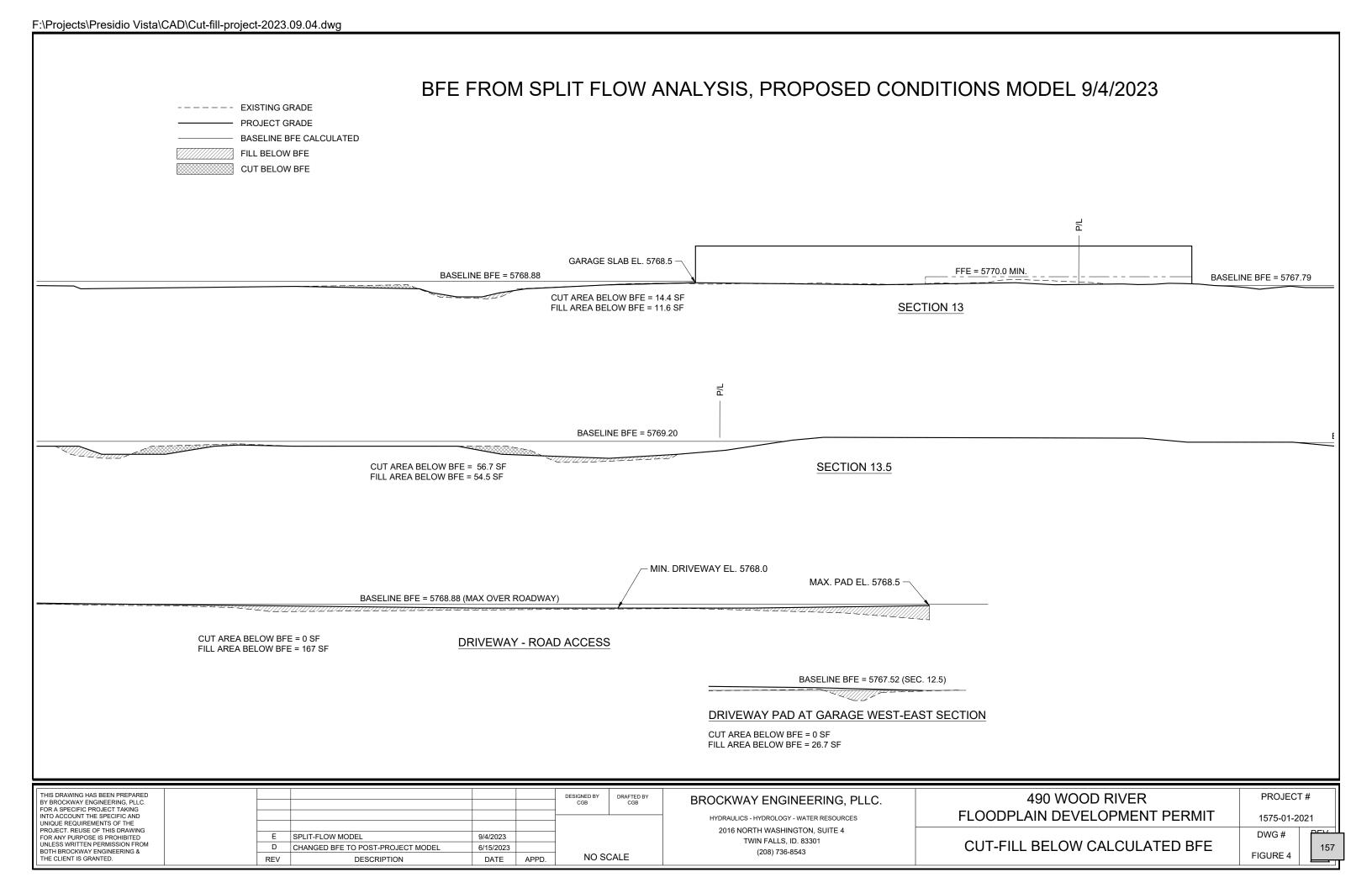
490 standalone project 2023.03.09 final rev 2023.04.26, revised split-flow model, update with sheet pile wall 2023.1 BFE calculated with PROPOSED CONDITIONS model Volumes calculated using frustum formula CGB 10/26/2023

		Avg dist						
		between	Cut	Fill	Delta V (cy)		Associated h	ouse fill*
Section	Station	sections Area (ft2)		Area (ft2)	Cut	Fill	Area (ft2)	Delta V
Start grading (prop line)	0		0.0	0.0			0	
11.8	57	57	74.9	107.8	52.7	75.9	83.3	58.6
12	90	33	104.5	56.3	109.1	98.6	32.4	68.3
12.5	128	38	60.4	57.0	114.6	79.7	23.9	39.5
12.7	170	42	4.0	18.0	41.5	55.5	4.5	20.1
13	230	60	14.4	11.6	19.3	32.6	0.0	3.3
13.5	297	67	56.7	54.5	82.4	75.5	0.0	0.0
End grading	302	5	0.0	0.0	3.5	3.4	0.0	0.0
				Totals	423.1	421.1		189.8
Additional fill:								
Driveway - road access					0.0	92.8		
Driveway pad at garage				0.0	34.6			
Retaining wall area - secti	on area 15	.3' x length	37.8'		0.0	21.4		
Sheet pile wall and low be	erms					14.3		

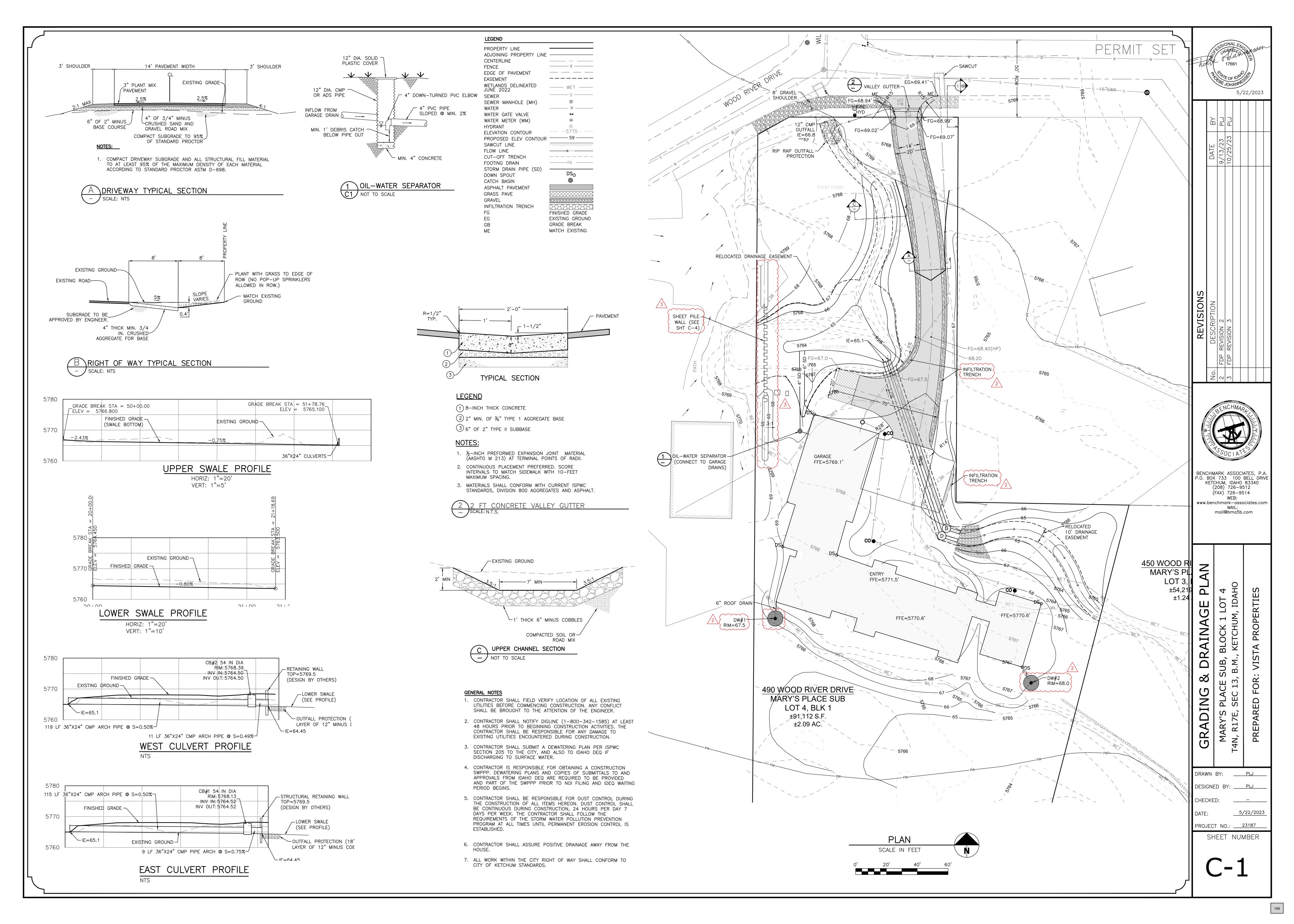
^{* 5%} for first 10 feet from foundation, then 4:1

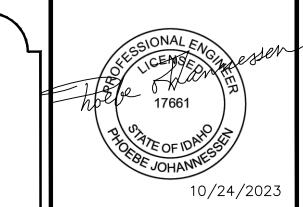
Net cut-fill balance excluding associated house fill	28.7 cy
Net fill (gross minus associated house fill)	394.4 cy
Associated house fill	189.8 cy
Total gross fill	584.2 cy
Total gross cut	423.1 cy





Attachment F: Civil Details & Sheets







(FAX) 726-9514 www.benchmark-associates.com

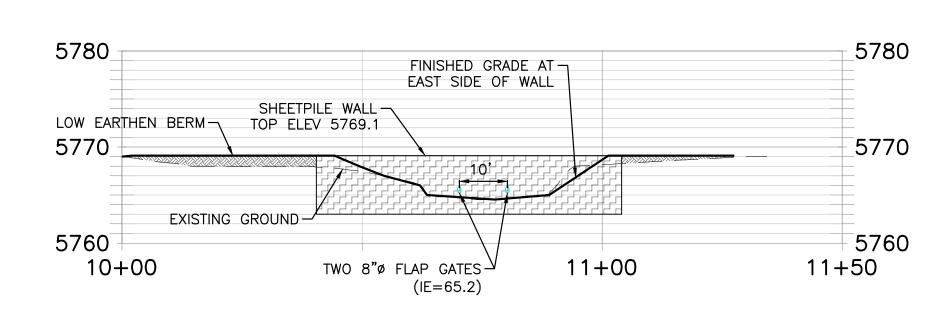
mail@bma5b.com

SHEET PILE

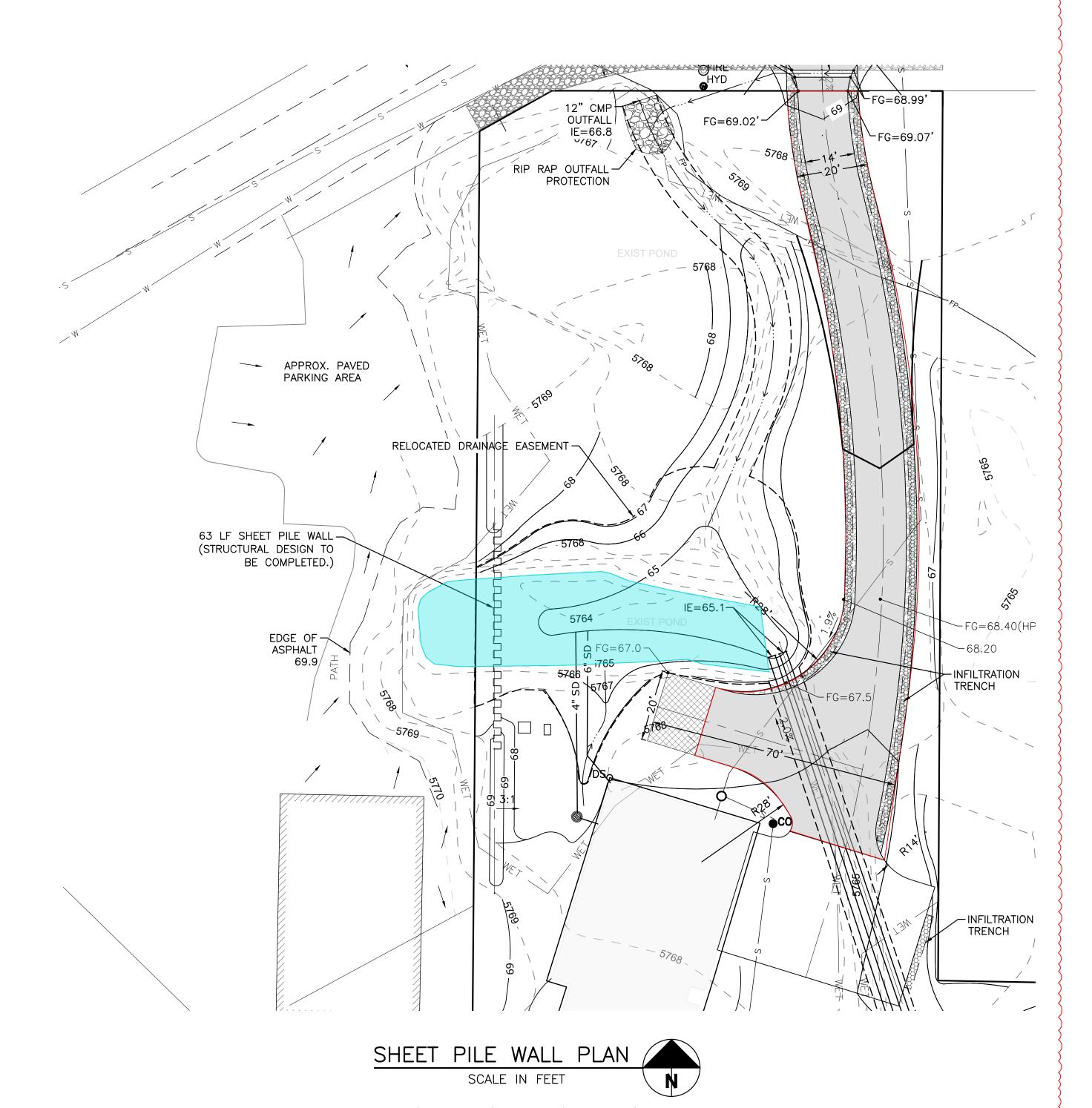
DRAWN BY: DESIGNED BY: PLJ

CHECKED: 10/24/2023

PROJECT NO.: 23187 SHEET NUMBER



SHEETPILE WALL PROFILE HORIZ: 1"=20' VERT: 1"=5'



AF-41 ALUMINUM DRAINAGE (FLAP) GATES

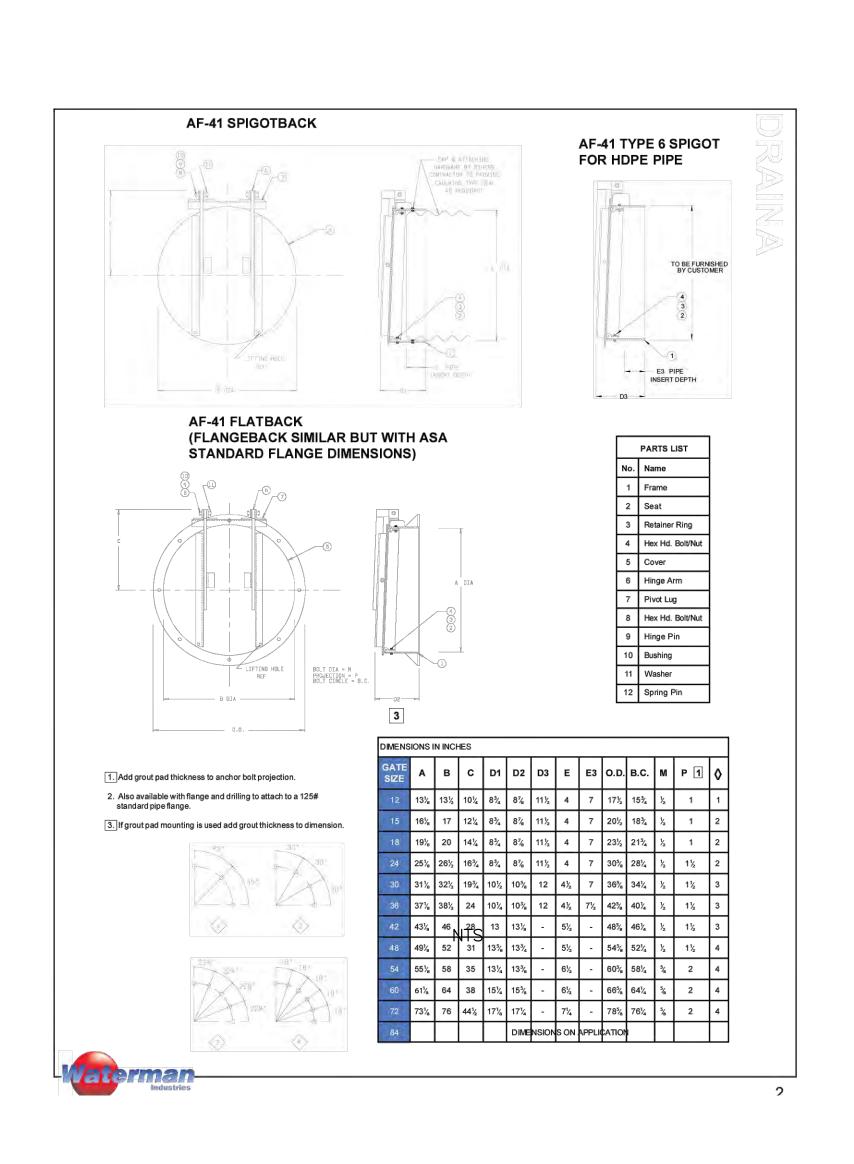
- LIGHTER WEIGHT REDUCES INSTALLATION COSTS
- SIZES 12" 84" (CUSTOM SPIGOT SIZES AVAILABLE) • SEATING HEADS TO 40 FEET.
- A CORROSION-RESISTANT RUST-PROOF AUTOMATIC DRAINAGE GATE DESIGNED FOR USE WITH ALUMINUM CORRUGATED PIPE, OR FOR FLANGE MOUNTING OR USE WITH HDPE
- PREVENTS ELECTROLYSIS ASSOCIATED WITH CAST IRON GATES TO ALUMINUM PIPE J-BULB NEOPRENE ADJUSTABLE SEATS PROVIDE EXCELLENT SEALING AGAINST RETURN
- FRAME, COVER, RETAINER RING, HINGE ARM, AND PIVOT LUG ARE OF ALUMINUM ALLOY 6061-T6. GATE HARDWARE IS STAINLESS STEEL.
- SPECIFY: AF-41sb... for corrugated pipe AF-41f... for wall mounting AF-41ff... for flange mounting AF-41-4... for plastic pipe AF-41-6... for HDPE







FLAP GATE — SHALL BE 8" DIAMETER ALUMINUM FLAP GATE WITH NEOPRENE SEAT (OR EQUAL).



500 Wood River Drive runoff to pond BY: P. Johannessen DATE: 10/24/2023

Storm Intensity:	0.4 in/hr	Runoff Coefficients		
		C:	0.2	Grassed landscape strip
		C:	0.9	(Pavement)
		C:	0.1	Sage (unimproved)

	Pavement	Pavement	FLOW RATE
Drainage Basin	(SF)	(AC)	(cfs) Q=CIA
House	2050	0.05	0.02

Flow through flap gate

Model as orifice

Q=(Cd)(Ao) sqrt(2gh)

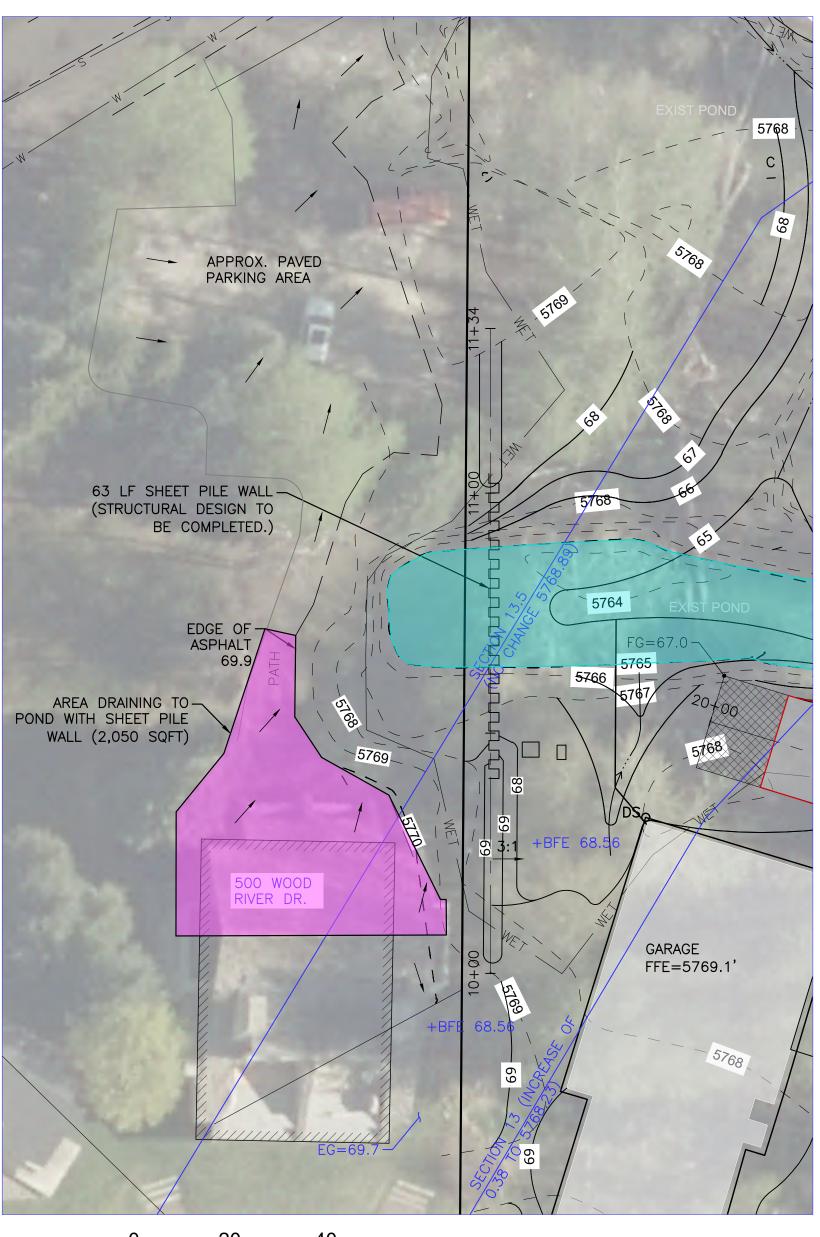
Coefficient of Discharge (Cd) = 0.61
Area of Orifice (Ao) = 0.34 sqft
gravitational force 32.2 fps
Height of water 0.25 ft

(Rule of thumb, gate opens at 1/3 diameter)

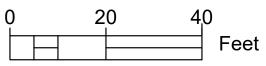
Q = 0.84 cfs

One gate will pass the 0.2 cfs anticipated for the 25-year storm.

Two gates will be used in case one is blocked.









490 WOOD RIVER DRIVE EXHIBIT A FLOW FROM 500 WOOD RIVER DR.

Infiltration System Sizing Worksheet

The proposed infiltration system design below allows for infiltration of stormwater collected from the driveway. The below calculation shows required drywell dimensions to infiltrate the 25- year storm.

Onsite Native Soil Infiltration

Infiltration Rate: 120 in/hr Assumed T_c: 10 min
Factor of Safety: 2 Intensity (25-yr, 10-min): 0.4 in/hr

Design Infiltration Rate: 60.00 in/hr

Site Infiltration Sizing

Impervious Area: 0.13 ac Driveway 5,500 sf

Runoff Coefficient (Imp.): 0.9

25-Year Design Runoff: 0.05 cfs

Infiltration Trench Dimensions

Trench Width 2 ft Right trench = 210 ft Total Length 380 ft Left trench = 170 ft

Drain Rock Void Ratio: 0.4
Top Trench Elevation: 68.00

Total Base Area

Max Storage Elevation: 67.00 Bottom of road section

sf

760

Depth to Bottom of Trench 2.0 ft Depth to water table = 3.3 to 3.9 ft

Bottom Elevation: 66.0

Trench Stage-Storage-Discharge

Drywell Stage	Water Surface Depth	Elevation	Storage in MH	Storage in Drain Rock	Total Storage	Bottom Wetted Area	Side Wetted Area	Total Wetted Area	Drywell Infiltration Flow Rate
(ft)	(ft)		(cf)	(cf)	(cf)	(sf)	(sf)	(sf)	(cfs)
0.00	2.00	66.00	0.0	0.0	0.0	760.0	0.0	760.0	1.056
0.10	1.90	66.10	76.0	30.4	106.4	760.0	76.0	836.0	1.161
0.20	1.80	66.20	152.0	60.8	212.8	760.0	152.0	912.0	1.267
0.30	1.70	66.30	228.0	91.2	319.2	760.0	228.0	988.0	1.372
0.40	1.60	66.40	304.0	121.6	425.6	760.0	304.0	1064.0	1.478
0.50	1.50	66.50	380.0	152.0	532.0	760.0	380.0	1140.0	1.583
0.60	1.40	66.60	456.0	182.4	638.4	760.0	456.0	1216.0	1.689
0.70	1.30	66.70	532.0	212.8	744.8	760.0	532.0	1292.0	1.794
0.80	1.20	66.80	608.0	243.2	851.2	760.0	608.0	1368.0	1.900
0.90	1.10	66.90	684.0	273.6	957.6	760.0	684.0	1444.0	2.006
1.00	1.00	67.00	760.0	304.0	1064.0	760.0	760.0	1520.0	2.111

490 Wood River Drive

Driveway Infiltration Trench Ketchum, Idaho

BY: PLJ DATE: 09/13/23



Infiltration System Sizing Worksheet

The proposed infiltration system design below allows for infiltration of stormwater collected from half of the house. The below calculation shows required drywell dimensions to infiltrate the 25- year storm.

Onsite Native Soil Infiltration

Infiltration Rate: 120 in/hr Assumed T_c: 10 min Factor of Safety: 2 Intensity (25-yr, 10-min): 0.4 in/hr

Design Infiltration Rate: 60 in/hr

Site Infiltration Sizing

Impervious Area: 0.115 ac House 10,000 sf Runoff Coefficient (Imp.): 0.9 1/2 of house = 5,000 sf

25-Year Design Runoff: 0.041 cfs

Drywell Structure Dimensions

Drywell Manhole Diameter: 24 in

Drain Rock Thickness: 36 in

Drain Rock Void Ratio: 0.4
Drywell Rim Elevation: 67.50

Max Storage Elevation: 66.50 Nearest Test Pit is TP#6

Depth to Bottom of Drywell: 3.9 ft Groundwater @ 3.9 feet

Bottom Elevation: 63.6

Drywell Stage-Storage-Discharge

Drywell Stage	Water Surface Depth	Elevation	Storage in MH	Storage in Drain Rock	Total Storage	Bottom Wetted Area	Side Wetted Area	Total Wetted Area	Drywell Infiltration Flow Rate
(ft)	(ft)		(cf)	(cf)	(cf)	(sf)	(sf)	(sf)	(cfs)
0.00	3.90	63.60	0.0	0.0	0.0	50.3	0.0	50.3	0.070
0.29	3.61	63.89	0.9	5.5	6.4	50.3	7.3	57.6	0.080
0.58	3.32	64.18	1.8	10.9	12.8	50.3	14.6	64.8	0.090
0.87	3.03	64.47	2.7	16.4	19.1	50.3	21.9	72.1	0.100
1.16	2.74	64.76	3.6	21.9	25.5	50.3	29.2	79.4	0.110
1.45	2.45	65.05	4.6	27.3	31.9	50.3	36.4	86.7	0.120
1.74	2.16	65.34	5.5	32.8	38.3	50.3	43.7	94.0	0.131
2.03	1.87	65.63	6.4	38.3	44.6	50.3	51.0	101.3	0.141
2.32	1.58	65.92	7.3	43.7	51.0	50.3	58.3	108.6	0.151
2.61	1.29	66.21	8.2	49.2	57.4	50.3	65.6	115.9	0.161
2.90	1.00	66.50	9.1	54.7	63.8	50.3	72.9	123.2	0.171

490 Wood River Drive

Drywell #1

BY: PLJ DATE: 09/13/23



Infiltration System Sizing Worksheet

The proposed infiltration system design below allows for infiltration of stormwater collected from half of the house. The below calculation shows required drywell dimensions to infiltrate the 25- year storm.

Onsite Native Soil Infiltration

Infiltration Rate: 120 in/hr Assumed T_c: 10 min Factor of Safety: 2 Intensity (25-yr, 10-min): 0.4 in/hr

Design Infiltration Rate: 60 in/hr

Site Infiltration Sizing

Impervious Area: 0.115 ac House 10,000 sf Runoff Coefficient (Imp.): 0.9 1/2 of house = 5,000 sf

25-Year Design Runoff: 0.041 cfs

Drywell Structure Dimensions

Drywell Manhole Diameter: 24 in

Drain Rock Thickness: 36 in

Drain Rock Void Ratio: 0.4
Drywell Rim Elevation: 68.00

Max Storage Elevation: 67.00 Nearest Test Pit is TP#10 Depth to Bottom of Drywell: 3.2 ft Groundwater @ 3.2 feet

Bottom Elevation: 64.8

Drywell Stage-Storage-Discharge

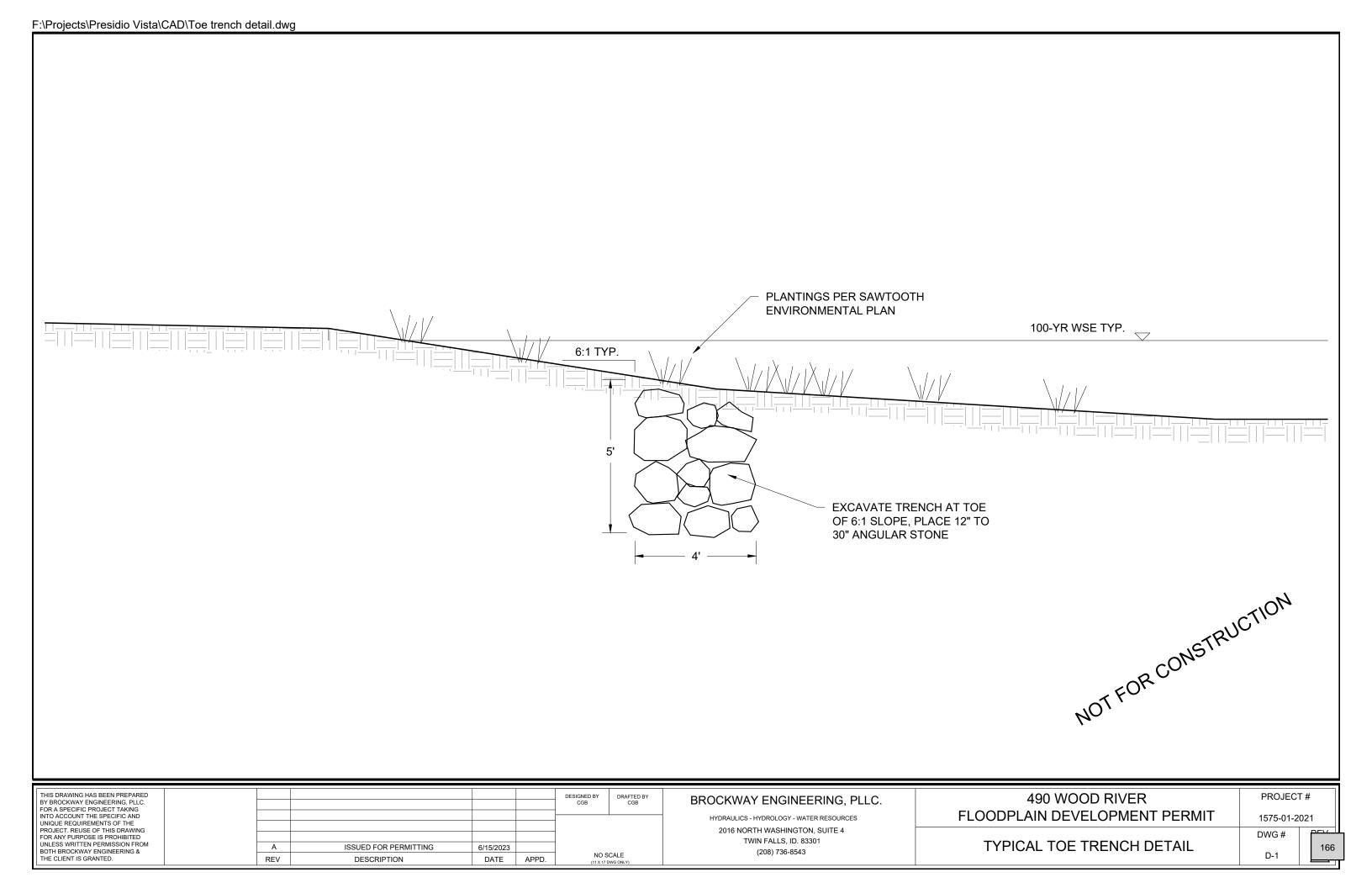
Drywell Stage	Water Surface Depth	Elevation	Storage in MH	Storage in Drain Rock	Total Storage	Bottom Wetted Area	Side Wetted Area	Total Wetted Area	Drywell Infiltration Flow Rate
(ft)	(ft)		(cf)	(cf)	(cf)	(sf)	(sf)	(sf)	(cfs)
0.00	3.20	64.80	0.0	0.0	0.0	50.3	0.0	50.3	0.070
0.22	2.98	65.02	0.7	4.1	4.8	50.3	5.5	55.8	0.077
0.44	2.76	65.24	1.4	8.3	9.7	50.3	11.1	61.3	0.085
0.66	2.54	65.46	2.1	12.4	14.5	50.3	16.6	66.9	0.093
0.88	2.32	65.68	2.8	16.6	19.4	50.3	22.1	72.4	0.101
1.10	2.10	65.90	3.5	20.7	24.2	50.3	27.6	77.9	0.108
1.32	1.88	66.12	4.1	24.9	29.0	50.3	33.2	83.4	0.116
1.54	1.66	66.34	4.8	29.0	33.9	50.3	38.7	89.0	0.124
1.76	1.44	66.56	5.5	33.2	38.7	50.3	44.2	94.5	0.131
1.98	1.22	66.78	6.2	37.3	43.5	50.3	49.8	100.0	0.139
2.20	1.00	67.00	6.9	41.5	48.4	50.3	55.3	105.6	0.147

490 Wood River Drive

Drywell #2

BY: PLJ DATE: 09/13/23





Attachment G:
Drainage, Backwater,
Cut & Fill Memo
(8/23 - 10/26)



Memo

To: Adam Crutcher, City of Ketchum

From: Jennifer Zung, PE, CFM

CC:

Date: 8/23/2023

Re: 490 Wood River Drive Floodplain Development Permit, Ketchum, ID (P23-029)



This memo outlines comments in response to the memo from Galena-Benchmark Engineering dated July 21, 2023, and additional data and responses received on July 13, 2023, which was composed in response to our comment memos dated June 5, 2023 and June 19, 2023.

- 1. Compensatory Storage Volume The applicant replied they would like to maintain the existing proposed code compliant grading. This is acceptable, but the amount of compensatory storage required should be calculated based on the suggested minimum amount of grading needed around the house. Thus, the amount of associated house fill used in the calculations in Appendix F will decrease and the compensatory storage requirement will increase.
- 2. Volume Calculations The cut and fill volumes provided are based on the cross sections in the HEC-RAS model. A large amount of fill on the site below the BFE is occurring between cross section 12.5 and 13, and this area is not represented in the calculations. The volume provided upstream of the existing culvert is based on only two cross sections. Volumes should be calculated using either more cross sections spaced closer together without large gaps or by subtracting proposed and existing DEM surfaces to create a volume surface and then subtracting that surface from a BFE surface.
- 3. Upstream Impacts The 7/21/2023 response memo states that since the water surface elevation at cross section 13.5 has not increased in the HEC-RAS model, that there will be no impact to the upstream property. However, there is an increase in water surface elevation at cross section 13, which also extends onto the upstream property. Additionally, relying on the HEC-RAS model to show no impact on the upstream property is not adequate. The RAS model cross sections extend across the entire Big Wood River, and water is allowed to move freely between the left overbank and the main channel. At cross section 15.5 where the split flow into the left overbank begins, flow in the left overbank is just under 700 cfs. At cross sections 13 and 13.5 located just upstream of the driveway, the flow in the left overbank is reduced to 250 cfs in the model because more water is being conveyed in the main channel even though it may not physically be able to get there. Downstream as cross section 12, the flow in the left overbank increases to 312 cfs in the model even though the proposed house is

between the main channel of the river and the overbank flows on the property. If the RAS model is used to evaluate the impact of the proposed driveway on the upstream property, a split flow model should be used.

