



PLANNING AND ZONING COMMISSION AGENDA – Regular Meeting

Monday, November 13, 2018
Ketchum City Hall
480 East Avenue North, Ketchum, ID 83340

1. **5:00 PM - SITE VISIT – Neeley Detached Garage—420 N Canyon Run Blvd**
2. **5:30 PM - CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho**
3. **ACTION ITEM - ELECTION OF MEETING CHAIR – Elect Chairperson for this meeting only.**
4. **PUBLIC COMMENT** - Communications from the public for items not on the agenda.
5. **CONSENT CALENDAR—ACTION ITEMS**
 - a. **ACTION – Meeting Dates for 2019**: Approval of regular meeting schedule for 2019.
 - b. **ACTION—Minutes**: Approval of minutes for the meeting of October 8, 2018.
 - c. **ACTION—Findings of Fact and Conclusions of Law**: 420 Sage Rd Solar Energy Mountain Overlay Design Review
 - d. **ACTION--Findings of Fact and Conclusions of Law**: Kingen Variance Request
6. **PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS**
 - a. **ACTION - Stevens Subdivision**: 314 River Run Dr. (Sun Valley Sub. 1st Addition, Lot 19) The Commission will consider and take action on a final plat subdivision application by Travis and Haley Stevens to subdivide 314 River Run Drive, an existing 22,704 square foot lot containing a single family home and located in the Limited Residential (LR) zone, into two lots – proposed Lot 19A and proposed Lot 19B.
 - b. **ACTION - Argyros Performing Arts Center Sign Variance**: 120 S. Main St. (Lot 4A, Block 1). *Continued from September 10, October 8, 2018.* The Commission will consider and take action on a request for a variance by Timothy Mott for an outdoor digital poster for the Argyros Performing Arts Center.
 - c. **ACTION - 100 Northwood Way CUP Amendment**: 100 Northwood Way (Lot 9, Northwood Light Industrial) The Commission will consider and take action on an application to amend an existing Conditional Use Permit to allow three new residential units in a proposed mixed-use building at 100 Northwood Way (Northwood Light Industrial Subdivision: Lot 9) in the Light Industrial 2 (LI-2) Zoning District.
 - d. **ACTION - Neeley Detached Garage**: 420 N. Canyon Run Dr. (Lot 33A Sun Valley Subdivision, Ketchum Townsite) The Commission will consider and take action on a Design Review Application for a proposed detached garage associated with an existing single-family residence. 964 sq ft of the proposed garage is below grade and encroaches into the required 20 ft setback to the rear property line.
7. **STAFF REPORTS & CITY COUNCIL MEETING UPDATE**
8. **COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE**
9. **ADJOURNMENT**

Any person needing special accommodations to participate in the meeting should contact the City Clerk's Office as soon as reasonably possible at 726-3841. All times indicated are estimated times, and items may be heard earlier or later than indicated on the agenda.



City of Ketchum

November 26, 2018

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Consideration of Resolution 18-029, establishing 2019 Ketchum Planning and Zoning Commission Meeting Dates

Introduction/History

Each year the City Council passes a resolution setting the dates for the regular Planning and Zoning Commission meetings.

Current Report

Attached is Resolution Number 18-029 setting the regular Planning and Zoning Commission meeting dates for 2019.

Financial Requirement/Impact

The City of Ketchum fiscal year 2018/2019 budget has appropriated \$17,000 for compensation of Planning and Zoning Commission members for their time and expertise. This budgeted amount is adequate to cover all stipend expenses for the Commission in this Fiscal Year.

Recommendation

I respectfully recommend that the City Council approve Resolution Number 18-029 setting the 2019 regular meeting dates of the Planning and Zoning Commission and authorizing the Mayor to sign said resolution.

Suggested Motion

"I move to approve Resolution 18-029."

RESOLUTION NO 18-029



Planning and Zoning

Regular Meeting

~ Minutes ~

480 East Avenue North
Ketchum, ID 83340

<http://ketchumidaho.org/>

Maureen Puddicombe
208-726-7801

Monday, October 8, 2018

5:30 PM

Ketchum City Hall

1. **4:00 PM - SITE VISIT – Long Solar Project; 420 Sage Rd. #2 (Winter Sun Condos Lot 25 Unit 2)**
2. **4:30 PM - SITE VISIT – Kingen Variance; 206 Skiway Dr. (Warm Springs Village Sub Lot 2, Block 2)**
3. **5:00 PM - SITE VISIT – Northwest Institute of Energy Medicine Conditional Use Permit, 100 Bell Drive, Unit B (Industrial Park Sub Lot 2)**
4. **5:15 PM - SITE VISIT – Argyros Sign Variance, 120 S. Main St. (Ketchum Lot 4A, Block 1)**
5. **5:30 PM - CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho**

1. Call to Order

The meeting was called to order at 5:32 by Chairman Jeff Lamoureux.

Attendee Name	Title	Status	Arrived
Jeff Lamoureux	Chair	Present	
Tim Carter	Commissioner	Present	
Neil Morrow	Vice-Chair	Present	
Matthew Mead	Commissioner	Remote	
Kurt Eggers	Commissioner	Present	

6. PUBLIC COMMENT - Communications from the public for items not on the agenda.

There were no public comments for items not on the agenda.

7. CONSENT CALENDAR—ACTION ITEMS

Chair Jeff Lamoureux noted mis-spelling of name in Minutes of September 10, 2018

Motion To: Approve Minutes of September 10 and September 25, 2018 with edit as noted.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neil Morrow, Vice-Chair
SECONDER:	Tim Carter, Commissioner
AYES:	Lamoureux, Carter, Morrow, Mead, Eggers

8. PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS

- a. ACTION - Residential Use in the Light Industrial Districts. The Commission will consider a City-initiated amendment to Title 17, the zoning ordinance, of the Ketchum Municipal Code by amending: section 17.08.020: terms defined; section 17.18.140 through 17.18.160: purpose of the light industrial districts number 1, 2, and 3; section 17.12.010: zoning and overlay districts and map; section 17.12.020: district use matrix; section 17.12.030: dimensional standards, districts matrix; section 17.1

Director John Gaeddert gave an overview of the changes made over the last months and asked the Commission for comments on each of the eight areas which were changed. Commissioner Kurt Eggers asked for clarification of setback requirements for areas of various height limits.

Public Comment:

Toni Bogue, business owner in the LI. Noted illegal residents on the ground floor of the Northwood Center have been having a negative impact on the businesses in the area, feeling proprietary over parking and common areas. One of the owners wants to change their CCR's to allow residences. She felt the City should enforce current law to take enforcement burden off the HOA Board.

Gwen Raney did not support increased height in the LI as a way to increase housing. Did not want to see residential in the LI. Supported housing south of Ketchum.

Jack Kueneman, resident, expressed concerns over parking. He opposed reducing the parking requirements in the LI. He was concerned that the parking requirement would be reduced in the future.

Gary Hoffman owns 2 Mobile Home Parks and rents to local workers. He has 52 tenants with an average rent of \$433.00/month. He supported the creation of additional work-force housing in the LI. He didn't feel the view is more important than affordable housing.

Mary Rolland supported legalized live/work on the first floor. She felt ground floor live/work space is a good solution to the lack of affordable housing. She felt first-floor live/work space would increase the value of new buildings and encourage development. This combination would be good for business and housing. She suggested a larger percentage of the ground floor devoted to work space and allow residence on the first floor. She estimated Northwood Way, from Saddle Rd. to Lewis St., is already 50% residential.

Mike Mead, Northwood Way owner, supported the parking requirement in the LI. He expressed concerns over traffic at Northwood Way and Saddle Road as dangerous for pedestrians and drivers. He thought the increased heights were more capricious than thoughtful.

Matt Paxton, landlord and owner in the LI, thought the increased height would bring more traffic, impacting children in the area. He was opposed to increased height and the density it would bring.

Brian Barsotti, property owner in the LI, questioned the lack of notification. He wanted to see different requirements for LI-2 vs LI-3.

Public Comment closed.

Staff response was made by Senior Planner Brittany Skelton. The recent Parking Ordinance intentionally made no changes to the parking requirement in the LI. There are no future plans for any changes in the parking regulations. LI noticing was made in February for the first hearing and published again in the Idaho Mountain Express on September 19th. Director John Gaeddert emphasized the LI is for LI purposes. This amendment maintains the prohibition on first-floor residences, the live space being secondary to the work space. Residential is allowed only on the second floor or above and is subordinate to the work use. Residential is only permitted through the Conditional Use Permit. The goal is to create work-force housing, not short-term rentals.

Commissioner Neil Morrow asked about Short-Term Rental restrictions by an HOA. Skelton replied that an HOA can only prohibit short-term rentals if all owners agreed. Chair Jeff Lamoureux asked about enforcement and Gaeddert responded enforcement is complaint-driven. The City would respond to any complaints about illegal first-floor residences.

Morrow supported the 18-foot first floor ceiling height with live space on the second floor and above. He questioned the greater heights of 58-feet. He wanted to see a comprehensive approach for the future of the area to include building height, parking and safe living space. Commissioner Matthew Mead (by phone) felt 58 feet is too high for the area but likes the setbacks and step-up features. He approved of the 40-48-foot height. He felt the increased height would lead to problems with parking and circulation. Bell Drive creates a problem with traffic and fire safety. Skelton stated Bell Drive was not a street, but an easement. This limits the access to a maximum of 4 driveways. In the event of future development, it would have to be brought up to City Street Standards.

Mead also commented on allowing existing first-floor live space, acknowledging it will produce conflict. He supported work/live on first floor to maximize live/work space.

Commissioner Kurt Eggers thanked Staff for the quality of work to produce this amendment. He opposed live/work on the ground floor. If it is not allowed now, it shouldn't be allowed in the amendment. Although he had been opposed to the 58-foot height, now supported 48-foot height with setbacks and step-ups. He felt parking would be a major constraint.

Chairman Jeff Lamoureux understands there would be opposition from the public to the 58-foot height but supported the 48-foot height. He felt on-street Parking would be a safety issue for fire access so parking requirements won't change. He wanted to keep restrictions for Short Term Rentals. He is in favor of the entirety of the amendment as written.

Commissioner Tim Carter recognized the effort put forth in writing this amendment. He wanted to protect the viability of the LI. He felt the impact to the LI is unknown at this point. Commissioner Neil Morrow supported the 48-foot height limit. Commissioner Carter agreed with the 48-foot height.

Director John Gaeddert suggested the edits as a change to the 58-foot height limit to include a 5th floor. Morrow wanted to see a restatement that the current parking requirements are not changing and eliminating the illegal residences and any grandfathered parking spaces. Commissioner Mead supported the 48-foot height overall but allowing 58-feet with setbacks and design standards. Chair Lamoureux suggested allowing 58-feet with a Conditional Use Permit in defined areas. Commissioner Carter supported leaving in the 58-foot height and let the Council decide with public input. Mead agreed.

Motion To: Recommend the Text Amendment on Residential Use in the Light Industrial Districts to City Council with edits as discussed, including 10-foot setbacks above 3 stories and a 48-foot height limit.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neil Morrow, Vice-Chair
SECONDER:	Kurt Eggers, Commissioner
AYES:	Lamoureux, Carter, Morrow, Mead, Eggers

- b. ACTION ITEM - Long Solar Energy Project Mountain Overlay Design Review: 420 Sage Road #2: (Winter Sun Condominiums: Lot 25: Unit 2). *Continued from August 13, September 10, 2018.* The Commission will consider and take action on an application for a 598 square foot ground mounted solar array and a roof mounted solar thermal water heating system. The ground mounted solar array is proposed to be sited within the common area of Winter Sun Condominium.

The design review was given by Associate Planner Abby Rivin. The Staff found the project complied with the standards and recommended approval with Conditions 1-8.

Commissioner Kurt Eggers asked about the 25% slope and how it would affect the project. Staff responded the slope in that area is 30-35 degrees, however Ketchum has no standards for a 25-degree slope. The analysis was based on visual impact and disturbance of the hillside.

Billy Manholt of Energy Solar, stated the system was positioned for maximum efficiency and minimum snow coverage while being within the height limit.

Commissioner Matthew Mead was concerned with solar panels in the mountain overlay, but thinks it is a great project.

Commissioner Neil Morrow wants to see this incorporated into the code to standardize this procedure. Commissioner Tim Carter wants this to be just one project, not a procedure for all future hillside solar projects.

Motion To: Approve the Long Solar Energy Project Mountain Overlay Design Review with Conditions 1-8 as noted.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neil Morrow, Vice-Chair
SECONDER:	Tim Carter, Commissioner
AYES:	Lamoureux, Carter, Morrow, Mead, Eggers

- c. ACTION - Kingen Variance Request: 206 Skiway Drive (Warm Springs Village Sub Lot 2 Block 2) The Commission will consider and take action on a request by Gerald Kingen for a variance from the 15-foot setback required in the Tourist-3000 Zoning District to accommodate an elevator addition to an existing, nonconforming single-family residence.

Associate Planner Abby Rivin gave the overview of the Variance Request. No public comment had been received. The project met some of the criteria for granting of a variance, however Staff recommended tabling of this matter to allow for additional design changes. Commissioner Kurt Eggers, although opposed to Variances in general, supported the granting of this Variance Request due to the shape of the lot, undue hardship, and it did not increase the degree of nonconformity. Commissioner Neil Morrow supported the granting of the variance. Chair Jeff Lamoureux expressed this project is supported by the Comprehensive Plan as it stays within the Community character and is in favor of granting the variance but wants to see the property lines defined. He also thought the height of the elevator should not exceed the height of the existing building. Commissioner Matthew Mead agreed aging-in-place is important and supports the variance.

Motion To: Approve the Kingen Variance Request with Conditions as noted by the Commission.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neil Morrow, Vice-Chair
SECONDER:	Kurt Eggers, Commissioner
AYES:	Lamoureux, Carter, Morrow, Mead, Eggers

- d. ACTION – Northwest Institute of Energy Medicine Conditional Use Permit, 100 Bell Drive, Unit B. (Industrial Park Sub Lot 2) The Ketchum Planning and Zoning Commission will consider and take action on a Conditional Use Permit application from Isabella Cazamira. The proposed business includes several components: wholesaling and warehousing, which are permitted uses in the LI-2 zoning district, and hocatt ozone therapy, which falls under the definition of “Health and Fitness Facility”. Hocatt ozone therapy is a passive exercise conducted with an oxygen breathing device and is intended to increase strength and energy levels. “Health and Fitness Facilities” are only permitted in the LI-2 zoning district with a Conditional Use Permit approval.

Senior Planner Brittany Skelton gave the overview for the Conditional Use Permit for the Northwest Institute of Energy Medicine. Staff recommended approval of the Conditional Use Permit.

Applicant Isabella Cazamira spoke to the Community benefit of this service in an athletic environment. Commission did not have any reservations concerning this project.

Motion To: Approve a Conditional Use Permit for the Northwest Institute of Energy Medicine at 100 Bell Drive with any conditions noted.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neil Morrow, Vice-Chair
SECONDER:	Kurt Eggers, Commissioner
AYES:	Lamoureux, Carter, Morrow, Mead, Eggers

Motion To: Approve the Findings of Fact for the Northwest Institute of Energy Medicine as written.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neil Morrow, Vice-Chair
SECONDER:	Kurt Eggers, Commissioner
AYES:	Lamoureux, Carter, Morrow, Mead, Eggers

- e. ACTION ITEM - Argyros Performing Arts Center Sign Variance: 120 S. Main St.: (Lot 4A, Block 1). *Continued from September 10, 2018.* The Commission will consider and take action on a request for a variance by Timothy Mott for a poster-like informational sign for the Argyros Performing Arts Center. This item to be continued to the next meeting.

