



City of Ketchum
Planning & Building

FOR OFFICIAL USE ONLY	
PERMIT NO:	
DATE:	
FEE:	

OFF-SITE SNOW STORAGE PERMIT APPLICATION

Commercial off-site snow storage is allowed as a permitted use in the Community Core (CC), Tourist (T), and Light Industrial (LI-1, LI-2, LI-3) Zoning Districts. Neighborhood off-site snow storage is allowed as a permitted use in residential and short-term occupancy zoning districts.

STORAGE AREA NAME:
STORAGE AREA ADDRESS:
ZONE:
OWNER of STORAGE AREA:
Mailing Address:
City: State: Zip:
Phone:
Email:
SQUARE FOOTAGE OF STORAGE AREA:
IS THE STORAGE AREA IN THE FOLLOWING OVERLAYS?
<input type="checkbox"/> Floodplain
<input type="checkbox"/> Mountain Overlay
<input type="checkbox"/> Avalanche
<input type="checkbox"/> SITE PLAN ATTACHED
<input type="checkbox"/> DRAINAGE PLAN ATTACHED

COMMENTS:

CONTRACTOR MOVING SNOW:	
Phone:	
PROPERTIES SNOW REMOVED FROM:	
1. Owner Name:	
Address:	
2. Owner Name:	
Address:	
3. Owner Name:	
Address:	
(Note: Maximum of 3 properties within 300' for neighborhoods.)	
4. Owner Name:	
Address:	
5. Owner Name:	
Address:	
Permit Fee – Neighborhood	\$75
Permit Fee – Commercial	\$125
Conditional Use Permit	\$250

Signature of Property Owner/Authorized Agent: _____ Date: _____

Planning Department Administrator: _____ Approval Date: _____

17.124.160: COMMERCIAL AND NEIGHBORHOOD OFF-SITE SNOW STORAGE:

Commercial and neighborhood off-site snow storage are permitted uses as specifically depicted in the City's district use matrix (subsection [17.12.020A](#) of this title), provided the following conditions are met:

COMMERCIAL OFF-SITE SNOW STORAGE: The storage of snow that has been removed from one or more privately owned lots and relocated off-site to a different lot in the Community Core (CC), Tourist (T), and/or Light Industrial (LI-1, LI-2, LI-3) Zoning Districts. This definition does not distinguish whether or not the sending and receiving lots are held under the same ownership and does not include the storage of snow removed from the right-of-way or property owned by public agencies.

NEIGHBORHOOD OFF-SITE SNOW STORAGE: The use of residentially zoned property in the City for the storage of snow from no more than three (3) neighboring lots within three hundred feet (300') of the snow storage parcel. This definition does not require the sending and receiving lots to be under the same ownership and does not include the storage of snow removed from the right-of-way or property owned by public agencies.

- A. Commercial and neighborhood off-site snow storage may be allowed on lots containing Floodplain, Avalanche, and Mountain Overlay Zones; provided no portion of the off-site snow storage use is located in Floodplain, Avalanche, or Mountain Overlay area on the parcel.
- B. A drainage plan shall be submitted to the Administrator demonstrating how snow melt will be drained entirely on the lot, not into sensitive areas such as floodplains, and not off-site onto public ROWs or neighboring property;
- C. Adequate drainage must be provided so that snow melt is drained entirely on the lot;
- D. Snow storage piles are subject to a ten foot (10') minimum setback from property lines and shall not exceed ten feet (10') in height;
- E. Snow storage shall not encroach upon any easement designated for a purpose other than snow storage;
- F. Snow storage shall not conflict with emergency service access, including access to fire hydrants, required to deliver public services to the subject lot or any other lot;
- G. Off-site snow storage is limited to the storage of snow only; storage of equipment related to snow removal is subject to all other applicable regulations in this Code;
- H. The use of bulldozers and other on-site equipment to push piles of snow higher or around on-site must be equipped with broadband self-adjusting alarms or other OSHA compliant broadband noise reversing alarm beepers;
- I. Hours of operation shall comply with the City's noise ordinance and the times of day when snow and ice may be deposited are limited to seven thirty o'clock (7:30) A.M. to seven o'clock (7:00) P.M. on weekdays, and between the hours of nine o'clock (9:00) A.M. and six o'clock (6:00) P.M. on Saturday. Upon written authorization, the Administrator may waive this requirement for a period of not greater than twenty four (24) hours after or during a storm event resulting in or expected to result in greater than six inches (6") of snow accumulation occurring;
- J. Conditional uses are required of all neighborhood and/or commercial off-site snow storage operations when the off-site snow storage project: 1) affects greater than one-half ($\frac{1}{2}$) acre; or, 2) has, at the discretion of the Administrator, the potential to negatively impact neighboring uses within three hundred feet (300') of the proposed neighborhood or commercial off-site snow storage operation. In such instances, the conditional use permit submittal and approval requirements set forth in [chapter 17.116](#) of this title shall be followed; and
- K. The storage of snow removed from the right-of-way or property owned by public agencies are specifically exempt from the commercial off-site snow storage requirements set forth herein. (Ord. 1181, 2018)