Additionally, although the culvert capacity is proposed to increase from 7 cfs to 43 cfs, the proposed driveway is being raised up to 2-ft on the north end, which will decrease the amount of weir flow over the road at a given water surface elevation. Please demonstrate the ability of the driveway to convey 700 cfs (flow in left overbank from cross section 15.5) through the culverts and via weir flow without impacting the upstream property. Note that the proposed road deck in the HEC-RAS geometry should be extended to the left to prevent the model allowing flow around the end of the road in the upstream road cross section.

4. Downstream Impacts – The project needs to demonstrate that post-development drainage is equal or less than pre-development drainage. The 7/21/2023 memo states that the proposed development will add 0.1 cfs to the swale from the driveway and house during the 25-year event. This does not meet Ketchum requirements for not increasing off-site runoff.



Technical Memo

To: City of Ketchum

From: Charles G. Brockway, P.E.

Cc:

Date: September 5, 2023

Re: Additional technical information for 490 Wood River Drive Floodplain

Development Permit Application

This memo provides additional information in response to the memo from Harmony Design and Engineering dated August 23, 2023. The Harmony memo included comments on the modeling and calculations for the project that were originally submitted to the City on June 15, 2023.

A. Split-Flow 100-Year Flood Model (Item #3 of Harmony memo)

Because of the high ground between the main river channel and the landward side of the proposed residence, Harmony suggests using a split-flow model to simulate the flow in the project area independently from the river. To address this comment, a split-flow HEC-RAS model was created from the data contained in the non-split model submitted on June 15, 2023, for both existing and proposed conditions. The cross-section geometry for the existing and proposed projects was duplicated in the split-flow model with the following minor adjustments: a small correction was made to the driveway profile to make a linear grade from the street to the low elevation of 5768 feet; cross-section 13.5 elevation point upstream of the driveway low point was reduced by 0.3' to better match proposed grading; and cross-sections 13.5 and 14 were extended eastward so that the computed water surface elevation would properly intersect the ground surface. Also note that in the east flow reach, lengths between cross-sections are not exactly the same as those in the non-split model, because they were adjusted to reflect the actual average distances within the overbank.

Attempts were made to utilize the HEC-RAS flow optimization feature across the reach junctions to compute the split flow distribution between the main channel and east flow path. These attempts resulted in unrealistic flow splits and water surface elevations. After investigation, it was determined that HEC-RAS is unable to handle the particular situation where there is a very large velocity differential between the main channel and the split flow reach that violates certain assumptions employed in the model.

The work-around for this problem was to model the flow splitting off to the east as a lateral structure with flow optimization. The lateral outflow was assumed to be reasonably represented as a weir stretching between the east floodplain boundary and the high area between Sections 15 and 15.5, i.e. at the upstream "entrance" to the east flow path (Figure 1). The elevations were taken from the LiDAR topography, with the crest elevation varying from 5770.5 to 5772.0 feet, averaging about 5771.0 feet. The weir coefficient was taken to be 2.0, representing a wide, flat, broad-crested weir with a very rough surface. The starting station for the lateral outflow was set equal to the Section 15 station. In general, the location and parameters were selected to ensure that this approach did not underestimate the discharge in the east flow area.

HEC-RAS calculated the east flow to be 357 cfs. This is very close to the average east overbank flow in the non-split model of 350 cfs, although that flow varies from 83 to 703 cfs. Pertinent findings from the split-flow model are as follows:

- The maximum water surface elevation over the driveway, i.e. at the upstream bounding cross-section of the driveway, is 5768.88 feet, which meets the fire department requirement of less than 1.0-foot depth during the 100-year flood. The lowest elevation of the garage slab is 5767.5, where the corresponding water surface elevation is 5768.02 (estimated by interpolation between the downstream internal crossing section and downstream Section 12.5). The fire department criteria is satisfied here as well.
- Compared to the existing conditions model, the proposed-conditions model predicts the following changes within the east flow path:
 - o An increase of 0.45 feet at Section 13, necessary for the water to flow over the driveway.
 - o No increase at Section 13.5 and a slight decrease of -0.02 feet at Section 14.0.
 - A decrease downstream of the driveway, ranging from -0.22 feet at Section 12.5 to -0.09 feet at Section 11.8. Downstream of the property, the model predicts no change.
- Within the main river channel, compared to the existing conditions model, the proposedconditions model predicts either no change or very slight decreases of -0.02 feet.
- The model predicts a discharge through the proposed culverts across the driveway of 43 cfs, and a weir flow, i.e. flow over the driveway, of 314 cfs. This calculation includes the effect of the proposed road profile and garage pad geometry that is of concern (see Figure 2).

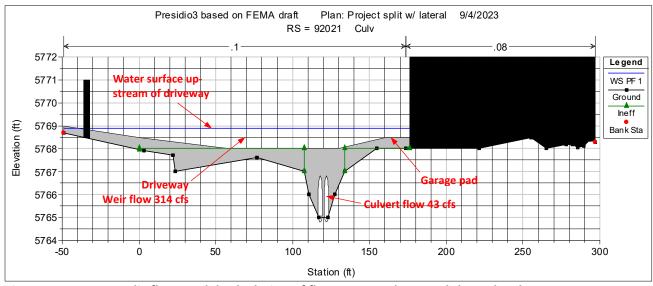


Figure 2. HEC-RAS split-flow model calculation of flow over roadway and through culvert system.

B. Cut-Fill Calculation (Items #1 and #2 of Harmony memo)

The calculated BFEs with the split-flow proposed-project model were used to re-evaluate cut and fill for the project as shown on the attached sheets. As before, separate calculations were made for the driveway fill, garage pad fill, and the retaining wall area fill. The calculated gross fill volume was decreased by the fill volume that is directly related to the residence, defined in our second round of responses to the city on August 24, 2023 as a 5% slope for the first 10 feet from the house, and a 4:1 slope thereafter (this addresses Item #1 of the Harmony memo). To address concerns about fill not being accurately calculated between Sections 12.5 and 13, a cross-section was added between these sections for cut-fill calculation purposes (Section 12.7). Most of the fill in this area is above the BFE.

The density of cross-sections used to evaluate cut and fill is more than adequate to describe all cut and fill features, and the methodology used is standard practice. This project is not of sufficient scale or complexity to warrant development of a digital-elevation model to evaluate cut and fill volumes.

The calculated net fill (gross fill minus associated residential fill) is 380 cy, and the calculated cut is 423 cy, for a net positive cut-fill balance of 43 cy.

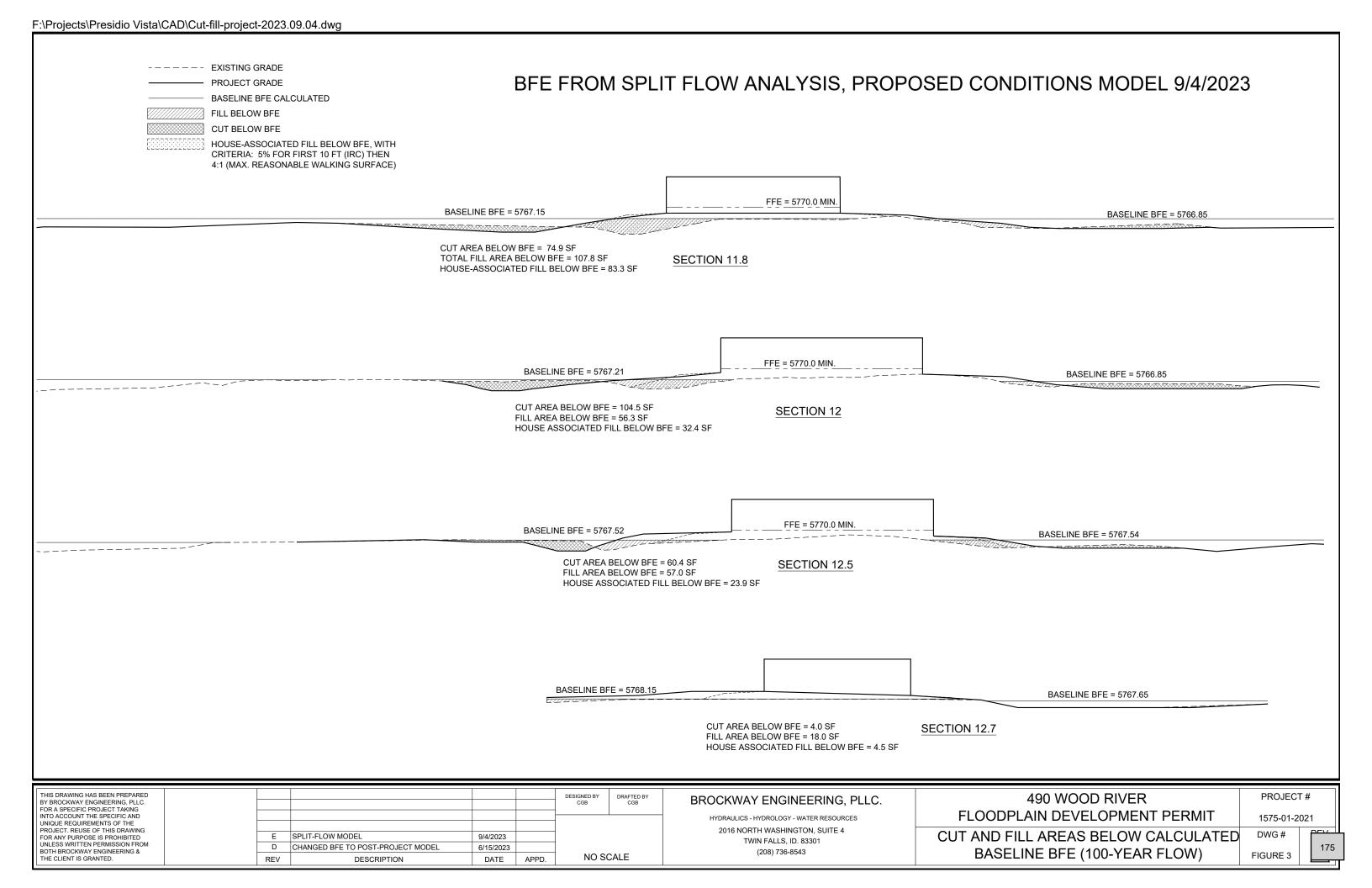
ⁱ Technical note on HEC-RAS split-flow optimization: In this case, the main channel velocity is very high (11 ft/s with a velocity head of 1.9 feet), whereas the flow leaving the main channel is wide and slow, with a velocity head nearly zero. In such a situation, the shear stresses between the narrow, high-velocity main channel and the relatively placid channel leaving to the east will be extremely high. Turbulent eddy losses will essentially dissipate the energy differential, resulting in similar water surface elevations. However, HEC-RAS employs an approximation that assumes the computed energy grade lines at the junction are nearly the same, neglecting all turbulent shear losses. This results in the impossible situation of a water surface that actually increases substantially from the main channel into the east split. The HEC-RAS approximation is only reasonable if the main and split channels have similar velocity characteristics without large turbulent losses.

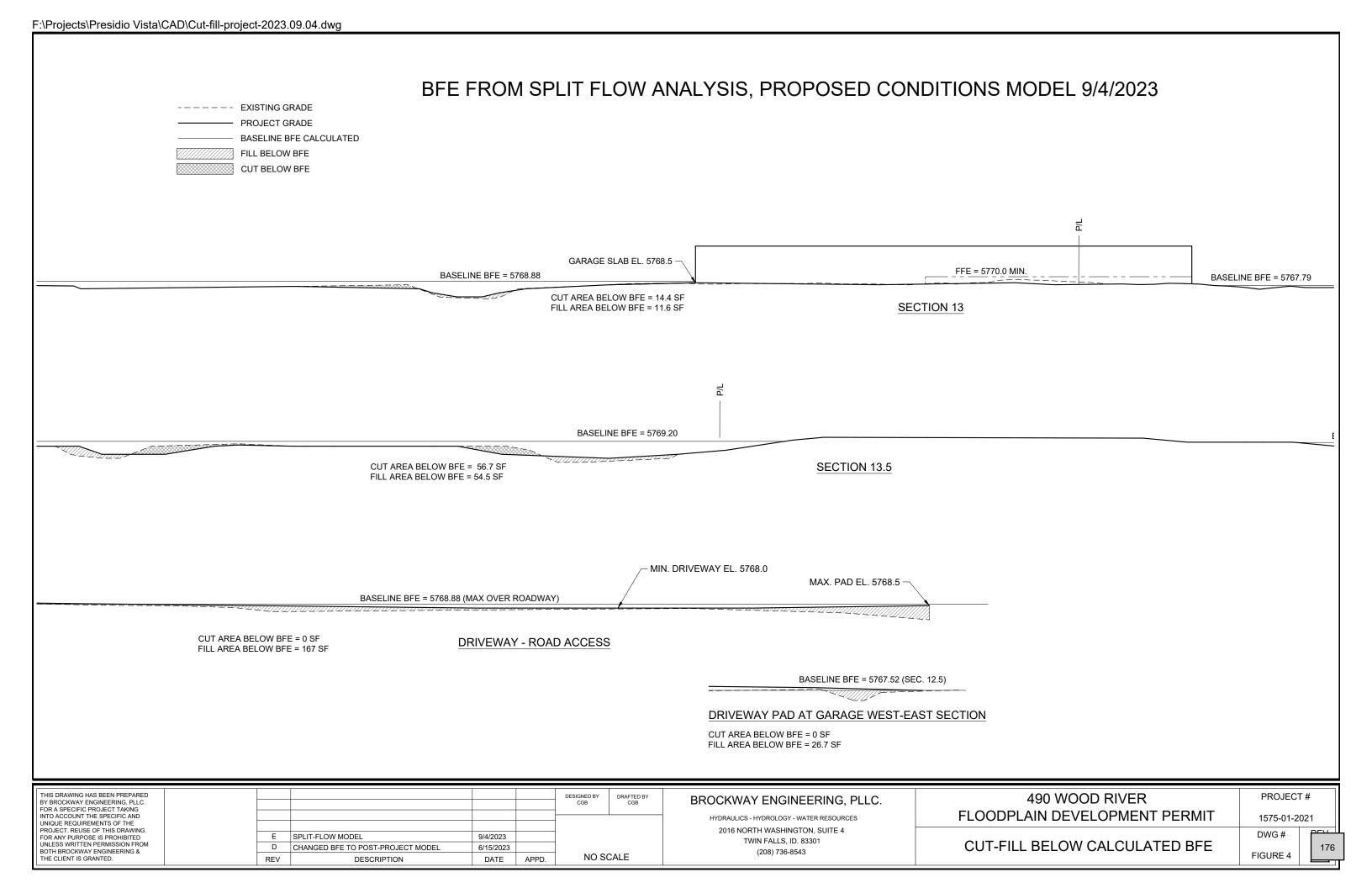
Presidio Vista - 490 Wood River HEC-RAS Split-Flow Model Output CGB 9/4/2023

BASELINE EXISTING CONDITIONS SPLIT FLOW MODEL

Sec No		Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width Fr	oude # Chl	Draft
					(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)		model
16	Main river	Reach-1	93417.33	PF 1	6363	5769.82	5776.17	5776.17	5778.20	0.009273	11.49	612.51	274.18	0.93	5777.63
15.5	Main river	Reach-1	92671.74	PF 1	6363	5765.00	5772.92	5771.45	5773.68	0.002992	7.32	1348.5	547.29	0.54	
	Main river	Reach-1	92572		Lat Struct										5770.67
15	Main river	Reach-1	92471.74	PF 1	6006.86	5763.70	5770.80	5770.15	5772.71	0.006852	11.12	572.94	237.46	0.82	
14	Main river	Reach-1	92232	PF 1	6006.86	5762.20	5769.39	5768.70	5770.52	0.008874	8.53	709.88	191.35	0.77	
13.5	Main river	Reach-1	92123	PF 1	6006.86	5761.60	5768.93	5767.99	5769.60	0.005957	6.59	917.37	272.7	0.62	
13	Main river	Reach-1	92065	PF 1	6006.86	5761.30	5767.81	5767.81	5769.00	0.016887	8.77	686.59	280.83	0.98	
12.5	Main river	Reach-1	91977	PF 1	6006.86	5760.40	5767.56	5766.32	5768.06	0.004239	5.72	1101.32	333.54	0.53	
12	Main river	Reach-1	91945	PF 1	6006.86	5760.00	5766.87	5766.66	5767.81	0.010376	7.87	790.79	321.49	0.87	
11.8	Main river	Reach-1	91911	PF 1	6006.86	5759.70	5766.87	5765.99	5767.42	0.006236	6.08	1048.49	346.71	0.6	
11.5	Main river	Reach-1	91836	PF 1	6006.86	5758.42	5766.55	5765.38	5767.00	0.004452	5.42	1162.76	360.33	0.52	
11	Main river	Reach-1	91715	PF 1	6006.86	5757.02	5765.71	5764.78	5766.36	0.00595	6.57	996.72	330.3	0.62	
10	Main river	Reach-1	91565	PF 1	6006.86	5756.85	5764.98	5763.52	5765.67	0.003809	7.19	1153.72	322.03	0.53	
15	Split	East Flow	92471.74	PF 1	357	5769.77	5771.11	5770.58	5771.13	0.007774	1.17	304.6	502.83	0.27	
14	Split	East Flow	92232	PF 1	357.14	5768.47	5770.25	5769.53	5770.29	0.008893	1.63	230.65	288.08	0.3	5762.08
13.5	Split	East Flow	92123	PF 1	357.14	5764.00	5769.17	5767.84	5769.28	0.01108	2.6	138.21	232.18	0.37	5761.33
13	Split	East Flow	92065	PF 1	357.14	5764.50	5768.43	5767.48	5768.47	0.013025	1.65	216.55	263.28	0.32	
	Split	East Flow	92021		Culvert										
12.5	Split	East Flow	91977	PF 1	357.14	5764.60	5767.74	5766.20	5767.77	0.008363	1.49	239.04	220.54	0.25	
12	Split	East Flow	91945	PF 1	357.14	5764.30	5767.35	5766.16	5767.40	0.011847	1.83	195.44	184.25	0.31	
11.8	Split	East Flow	91911	PF 1	357.14	5763.20	5767.24	5765.61	5767.25	0.002053	0.99	360.16	219.55	0.14	
11.5	Split	East Flow	91836	PF 1	357.14	5763.00	5766.85	5765.44	5766.89	0.005863	1.65	216.99	172.13	0.26	
11	Split	East Flow	91715	PF 1	357.14	5762.43	5766.65	5763.65	5766.67	0.000814	1.03	347.84	128.27	0.11	
10	Split	East Flow	91565	PF 1	357.14	5763.50	5765.86	5765.86	5766.23	0.10779	4.89	73.07	101.45	1.01	
9	Main river	Reach-3	91427	PF 1	6363	5756.85	5764.80	5762.28	5765.37	0.002357	6.29	1324.93	373.55	0.43	
8	Main river	Reach-3	91103.24	PF 1	6363	5755.22	5761.89	5761.73	5763.89	0.009221	11.61	730.72	275.48	0.93	
7	Main river	Reach-3	90690.8	PF 1	6363	5752.51	5759.68	5758.64	5760.93	0.005003	9.02	772.47	374.2	0.69	

Sec No		Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width I	roude # Chl [Delta WS	E
					(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)			<u></u>
16	Main river	Reach-1	93417.33	PF 1	6363	5769.82	5776.17	5776.17	5778.20	0.009273	11.49	612.51	274.18	0.93	0.00	
15.5	Main river	Reach-1	92671.74	PF 1	6363	5765.00	5772.92	5771.45	5773.68	0.002992	7.32	1348.5	547.29	0.54	0.00	
	Main river	Reach-1	92572		Lat Struct											
15	Main river	Reach-1	92471.74	PF 1	6006.86	5763.70	5770.80	5770.15	5772.71	0.006852	11.12	572.94	237.46	0.82	0.00	
14	Main river	Reach-1	92232	PF 1	6006.86	5762.20	5769.39	5768.70	5770.52	0.008874	8.53	709.88	191.35	0.77	0.00	
13.5	Main river	Reach-1	92123	PF 1	6006.86	5761.60	5768.93	5767.99	5769.60	0.005957	6.59	917.37	272.7	0.62	0.00	
13	Main river	Reach-1	92065	PF 1	6006.86	5761.30	5767.81	5767.81	5769.00	0.016887	8.77	686.59	280.83	0.98	0.00	
12.5	Main river	Reach-1	91977	PF 1	6006.86	5760.40	5767.54	5766.27	5768.02	0.004198	5.57	1084.14	315.49	0.52	-0.02	
12	Main river	Reach-1	91945	PF 1	6006.86	5760.00	5766.85	5766.60	5767.78	0.010013	7.8	797.84	312.63	0.85	-0.02	
11.8	Main river	Reach-1	91911	PF 1	6006.86	5759.70	5766.85	5765.92	5767.41	0.005733	6.13	1043.58	339.98	0.6	-0.02	
11.5	Main river	Reach-1	91836	PF 1	6006.86	5758.42	5766.55	5765.38	5767.00	0.004452	5.42	1162.76	360.33	0.52	0.00	
11	Main river	Reach-1	91715	PF 1	6006.86	5757.02	5765.71	5764.78	5766.36	0.00595	6.57	996.72	330.3	0.62	0.00	
10	Main river	Reach-1	91565	PF 1	6006.86	5756.85	5764.98	5763.52	5765.67	0.003809	7.19	1153.72	322.03	0.53	0.00	
15	Split	East Flow	92471.74	PF 1	357	5769.77	5771.11	5770.58	5771.14	0.007676	1.17	305.82	503.15	0.26	0.00	
14	Split	East Flow	92232	PF 1	357.14	5768.47	5770.24	5769.53	5770.28	0.009353	1.66	226.31	285.41	0.31	-0.02	
13.5	Split	East Flow	92123	PF 1	357.14	5765.00	5769.17	5768.25	5769.27	0.010434	2.58	139.24	228.04	0.36	0.00	
13	Split	East Flow	92065	PF 1	357.14	5765.00	5768.88	5767.54	5768.90	0.003263	1.1	325.89	220.9	0.16	0.45	Over driveway
	Split	East Flow	92021		Culvert											
12.5	Split	East Flow	91977	PF 1	357.14	5764.60	5767.52	5766.12	5767.56	0.006846	1.68	212.62	172.93	0.27	-0.22	Dnstrm of drive
12	Split	East Flow	91945	PF 1	357.14	5764.30	5767.21	5766.02	5767.27	0.008393	1.97	180.99	144.01	0.31	-0.13	
11.8	Split	East Flow	91911	PF 1	357.14	5763.80	5767.15	5765.50	5767.17	0.001367	1.17	304.92	156.76	0.15	-0.09	
11.5	Split	East Flow	91836	PF 1	357.14	5763.00	5766.85	5765.44	5766.89	0.005863	1.65	216.99	172.13	0.26	0.00	
11	Split	East Flow	91715	PF 1	357.14	5762.43	5766.65	5763.65	5766.67	0.000814	1.03	347.84	128.27	0.11	0.00	
10	Split	East Flow	91565	PF 1	357.14	5763.50	5765.86	5765.86	5766.23	0.10779	4.89	73.07	101.45	1.01	0.00	
9	Main river	Reach-3	91427	PF 1	6363	5756.85	5764.80	5762.28	5765.37	0.002357	6.29	1324.93	373.55	0.43	0.00	
8	Main river	Reach-3	91103.24	PF 1	6363	5755.22	5761.89	5761.73	5763.89	0.009221	11.61	730.72	275.48	0.93	0.00	
7	Main river	Reach-3	90690.8	PF 1	6363	5752.51	5759.68	5758.64	5760.93	0.005003	9.02	772.47	374.2	0.69	0.00	





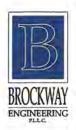
Analysis of Cut and Fill Volume Below BFE -- Revised for Split-Flow Model

490 standalone project 2023.03.09 final rev 2023.04.26, revised split-flow model 2023.09.04 BFE calculated with PROPOSED CONDITIONS model Volumes calculated using frustum formula CGB 9/4/2023

		Avg dist						
		between	Cut	Fill	Delta V (cy)		Associated house fill*	
Section	Station	sections	Area (ft2)	Area (ft2)	Cut	Fill	Area (ft2)	Delta V
Start grading (prop line)	0		0.0	0.0			0	
11.8	57	57	74.9	107.8	52.7	75.9	83.3	58.6
12	90	33	104.5	56.3	109.1	98.6	32.4	68.3
12.5	128	38	60.4	57.0	114.6	79.7	23.9	39.5
12.7	170	42	4.0	18.0	41.5	55.5	4.5	20.1
13	230	60	14.4	11.6	19.3	32.6	0.0	3.3
13.5	297	67	56.7	54.5	82.4	75.5	0.0	0.0
End grading	302	5	0.0	0.0	3.5	3.4	0.0	0.0
				Totals	423.1	421.1		189.8
Additional fill:								
Driveway - road access					0.0	92.8		
Driveway pad at garage				0.0	34.6			
Retaining wall area - section area 15.3' x length 37.8'				0.0	21.4			

^{* 5%} for first 10 feet from foundation, then 4:1

Net cut-fill balance excluding associated house fill	43.0 cy
Net fill (gross minus associated house fill)	380.1 cy
Associated house fill	189.8 cy
Total gross fill	569.9 cy
Total gross cut	423.1 cy



Technical Memo

To: City of Ketchum

From: Charles G. Brockway, P.E.

Cc:

Date: October 26, 2023

Re: 490 Wood River Drive Floodplain Development

Permit Application - Backwater Prevention

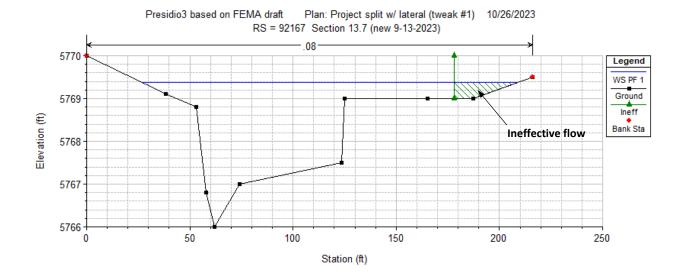


Additional concerns were received from the City of Ketchum regarding the potential for backwater occurrence within the ponded area upgradient of the proposed driveway. During the 100-year flood event, the predicted water surface elevation over the driveway at Section 13.0 is 5768.88 feet, an increase of 0.45 feet over the existing conditions at this location (Brockway memo 9/5//2023). The ponded area is an ineffective flow area in the HEC-RAS model, not contributing to conveyance, but the increased elevation at Section 13.5 will back up into the ponded area and increase the static water elevation in the pond by 0.45 feet. As the ponded area extends into the upstream adjacent parcel by approximately 20 feet, the increased elevation would result in additional ponded water on the adjacent parcel, though it would not inundate the driveway on this property. This is viewed by the City as a potential impact on neighboring property.

The proposed mitigating measure to prevent this potential impact is a barrier across the ponded area consisting of a sheet pile wall with low berms on either side of the wall to tie in to natural ground. This element is depicted on the revised civil drawing submitted to the city. The elevation of the top of the wall would be 5769.1 feet to provide a modest amount of freeboard without being unsightly. The wall would have a maximum height of 3.5 feet in the center of the ponded area. The low berms would have an average height of 1.0 feet.

To mitigate for the barrier to stormwater runoff from the upgradient property, flap gates will be installed in the wall as shown on the civil drawings. These gates will allow stormwater to flow as it has historically, while blocking reverse flow.

Relative to modeling, the ponded area is an ineffective flow area and so no significant changes to the model are needed. The low berm on the north side may cause a slight effect on the hydraulic conveyance at Section 13.7 – not because any part of the berm is at this location, but because of the upstream hydraulic "shadow" of the berm. To assess this effect a small ineffective flow area was placed as shown below. The ineffective flow limit at Section 13.5 is already set far enough left to account for the berm, so no changes are needed at this section. This change resulted in only minute changes in the model output, actually slight decreases in water surface at 13.7 and 14 due to the slight contraction effect (see table below).



Section	WSE (ft)	Delta WSE
15	5771.12	0.00
14	5769.99	-0.03
13.7	5769.38	-0.03
13.5	5769.12	0.06
13	5768.88	0.45
	Culvert	
12.5	5767.52	-0.22
12	5767.21	-0.13
11.8	5767.15	-0.09
11.5	5766.85	0.00
11	5766.65	0.00
10	5765.86	0.00

Cut/Fill update

The previous cut and fill calculations for compensatory storage evaluation in the Brockway memo dated 9/5/2023 were updated to include the sheet pile wall and low berms, which have a calculated fill volume below the modeled BFE of 14.3 yd 3 (see attached spreadsheet). There remains a net positive cut - fill balance.

Analysis of Cut and Fill Volume Below BFE -- Revised for Split-Flow Model and Sheet Pile Wall

490 standalone project 2023.03.09 final rev 2023.04.26, revised split-flow model, update with sheet pile wall 2023.1 BFE calculated with PROPOSED CONDITIONS model Volumes calculated using frustum formula CGB 10/26/2023

		Avg dist						
		between	Cut	Fill	Delta V (cy)		Associated house fill*	
Section	Station	sections	Area (ft2)	Area (ft2)	Cut	Fill	Area (ft2)	Delta V
Start grading (prop line)	0		0.0	0.0			0	
11.8	57	57	74.9	107.8	52.7	75.9	83.3	58.6
12	90	33	104.5	56.3	109.1	98.6	32.4	68.3
12.5	128	38	60.4	57.0	114.6	79.7	23.9	39.5
12.7	170	42	4.0	18.0	41.5	55.5	4.5	20.1
13	230	60	14.4	11.6	19.3	32.6	0.0	3.3
13.5	297	67	56.7	54.5	82.4	75.5	0.0	0.0
End grading	302	5	0.0	0.0	3.5	3.4	0.0	0.0
				Totals	423.1	421.1		189.8
Additional fill:								
Driveway - road access					0.0	92.8		
Driveway pad at garage				0.0	34.6			
Retaining wall area - section area 15.3' x length 37.8'				0.0	21.4			
Sheet pile wall and low berms						14.3		

^{* 5%} for first 10 feet from foundation, then 4:1

Net cut-fill balance excluding associated house fill	28.7 cy
Net fill (gross minus associated house fill)	394.4 cy
Associated house fill	189.8 cy
Total gross fill	584.2 cy
Total gross cut	423.1 cy

From: Robyn Mattison
To: Phoebe Johannessen

Cc: Frazier Cavness; ACrutcher@ketchumidaho.org; Dave Patrie

Subject: RE: 490 Wood River Drive - Storm Drainage Date: Monday, October 9, 2023 1:19:44 PM

Thank you Phoebe. I've reviewed your calculations. The two drywells and driveway infiltration trench will infiltrate the increased runoff of a 25-year event due to the new impervious area of the site. This meets the intent of the city's code.

I don't need any further information at this time.

Robyn

From: Phoebe Johannessen <phoebe@galena-benchmark.com>

Sent: Thursday, October 5, 2023 9:43 AM

To: Robyn Mattison <mattison@forsgren.com>

Cc: Frazier Cavness <frazier@presidiovistaproperties.com>; ACrutcher@ketchumidaho.org; Dave

Patrie <dave@galena-benchmark.com>

Subject: FW: 490 Wood River Drive - Storm Drainage

EXTERNAL MESSAGE

Robyn,

Please see email below and attachments including calculations for drywells and driveway infiltration trenches for 490 Wood River Drive. This submittal is 60% Design Review and not for Building Permit. I think this is enough to establish that we are meeting the city's drainage code. Please let me know if you need additional information at this point.

Best regards, Phoebe

From: Phoebe Johannessen

Sent: Wednesday, September 13, 2023 2:40 PM

To: rmattison@forsgren.com

Cc: <u>ACrutcher@ketchumidaho.org</u>; Frazier Cavness < <u>frazier@presidiovistaproperties.com</u>>; Dave

Patrie < dave@galena-benchmark.com>

Subject: 490 Wood River Drive - Storm Drainage

Robyn,

In order to mitigate the 0.1 cfs runoff increase I had from the 490 Wood River Drive project, I am adding two drywells to infiltrate runoff from the roof of the house and infiltration trenches along both sides of the driveway under the gravel shoulder to collect runoff from the driveway. The

infiltration trench is loosely based on BMP 17 of the 2020 Catalog of Storm Water BMPs, but adapted to the unique conditions of this project. These additions will infiltrate the 25-year runoff from nearly all of the new impervious surfaces except for the patios and walkways.

I have added these features to the plan view, but still need to work on the details. I am sending you the calcs for your review and will send the plans again when they are complete. Let me know if this works for you. Also, I will send the Geotech report if you don't have it.

Thanks,

Phoebe Johannessen, P.E.

Engineering Manager

Galena-Benchmark Engineering

www.benchmark-associates.com | Main (208)726-9512 | Direct (208)481-8281

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GALENA-BENCHMARK ENGINEERING

ENGINEERING, PLANNING, SURVEYING & MAPPING PO Box 733: 100 Bell Drive Ketchum, Idaho 83340

208-726-9512

MEMO

DATE: October 26, 2023

TO: Adam Crutcher

City of Ketchum

FROM: Phoebe Johannessen P.E.

Galena-Benchmark Engineering

RE: 490 Wood River Drive Floodplain Development Permit

Dear Mr. Crutcher,

This letter is to address comment No. 4 from the Harmony's comment letter dated 8/23/2023. Copied here:

4. Downstream Impacts – The project needs to demonstrate that post-development drainage is equal or less than pre-development drainage. The 7/21/2023 memo states that the proposed development will add 0.1 cfs to the swale from the driveway and house during the 25-year event. This does not meet Ketchum requirements for not increasing off-site runoff.

This comment was addressed with the following response with supporting revised civil drawings.

"In order to mitigate the 0.1 cfs runoff increase I had from the 490 Wood River Drive project, I am adding two drywells to infiltrate runoff from the roof of the house and infiltration trenches along both sides of the driveway under the gravel shoulder to collect runoff from the driveway. The infiltration trench is loosely based on BMP 17 of the 2020 Catalog of Storm Water BMPs, but adapted to the unique conditions of this project. These additions will infiltrate the 25-year runoff from nearly all of the new impervious surfaces except for the patios and walkways."

The response was found acceptable by the city engineer and is documented in an email from Robyn Mattison on October 9, 2023 (attached).

Additionally, the sheet pile wall with flap gates will not change the response to the above comment.

Please contact me if you have any questions.

Sincerely.

Phoebe Johannessen, P.E.

Phoebe Johannessen

Attachment H: Drainage Memo (7/21)

GALENA-BENCHMARK ENGINEERING

ENGINEERING, PLANNING, SURVEYING & MAPPING

PO Box 733: 100 Bell Drive Ketchum, Idaho 83340

208-726-9512 : <u>info@bma5b.com</u>

To: City of Ketchum

Harmony Design & Engineering

Re: Water conveyance at 490 Wood River Drive

Date: July 21, 2023

Pursuant to our meeting on July 7th we are submitting the following summary of the existing water conveyance compared to the water conveyance upon completion of the proposed improvements to the property. The analysis is intended to provide the additional information requested in the Harmony Design and Engineering memo dated 6/19/2023 and includes information from the April 26, 2023 Technical Narrative provided by Brockway Engineering and ground water discharge permit information from properties outside the subject property provided by the City of Ketchum. As we discussed, this property serves the community for flood, storm and groundwater conveyance and it is important for this permit application to delineate the responsibilities of applicant and the responsibilities of the community for the conveyance of water. The applicant's position is that it is their responsibility to ensure the proposed development on the property conveys any additional stormwater resulting from the development improvements and continues to convey the existing runoff from other sites via existing and/or improved drainage easements. The applicant is seeking approval for their Floodplain Development Permit upon demonstrating those conditions are met.

Existing Conditions

The subject property (the site) currently conveys stormwater, floodwater, groundwater and in some years pumped groundwater from off-site crawlspaces in West Ketchum. Because of the geography and location of the site, it conveys water from all the sources listed above, from the site itself, and from areas outside the site. Floodwater on the southwestern portion of the site is conveyed in the typical manner via the natural floodplain. Floodwater also enters the site from the northwest over Wood River Drive. Stormwater and floodwater also enter the site from the north through a 12-inch CMP culvert. This culvert feeds a channel that conveys the floodwater across the site, through a second 16-inch culvert and exits the site to the southeast. During flood conditions, the 16-inch culvert has insufficient capacity and there is shallow sheet flow across the property. Stormwater and pumped groundwater from off-site are conveyed with the floodwater through the site.