Commissioner Eggers asked for a definition of a sign. Planner Rivin indicated that would be included in the staff report for the next meeting.

Motion To: Continue the Argyros Performing Arts Center Sign Variance to November 12, 2018.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neil Morrow, Vice-Chair
SECONDER:	Kurt Eggers, Commissioner
AYES:	Lamoureux, Carter, Morrow, Mead, Eggers

9. STAFF REPORTS & CITY COUNCIL MEETING UPDATE

Senior Planner Skelton related the items anticipated for the November meeting are:

1. Neeley Sprinter Garage
2. 760 Washington Mixed-Use Building Design Review
3. Final plat for the Stevens subdivision
4. Hemingway school plat amendment.

The agenda for the City Council Meeting on October 15 will include a discussion of the deadlines concerning the Auberge Hotel Employee Housing Plan and Site Restoration Plan.

10. COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE

The Commissioners thanked Chair Jeff Lamoureux for his 8 years of service on the Commission.

11. ADJOURNMENT

Motion To: Adjourn 7:47 PM

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neil Morrow, Vice-Chair
SECONDER:	Jeff Lamoureux, Chair
AYES:	Lamoureux, Carter, Morrow, Mead, Eggers

Signed By _____

Date _____



City of Ketchum
Planning & Building

IN RE:)	
)	
420 Sage Road Solar)	
Mountain Overlay Design Review	)	KETCHUM PLANNING AND ZONING COMMISSION
Date: September 10, 2018	)	FINDINGS OF FACT, CONCLUSIONS OF LAW AND
	)	DECISION
File Number: #18-091)	

BACKGROUND FACTS

PROJECT: 420 Sage Road Solar

FILE NUMBER: P18-091

REPRESENTATIVE: Alex McKinley, Empowered Solar

OWNER: Mitch Long & Margit Donhowe

REQUEST: Mountain Overlay Design Review

LOCATION: 420 Sage Road 2 (Winter Sun Condominium: Lot 25: Unit 2)

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

OVERLAY: Mountain Overlay (MO) & Avalanche Overlay (A)

NOTICE: Notice was mailed to adjacent property owners on August 3rd, 2018.

BACKGROUND

The subject Mountain Overlay (MO) Design Review request is for the installation of a 598 sq ft ground mounted solar array and a 200 sq ft roof mounted solar thermal water heating system located at 420 Sage Road. Both the ground and roof mounted arrays will be sited within Winter Sun Condominium common area on Lot 25. Existing development on the subject lot consists of two (2) attached condominium units. The site is located in the General Residential Low Density (GR-L) Zoning District and also within both the Mountain Overlay and Avalanche Overlay. Solar energy systems are permitted as an accessory use in the GR-L Zone. Ketchum Municipal Code (KMC) §17.104.050.A requires Design Review approval for the placement of structures within the Mountain Overlay (MO) prior to issuance of a Building Permit.

ANALYSIS

Many of the MO Design Review criteria are not applicable to the subject solar power project as the installation of both the roof and ground mounted arrays involves minimal disturbance to the hillside. The standard most pertinent to the subject MO Design Review application is the assessment of both solar arrays' visual impact on the hillside. The applicant has chosen the most appropriate location on the site for the solar energy system in order to both minimize hillside visibility and enhance solar exposure to the system.

Subject Lot 25 of Winter Sun Condominium Subdivision is located in the City's Avalanche Overlay District as indicated in 1977 Wilson Avalanche Study. The northwest portion of Lot 25 contains blue (moderate) avalanche zone. The 1978 Wilson Study does not designate the site within the avalanche zone.

Exhibit A: Lot 25 of Winter Sun Condominium Subdivision Blue Avalanche Zone



Neither of the proposed solar arrays are proposed to be sited within the blue avalanche zone. The applicant has submitted a structural analysis stamped by a professional engineer licensed in the state of Idaho verifying that the ground mounted array will support the associated snow loads (KMC §17.92.010.D.3). The applicant has provided a site specific study from a professional land surveyor certifying that the roof mounted energy system is not sited with the blue avalanche zone and will withstand associated snow loads.

Both the ground and roof mounted arrays will be sited within common area of Winter Sun Condominium Subdivision. The HOA for the subdivision disbanded and is no longer active. The applicant has included emails from the adjacent neighbors within the subdivision approving the solar project. All adjacent property owners indicated their approval for the project. One neighbor requested that any associated vegetative screening utilize native plantings.

Per Ketchum Municipal Code §17.08.020, roof mounted systems may extend an additional two (2) feet beyond the maximum height allowance of the zoning district in which they are located. The applicant must provide the maximum height of the single-family residence with the addition of the roof mounted solar array. This height verification shall be reviewed and approved by the Planning & Building Department prior to issuance of a Building Permit for the project and has been included as recommended condition of approval.

COMPREHENSIVE PLAN ANALYSIS

The proposed solar energy system project interfaces with three of the Core Community Values contained in the 2014 Comprehensive Plan—Environmental Quality and Scenic Beauty, Community Character, and A

Findings of Fact, Conclusions of Law, and Decision

MO Design Review Application, 420 Sage Rd Solar Energy Project, November 13th, 2018

City of Ketchum Planning & Building Department

“Greener” Community. The City of Ketchum values protecting the visual character of the community through undeveloped hillsides, but also supports energy conservation and renewable energy use. The proposed solar energy system project is consistent with the uses, goals, and policies listed below as specified within the 2014 Comprehensive Plan.

Table 1: Comprehensive Plan Compliance Analysis

SUPPORTING SECTION	SUMMARY OF COMPLIANCE WITH THE 2014 COMPREHENSIVE PLAN
Future Land Use	
Low Density Residential	<p>Primary Uses: Single-family and duplex residences and accessory units.</p> <p>Secondary Uses: Supporting and complementary uses, including open space and recreation, agriculture/gardens, schools, places of worship, and other public uses. Senior housing facilities are also appropriate if compatible with the surrounding areas.</p> <p>The intent is for the average density of a residential area in this category is not to exceed about five units per acre.</p> <p>Characteristics and Location: New residences should be within neighborhoods that have pedestrian-oriented, connected local streets and sidewalks. New housing should also have access to parks, open space, schools, and other civic activities. Neighborhoods within this category should be accessible via local streets with access to collector streets for circulation.</p>
Housing	
Policy H.3.4 Efficient Energy Use in New and Retrofitted Residential Construction	New housing will be energy-efficient, emphasize the use of durable and environmentally responsible materials, and implement best practices in site design and construction.
Community Design and Neighborhoods	
Policy CD-2.5 Energy and Water Efficiency in New Development	The community should promote the siting and use of renewable energy, water conservation, and the use of compatible native or xeric landscape planting.
Natural Resource Stewardship	
Goal NR6	Promote and support energy conservation and reduction of greenhouse gases.
Policy NR6.2 Energy Alternatives	The City should implement policies and programs that enhance opportunities for individuals, businesses, and public organizations to conserve energy and convert to renewable resources. The City should support energy conservation in City buildings, vehicles, operations and processes through its own policies, and provide information about techniques for energy efficiency.
Policy NR6.3 Energy-efficient Land Use	The City will encourage energy conservation of energy and GHG reductions through land-use policies and regulations governing placement, orientation, design, and clustering of development.
Public Safety and Utilities	
Policy PSU -2.2 Electric Service & Generation for	The City will work to explore options for primary and back-up electrical generation and service options serving Ketchum. It will evaluate the use of renewable energy options to diversify energy sources, reduce greenhouse gases, and preserve visual aesthetics.

Redundant Electric Source	
Community Health and Wellness	
Goal CHW-6 Reduce generation of air pollutants and noise	The City will promote reductions in air pollution to minimize impact to human health, sustain or improve the local economy, improve air quality, and reduce the impact of greenhouse gases.

Through the evaluation of the Mountain Overlay Design Review standards, the Commission has considered whether the installation of the solar energy system project conflicts with Comprehensive Plan goals and policies pertaining to hillside and open space preservation listed below. The Commission finds that both the siting and size of the ground mounted solar array minimizes impact to the adjacent hillside.

Table 2: Comprehensive Plan Analysis & Hillside Preservation

SECTION	SUMMARY OF 2014 COMPREHENSIVE PLAN GOAL/POLICY
Community Design and Neighborhoods	
Policy CD-2.1 Visually Obstructing Overhead Features	Protect and enhance the views of the surrounding mountains by reducing, removing, or undergrounding visual obstacles such as utility lines and equipment.
Goal CD-2 Protect and enhance views of the surrounding mountains and natural features.	Policy CD-2.2 - Mountain Overlay Zone Continue to protect hillsides within the City and the Area of City Impact from further development. Enforce and encourage strengthening of the Mountain Overlay standards of the City and County, by using a variety of techniques; such as clustering at lower elevations, creating conservation easements, or purchasing private property on hillsides.
Policy CD-2.4 Development Designed for Natural Feature Preservation	Protect and incorporate natural features into newly developing areas. Conserve the natural patterns of streams, ridgelines, topography, riparian areas, and wildlife habitat areas.
Natural Resource Stewardship	
Policy NR-1.1 Ecosystem Connections and Buffers	The City recognizes the biological importance of preserving natural habitat. The City will work with the County and managers of surrounding private and public lands to preserve, enhance, and restore undeveloped lands critical for providing ecosystem connections and buffers for adjoining ecosystems. These areas are important for sustaining biological diversity and viable habitats for native species and for minimizing impacts from developed lands.
Parks, Recreation, and Open Space	
Goal OS-3	Preserve the natural and cultural resources of the Ketchum area to help maintain the City's identity; provide connections to usable open space areas; provide low-impact, passive recreation; and enhance scenic entryway corridors to the City.
Policy OS-3.1 Resources Protected Through Open Space	Use open space to preserve the natural and cultural resources of the Ketchum area.
Policy OS-3.2 Open Space Community Separators	Establish and maintain open space buffers in important scenic areas to maintain the community's separate identity from surrounding communities and to protect views and open space.

FINDINGS OF FACT

Table 3: City Department Comments

City Department Comments			
Compliant			City Department Comments
Yes	No	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire Department: <i>See Attachment A.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building: <i>The solar energy systems must meet the 2012 International Building Code and the 2012 International Residential Code.</i> <i>All drawings and manufacture installation instructions must be on site for all inspections.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planning and Zoning: <i>Comments are denoted throughout the Tables 4-6.</i>

Table 4: Zoning Standards Analysis

Compliance with Zoning Standards				
Compliant			Standards and Commission Findings	
Yes	No	N/A	Guideline	City Standards and Commission Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Minimum Lot Area
			<i>Commission Findings</i>	<i>Required: 8,000 square feet minimum.</i> <i>Existing (Lot 25): 109,336 sq ft</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Building Coverage
			<i>Commission Findings</i>	<i>Permitted: 35%</i> <i>Proposed:</i> <i>Utilizing residential characteristic data from the Blaine County Assessor's Office, Staff estimates that existing building coverage on the subject site is 3% (2,952 square feet/109,336 sq ft lot area). With the addition of the proposed 598 sq ft solar array, the building coverage will remain 3%.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Minimum Building Setbacks
			<i>Commission Findings</i>	<i>Minimum:</i> <i>Front: 15'</i> <i>Side: > of 1' for every 3' in building height, or 5'</i> <i>Rear: > of 1' for every 3' in building height, or 15'</i> <i>Proposed:</i> <i>The ground mounted solar array meets the required front, side, and rear setbacks.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Building Height
			<i>Commission Findings</i>	<i>Maximum Permitted: 35'</i> <i>Per Ketchum Municipal Code §17.08.020, roof mounted systems may extend an additional two (2) feet beyond the maximum height allowance of the zoning district in which they are located.</i> <i>Proposed:</i> <i>The maximum height of the ground mounted solar energy system is 4 ft.</i> <i>The applicant shall provide the maximum height of the single-family residence with the addition of the roof mounted solar array prior to issuance of a Building Permit for the project.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.125. 030.H	Curb Cut
			<i>Commission Findings</i>	<i>Permitted:</i> <i>A total of 35% of the linear footage of any street frontage can be devoted to access off street parking.</i>

				Proposed: No Change
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.125.040.B	Parking Spaces
			<i>Commission Findings</i>	<p><i>Off-street parking standards of this chapter apply to any new development and to any new established uses.</i></p> <p>Required: <i>Residential multiple-family dwelling in all districts except CC, T, T-3000, T-4000, and LI-1, LI-2, and LI-3:</i> <i>Units 0 to 2,000 sq ft: 1 parking space</i></p> <p>Proposed: <i>No Change</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.050 & 17.08.020	Zoning Districts & Definitions
			<i>Commission Findings</i>	<p>17.18.050: General Residential - Low Density District (GR-L): <i>The purpose of the GR-L General Residential - Low Density District is to provide areas where low and medium density uses can be properly developed in proximity to each other while still maintaining neighborhood amenities and favorable aesthetic surroundings. The intent of the general residential - low density district is to permit a reasonable amount of flexibility in both land use and development in residential development areas.</i></p> <p>17.08.020 – Definitions</p> <p>Dwelling, Multiple-Family: <i>A building, under single or multiple ownership, containing two (2) or more dwelling units used for residential occupancy.</i></p> <p>Energy System, Solar: <i>Any solar collector panel(s), film(s), shingle(s), or other solar energy device(s), or solar structural component(s), mounted on a building or on the ground and including other appurtenant structures and facilities, whose primary purpose is to provide for the on site collection, storage, and distribution of solar, or radiant, energy received from the sun and used for heating or cooling, for water heating, and/or for generation of electricity. A solar energy system may be ground mounted (i.e., placed on top of the ground surface) or roof mounted (i.e., placed on or as an integral part of a building). Roof mounted systems may extend an additional two feet (2') beyond the maximum height allowance of the zoning district in which they are located. Ground mounted systems shall meet all required dimensional standards for accessory structures.</i></p>