The multiple sources and locations of runoff across the site make calculating a single flow rate through the site impractical. However, for the purpose of this analysis, and to determine that the proposed development will continue to convey the runoff, while not adversely affecting upstream or downstream structures, we can look at the existing capacity to convey runoff compared to the proposed capacity to convey runoff.

The existing 16-inch culvert has a capacity of 7 cfs (Brockway 2023). Surface water in excess of 7 cfs currently overtops the gravel two-track pathway and re-enters the swale on the downstream side of the pathway or results in shallow flooding through the site.

Proposed Conditions

The proposed development improvements include a driveway, a residential home constructed in an existing building envelope and an improved surface water conveyance system consisting of new culverts and swales. The new driveway and residence will impact the current site conveyance and was taken into account in the HEC-RAS model prepared by Brockway Engineering and is summarized is their Technical memo.

The improved drainage system will replace the 16-inch CMP (7 cfs) with two 36"x24" arch culverts (43 cfs per email with Chuck Brockway). It will also include an improved swale capable of conveying 66 cfs¹.

Stormwater

The proposed development will contribute 0.1 cfs to the swale from the driveway and house during the 25-year storm event, which is the storm event regulated in the Ketchum code. The project will not impact off-site stormwater that flows through the site from West Ketchum. These flows are tributary to the Wood River and are therefore included in the flood flow rate provided by FEMA.

West Ketchum Groundwater Pumping

Groundwater pumping from the West Ketchum neighborhood crawl spaces contributes an estimated 2 to 3 cfs through the site (based on 16 three-inch diameter pipes pumping approximately 50 to 75 gpm each). This occurs in May and June during years with heavy snowfall a resulting high groundwater table. By comparison, the left overbank flow of the Wood River conveys approximately 252 cfs during the base flood (Email communication with Brockway).

On-site Groundwater

Groundwater levels on the site at the time of the geotechnical investigation were 2-4 feet below ground surface. However, the groundwater level could rise to meet the base flood elevation in the permeable sand and gravel soils during spring snowpack runoff. (Butler Associates 2022). The groundwater levels will not change as a result of this project.

Impacts on Upstream Property

The HEC-RAS model developed by Brockway Engineering was used to evaluate the effect of the proposed project on the upstream property at 500 Wood River Drive. The on-site stormwater, off-site stormwater, groundwater pumping and on-site groundwater levels are either already accounted for in the model or will have an insignificant effect on the model results. Additionally, as Brockway pointed out in their memo, the FEMA Effective model flow rate and the draft model flow rate differ by over 1,600 cfs.

The HEC-RAS model shows one section with an increased surface elevation. Section 13 shows an increase of 0.38 feet in the base flood elevation (BFE) due to the new driveway. The next section upstream (Section 13.5) shows no change in the BFE. Refer to Exhibit A for locations of HEC-RAS sections. Section 13.5 runs through the middle of the 500 Wood River Drive building. Section 13 comes to within approximately 20 feet of the neighboring building (based on aerial photo). The average BFE elevation between the two sections is 5768.56 and is below the ground level between the existing building and the proposed house, which is 5769'. Water in the pond to the north of the houses should not rise above 68.89 (Section 13) according to the model, which is below the edge of the asphalt driveway on the 500 Wood River Drive property.

Impacts on Downstream Property

Brockway's tech memo doesn't show any increase in flood elevations downstream of the site due to the 490 project with the driveway and new culverts included in the model. The downstream flow rates will not change as a result of the project. Since floodwater currently overtops the pathway and continues downstream, increasing the capacity of the culverts only changes the amount of water that is conveyed under the driveway versus over the driveway, but the overall flow rate will remain the same.

The outlet from the pond on 450 is a ditch with a dilapidated footbridge over the top (Photo 1). The channel is several feet below the elevation of the house on the 430 property until the swale approaches the river (Photo 2). At this point, the water elevation in the swale is controlled by the river during flood events. The water level in the swale adjacent to house 430 is more dependent on the river levels than the flow in the swale.



Photo 1 Ditch outfall from pond at 450 Wood River Drive



Photo 2 Swale downstream of pond to Big Wood River

Summary

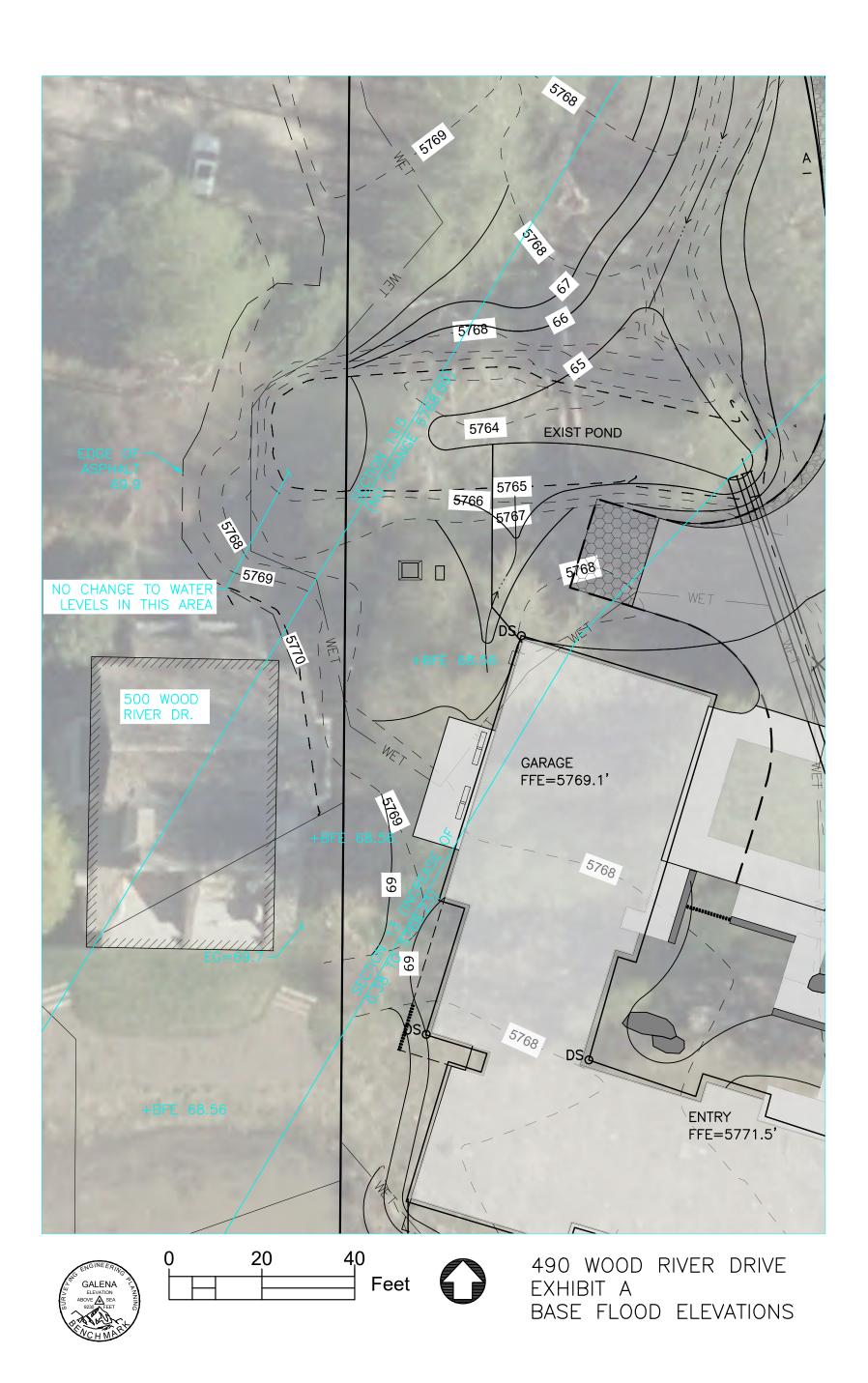
The proposed house, landscaping, and driveway on the 490 Wood River Drive project may result in localized increase in the base flood elevation upstream of the driveway. However, this localized increase should not extend into the 500 Wood River Drive property. The proposed 490 project will not affect properties downstream of the site as the flow rates will remain the same.

References

Brockway Engineering, Technical Narrative in Support of Floodplain Development Plan for 490 Wood River, April 2023.

Butler Associates, Geotechnical Report for 490 Wood River Drive. June 2022.

.



Attachment I: Technical Narrative Project No. 1575-01-2021

Technical Narrative in Support of Floodplain Development Plan for 490 Wood River

Prepared for:

450-490 Wood River, LLC Ketchum, Idaho

April 26, 2023

For information concerning this report, contact Charles G. Brockway, Ph.D., P.E.





CHARLES E. BROCKWAY, Ph.D., P.E. (EMERITUS) CHARLES G. BROCKWAY, Ph.D., P.E.

2016 NORTH WASHINGTON, SUITE 4 TWIN FALLS, IDAHO 83301

Technical Narrative in Support of Floodplain Development Plan for 490 Wood River

Brockway Engineering, PLLC April 26, 2023

A. Existing conditions and hydrology

The subject property is 490 Big Wood Drive, a platted lot within Mary's Place Subdivision in Ketchum, Idaho. The property includes an authorized building envelop, but the property is within the effective 100-year floodplain and subject to the pertinent requirements in the City of Ketchum municipal code.

Two marshy areas exist in the north area of 490. These are either swampy areas or open-water ponds, depending on water levels that fluctuate seasonally according to groundwater levels and levels in the adjacent Big Wood River, which is hydraulically connected with the shallow groundwater. The outlet of this area during normal water conditions is a 16-inch CMP culvert under a 2-track access roadway. The culvert feeds a natural channel that drains to the adjacent property to the east. Flow in this channel varies and has been observed to follow the expected seasonal pattern: low or nonexistent in the late summer, fall, and winter, rising in the spring and early summer as river levels and infiltration increase.

Most of the property is within the 100-year effective floodplain defined by FEMA. During flood conditions, sheet flow from the property to the west will inundate the marshy area and channels and will flow over the access roadway. A wide swale east of the access road will carry a portion of this flood water, which will combine with the above-mentioned channel on the property to the east. The existing culvert capacity is insignificant during flood events.

Comparing the effective base flood elevations with LiDAR and other topographic data, it was determined that the effective floodplain limit is reasonably accurate. During the 100-year event, the existing channels will act as conveyances, but most of the land will be subject to shallow overland flow with the exception of the high area which encompasses most of the platted building envelope. This high area is recognized as being above the BFE in the "Draft" flood maps, prepared by FEMA and issued for informational purposes in September 2022 as part of the agency's comprehensive restudy of the Big Wood River and tributaries.

Portions of the property lie within the defined regulatory floodway. However, no grading or development is proposed within the floodway.

B. Proposed project

The proposed project includes the following elements:

- 1. Construction of proper driveway to allow access to a residence. This drive will consist of a 14-foot asphalt roadway and 3-foot gravel shoulders, with a minimum of fill ranging from 0.4 feet to 1.4 feet above existing grade. The driveway will be finished with an elevation of 5769.4 at the public street, declining to 5768.0 feet at the culvert crossing, and rising to 5768.5 feet which is the approximate finished slab elevation at the garage. The access will include a gate structure on the extreme fringe of the floodplain, modeled as an obstruction. The model-computed floodplain in this area is relatively small in terms of both depth and flow, and this activity amounts to a very small effect on the overall floodplain. However, by necessity the roadway embankment will be built within the floodplain and the water level will rise locally and overtop the driveway. Culverts will be installed to provide crossdrainage (#4 below). This effect was included in the hydraulic modeling for the project.
- 2. **Construction of residence within platted building envelope.** The building footprint will be outside of the Draft floodplain limits with the exception of the extreme eastern portion and the garage. The building will be above the modeled 100-year flood elevations, either Effective or Draft, as described below. Fill within the floodplain will occur to a reasonable extent necessary to construct the residence, and a portion of this fill will be below the 100-year flood elevation.
- 3. Enhancement of the existing drainage channel in accordance with the grading shown on the plans. This swale will have a minimum bottom width of 7 feet, side slope of 3.5:1 or flatter, and overall slope of 0.75%. The enhanced swale will have an increased conveyance capacity and will provide a portion of the mitigation required for the hydraulic impact analysis and the compensatory storage analysis. The swale will be vegetated in accordance with plans prepared by Field Studio and Sawtooth Environmental. With an assumed roughness coefficient of 0.065, this swale will have a minimum capacity of 66 cfs at a flow depth of 2.0 feet. Benefits of this activity include maintaining and enhancing the natural prepond conveyance regime, providing more natural riparian habitat, and reducing nuisance water to adjacent landowners. This element is pursuant to and in accordance with plat note #7 regarding enhancement plans for relocation of drainage provisions.
- 4. **Installation of two (2)** 36x24 pipe-arch culverts to replace the existing single 16-inch pipe. The inlet invert will be the same as the existing culvert at 5764.8 feet, the length will be 120 feet. This culvert system will operate under inlet control, and will have a capacity of 54 cfs with the headwater level at the top of driveway, compared to 7 cfs for the existing situation. This will be more than adequate to handle the ordinary drainage flows, and the driveway will not overtop except in extreme flooding situations. The outlet area of the culvert will include an architectural headwall with backfill behind the wall to create a smooth grade to the driveway slab. The culverts will include a bend near the outlet to align the outlet with the constructed swale and prevent water from being directed at the house foundation.

5. Construction of a wide, shallow swale between the residence and the river. This swale will be constructed in accordance with the grading plan, and is needed for mitigation of hydraulic conveyance impact and compensatory storage. It will also provide a flow path for overbank water adjacent to the residential foundation fill. Construction of the swale will include a toe trench with buried 12" to 24" stone to provide protection of the residential fill. This stone will tie in to existing legacy riprap at the eastern side of the property.

C. HEC-RAS model analysis

HEC-RAS was used to model the existing conditions and the conditions with the proposed project including grading and structures. The purpose of this effort was to establish a baseline model representing existing conditions, and use this model to evaluate the effect of the project including proposed mitigation. Figure 1 shows an overall view of the model study area and cross-sections, and Figures 2a and 2b show close-in views of the project and grading plan. Inputs an assumptions for the model are described below.

C.1. Topographic data

Data used to develop cross-sections was derived from detailed ground survey and topographic contour mapping created by Galena Engineering for the project, as well as from the 2017 Blaine County LiDAR data. For the most part, the two sources were in close agreement, but where significant differences occurred, the ground shots were assumed to be the more accurate data. Once section was created from LiDAR as it was located off the property.

The model geometry upstream and downstream of the project was based on FEMA's draft model, made public in September 2022. New cross-sections representing current ground conditions were inserted, starting with Section 90690.8 as the downstream limit. These sections are shown on the attached map and Table 1.

Since the LiDAR data reflects the water surface rather than the channel bottom in the Big Wood River when the flight was made (which was at low water), the shape of the channel bottom was approximated by reference to the draft model sections and elevations adjusted according to channel slope.

C.1. 100-year peak annual flow

The "1% annual chance flow" or the 100-year flow is the discharge that forms the basis of modeling for current conditions and post-project conditions. The value in the effective model is 4,740 cfs. FEMA increased this flow to 6,363 cfs in the draft model. For reasons related to statistical calculations on the stream gauge north of Ketchum, this value is not correct. Nevertheless, FEMA is continuing to use it for its analyses and therefore it was used for this project because the City of Ketchum has elected to use the draft maps for regulatory purposes.

In the course of developing the model for this project, it was discovered that the discharge used in FEMA's draft model is 6,879 cfs, which is incorrect for this reach. According to the

hydrology report prepared for FEMA by the U.S. Army Corps of Engineers, the 6,879 cfs value is supposed to be the discharge <u>below Trail Creek</u>. The discharge from the Warm Springs confluence downstream to Trail Creek is supposed to be 6,363 cfs. This is discussed further in a memo submitted to Blaine County and the City of Ketchum dated March 31, 2023.

Table 1. Cross-sections from upstream to downstream

River Station in FEMA model	Section No.	Remarks
93417.33	16	Section in FEMA draft model
92671.74	15.5	Inserted section from LiDAR
92471.74	15	Section in FEMA draft model
92232	14	Inserted section using ground shots and LiDAR
92123	13.5	Inserted section using ground shots and LiDAR, alignment selected to characterize flow in existing and future "swales" upstream of access roadway.
92065	13	Inserted section using ground shots and LiDAR. Generally aligns with access roadway, used for upstream section of existing and new culvert. Reflects house and associated regrading.
92021		Culvert station
91977	12.5	Inserted section using ground shots and LiDAR. Used for downstream section of culvert. Reflects house and associated regrading.
91945	12	Inserted section using ground shots and LiDAR. Reflects house and associated regrading.
91911	11.8	Inserted section using ground shots and LiDAR. Reflects house and associated regrading.
91836	11.5	Inserted section using ground shots and LiDAR
91715	11	Inserted section using ground shots and LiDAR
91565	10	Inserted section using ground shots and LiDAR
91427	9	Section in FEMA draft model
91103.24	8	Section in FEMA draft model
90690.8	7	Section in FEMA draft model

Rather than compound error upon error, a value of 6,363 cfs was used for the modeling of this project even though it differs from the FEMA model. FEMA should be notified that its model contains an error and the base flood elevations and floodplain delineation in the reach from Warm Springs to Trail Creek should be recomputed. Base flood elevations on the draft maps in this reach should not be relied upon.

C.2. Starting downstream WSE

The downstream water surface elevation at Section 7 (RS 90690.8) was set by the normal depth method with a slope of 0.005 ft/ft.

C.3. Roughness coefficients

Roughness coefficients for the new cross sections developed for this project were 0.04 for the channel and 0.06 to 0.10 for the overbanks, horizontally varying depending on the extent and nature of vegetation. For sections 11.5, 11.8 and 12, which contain areas of vegetation within the channel, the roughness coefficient was set to 0.06 rather than 0.04 in the vegetated area. For the post-project model, overbank coefficients were adjusted to reflect the fact that the regrading and channel improvements will slightly lower the roughness coefficient.

The FEMA draft model cross-sections generally have coefficients of 0.035 for the channel and 0.1 or 0.12 for overbanks. The channel coefficient is reasonable but an overbank coefficient of 0.12 is too high. The standard reference for roughness coefficients (Chow, 1959) indicates that a value of 0.12 would be characteristic of very dense brush, heavy tree growth, and downed trees. Nevertheless, these values were used where the draft model sections were directly used, i.e. Sections 7-9 and 15-16.

C.4. Ineffective flow

The ineffective flow option was used in the left overbank of section 13.5 to characterize the backwater area above the culvert, and at the upstream culvert section 13.

C.5. Culvert parameters

The existing and new culvert systems, and associated top of roadway, were inserted between sections 12.5 and 13. Culverts were modeled with entrance projecting from fill with an entrance loss coefficient of 0.9, an exit loss coefficient of 1.0, and a roughness coefficient of 0.022. The distance between sections 12.5 and 13 is less than the length of the proposed new culvert because the culvert will be skewed, as compared to the existing culvert which is perpendicular to the sections. Therefore, the culvert length was set at 80 feet rather than 120 feet and the roughness increased to 0.027 to model the equivalent pipe length. The top of roadway is based on the grading plan provided by the landscape architect, including an approximate garage slab elevation of 5768.5 feet. Ineffective flow areas were set, but do not come into play since the flow overtops the roadway.

The deck width in the direction of flow was computed as the average width of the driveway and garage pad over which water flows. The standard weir coefficient of 2.6 was used for overtopping flow. Similarly, distances to upstream and downstream cross-sections represent averages for the culvert area.

C.6. Channel regrading

Regrading of the drainage swale was modeled by modifying all cross-sections where the swale is changing. The roughness coefficient for regraded swale areas was set to 0.06 to simulate the improved condition.

C.7. Building obstruction

The proposed residence was modeled with the HEC-RAS blocked obstruction feature, but this feature does not come into play at some cross-sections since the computed water surface elevation does not reach the building. The adjacent grade was modeled by modifying the cross-sections to reflect the proposed fill around the building to a grade of 5768.5 feet. Since the building and associated fill was modeled as a complete obstruction, this adequately represents the proposed slab-on-grade construction.

C.8. Mitigation

Mitigation for project impacts takes two forms: compensatory storage (Section D), and mitigation of hydraulic impacts to the extent feasible. Hydraulic impacts arise due to fill or obstruction of flow, reducing the overall section conveyance and resulting increase in modeled water elevation during the 100-year event. In this case, the enlargement of the swale and the construction of the shallow swale between the residence and the river provide both compensatory storage mitigation and hydraulic mitigation. The resulting net effect is discussed below.

C.9. Model results

The current conditions model results are reasonably consistent with the draft model, but not exactly the same due to the reasons discussed above. The new cross-sections better describe the channel changes and deposition that have occurred since the effective model development, and provide closer spacing in order to model the proposed grading plan. The baseline model is more detailed and simulates reality better than the draft model, and was deemed to be a suitable current-conditions model from which to evaluate changes due to proposed project grading.

With the building and grading plan as proposed, which includes the mitigation described above, the computed water surface elevations are either unchanged or slightly lower than for the existing conditions scenario (Table 2). The primary impact occurs directly upstream of the driveway, where the model predicts an increase of 0.38 feet. This increase is necessary since the access roadway must include a small roadbed and cannot be constructed at grade; thus the water upstream must rise to flow over the roadway during the flood event. However, the model predicts that this increase does not propagate upstream off of the property – for example, the impact is essentially zero at Section 14. The project is not within the regulatory floodway and subject to FEMA's "no-rise" requirement. The impact should be acceptable as it is 1) highly localized on the subject property, 2) a necessary consequence of creating an access to a platted building envelope, and 3) offset by the significant restorative benefits to the riparian area, much of which is in poor condition (see Sawtooth Environmental report).

The model predicts the water surface elevation at the upstream side of the driveway to be 5768.24, or a depth of 0.24 feet over the roadway. This meets the maximum 1.0-foot depth requirement by the Ketchum Fire Department.

Table 2. Model-computed water surface elevations.

		Water sui	rface elevation	າ (ft)	FEMA Draft
Section	River Sta	Existing Conditions	With Project	Change	2022*
16	93417.33	5776.17	5776.17	0.00	5777.63
15.5	92671.74	5773.22	5773.22	0.00	
15	92471.74	5770.90	5770.90	0.00	5770.67
14	92232	5769.40	5769.37	-0.03	
13.5	92123	5768.94	5768.89	-0.05	
13	92065	5767.85	5768.23	0.38	
Culvert	92021				
12.5	91977	5767.57	5767.51	-0.06	
12	91945	5766.80	5766.80	0.00	
11.8	91911	5766.89	5766.88	-0.01	
11.5	91836	5766.51	5766.51	0.00	
11	91715	5765.89	5765.89	0.00	
10	91565	5764.88	5764.88	0.00	
9	91427	5764.80	5764.8	0.00	
8	91103.24	5761.89	5761.89	0.00	5762.08
7	90690.8	5759.68	5759.68	0.00	5761.33

^{*} Shown for information only, not comparable to project modeling since incorrect discharge was used in FEMA model.

D. Compensatory storage and fill mitigation

Because of the City's requirement for 1-for-1 compensatory storage, the volumes of cut and fill within the floodplain and below the base flood were balanced to ensure no loss of floodplain storage. Based on current guidance from the city, it is understood that the fill associated with a residential foundation, including both within the footprint and the fill needed to create a reasonable grading away from the foundation, will not be counted in the compensatory storage analysis.

The final average grade elevation around the foundation of 5768.5 feet is generally zero to 1.0 feet above existing grade, and most of the existing grade is above the BFE as described above, so that the fill will not reduce floodplain storage. The primary exception is the eastern portion of the residence, where the building envelope includes some of the existing swale. Maximum fill

depth in this area will be 4.2 feet, but will be mitigated by the regrading of the swales. A modest net fill will also occur in the entrance area in the course of restoring the area to functional emergent wetlands.

The gross volumes of cut and fill below the BFE for the proposed grading plan were calculated from the existing and project cross-sections utilized for the hydraulic modeling. The volumes were calculated from the areas of cut and fill below the model-calculated base flood elevation for existing conditions. Fill for the driveway, pad, and culvert headwall backfill were calculated separately and added to the section volumes.

A definition of "reasonable grading" away from the foundation for this specific case is proposed as follows: 5% slope for 10 feet away from the foundation (based on the IRC), and a 5:1 slope further away from the foundation until intersection with natural grade. A 5:1 slope is an estimate of the maximum safe slope for a grassed walking surface. This definition may not be universally applicable, but appears to give reasonable results in this case. The foundation fill volume based on this criteria and that is also below the BFE was subtracted from the gross fill.

The cross-sectional areas of gross cut, gross fill, and reasonable associated foundation fill are illustrated on Figures 3 and 4, and calculations are shown in Table 3. Note that the distances between sections are not necessarily the same as the values in the model, because the modeling represents an average for the entire section whereas the cut/fill calculations are specific to a small area. The computed cut volume is 485 cy and the fill volume accounting for reasonable associated grading is 373 cy, indicating that the compensatory storage requirement can be met.

Table 3. Cut and fill balance below BFE.

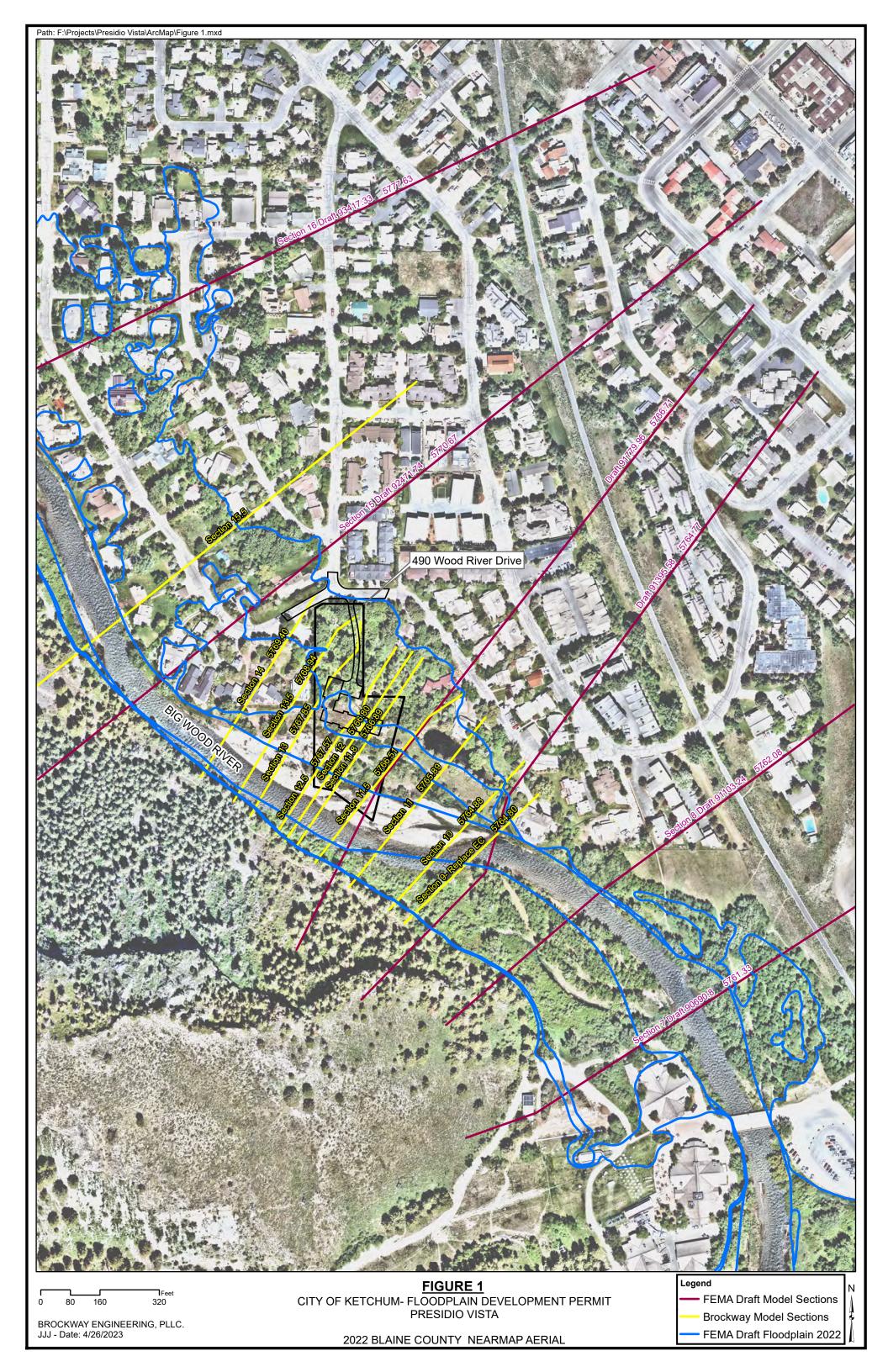
	Station	Avg dist	Cut	Fill	Delta	V (cy)	Associated	House Fill*
Section	(ft)	between Sections (ft)	Area (ft2)	Area (ft2)	Cut	Fill	Area (ft2)	Delta V (cy)
Start grading (prop line)	0		0.0	0.0			0.0	
11.8	57	57	74.9	94.0	52.7	66.1	73.8	51.9
12	90	33	99.6	44.3	106.3	82.6	28.0	60.0
12.5	128	38	60.8	58.8	111.8	72.3	30.3	41.0
13	230	102	13.6	11.6	129.9	121.5	0.0	38.2
13.5	297	67	56.7	54.5	81.1	75.5	0.0	0.0
End grading	302	5	0.0	0.0	3.5	3.4	0.0	0.0
				Subtotals	485.3	421.5		191.1
Driveway - road	access			0.0	84.4			
Driveway pad a	t garage			0.0	36.7			
Retaining wall a	rea - secti	on area 15.3' x	0.0	21.4				
TOTAL GROSS C	CUT		485.3	су				

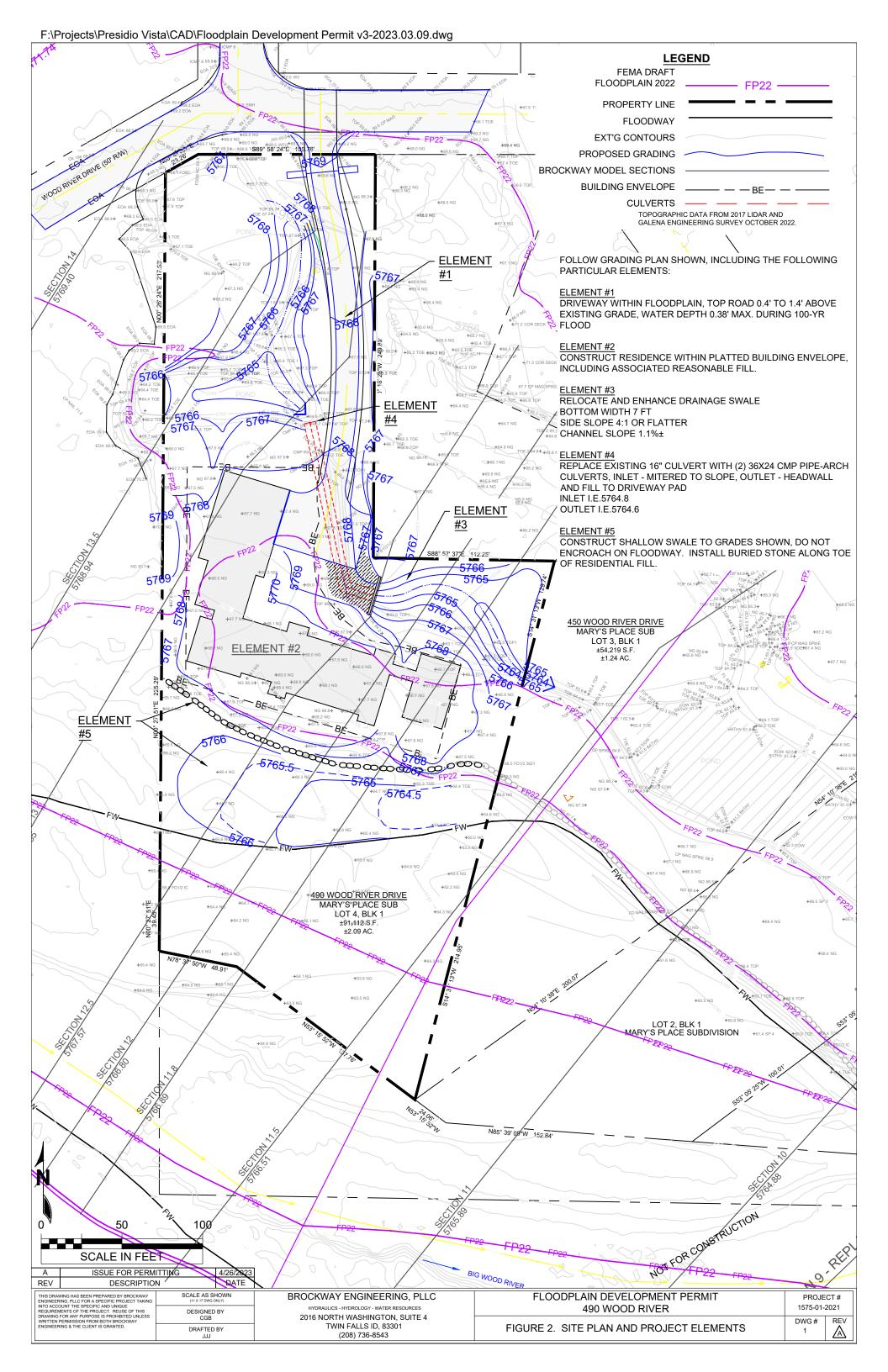
TOTAL GROSS FILL	564.0	су	
ASSOCIATED HOUSE FILL	191.1	су	
NET FILL (gross fill minus associated house fill)	372.9	су	
NET CUT-FILL BALANCE	112.4	су	

^{* 5%} slope for 10 feet away from the foundation (based on the IRC), and a 5:1 slope further away from the foundation until intersection with natural grade

E. Wetland and vegetation plan

Sawtooth Environmental has prepared a Joint Application for Permits, including a plan for wetlands management to meet the requirements of the Corps of Engineers. The plan includes a revegetation plan for the project, including site preparation and planting of native species appropriate for riparian and wetland environments. This plan will be implemented in conjunction with coordinated plans prepared by the landscape architect.