Table 5: Mountain Overlay Design Review Standards

IMPROVEMENTS AND STANDARDS: 17.104.070 – Mountain Overlay Design Review:				
The following list of criteria and those contained in section 17.96.080 of this title must be considered and addressed by each applicant seeking design review approval.				
Yes	No	N/A	City Code	City Standards and Commission Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070 A (1)	<p>There shall be no building on ridges or knolls which would have a material visual impact on a significant skyline visible from a public vantage point entering the city or within the city. “Material”, as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this section.</p>
			<i>Commission Findings</i>	<p><i>The applicant has sited the ground mounted solar array in order to minimize the system’s visibility. The system will be located behind the existing attached condominiums to the east on the hillside. The applicant sited the panels in the subject location so that existing trees would not impact the solar exposure. The topography of the lot as well as the existing development and vegetation adequately screen the solar panels from Sage Road. The system will also incorporate anti-reflective coating to mitigate any associated glare. The solar panels may be visible from the Warm Springs side of Bald Mountain especially during fall and winter with less vegetative screening.</i></p> <p><i>The roof mounted array will not significantly increase the visibility of the existing attached condominium units.</i></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070 A (2)	Building, excavating, filling and vegetation disturbance on hillsides which would have a material visual impact visible from a public vantage point entering the city or within the city shall be minimized. "Material", as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this section.
			<i>Commission Findings</i>	<i>The ground mounted solar energy system will be mounted onto two (2) concrete piers. Disturbance to the hillside has been minimized with this proposal. The ground mounted solar power system is 598 sq ft and covers less than 1% of subject Lot 25.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.104.070 A (3)	Driveway standards as well as other applicable standards contained in chapter 12.04 of this code shall be met.
			<i>Commission Findings</i>	<i>N/A as the driveway is existing.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.104.070 A (4)	All development shall have access for fire and other emergency vehicles to within one hundred fifty feet (150') of the furthest exterior wall of any building.
			<i>Commission Findings</i>	<i>N/A as access for fire and other emergency vehicles remains unchanged with this proposal.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070 A (5)	Significant rock outcroppings shall not be disturbed.
			<i>Commission Findings</i>	<i>The limit of disturbance does not extend into an existing, significant rock outcropping on the site. Sheet PV8 of the MO Design Review submittal indicates that no significant rock outcroppings are present on the site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070 A (6)	International building code (IBC) and international fire code (IFC) and Ketchum fire department requirements shall be met.
			<i>Commission Findings</i>	<i>The project must comply with the 2012 International Building Code, the 2012 International Fire Code and Ketchum Fire Department requirements, as well as Title 15 of Ketchum Municipal Code. See Attachment A for Staff comment from Fire Department. All IBC, IFC, and Ketchum Fire Department requirements shall be verified and met prior to the issuance of a Building Permit for the project.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.104.070 A (7)	Public water and sewer service shall comply with the requirements of the city.
			<i>Commission Findings</i>	<i>N/A. Water and sewer service is existing on the site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070 A (8)	Drainage shall be controlled and maintained to not adversely affect other properties.
			<i>Commission Findings</i>	<i>Drainage on the subject site is existing. The applicant shall ensure that the solar energy system and the 3 ft access pathway does not have a significant impact on drainage or adversely affect other properties.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070 A (9)	Cuts and fills allowed for roadways shall be minimized; lengths of driveways allowed shall be minimized; all cuts and fills shall be concealed with landscaping, revegetation and/or natural stone materials. Revegetation on hillsides with a clear zone of thirty feet (30') around all structures is recommended. Said clear zone shall include low combustible irrigated vegetation with appropriate species, on file with the Ketchum planning department. Revegetation outside of this clear zone should be harmonious with the surrounding hillsides.
			<i>Commission Findings</i>	<i>Disturbance as required for construction will be revegetated with native material consistent with adjacent hillside. No roadways or driveways are proposed with this project. Sheet PV7 indicates that the applicant will install native vegetation to match the existing hillside plants adjacent to the perimeter of the array.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.104.070 A (10)	No other sites on the parcel are more suitable for the proposed development in order to carry out the purposes of this section.
			<i>Commission Findings</i>	<i>Due to the topography and existing development on the site, the applicant has chosen the most suitable area for the proposed solar energy system in order to minimize hillside visibility and enhance solar exposure.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070 A (11)	Access traversing twenty five percent (25%) or greater slopes does not have significant impact on drainage, snow and earthslide potential and erosion as it relates to the subject property and to adjacent properties.
			<i>Commission Findings</i>	<i>The applicant 3 ft access pathway to the ground mounted solar system does not have a significant impact on drainage or adversely affect other properties. The driveway is existing.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070 A (12)	Utilities shall be underground.
			<i>Commission Findings</i>	<i>The solar energy system must be installed aboveground for solar exposure. The associated electrical cabling will be buried underneath the pathway.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070 A (13)	Limits of disturbance shall be established on the plans and protected by fencing on the site for the duration of construction.
			<i>Commission Findings</i>	<i>The applicant has indicated the limits of hillside disturbance on Sheet PV7 of the MO Design Review submittal. The applicant shall fence the subject area for the duration of construction.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070 A (14)	Excavations, fills and vegetation disturbance on hillsides not associated with the building construction shall be minimized.
			<i>Commission Findings</i>	<i>The ground mounted solar power system is mounted onto two (2) concrete support piers. Hillside disturbance is minimized with this proposal due to the limited construction including excavation associated with the installation of the solar power system.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.104.070 A (15)	Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.
			<i>Commission Findings</i>	<i>No significant landmarks have been identified on-site.</i>

Table 6: Design Review Standards for all projects

Design Review Requirements IMPROVEMENTS AND STANDARDS: 17.96.060				
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(A)(1) Streets	The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.
			<i>Commission Findings</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(A)(2) Streets	All street designs shall be approved by the City Engineer.
			<i>Commission Findings</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(B)(1)	All projects under 17.96.010(A) that qualify as a “Substantial Improvement” shall install sidewalks as required by the Public Works Department.
			<i>Commission Findings</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(2)c	Sidewalk width shall conform to the City’s right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.
			<i>Commission Findings</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(3)	Sidewalks may be waived if one of the following criteria is met:
				<ul style="list-style-type: none"> a. The project comprises an addition of less than 250 square feet of conditioned space. b. The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.
			<i>Commission Findings</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(4)	The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
			<i>Commission Findings</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(5)	New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.
			<i>Commission Findings</i>	<i>N/A.</i>

Findings of Fact, Conclusions of Law, and Decision

MO Design Review Application, 420 Sage Rd Solar Energy Project, November 13th, 2018

City of Ketchum Planning & Building Department

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(6)	The City may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in-lieu contribution shall be paid before the City issues a certificate of occupancy.
			<i>Commission Findings</i>	N/A.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(C)(1)	All storm water shall be retained on site.
			<i>Commission Findings</i>	All storm water shall be retained on site.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(C)(2)	Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
			<i>Commission Findings</i>	N/A as the drainage system on subject Lot 25 is existing.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(C)(3)	The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.
			<i>Commission Findings</i>	N/A.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(C)(4)	Drainage facilities shall be constructed per City standards.
			<i>Commission Findings</i>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(D)(1)	All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
			<i>Commission Findings</i>	N/A as existing utilities serve the site.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(D)(2)	Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.
			<i>Commission Findings</i>	N/A.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(D)(3)	When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with city of Ketchum standards and at the discretion of the City Engineer.
			<i>Commission Findings</i>	N/A.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(E)(1)	The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.
			<i>Commission Findings</i>	The solar panels are sited to minimize visibility and are similar to other solar panels installed in surrounding neighborhoods within the City of Ketchum.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(E)(2)	Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.
			<i>Commission Findings</i>	N/A. There are no identified landmarks on the property.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(E)(3)	Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.
			<i>Commission Findings</i>	N/A.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(F)(1)	Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.
			<i>Commission Findings</i>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(F)(2)	The building character shall be clearly defined by use of architectural features.
			<i>Commission Findings</i>	N/A.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(3)	There shall be continuity of materials, colors and signing within the project.
			<i>Commission Findings</i>	The proposed materials of the ground mounted and roof mounted solar energy systems complement each other and have been sited to reduce visibility.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(4)	Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.
			<i>Commission Findings</i>	<i>The solar energy system is designed to complement the principal building on the site by providing a renewable source of energy.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(F)(5)	Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
			<i>Commission Findings</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(F)(6)	Building(s) shall orient towards their primary street frontage.
			<i>Commission Findings</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(F)(7)	Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.
			<i>Commission Findings</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(F)(8)	Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.
			<i>Commission Findings</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(G)(1)	Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.
			<i>Commission Findings</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(G)(2)	Awnings extending over public sidewalks shall extend five (5') feet or more across the public sidewalk but shall not extend within two (2') feet of parking or travel lanes within the right of way.
			<i>Commission Findings</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(G)(3)	Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.
			<i>Commission Findings</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(G)(4)	Curb cuts and driveway entrances shall be no closer than twenty (20') feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.
			<i>Commission Findings</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(G)(5)	Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.
			<i>Commission Findings</i>	<i>N/A as access for emergency vehicles, snowplows, and garbage trucks remains unchanged with this proposal.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(H)(1)	Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.
			<i>Commission Findings</i>	<i>N/A as no change to existing snow storage is proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(H)(2)	Snow storage areas shall be provided on-site.
			<i>Commission Findings</i>	<i>See above comment for Ketchum Municipal Code §17.96.060(H)(1).</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(H)(3)	A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty five (25) square feet.
			<i>Commission Findings</i>	<i>See above comment for Ketchum Municipal Code §17.96.060(H)(1).</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(H)(4)	In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.
			<i>Commission Findings</i>	<i>N/A.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(I)(1)	Landscaping is required for all projects.
			<i>Commission Findings</i>	<i>N/A as landscaping is existing on the development site.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(I)(2)	Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.
			<i>Commission Findings</i>	<i>See above comment for Ketchum Municipal Code §17.96.060(I)(1).</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(I)(3)	All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.
			<i>Commission Findings</i>	<i>See above comment for Ketchum Municipal Code §17.96.060(I)(1).</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(I)(4)	Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.
			<i>Commission Findings</i>	<i>See above comment for Ketchum Municipal Code §17.96.060(I)(1).</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(J)(1)	Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.
			<i>Commission Findings</i>	<i>N/A.</i>

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation organized under Article XII of the Idaho Constitution and the laws of the State of Idaho, Title 50, Idaho Code;
2. Under Chapter 65, Title 67 of the Idaho Code, the City has passed a land use and zoning code, Title 17;
3. The Commission has authority to hear the applicant's Design Review Application pursuant to Chapter 17.96 of Ketchum Code Title 17;
4. The City of Ketchum Planning and Building Department provided adequate notice for the review of this application;
5. The project **does** meet the standards of approval under Chapter 17.96 and Chapter 17.104 of Zoning Code Title 17.

DECISION

THEREFORE, the Ketchum Planning and Zoning Commission **approves** this Mountain Overlay Design Review application this Monday, October 8th, 2018 subject to the following conditions:

1. All departmental conditions as described in Tables 2, 3, 4, 5, and 6;
2. The applicant shall provide the maximum height of the single-family residence with the addition of the roof mounted solar array. This height verification shall be reviewed and approved by the Planning & Building Department prior to issuance of a Building Permit for the project.
3. This Design Review approval is based on the plans and information presented and approved at the meeting on the date noted herein. Building Permit plans must conform to the approved Design Review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal;

Findings of Fact, Conclusions of Law, and Decision

MO Design Review Application, 420 Sage Rd Solar Energy Project, November 13th, 2018

City of Ketchum Planning & Building Department

4. All building and fire code requirements as dictated by 2012 family of international codes and Title 15 of Ketchum Municipal Code shall apply to all construction onsite;
5. Per Title 17, Section 17.96.090: TERM OF APPROVAL: The term of design review approval shall be twelve (12) months from the date that findings of fact, conclusions of law and decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations;
6. All Design Review elements shall be completed prior to final inspection;
7. All existing and new exterior lighting on the property shall be in compliance with Ketchum Municipal Code, Chapter 17.132, Dark Skies, and approved prior the issuance of a Certificate of Completion;
8. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

Findings of Fact **adopted** this 13th day of November, 2018

Signature

Print Name
Acting Chairperson
Planning and Zoning Commission

Attachment. A
Fire Department Comment

Ketchum Fire Department M E M O R A N D U M

To: Altenergy, INC.
CC: Jim Lynch, Building Official
From: Tom Ancona, Fire Marshal 
Date: August 9, 2018
Subject: Single Family Residence Photovoltaic Array, 420 Sage Road

The submitted plans for the above project are approved by the Fire District provided all of the following conditions are met and maintained as required:

Solar photovoltaic power systems.

Solar photovoltaic power systems shall be installed in accordance with the International Fire Code, International Building Code and NFPA 70.

The above project shall meet all 2012 International Fire Code requirements in addition to specific City Building and Fire Ordinances.

Vehicle parking and material storage during construction shall not restrict or obstruct public streets or access to any building. A minimum twenty-foot travel lane for emergency vehicle access shall be maintained clear and unobstructed at all times. All required Fire Lanes, including within 15 feet of fire hydrants, shall be maintained clear and unobstructed at all times.

Fire extinguishers shall be maintained per 2012 IFC Section 906 during construction.

Marking is required on interior and exterior direct-current (DC) conduit, enclosures, raceways, cable assemblies, junction boxes, combiner boxes and disconnects. The materials used for marking shall be reflective, weather resistant and suitable for the environment. Marking as required in Sections 605.11.1.2 through 605.11.1.4 shall have all letters capitalized with a minimum height of 3/8 inch (9.5 mm) white on red background.


The marking shall contain the words "WARNING: PHOTOVOLTAIC POWER SOURCE."

The marking shall be placed adjacent to the main service disconnect in a location clearly visible from the location where the disconnect is operated.

Marking shall be placed on interior and exterior DC conduit, raceways, enclosures and cable assemblies every 10 feet (3048 mm), within 1 foot (305 mm) of turns or bends and within 1 foot (305 mm) above and below penetrations of roof/ceiling assemblies, walls or barriers.

Final inspections of all Fire District required installations by the Fire Chief or an appointee are required and must be scheduled at least 48 hours in advance.

Ketchum Fire Department M E M O R A N D U M

To: Altenergy, INC.
CC: Jim Lynch, Building Official
From: Tom Ancona, Fire Marshal 
Date: August 9, 2018
Subject: Long Thermal, 420 Sage Road

The submitted plans for the above project are approved by the Fire District provided all of the following conditions are met and maintained as required:

The above project shall meet all 2012 International Fire Code requirements in addition to specific City Building and Fire Ordinances.

Vehicle parking and material storage during construction shall not restrict or obstruct public streets or access to any building. A **minimum** twenty-foot travel lane for emergency vehicle access shall be maintained clear and unobstructed at all times. All required Fire Lanes, including within 15 feet of fire hydrants, shall be maintained clear and unobstructed at all times.

Fire extinguishers shall be maintained per 2012 IFC Section 906 both during construction on the building.

Panels/modules installed on residential buildings with a single ridge shall be located in a manner that provides two, 3-foot-wide (914 mm) access pathways from the eave to the ridge on each roof slope where panels/modules are located.

Panels/modules installed on residential buildings shall be located no higher than 3 feet (914 mm) below the ridge in order to allow for fire department smoke ventilation operations.

Final inspections of all Fire District required installations by the Fire Chief or an appointee are required and must be scheduled at least 48 hours in advance.



City of Ketchum
Planning & Building

IN RE:)	
)	
206 Skiway Drive--Kingen)	
Variance Request	)	KETCHUM PLANNING AND ZONING COMMISSION
Date: November 13, 2018	)	FINDINGS OF FACT, CONCLUSIONS OF LAW AND
	)	DECISION
File Number: #18-103)	

BACKGROUND FACTS

PROJECT: 206 Skiway Drive Kingen Variance Request

FILE NUMBER: P18-103

REPRESENTATIVE: Jim Ruscitto, AIA, Ruscitto Latham Blanton Architectura P.A.

OWNER: Gerald & Kathryn Kingen

REQUEST: Variance request from Ketchum Municipal Code (KMC) §17.136.050 prohibiting additions to nonconforming buildings that increase the degree of nonconformity and the 15 ft front setback required in the T-3000 Zoning District (KMC §17.12.030.C) in order to construct an elevator addition.