Appendix A
HEC-RAS Output and Cross-Sections

Presidio Vista - 490 Wood River HEC-RAS Model Output

Models with more refined horizontally-varied n-values (0.1 in left overbank thick vegetation areas)

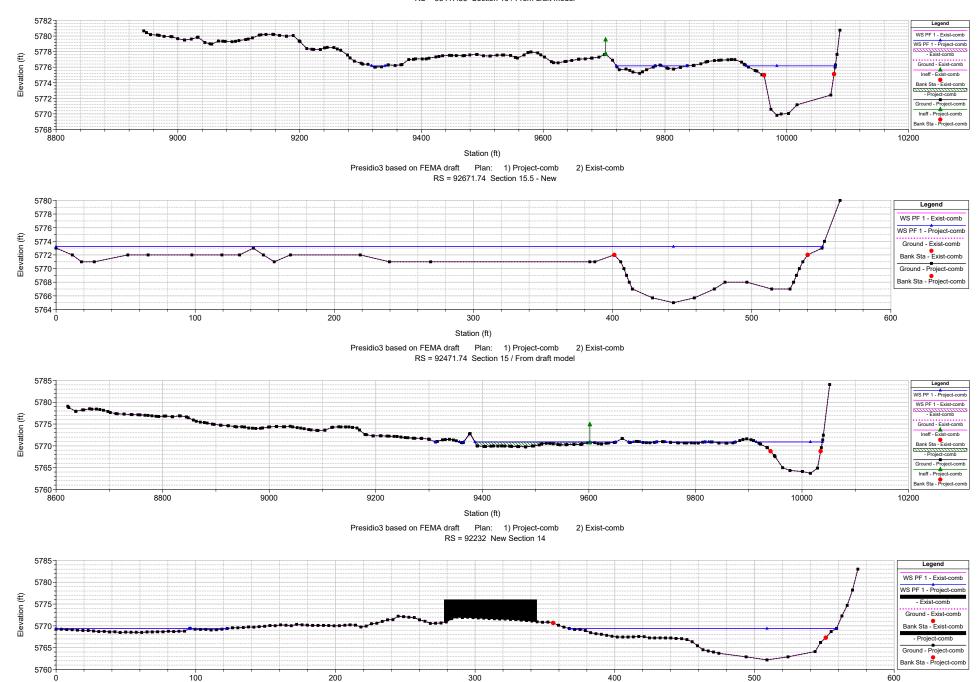
4/26/2023

BASELINE EXISTING CONDITIONS

Sec No	Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	roude # Ch	Draft
				(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)		model
16	Reach-1	93417.33	PF 1	6363	5769.82	5776.17	5776.173	5778.2	0.009273	11.49	612.51	274.18	0.93	5777.63
15.5	Reach-1	92671.74	PF 1	6363	5765	5773.22	5771.454	5773.86	0.002402	6.79	1516.95	550.9	0.49	
15	Reach-1	92471.74	PF 1	6363	5763.7	5770.90	5770.378	5772.95	0.00722	11.54	611.6	554.57	0.84	5770.67
14	Reach-1	92232	PF 1	6363	5762.2	5769.40	5768.914	5770.61	0.009666	8.9	775.68	313.54	0.8	
13.5	Reach-1	92123	PF 1	6363	5761.6	5768.94	5767.999	5769.62	0.006205	6.74	1036.11	494.29	0.63	
13	Reach-1	92065	PF 1	6363	5761.3	5767.85	5767.849	5769.02	0.016779	8.82	804.5	413.79	0.98	
	Reach-1	92021		Culvert										
12.5	Reach-1	91977	PF 1	6363	5760.4	5767.57	5766.424	5768.07	0.00439	5.83	1307.2	532.45	0.54	
12	Reach-1	91945	PF 1	6363	5760	5766.80	5766.727	5767.8	0.01153	8.23	888.32	419.77	0.93	
11.8	Reach-1	91911	PF 1	6363	5759.7	5766.89	5766.024	5767.38	0.005825	5.9	1345.34	527.11	0.58	
11.5	Reach-1	91836	PF 1	6363	5758.42	5766.51	5765.453	5766.97	0.004833	5.6	1311.04	500.92	0.54	
11	Reach-1	91715	PF 1	6363	5757.02	5765.89	5764.713	5766.39	0.004675	6.02	1311.87	444.77	0.55	
10	Reach-1	91565	PF 1	6363	5756.85	5764.88	5763.686	5765.69	0.004594	7.8	1135.68	345.48	0.59	
9	Reach-1	91427	PF 1	6363	5756.85	5764.80	5762.283	5765.37	0.002357	6.29	1324.93	373.55	0.43	
8	Reach-1	91103.24	PF 1	6363	5755.22	5761.89	5761.734	5763.89	0.009221	11.61	730.72	275.48	0.93	5762.08
7	Reach-1	90690.8	PF 1	6363	5752.51	5759.68	5758.641	5760.93	0.005003	9.02	772.47	374.2	0.69	5761.33

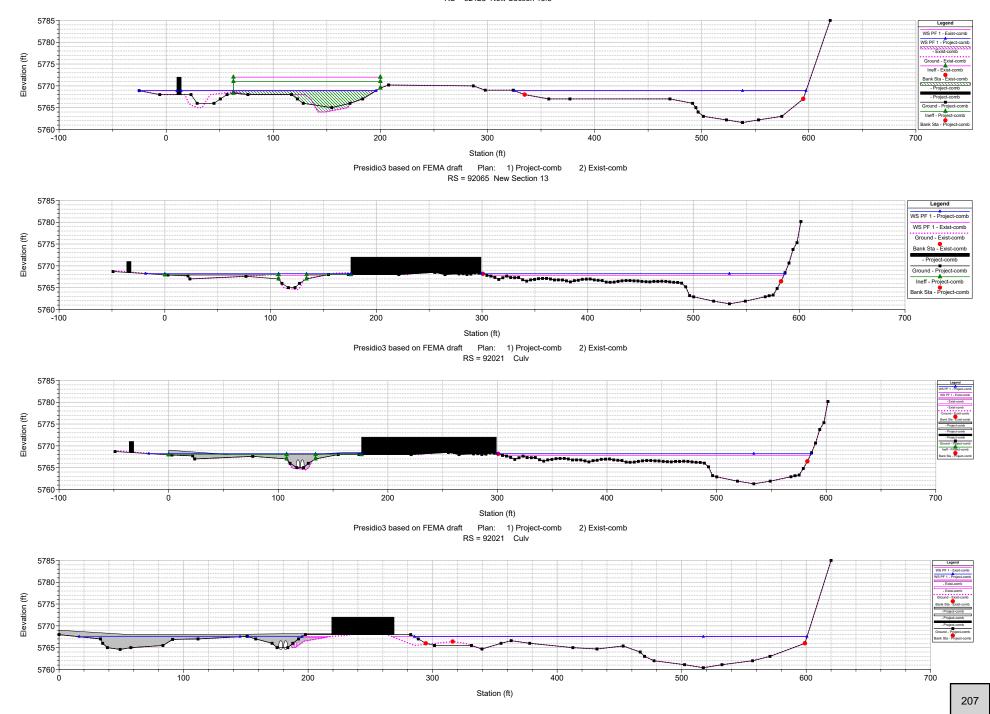
WITH PROJECT 2023.03.09 / 2023.03.14 FINAL REV 2023.04.26

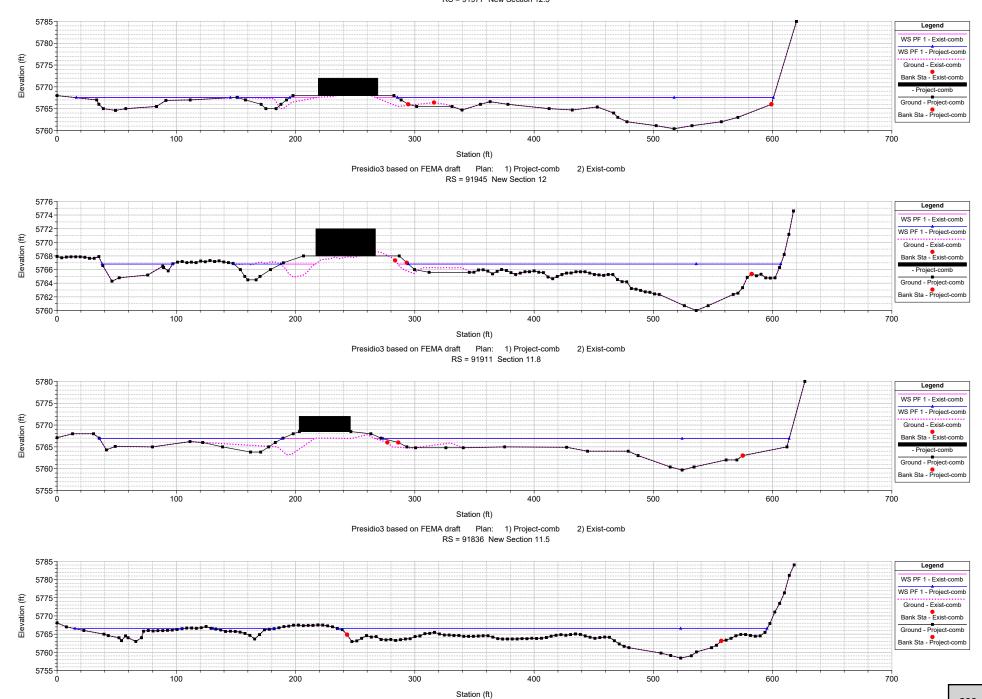
(cfs) (ft) (ft) (ft) (ft) (ft/ft) (ft/ft) (ft/s) (sq ft) (ft) 16 Reach-1 93417.33 PF 1 6363 5769.82 5776.173 5776.173 5778.2 0.009273 11.49 612.51 274.18 0.93 15.5 Reach-1 92671.74 PF 1 6363 5765 5773.222 5771.454 5773.86 0.002406 6.8 1515.88 550.9 0.49	0.00 0.00 0.00 -0.03
	0.00 0.00
15.5 Reach-1 92671.74 PF.1 6363 5765 5773.222 5771.454 5773.86 0.002406 6.8 1515.88 550.9 0.49	0.00
10.0 1.000 1 1 1 0000 0.00 0.00 0.00	
15 Reach-1 92471.74 PF 1 6363 5763.7 5770.904 5770.378 5772.95 0.007183 11.52 614.37 561.51 0.84	-0.03
14 Reach-1 92232 PF 1 6363 5762.2 5769.37 5768.914 5770.6 0.009892 8.98 766.83 311.48 0.81	
13.5 Reach-1 92123 PF 1 6363 5761.6 5768.886 5767.996 5769.58 0.006453 6.81 1020.66 489.06 0.65	-0.05
13 Reach-1 92065 PF 1 6363 5761.3 5768.225 5767.831 5769.09 0.010548 7.62 979.85 481.1 0.8	0.38
Reach-1 92021 Culvert	
12.5 Reach-1 91977 PF 1 6363 5760.4 5767.514 5766.363 5767.99 0.004401 5.68 1287.99 487.62 0.53	-0.06
12 Reach-1 91945 PF 1 6363 5760 5766.803 5766.66 5767.74 0.010662 7.99 918.03 410.56 0.88	0.00
11.8 Reach-1 91911 PF 1 6363 5759.7 5766.877 5765.944 5767.35 0.005206 5.88 1315.94 493.44 0.57	-0.01
11.5 Reach-1 91836 PF 1 6363 5758.42 5766.51 5765.453 5766.97 0.004833 5.6 1311.04 500.92 0.54	0.00
11 Reach-1 91715 PF 1 6363 5757.02 5765.889 5764.713 5766.39 0.004675 6.02 1311.87 444.77 0.55	0.00
10 Reach-1 91565 PF 1 6363 5756.85 5764.875 5763.686 5765.69 0.004594 7.8 1135.68 345.48 0.59	-0.01
9 Reach-1 91427 PF 1 6363 5756.85 5764.803 5762.283 5765.37 0.002357 6.29 1324.93 373.55 0.43	0.00
8 Reach-1 91103.24 PF 1 6363 5755.22 5761.894 5761.734 5763.89 0.009221 11.61 730.72 275.48 0.93	0.00
7 Reach-1 90690.8 PF 1 6363 5752.51 5759.681 5758.641 5760.93 0.005003 9.02 772.47 374.2 0.69	0.00



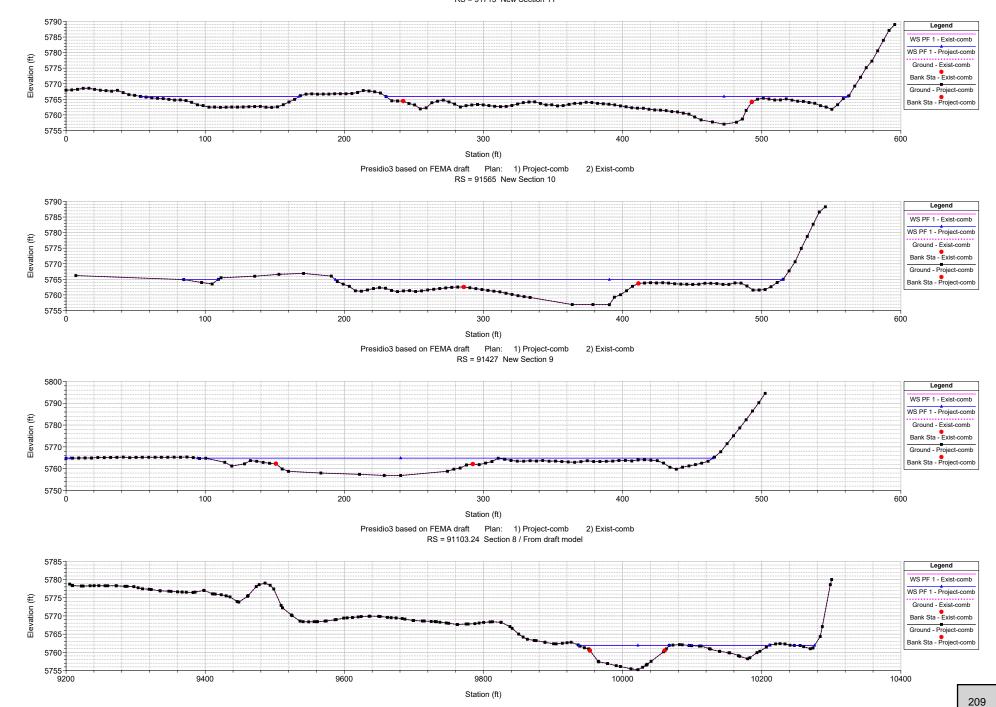
Station (ft)

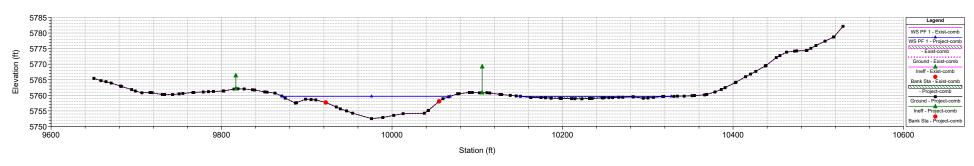
206



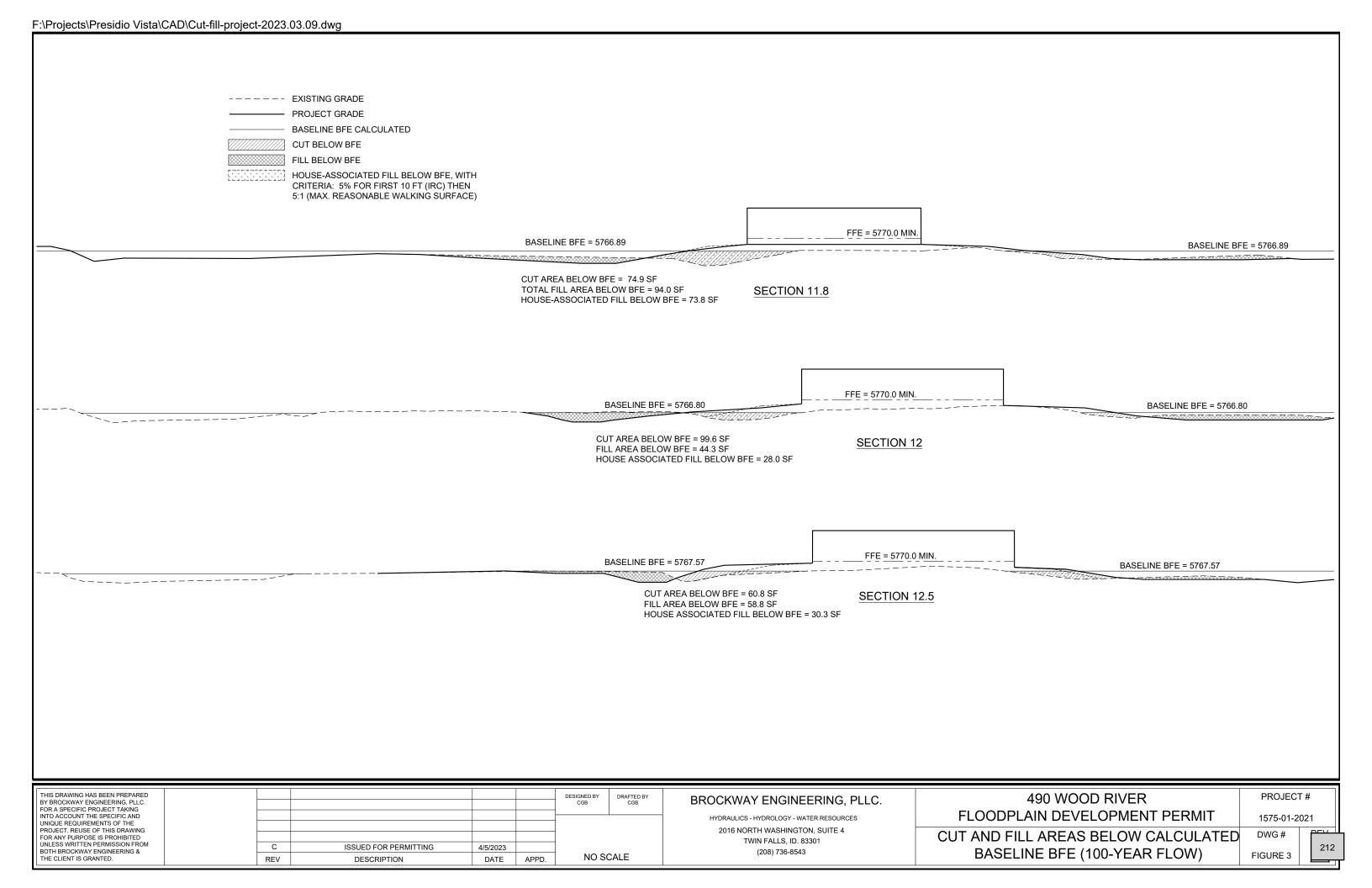


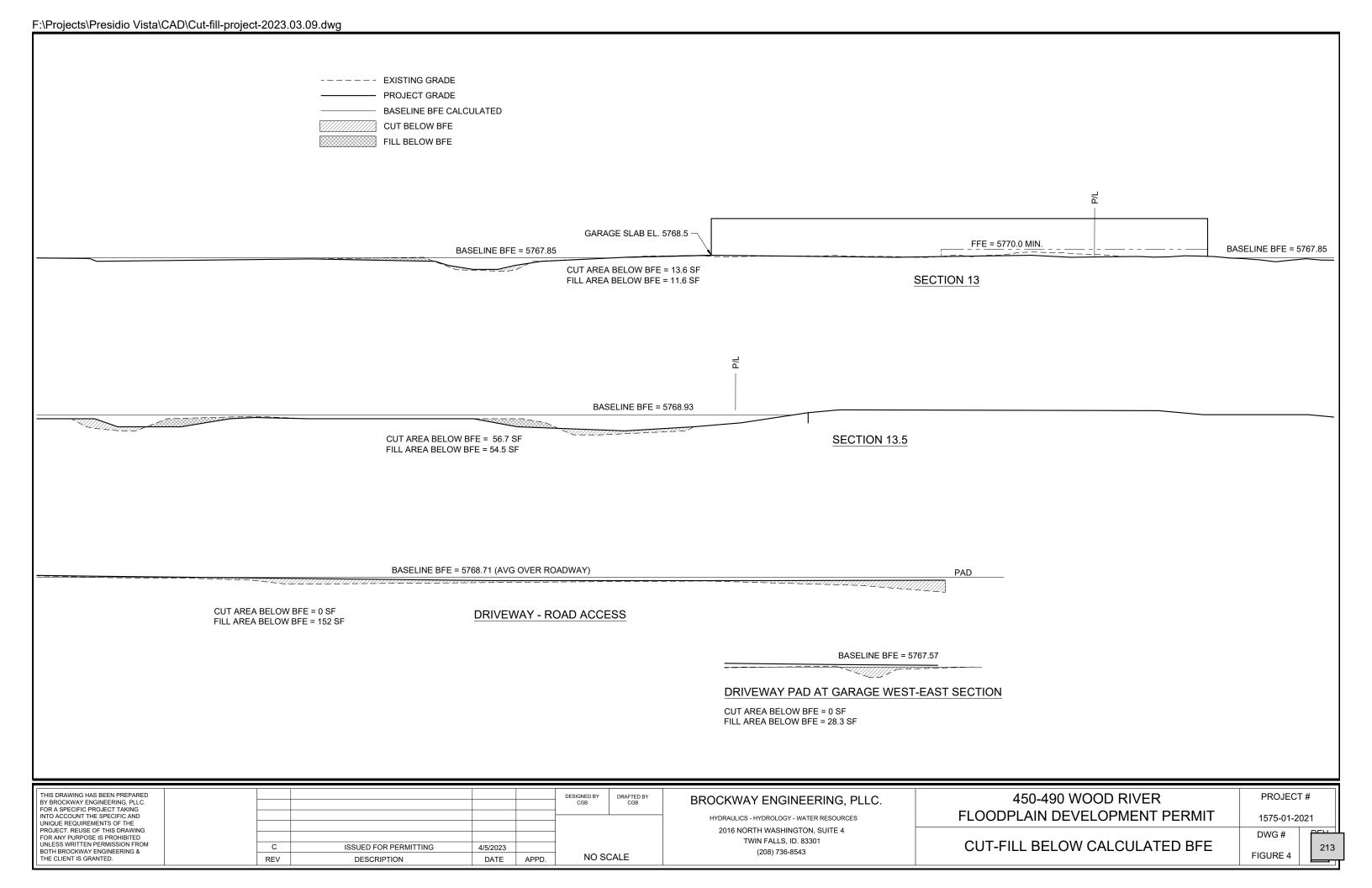
208





Appendix B Cut-Fill Analysis





Analysis of Cut and Fill Volume Below BFE

490 standalone project 2023.03.09 final rev 2023.04.26
BFE calculated with site-specific HEC-RAS model described in technical report
Volumes calculated using frustum formula
CGB 4/26/2023

		Avg dist						
		between	Cut	Fill	Delta '	V (cy)	Associated h	ouse fill*
Section	Station	sections	Area (ft2)	Area (ft2)	Cut	Fill	Area (ft2)	Delta V
Start grading (prop line)	0		0.0	0.0			0	
11.8	57	57	74.9	94.0	52.7	66.1	73.8	51.9
12	90	33	99.6	44.3	106.3	82.6	28.0	60.0
12.5	128	38	60.8	58.8	111.8	72.3	30.3	41.0
13	230	102	13.6	11.6	129.9	121.5	0.0	38.2
13.5	297	67	56.7	54.5	81.1	75.5	0.0	0.0
End grading	302	5	0.0	0.0	3.5	3.4	0.0	0.0
				Totals	485.3	421.5		191.1
Additional fill:								
Driveway - road access					0.0	84.4		
Driveway pad at garage					0.0	36.7		
Retaining wall area - secti	on area 15	5.3' x length	37.8'		0.0	21.4		
* 5% for first 10 feet from	foundatio	on, then 5:1	Tota	al gross cut	485.3	су		
Total gross fill						су		
	Associated house fill							
	Net fill (l house fill)	372.9	су				
Net cut-fil	112.4	СУ						

Roadway drive profile

Existing ground profile

Top of road finished grade profile

EXISTING BI	ourid profite		TOP OF TOU	a minsilea gi
Sta	GS		Sta	GS
0	5769.3		0	5769.3
28	5768.6		23	5769
46	5768.5		122	5767.9
62	5768		190	5767.9
71	5767		234	5768
143	5767.6			
175	5767.8		Baseline B	FE
213	5766.7		0	5768.71
234	5765		234	5768.71
Fill section	area helow BE	F 152	sf	

Fill section area below BFE 152 sf
Average width of fill 15 feet
Volume of fill 84 yd3

Driveway at garage West-East section

Existing ground

Finished grade

Existing Broaria			
_	Sta	GS	
	0	5767.4	
	27.7	5767.8	
	36	5765	
	38.6	5765	
	42.8	5767	
	62	5767.6	

U					
Sta	GS				
0	5768.5				
26.2	5768.3				
53	5768				
Baseline B	FE				
0	5767.57				
62	5767.57				

Fill section area below BFE 28.3 sf
Width of fill 35 ft
Volume of fill 36.7 yd3

Appendix C Joint Application for Permits

Mary's Place Subdivision, Lot 4, Block 1 490 Wood River Drive City of Ketchum, Blaine County, Idaho

February 2023

450 - 490 Wood River, LLC Presidio Vista Properties P.O. Box 10092 Ketchum, ID 83340

Pre-construction notification is being submitted on behalf of 450 - 490 Wood River, LLC owners of Lot 4, Block 1, of the Mary's Place Subdivision, located 490 Wood River Drive, within Section 13, Township 4N., Range 17E., City of Ketchum, Blaine County, Idaho. Applicant request permit approval for residential development within existing platted building envelope. Proposed development will impact waters of the United States, jurisdictional wetlands, development plan will require permanent wetland fill: residential homesite, access driveway, attendant landscape features and associated landscape grading applications.

Proposed development applications will impact approximately 0.424 ac (18,450 sq. ft.) of identified wetland resources: permanent fill approximately 0.125 ac. (5,450 sq. ft.), floodplain/riparian/wetland restoration applications approximately 0.298 ac. (13,000 sq. ft.).

Proposed development applications have been designed and will be constructed to avoid and minimize adverse impacts to identified wetland resources to the maximum extent practicable. Mitigation to offset for the proposed wetland impacts [permanent fill] will be implemented in conjunction with the City of Ketchum Floodplain Development regulations and requirements.

On-site compensatory mitigation applications will be conducted on a 1 to 1 (minimum) replacement ratio. Proposed riparian/wetland mitigation applications will create enhance approx. 0.167 ac. (7,300 sq. ft.) of riparian wetland habitat resources.

Due to the proposed wetland mitigation applications, locations of proposed development applications, site drainage characteristics and preserved vegetative buffers, changes to wetland functions, hydrological characteristics and processes are not anticipated.

Project will incorporate all applicable Best Management Practices (BMPs) such as silt fence and straw wattles to protect resource values and ensure compliance with Water Quality Standards and applicable environmental regulations. All disturbed areas will be reclaimed and vegetated.

JOINT APPLICATION FOR PERMITS

U.S. ARMY CORPS OF ENGINEERS - IDAHO DEPARTMENT OF WATER RESOURCES - IDAHO DEPARTMENT OF LANDS

Authorities: The Department of Army Corps of Engineers (Corps), Idaho Department of Water Resources (IDWR), and Idaho Department of Lands (IDL) established a joint process for activities impacting jurisdictional waterways that require review and/or approval of both the Corps and State of Idaho. Department of Army permits are required by Section 10 of the Rivers & Harbors Act of 1899 for any structure(s) or work in or affecting navigable waters of the United States and by Section 404 of the Clean Water Act for the discharge of dredged or fill materials into waters of the United States, including adjacent wetlands. State permits are required under the State of Idaho, Stream Protection Act (Title 42, Chapter 38, Idaho Code and Lake Protection Act (Section 58, Chapter 13 et seq., Idaho Code). In addition the information will be used to determine compliance with Section 401 of the Clean Water Act by the appropriate State, Tribal or Federal entity.

Joint Application: Information provided on this application will be used in evaluating the proposed activities. Disclosure of requested information is voluntary. Failure to supply the requested information may delay processing and issuance of the appropriate permit or authorization. Applicant will need to send a completed application, along with one (1) set of legible, black and white (8½"x11"), reproducible drawings that illustrate the location and character of the proposed project / activities to both the Corps and the State of Idaho.

See Instruction Guide for assistance with Application. Accurate submission of requested information can prevent delays in reviewing and permitting your application. Drawings including vicinity maps, plan-view and section-view drawings must be submitted on 8-1/2 x 11 papers.

Do not start work t	ilitii you	nave rece	•	•		our the Corps and	i lile Sta	le oi iuani	0	
			FOR AGENC	Y USE ON	ILY		ı			
USACE NWW-	Date Re	ceived:		Incor	mplete App	lication Returned	Date Re	turned:		
Idaho Department of Water Resources No.	Date Re	ceived:		Fee DAT	Received E:		Receipt No.:			
Idaho Department of Lands No.	Date Re	ceived:		Fee Received Receipt No.: DATE:						
	I	NCOMPLE [*]	TE APPLICATION	S MAY NO	T BE PRO	DCESSED				
1. CONTACT INFORMATION - APPLICA	NT Requi	red:		2. CONT	ACT INFO	RMATION - AGENT:				
Name: Matt Scoggins - Presidio Vista Proper	ties			Name:	Trei	nt A. Stumph				
Company: 450-490 Wood River, LLC				Company		WTOOTH ENVIRC)NMENTA	AL CONSU	JLTING,	LLC
Mailing Address: P.O. Box 14001-174				Mailing A		0 North 1st. Avenu	e			
City: Ketchum		State: ID	Zip Code: 83340	City:	etchum			State: ID	Zip Coo 833	
Phone Number (include area code): 214-557-5533	E-mail: matt@p	residiovista	properties.com	Phone Number (include area code): 208-727-9748			E-mail: trent@sa	awtoothenv	rironmen	talcom
3. PROJECT NAME or TITLE: 490 Wood	l River Driv	e - Residenti	al Dev.	4. PROJ	ECT STRE	ET ADDRESS: 490	Wood Rive	er Drive		
5. PROJECT COUNTY: Blaine	6. PROJE	CT CITY: Ketch	um	7. PROJECT ZIP CODE: 83340			8. NEAREST WATERWAY/WATERBODY: Big Wood River			RBODY:
9. TAX PARCEL ID#: RPK04740000040	10. LATITI		3.674745° N 14.371080° W	11a. 1/4: SE	11b. 1/4: SE	11c. SECTION: 13	11d. TOW		11e. RAN	NGE: 7E
12a. ESTIMATED START DATE: June 2023	12b. EST	IMATED END July 2		13a. IS PR		ATED WITHIN ESTABLI YES Tribe:	SHED TRIBA	AL RESERVA	TION BOU	NDARIES?
13b. IS PROJECT LOCATED IN LISTED ESA A	AREA?	X NO	YES	13c. IS PRO	JECT LOCA	ATED ON/NEAR HISTOR	RICAL SITE?	X NO		YES
14. DIRECTIONS TO PROJECT SITE:	Include vici	nity map with	legible crossroads,	street num	bers, name	s, landmarks.				
14. DIRECTIONS TO PROJECT SITE: Include vicinity map with legible crossroads, street numbers, names, landmarks. Parcel approximately 0.85 miles from downtown Ketchum. From the Main Street and Sun Valley Rd. intersection head southwest on Sun Valley Road, 0.27 mi. turn left onto Third Ave., 0.11 mi. turn right on to 1st St. (West Wood River Dr.), follow W Wood River Drive 0.47 mi. project site destination on the left, 490 Wood River Drive.										
15. PURPOSE and NEED: Commerc	ial Inc	dustrial P	ublic X Private	Other						
Describe the reason or purpose of your pr	oject; includ	de a brief des	cription of the overa	all project. (Continue to	Block 16 to detail each	ch work acti	vity and ove	rall projec	t.
Residential development (unimproved driveway, attendant landscape feature: wetlands. Proposed floodplain, riparia	s and asso	ciated gradi	ng applications wi	ill impact (permanen	tly fill) approx. 0.12	25 ac. (5,4	50 sq. ft.) o	f identifi	ed

NWW Form 1145-1/IDWR 3804-B

16. DETAILED DESCRIPTION OF <u>EACH ACTIV</u> dimensions; equipment, construction, methods; er sources, disposal locations etc.:						
490 Wood River Dr. residential develop access, attendant landscape elements, as identified wetlands / area of impact, app wetland restoration applications approx. (7,300 sq. ft.) of riparian wetland habita Flooded (USFWS-NWI: PSSC). Wetlar trees, shrubs and facultative grasses) and	ssociated grading applications and floorox. 0.424 ac (18,450 sq. ft.): permand. 0.298 ac. (13,000 sq. ft.). Proposed rist resources. Wetlands identified within the characteristics associated with the identified with the identi	odplain/riparian/wetland ent impact [fill] approx parian/wetland mitigat n the subject parcel are	d restoration app a. 0.125 ac. (5,45 tion applications classified as Fre	lications. Project 0 sq. ft.), and flowill create enha shwater Foreste	et applications bodplain/ripari nce approx. 0. d Shrub Seaso	within an/ 167 ac. onally
Project applications involve the import a (permanent fill). Proposed riparian wetleutilized to excavate, place and distribute	and restoration applications: grading a	and associated fill, appr				
Due to the locations of the proposed devand preserved vegetative buffers, chang dynamics) are not anticipated.						
17. DESCRIBE ALTERNATIVES CONSIDERED WETLANDS: See Instruction Guide for specific d		and/ or COMPENSATE for	IMPACTS to WATER	RS of the UNITED S	STATES, INCLUD	ING
Proposed development applications and envelope, provide for reasonable use of impacts to wetlands to the greatest exter	associated locations are considered to the existing platted parcel, and to achi					
18. PROPOSED MITIGATION STATEMENT or F copy of your proposed mitigation plan.	PLAN: If you believe a mitigation plan is not neo	eded, provide a statement ar	nd your reasoning wh	ny a mitigation plan i	is NOT required.	Or, attach a
490 Wood River Drive residential devel wetland resources to the maximum exte conjunction with the City of Ketchum F conducted on a 1 to 1 (minimum) replace site drainage characteristics and preserv	ent practicable. Mitigation to offset for Floodplain Development regulations are cement ratio. Due to the proposed wetl	the proposed wetland in FEMA requirements and mitigation application.	impacts [perman s. On-site comper tions, locations o	ent fill] will be insatory mitigation of proposed deve	implemented i on application elopment appli	n s will be cations,
ATTACHED: CONCEPTUAL MITIGA	ATION PLAN					
19. TYPE and QUANTITY of MATERIAL(S) to be mark and/or wetlands:	discharged below the ordinary high water	20. TYPE and QUANTITY	of impacts to waters	of the United State	s, including wetla	nds:
Dirt or Topsoil:	cubic yards		Filling:0.125	acres5,450	sq ft340	cubic yards
Dredged Material:	45 cubic yards	Backfill & Be	edding:0.03	acres1,210	sq ft45	cubic yards
Clean Sand:	cubic yards		learing:			cubic yards
Clay:	cubic yards		edging:			cubic yards
Gravel, Rock, or Stone:	340 cubic yards		looding:			cubic yards
	cubic yards		avation:0.298			
Other (describe): :			raining:			cubic yards
Other (describe: :	cubic yards	Other:	:	acies	sy II	cubic yards
TOTAL:	385 cubic yards	TOTALS: _	0.453 acres	18,450 sq ft	731 cubic ya	219

21. HAVE ANY WORK AC	TIVITIES STARTED ON THIS PROJECT? NO	YES If ye	es, describe ALL work that has occurred including dates.	
22. LIST ALL PREVIOUSL	Y ISSUED PERMIT AUTHORIZATIONS:			
NONE				
23. YES, Alteration(s)	are located on Public Trust Lands, Administered by Idah	no Department of Lands		
24. SIZE AND FLOW CAPA	ACITY OF BRIDGE/CULVERT and DRAINAGE AREA S	ERVED: 24"x36" arch	Square Miles	
			e floodplain administrator in the local government jsrisdiction in wh	ich the project is
26a WATER QUALITY CER property, must obtain a Sect	opment permit and a No-rise Certification may be require RTIFICATION: Pursuant to the Clean Water Act, anyone ion 401 Water Quality Certification (WQC) from the appro-	e who wishes to discharg	ge dredge or fill material into the waters of the United States, either ifying government entity.	er on private or public
X NO YES IS a	requested by IDEQ and/or EPA concerning the proposed applicant willing to assume that the affected waterbody is ses applicant have water quality data relevant to determini the applicant willing to collect the data needed to determine	high quality? ing whether the affected	waterbody is high quality or not?	
	PRACTICTES (BMP's): List the Best Management Pracalternatives should be considered - treatment or otherw		e practices that you will use to minimize impacts on water quality as e which will minimize degrading water quality	anti-degradation
Quality Standards and ap		applications will be in	t resource values and to ensure compliance with local, state aplemented throughout the identified project areas during al	
 2) Practical construction limits of disturbance [LO 4) All construction equip and other sensitive habita 5) An emergency spill ki 6) All disturbed areas out broadcast seed application 	sequencing and appropriate BMP applications, silt and to ensure compliance with Federal, state and located ment will be free of leaks and in good working order areas. It will be kept on site during construction activities. It is defined the identified development footprint will be	fence and/or straw war cal regulations. er. Storage, fueling and e reclaimed and vegeta ations will occur as so	ct locations are suitable for construction applications. Ittles utilized and placed in appropriate locations within and d any unexpected repairs of equipment will be completed out ted with native grass, shrub and tree species, bare soils will on as the proposed construction activities are complete. d development applications.	utside of wetlands
Through the 401 Certification	n process, water quality certification will stipulate minimu	ım management practice	s needed to prevent degradation.	
27. LIST EACH IMPACT to	stream, river, lake, reservoir, including shoreline: Attach	site map with each impa	ct location.	1
Activity	Name of Water Body	Intermittent Perennial	Description of Impact and Dimensions	Impact Length Linear Feet
NA	Big Wood River	Perennial	NONE	
			TOTAL STREAM IMPACTS (Linear Feet):	
28. LIST EACH WETLAND I	MPACT include mechanized clearing, filL excavation, flo	od, drainage, etc. Attach	n site map with each impact location.	
Activity	Wetland Type: Emergent, Forested, Scrub/Shrub	Distance to Water Body (linear ft)	Description of Impact Purpose: road crossing, compound, culvert, etc.	Impact Length (acres, square ft linear ft
Residential development	Forested Scrub/Shrub (PSSC) and Emergent (PEMC)	130	Permanent Fill: building pad, driveway, landscape grading	5,450
Floodplain restoration	Forested Scrub/Shrub (PSSC)	100 [+]	Restore Habitat elements: excavation, fill, associated grading	13,000
	1	I	TOTAL WETLAND IMPACTS (Square Feet):	18,450

NWW Form 1145-1/IDWR 3804-B

SHEET: 3 of 11

Phone Number (include area code):	E-mail:		Phone Number (include area code): 214–557–5533	E-mail: matt@p	residiovist	aproperties.com
City: Ketchum	State: ID	Zip Code: 83340	City: Ketchum		State: ID	Zip Code: 83340
Mailing Address: PO Box 5463, 511 Wood River D	rive		Mailing Address: PO Box 14001-174, 450 Wood Ri	iver Drive		
Name: Amy Weyler			Name: 450-490 Wood River LLC [Appli	cant]		al all all all all all all all all all
Phone Number (include area code):	E-mail:		Phone Number (include area code):	E-mail:		
City: Irvine	State: CA	Zip Code: 92603-3722	City: Ketchum		State: ID	Zip Code: 83340
Mailing Address: 10 Starlight			Mailing Address: PO Box 5404, 460 Wood River D	rive		
Name: Wood River Group LLP			Name: Don and Carole Armand			
Phone Number (include area code): (800) 894-9946	E-mail: sunvalley.com/com	ntact-info/	Phone Number (include area code):	E-mail:		
City: Sun Valley	State: ID	Zip Code: 83353	City: Twin Falls		State: ID	Zip Code: 83301
Mailing Address: PO Box 2315			Mailing Address: 3392 Highlawn Drive,			
Name: Sun Valley Resorts			Name: Russell and Carol Newcomb			
Phone Number (include area code): 208.726.3841	E-mail: participate@ketc	humidaho.org	Phone Number (include area code):	E-mail:		
City: Ketchum	State: ID	Zip Code: 83340	City: Boca Raton		State: FL	Zip Code: 33486
Mailing Address: PO Box 2315			Mailing Address: 1100 SW 21st Avenue			
City of Ketchum			Name: Steven and Lauren Chung			

30. SIGNATURES: STATEMENT OF AUTHORIAZATION / CERTIFICATION OF AGENT / ACCESS

Application is hereby made for permit, or permits, to authorize the work described in this application and all supporting documentation. I certify that the information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein; or am acting as the duly authorized agent of the applicant (Block 2). I hereby grant the agencies to which this application is made, the right to access/come upon the above-described location(s) to inspect the proposed and completed work/activities.

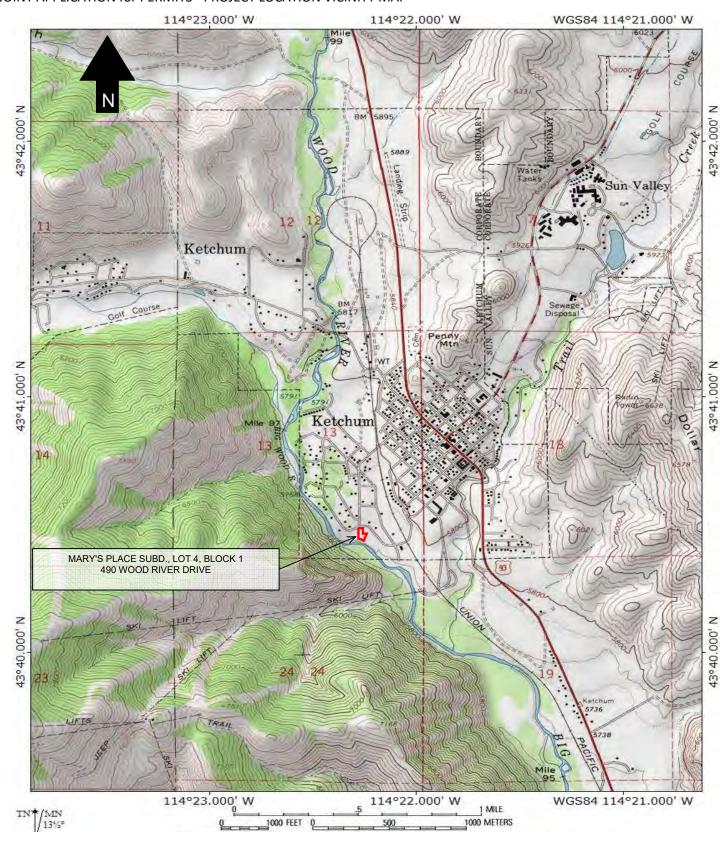
Signature of Applicant: For 480-490 wood Ruer LLC

Signature of Agent: _

Date: $\frac{Z|1+|23|}{Z|20|2023}$

This application must be signed by the person who desires to undertake the proposed activity AND signed by a duly authorized agent (see Block 1, 2, 30). Further, 18 USC Section 1001 provides that: "Whoever, in any manner within the jurisdiction of any department of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both". 221

450 - 490 WOOD RIVER, LLC
MARY'S PLACE SUBDIVISION LOT 4, BLOCK 1 - RESIDENTIAL DEVELOPMENT
JOINT APPLICATION for PERMITS - PROJECT LOCATION VICINITY MAP

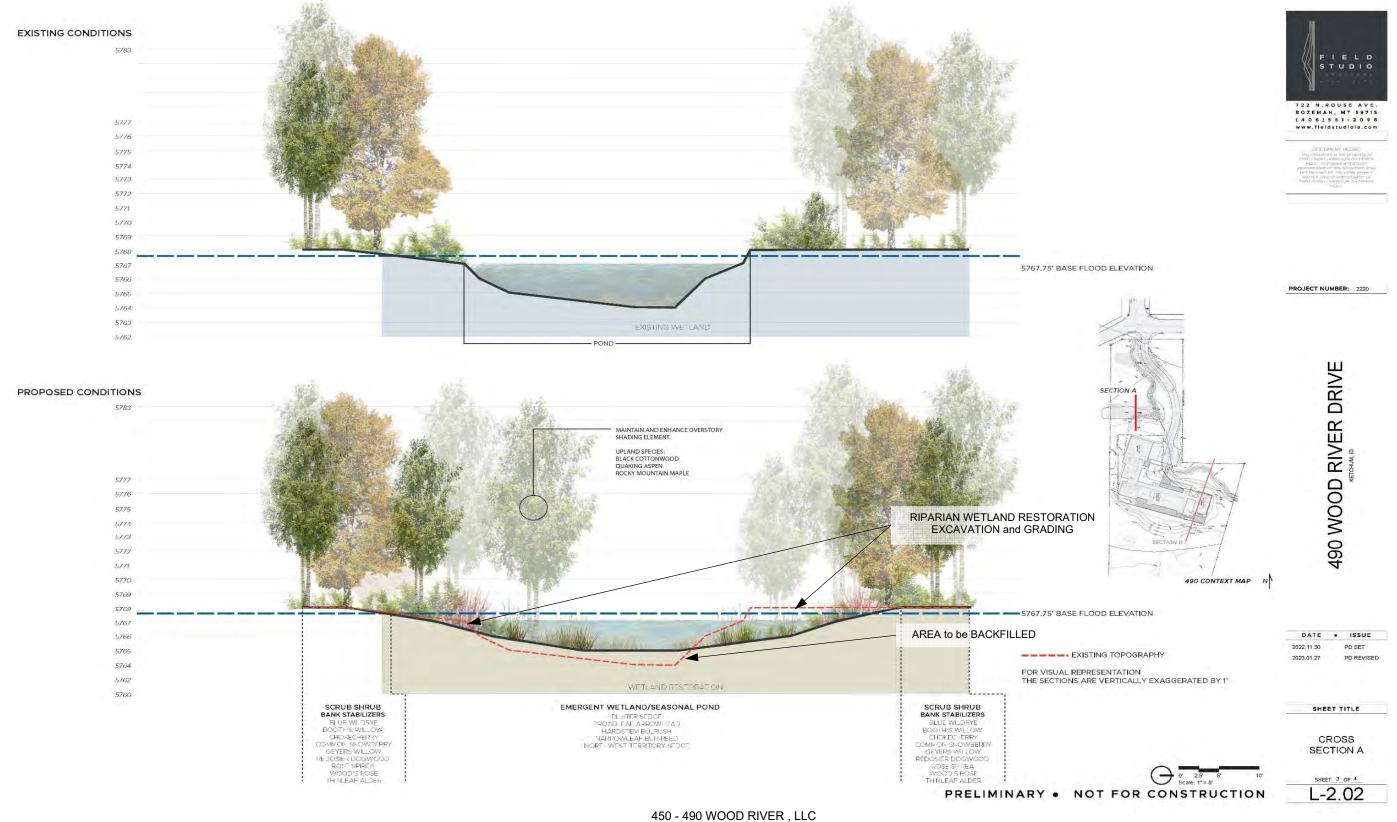


450 - 490 WOOD RIVER , LLC Mary's Place Subdivision, Lot 4, Block 1, 490 Wood River Drive Section 13, TWN., 4N. RNG., 17E, City of Ketchum, Blaine County, ID

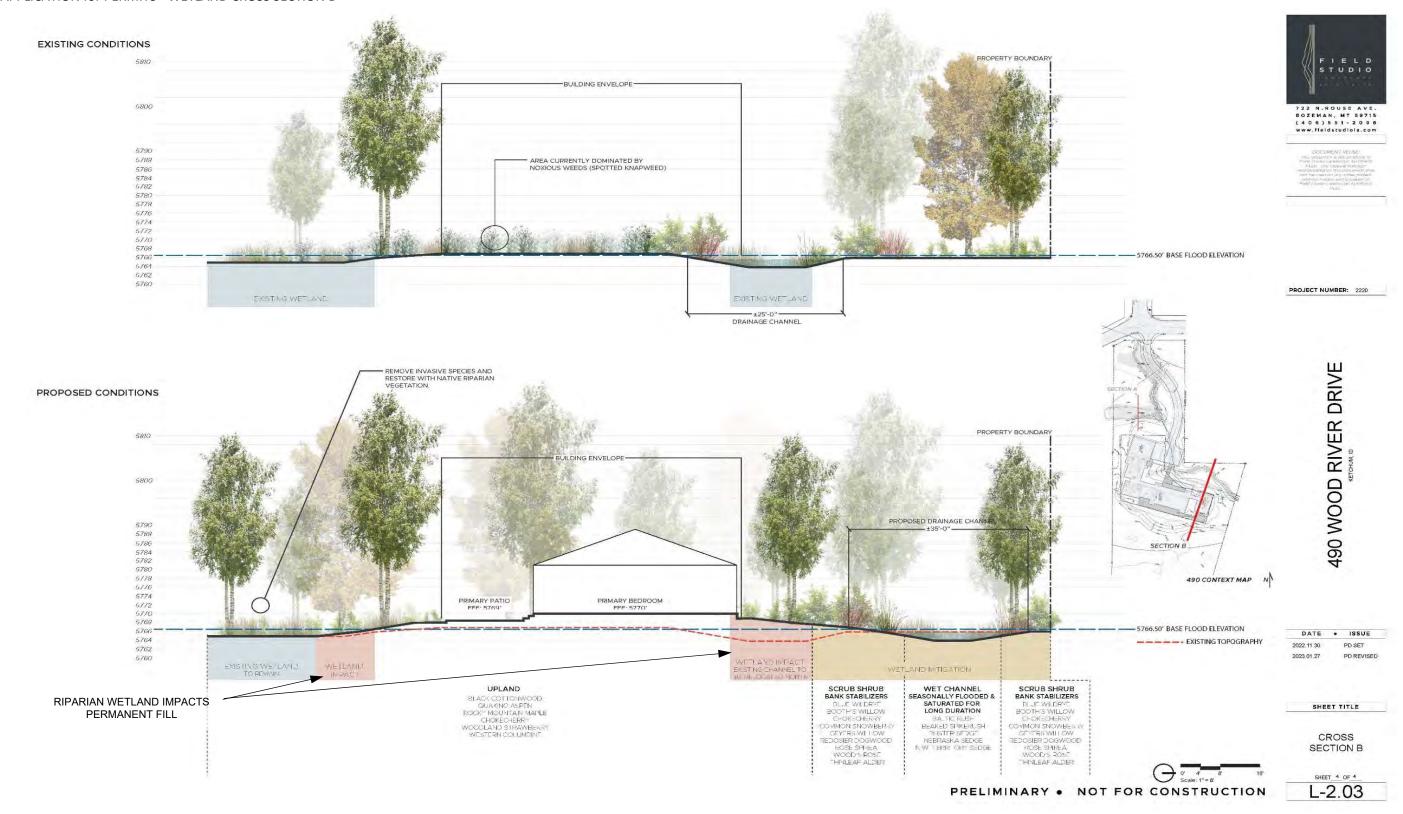
450 - 490 WOOD RIVER, LLC MARY'S PLACE SUBDIVISION LOT 4, BLOCK 1 - RESIDENTIAL DEVELOPMENT JOINT APPLICATION for PERMITS - SITE PLAN MAP RIPARIAN WETLAND IMPACTS PERMANENT FILL FIELD EXISTING EDGE OF WATER (FSLA) RIPARIAN WETLAND RESTORATION EXCAVATION and GRADING WC 39.45' [FLOODPLAIN MITIGATION APPLICATION] RIPARIAN WETLAND RESTORATION www.fieldstudio a.com EXCAVATION and GRADING [FLOODPLAIN MITIGATION APPLICATION] AREA to be BACKFILLED BUILDING ENVELOPE (APPROXIMATE) PHOTO 1 SECTION GARAGE FFE: 5768.50 FIRE TRUCK T PROJECT NUMBER: 2220 ENTRY HALL FFE: 5770.00' 490 WOOD RIVER DRIVE PROPERTY BOUNDARY - EXISTING CULVERT SECTION B - PROPOSED CULVERT FIRE TRUCK TURNAROUND **GRADING NOTES** SITE LEGEND STOCKPILE BORROW SOIL MATERIALS AND EXCAVATED SATISFACTORY SOIL MATERIALS WITHOUT INTERMIXING. PLACE, GRADE, AND SHAPE STOCKPILES PRIMAR EXISTING CONTOURS TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST PLOW, SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL. PROPOSED CONTOURS PHOTO 2 SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING. FINISH SUBGRADES TO ELEVATIONS REQUIRED TO ACHIEVE INDICATED FINISH ELEVATIONS. EXISTING WETLANDS UNACCEPTABLE MATERIALS: CLEAN SOIL OF CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, BUILDING DEBRIS, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, ACID, AND OTHER EXTRANEOUS MATERIALS THAT ARE HARMFUL TO PLANT RIPARIAN WETLAND IMPACT 5. DO NOT APPLY MATERIALS OR TILL IF EXISTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. RIPARIAN WETLAND RESTORATION IF PLANTING SOIL OR SUBGRADE IS OVERCOMPACTED, DISTURBED, OR CONTAMINATED BY FOREIGN OR DELETERIOUS MATERIALS OR LIQUIDS, REMOVE THE PLANTING SOIL AND CONTAMINATION: RESTORE THE SUBGRADE AS DIRECTED BY LANDSCAPE ARCHITECT AND REPLACE CONTAMINATED DATE . ISSUE RIPARIAN WETLAND MITIGATION PD SET PLANTING SOIL WITH NEW PLANTING SOIL ALL SPOT ELEVATIONS ARE FINISH GRADE UNLESS OTHERWISE NOTED. ALL SWALES TO SLOPE AT A MINIMUM OF 2% LONGITUDINAL SLOPE THE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING BOTH LINE AND GRADE. ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. SHEET TITLE 10. THE CONTRACTOR SHALL STAKE ALL KEY AREAS AND SHALL RECEIVE APPROVAL FROM THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH CONSTRUCTION. SITE WETLAND IMPACT SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS. CONTRACTOR SHALL PROVIDE A SMOOTH FINISH GRADE THROUGHOUT THE ENTIRE PROJECT FREE OF RUTS, DEPRESSIONS AND IRREGULARITIES. POSITIVE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES. ALL SWALES, DEPRESSIONS, ETC. NOT SHOWN ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING. PRELIMINARY . NOT FOR CONSTRUCTION L-2.01

SHEET 6 OF 11

450 - 490 WOOD RIVER, LLC
MARY'S PLACE SUBDIVISION LOT 4, BLOCK 1 - RESIDENTIAL DEVELOPMENT
JOINT APPLICATION for PERMITS - WETLAND CROSS SECTION A



450 - 490 WOOD RIVER, LLC
MARY'S PLACE SUBDIVISION LOT 4, BLOCK 1 - RESIDENTIAL DEVELOPMENT
JOINT APPLICATION for PERMITS - WETLAND CROSS SECTION B



450 - 490 WOOD RIVER, LLC MARY'S PLACE SUBDIVISION LOT 4, BLOCK 1 - RESIDENTIAL DEVELOPMENT JOINT APPLICATION for PERMITS - PHOTO EXHIBIT



PHOTO 1 - 490 WOOD RIVER DRIVE. Identified wetland resources and associated site characteristics in vicinity of the proposed residential structure along western property boundary. Looking north towards *Cross-Section A* (August 22, 2022).

450 - 490 WOOD RIVER , LLC Mary's Place Subdivision, Lot 4, Block 1, 490 Wood River Drive Section 13, TWN., 4N. RNG., 17E, City of Ketchum, Blaine County, ID

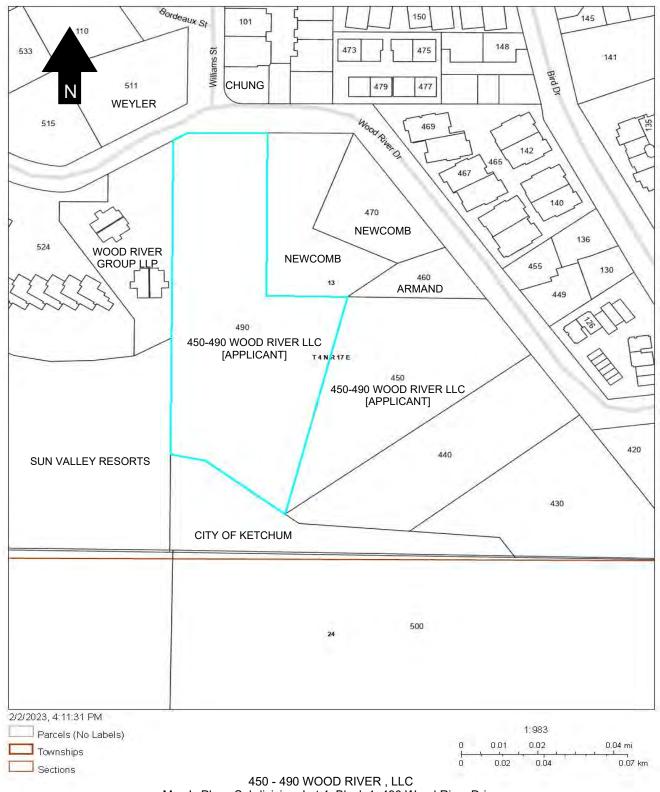
450 - 490 WOOD RIVER, LLC MARY'S PLACE SUBDIVISION LOT 4, BLOCK 1 - RESIDENTIAL DEVELOPMENT JOINT APPLICATION for PERMITS - PHOTO EXHIBIT



PHOTO 2 - 490 WOOD RIVER DRIVE. Site characteristics in vicinity of the proposed residential structure and *Cross-Section B*, adjacent to southern property boundary. Looking north north-east (August 22, 2022).

450 - 490 WOOD RIVER , LLC Mary's Place Subdivision, Lot 4, Block 1, 490 Wood River Drive Section 13, TWN., 4N. RNG., 17E, City of Ketchum, Blaine County, ID

450 - 490 WOOD RIVER, LLC
MARY'S PLACE SUBDIVISION LOT 4, BLOCK 1 - RESIDENTIAL DEVELOPMENT
JOINT APPLICATION for PERMITS - ADJACENT LANDOWNERS



450 - 490 WOOD RIVER, LLC
Mary's Place Subdivision, Lot 4, Block 1, 490 Wood River Drive
Section 13, TWN., 4N. RNG., 17E, City of Ketchum, Blaine County, ID

PHOTO EXHIBIT

Blaine County GIS

P.O. Box 2707 Ketchum, Idaho 83340 Phone (208) 727-9748 Fax (208) 727-9758 trent@sawoothenvironmental.com



Memo

To: Matt Scoggins Presidio Vista Properties

Charlie Kees Field Studio Landscape Architects

From: Trent Stumph – Sawtooth Environmental Consulting, LLC

Date: August 23, 2022

Re: 490 Wood River Drive, Mary's Place Subdivision, Lot 4, Block 1, Section 13,

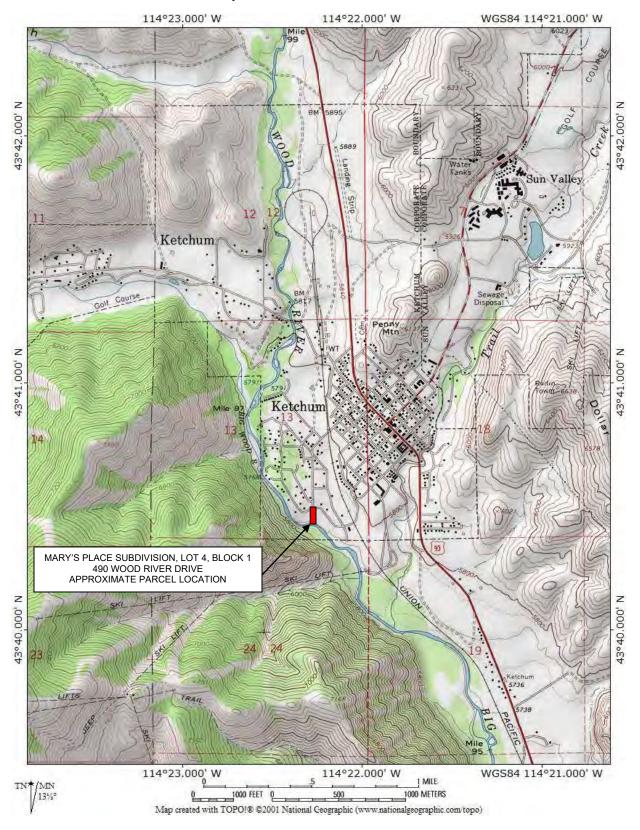
T.4N., R.17E. Preliminary Jurisdictional Determination Wetland Delineation

Summer 2022, Sawtooth Environmental Consulting, LLC (SEC), conducted preliminary jurisdictional determination wetland delineation for the subject parcel, Mary's Place Subdivision, Lot 4, Block 1, located 490 Wood River Drive, within Section 13, Township 4 North, Range 17 East, B.M., City of Ketchum, Blaine County, Idaho (Figure 1).

Sawtooth Environmental Consulting (SEC) was retained by Presidio Vista Properties to conduct site study jurisdictional determination wetland delineation for the subject parcel, approximate area 2.095 acres (91,258 sq. ft.). The parcel is currently undergoing preliminary planning for single-family residential homesite development. This report presents the findings of the jurisdictional determination wetland delineation study.

The purpose of the preliminary jurisdictional determination wetland delineation was to identify areas within the subject lot that would be considered 'Waters of the United States' including potential jurisdictional wetlands, which are given federal protection under Section 404 of the federal Clean Water Act (CWA). Section 404 of the CWA, provides the regulatory authority of the U.S. Army Corps of Engineers (USACE) over activities that involve the discharge of dredge/fill material into waters of the U.S. The USACE has the authority to approve all jurisdictional determinations and issue relevant permits for activities that involve the discharge of dredge/fill material into waters of the United States. Other Federal, State and local regulations may also have bearing on such activities.

FIGURE 1 - VICINITY MAP: Mary's Place Subdivision, Lot 4, Block1, 490 Wood River Drive



BASE MAP: USGS - SUN VALLEY, ID National Geographic, 2001

Waters of the United States includes most perennial and intermittent streams, wetlands, natural and man-made lakes and ponds, as well as irrigation and drainage canals and ditches which flow year-round or have continuous flow at least seasonally (e.g. typically three months) and are connected to jurisdictional waters. The Big Wood River, its tributaries and associated wetlands are designated as jurisdictional resources under Section 404 of the Clean Water Act.

Wetlands are "those areas that are inundated or saturated with surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions" (33 CFR 328.3[b]). Jurisdictional wetlands are "wetlands which are within the extent of the Corps of Engineers regulatory overview" (33 CFR 328.1 and 2). To be determined as a jurisdictional wetland, an area must exhibit positive indicators of wetland hydrology, wetland vegetation and hydric soils. Those areas that do not meet the three-wetland parameters are either uplands or non-jurisdictional wetlands (Environmental Laboratory 1987).

The scope and intent of this preliminary jurisdictional determination wetland delineation is to describe the findings of the investigation and present a map illustrating the occurrence and distribution of identified jurisdictional resources, including potential jurisdictional wetlands within the subject parcel. The jurisdictional determination will be used to further plan and design future development applications and ensure impacts to jurisdictional resources are avoided and/or minimized.

The subject parcel is located within the City of Ketchum, approximately 0.53 miles southwest of the downtown core. The parcel lies within the Big Wood River Sub-basin, Hydrologic Unit Code (HUC) 13135500. The greater majority of the parcel area is located within the identified *Special Flood Hazard Zone*: Floodplain – 1%, 100-year floodplain (FEMA-Blaine County GIS, 2021), with the active river channel and associated floodway located within the southern portion of the parcel.

A mix of ground water influenced forested, scrub-shrub and emergent floodplain riparian habitat elements occur within and adjacent to the subject parcel. Undisturbed riparian habitat elements are of moderate to high quality and perform important functional values with floodplain functions and wildlife habitat being the current primary resource use.

Summer 2022, reconnaissance level field investigations were performed to characterize the site and identify jurisdictional resources, including potential jurisdictional wetlands. Site evaluations were conducted during the months of June, July and August, and involved on the ground surveys throughout the parcel area to determine the range of conditions present. Field surveys associated with the wetland evaluation coincided with the 2022 snowmelt runoff period, which produced above average stream flows within the Big Wood River watershed for a sustained period of time. The Big Wood River

peaked above flood stage, gauge height 5.5 feet, on June 13th, 2022 (USGS 13139510 Big Wood River, Hailey, Idaho).

The Routine On-site Method, as referenced in the 1987 Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987), including protocol methods outlined in the Army Corps Interim Regional Supplement for Western Mountains, Valleys, and Coast Region, were used to investigate the occurrence and distribution of 'Waters of the United States' within the property. All relevant environmental information was utilized to further the jurisdictional determination wetland evaluation. Information included topographical maps and aerial images from the United States Geological Services (USGS), the National List of Wetland Plant Species, the National Wetland Inventory Map (NWI) and Blaine County GIS Map Services.

Sample observation points were established in and adjacent to the potential jurisdictional wetland areas, in locations that would best illustrate the representative characteristics of the site and accurately verify the jurisdictional boundaries. Data was recorded at 6 sample points on August 22, 2022. Data forms filled out for the sample points evaluated are presented in Appendix A of this report. Each form summarizes the existing characteristics of the sample point and outlines the decision-making process used to determine if the site qualifies as being wetland.

Wetlands

Based on the information gathered during the onsite investigation and best professional assessment of the investigator support the findings that Waters of the United States, including "potential jurisdictional wetlands" do exist within the subject parcel. Identified wetland resources include open water, forested, scrub-shrub and emergent wetland habitat elements, located within lowland topographic areas where hydrologic inputs are sufficient enough to support wetland characteristics.

Wetland characteristics must be present for all three wetland parameters: vegetation, soil and hydrology for an area to be included within the wetland boundary. Sample points #1, #4 and #5 exhibited positive indicators for the three wetland parameters, and were included within the delineated wetland boundary. While sample points #2, #3 and #6 did not support positive indicators for at least one, if not all three of the required wetland parameters (vegetation, soil and hydrology) and were determined to be non-wetland.

The boundary for the identified wetland area was marked in the field with survey pin flags and corresponding wetland delineation survey flagging attached to overhanging vegetation, so the location and boundary of the identified wetland resources could be surveyed and accurately mapped (Galena Engineering – July 26, 2022).

Findings

Identified wetland resources are illustrated on the *Mary's Place Subdivision, Lot 4, Block 1 - Preliminary Jurisdictional Determination Wetland Delineation Site Map*, Figure 2. Based on the USACE criteria for the delineation of jurisdictional waters of the United States and the information gathered during the on-site investigation the following resources have been identified as Waters of the United States, including "potential jurisdictional wetlands":

Riverine / Open Water Intermittently Flooded. Approximately 0.77 acres (33,410 +/- sq. ft.) of river channel represented by the presence of bed, bank and scour elements and associated riparian wetland habitat elements, this habitat cover type occupies all area below the ordinary mean high-water mark associated with the Big Wood River, spring seeps within the floodplain, floodway and adjacent wetland margins, located within the southern portion of subject parcel.

<u>Forested / Scrub Shrub Wetland</u>. Approximately 0.37 acres (15,835 sq. ft.) forested, scrub shrub wetland habitat elements represented by the presence of a dominant riparian wetland forest and shrub community comprised primarily of cottonwood trees, native willows, red-osier dogwood and reed canarygrass, this habitat cover type occupies low-land topographic features within the subject parcel where hydrologic inputs are sufficient to support wetland characteristics.

Vegetation

Typical riparian vegetation dominants undisturbed portions of the parcel and adjacent areas. Predominant vegetation consists of a cottonwood (*Populus trichocarpa*), Quaking aspen (*Populus tremuloides*) and White alder (*Alnus incana*) upper tree canopy. With a woody shrub component predominately consisting of native willows (*Salix spp.*), red osier dogwood (*Cornus stolonifera*), woods rose (*Rosa woodsii*) and currant (*Ribes spp.*) shrub species, and a diverse herbaceous ground cover. Primary herbaceous species include rushes (Juncus spp.), sedges (Carex spp.), Bluejoint reedgrass (*Calamagrostis Canadensis*) and Reed canarygrass (*Phalaris arundinacea*) in the wetter zones. While Smooth brome (*Bromus inermis*), Kentucky bluegrass (*Poa pratensis*), Idaho fescue (*Festuca idahoensis*), Orchardgrass (*Dactylis glomerata*) and Canada goldenrod (*Solidago Canadensis*) herbaceous species colonize the drier zones. Along with a mixed presence of various dryland weed species including Canada thistle (*Cirsium arvense*), cheatgrass (*Bromus tectorum*), and spotted knapweed (*Centaurea maculosa*) in disturbed areas cleared of native vegetation.

Soils

Characteristics for the soils associated with the property are consistent with the soil types and characteristics defined by the USDA Soil Map Unit for Blaine County Idaho

(USDA Web Soil Survey, 2022). One primary mapped soil unit has been identified for the parcels, the identified map unit and soil type description is listed below:

Balaam-Adamson-Riverwash complex, (0 to 2 percent slopes):

The Balaam-Adamson-Riverwash complex (Map Soil Unit #8) consists of well drained to somewhat excessively drained soils that occur on floodplains and are formed from deposits of mixed alluvium from various kinds of rock. The soils are generally very deep with moderate to rapid permeability.

Contrasting inclusions that occur within this complex are the Bruneel loams. The Bruneel loam series consists of very deep poorly drained soils that occur on floodplains and are formed from recent deposits of alluvium derived from various kinds of rock. Bruneel loams are listed on the State of Idaho's hydric soils list.

Sample soil observations made during the jurisdictional determination wetland delineation consisted predominantly of fine sandy silt loams in the designated wetland areas and well-drained extremely coarse sands, gravels and cobbles in the designated upland areas.

Soils associated with the identified wetland areas consisted predominantly of a very dark (black) fine sandy silt loam from the surface to depths of 8 to 12 inches with an, underlying sand gravel cobble layer. Dominant hydric soil characteristics observed within the designated wetland areas consisted primarily of low matrix chroma colors (10YR 2/1 – 10YR 3/2), evident throughout the upper soil horizon and the saturated soil conditions present at the time of the field investigation.

Hydrology

Visual observation of inundation, high ground water elevations, soil saturation and drainage patterns observed within the identified wetland areas during field investigations provided the primary indicators for wetland hydrology used to support the jurisdictional determination within the parcel and adjacent areas.

It has been assumed that the identified wetland resources have a continuing hydrologic regime and that the wetland vegetation and hydric soils associated with the identified areas are not relicts of a past hydrologic regime. Future hydrologic monitoring may be required to confirm if the timing, duration and frequency (5 years in 10, 50 percent or higher probability) of the hydrologic inputs are in fact sufficient enough to meet United States Army Corps of Engineers criteria for jurisdictional wetlands.

Summary

Based on the information gathered during the onsite investigation, the interpretations of wetland characteristics based on the Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987) and the best professional assessment of the investigator, support the findings that Waters of the United States, including potential jurisdictional wetlands exist within the subject parcel, Mary's Place Subdivision, Lot 4, Block 1, located 490 Wood River Drive, within Section 13, Township 4 North, Range 17 East, B.M., City of Ketchum, Blaine County, Idaho.

Identified jurisdictional resources include riverine habitat elements associated with the Big Wood River, approximately 0.77 acres (33,410 +/- sq. ft.) and the identified forested / scrub shrub riparian wetland habitat, approximately 0.37acres (15,835 sq. ft.). The identified wetland resources are located in areas where hydrologic inputs are sufficient enough to support wetland characteristics. While non-wetlands and/or uplands occupy the drier and topographically higher areas. Observations made within the identified wetland areas revealed the positive occurrence of wetland vegetation, hydric soils, wetland hydrology.

It is important for all future proposed development applications to be in compliance with Section 404 of the CWA, which provides the regulatory authority of the U.S. Army Corps of over activities that involve the discharge of dredge/fill material into 'waters of the United States', including jurisdictional wetlands. If any future potential developments applications involve the discharge of dredge and/or fill into the identified wetland areas, the project must be approved by the USACE prior to construction. Other local, state, and federal laws may also have bearing on such activities. This may include, but not limited to State of Idaho Water Quality Certification, State of Idaho Stream Channel Protection Program administered by the Idaho Department of Water Resources, as well as City of Ketchum Floodplain Management Overlay District (FP 17.88) and Waterways Design Review zoning regulations.

If the landowner applicant plans to engage in activities involving the modifications within or adjacent to floodplain and wetland resources, they should contact the appropriate Federal, State and local agencies for advice concerning specific agency regulatory requirements and proprietary jurisdictions that may affect the planned development applications prior to any site alterations.

Please don't hesitate to call me if you have any questions or if I can be of any further assistance.

Trent Stumph
Sawtooth Environmental Consulting, LLC

FIGURE 2

MARY'S PLACE SUBDIVISION, LOT 4, BLOCK 1, 490 WOOD RIVER DRIVE

PRELIMINARY JURISDICTIONAL DETERMINATION WETLAND DELINEATION SITE MAP

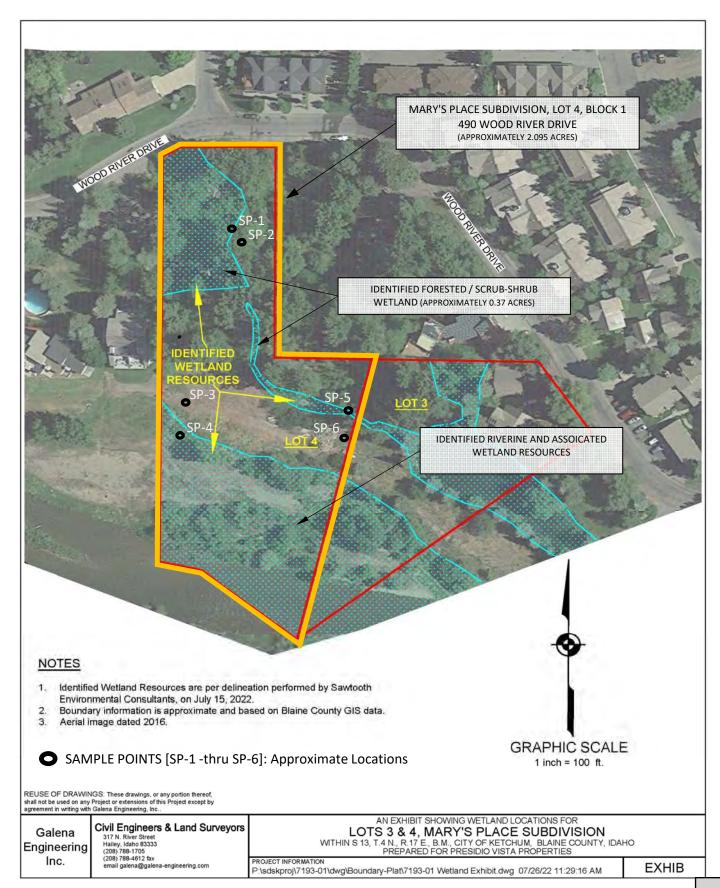




PHOTO 1 - LOT 4, BLOCK 1, MARY'S PLACE SUBDIVISION. Sample Point 1 [SP-1] and associated site characteristics. Identified wetland resource (August-22, 2022).