LOCATION: 206 Skiway Drive (Warm Springs Village Subdivision: Block 2: Lot 2)

ZONING: Tourist-3000 District (T-3000)

OVERLAY: None

NOTICE: Notice was published in the September 19th, 2018 edition of the Idaho Mountain Express and mailed to property owners adjacent to the subject site on September 19th, 2018.

BACKGROUND

The applicant is requesting a variance from Ketchum Municipal Code (KMC) §17.136.050 prohibiting additions to nonconforming buildings that increase degree of nonconformity and the 15 ft front setback required in the Tourist 3000 (T-3000) Zoning District (KMC §17.12.030.C) in order to construct an elevator addition. The applicants, Gerald and Kathryn Kingen, purchased the home 34 years ago in 1984. The property owners would like to construct an elevator addition in order to comfortably access the second floor living area as the residents grow older.

ANALYSIS

Data from the Blaine County Assessor’s Office indicates that the existing single-family residence was built in 1964. The applicant’s narrative notes that the home was built 59 years ago in 1959. Built prior to the adoption of Ordinance No. 208, the City’s first comprehensive zoning ordinance, in 1974, the existing single-family

residence is nonconforming as the structure encroaches into the 15 ft front setback required in the Tourist-3000 (T-3000) Zone. The roof overhang of the attached garage and a portion of a deck encroach over the front property line.

As indicated on the First Floor Plan, the proposed 85 sq ft elevator addition will be setback 2'-6" from the front property line. The residence's existing front setback is nonconforming—the garage extends to the front property line (0 ft setback) and the existing entryway is setback 4'-9" from the front property line. The applicant is seeking relief from two (2) provisions of Ketchum Municipal Code in order to construct the elevator addition—a retrofit that will allow the Kingen's to continue to comfortably access the upper level living area as they age, thereby allowing them to age in place. In order to construct the elevator in a convenient location adjacent to the garage and entryway, the applicant is requesting a variance from the 15 ft front setback required in the T-3000 Zone (KMC §17.12.030.C). As the existing structure is a nonconforming residence, the proposed elevator addition will also require relief from KMC §17.136.050, which prohibits additions to increase the degree of nonconformity and also requires additions to comply with the regulations of the underlying zoning district.

Per KMC §17.148.010, a variance shall not be considered a right or special privilege, but may be granted to an applicant only upon a showing of undue hardship because of unique characteristics of the site, and that the variance is not in conflict with the public interest. A variance may be granted by the Planning & Zoning Commission only if the applicant demonstrates compliance all of the variance criteria as outlined in KMC §17.148.010.

FINDINGS OF FACT

A. The strict enforcement of the provisions of this title creates an undue hardship to the property owner; however, economic feasibility shall not be considered an undue hardship.

The hardship associated with the subject variance request is lack of comfortable access to the second floor living area as the residents grow older. The 2014 Comprehensive Plan acknowledges the City of Ketchum lacks housing that allows citizens to age in place and outlines goals and policies that support retrofits, housing designs, and floor plans for an aging population, The existing floor plans of the residence preclude comfortable access to the second floor living area as the residents grow older.

Commission Finding: This standard has been met. The Commission finds that the existing floor plans create an undue hardship to the property owners and their desire to comfortably age in place within the existing residence that has been their home for the past 34 years.

B. The variance is necessary because of the unique size, shape, topography or location of the subject property.

The subject property, Lot 2 of Warm Springs Village Subdivision Block 2, is compliant with the required dimensions and minimum area for lots within the T-3000 Zone. In the T-3000 Zoning District, the average required lot width is 80 ft and the minimum lot area is 8,000 sq ft (KMC §17.12.030). Subject Lot 2 has a width of 92 ft and an area of 10,050 sq ft, which exceed the minimum standards.

While development would not necessitate a variance due to the size, shape, or topography of the lot, the existing single-family residence creates site constraints for the proposed elevator addition. The proposed siting of the elevator addition within the front setback is the most convenient location due to its proximity to the adjacent garage and entryway. For example, this location would allow the residents to more easily transport groceries from their car to the second floor kitchen.

Commission Finding: The standard has been met. The existing single-family residence creates site constraints for the proposed elevator addition. The proposed siting of the elevator addition within the front setback is the most convenient location due to its proximity to the adjacent garage and entryway.

C. The subject property is deprived, by provision of this title, of rights and privileges enjoyed legally by other properties in the vicinity and under an identical zone.

Existing development on the subject lot create site constraints that preclude the design of an elevator addition compliant with the dimensional standards required in the T-3000 Zone.

Commission Finding: This standard has been meet. The siting of the existing dwelling on the subject lot precludes an alternative design for an elevator addition that would comply with the zoning and dimensional standards contained within Title of 17 of Ketchum Municipal Code.

D. The need for the variance is not the result of actions of the applicant or property owner.

As the existing nonconforming residence was built prior to the adoption of the City's first comprehensive zoning ordinance, the need for the variance is not the result of the applicant's actions. The Kingen's purchased the property 34 years ago and an elevator addition in order to comfortably age in place is a reasonable request.

Commission Finding: This standard has been met.

E. The variance does not create health and safety hazards.

The proposed design of the elevator addition project has been reviewed by the Fire, Building, and Streets departments (See Table 1 for City Department Comments). The variance does not create health or safety hazards.

Commission Finding: This standard has been met.

F. The variance does not relieve an applicant from any of the procedural provisions of this title.

The variance request does not relieve the applicant from any of the procedural provisions of Title 17. All standard permitting processes would apply to any further construction at the site. If a variance is granted, the project would require a Building Permit. Excepting any regulations that may be relieved through the approval of the associated variance, the Planning & Building Department would ensure that the addition project comply with dimensional standards of the T-300 Zoning District as part of Building Permit application review. For this phase of review, the applicant would be required to submit the gross floor area of the existing single-family residence and proposed addition as well as the percent of open space on the subject site. The permitted Floor Area Ratio (FAR) is 0.5, but an increase to a 1.6 maximum FAR may be permitted with an associated community housing contribution (KMC §17.124.040). The minimum open space requirement on the subject site is 35% (KMC §17.12.030). The Streets Department would also review the existing condition of the right-of-way adjacent to the property and may require improvements as part of the Building Permit application review process.

Commission Finding: This standard has been met.

G. The variance does not relieve an applicant from any standard or provision that specifically states that no variance from such standard or provision is permitted.

Ketchum Municipal Code defines a variance as:

A modification of the requirements of this title as to lot size, lot coverage, width, depth, front yard, side yard, rear yard, setbacks, parking space, parking areas, height of buildings, or other title provisions affecting the size or shape of a structure or the placement of the structure upon lots, or the size of lots (KMC §17.08.020).

The applicant's request for a variance is in accordance with the definition of variance as defined in Ketchum Municipal Code and with the procedural standards for processing variance requests as outlined in KMC §17.148.020. No request has been made from any standard that prohibits the option to request a variance.

Commission Finding: This standard has been met.

H. The variance does not relieve an applicant from conditions established during prior permit review.

Three prior Building Permits have been issued for the subject property---an interior remodel in 1987 (Building Permit #87-116), an addition project in 1989 (Building Permit #89-109), and a fence installation. Staff has not found any associated conditions that would be relieved through the granting of the variance request.

An existing permanent right-of-way encroachment agreement (Resolution Number 88-363) exists to allow certain landscape and automatic irrigation improvements including the rock entry walls within the right-of-way. The agreement gives the City the discretion to remove the encroachments within the right-of-way.

Owners agree upon written notification by Ketchum to remove said landscape and automatic irrigation improvements and other improvements described hereinabove and as shown on Exhibit A within ninety (90) days of receipt of such notice and if same is not so removed, Owners authorize Ketchum to cause the same to be removed at Owners' sole expense and to specially assess the costs thereof against the real property (See agreement included as Attachment C to the Staff Report).

The Streets Department will reevaluate the existing conditions of the right-of-way adjacent to the property as part of review of any Building Permit application associated with the subject property.

Commission Finding: This standard has been met.

I. The variance does not allow establishment of a use that is not otherwise permitted in the zone in which the subject property is located.

One-family dwelling uses are permitted within the T-3000 Zoning District (KMC §17.12.020).

Commission Finding: This standard has been met.

J. The variance is the minimum necessary to grant relief to the applicant.

The applicant is seeking relief from two (2) provisions of Ketchum Municipal Code in order to construct the elevator addition—a retrofit that will allow the Kingen's to continue to comfortably access the upper level living area as they age, thereby allowing them to age in place. The existing single-family residence creates site constraints for the proposed elevator addition. The proposed siting of the elevator addition within the front setback is the most convenient location due to its proximity to the adjacent garage and entryway. For example, this location would allow the residents to more easily transport groceries from their car to the second floor kitchen.

Commission Finding: The standard has been met.

Table 1. City Department Comments

City Department Comments				
Compliant			City Code	City Standards and Staff Comments
Yes	No	N/A		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire Department:	<i>The elevator addition project shall meet all 2012 International Fire Code requirements in addition to specific City Building and Fire Ordinances.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Streets Department:	<i>An existing permanent right-of-way encroachment agreement (Resolution Number 88-363) exists to allow certain landscape and automatic irrigation improvements including the rock entry walls with the right-of-way. The agreement gives the City the discretion to remove the encroachments within the right-of-way. The Streets Department will reevaluate the existing conditions of the right-of-way adjacent to the property as part of review of any Building Permit application associated with the subject property.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building:	<i>The building must meet 2012 International Building Code, the 2012 International Residential Code, and Title 15 of Ketchum Municipal Code.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planning and Zoning:	<i>Comments are denoted throughout the analysis.</i>

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation organized under Article XII of the Idaho Constitution and the laws of the State of Idaho, Title 50, Idaho Code;
2. Under Chapter 65, Title 67 of the Idaho Code, the City has passed a land use and zoning code, Title 17;
3. The Planning and Zoning Commission has authority to hear the applicant’s Variance Request pursuant to Chapter 17.148 of Ketchum Code Title 17;
4. The City of Ketchum Planning and Building Department provided adequate notice for the review of this application;
5. The project **does** meet the standards of approval under Chapter 17.148 of Zoning Code Title 17.

DECISION

THEREFORE, the Ketchum Planning and Zoning Commission **approves** this Variance application this Monday, October 8th, 2018 subject to the following conditions:

1. All departmental conditions as described in Table 1;
2. The granting of this Variance request is based on the plans and information presented and approved at the meeting on the date noted herein;
3. The applicant shall submit a Building Permit application for the elevator addition project. Building Permit plans must conform to the approved Variance application plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal;
4. All building and fire code requirements as dictated by 2012 family of international codes and Title 15 of Ketchum Municipal Code shall apply to all construction onsite;
5. Per Ketchum Municipal Code §17.148.050, all variances shall be issued and construction shall commence within six (6) months from the date that such variance is granted, otherwise, the variance shall no longer be considered valid;

6. All existing and new exterior lighting on the property shall be in compliance with Ketchum Municipal Code, Chapter 17.132, Dark Skies, and approved prior the issuance of a Certificate of Completion;
7. In addition to the requirements set forth in this Variance approval, this project shall comply with all applicable local, state, and federal laws.

Findings of Fact **adopted** this 13th day of November, 2018

Signature

Print Name
Acting Chairperson
Planning and Zoning Commission



City of Ketchum
Planning & Building

**STAFF REPORT
KETCHUM CITY COUNCIL
REGULAR MEETING OF JUNE 18, 2018**

PROJECT: Stevens Subdivision

FILE NUMBER: #P18-126

OWNERS: Travis and Haley Stevens

REPRESENTATIVE: Bruce Smith, PLS, Alpine Enterprises Inc.

REQUEST: Preliminary Plat approval to subdivide 314 River Run Drive, a 22,704 sq. ft. lot, into two lots

LOCATION: 314 River Run Drive (Lot 19, Sun Valley Subdivision, 1st Addition)

NOTICE: Notice is not required for Final Plats. Notice for the Planning and Zoning Commission's review of the Preliminary Plat was mailed to political subdivisions and property owners within a 300' radius of the subject property and was published in the Idaho Mountain Express on May 16th, 2018.

ZONING: Limited Residential (LR)

OVERLAY: None

REVIEWER: Brittany Skelton, Senior Planner

ATTACHMENTS:

- A. Application dated October 9, 2018
- B. Vicinity Map dated May 2018
- C. Final Plat dated October 22, 2018
- D. Preliminary Plat dated June 5, 2018
- E. Sun Valley Subdivision, 1st Addition Plat
- F. Findings of Fact and Conclusions of Law

BACKGROUND



The subject property is in an existing platted subdivision, Sun Valley Subdivision, 1st Addition, and is owned by Travis and Haley Stevens. The legal description of the property is Lot 19 of Sun Valley Subdivision 1st Addition and the address is 314 River Run Drive. The subject property contains an existing single-family house.

The proposal is to subdivide Lot 19 into two lots, to be named 19A and 19B. The lot containing the existing home will be Lot 19A and is proposed to be 13,514 square feet. Proposed Lot 19B will be 9,116 square feet, located behind Lot 19A, and accessed by an access and utility easement that terminates in a fire truck (fire apparatus) turnaround that has been reviewed and approved by the Fire Department.

The Planning and Zoning previously recommended approval of the Preliminary Plat application on June 11th, 2018. City Council approved the Preliminary Plat on June 18th, 2018. The Final Plat application is substantially the same as the Preliminary Plat application.

The Planning and Zoning Commission recommended a condition of approval that the gas meter located on the east side of the existing residence and adjacent to the new driveway be relocated to another location due to concerns over the potential for emergency vehicles to collide with the gas line. Following the Commission meeting Intermountain Gas visited the subject property and determined that relocating the gas meter was not feasible due to current regulations requiring new infrastructure to be placed specified distances from windows and doors. As an alternative means of protecting the gas meter Intermountain Gas installed a bollard to protect the gas line; the location of the bollard was reviewed by the Fire Marshal with respect to fire truck clearance and the Fire Marshal has approved the bollard.



All land subdivisions in Ketchum city limits are subject to the standards contained in Ketchum Municipal Code, Title 16, Subdivision. The standards are tailored for subdividing of land for the first time to create a new subdivision; many standards are related to the design and construction of multiple new lots that will form new blocks and infrastructure such as streets that will be dedicated to and maintained by the City. The improvements required for the subdivision, which consist of the extension of water and sewer service lines to Lot 19B and construction of the driveway, have been completed.

PUBLIC COMMENT

No public comment has been received for the Final Plat application.

Table 1: City Department Comments

City Department Comments			
Compliant			
Yes	No	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>City Department Comments</p> <p>Utilities:</p> <ul style="list-style-type: none"> No comment <p>Fire Department:</p> <ul style="list-style-type: none"> No comment <p>Streets:</p> <ul style="list-style-type: none"> No comment <p>Planning and Zoning:</p> <ul style="list-style-type: none"> See comments throughout staff report.

Table 2: Zoning Standards

Compliance with Zoning Standards				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030.C	Minimum Lot Area
			<i>Staff Comments</i>	Required: 9,000 square feet minimum Existing: Existing Lot 19 is 22,634 square feet. Proposed Lot 19A is 13,514 square feet and proposed Lot 19B is 9,116 square feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030.C	Lot Width
				Required: 80' Proposed: Proposed Lot 19A will have a width of 90.19' at the rear and 94.48' at the front. Proposed Lot 19B will have a width of 90.19' at the front and 90.33' at the rear.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030.C	Maximum Building Coverage
				Required: 35% Proposed: Proposed Lot 19A is proposed to be 13,514 square feet and the building coverage of the existing residence is 1,140 square feet, representing a building coverage of 8.4% Lot 19B is proposed to be 9,116 square feet, which equates to a maximum building coverage of 3,190 square feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030.C	Minimum Building Setbacks
			<i>Staff Comments</i>	Required: <u>Front</u> – 15' <u>Side</u> – 1' for every 2' in building height, or 10', whichever is greater <u>Rear</u> – 20' Proposed: Lot 19A contains an existing residence. The front and side setbacks will not change. The proposed new rear setback is 38'. <i>Proposed Lot 19B will be 90' in width and 101' in length, which would allow for a building envelope 70' in width and 66' in length. There is a fire apparatus turnaround easement proposed which overlaps with the building envelope. This fire apparatus turnaround easement reduces the footprint of the building</i>

				<i>envelope but does not conflict with required setbacks or cause the lot to be unbuildable.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.F.7	Required Access Required: Every lot in a subdivision shall have a minimum of twenty feet (20') of frontage on a dedicated public street or legal access via an easement of twenty feet (20') or greater in width. Easement shall be recorded in the office of the Blaine County recorder prior to or in conjunction with recordation of the final plat. Proposed: Lot 19A is accessed from River Run Drive and has 94.5' of street frontage. Lot 19B will be served by an access easement that has 20' of frontage on River Run Drive. This access easement is indicated the Final Plat. Additionally, Lot 19B is required to be served by an access easement and fire-apparatus turn around approved by the Fire Department. The access easement is 20' wide for the length of the easement except for the portion of the access that is directly adjacent to the existing house on Lot 19A. The portion of the easement that constricts to 18' at the northern edge of the house and 17.34' at the southern end of the house. This has been reviewed and approved by the Tom Ancona, Assistant Chief / Fire Marshal.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.030.H	Curb Cut <i>Staff Comments</i> Required: A total of 35% of the linear footage of any street frontage can be devoted to access to off street parking. Proposed: The lot has 94.5' of frontage on River Run Drive. The existing driveway is 12' and the proposed driveway is 20', for a total of 32' or 33.8%

Table 3: Final Plat Requirements

Final Plat Requirements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J	Contents Of Final Plat: The final plat shall be drawn at such a scale and contain such lettering as to enable same to be placed upon sheets of eighteen inch by twenty four inch (18" x 24") Mylar paper with no part of the drawing nearer to the edge than one-half inch (1/2"), and shall be in conformance with the provisions of title 50, chapter 13, Idaho Code. The reverse side of such sheet shall not be used for any portion of the drawing, but may contain written matter as to dedications, certificates, signatures, and other information. The contents of the final plat shall include all items required under title 50, chapter 13, Idaho Code, and also shall include the following: <i>Staff Comments</i> This standard has been met, other than submittal of the copies printed on Mylar. Mylar copies will be submitted after the Commission's review.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.1	Point of beginning of subdivision description tied to at least two (2) governmental survey corners, or in lieu of government survey corners, to monuments recognized by the city engineer.

			Staff Comments	<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.2	Location and description of monuments.
				<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.3	Tract boundary lines, property lines, lot lines, street right of way lines and centerlines, other rights of way and easement lines, building envelopes as required on the preliminary plat, lot area of each lot, boundaries of floodplain and floodway and avalanche district, all with bearings, accurate dimensions in feet and decimals, in degrees and minutes and radii, arcs, central angles, tangents and chord lengths of all curves to the above accuracy.
			Staff Comments	<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.4	Names and locations of all adjoining subdivisions.
			Staff Comments	<i>The is a re-subdivision of a lot in an existing subdivision. The adjoining lots are all located in the same subdivision. Each adjoining lot number has been labeled.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.5	Name and right of way width of each street and other public rights of way.
				<i>This standard has been met; the street the lot fronts, River Run Drive, and its right-of-way width are identified on the plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.6	Location, dimension and purpose of all easements, public or private.
				<i>This standard has been met. The existing easements from the original plat are indicated and the new utility and access easement and its dimensions have been indicated.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.7	The blocks numbered consecutively throughout each block.
				<i>This standard does not apply; no new blocks are proposed. The proposal consists of subdividing one existing lot into two lots.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.8	The outline of any property, other than a street, alley or easement, which is offered for dedication to public use, fully dimensioned by distances and bearings with the area marked "Dedicated to the City of Ketchum for Public Use", together with any other descriptive language with regard to the precise nature of the use of the land so dedicated.
				<i>N/A, there are no dedications.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.9	The title, which shall include the name of the subdivision, the name of the city, if appropriate, county and state, and the location and description of the subdivision referenced to section, township, range.
				<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.10	Scale, north arrow and date.
				<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.11	Location, width, and names of all existing or dedicated streets and other public ways within or adjacent to the proposed subdivision
				<i>This standard has been met.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.1 2	A provision in the owner's certificate referencing the county recorder's instrument number where the condominium declaration(s) and/or articles of incorporation of homeowners' association governing the subdivision are recorded.
				<i>This standard is not applicable because this is a subdivision of an existing lot within an existing subdivision.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.1 3	Certificate by registered engineer or surveyor preparing the map certifying to the accuracy of surveying plat.
				<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.1 4	A current title report of all property contained within the plat.
				<i>This standard has been met. A title report and warranty deed were submitted.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.1 5	Certification of owner(s) of record and all holders of security interest(s) of record with regard to such property.
				<i>This signature block has been provided; signing will occur after Final Plat approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.IJ. 16	Certification and signature of engineer (surveyor) verifying that the subdivision and design standards meet all city requirements.
				<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J .17	Certification and signature of the city engineer verifying that the subdivision and design standards meet all city requirements.
				<i>This signature block has been provided; signing will occur after Final Plat approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.IJ. 18	Certification and signature of the city clerk of the city of Ketchum verifying that the subdivision has been approved by the council.
				<i>This signature block has been provided; signing will occur after Final Plat approval.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J .19	Notation of any additional restrictions imposed by the council on the development of such subdivision to provide for the public health, safety and welfare.
				<i>N/A, no restrictions were imposed by Council.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K	Final Plat Copies: Three (3) copies of the final plat shall be filed with the administrator prior to being placed upon the commission's agenda. Three (3) copies of the final plat as approved by the council and signed by the city clerk shall be filed with the administrator and retained by the city.
				<i>Three copies of the final plat were submitted for the Preliminary Plat review. Signing of the final plat will occur after City Council review and approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.A	Required Improvements: The improvements set forth in this section shall be shown on the preliminary plat and installed prior to approval of the final plat. Construction design plans shall be submitted and approved by the city engineer. All such improvements shall be in accordance with the comprehensive plan and constructed in compliance with construction standard specifications adopted by the city. Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.
				<i>Required improvements were indicated on the Preliminary Plat. Construction design plans were received and approved by the City Engineer in August of 2018; construction of the required improvements is now complete. An As Built drawing is currently being reviewed by the City Engineer with review to be complete prior to City Council's approval of the Final Plat.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.B	<p>Improvement Plans: Prior to approval of final plat by the commission, the subdivider shall file two (2) copies with the city engineer, and the city engineer shall approve construction plans for all improvements required in the proposed subdivision. Such plans shall be prepared by a civil engineer licensed in the state.</p>
				<i>Construction design plans were received and approved by the City Engineer in August 2018; required improvements have been completed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.C	<p>Prior to final plat approval, the subdivider shall have previously constructed all required improvements and secured a certificate of completion from the city engineer. However, in cases where the required improvements cannot be constructed due to weather conditions or other factors beyond the control of the subdivider, the city council may accept, in lieu of any or all of the required improvements, a performance bond filed with the city clerk to ensure actual construction of the required improvements as submitted and approved. Such performance bond shall be issued in an amount not less than one hundred fifty percent (150%) of the estimated costs of improvements as determined by the city engineer. In the event the improvements are not constructed within the time allowed by the city council (which shall be one year or less, depending upon the individual circumstances), the council may order the improvements installed at the expense of the subdivider and the surety. In the event the cost of installing the required improvements exceeds the amount of the bond, the subdivider shall be liable to the city for additional costs. The amount that the cost of installing the required improvements exceeds the amount of the performance bond shall automatically become a lien upon any and all property within the subdivision owned by the owner and/or subdivider.</p>
				<i>Construction of the required improvements is complete.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.D	<p>As Built Drawing: Prior to acceptance by the city council of any improvements installed by the subdivider, two (2) sets of as built plans and specifications, certified by the subdivider's engineer, shall be filed with the city engineer. Within ten (10) days after completion of improvements and submission of as built drawings, the city engineer shall certify the completion of the improvements and the acceptance of the improvements, and shall submit a copy of such certification to the administrator and the subdivider. If a performance bond has been filed, the administrator shall forward a copy of the certification to the city clerk. Thereafter, the city clerk shall release the performance bond upon application by the subdivider.</p>
				<i>The applicant is aware of the requirement for an As Built drawing. The As Built drawing is currently under review by the City Engineer.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.E	<p>Monumentation: Following completion of construction of the required improvements and prior to certification of completion by the city engineer, certain land survey monuments shall be reset or verified by the subdivider's engineer or surveyor to still be in place. These monuments shall have the size, shape, and type of material as shown on the subdivision plat. The monuments shall be located as follows:</p> <ol style="list-style-type: none"> 1. All angle points in the exterior boundary of the plat. 2. All street intersections, points within and adjacent to the final plat. 3. All street corner lines ending at boundary line of final plat. 4. All angle points and points of curves on all streets. 5. The point of beginning of the subdivision plat description.

				<i>The City Engineer has reviewed the Final Plat and confirmed monumentation requirements have been met.</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	16.04.040.F	<p>Lot Requirements:</p> <p>1. Lot size, width, depth, shape and orientation and minimum building setback lines shall be in compliance with the zoning district in which the property is located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings.</p> <p>2. Whenever a proposed subdivision contains lot(s), in whole or in part, within the floodplain, or which contains land with a slope in excess of twenty five percent (25%), based upon natural contours, or creates corner lots at the intersection of two (2) or more streets, building envelopes shall be shown for the lot(s) so affected on the preliminary and final plats. The building envelopes shall be located in a manner designed to promote harmonious development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure. Also, building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses and topographical features. Structures may only be built on buildable lots. Lots shall only be created that meet the definition of "lot, buildable" in section 16.04.020 of this chapter. Building envelopes shall be established outside of hillsides of twenty five percent (25%) and greater and outside of the floodway. A waiver to this standard may only be considered for the following:</p> <p style="padding-left: 40px;">a. For lot line shifts of parcels that are entirely within slopes of twenty five percent (25%) or greater to create a reasonable building envelope, and mountain overlay design review standards and all other city requirements are met.</p> <p style="padding-left: 40px;">b. For small, isolated pockets of twenty five percent (25%) or greater that are found to be in compliance with the purposes and standards of the mountain overlay district and this section.</p> <p>3. Corner lots shall have a property line curve or corner of a minimum radius of twenty five feet (25') unless a longer radius is required to serve an existing or future use.</p> <p>4. Side lot lines shall be within twenty degrees (20°) to a right angle or radial line to the street line.</p> <p>5. Double frontage lots shall not be created. A planting strip shall be provided along the boundary line of lots adjacent to arterial streets or incompatible zoning districts. Should a double frontage lot(s) be created out of necessity, then such lot(s) shall be reversed frontage lot(s).</p> <p>6. Minimum lot sizes in all cases shall be reversed frontage lot(s).</p> <p>7. Every lot in a subdivision shall have a minimum of twenty feet (20') of frontage on a dedicated public street or legal access via an easement of twenty feet (20') or greater in width. Easement shall be recorded in the office of the Blaine County recorder prior to or in conjunction with recordation of the final plat.</p>
				<i>Standard #1 has been met. Standards #2-6 are not applicable. Standard #7 has been met with the proposed 20' access easement indicated on the Final Plat.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.G	G. Block Requirements: The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements:

				<p>1. No block shall be longer than one thousand two hundred feet (1,200'), nor less than four hundred feet (400') between the street intersections, and shall have sufficient depth to provide for two (2) tiers of lots.</p> <p>2. Blocks shall be laid out in such a manner as to comply with the lot requirements.</p> <p>3. The layout of blocks shall take into consideration the natural topography of the land to promote access within the subdivision and minimize cuts and fills for roads and minimize adverse impact on environment, watercourses and topographical features.</p> <p>4. Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.</p>
				<i>This application does not create a new block. This requirement is not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H	<p>Street Improvement Requirements:</p> <p>1. The arrangement, character, extent, width, grade and location of all streets put in the proposed subdivision shall conform to the comprehensive plan and shall be considered in their relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land;</p> <p>2. All streets shall be constructed to meet or exceed the criteria and standards set forth in chapter 12.04 of this code, and all other applicable ordinances, resolutions or regulations of the city or any other governmental entity having jurisdiction, now existing or adopted, amended or codified;</p> <p>3. Where a subdivision abuts or contains an existing or proposed arterial street, railroad or limited access highway right of way, the council may require a frontage street, planting strip, or similar design features;</p> <p>4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods;</p> <p>5. Street grades shall not be less than three-tenths percent (0.3%) and not more than seven percent (7%) so as to provide safe movement of traffic and emergency vehicles in all weather and to provide for adequate drainage and snow plowing;</p> <p>6. In general, partial dedications shall not be permitted, however, the council may accept a partial street dedication when such a street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the council finds it practical to require the dedication of the remainder of the right of way when the adjoining property is subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right of way shall be dedicated;</p> <p>7. Dead end streets may be permitted only when such street terminates at the boundary of a subdivision and is necessary for the development of the subdivision or the future development of the adjacent property. When such a dead end street serves more than two (2) lots, a temporary turnaround easement shall be provided, which easement shall revert to the adjacent lots when the street is extended;</p> <p>8. A cul-de-sac, court or similar type street shall be permitted only when necessary to the development of the subdivision, and provided, that no such street shall have a maximum length greater than four hundred feet (400') from entrance to center of turnaround, and all cul-de-sacs shall have a</p>