PHOTO 2 - LOT 4, BLOCK 1, MARY'S PLACE SUBDIVISION. Sample Point 2 [SP-2] and associated site characteristics. Identified non-wetland resource (August-22, 2022).



PHOTO 3 - LOT 4, BLOCK 1, MARY'S PLACE SUBDIVISION. Sample Point 3 [SP-3] and associated site characteristics. Identified non-wetland resource (August-22, 2022).



PHOTO 4 - LOT 4, BLOCK 1, MARY'S PLACE SUBDIVISION. Sample Point 4 [SP-4] and associated site characteristics. Identified wetland resource (August-22, 2022).



PHOTO 5: LOT 4, BLOCK 1, MARY'S PLACE SUBDIVISION. Identified wetland boundary, transition between SP-3 AND SP-4, and associated site characteristics (August-22, 2022).



PHOTO 6 - LOT 4, BLOCK 1, MARY'S PLACE SUBDIVISION. Sample Point 5 [SP-5] and associated site characteristics. Identified wetland resource (August-22, 2022).



PHOTO 7 - LOT 4, BLOCK 1, MARY'S PLACE SUBDIVISION. Sample Point 6 [SP-6] and associated site characteristics. Identified non-wetland resource (August-22, 2022).



PHOTO 8: LOT 4, BLOCK 1, MARY'S PLACE SUBDIVISION. Identified wetland boundary, transition between SP-5 AND SP-6, and associated site characteristics (August-22, 2022).

APPENDIX A

WETLAND DATA FORMS

WETLAND DETERMINATION DATA FORM - Arid West Region

Project/Site: PVP - 490 Wood River Drive		City/Coun	ty: Ketchum	n/Blaine County	Sampl	ing Date:At	ıg-22, 2	2022
Applicant/Owner: Presidio Vista Properties				State:ID	— Sampl	ing Point: S]	P-1	
Investigator(s): SEC - T. Stumph		Section, T	ownship, Ra	inge: Section 13, T.4	— N., R.17I	Ξ.		
Landform (hillslope, terrace, etc.): Floodplain Terrace		Local reli	ef (concave,	convex, none): conca	ve	Slope	∋ (%): <	1.0%
Subregion (LRR):B - Columbia/Snake River Plateau	Lat: 43	.67450° N	N	Long: -114.37099	° W	 Datum	: NAD	83
Soil Map Unit Name: MU#8: Balaam-Adamson-Rivery	vash			NWI class	sification: V	 Vetland - P	SSC	
Are climatic / hydrologic conditions on the site typical for thi	is time of ye	ar? Yes (• No ((If no, explain i	— n Remarks	i.)		
, ,	significantly	7	~	"Normal Circumstance	s" present?	? Yes 🕡	No ($\overline{}$
	naturally pr			eeded, explain any ans			•	
SUMMARY OF FINDINGS - Attach site map							tures,	etc.
Hydrophytic Vegetation Present? Yes N	10 (
	10 🔘	Is t	the Sampled	l Area				
	10 🔘	wit	thin a Wetla	nd? Yes (● Ne	0 ()		
Remarks:	Cl	ما ماماد	1		4- 49\	Danisia.	41	,
Designated wetland plot; Position on landindicators (vegetation, soils and hydrology	-	-		~ .	cavated?)	o. Positive v	wettand	1
indicators (vegetation, sons and hydrology) present	at time of	neid mves	argation.				
VEGETATION								
	Absolute		Indicator	Dominance Test w	orksheet:			
Tree Stratum (Use scientific names.)	% Cover	Species?		Number of Dominan		_	,	.
1. POBA - Black Cottonwood	$-\frac{25}{20}$	Yes Yes	FAC	That Are OBL, FAC	W, or FAC:	5	(,	A)
2. ALTE - Thinleaf alder 3.		1 es	FACW	Total Number of Doi			,	D)
4.				Species Across All S	oliala.	6	(B)
Total Cove	er: 45 %			 Percent of Dominan That Are OBL, FAC 		02.2	. 0/ /	A/B)
Sapling/Shrub Stratum	JI. 43 70					0010	% (/	H/D)
1. LOUT - Utha Honeysuckle	15	Yes	FAC	Prevalence Index v				
2. ROWO - Woods rose	15	Yes	FACU	Total % Cover o		Multiply		
3.				OBL species FACW species		x 1 =	0	
5.				FAC species		x 2 = x 3 =	80 165	
Total Cove	er: 30 %			FACU species	33	x 4 =	60	
Herb Stratum	30 %			UPL species	13	x 5 =	0	
1. PHAR - Reed canarygrass	20	Yes	FACW	Column Totals:	110	(A)	305	(B)
2. EQAR - Common horsetail	15	Yes	FAC		110	,		
3.				Prevalence Inc			2.77	
4.	_			Hydrophytic Veget		cators:		
5.				Dominance TesPrevalence Inde				
6. 7.				Morphological A		s¹ (Provide s	upportin	ıa
8.		-	-	data in Rema				
Total Cove	er: 25 %			Problematic Hye	drophytic V	egetation ¹ (Explain)	
Woody Vine Stratum	er: 35 %							
1				Indicators of hydric be present.	soil and v	wetland hydi	ology m	nust
2								
Total Cove	er: %			Hydrophytic Vegetation				
	er of Biotic (Crust	<u>%</u>		Yes	No 🔘		
Remarks:				-				
Wetland plant community dominant. Rip	oarian / Co	ttonwood	forest.					
I .								

Depth	cription: (Describe to Matrix	o me deptr		nent tne x Feature		oi coilliff	ii tile abselice of	เกนเบสเบาร.)	
(inches)	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²	Texture ³		Remarks
0 - 4"	10YR 2/1						Silty Sand Loam	Wet	
	-							-	
¹ Type: C=C	 Concentration, D=Depl	etion RM=F	Reduced Matrix	² l ocation	n· PI =Pore	Lining R	C=Root Channel,	M=Matriy	
	es: Clay, Silty Clay, S					-			lt, Loamy Sand, Sar
	Indicators: (Applicabl					, - ,	Indicators for I		
Histoso			Sandy Redo	=				k (A9) (LRR C)	
Histic E	pipedon (A2)		Stripped Ma	atrix (S6)				k (A10) (LRR E	3)
	Histic (A3)		Loamy Mud	-	, ,			Vertic (F18)	
<u> </u>	en Sulfide (A4)		Loamy Gle					nt Material (TF:	•
	ed Layers (A5) (LRR C	;)	Depleted M				Other (Ex	plain in Remarl	(s)
1 1	luck (A9) (LRR D)	(111)	Redox Dark		` '				
	ed Below Dark Surface Dark Surface (A12)	e (A11)	Redox Dep		. ,				
	Mucky Mineral (S1)		Vernal Poo		(1-0)		⁴ Indicators of h	ovdrophytic vec	etation and
	Gleyed Matrix (S4)		vernari ee	15 (1 5)				drology must b	
	Layer (if present):						,		·
Type:	, , ,								
Depth (ir	nches):						Hydric Soil Pre	esent? Yes	● No ○
Remarks:									<u> </u>
(Confirmed soil type:	Balaam-A	damson-Riverw	ash [MU	J#81. Brui	neel loan	n inclusion: desi	gnated as hyd	lric due to hydric
	ndicators and the pr								
HYDROLO	OGY								
Wetland Hy	ydrology Indicators:						Seconda	ry Indicators (2	or more required)
Primary Ind	icators (any one indica	ator is suffici	ent)				Wate	er Marks (B1) (I	Riverine)
X Surface	e Water (A1)		Salt Crust	(B11)			Sedi	ment Deposits	(B2) (Riverine)
	ater Table (A2)		Biotic Cru	st (B12)			Drift	Deposits (B3) (Riverine)
	tion (A3)		Aquatic In	vertebrate	es (B13)		▼ Drair	nage Patterns (B10)
	Marks (B1) (Nonriveri	ne)	Hydrogen	Sulfide O	dor (C1)			Season Water	Table (C2)
Sedime	ent Deposits (B2) (Nor	riverine)	Oxidized F	Rhizosphe	eres along	Living Roo	ots (C3) Thin	Muck Surface	(C7)
Drift De	eposits (B3) (Nonriver	ine)	Presence	of Reduce	ed Iron (C4	!)	Cray	fish Burrows (C	28)
Surface	e Soil Cracks (B6)		Recent Iro	n Reduct	ion in Plow	ed Soils (C6) 🗍 Satu	ration Visible o	n Aerial Imagery (C
Inunda	tion Visible on Aerial Ir	magery (B7)	Other (Ex	olain in Re	emarks)		Shall	ow Aquitard (D	93)
	Stained Leaves (B9)						FAC-	-Neutral Test (I	D5)
Field Obse	rvations:								
Surface Wa	iter Present? Ye	es 💿 No	Depth (in	ches):	adjacent				
Water Table	e Present?	es 🕟 No	o Depth (in	ches):	8"				
Saturation F	Present? Ye	es 🕟 No	Depth (in	ches):	surface				
	apillary fringe)						and Hydrology P	resent? Yes	No
Describe Re	ecorded Data (stream	gauge, mon	itoring well, aerial	pnotos, pi	revious ins	pections),	ıт avallable:		
Remarks:							~ .	_	
Po	ositive wetland hyd	rology indi	cators present at	time of	field inve	estigation	. Surface water	and saturation	n.

WETLAND DETERMINATION DATA FORM - Arid West Region

Project/Site: PVP - 490 Wood River Drive		City/Cour	nty: Ketchum	n/Blaine County	Samplin	ng Date:Auջ	g-22, 20	022
Applicant/Owner: Presidio Vista Properties				State:[]	— Samplir	ng Point: SP	-2	
Investigator(s): SEC - T. Stumph		Section,	Township, Ra	inge: Section 13, T.4	— IN., R.17E			
Landform (hillslope, terrace, etc.): Floodplain Terrace		Local rel	ief (concave,	convex, none): none		Slope	(%) : < 1	1.0%
Subregion (LRR):B - Columbia/Snake River Plateau	Lat: 43	.67439°	N	Long: -114.37096	° W	—— Datum:	NAD8	33
Soil Map Unit Name: MU#8: Balaam-Adamson-Riverwa	 ash			NWI clas	sification: W	— /etland - PS	SSC	
Are climatic / hydrologic conditions on the site typical for this		ar? Yes	No (
	ignificantly			"Normal Circumstance		,	No (
, ,,	aturally pro			eeded, explain any ans				2
SUMMARY OF FINDINGS - Attach site map s							ıres, e	etc.
	o (i)	<u> </u>		<u> </u>	<u> </u>			
		Is	the Sampled	l Area				
	0		thin a Wetla		No	•		
Remarks:								
Designated non-wetland plot; Position on la								
Well drained soils (sand/gravel/cobble) no	evidence	of satura	ation an/or i	nundation within the	e upper 12	" of the soi	l horizo	on.
VEGETATION								
	Absolute	Dominar	nt Indicator	Dominance Test w	orksheet:			
Tree Stratum (Use scientific names.)	% Cover	Species'		Number of Dominar	nt Species			
1. POBA - Black Cottonwood	15	Yes	FAC	That Are OBL, FAC	W, or FAC:	6	(A	۸)
2. ALTE - Thinleaf alder	25	Yes	FACW	Total Number of Do	minant			
3				Species Across All	Strata:	7	(B	3)
4				Percent of Dominan	t Species			
Total Cover Sapling/Shrub Stratum	: 40 %			That Are OBL, FAC	W, or FAC:	85.7	% (A	/B)
1. RILA - Prickley currant	15	Yes	FAC	Prevalence Index v	worksheet:			
2. ROWO - Woods rose	15	Yes	FACU	Total % Cover	of:	Multiply b	y:	
3. LOUT - Utah Honeysuckle	15	Yes	FAC	OBL species	×	(1=	0	
4. COST - Red-osier dogwood	5	No	FACW	FACW species	50 ×	(2 =	100	
5.				FAC species	60 ×	3 =	180	
Total Cover:	50 %		_	FACU species	15 ×	(4 =	60	
Herb Stratum				UPL species	X	(5 =	0	
1. PHAR - Reed canarygrass	20	Yes	FACW	Column Totals:	125	۹)	340	(B)
2. EQAR - Common horsetail 3.	15	Yes	FAC	Prevalence In	dex = B/A =		2.72	
4.	-			Hydrophytic Veget			2.12	
5.				➤ Dominance Tes				
6.				× Prevalence Inde				
7.			_	Morphological A	Adaptations ¹	¹ (Provide su	pporting	,
8.		-		data in Rem		•	,	
Total Cover:	35 %		_	Problematic Hy	drophytic Ve	egetation¹ (E	xplain)	
Woody Vine Stratum	33 70			1				
1			_	 Indicators of hydric be present. 	soil and w	etland hydro	ology mu	ust
2			_					
Total Cover:	%			Hydrophytic Vegetation				
	of Biotic C	Crust	%	Present?	Yes	No 🔘		
Remarks:				•				
Riparian / wetland plant community prese	nt. Ripar	ian / Cot	tonwood for	rest.				

SOIL Sampling Point: SP-2

	scription: (Describe t	to the depth nee				or confirm	the absence of	indicators.)		
Depth (inches)	Matrix Color (moist)		Redo: or (moist)	x Features %	Type ¹	Loc ²	Texture ³		Remarks	
			or (IIIOISE)	-70	_ i ype ·					
0 - 18"	10YR 3/3						Coarse	sand/gravel/co	obble	
	-									
	-									
4										
	Concentration, D=Depl					-	C=Root Channel,		Loomy Cond Co	and
	es: Clay, Silty Clay, Sindicators: (Applicable)				ndy Loam	, Clay Loai		Problematic Hydri		and.
Histoso		e to all LRRS, uni	Sandy Redo	-				k (A9) (LRR C)	ic Solis:	
	Epipedon (A2)		Stripped Ma	, ,				k (A10) (LRR B)		
	Histic (A3)		Loamy Muc	. ,	l (F1)			Vertic (F18)		
Hydrog	gen Sulfide (A4)		Loamy Gle		(F2)			nt Material (TF2)		
	ed Layers (A5) (LRR C	>)	Depleted M	, ,			Other (Ex	plain in Remarks))	
	luck (A9) (LRR D)		Redox Dark		. ,					
I 🗀 .	ed Below Dark Surface Dark Surface (A12)	e (A11)	Depleted D Redox Dep		, ,					
	Mucky Mineral (S1)		J Redox Dep ☐ Vernal Pool	,	го)		⁴ Indicators of	hydrophytic veget	ation and	
	Gleyed Matrix (S4)	L	J Vernai i oo	3 (1 3)				drology must be p		
	Layer (if present):						,			
Type:	, , ,									
Depth (ii	nches):						Hydric Soil Pr	esent? Yes	No (
	Confirmed soil type: of sufficient wetland					_	•		-	
HYDROLO	OGY									
Wetland Hy	ydrology Indicators:						Seconda	ry Indicators (2 or	more required)	
Primary Ind	licators (any one indica	ator is sufficient)					Wate	er Marks (B1) (Ri v	verine)	
Surface	e Water (A1)	Γ	Salt Crust	(B11)			Sedi	ment Deposits (B	2) (Riverine)	
High W	/ater Table (A2)		Biotic Crus	st (B12)			Drift	Deposits (B3) (Ri	verine)	
Saturat	tion (A3)		Aquatic In	vertebrate	es (B13)		Draii	nage Patterns (B1	0)	
Water I	Marks (B1) (Nonriveri	ne)	Hydrogen	Sulfide O	dor (C1)		Dry-	Season Water Ta	ble (C2)	
🗀	ent Deposits (B2) (Nor	· L	Oxidized F	Rhizosphe	res along	Living Roo	ots (C3) Thin	Muck Surface (C	7)	
🖳	eposits (B3) (Nonriver	ine)	Presence		`	,		fish Burrows (C8)		
	e Soil Cracks (B6)		Recent Iro			ed Soils (0	• 🗀	ration Visible on A		C9)
	tion Visible on Aerial I	magery (B7)	Other (Exp	olain in Re	emarks)			low Aquitard (D3)		
	Stained Leaves (B9)						FAC	-Neutral Test (D5)	
Field Obse										
		es No 💿	Depth (in	· · · · ·						
Water Table		es No 💿	Depth (in	· · —						
Saturation I	Present? Υα apillary fringe)	es No 💿	Depth (in	ches):		Wetla	and Hydrology P	resent? Yes	○ No ●	0
	ecorded Data (stream	gauge, monitorin	g well, aerial	photos, pr	evious ins				<u> </u>	
	,	- - ·	- •		'	. ,,				
Remarks:										
1	o positive wetland l	hydrology indi	cators preser	nt at time	of field i	nvestigat	tion. Ground wa	iter observed at	3.3' below exi	isting
	rade June 3, 2022 (E		-							
8	, (-			- -	. 7					
										-

WETLAND DETERMINATION DATA FORM - Arid West Region

Project/Site: PVP - 490 Wood River Drive		City/Count	y: Ketchum	/Blaine County	Sampling	Date: Aug-2	22, 2022
Applicant/Owner: Presidio Vista Properties				State:[]	— Sampling	Point: SP-3	
Investigator(s): SEC - T. Stumph		Section, T	ownship, Rar	nge: Section 13, T.4	 N., R.17E.		
Landform (hillslope, terrace, etc.): Floodplain Terrace		Local relie	ef (concave, o	convex, none): none		Slope (%	6): < 1.0%
Subregion (LRR):B - Columbia/Snake River Plateau	Lat: 43	.673985°	N	Long: -114.371266	5° W	— Datum: N	IAD83
Soil Map Unit Name: MU#8: Balaam-Adamson-Riverwa	sh			NWI class	ification: Non	– n-Wetland	
Are climatic / hydrologic conditions on the site typical for this	time of ye	ar? Yes	No ((If no, explain ir	Remarks.)		
Are Vegetation Soil or Hydrology sig	nificantly	disturbed?	Are "	Normal Circumstances	s" present? \	res (•)	No 🔘
	turally pro	oblematic?	(If ne	eded, explain any ans	wers in Rema	ırks.)	
SUMMARY OF FINDINGS - Attach site map sh	nowing	samplin	g point lo	cations, transec	ts, importa	ant featur	es, etc.
Hydrophytic Vegetation Present? Yes (No	•						
	•	ls t	he Sampled	Area			
Wetland Hydrology Present? Yes No	•	wit	hin a Wetlan	d? Yes (No (•	
Remarks:Designated non-wetland plot; Position on la wetland hydrology. Well drained soils (sand							
of the soil horizon.							
VEGETATION							
	Absolute % Cover	Dominant Species?		Dominance Test wo			
1.	70 COVEI	_opecies:		Number of Dominant That Are OBL, FACV		0	(A)
2.						U	(7.5)
3.				Total Number of Don Species Across All S		2	(B)
4.				Percent of Dominant	Species		
Total Cover: Sapling/Shrub Stratum	%			That Are OBL, FACV		0.0 %	(A/B)
1.				Prevalence Index w	orksheet:		
2.				Total % Cover o	f:	Multiply by:	
3.				OBL species	x 1	=	0
4.				FACW species	x 2	=	0
5.				FAC species	x 3	=	0
Total Cover:	%			FACU species	15 × 4		50
Herb Stratum	20	Vac	LIDI	UPL species	25 x 5	-	25
1. CIAR - Spotted knapweed 2. AGSMA - Western wheatgrass	20 15	Yes Yes	FACU FACU	Column Totals:	40 (A)	1	85 (B)
3. THAR - field pennycress		No	NI NI	Prevalence Ind	ex = B/A =	4.	.63
4.				Hydrophytic Vegeta	tion Indicate	ors:	
5.				Dominance Test	is >50%		
6.				Prevalence Inde	x is ≤3.0¹		
7.				Morphological A data in Rema			
8				Problematic Hyd		•	·
Total Cover: Woody Vine Stratum	40 %			,	, , ,	` '	,
1.				¹ Indicators of hydric	soil and wetl	and hydrolo	gy must
2.				be present.			
Total Cover:	%			Hydrophytic			
% Bare Ground in Herb Stratum10 % Cover of	of Biotic C	crust	%	Vegetation Present?	Yes 🔘	No 💿	
Remarks:							
Upland plant community present (UPL and	l FACU)). Spotted	knapweed	dominant.			

SOIL Sampling Point: SP-3

Depth	cription: (Describe of Matrix			x Features				· · · · ,	
(inches)	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²	Texture ³	Remarks	
0 - 8"	10YR 3/3						Coarse	sand/gravel/cobble	
	-								
	-							-	
	-	· — —						-	
	-								
								-	
Type: C=C	Concentration, D=Dep	letion. RM=Re	educed Matrix.	² l ocation	PI =Pore	Lining R	C=Root Channel,	. ————————————————————————————————————	
	•					-		n, Silt Loam, Silt, Loamy Sand,	Sand
Hydric Soil	Indicators: (Applicabl	e to all LRRs,	unless otherwise	noted.)			Indicators for	Problematic Hydric Soils:	
Histoso	ol (A1)		Sandy Redo	x (S5)			1 cm Muc	k (A9) (LRR C)	
Histic E	pipedon (A2)		Stripped Ma	atrix (S6)				k (A10) (LRR B)	
	listic (A3)		Loamy Mud	-				Vertic (F18)	
	en Sulfide (A4)		Loamy Gle		(F2)			nt Material (TF2)	
	ed Layers (A5) (LRR C	;)	Depleted M	, ,	(5 0)		Other (Ex	plain in Remarks)	
	uck (A9) (LRR D)	- (011)	Redox Dark		. ,				
	ed Below Dark Surface Oark Surface (A12)	3 (A11)	Depleted D Redox Dep						
	Mucky Mineral (S1)		Vernal Poo		10)		⁴ Indicators of h	nydrophytic vegetation and	
	Gleyed Matrix (S4)		vernari oo	13 (1 0)				drology must be present.	
	Layer (if present):							- J	
Type:									
Depth (ir	nches):						Hydric Soil Pre	esent? Yes No 📵	
YDROLO								and/or saturation within 12'	
	/drology Indicators:						Seconda	ry Indicators (2 or more require	d)
-	icators (any one indica	ator is sufficie	nt)					er Marks (B1) (Riverine)	 /
	e Water (A1)		Salt Crust	(B11)			— Ш	ment Deposits (B2) (Riverine)	
	ater Table (A2)		Biotic Cru					Deposits (B3) (Riverine)	
	ion (A3)		Aquatic In		es (B13)			nage Patterns (B10)	
	Marks (B1) (Nonriveri	ne)	Hydrogen		, ,			Season Water Table (C2)	
	ent Deposits (B2) (Nor	,	Oxidized F		, ,	l ivina Roc		Muck Surface (C7)	
	eposits (B3) (Nonriver		Presence		_	-	` ' 🗀	fish Burrows (C8)	
	e Soil Cracks (B6)		Recent Iro		,	,		ration Visible on Aerial Imagery	(C9)
	tion Visible on Aerial I	magery (B7)	Other (Ex			,	· —	low Aquitard (D3)	()
	Stained Leaves (B9)	9-1) (=1)			,			-Neutral Test (D5)	
Field Obse								(- 7	
		es No	Depth (in	ches):					
Nater Table		es No		· · —	+8"				
Saturation F		_		· · —	+8"				
	apillary fringe)	es O No	Deptil (III		+0	Wetl	and Hydrology P	resent? Yes O No	•
	ecorded Data (stream	gauge, monite	oring well, aerial	photos, pr	evious ins	pections),	if available:		
Remarks:									
N	o positive wetland	hydrology ir	ndicators presen	nt at time	of field	nvestiga	tion.		

WETLAND DETERMINATION DATA FORM - Arid West Region

Project/Site: PVP - 490 Wood River Drive		City/County	y: Ketchum	/Blaine County	Sampling	Date: Aug-22, 2022
Applicant/Owner: Presidio Vista Properties				State:ID	— Sampling	Point: SP-4
Investigator(s): SEC - T. Stumph		Section, To	ownship, Ra	nge: Section 13, T.4	N., R.17E.	
Landform (hillslope, terrace, etc.): Floodplain Terrace		Local relie	f (concave,	convex, none): conca	ve	Slope (%): < 1.0%
Subregion (LRR):B - Columbia/Snake River Plateau	Lat: 43	.673865°	N	Long: -114.37128	0° W	Datum: NAD83
Soil Map Unit Name: MU#8: Balaam-Adamson-Riverw	ash			NWI class	sification: We	tland - PEMC1
Are climatic / hydrologic conditions on the site typical for this	time of ye	ar? Yes (No ((If no, explain i	n Remarks.)	
Are Vegetation Soil or Hydrology si	ignificantly	disturbed?	Are '	'Normal Circumstance	s" present? `	Yes No No
	aturally pro	oblematic?		eeded, explain any ans		
SUMMARY OF FINDINGS - Attach site map s	howing	samplin				
Hydrophytic Vegetation Present? Yes No	o ()					
	o 🔘	ls ti	he Sampled	l Area		
Wetland Hydrology Present? Yes No Remarks:	P (with	nin a Wetlar	nd? Yes (No (<u> </u>
Designated wetland plot; Position on lands	cana flor	dnlain lor	v land tone	ographia faatura. Do	eitiva watla	nd indicators
(vegetation, soils and hydrology) present at		-		ograpine reature. Fo	sitive wettai	nd marcators
VEGETATION						
Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test w		
1. ALTE - Thinleaf alder	15		FACW	Number of Dominan That Are OBL, FAC		3 (A)
2.				-		
3.				Total Number of Do Species Across All S		3 (B)
4.				- Percent of Dominan	t Snecies	
Total Cover Sapling/Shrub Stratum	15 %			That Are OBL, FAC		100.0 % (A/B)
1. SALIX - Native willow	30	Yes	FACW	Prevalence Index v	vorksheet:	
2.		103		Total % Cover of		Multiply by:
3.				OBL species	x 1	0
4.				FACW species	105 x 2	2 = 210
5				FAC species	x 3	3 = 0
Total Cover	30 %			FACU species	x 4	0
Herb Stratum	60	3 7		UPL species	x 5	0
1. PHAR - Reed canarygrass	60	Yes	FACW	Column Totals:	105 (A)	210 (B)
3.				Prevalence Inc	dex = B/A =	2.00
4.				Hydrophytic Veget	ation Indicate	
5.				X Dominance Tes	t is >50%	
6.				× Prevalence Inde	ex is ≤3.0 ¹	
7.						Provide supporting eparate sheet)
8.						etation ¹ (Explain)
Total Cover Woody Vine Stratum	60 %				aropriyao vog	Ctation (Explain)
1.				¹ Indicators of hydric	soil and wet	land hydrology must
2.				be present.		
Total Cover	: %			Hydrophytic		
% Bare Ground in Herb Stratum 10 % Cover	of Biotic C	crust	%	Vegetation Present?	Yes	No 🔿
Remarks:						
Wetland plant community dominant within	n floodpl	ain swale.				

Profile Description: (Describe to the depth needed to document the indicator or confirm	the absence of	ndicators.)
Depth (inches) Matrix Redox Features Color (moist) % Color (moist) % Type¹ Loc²	Texture ³	Remarks
0 - 8" 10YR 3/2	Sand Loam	Saturarted
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix. ² Location: PL=Pore Lining, RO		
³ Soil Textures: Clay, Silty Clay, Sandy Clay, Loam, Sandy Clay Loam, Sandy Loam, Clay Loa		
Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) Histosol (A1) Sandy Redox (S5)		Problematic Hydric Soils: < (A9) (LRR C)
Histosol (A1) Sandy Redox (S5) Histic Epipedon (A2) Stripped Matrix (S6)		(A10) (LRR B)
Black Histic (A3) Loamy Mucky Mineral (F1)		Vertic (F18)
Hydrogen Sulfide (A4) Loamy Gleyed Matrix (F2)	Red Pare	nt Material (TF2)
Stratified Layers (A5) (LRR C) Depleted Matrix (F3)	Other (Ex	olain in Remarks)
1 cm Muck (A9) (LRR D) Redox Dark Surface (F6)		
Depleted Below Dark Surface (A11) Depleted Dark Surface (F7) Thick Dark Surface (A12) Redox Depressions (F8)		
Sandy Mucky Mineral (S1) Vernal Pools (F9)	⁴Indicators of h	ydrophytic vegetation and
Sandy Gleyed Matrix (S4)		drology must be present.
Restrictive Layer (if present):		
Type:		
Depth (inches):	Hydric Soil Pre	esent? Yes No
Remarks:		
Confirmed soil type: Balaam-Adamson-Riverwash [MU#8], Bruneel loam		-
indicators and the presence of wetland hydrology inputs [2b3: saturation @	2 4"]. Inundated	June 2022.
HYDROLOGY		
Wetland Hydrology Indicators:	Secondar	y Indicators (2 or more required)
Primary Indicators (any one indicator is sufficient)	X Wate	r Marks (B1) (Riverine)
Surface Water (A1) Salt Crust (B11)	Sedi	ment Deposits (B2) (Riverine)
High Water Table (A2) Biotic Crust (B12)	Drift	Deposits (B3) (Riverine)
X Saturation (A3) Aquatic Invertebrates (B13)	X Drair	age Patterns (B10)
Water Marks (B1) (Nonriverine) Hydrogen Sulfide Odor (C1)	Dry-S	Season Water Table (C2)
Sediment Deposits (B2) (Nonriverine) Oxidized Rhizospheres along Living Roo	` ′ 🗀	Muck Surface (C7)
Drift Deposits (B3) (Nonriverine) Presence of Reduced Iron (C4)		fish Burrows (C8)
Surface Soil Cracks (B6) Recent Iron Reduction in Plowed Soils (Company of Soils (C	, L	ration Visible on Aerial Imagery (C9)
		ow Aquitard (D3)
Water-Stained Leaves (B9) Field Observations:	FAC-	Neutral Test (D5)
Surface Water Present? Yes No Depth (inches): June 2022		
Water Table Present? Yes No Depth (inches): +8"		
(includes capillary fringe) Wetla	and Hydrology P	resent? Yes No
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections),	if available:	
Remarks:		
Positive wetland hydrology indicators present at time of field investigation	. Saturation, inu	ndation observed June 2022.

WETLAND DETERMINATION DATA FORM - Arid West Region

Project/Site: PVP - 490 Wood River Drive		City/Count	y: Ketchum	n/Blaine County	Samp	oling Date:Aı	ıg-22,	2022
Applicant/Owner: Presidio Vista Properties				State:[]	— Samp	oling Point: S	P-5	
Investigator(s): SEC - T. Stumph		Section, To	ownship, Ra	inge: Section 13, T.4	— N., R.17	E		
Landform (hillslope, terrace, etc.): Floodplain Terrace		Local relie	f (concave,	convex, none): conca	ve	Slop	e (%): <	< 1.0%
Subregion (LRR):B - Columbia/Snake River Plateau	Lat: 43	.67393° N	ſ	Long: -114.37055	° W		n: NAI	
Soil Map Unit Name: MU#8: Balaam-Adamson-Riverwa	– — ısh			NWI clas	sification:	—— Non-Wetla	nd	
Are climatic / hydrologic conditions on the site typical for this		ar? Yes	No ((If no, explain i	– n Remark	s.)		
	•	disturbed?		"Normal Circumstance		,	No	\circ
		oblematic?		eeded, explain any ans				
SUMMARY OF FINDINGS - Attach site map si							tures	etc.
Hydrophytic Vegetation Present? Yes No								
	Ŏ	ls t	he Sampled	l Area				
		with	nin a Wetlaı	nd? Yes (• N	lo 🔘		
Remarks:	_							
Designated wetland plot; Position on landsc (vegetation, soils and hydrology) present at				ographic drainage s	wale. Pos	sitive wetla	nd ind	icators
VEGETATION								
	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test w				
1. POBA - Black Cottonwood	30	Yes	FAC	Number of Dominar That Are OBL, FAC		: 4		(A)
2.				-		4		(,,)
3.				Total Number of Do Species Across All S		4		(B)
4.				-		7		(-)
Total Cover:	30 %			 Percent of Dominan That Are OBL, FAC 		100.	0 %	(A/B)
Sapling/Shrub Stratum	20	X 7		Prevalence Index v			<i>-</i>	` ′
1. COST - Red-osier dogwood	20	Yes	FACW	Total % Cover		 Multiply	hv.	
2. RIAU - Golden currant 3. ROWO - Woods rose	15 5	Yes No	FAC	OBL species	21.	x 1 =	0	
4.		110	FACU	FACW species	50	x 2 =	100	
5.				FAC species	45	x 3 =	135	
Total Cover:	40 %			FACU species	5	x 4 =	20	
Herb Stratum	10 /			UPL species	3	x 5 =	0	
1. PHAR - Reed canarygrass	30	Yes	FACW	Column Totals:	100	(A)	255	(B)
2.				Dravalance In		_		
3.				Prevalence Inc			2.55	
4				Hydrophytic Veget		icators:		
5.				Dominance TesPrevalence Index				
6				Morphological A			unnorti	na
7. 8.						a separate s		9
Total Cover:	20			Problematic Hy	drophytic \	Vegetation ¹ (Explair	1)
Woody Vine Stratum	30 %							
1				¹ Indicators of hydric be present.	soil and	wetland hyd	rology	must
2				-				
Total Cover:	%			Hydrophytic Vegetation				
% Bare Ground in Herb Stratum10 % Cover	of Biotic C	Crust	<u>%</u>	Present?	Yes 💿	No 🔿		
Remarks:	CI I]
Wetland plant community dominant within	n Hoodpl	aın swale						

SOIL Sampling Point: SP-5

Profile Desc	cription: (Describe	to the depth nee	ded to docun	nent the i	ndicator o	r confirr	n the absence of i	indicators.)
Depth	Matrix			Features			_ ^	
(inches)	Color (moist)	% Col	or (moist)	%	_Type ¹	Loc ²	Texture ³	Remarks
							coarse	sand/gravel/cobble
								Saturated
• .	oncentration, D=De					-	C=Root Channel, I	
					ndy Loam,	Clay Loa		n, Silt Loam, Silt, Loamy Sand, Sand.
	ndicators: (Applical	ole to all LRRs, unl	_					Problematic Hydric Soils:
Histosol	pipedon (A2)		Sandy Redox Stripped Ma	` '				k (A9) (LRR C) k (A10) (LRR B)
	istic (A3)		Loamy Mucl	` '	l (F1)			Vertic (F18)
	en Sulfide (A4)		Loamy Gley	-				nt Material (TF2)
· •	d Layers (A5) (LRR	C)	Depleted Ma		,			plain in Remarks)
	uck (A9) (LRR D)	·	Redox Dark	Surface ((F6)			
Deplete	d Below Dark Surfac	ce (A11)	Depleted Da	ark Surfac	e (F7)			
Thick Da	ark Surface (A12)		Redox Depr		F8)			
1 1 -	Mucky Mineral (S1)		Vernal Pool	s (F9)				nydrophytic vegetation and
	Gleyed Matrix (S4)						wetland hyd	drology must be present.
	Layer (if present):							
Type:								
Depth (in	ches):						Hydric Soil Pre	esent? Yes No
Remarks:								
	* *					_		our) designated as hydric due to
hy	ydric soil indicato	rs and the preser	ice of wetlar	id hydro	logy inpu	ts. Inun	dated June - July	2022.
HYDROLO	GY							
Wetland Hy	drology Indicators	:					Secondar	ry Indicators (2 or more required)
_	cators (any one indi							er Marks (B1) (Riverine)
X Surface	Water (A1)		Salt Crust	(B11)				ment Deposits (B2) (Riverine)
	ater Table (A2)		Biotic Crus					Deposits (B3) (Riverine)
X Saturation	, ,		Aquatic Inv	, ,	s (B13)			nage Patterns (B10)
	larks (B1) (Nonrive	rine)	 K∏ Hydrogen :					Season Water Table (C2)
	nt Deposits (B2) (No		Oxidized R			iving Ro		Muck Surface (C7)
Drift De	posits (B3) (Nonrive	erine)	Presence		_	-		fish Burrows (C8)
	Soil Cracks (B6)	, <u> </u>	Recent Iro	n Reducti	on in Plowe	ed Soils (ration Visible on Aerial Imagery (C9)
Inundati	on Visible on Aerial	Imagery (B7)	Other (Exp	lain in Re	marks)			ow Aquitard (D3)
	tained Leaves (B9)						FAC-	-Neutral Test (D5)
Field Obser	vations:							
Surface Wat	er Present?	res No	Depth (inc	hes): J	une 2022			
Water Table	Present?	Yes No	Depth (inc					
Saturation P		Yes No	Depth (inc	hes):	Surface			
(includes cap	oillary fringe)						land Hydrology P	resent? Yes No
Describe Re	corded Data (strear	n gauge, monitorin	g well, aerial p	hotos, pr	evious insp	ections),	if available:	
Remarks:								
	•	drology indicato	rs present at	time of	field inve	stigation	n. Saturation, inu	ndation observed June - July
20	22.							