			<p>minimum turnaround radius of sixty feet (60') at the property line and not less than forty five feet (45') at the curb line;</p> <p>9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°);</p> <p>10. Where any street deflects an angle of ten degrees (10°) or more, a connecting curve shall be required having a minimum centerline radius of three hundred feet (300') for arterial and collector streets, and one hundred twenty five feet (125') for minor streets;</p> <p>11. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be prohibited;</p> <p>12. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets;</p> <p>13. Proposed streets which are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confused with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed subdivision from the commission before submitting same to council for preliminary plat approval;</p> <p>14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills;</p> <p>15. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets;</p> <p>16. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the final plat, and all landscaping and irrigation systems shall be installed as required improvements by the subdivider;</p> <p>17. In general, the centerline of a street shall coincide with the centerline of the street right of way, and all crosswalk markings shall be installed by the subdivider as a required improvement;</p> <p>18. Street lighting may be required by the commission or council where appropriate and shall be installed by the subdivider as a requirement improvement;</p> <p>19. Private streets may be allowed upon recommendation by the commission and approval by the council. Private streets shall be constructed to meet the design standards specified in subsection H2 of this section;</p> <p>20. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the administrator and shall be consistent with the type and design of existing street signs elsewhere in the city;</p> <p>21. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, such construction or improvement shall be a required improvement by the subdivider. Such construction or improvement shall be in accordance with adopted standard specifications;</p> <p>22. Sidewalks, curbs and gutters may be a required improvement installed by the subdivider; and</p> <p>23. Gates are prohibited on private roads and parking access/entranceways, private driveways accessing more than one single-family dwelling unit and</p>
--	--	--	--

				one accessory dwelling unit, and public rights of way unless approved by the city council.
				<i>This proposal does not create new street. These standards are not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.I	<p>Alley Improvement Requirements: Alleys shall be provided in business, commercial and light industrial zoning districts. The width of an alley shall be not less than twenty feet (20'). Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. Dead end alleys shall be prohibited. Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in subsection H2 of this section.</p>
				<i>This proposal does not create a new alley. This standard is not applicable.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.J	<p>Required Easements: Easements, as set forth in this subsection, shall be required for location of utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands.</p> <ol style="list-style-type: none"> 1. A public utility easement at least ten feet (10') in width shall be required within the street right of way boundaries of all private streets. A public utility easement at least five feet (5') in width shall be required within property boundaries adjacent to Warm Springs Road and within any other property boundary as determined by the city engineer to be necessary for the provision of adequate public utilities. 2. Where a subdivision contains or borders on a watercourse, drainageway, channel or stream, an easement shall be required of sufficient width to contain such watercourse and provide access for private maintenance and/or reconstruction of such watercourse. 3. All subdivisions which border the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a ten foot (10') fish and nature study easement along the riverbank. Furthermore, the council shall require, in appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the council may require an extension of that easement along the portion of the riverbank which runs through the proposed subdivision. 4. All subdivisions which border on the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a twenty five foot (25') scenic easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to riverbank erosion. 5. No ditch, pipe or structure for irrigation water or irrigation wastewater shall be constructed, rerouted or changed in the course of planning for or constructing required improvements within a proposed subdivision unless same has first been approved in writing by the ditch company or property owner holding the water rights. A written copy of such approval shall be filed as part of required improvement construction plans. 6. Nonvehicular transportation system easements including pedestrian walkways, bike paths, equestrian paths, and similar easements shall be dedicated by the subdivider to provide an adequate nonvehicular transportation system throughout the city.
				<i>The Final Plat contains a utility easement, which coincides with the access easement. Standards #2-6 are not applicable.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.K	<p>Sanitary Sewage Disposal Improvements: Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider. Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the city engineer, council and Idaho health department prior to final plat approval. In the event that the sanitary sewage system of a subdivision cannot connect to the existing public sewage system, alternative provisions for sewage disposal in accordance with the requirements of the Idaho department of health and the council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the council may require an increase in the minimum lot size and may impose any other reasonable requirements which it deems necessary to protect public health, safety and welfare.</p>
<p><i>A service connection to the sewer district sewer main that is located in the River Run Drive right-of-way have been installed. The new service connection is for the benefit of Lot 19B.</i></p>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.L	<p>Water System Improvements: A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the city under the supervision of the Ketchum fire department and other regulatory agencies having jurisdiction. Furthermore, the central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions, and no dead end systems shall be permitted. All water systems shall be connected to the municipal water system and shall meet the standards of the following agencies: Idaho department of public health, Idaho survey and rating bureau, district sanitarian, Idaho state public utilities commission, Idaho department of reclamation, and all requirements of the city.</p>
<p><i>A service connection to the municipal water main that is located within the River Run Drive right-of-way has been installed. The new service connection is for the benefit of Lot 19B.</i></p>				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.M	<p>Planting Strip Improvements: Planting strips shall be required improvements. When a predominantly residential subdivision is proposed for land adjoining incompatible uses or features such as highways, railroads, commercial or light industrial districts or off street parking areas, the subdivider shall provide planting strips to screen the view of such incompatible features. The subdivider shall submit a landscaping plan for such planting strip with the preliminary plat application, and the landscaping shall be a required improvement.</p>
<p><i>This standard is not applicable.</i></p>				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.N	<p>Cuts, Fills, And Grading Improvements: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts, fills, alterations of topography, streams, drainage channels, and disruption of soils and vegetation. The design criteria shall include the following:</p> <ol style="list-style-type: none"> 1. A preliminary soil report prepared by a qualified engineer may be required by the commission and/or council as part of the preliminary plat application.

			<p>2. Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Such plan shall contain the following information:</p> <ul style="list-style-type: none"> a. Proposed contours at a maximum of five foot (5') contour intervals. b. Cut and fill banks in pad elevations. c. Drainage patterns. d. Areas where trees and/or natural vegetation will be preserved. e. Location of all street and utility improvements including driveways to building envelopes. f. Any other information which may reasonably be required by the administrator, commission or council to adequately review the affect of the proposed improvements. <p>3. Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.</p> <p>4. Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision.</p> <p>5. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as such revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion.</p> <p>6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply:</p> <ul style="list-style-type: none"> a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability. b. Fills shall be compacted to at least ninety five percent (95%) of maximum density as determined by AASHO T99 (American Association of State Highway Officials) and ASTM D698 (American standard testing methods). c. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability. d. Fill slopes shall be no steeper than three horizontal to one vertical (3:1). Neither cut nor fill slopes shall be located on natural slopes of three to one (3:1) or steeper, or where fill slope toes out within twelve feet (12') horizontally of the top and existing or planned cut slope. e. Toes of cut and fill slopes shall be set back from property boundaries a distance of three feet (3'), plus one-fifth (1/5) of the height of the cut or the fill, but may not exceed a horizontal distance of ten feet (10'); tops and toes of cut and fill slopes shall be set back from structures at a distance of at least six feet (6'), plus one-fifth (1/5) of the height of the cut or the fill. Additional setback distances shall be provided as necessary to accommodate drainage features and drainage structures.
--	--	--	--

				<i>This is a small-scale subdivision to divide an existing lot within an existing subdivision into two lots. These standards are not applicable. There were no cuts or fill.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.O	Drainage Improvements: The subdivider shall submit with the preliminary plat application such maps, profiles, and other data prepared by an engineer to indicate the proper drainage of the surface water to natural drainage courses or storm drains, existing or proposed. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the city on the preliminary and final plat. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider. Culverts shall be required where all water or drainage courses intersect with streets, driveways or improved public easements and shall extend across and under the entire improved width including shoulders.
				<i>This application is for subdivision of an existing lot within an existing subdivision that has frontage on an existing street. No new streets are proposed and no alteration to topography, other than the construction of an access driveway, are proposed with this application. At the time of building permit drainage plans for a new structure on proposed Lot 19B will be required.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.P	Utilities: In addition to the terms mentioned in this section, all utilities including, but not limited to, electricity, natural gas, telephone and cable services shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements.
				<i>Natural gas, telephone, and cable are located underground and serve Lot 19 and may be tied into by future development to occur on proposed Lot 19B. Electricity serves the subject property through an overhead powerline. Idaho Power has indicated serving a future residence from the existing powerline is their preference for this property.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.Q	Off Site Improvements: Where the offsite impact of a proposed subdivision is found by the commission or council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to final plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities.
				<i>No off-site improvements are required.</i>

STAFF RECOMMENDATION

Staff recommends approval of the Stevens Subdivision Final Plat subject to conditions 1-7 below.

RECOMMENDED MOTION

“I MOVE TO APPROVE THE STEVENS SUBDIVISION FINAL PLAT APPLICATION BY TRAVIS AND HALEY STEVENS WITH CONDITIONS 1-7 AND I MOVE TO AUTHORIZE THE ACTING CHAIR OF THE COMMISSION TO SIGN THE FINDINGS OF FACT AND CONCLUSIONS OF LAW FOR THIS APPLICATION.”

RECOMMENDED CONDITIONS

1. The applicant shall submit two (2) sets of as-built plans and specifications, certified by the subdivider's engineer, to the City Engineer. The as-built plans shall be certified and accepted by the City Engineer prior to City Council's approval of the Final Plat.
2. The failure to obtain Final Plat approval by the Council, of an approved preliminary plat, within one (1) year after approval by the Council shall cause all approvals of said preliminary plat to be null and void;
3. The recorded plat shall show a minimum of two Blaine County Survey Control Monuments with ties to the property and an inverse between the two monuments. The Survey Control Monuments shall be clearly identified on the face of the map;
4. An electronic CAD file shall be submitted to the City of Ketchum prior to final plat signature by the City Clerk. The electronic CAD file shall be submitted to the Blaine County Recorder's office concurrent with the recording of the Plat containing the following minimum data:
 - a. Line work delineating all parcels and roadways on a CAD layer/level designated as "parcel";
 - b. Line work delineating all roadway centerlines on a CAD layer/level designated as "road"; and,
 - c. Line work that reflects the ties and inverses for the Survey Control Monuments shown on the face of the Plat shall be shown on a CAD layer/level designated as "control"; and,
5. All information within the electronic file shall be oriented and scaled to Grid per the Idaho State Plane Coordinate System, Central Zone, NAD1983 (1992), U.S. Survey Feet, using the Blaine County Survey Control Network. Electronic CAD files shall be submitted in a ".dwg", ".dgn" or ".shp" format and shall be submitted digitally to the City on a compact disc. When the endpoints of the lines submitted are indicated as coincidental with another line, the CAD line endpoints shall be separated by no greater than 0.0001 drawing units.
6. The applicant shall provide a copy of the recorded final plat to the Department of Planning and Building for the official file on the application.
7. All requirements of the Fire, Utility, Building, Planning and Public Works departments of the City of Ketchum shall be met. All public improvements shall meet the requirements of the Public Works Department.

Attachment A.

Application dated October 9, 2018



City of Ketchum
Planning & Building

OFFICIAL USE ONLY	
Application Number:	D18-126
Date Received:	10-9-18
By:	MP
Fee Paid:	750.00
Approved Date:	
By:	

Subdivision Application

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

APPLICANT INFORMATION			
Name of Proposed Subdivision:			
Owner of Record: Travis and Haley Stevens			
Address of Owner: 314 River Run Dr. / P.O. Box 6587 Ketchum ID 83340			
Representative of Owner: _____			
Legal Description:			
Street Address: 314 River Run Dr. Ketchum ID 83340			
SUBDIVISION INFORMATION			
Number of Lots/Parcels: # 2 parcels			
Total Land Area: 9116 sq.ft.			
Current Zoning District: LR			
Proposed Zoning District: Same			
Overlay District: _____			
TYPE OF SUBDIVISION			
Condominium <input type="checkbox"/>	Land <input checked="" type="checkbox"/>	PUD <input type="checkbox"/>	Townhouse <input type="checkbox"/>
Adjacent land in same ownership in acres or square feet: 13,494 sq.ft.			
Easements to be dedicated on the final plat: access easement			
Briefly describe the improvements to be installed prior to final plat approval: all improvements have been installed			
ADDITIONAL INFORMATION			
All lighting must be in compliance with the City of Ketchum's Dark Sky Ordinance			
One (1) copy of Articles of Incorporation and By-Laws of Homeowners Associations and/or Condominium Declarations			
One (1) copy of current title report and owner's recorded deed to the subject property			
One (1) copy of the preliminary plat			
All files should be submitted in an electronic format.			

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


Applicant Signature

10/8/2018
Date

Attachment B.

Vicinity Map dated May 2018



A Vicinity Map Showing
Lot 19, Sun Valley Subd., 1st Addition

SCALE: 1" = 200'

ALPINE ENTERPRISES INC.

PO Box 2037
221 Northwood Way, A-100
Ketchum, Idaho
208-727-1988

May 2018

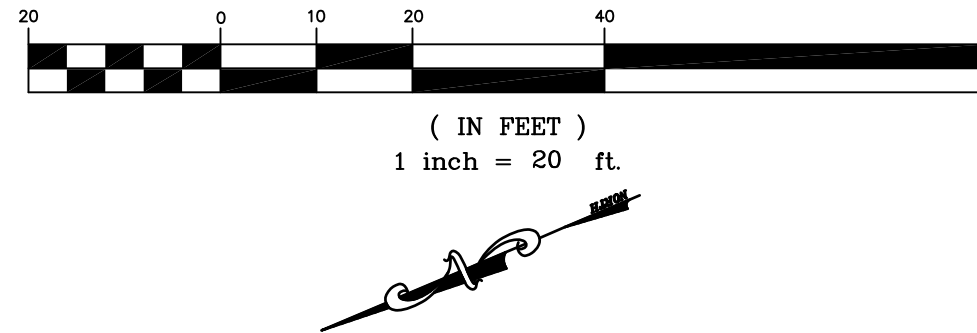
Attachment C.

Final Plat dated October 22, 2018

A PLAT SHOWING
SUN VALLEY SUBDIVISION, 1ST ADDITION LOTS 19A & 19B
 WHEREIN LOT 19 IS SUBDIVIDED INTO LOT 19A & 19B
 LOCATED WITHIN SECTION 12, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

OCTOBER 2018

GRAPHIC SCALE

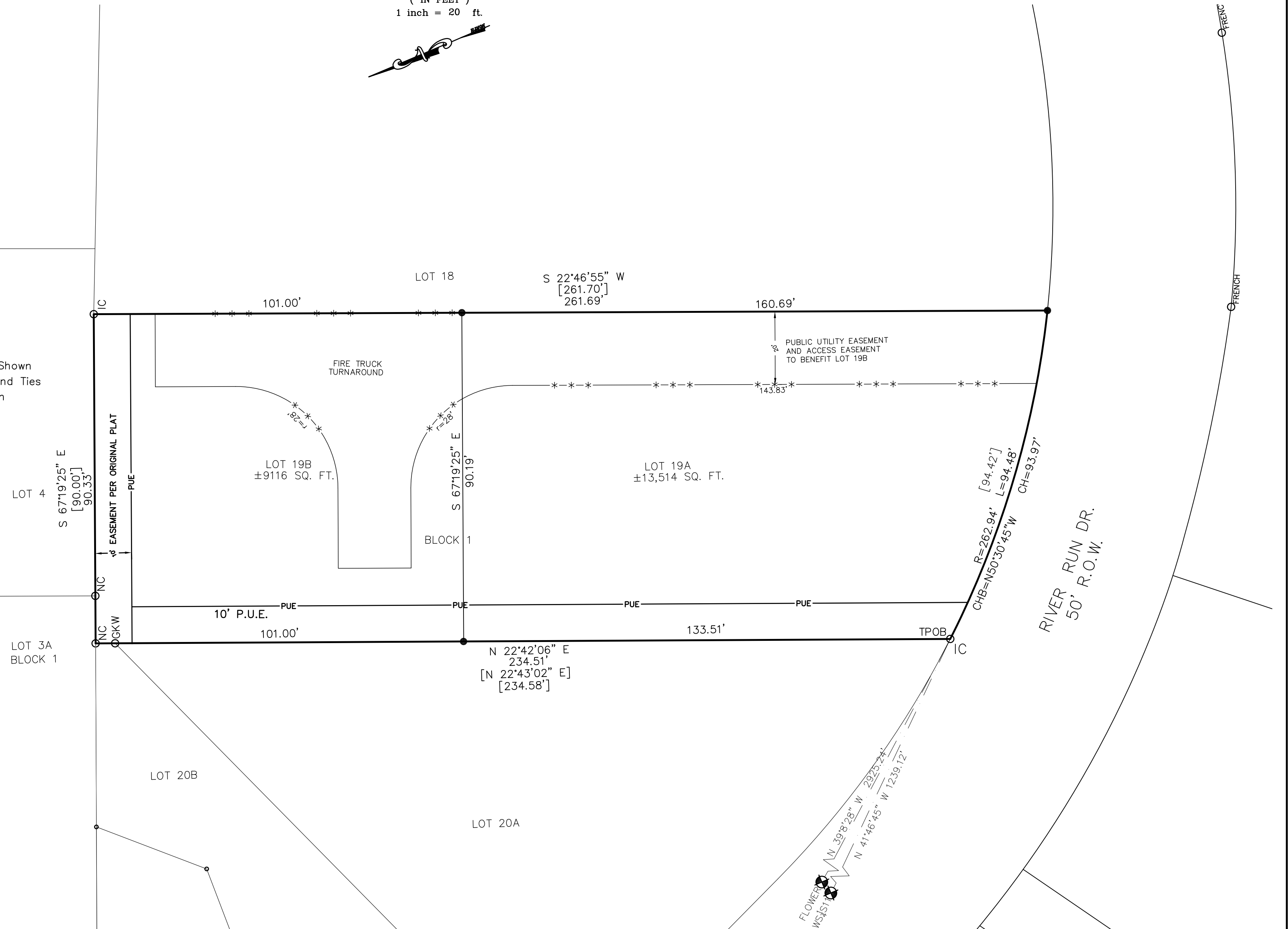


NOTES

- 1) Basis of Bearings is Idaho State Plane Coordinate System, NAD83(1992), Central Zone, at Grid, in US Survey Feet. Boundary information from the Plat of Sun Valley Subdivision, 1st Addition, Inst. No. 93769, Blaine County Records. Please Refer to the Plat Notes, Conditions, Covenants, and Restrictions on Original Plat.
- 2) The Fire Truck Turnaround on Lot 19B may be reconfigured as long as it meets Fire Dept. Standards. Snow Removal on the 20' Access/Utility Easement shall be the responsibility of Lot 19B.
- 3) Documents that may affect these Properties are Recorded in Blaine County as Instrument Number 650771 (Deed).

LEGEND

- Subject Boundary
- Firetruck Turnaround
- Public Utility Easement as Shown
- Blaine County GIS Control and Ties
- Found 1/2" Rebar As Shown
- Set 1/2" Rebar PLS 7048
- IC Illegible Cap
- NC No Cap
- Record Dimensions



PRELIMINARY
 For Plat Checks 22Oct18

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

Date _____ South Central Public Health District, EHS

CERTIFICATE OF OWNERSHIP

This is to certify that We, the undersigned, are the owners in fee simple of the following described parcel of land:

A parcel of land located within Section 12, Township 4 North, Range 17 East, Boise Meridian, City of Ketchum, Blaine County, Idaho; more particularly described as follows:

Lot 19, Sun Valley Subdivision, 1st Addition recorded as Instrument No. 93769, records of Blaine County, Idaho; to be replatted as Sun Valley Subdivision, 1st Addition, Lots 19A & 19B.

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

Travis Stevens

Haley E. Stevens

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

On this ____ day of _____, 2018, before me, a Notary Public in and for said State, personally appeared Travis Stevens and Haley E. Stevens, husband and wife, known or identified to me, to be the person whose names are subscribed to the Owner's Certificate and acknowledged to me that they executed the same.

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

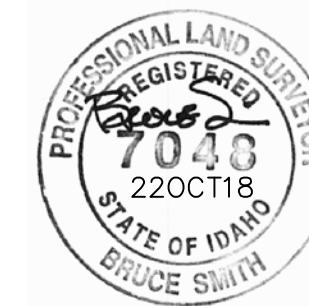
Notary Public

Residing at

My Commission Expires

SURVEYOR'S CERTIFICATE

I, Bruce Smith, a duly licensed Professional Land Surveyor in the State of Idaho, do hereby certify that this plat of Sun Valley Subdivision, 1st Addition, Lots 19A & 19B 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.



COUNTY SURVEYOR'S APPROVAL

I, Sam Young, County Surveyor for Blaine County, Idaho, have checked the foregoing plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating thereto.

Sam Young, PLS 11577
County Surveyor

APPROVAL OF CITY COUNCIL

The foregoing plat was approved by the City Council of Ketchum on this ____ day of _____, 2018.

City Clerk

CITY ENGINEER'S APPROVAL

The foregoing plat was approved by _____, City Engineer for the City of Ketchum on this ____ day of _____, 2018.

City Engineer

COUNTY TREASURER'S APPROVAL

I, the Undersigned, County Treasurer in and for Blaine County, State of Idaho, per the Requirements of Idaho Code 50-1308, do hereby Certify that any and all Current and/or Delinquent County Property Taxes for the Property included in this Plat of Sun Valley Subdivision, 1st Addition, Lots 19A & 19B have been paid in full on this ____ day of _____, 2018. This Certification is valid for the next thirty (30) days only.

Blaine County Treasurer

COUNTY RECORDER'S CERTIFICATE

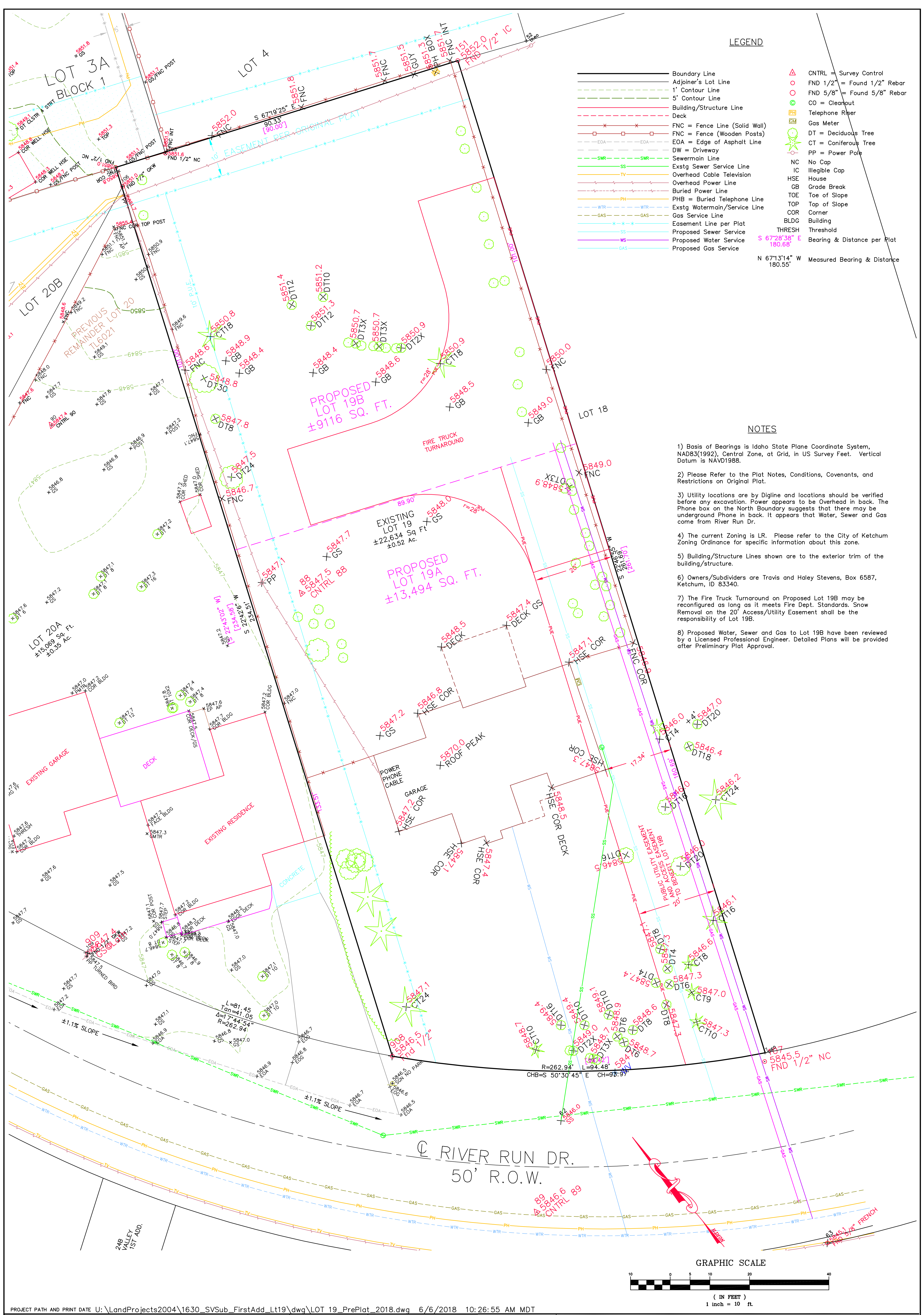
STATE OF IDAHO }
COUNTY OF BLAINE } ss

This is to certify that the foregoing Plat was Filed in the Office of the Recorder of Blaine County, Idaho, and Duly Recorded at the Time, Date, and Instrument Number shown below.

Ex-officio Recorder

Attachment D.

Preliminary Plat dated June 5, 2018



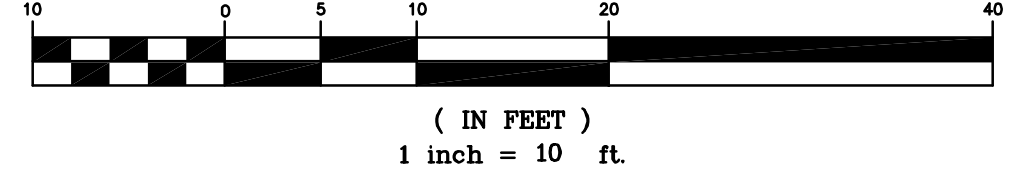
LEGEND

- Boundary Line
 - Adjoiner's Lot Line
 - 1' Contour Line
 - 5' Contour Line
 - Building/Structure Line
 - Deck
 - FNC = Fence Line (Solid Wall)
 - FNC = Fence (Wooden Posts)
 - EOA = Edge of Asphalt Line
 - DW = Driveway
 - Sewermain Line
 - Exstg Sewer Service Line
 - SS = Exstg Sewer Television
 - Overhead Cable Television
 - Overhead Power Line
 - Buried Power Line
 - PHB = Buried Telephone Line
 - WTR = Exstg Watermain/Service Line
 - GAS = Gas Service Line
 - Easement Line per Plat
 - Proposed Sewer Service
 - Proposed Water Service
 - Proposed Gas Service
- △ CNTRL = Survey Control
 - FND 1/2" = Found 1/2" Rebar
 - FND 5/8" = Found 5/8" Rebar
 - CO = Clearcut
 - Telephone Riser
 - Gas Meter
 - DT = Deciduous Tree
 - CT = Coniferous Tree
 - PP = Power Pole
 - NC = No Cap
 - IC = Illegible Cap
 - HSE = House
 - GB = Grade Break
 - TOE = Toe of Slope
 - TOP = Top of Slope
 - COR = Corner
 - BLDG = Building
 - THRESH = Threshold
 - S 67°28'38" E 180.68' Bearing & Distance per Plat
 - N 67°13'14" W 180.55' Measured Bearing & Distance

NOTES

- 1) Basis of Bearings is Idaho State Plane Coordinate System, NAD83(1992), Central Zone, at Grid, in US Survey Feet. Vertical Datum is NAVD1988.
- 2) Please Refer to the Plat Notes, Conditions, Covenants, and Restrictions on Original Plat.
- 3) Utility locations are by Digline and locations should be verified before any excavation. Power appears to be Overhead in back. The Phone box on the North Boundary suggests that there may be underground Phone in back. It appears that Water, Sewer and Gas come from River Run Dr.
- 4) The current Zoning is LR. Please refer to the City of Ketchum Zoning Ordinance for specific information about this zone.
- 5) Building/Structure Lines shown are to the exterior trim of the building/structure.
- 6) Owners/Subdividers are Travis and Haley Stevens, Box 6587, Ketchum, ID 83340.
- 7) The Fire Truck Turnaround on Proposed Lot 19B may be reconfigured as long as it meets Fire Dept. Standards. Snow Removal on the 20' Access/Utility Easement shall be the responsibility of Lot 19B.
- 8) Proposed Water, Sewer and Gas to Lot 19B have been reviewed by a Licensed Professional Engineer. Detailed Plans will be provided after Preliminary Plat Approval.

GRAPHIC SCALE



PROJECT PATH AND PRINT DATE U:\LandProjects2004\1630_SVSub_FirstAdd_Lt19.dwg\LOT 19_PrePlat_2018.dwg 6/6/2018 10:26:55 AM MDT

REVISIONS	NO	DATE	BY
Revise Bdy. Add Fire Turnaround	1	25MAY18	BS
ADD EXSTG & PROPOSED SEWER & WATER SERVICES	2	05JUN18	BS



Alpine Enterprises Inc.
 Surveying, Mapping and Natural Hazards Consulting
 221 Northwood Way, Unit A-100
 P.O. Box 2037, Ketchum, ID 83340 USA
 (208) 727-1988 727-1987 fax
 email bsmith@alpineenterprisesinc.com

A PRELIMINARY PLAT SHOWING
 LOTS 19A & 19B, SUN VALLEY SUBDIVISION, 1ST ADDITION
 WITHIN S12, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR TRAVIS & HALY STEVENS

Attachment E.