US Army Corps of Engineers

WETLAND DETERMINATION DATA FORM - Arid West Region

Project/Site: PVP - 490 Wood River Drive		City/Count	y: Ketchum	/Blaine County	Sam	oling Date: A_1	ıg-22, 2	2022
Applicant/Owner: Presidio Vista Properties				State:ID	Sam	oling Point: S	P-6	
Investigator(s): SEC - T. Stumph		Section, T	ownship, Rai	nge: Section 13, T.	—— 4N., R.17	'E. —		
Landform (hillslope, terrace, etc.): Floodplain Terrace		Local relie	ef (concave, o	convex, none): none		Slop	e (%): <	1.0%
Subregion (LRR):B - Columbia/Snake River Plateau	Lat: 43	.673869°	N	Long: -114.37050	65° W	Datum	ı: NAD	83
Soil Map Unit Name: MU#8: Balaam-Adamson-Riverwa	ash			NWI clas	ssification:	Non-Wetla	nd	
Are climatic / hydrologic conditions on the site typical for this	time of ye	ar? Yes	No C	(If no, explain	in Remark	s.)		
Are Vegetation Soil or Hydrology sign	gnificantly	disturbed?	Are "	Normal Circumstanc	es" presen	t? Yes 💿	No	0
Are Vegetation Soil or Hydrology na	aturally pro	oblematic?	(If ne	eded, explain any an	swers in F	Remarks.)		
SUMMARY OF FINDINGS - Attach site map s	howing	samplin	g point lo	cations, transe	cts, imp	ortant fea	tures,	etc.
Hydrophytic Vegetation Present? Yes No								
	•	ls t	he Sampled	Area				
Wetland Hydrology Present? Yes No	•		hin a Wetlar		0 1	No 💿		
Remarks: Designated non-wetland plot; Position on la wetland hydrology. Well drained soils (sand			L		_			
of the soil horizon.	C	Ź					11	
VEGETATION								
	Absolute	Dominant	Indicator	Dominance Test v	vorksheet			
	% Cover	Species?	Status	Number of Domina				
1				That Are OBL, FAC			((A)
2				Total Number of Do				
3				Species Across All	Strata:	2	((B)
4Total Cover:	%			Percent of Domina			0/ /	(A/D)
Sapling/Shrub Stratum	. 70			That Are OBL, FAC	JVV, OI FAC	0.0	% (A/B)
1. RIAU - Golden currant	5	No	FAC	Prevalence Index				
2. CAAR - Siberian peashrub	10	No	FACU	Total % Cover	of:	Multiply	•	
3.				OBL species		x 1 =	0	
4				FACW species FAC species	5	x 2 = x 3 =	0 15	
5Total Cover:	15 %			FACU species	35	x 4 =	140	
Herb Stratum	13 %			UPL species	25	x 5 =	125	
1. CIAR - Spotted knapweed	25	Yes	UPL	Column Totals:	65	(A)	280	(B)
2. AGSMA - Western wheatgrass	25	Yes	FACU	D		,		
3.				Prevalence Ir			4.31	
4.				Hydrophytic Vege Dominance Te				
5.				Prevalence Inc				
6. 7.				Morphological			upportir	na
8.						a separate s		
Total Cover:	50 %			Problematic H	ydrophytic	Vegetation ¹ (Explain))
Woody Vine Stratum	30 70			1 Indicators of budg	امعالمه ما	watland hyd	ralam, m	au at
1				¹ Indicators of hydribe present.	ic son and	welland nyd	rology n	nust
Z	%			Hydrophytic				
	of Biotic C	Crust	%_	Vegetation Present?	Yes 🔘	No 💿		
Remarks:				Į	_			$\overline{}$
Upland plant community present (UPL and	d FACU). *Spotte	d knapweed	l dominant.				
		-	-					

US Army Corps of Engineers

Arid West - Version 11-1-2006

SOIL Sampling Point: SP-6

Profile Des Depth	Matrix		Red	lox Feature	S			
(inches)	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²	Texture ³	Remarks
0 - 8"	10YR 3/3						Coarse	sand/gravel/cobble
								
Type: C=C	 Concentration, D=Depl	etion. RM=	Reduced Matrix.	- 2l ocation	n: PI =Pore	 Lining R	C=Root Chan	nel M=Matrix
						-		Loam, Silt Loam, Silt, Loamy Sand, San
Hydric Soil	Indicators: (Applicabl	e to all LRF	Rs, unless otherwi	se noted.)			Indicators	for Problematic Hydric Soils:
Histoso	l (A1)		Sandy Re	dox (S5)			1 cm	Muck (A9) (LRR C)
Histic E	pipedon (A2)		Stripped	Matrix (S6)				Muck (A10) (LRR B)
	listic (A3)			ucky Minera				ced Vertic (F18)
	en Sulfide (A4)			eyed Matrix				Parent Material (TF2)
	d Layers (A5) (LRR C	;)		Matrix (F3)			Other	(Explain in Remarks)
	uck (A9) (LRR D)	(* 4 4)		ark Surface	. ,			
	ed Below Dark Surface	e (A11)		Dark Surfa				
I	Park Surface (A12) Mucky Mineral (S1)		Vernal Po	epressions ((۲8)		⁴ Indicators	of hydrophytic vegetation and
	Gleyed Matrix (S4)		vemai Po	oois (F9)				d hydrology must be present.
	Layer (if present):						Wottani	a nyarology made be present.
	Layer (ii present).							
Type: Depth (ir	nches):						Hydric Soi	I Present? Yes ○ No ⑥
Depth (ir	´	Ralaam.	Adamson-River	wach [MI	I#81: desi	anated a	-	I Present? Yes No due to position on landscape and le
Depth (ir Remarks: C	Confirmed soil type:						s non-hydric	due to position on landscape and la
Depth (ir Remarks: C	Confirmed soil type:						s non-hydric	9
Depth (ir Remarks: C	Confirmed soil type:						s non-hydric	due to position on landscape and la
Depth (ir Remarks: C	Confirmed soil type: f sufficient wetland						s non-hydric	due to position on landscape and la
Depth (ir Remarks: O	Confirmed soil type: f sufficient wetland						s non-hydric ce of inundati	due to position on landscape and la
Depth (ir Remarks: CO	Confirmed soil type: f sufficient wetland	hydrolog	y inputs, well d				s non-hydric ce of inundati	due to position on landscape and la on and/or saturation within 12" SH
Depth (ir Remarks: (0 YDROLC Wetland Hy Primary Indi	Confirmed soil type: f sufficient wetland OGY vdrology Indicators: icators (any one indicators	hydrolog	gy inputs, well d	rained soi			s non-hydric ce of inundati	due to position on landscape and la on and/or saturation within 12" SH ndary Indicators (2 or more required) Nater Marks (B1) (Riverine)
Depth (ir Remarks: (0 YDROLO Wetland Hy Primary Indi	Confirmed soil type: If sufficient wetland OGY Idrology Indicators: Ideators (any one indicate wetland)	hydrolog	gy inputs, well d	rained soi			s non-hydric ce of inundati	due to position on landscape and la on and/or saturation within 12" SH ndary Indicators (2 or more required) Nater Marks (B1) (Riverine)
Depth (ir Remarks: O YDROLO Wetland Hy Primary Ind Surface High W	Confirmed soil type: f sufficient wetland OGY rdrology Indicators: icators (any one indicate) Water (A1) ater Table (A2)	hydrolog	cient) Salt Cru Biotic C	rained soi	ls with no		Seco	due to position on landscape and la on and/or saturation within 12" SH ndary Indicators (2 or more required) Water Marks (B1) (Riverine) Sediment Deposits (B2) (Riverine) Orift Deposits (B3) (Riverine)
Depth (ir Remarks: C O YDROLC Wetland Hy Primary Indi Surface High W Saturat	Confirmed soil type: f sufficient wetland OGY rdrology Indicators: icators (any one indicate) Water (A1) ater Table (A2) ion (A3)	hydrolog	cient) Salt Cru Biotic Ci	st (B11) rust (B12) Invertebrate	es (B13)		Seco	due to position on landscape and la on and/or saturation within 12" SH ndary Indicators (2 or more required) Water Marks (B1) (Riverine) Sediment Deposits (B2) (Riverine) Orift Deposits (B3) (Riverine) Orainage Patterns (B10)
Depth (ir Remarks: Cook YDROLC Wetland Hy Primary Ind Surface High W Saturat Water M	Confirmed soil type: f sufficient wetland OGY rdrology Indicators: icators (any one indicators (A1) ater Table (A2) ion (A3) Marks (B1) (Nonriveri	hydrolog ator is suffic	cient) Salt Cru Aquatic Hydroge	st (B11) rust (B12) Invertebrate	es (B13)	evidenc	Seco	due to position on landscape and la on and/or saturation within 12" SH ndary Indicators (2 or more required) Water Marks (B1) (Riverine) Sediment Deposits (B2) (Riverine) Orift Deposits (B3) (Riverine) Orainage Patterns (B10) Ory-Season Water Table (C2)
Depth (ir Remarks: C O O O O O O O O O O O O O O O O O O	Confirmed soil type: f sufficient wetland OGY vdrology Indicators: icators (any one indicators (A1) eater Table (A2) ion (A3) Marks (B1) (Nonriverient Deposits (B2) (Nor	hydrolog ator is suffic ne) nriverine)	cient) Salt Cru Biotic Ci Aquatic Hydroge Oxidized	st (B11) rust (B12) Invertebrate en Sulfide O	es (B13) dor (C1) eres along	evidence	Seco	due to position on landscape and la on and/or saturation within 12" SH ndary Indicators (2 or more required) Water Marks (B1) (Riverine) Sediment Deposits (B2) (Riverine) Orift Deposits (B3) (Riverine) Orainage Patterns (B10) Ory-Season Water Table (C2) Thin Muck Surface (C7)
Depth (ir Remarks: C O YDROLC Wetland Hy Primary Ind Surface High W Saturat Water N Sedime Drift De	Confirmed soil type: f sufficient wetland OGY vdrology Indicators: icators (any one indicators) water (A1) ater Table (A2) ion (A3) Marks (B1) (Nonriverient Deposits (B2) (Norriverieposits (B3) (Nonriverieposits (B3) (Nonriveries)	hydrolog ator is suffic ne) nriverine)	cient) Salt Cru Biotic Ci Aquatic Hydroge Oxidized Presence	st (B11) rust (B12) Invertebrate en Sulfide O d Rhizosphe e of Reduce	es (B13) dor (C1) eres along ed Iron (C4	evidence	Seco	due to position on landscape and la on and/or saturation within 12" SH ndary Indicators (2 or more required) Water Marks (B1) (Riverine) Sediment Deposits (B2) (Riverine) Orift Deposits (B3) (Riverine) Orainage Patterns (B10) Ory-Season Water Table (C2) Thin Muck Surface (C7) Crayfish Burrows (C8)
Depth (ir Remarks: C 0 VDROLC Wetland Hy Primary Ind Surface High W Saturat Water N Sedime Drift De Surface	Confirmed soil type: f sufficient wetland OGY rdrology Indicators: icators (any one indicate) Water (A1) ater Table (A2) ion (A3) Marks (B1) (Nonriverient Deposits (B2) (Nonriveries Soil Cracks (B6)	ne) nriverine)	cient) Salt Cru Biotic Ci Aquatic Hydroge Oxidized Presenc	st (B11) rust (B12) Invertebrate en Sulfide O d Rhizosphe e of Reduct	es (B13) dor (C1) eres along ed Iron (C4 ion in Plow	evidence	Seco	due to position on landscape and la on and/or saturation within 12" SH ndary Indicators (2 or more required) Water Marks (B1) (Riverine) Sediment Deposits (B2) (Riverine) Orift Deposits (B3) (Riverine) Orainage Patterns (B10) Ory-Season Water Table (C2) Thin Muck Surface (C7) Crayfish Burrows (C8) Saturation Visible on Aerial Imagery (C9)
Primary Indi Surface High W Saturat Water N Sedime Drift De Surface Inundat	Confirmed soil type: f sufficient wetland OGY rdrology Indicators: icators (any one indicators) water (A1) ater Table (A2) ion (A3) Marks (B1) (Nonriverient Deposits (B2) (Noriveries) posits (B3) (Nonriveries) Soil Cracks (B6) ion Visible on Aerial In	ne) nriverine)	cient) Salt Cru Biotic Ci Aquatic Hydroge Oxidized Presenc	st (B11) rust (B12) Invertebrate en Sulfide O d Rhizosphe e of Reduce	es (B13) dor (C1) eres along ed Iron (C4 ion in Plow	evidence	Seco Seco	due to position on landscape and la on and/or saturation within 12" SH and and Indicators (2 or more required) Water Marks (B1) (Riverine) Bediment Deposits (B2) (Riverine) Orift Deposits (B3) (Riverine) Orainage Patterns (B10) Ory-Season Water Table (C2) Thin Muck Surface (C7) Crayfish Burrows (C8) Baturation Visible on Aerial Imagery (C9) Shallow Aquitard (D3)
Depth (ir Remarks: Cook of the	Confirmed soil type: f sufficient wetland OGY Identification Water (A1) ater Table (A2) ion (A3) Marks (B1) (Nonriverient Deposits (B2) (Norriveries Soil Cracks (B6) icion Visible on Aerial In Stained Leaves (B9)	ne) nriverine)	cient) Salt Cru Biotic Ci Aquatic Hydroge Oxidized Presenc	st (B11) rust (B12) Invertebrate en Sulfide O d Rhizosphe e of Reduct	es (B13) dor (C1) eres along ed Iron (C4 ion in Plow	evidence	Seco Seco	due to position on landscape and la on and/or saturation within 12" SH ndary Indicators (2 or more required) Water Marks (B1) (Riverine) Sediment Deposits (B2) (Riverine) Orift Deposits (B3) (Riverine) Orainage Patterns (B10) Ory-Season Water Table (C2) Thin Muck Surface (C7) Crayfish Burrows (C8) Saturation Visible on Aerial Imagery (C9)
Depth (ir Remarks: C O O O O O O O O O O O O O O O O O O O	Confirmed soil type: f sufficient wetland OGY Identifications: icators (any one indicate) Water (A1) ater Table (A2) ion (A3) Marks (B1) (Nonriverient Deposits (B2) (Noriveries Soil Cracks (B6) ion Visible on Aerial In Stained Leaves (B9) revations:	ne) nriverine) ine) magery (B7	cient) Salt Cru Biotic Ci Aquatic Hydroge Oxidized Presence Recent	st (B11) rust (B12) Invertebrate en Sulfide O d Rhizosphe e of Reduct iron Reduct	es (B13) dor (C1) eres along ed Iron (C4 ion in Plow	evidence	Seco Seco	due to position on landscape and la on and/or saturation within 12" SH and and Indicators (2 or more required) Water Marks (B1) (Riverine) Bediment Deposits (B2) (Riverine) Orift Deposits (B3) (Riverine) Orainage Patterns (B10) Ory-Season Water Table (C2) Thin Muck Surface (C7) Crayfish Burrows (C8) Baturation Visible on Aerial Imagery (C9) Shallow Aquitard (D3)
Depth (ir Remarks: C O IYDROLC Wetland Hy Primary Ind Surface High W Saturat Water N Sedime Drift De Surface Inundat Water-S Field Obse	Confirmed soil type: f sufficient wetland OGY rdrology Indicators: icators (any one indicate) Water (A1) ater Table (A2) ion (A3) Marks (B1) (Nonriverient Deposits (B2) (Noriveries) Exposits (B3) (Nonriveries) Soil Cracks (B6) ion Visible on Aerial Instance Leaves (B9) rvations: ter Present?	ne) nriverine) magery (B7	cient) Salt Cru Biotic Ci Aquatic Hydroge Oxidized Presenc Recent Other (E	st (B11) rust (B12) Invertebrate en Sulfide O d Rhizosphe e of Reduct fron Reduct explain in Re	es (B13) Idor (C1) Peres along ed Iron (C4 ion in Plow emarks)	evidence	Seco Seco	due to position on landscape and la on and/or saturation within 12" SH and and Indicators (2 or more required) Water Marks (B1) (Riverine) Bediment Deposits (B2) (Riverine) Orift Deposits (B3) (Riverine) Orainage Patterns (B10) Ory-Season Water Table (C2) Thin Muck Surface (C7) Crayfish Burrows (C8) Baturation Visible on Aerial Imagery (C9) Shallow Aquitard (D3)
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Depth (ir Remarks: Cook of the	Confirmed soil type: f sufficient wetland OGY Identification Water (A1) ater Table (A2) ion (A3) Marks (B1) (Nonriverient Deposits (B2) (Norriverient Deposits (B3) (Nonriverient Deposits (B4)) Proposition Visible on Aerial In Stained Leaves (B9) Trations: ter Present? Present? Yell Present? Yell Present?	ne) nriverine) magery (B7	cient) Salt Cru Biotic Ci Aquatic Hydroge Oxidized Presence Recent Other (E	st (B11) rust (B12) Invertebrate en Sulfide O d Rhizosphe e of Reduct fron Reduct explain in Re	es (B13) Idor (C1) Peres along ed Iron (C4 ion in Plow emarks)	Living Roo	Seco Seco	due to position on landscape and la on and/or saturation within 12" SH and and Indicators (2 or more required) Water Marks (B1) (Riverine) Bediment Deposits (B2) (Riverine) Orift Deposits (B3) (Riverine) Orainage Patterns (B10) Ory-Season Water Table (C2) Thin Muck Surface (C7) Crayfish Burrows (C8) Baturation Visible on Aerial Imagery (C9) Shallow Aquitard (D3)
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US Army Corps of Engineers

Attachment J: Floodplain Development Criteria Evaluation

			Floor	dplain Development Permit Requirements
_			n Standards: 17.8	38.050€
Co	omplia	nt		Standards and Staff Comments
Yes	No	N/ A	Guideline	City Standards and <i>Staff Comments</i>
			17.88.050(E)1	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.
			Staff Comments	The project does not alter the main channel of the river, and it preserves the inherent natural characteristics of the floodplain by including native wetland plantings and maintaining a system of drainage channels and culverts to allow for historic flow of floodwaters through the site.
			17.88.050(E)2	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.
			Staff Comments	While the subject property does contain riparian zone, this area is over 100 feet from the project site. Staff will confirm at time of building permit submittal that the riparian zone is not impacted by construction activities
			17.88.050(E)3	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.
			Staff Comments	The project does not propose any improvements within the riparian zone
			17.88.050(E)4	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 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

			Floor	dplain Development Permit Requirements
-	L. Ev	aluatio	on Standards: 17.8	
Co	omplia	nt		Standards and Staff Comments
Yes	No	N/ A	Guideline	City Standards and Staff Comments
				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.
			Staff Comments	The subject property does not contain the 25-foot riparian zone. Still, the project does contain wetlands and proposes species associated with riparian habitat.
			17.88.050(E)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. 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.
			Staff Comments	The driveway is slightly raised to ensure no more than 1-ft of sheet flooding occurs (emergency vehicle requirement). Culverts underneath driveway will allow conveyance of floodwater. Drainage is controlled through system of infiltration trenches, drywells, and drainage channels.
\boxtimes			17.88.050(E)6	Flood water carrying capacity is not diminished by the proposal.
			Staff Comments	The project is able to convey the historic overbank flows through the site within the proposed drainage channel and culverts under the driveway. The 100-year flood event will pass over the proposed driveway, as it has historically, and a sheet pile wall located at the western property boundary will prevent backwater higher than historic levels from encroaching onto the neighboring property. The flap gate in the wall will allow runoff from smaller storm events to pass onto the subject property as it has historically. The proposed development also has more excavation (423.1 cubic yards) than fill (394.4 cubic yards) resulting in a net cut-fill balance of 28.7 cubic yards.
			17.88.050(E)7	Impacts of the development on aquatic life, recreation, or water quality upstream, downstream or across the stream are not adverse.
			Staff Comments	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.
		\boxtimes	17.88.050(E)8	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.

			Floor	dplain Development Permit Requirements
1	L. Eva	aluatio	n Standards: 17.8	
Co	omplia	nt		Standards and Staff Comments
Yes	No	N/ A	Guideline	City Standards and Staff Comments
			Staff Comments	The proposed residence is setback from the riparian zone over 100'.
			17.88.050(E)9	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.
			Staff Comments	The top of the lowest floor (finished floor) will be elevated 24" above the Base Flood Elevation of 5768.6. As the proposed elevation is located within the AE zone the top of the lowest floor is required to be 24" above the BFE.
			17.88.050(E)1 0	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.
			Staff Comments	Backfill used around the foundation which provides a reasonable transition to existing grade is not considered as part of the compensatory storage requirement. The proposed cut on the site is 423.1 cubic yards while the proposed fill not associated with the residence is 394.4 cubic yards, resulting in a net cut-fill balance of 28.7 cubic yards. The proposed cut occurs around modified drainage channels and wetlands which are hydraulically connected to the Big Wood River.
			17.88.050(E)1 1	All new buildings located partially or wholly within the SFHA shall be constructed on foundations that are designed by a licensed professional engineer.
			Staff Comments	The proposed residence will be constructed with concrete slab on grade foundations designed by David Funk who is a licensed professional engineer within Idaho.

			Floor	dplain Development Permit Requirements
1	L. Eva	aluatio	on Standards: 17.8	
Co	mplia			Standards and Staff Comments
Yes	No	N/ A	Guideline	City Standards and Staff Comments
			17.88.050(E)1 2	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.
			Staff Comments	Driveway complies with City of Ketchum street standards. The Fire & Streets Departments have both approved the proposed driveway design.
			17.88.050(E)1 3 Staff	Landscaping or revegetation shall conceal cuts and fills required for driveways and other elements of the development. Landscaping is proposed on all areas of the property including
			Comments	driveways and other elements of the development. The landscaping will conceal any cuts and fill which are required.
		\boxtimes	17.88.050(E)1 4 Staff	(Stream Alteration) The proposal is shown to be a permanent solution and creates a stable situation. N/A - Stream Alteration is not proposed.
			Comments	
			17.88.050(E)1 5	(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.
			Staff Comments	N/A - Stream Alteration is not proposed.
		\boxtimes	17.88.050(E)1 6	(Stream alteration.) The project has demonstrated no adverse impact or has demonstrated all impacts will be mitigated.
			Staff Comments	N/A - Stream Alteration is not proposed.
		\boxtimes	17.88.050(E)1 7	(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.
			Staff Comments	N/A - Stream Alteration is not proposed.
		\boxtimes	17.88.050(E)1 8 Staff	(Stream alteration) Fish habitat is maintained or improved as a result of the work proposed. N/A - Stream Alteration is not proposed.
			Comments	, ,
		\boxtimes	17.88.050(E)1 9	(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

	Floodplain Development Permit Requirements					
	L. Eva	aluatic	n Standards: 17.8			
Co	omplia	nt		Standards and Staff Comments		
Yes	No	N/ A	Guideline	City Standards and <i>Staff Comments</i>		
				public lands and waters, aesthetic beauty of the stream and water quality.		
			Staff Comments	N/A - Stream Alteration is not proposed.		
		\boxtimes	17.88.050(E)2 0	(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.		
			Staff Comments	N/A - Stream Alteration is not proposed.		
		17.88.050(E)2 1	(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.			
			Staff Comments	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.		
			Staff Comments	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). The proposed development is a single-family home that will be constructed on site and attached to a foundation designed by a professional engineer. Note 209 on Sheet S-111 indicates foundation has been designed to meet standards of this section. The new construction will be anchored to prevent flotation, collapse, or lateral		

			Floor	dplain Development Permit Requirements
	L. Eva	aluatio	on Standards: 17.8	
Co	omplia			Standards and Staff Comments
Yes	No	N/	Guideline	City Standards and Staff Comments
		A	17.88.060.A.2	2. Construction Materials And Methods:
			17.00.000.A.2	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.
				b. All new construction and substantial improvements shall
				be constructed using methods and practices that minimize
				flood damage. c. Electrical, heating, ventilation, plumbing and air
				conditioning equipment and other service facilities shall be
				designed and/or otherwise elevated or located so as to
				prevent water from entering or accumulating within the
				components during conditions of flooding.
			Staff	A. Proposed materials below the BFE as shown on Sheets A-300
			Comments	& A-301 include stone veneer, gray limestone, & galvanized
				metal finish over concrete. Both materials are acceptable per
				FEMA Technical Bulletin 2.
				B. This project consists of new construction. All floodplain
				development regulations required by Ketchum Municipal
				Code will be met. 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.
\boxtimes			17.88.060.A.3	3. Utilities:
				a. All new and replacement water supply systems shall be
				designed to minimize or eliminate infiltration of
				floodwaters into the system;
				b. New and replacement sanitary sewage systems shall be
				designed to minimize or eliminate infiltration of
				floodwaters into the systems and discharge from the
				systems into floodwaters; and c. On site waste disposal systems shall be located to avoid
				impairment to them or contamination from them during
				flooding.
L	1	l	1	Jg.

			Floor	dplain Development Permit Requirements
	1. Ev	aluatio	on Standards: 17.8	
Co	omplia	nt		Standards and Staff Comments
Yes	No	N/ A	Guideline	City Standards and Staff Comments
			Staff	Water and sewer services into the residence will be located
			Comments	underground and built to required plumbing codes
		\boxtimes	17.88.060.B.1	1. All construction in AO zones shall be designed and constructed
				with drainage paths around structures to guide water away from
				structures
			Staff	Proposed residence is within the AE zone, not the AO.
			Comments	2. Posidontial Construction
\boxtimes			17.88.060.B.2.	2. Residential Construction:
			а	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.
			Staff	The top of the lowest floor (finished floor) will be elevated 24" above
			Comments	the Base Flood Elevation of 5768.6'. As the proposed elevation is
			Comments	located within the AE zone the top of the lowest floor is required to be
				24" above the BFE. Sheets A-300, A-301, A-400, & A-401 show lowest
				floor elevated above BFE by 24".
		\boxtimes	17.88.060.B2.	b. New construction and substantial improvement of any
			b	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").
			Staff	N/A. Proposed residence is within the AE zone, not the AO
			Comments	
\boxtimes			17.88.060.B2.	c. Fully enclosed areas below the lowest floor that are subject to
			с.	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
			CL CC	Space Construction", of this section):
			Staff	The residence will have one fully enclosed area not raised to the
			Comments	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
				- 12 openings for the garage.
\boxtimes		П	17.88.060.B2.	(1) A minimum of two (2) openings having a total net area of not less than one
			c.(1)	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.

			Floor	dplain Development Permit Requirements	
1	1. Evaluation Standards: 17.88.050€				
_	Compliant		n Standards, 17.0	Standards and Staff Comments	
Yes	No	N/	Guideline City Standards and Staff Comments		
163	NO	A	Guidelille	City Standards and Stan Comments	
			Staff	Flood openings are placed on at least two walls. Engineered Smart	
			Comments	Vents are proposed. One Smart Vent is sized for 200 square feet of	
				floor area. The garage is 1349 sq ft and 12 Smart Vents are	
				proposed. Each smart vent has a size of 128 square inches, allowing	
				for 1,500 square inches of coverage. See sheet G-013.	
\boxtimes			17.88.060.B2.	(2) The bottom of each flood vent opening shall be no higher than	
			c.(2)	one foot (1') above the lowest adjacent exterior grade.	
			Staff	Sheets A-300 & A-301 indicate this requirement will be met. Bottom	
			Comments	of proposed flood vents will be a maximum of one foot (1') above	
				finished grade.	
\boxtimes			17.88.060.B2.	(3) Engineered flood vents are required.	
			c.(3)		
			Staff	Proposed vents are Engineered Smart Vents	
			Comments		
\boxtimes			17.88.060.B2.	(4) Portions of the building below the base flood elevation shall be	
			c.(4)	constructed with material resistant to flood damage.	
			Staff	This standard has been met. See 17.88.060.A.2	
			Comments		
		\boxtimes	17.88.060.B2.	(5) The interior grade of a below grade crawl space (see figure 2,	
			c.(5)	"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.	
			Staff	N/A. No crawlspace proposed.	
<u> </u>			Comments		
		\boxtimes	17.88.060.B2.	6) The height of a below grade crawl space, measured from the	
			c.(5)	interior grade of the crawl space to the top of the crawl space	
				foundation wall, shall not exceed four feet (4') at any point.	
			Staff	N/A. No crawlspace proposed.	
			Comments		
		\boxtimes	17.88.060.B2.	(7) A below grade crawl space shall have an adequate drainage	
			c.(5)	system that removes floodwaters from the interior area of the crawl	
			0.00	space within a reasonable time after a flood event.	
			Staff	N/A. No crawlspace proposed.	
			Comments		
			17.88.060.B2.	(8) The velocity of floodwaters at the site should not exceed five	
			c.(6)	feet per second for any crawlspace	
			Staff	N/A. No crawlspace proposed.	
			Comments		

Attachment K:
Zoning & Dimensional
Standards Evaluation

	Compliance with Zoning and Dimensional Standards			
Compliant			Standards and Findings	
Yes	No	N	Ketchum	City Standards and Findings
		/	Municipal Code	
		Α		
\boxtimes			17.12.030	Minimum Lot Area
			Finding	Required: 8,000 square feet minimum
				Existing: 91,112 square feet
\boxtimes			17.12.030	Building Coverage
			Finding	Permitted: 35%
				Proposed: 11.3% (10,331 square feet / 91,112 square feet lot area)
\boxtimes			17.12.030	Minimum Building Setbacks
			Finding	Minimum Required Setbacks:
				Front: 15'
				Side: > of 1' for every 3' in building height, or 5' (11'-1.66" required)
				Rear: > of 1' for every 3' in building height, or 15'
				Proposed:
				Front (Wood River Dr): >180'
				Side (east): ≈40′
				Side (west): 15'
			47.42.020	Rear (south): >160'
\boxtimes			17.12.030	Building Height
			Finding	Maximum Permitted: 35'
			17 12F 020 H	Proposed: 33' – 5"
\boxtimes			17.125.030.H	Curb Cut
			Finding	Permitted: A total of 35% of the linear footage of any street frontage can be devoted to
				access off street parking.
				Proposed: 14.9% (20-foot-wide driveway/133.4 feet of frontage along Wood
				River Drive)
\boxtimes		П	17.125.020.A.2	Parking Spaces
	Ш		& 17.125.050	Turking Spaces
			Finding	Off-street parking standards of this chapter apply to any new development
				and to any new established uses.
				Required: Residential one family dwelling: 2 parking spaces per dwelling unit
				Proposed: 5
\boxtimes			17.124.170.A	Drainage
			Finding	Required:
				1. All stormwater shall be retained on site.

				 Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street The City Engineer may require additional drainage improvements as necessary, depending on the site unique characteristics of a site. Drainage facilities shall be constructed per City standards. Proposed: Through a system of infiltration trenches, drywells, and drainage channels, the proposed project is able to maintain stormwater generated by the proposed impervious surfaces The project proposes constructing right-of-way improvements the full length of the property along Wood River Dr The City Engineer has not found the site to need any additional drainage improvements The City Engineer has reviewed and found all proposed drainage
				facilities to be constructed per City standards. These facilities will be confirmed upon submittal of a building permit
\boxtimes			17.124.170.B	Utilities
	Ш	Ш	17.124.170.0	Cunties
				 Required: All utilities necessary for the development shall be improved and installed at the sole expense of the applicant. Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view. Proposed: All utility extensions will be installed at the expense of the applicant All utilities are to be located underground and no lines will be visible from public view
\boxtimes			17.124.170.C	Snow Storage
				 Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas. Snow storage areas shall be provided on site. A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet. In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed. Proposed:

 As shown on Sheet L-1.00, 4,821 square feet of driveway and pedestrian circulation area is needed to be served by onsite snow storage. The required amount of snow storage is 1,446 square feet and the applicant has proposed 2,250 square feet. Proposed snow storage is located on subject property. All snow storage areas do not dimensions less than 5 feet and have an area greater than 25 square feet 3,000 square feet of the proposed driveway and pedestrian circulation area is to be snowmelted. The remaining 4,821 square
feet is to have on site storage areas

Attachment L: Mary's Place Subdivision Plat

A LOT LINE SHIFT PLAT SHOWING

MARY'S PLACE SUBDIVISION

LOCATED WITHIN

GOVERNMENT LOT 4, SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

Association

Valley Co.

Condominiums

d. Orig. Pipe by O.T. Hansen

N89°28'00"W A 642.25

True Point of Beginning

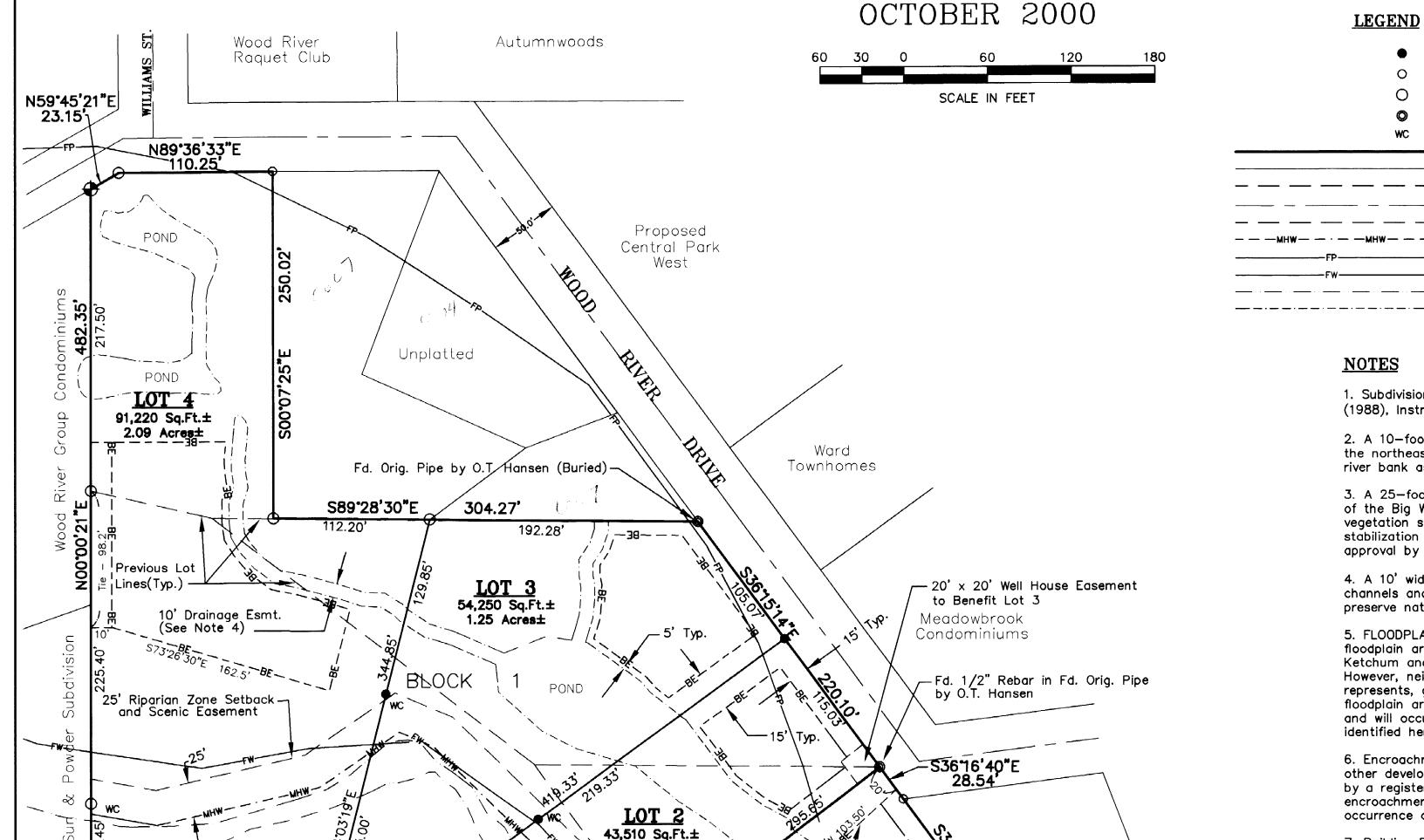
Fd. G.L.O. Brass Cap

24 1 19

Unplatted Lot 20

Foster's Addition

BASIS OF BEARINGS



1.00 Acres±

124.87

277.54' N35*44'00,"W\ 37.67'

N85'59'17"V

Unplatted

Certificate of Disapproval.

10-31-2000

Date

HEALTH CERTIFICATE: Sanitary restrictions as required by

Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho

Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a

Robert Wender

South Central District Health Dept., EHS

Common Access

Esmt. to Benefit

Lots 1 & 2 ___25'

N89'28'00"W

LOT :

43,560 Sq.Ft.± 1.00 Acres±

250.00

- Set 1/2" Rebar , L.S. 3621
- Found 1/2" Rebar
- Found 5/8" Rebar
- Found 1.5" Iron Pipe Witness Corner

- Property Line Boundary

 Adjoiner's Property Line — — Previous Lot Line

Centerline Road Right-of-Way

— — 25' Riparian Zone Setback and Scenic Easement

—мнw— — — Mean High Water

— Floodplain (per FEMA panel 0461C, March 17, 1997) - Floodway (per FEMA panel 0461C, March 17, 1997)

— Water Course/Edge of Water

----- 10' Drainage Easement (See Note 4)

- 1. Subdivision Boundaries are based upon Record of Survey by Roger Kruger (1988), Instrument No. 301270, records of Blaine County, Idaho.
- 2. A 10-foot wide Fisherman's Access Easement is dedicated to the public along the northeasterly bank of the Big Wood River. Said easement shall shift with the river bank as it moves.
- 3. A 25-foot wide Scenic Easement and Riparian Setback exists along the banks of the Big Wood River within which no structure is permitted and riparian vegetation shall be maintained in its natural state for the protection and stabilization of the creek bank. Removal of trees or other vegetation is subject to approval by City of Ketchum.
- 4. A 10' wide Drainage Easement is reserved centered over existing drainage channels and 5 feet from edge of ponds to provide for maintenance and to preserve natural drainage through the property.
- 5. FLOODPLAIN NOTE: Portions of this property are subject to flood hazard. The floodplain area designated on this plat is considered by the Owner, the City of Ketchum and Galena Engineering, Inc. as reasonable for regulatory purposes. However, neither the Owner, the City of Ketchum nor Galena Engineering, Inc. represents, guarantees, warrants or implies that areas outside the designated floodplain area are safe and free from floods or flood danger. Sheet flooding can and will occur and flooding may extend beyond the floodplain boundary lines identified hereon.
- 6. Encroachments, including fill, new construction, substantial improvements and other development is prohibited within the regulatory floodway unless certification by a registered professional engineer is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.
- 7. Building Envelopes may be revised if the surface water courses and ponds are relocated, pursuant to an approved enhancement plan. Said enhancement plan shall be approved and proper permits obtained from the appropriate agencies, including, but not limited to, the City of Ketchum, the Army Corps of Engineers, Idaho Fish and Game Department, and Idaho Department of Water Resources.

MARY'S PLACE SUBDIVISION GALENA ENGINEERING, INC. KETCHUM, IDAHO

SCALE: 1" = 60'

SHEET 1 OF 2

Job No. 1727-01fplat

RICHARD D. FOSBURY, L.S. 3621

272

CERTIFICATE OF OWNERSHIP

This is to certify that the undersigned is the owner in fee simple of the following described parcel of land: A parcel of land located within Section 13, Township 4 North, Range 17 East, Boise Meridian, City of Ketchum, Blaine County, Idaho; more particularly described as follows:

Commencing at a Brass Cap marking the Section corner common to Sections 13, 18, 19 and 24, thence continuing N89°28'00"W, 642.25 feet to an Iron Pipe by O.T. Hansen and the TRUE POINT OF BEGINNING;

thence N89'28'00"W, 250.00 feet; thence N35'44'00"W, 37.67 feet; thence N85'59'17"W, 277.54 feet; thence N53'42'47"W, 162.00 feet; thence N79'05'56"W, 48.93 feet; thence N00'00'21"E, 482.35 feet; thence N59'45'21"E, 23.15 feet; thence N89'36'33"E, 110.25 feet; thence S00'07'25"E, 250.02 feet; thence S89'28'30"E, 304.27 feet; thence S36'15'14"E, 220.10 feet; thence S36°16'40"E, 28.24 feet;

thence S36'16'18"E, 246.35 feet to the TRUE POINT OF BEGINNING, containing 5.34 acres, more or less.

The easements indicated hereon are not dedicated to the public, but the right to use said easements is hereby reserved for the public utilities and for any other uses indicated hereon and no permanent structures are to be erected within the lines of said easements. I do hereby certify that the individual lots described in this plat will be served by individual wells and not by any water system common to one (1) or more of the lots.

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

Mary Pichon Trustee Pichon Family Trust

ACKNOWLEDGMENT

On this Ale day of October, 2000, before me, a Notary Public in and for said State, personally appeared Mary Pichon, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year

Marla & Menh Notary Public in and for said State

Residing in Bellem, Sol.

My Commission Expires 12/0/200

STATE OF _ dlabo COUNTY OF Blown On this alot day of normalise, 2000, tefore me, a Notary Public in and for said State, personally appeared Mary Pichon, known or identified to me to be the person whose name is subscribed to the within instrument as trustee of the Pichon Family Trust, and acknowledged to me that she executed the same as such trustee.

PUBLIC »

WITNESS my hand and official seal.

Mala & Menh Notary Public in and for said State

Residing in Bellevie 12/01/2000.

My Commission Expires 12/01/2000.

SURVEYOR'S CERTIFICATE

I, Richard D. Fosbury, a duly licensed Land Surveyor in the State of Idaho, do hereby certify that the foregoing plat is a true and accurate map of the land surveyed under my direct supervision and that/it is in accordance with the Idaho State Code relating to plats and surveys.

BLAINE COUNTY SURVEYOR'S APPROVAL

I, Jim W. Koonce, County Surveyor for Blaine County, Idaho, have checked the foregoing plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating thereto.

Blaine County Surveyor

KETCHUM CITY ENGINEER'S APPROVAL

The foregoing plat was approved by **DAVID COLE**, City Engineer for the City of Ketchum on this day of October, 2000.

KETCHUM CITY COUNCIL'S APPROVAL

The foregoing plat was approved by the City Council of Ketchum on this 31st day of October 2000.

BLAINE COUNTY TREASURER'S APPROVAL

The taxes on the foregoing parcel of land have been paid to this date and this plat is hereby approved this <u>224</u> day of <u>November</u>, 2000.

Bicker County Treasurer

BLAINE COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO) ss	
This is to certify that the foregoing plat i	was filed in the office of the Recorder of Blaine County, Idah
	atM., and duly recorded under Instrument Number
	~ 0.0

Instrument # 445345 HAILEY, BLAINE, IDAHO 2000-11-22 04:01:00 No. of Pages: 2 Recorded for: SAWTOOTH TITLE MARSHA RIEMANN Fee: 11.00
Ex-Officio Recorder Deputy

Merla Lyne Ex-officio Recorder

Mary's Place Subdivision

Galena Engineering, Inc. Ketchum, Idaho Sheet 2 of 2 Job No. 1727-01fplat

Attachment M:

Public Comment

From: Bruce Newcomb, legal representative for Carol Newcomb, owner of 470 Wood River Dr.

To: Blaine County Planning and Zoning Commission

Date: 11/19/23

When Carol and her husband purchased 470 Wood River Drive, development between their home and the Big Wood River was not a possibility. The banks of the Big Wood were so close to their property line, there was no building footprint possible on either 450 or 490 Wood River Dr. Over the last 50 years the Big Wood slowly moved away from their property line, exposing a floodplain and opening up the possibility for a building footprint.

As property owners we are concerned about this proposed development. The most obvious concern is the negative impact this development will have on the scenic view from our house. The natural view of Baldy we have had for the last 50 years will now be of a massive 10,000 sf home.

Our second concern is the impact this development will have during the next Big Wood River flood. In the last ten years we have witnessed flood waters filling our 6 foot crawl space, coming within inches of flooding the main floor. Any alteration of the direction of the flood waters could have a disastrous effect on our property.

Finally, we are concerned about the possibility of damage to our property during construction. Even during the initial survey portion of this project, crews trespassed onto our property. A tracked vehicle completely disregarded the clearly marked property line and cut across our lot, damaging the native vegetation. Before, during, and after the survey process, no attempt was made to contact us by either the Survey company or the landowners of 450/490 Wood River Dr. From the standpoint of a "good neighbor," this development is starting off on the wrong foot.

Thanks for consideration,

Bruce E. Newcomb

Concerns regarding the Project at 490 Wood River Dr (11/16/23)

File number P23-029

Ceredig and Hannah Roberts (#9 524 Wood River Dr, Ketchum)

Summary of Concerns

- Impact of the project on the flood plain that is likely to increase the risk of flooding to the residents along Wood River Drive and neighboring streets. Has there been a study?
- How can the Wetlands be mitigated since the wetlands at this property are federally protected since it connects to the Big Wood River (see slide 4-8).
- Impact of the project on the wetlands, native plants, native trees which are a
 valuable habitat to the wildlife that flourishes in the area. Is there an
 assessment from Idaho Fish and Game and the US Fish and Wildlife service
 of the impact of this project on the wildlife in the area?

Flooding Concerns

- Is there approval from FEMA for this project?
- Has there been a study of the impact of this property on the flood risk to this area?
- How is the drainage of water through this wetlands area going to be impacted by this project (see slides 6-8)?



Protection of Wetlands

The U.S. Supreme Court has ruled in **Sackett v. EPA** that federal protection of wetlands encompasses only those wetlands that directly adjoin rivers, lakes and other bodies of water. This is an extremely narrow interpretation of the Clean Water Act that could **expose many wetlands across the U.S.** to filling and development.

Under this keystone environmental law, federal agencies take the lead in regulating water pollution, while state and local governments regulate land use. Wetlands are areas where land is wet for all or part of the year, so they straddle this division of authority.

Swamps, bogs, marshes and other wetlands provide valuable ecological services, such as filtering pollutants and soaking up floodwaters. Landowners must obtain permits to discharge dredged or fill material, such as dirt, sand or rock, in a protected wetland.

This can be time-consuming and expensive, which is why the Supreme Court's ruling on May 25, 2023, will be of **keen interest** to developers, farmers and ranchers, along with conservationists and the agencies that administer the Clean Water Act – namely, the Environmental Protection Agency and the U.S. Army Corps of Engineers.

Sackett v. Environmental Protection Agency, 598 U.S. ____ (2023)

Docket No.

21-454

Granted:

January 23, 2022

Argued:

October 2, 2022

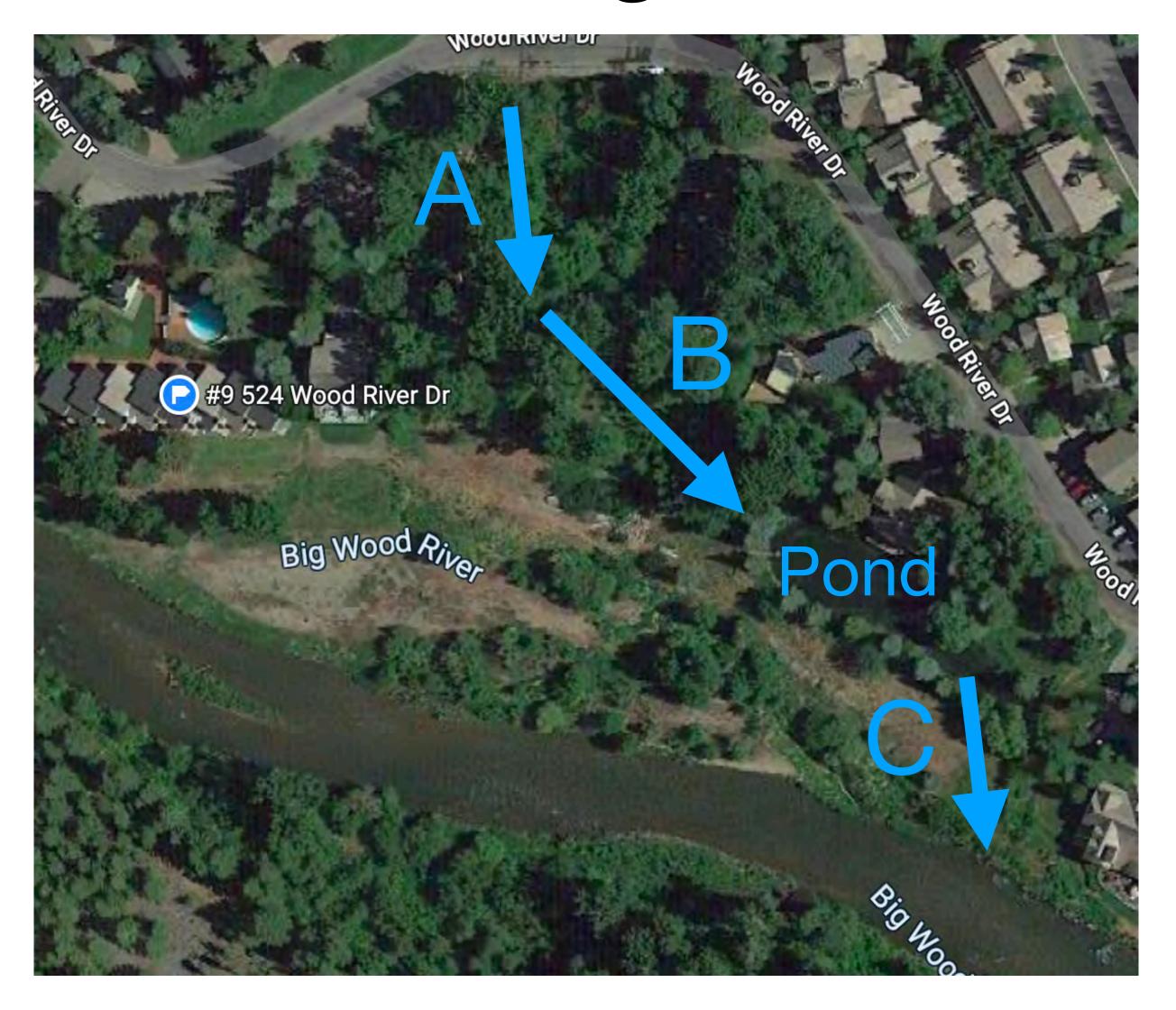
Justia Summary

Sackett began backfilling an Idaho lot with dirt to build a home. The Environmental Protection Agency informed Sackett that the property contained wetlands and that the backfilling violated the Clean Water Act, which prohibits discharging pollutants into "the waters of the United States," 33 U.S.C. 1362(7). The EPA ordered Sackett to restore the site, threatening penalties of over \$40,000 per day. The EPA classified the Sacket wetlands as "waters of the United States" because they were near a ditch that fed into a creek, which fed into Priest Lake, a navigable, intrastate lake. The Ninth Circuit affirmed summary judgment in favor of the EPA.

The Supreme Court reversed. CWA jurisdiction over an adjacent wetland requires that the adjacent body of water constitutes waters of the United States (a relatively permanent body of water connected to traditional interstate navigable waters) and a continuous surface connection between the wetland and that water, making it difficult to determine where the 'water' ends and the 'wetland' begins."

The Court reviewed the history of judicial interpretation of "the waters of the United States" and enforcement by federal agencies, which argued that the significant-nexus test was sufficient to establish jurisdiction over "adjacent" wetlands. Under that test, nearly all waters and wetlands are potentially susceptible to regulation, "putting a staggering array of landowners at risk of criminal prosecution for such mundane activities as moving dirt." The CWA's use of "waters" encompasses only relatively permanent, standing, or continuously flowing bodies, ordinarily called streams, oceans, rivers, and lakes. Wetlands qualify as "waters of the United States" only if "indistinguishable from waters of the United States," having a continuous surface connection to bodies that are waters of the United States in their own right, with no clear demarcation between waters and wetlands.

Water Flow into the Big Wood River



Wetlands Connected to the Big Wood River



C: water flowing out of the pond

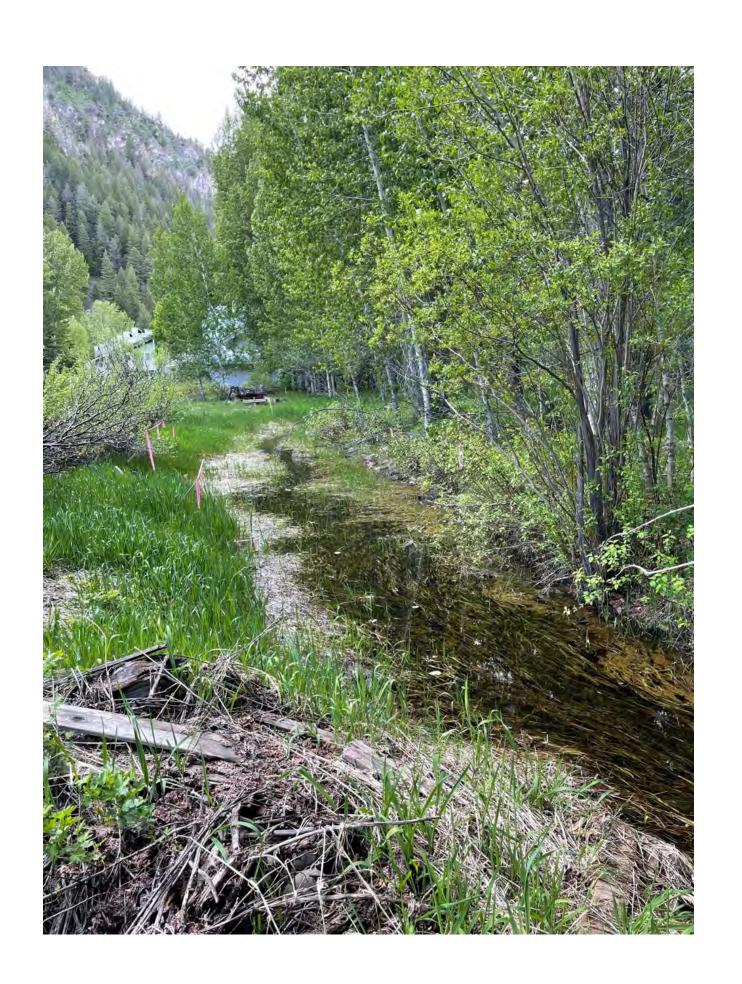


C: water flowing into Big Wood

Wetlands Connected to the Big Wood River



A: water flowing from neighboring residences





B: water flowing into the pond

Impact to habitat and wildlife - 89 bird species in the area

Waterfowl	Owls
Canada Goose	Northern Pygmy-Owl
Mallard	Kingfishers
Barrow's Goldeneye Common Merganser	Belted Kingfisher
duck sp.	Woodpeckers
Pigeons and Doves	Red-naped Sapsucke
Eurasian Collared-Dove	Lewis's Woodpecker
Mourning Dove	Downy Woodpecker
Nightjars	Hairy Woodpecker Northern Flicker
Common Nighthawk	Tyrant Flycatchers: Pev
Swifts	Olive-sided Flycatche
White-throated Swift	Western Wood-Pewe
Hummingbirds	Willow Flycatcher
Black-chinned Hummingbird	Dusky Flycatcher
Calliope Hummingbird	Western Flycatcher
Rufous Hummingbird	Vireos
hummingbird sp.	Cassin's Vireo
Shorebirds	Warbling Vireo
Killdeer	Shrikes
Spotted Sandpiper	Loggerhead Shrike
Herons, Ibis, and Allies	Jays, Magpies, Crows,
Great Blue Heron	Steller's Jay
Vultures, Hawks, and Allies	Black-billed Magpie
Turkey Vulture	Clark's Nutcracker
Osprey	American Crow Common Raven
Sharp-shinned Hawk	
Cooper's Hawk	Tits, Chickadees, and T
Bald Eagle	Black-capped Chicka
Red-tailed Hawk	Mountain Chickadee

Owls
Northern Pygmy-Owl
Kingfishers
Belted Kingfisher
Woodpeckers
Red-naped SapsuckerLewis's WoodpeckerDowny WoodpeckerHairy WoodpeckerNorthern Flicker
Tyrant Flycatchers: Pewees, Kingbirds, and Allie
Olive-sided FlycatcherWestern Wood-PeweeWillow FlycatcherDusky FlycatcherWestern Flycatcher
Vireos
Cassin's Vireo Warbling Vireo
Shrikes
Loggerhead Shrike
Jays, Magpies, Crows, and Ravens
Steller's JayBlack-billed MagpieClark's NutcrackerAmerican CrowCommon Raven
Tits, Chickadees, and Titmice
Black-capped Chickadee

	dd Sparrows
Hous	se Sparrow
Finches	, Euphonias, and Allies
Pine Hous Cass Com White	ing Grosbeak Grosbeak se Finch sin's Finch mon Redpoll e-winged Crossbill Siskin rican Goldfinch
New Wo	orld Sparrows
Dark White Song Linco	ping Sparrow -eyed Junco e-crowned Sparrow g Sparrow oln's Sparrow world sparrow sp.
Blackbii	rds
Bullo Red- Brow Brew	ern Meadowlark ock's Oriole winged Blackbird n-headed Cowbird er's Blackbird mon Grackle

___Orange-crowned Warbler

__MacGillivray's Warbler

_Nashville Warbler

Yellow Warbler Yellow-rumped Warbler Wilson's Warbler
Cardinals, Grosbeaks, and Allies
Western Tanager Black-headed Grosbeak Lazuli Bunting
Others
passerine sp.



Impact to habitat and wildlife - mammals

 Moose, Mule Deer, Elk, American Red Squirrels, Long-tailed Weasel, Red Fox...





Conclusion

- This area of wetland is very important to controlling flooding in this area of Ketchum.
- This wetland area is protected by the Federal Clean Water Act despite the Supreme Court ruling since it is connected overland to the Big Wood River. Any changes made should require approval from the EPA and US Army Corps of Engineers.
- In addition the environmental impact of the project should be studied and approved by Idaho Fish and Game and the US Fish and Wildlife Services.

Dear Ketchum Department of Planning and Building:

I am a homeowner at 469 Wood River Drive, and will not be able to attend the Nov. 28 public meeting regarding development plans for 490 Wood River Drive. Therefore I am submitting my comment via email in advance of the meeting.

I do not have any issues with plans for this specific single family residence. But I have a suggestion regarding the greater development of these parcels by "450-490 Wood River LLC". Specifically, I would like for the city to take into consideration the need for allowing public access to this stretch of the Big Wood River.

There is a large gravel bar extending from 430 to 524 Wood River Drive. If future development blocks direct access to this gravel bar, then the next closest public access is from River Run downstream or Bear Lane upstream. It is impossible to reach this gravel bar on foot from these access points. And wading access by fishermen is only possible during very low water levels.

I am hopeful that city planners/permitters would require developers to provide an easement/access path to this section of the river, if possible. I would like to know if the city and/or developer have taken this into consideration in the overall development plans for this greater property.

Thank you for considering my comments.

Ron Kleist

469 Wood River Drive, Ketchum

713-724-9610

From: peter tynberg

To: <u>Morgan Landers</u>; <u>Adam Crutcher</u>

Cc: shirley burris; Stephen Burris; bill ivey; janice kaminsky; charlie moldow; amanda simpson; susie tomsic; Nan

Claire Tynberg; peter tynberg; Brian Williams; geoffrey williams; linda williams

Subject: Re: Voicemail Follow-up

Date: Saturday, November 18, 2023 8:39:31 PM

Attachments: <u>image001.png</u>

Planning Department City of Ketchum

November 21, 2023

I am one of the owners of the duplex at 500 Wood River Drive, next to the planned development for 490 Wood River Drive. We share the wetlands and a large common pond that is a significant part of those wetlands. There are two culverts under Wood River Drive which feed water that is unwanted by the nearby higher elevation homes throughout the year. In addition at the time of spring run off, the City allows many homes to run pipes to the area of one of the culverts which feed this common pond. Last spring this additional water increased the size of the common pond to three times its normal size, and it came to within 8 feet of our front deck. The pond is usually 15 feet away from the front deck.

I have concerns that with the coverage of property, some of which is wetlands, which handles this unwanted water; there will be less area to absorb the unwanted water which the City has directed into our wetlands and common pond. The coverage from the 490 Wood River Drive project includes the home structure, the garage, the roadways to it, and the protections that will be constructed adjacent to the home against the wetland water. This coverage will give less area to absorb the water directed by the City in the culverts and the tubes allowed during the spring run off. I am suggesting that although some purification process may be required that the 490 Wood River Drive development direct this unwanted water from the two culverts and from the additional tubes allowed during spring run off into the river with two storm drains. This solution would guarantee that our wetlands would not be overburdened with unwanted water from the homes at higher elevations.

I want these comments to be heard at the November Planning Meeting. Can you do this or must I sent this request to another Ketchum City portal? Please Advise.

Peter Tynberg, M.D.

On Nov 16, 2023, at 2:51 PM, Morgan Landers < MLanders@ketchumidaho.org>wrote:

Hello Dr. Tynberg-

I wanted to get back to you on your voicemail you left Adam. Here is a screenshot of where the documents are highlighted in yellow. Sometimes it is hard to tell if things are links.

Project 10: P33-029 Project Type: Planning. Project Status: Under Powers Project Type: Planning. Project Status: Under Powers Date Received: Wednesday, Manuschae B, 0029 EVANUE Woods HOTICE—400 Woods Report to Resolution in Project planning Commission of Powers HOTICE—400 Woods Report to Resolution in Project planning Commission of Development - Additional Planning Commission of Powers HOUSE HARMORI Planning A, Embry Commission—Fluid page non-Development - PURITYONS - Resold Year of Page 10 page 10 control page 10 page 10

As a short-cut, here is the direct link:

https://www.ketchumidaho.org/sites/default/files/fileattachments/planning_amp_building/project/48794/490 wood river dr plans.pdf

Thank you,

MORGAN LANDERS, AICP | CITY OF KETCHUM

Director of Planning and Building

P.O. Box 2315 | 191 Fifth St. W. | Ketchum, ID 83340

o: 208.727.5085 | f: 208.726.7812

mlanders@ketchumidaho.org | www.ketchumidaho.org

**Please sign up for the NEW Planning and Building quarterly newsletter. Click <u>HERE</u> and select "Planning and Development"

Ms. Landers,

I was finally able to access the 490 Wood River Group plans on my Mac pro computer by using Preview. I see that there was an attempt to address my concerns regarding the excessive water in the pond which is partly on our property at 500 Wood River Drive (see attachment below). But this was not done in a complete manner.

The concern I have is from the unwanted water that is deposited by the City of Ketchum from properties on the other side of Wood River Drive. This unwanted water which comes through the two culverts throughout the year (and the additional unwanted water that is brought by additional blue hoses during spring run off) is not addressed. The only solution to this problem that is realistic is to purify this unwanted water with a filtration system, and convey it to the river with storm drains. Unless this is done there will be excessive water deposited into the pond which could cause damage to our property and will be a liability to the City for disregarding this eventuality. I believe this is the City's responsibility

Please present these additional comments of mine at the hearing on November 28th. Respectfully,

Peter Tynberg, M.D.

This is from there 490 Wood River Drive plans:

Technical Memo

Additional concerns were received from the City of Ketchum regarding the potential for backwater occurrence within the ponded area upgradient of the proposed driveway. During the 100-year flood event, the predicted water surface elevation over the driveway at Section 13.0 is 5768.88 feet, an increase of 0.45 feet over the existing conditions at this location (Brockway memo 9/5//2023). The ponded area is an ineffective flow area in the HEC-RAS model, not

contributing to conveyance, but the increased elevation at Section 13.5 will back up into the ponded area and increase the static water elevation in the pond by 0.45 feet. As the ponded area extends into the upstream adjacent parcel by approximately 20 feet, the increased elevation would result in additional ponded water on the adjacent parcel, though it would not inundate the driveway on this property. This is viewed by the City as a potential impact on neighboring property

The proposed mitigating measure to prevent this potential impact si a barrier across the ponded area consisting of a sheet pile wall with low berms on either side of the wal to tie ni to natural ground. This element is depicted on the revised civil drawing submitted to the city. The elevation of the top of the wall would be 5769.1 feet to provide a modest amount of freeboard without being unsightly. The wall would have a maximum height of 3.5 feet in the center of the ponded area. The low berms would have an average height of 1.0 feet.

To mitigate for the barrier to stormwater runoff from the upgradient property, flap gates will be installed in the wall as shown on the civil drawings. These gates will allow stormwater to flow as it has historically, while blocking reverse flow.

Relative to modeling, the ponded area is an ineffective flow area and so no significant changes to the model are needed. The low berm on the north side may cause a slight effect on the hydraulic

conveyance at Section 13.7 - not because any part of the berm is at this location, but

because of the upstream hydraulic "shadow" of the berm. To assess this effect a small ineffective flow area was placed as shown below. The ineffective flow limit at Section 13.5 is already set far enough left to account for the berm, so no changes are needed at this section. This change resulted in only minute changes in the model output, actually slight decreases in water surface at 13.7 and 14 due to the slight contraction effect (see table below).

WHITE PETERSON

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November 22, 2023

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OF COUNSEL

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To: Planning & Zoning Commissioners

City of Ketchum

From: Matthew Johnson, City Attorney

Re: Sawtooth Serenade DR Administrative Appeal – Decision

Background:

This written Decision was drafted by the City Attorney from the discussion and determination at the Commission's 11/14/23 administrative appeal hearing on this matter. This Decision will formalize and final that determination, as is required within 30 days of the administrative appeal hearing.

The attached draft remains open to modifications as deemed appropriate by the Commission to reflect the Commission's determination and the reasons for such. In the event of modifications, an alternative motion is provided below.

Recommended Motion:

Recommended Motion: I move to approve the written Decision as presented by the City Attorney, and authorize the Chair to sign.

Alternative Motion: I move to approve the written Decision as presented by the City Attorney, with the following changes: [OR "with the changes as specified in our discussion"], and authorize the Chair to sign.

BEFORE THE PLANNING & ZONING COMMISSION OF THE CITY OF KETCHUM

In the Matter of the Administrative Appeal of:)) FINDINGS OF FACT,) CONCLUSIONS OF LAW, AND
Scott and Julie Lynch, Yah Bernier and Elizabeth McCaw, and Distrustful Ernest Revocable Trust, for the Sawtooth Serenade Project (Applicant/Appellant)) DECISION)))
Of a Planning Director Determination on a Design Review Application	

This matter comes before the Planning and Zoning Commission of the City of Ketchum ("Commission"), pursuant to Ketchum City Code 17.144.010, as an appeal by an applicant/affected party of a Planning Director determination. An appeal hearing on the matter was held before the Commission on November 14, 2023. The matter was heard for adoption of this written Decision on November 28, 2023. The Commission does hereby make and set forth the following Record of Proceedings and the Commission's Decision as follows:

I. RECORD OF PROCEEDINGS

The Appellants in this matter are Scott and Julie Lynch, Yah Bernier and Elizabeth McCaw, and Distrustful Ernest Revocable Trust, ("Applicant" or "Appellant"), an affected party, for the Sawtooth Serenade Project ("Project"). The Planning Director served as Respondent in replying to the issues raised on administrative appeal.

A Record of Documents before the Ketchum Planning Department and upon administrative appeal ("Record") was prepared and submitted to the Commission before the

November 14, 2023 hearing. That Record is hereby referenced and incorporated in full into the Record and this Decision. The Record includes the following Attachments:

- A. Administrative Determination, August 24, 2023
- B. Notice of Appeal and Appellant Brief with exhibits, September 7, 2023
- C. Administrator Response Brief, November 3, 2023
- D. Appellant Reply Brief, November 9, 2023
- E. City Ordinance 1234
- F. Legal Cover Report, November 9, 2023

On November 14, 2023, the Commission made procedural determinations and approved the stipulated and satisfied deadlines as to submission of written argument by the Parties. All submitted Memoranda are referenced above and made a part of the Record in this matter.

An appeal hearing on this matter was held on November 14, 2023, at which hearing the Commission heard oral arguments by the Parties, deliberated, and made a verbal determination. Such hearing was recorded and that recording is made a part of the Record in this matter.

II. JUDICIAL NOTICE AND REVIEW STANDARD

The Commission takes judicial notice of the Ketchum Municipal Code (KMC).

Pursuant to KMC § 17.144.010 (C), the Commission makes its determination considering only the administrator determination below along with written and oral legal arguments by the Parties. No new facts or evidence are considered in the appeal.

III. FINDINGS, CONCLUSIONS, AND DECISION

1. The Administrator's Determination was made on Applicant's application for Design Review (DR), which is distinct from Preapplication Design Review.

Applicant's application for preapplication design review was timely filed and complete prior to the City's adoption of Interim Ordinance 1234. For purposes of consideration on preapplication design review, the Commission therefore evaluated the application and provided feedback in relation to the standards set prior to Interim Ordinance 1234. The Applicant and Commission completed the preapplication design review process on January 24, 2023.

A preapplication design review is provided for under KMC 17.196.010(C). It is required in certain circumstances, and may be requested in other circumstances, as a separate and distinct step. KMC 17.196.010(C)(1). The purpose of preapplication design review is to provide direction and exchange ideas on design concept, prior to full design review. KMC 17.196.010(C)(2). Preapplication design review was required in this matter.

Design review is a subsequent and separate application and process, as provided for under KMC 17.196.040. The Applicant was required to submit a subsequent application to initiate the design review process after the preapplication design review process concluded on January 24, 2023.

2. The 180-day requirement of Ordinance 1234 was appropriately interpreted and applied by the Administrator to the DR Application.

Interim Ordinance 1234 specifically considered and provided for situations where a preapplication design review had already been conducted and with an allowance of an additional 180-day timeframe for the next process: application for design review. See Ordinance 1234, Section 3. The Commission hereby confirms the intent of Section 3 was to provide a reasonable timeframe for an applicant that had conducted preapplication design review to proceed to final

design review under the pre-Ordinance 1234 standards, while not allowing an applicant to delay and sit on the preapplication design review completion and pre-Ordinance 1234 standards without further timely action.

The purpose of Section 3 was to provide for orderly and timely transition of development projects from the pre-Ordinance 1234 standards and criteria to the Ordinance 1234 standards and criteria. The timeframe for such transition was specifically discussed in the deliberations on Ordinance 1234, with 180 days being added to Ordinance 1234 and adopted as an appropriate time period to balance the interests.¹

Therefore, when the Administrator received the Applicant's design review application, the Administrator appropriately checked to see if this new application fell within the 180-day window provided allowing projects to remain under pre-Ordinance 1234 standards. In this situation, the Administrator appropriately found that the Final Design Review Application was submitted on August 7, 2023, which was beyond the 180-day window to preserve the previously completed preapplication design review.

The Administrator appropriately interpreted and applied the 180-day window of Section 3 of Ordinance 1234 in this context. The Applicant failed to timely file a Final Design Review application in order to preserve the previous completion of the preapplication design review.

3. The 180-day requirement of Ordinance 1234 was equitably applied, and there is no evidence of improper delay by City staff.

The Commission finds that two other projects, as presented in the hearing on this matter, similarly fell into this transition period and took steps to timely preserve their preapplication

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¹ It is noted that Applicant/Appellant was present for those hearings and the discussion on the addition to Ordinance 1234 for the inclusion of the 180-day window to preserve a preapplication design review completion.

design review as provided for by Section 3 of Ordinance 1234. Appellant in this matter had the same time requirements and opportunity for transition as any other project.

The Commission also finds that no evidence was presented of any substantive delay or abuse of process by City staff. Any delays in scheduling with staff were early enough in the time period to provide ample time for follow-up, and there is no evidence that those delays were undue or unreasonable as beyond what reasonably might be expected in scheduling for a busy department. Alleged delays by third-parties, such as Michael Decker and/or Clear Creek Disposal, would be outside the control or purview of the City. Furthermore, it was admitted that no attempts were made by Applicant to address any such outside third-party delays by submitting a nearly complete or contingent application, and/or seek other accommodation due an outside party delay.

Based upon the foregoing review and analysis, and good cause appearing from the record in these proceedings, the Commission AFFIRMS the Administrator Determination as presented in this matter and authorizes the Chair to sign this Decision on behalf of the Commission.

	Neil Morrow, Chair
	ATTEST:
By:	
,	, Deputy City Clerk

NOTICE OF APPEAL RIGHTS:

This Decision constitutes the written decision of the Commission pursuant to KMC 17.144.010(D). The City Clerk is directed to transmit this Decision to the Appellant and any

other affected person who has requested a copy in writing. All parties and affected persons are hereby notified of this decision and their option to consider further action, including further appeal, pursuant to the proceedings set forth in KMC 17.144.020 and Idaho Code § 67-6521.
A copy of this Decision has been provided to the Appellant, Planning Director, and City Attorney, and the original has been retained in the records of this City on this day of, 2023.
By:, Deputy City Clerk