Sun Valley Subdivision, 1st Addition Plat

DRAWING NUMBER

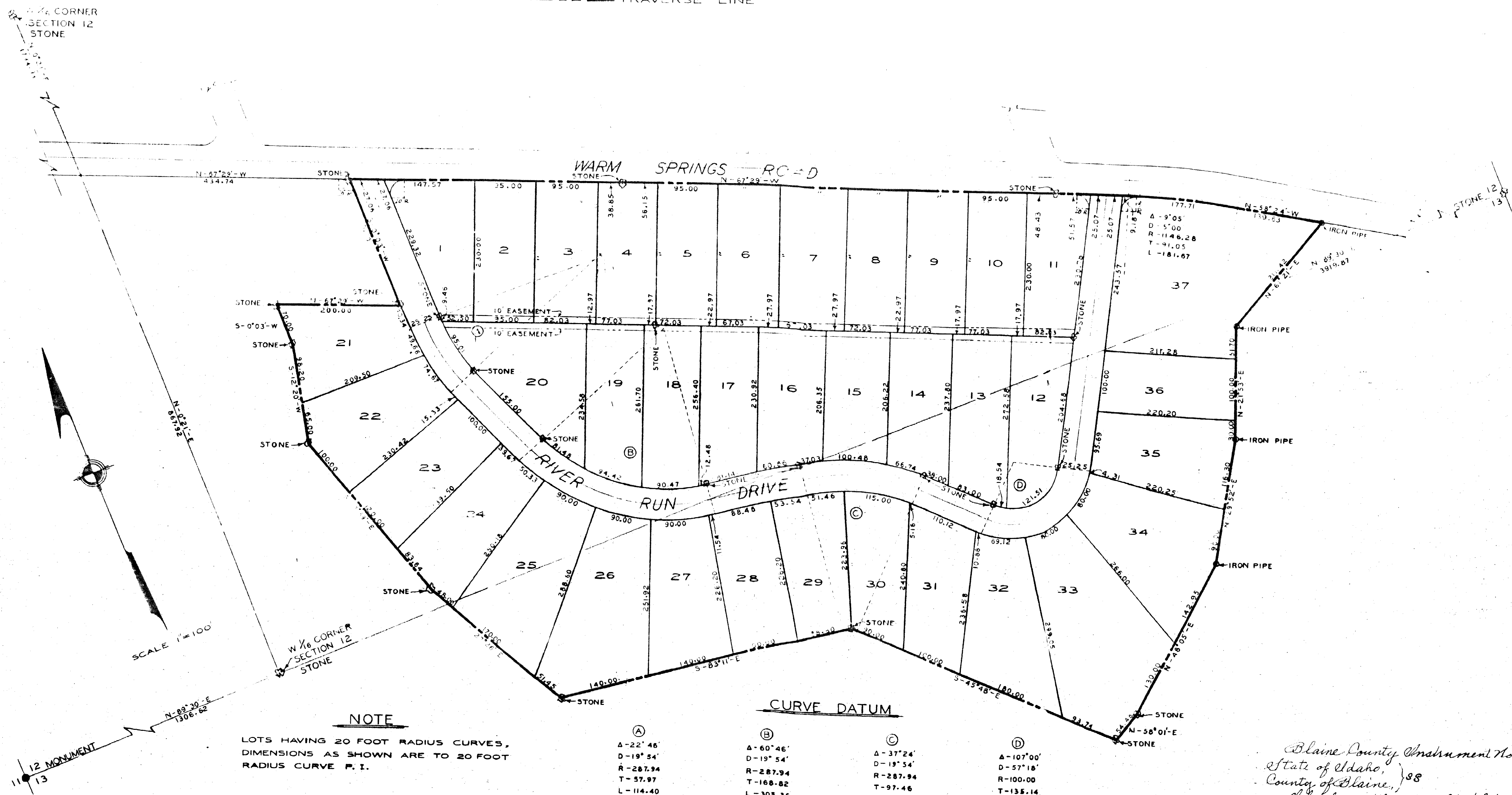
INSTRUMENT # 93769
SUN VALLEY SUBDIVISION 1ST ADDITION
FR SEC 12 & 13 T4N R17E

DRAWING NUMBER

FIRST ADDITION SUN VALLEY SUBDIVISION

SW 1/4 & SE 1/4 SEC. 12 - AND - NW 1/4 & NE 1/4 SEC. 13 T-4-N. R-17-E. B.M.
SCALE 1"=100' MAY-1948

- GOVERNMENT MONUMENT
- ⊕ STONE WITH CROSS
- IRON PIPE
- TRAVERSE LINE



NOTE
LOTS HAVING 20 FOOT RADIUS CURVES,
DIMENSIONS AS SHOWN ARE TO 20 FOOT
RADIUS CURVE P. I.

(A)	(B)	(C)	(D)
Δ-22°46'	Δ-60°46'	Δ-37°24'	Δ-107°00'
D-19°54'	D-19°54'	D-19°54'	D-57°18'
R-287.94	R-287.94	R-287.94	R-100.00
T-57.97	T-108.82	T-97.46	T-135.14
L-114.40	L-305.36	L-187.94	L-186.74

Blaine County Instrument No. 93769.
State of Idaho,
County of Blaine, } ss
I hereby certify that this plat of
First Addition Sun Valley Subdivision
was filed for record at the request of
James B. Reddy at 3:15 o'clock P. M.,
this 25th day of June, A.D. 1948.
B. P. Chammm,
County Recorder.

State of Idaho) S.S.
County of Blaine) S.S.
Know all men by these presents, that EARL WEATHERHEAD AND ETHEL WEATHERHEAD, his wife, and JAMES E. REDDY and VERA L. REDDY his wife, do hereby certify that the following is a correct description of the land included in the First Addition to Sun Valley Subdivision in SW 1/4 and SE 1/4 Section 12, NW 1/4 and NE 1/4 Section 13, T-4-N, R-17-E, B.M.
Commencing at the SW corner of Section 12, T-4-N, R-17-E, B.M., thence N-89°30'-E, 1306.62 feet along south line of said section 12, to the intersection with the W 1/16 line of said section 12, thence N-0°21'-E, 367.92 feet along said W 1/16 line of section 12, thence S-67°29'-E, 434.74 feet, the point of beginning, thence continuing S-67°29'-E, 1216.01 feet, thence in a south easterly direction around a curve to the right having a central angle of 9°05' and a radius of 1146.28 feet a distance of 177.71 feet, thence S-58°24'-E, 139.63 feet, thence S-61°21'-W, 211.42 feet, thence S-21°53'-W, 131.70 feet, thence S-29°52'-W, 206.30 feet, thence S-48°06'-W, 272.95 feet, thence S-58°01'-W, 54.48 feet, thence N-45°49'-W, 463.74 feet, thence N-33°11'-W, 303.64 feet, thence N-27°26'-W, 269.45 feet, thence N-17°59'-W, 200.00 feet, thence N-0°03'-E, 70.00 feet, thence S-37°29'-E, 200.00 feet, to the point of beginning, containing 24.28 acres.
In witness whereof the said EARL WEATHERHEAD and ETHEL WEATHERHEAD his wife, and JAMES E. REDDY and VERA L. REDDY his wife, do hereby state that it is their intention to include the whole thereof in the First Addition to Sun Valley Subdivision, in SW 1/4 and SE 1/4 Section 12, NW 1/4 and NE 1/4 Section 13, T-4-N, R-17-E, B.M., and upon the filing of this plat with the Recorder of Blaine County, Idaho, the roads and streets shown hereon are hereby dedicated to public use in fee simple forever.
In witness whereof the said EARL WEATHERHEAD and ETHEL WEATHERHEAD his wife, and JAMES E. REDDY and VERA L. REDDY his wife, have hereunto set their hands and seals this 14th day of JUNE 1948 A.D.

State of Idaho) SS
County of Blaine) SS
On this 14th day of JUNE 1948, before me D. D. DAVENEL, a Notary Public in and for said County and State personally appeared EARL WEATHERHEAD and ETHEL WEATHERHEAD, his wife, and JAMES E. REDDY and VERA L. REDDY, his wife, known to me to be the persons who executed the foregoing instrument and each acknowledged to me that they executed the same.
In Witness Whereof I have hereunto set my hand and affixed my official seal this 14th day of JUNE 1948, A.D.

My Commission Expires MAY 11-1951. Residing at METZLUM, Idaho.
Notary Public

State of Idaho) SS
County of Bannock) SS
I, James A. Higgins, a duly licensed Civil Engineer of the State of Idaho, holding license #456, do hereby state that I caused to be made a survey of the First Addition to Sun Valley Subdivision in SW 1/4 and SE 1/4 Section 12, NW 1/4 and NE 1/4 Section 13, T-4-N, R-17-E, B.M., and the same is as follows:
Commencing at the SW corner of Section 12, T-4-N, R-17-E, B.M., thence N-89°30'-E, 1306.62 feet along south line of said section 12, to the intersection with the W 1/16 line of said section 12, thence N-0°21'-E, 367.92 feet along said W 1/16 line of section 12, thence S-67°29'-E, 434.74 feet, the point of beginning, thence continuing S-67°29'-E, 1216.01 feet, thence in a south easterly direction around a curve to the right having a central angle of 9°05' and a radius of 1146.28 feet a distance of 177.71 feet, thence S-58°24'-E, 139.63 feet, thence S-61°21'-W, 211.42 feet, thence S-21°53'-W, 131.70 feet, thence S-29°52'-W, 206.30 feet, thence S-48°06'-W, 272.95 feet, thence S-58°01'-W, 54.48 feet, thence N-45°49'-W, 463.74 feet, thence N-33°11'-W, 303.64 feet, thence N-27°26'-W, 269.45 feet, thence N-17°59'-W, 200.00 feet, thence N-0°03'-E, 70.00 feet, thence S-37°29'-E, 200.00 feet, to the point of beginning, containing 24.28 acres.

State of Idaho) SS
County of Bannock) SS
On this 24th day of May, 1948 A.D., before me Willie M. Westin, a Notary Public in and for said County and State, personally appeared James A. Higgins, known to me to be the person who executed the foregoing instrument and he acknowledged to me that he executed the same.
In Witness Whereof I have hereunto set my hand and affixed my official seal this 24th day of May 1948 A.D.

My Commission Expires May 16-1950. Residing at Pocatello, Idaho
Notary Public
Accepted and approved this _____ day of _____ 1948 A.D. by resolution of the Board of County Commissioners, Blaine County, Idaho.
Attest _____ Clerk _____ Chairman

Attachment F.

Findings of Fact and Conclusions of Law



City of Ketchum
Planning & Building

IN RE:)	
)	
Stevens Subdivision	)	KETCHUM PLANNING AND ZONING COMMISSION
Final Plat	)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: November 13, 2018	)	DECISION
)	
File Number: 18-126)	

PROJECT: Stevens Subdivision

FILE NUMBER: #18-126

OWNERS: Travis and Haley Stevens

REPRESENTATIVE: Bruce Smith, PLS, Alpine Enterprises Inc.

REQUEST: Final Plat approval to subdivide 314 River Run Drive, a 22,704 sq. ft. lot, into two lots

LOCATION: 314 River Run Drive (Lot 19, Sun Valley Subdivision, 1st Addition)

NOTICE: None required for Final Plat

ZONING: Limited Residential (LR)

BACKGROUND

1. Property owners Travis and Haley Stevens, represented by Bruce Smith, PLS, Alpine Enterprises Inc., have submitted a Final Plat application for a subdivision to subdivide an existing 22,704 square foot lot into two lots.
2. The subject property is located in an existing platted subdivision, Sun Valley Subdivision, 1st Addition. The legal description of the property is Lot 19 of Sun Valley Subdivision 1st Addition and the address is 314 River Run Drive. The subject property contains an existing single-family house. The proposal is to subdivide Lot 19 into two lots, to be named 19A and 19B. The lot containing the existing home will be Lot 19A and is proposed to be 13,514 square feet. Proposed Lot 19B will be a 9,116 square feet, located behind Lot 19A, and accessed by an access and utility easement that terminates in a fire truck (fire apparatus) turnaround that has been reviewed and approved by the Fire Department.

FINDINGS OF FACT

Table 1: City Department Comments

City Department Comments			
Compliant			
Yes	No	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>City Department Comments</p> <p>Utilities:</p> <ul style="list-style-type: none"> No comment. <p>Fire Department:</p> <ul style="list-style-type: none"> No comment. <p>Streets:</p> <ul style="list-style-type: none"> No comment. <p>Planning and Zoning:</p> <ul style="list-style-type: none"> Comments denoted throughout.

Table 2: Zoning Standards

Compliance with Zoning Standards				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030.C	Minimum Lot Area
			<i>Staff Comments</i>	Required: 9,000 square feet minimum Existing: Existing Lot 19 is 22,634 square feet. Proposed Lot 19A is 13,514 square feet and proposed Lot 19B is 9,116 square feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030.C	Lot Width
				Required: 80' Proposed: Proposed Lot 19A will have a width of 90.19' at the rear and 94.48' at the front. Proposed Lot 19B will have a width of 90.19' at the front and 90.33' at the rear.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030.C	Maximum Building Coverage
				Required: 35% Proposed: Proposed Lot 19A is proposed to be 13,514 square feet and the building coverage of the existing residence is 1,140 square feet, representing a building coverage of 8.4% Lot 19B is proposed to be 9,116 square feet, which equates to a maximum building coverage of 3,190 square feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030.C	Minimum Building Setbacks
			<i>Staff Comments</i>	Required: <u>Front</u> – 15' <u>Side</u> – 1' for every 2' in building height, or 10', whichever is greater <u>Rear</u> – 20' Proposed: Lot 19A contains an existing residence. The front and side setbacks will not change. The proposed new rear setback is 38'. Proposed Lot 19B will be 90' in width and 101' in length, which would allow for a building envelope 70' in width and 66' in length. There is a fire apparatus turnaround easement proposed which overlaps with the building envelope. This fire apparatus turnaround easement reduces the footprint of the building

				<i>envelope but does not conflict with required setbacks or cause the lot to be unbuildable.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.F.7	Required Access Required: Every lot in a subdivision shall have a minimum of twenty feet (20') of frontage on a dedicated public street or legal access via an easement of twenty feet (20') or greater in width. Easement shall be recorded in the office of the Blaine County recorder prior to or in conjunction with recordation of the final plat. Proposed: Lot 19A is accessed from River Run Drive and has 94.5' of street frontage. Lot 19B will be served by an access easement that has 20' of frontage on River Run Drive. This access easement is indicated the Final Plat. Additionally, Lot 19B is required to be served by an access easement and fire-apparatus turn around approved by the Fire Department. The access easement is 20' wide for the length of the easement except for the portion of the access that is directly adjacent to the existing house on Lot 19A. The portion of the easement that constricts to 18' at the northern edge of the house and 17.34' at the southern end of the house. This has been reviewed and approved by the Tom Ancona, Assistant Chief / Fire Marshal.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.030.H	Curb Cut
			<i>Staff Comments</i>	Required: A total of 35% of the linear footage of any street frontage can be devoted to access to off street parking. Proposed: The lot has 94.5' of frontage on River Run Drive. The existing driveway is 12' and the proposed driveway is 20', for a total of 32' or 33.8%

Table 3: Final Plat Requirements

Final Plat Requirements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J	Contents Of Final Plat: The final plat shall be drawn at such a scale and contain such lettering as to enable same to be placed upon sheets of eighteen inch by twenty four inch (18" x 24") Mylar paper with no part of the drawing nearer to the edge than one-half inch (1/2"), and shall be in conformance with the provisions of title 50, chapter 13, Idaho Code. The reverse side of such sheet shall not be used for any portion of the drawing, but may contain written matter as to dedications, certificates, signatures, and other information. The contents of the final plat shall include all items required under title 50, chapter 13, Idaho Code, and also shall include the following: <i>Staff Comments</i> This standard has been met, other than submittal of the copies printed on Mylar. Mylar copies will be submitted after the Commission's review.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.1	Point of beginning of subdivision description tied to at least two (2) governmental survey corners, or in lieu of government survey corners, to monuments recognized by the city engineer.

			Staff Comments	<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.2	Location and description of monuments.
				<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.3	Tract boundary lines, property lines, lot lines, street right of way lines and centerlines, other rights of way and easement lines, building envelopes as required on the preliminary plat, lot area of each lot, boundaries of floodplain and floodway and avalanche district, all with bearings, accurate dimensions in feet and decimals, in degrees and minutes and radii, arcs, central angles, tangents and chord lengths of all curves to the above accuracy.
			Staff Comments	<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.4	Names and locations of all adjoining subdivisions.
			Staff Comments	<i>The is a re-subdivision of a lot in an existing subdivision. The adjoining lots are all located in the same subdivision. Each adjoining lot number has been labeled.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.5	Name and right of way width of each street and other public rights of way.
				<i>This standard has been met; the street the lot fronts, River Run Drive, and its right-of-way width are identified on the plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.6	Location, dimension and purpose of all easements, public or private.
				<i>This standard has been met. The existing easements from the original plat are indicated and the new utility and access easement and its dimensions have been indicated.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.7	The blocks numbered consecutively throughout each block.
				<i>This standard does not apply; no new blocks are proposed. The proposal consists of subdividing one existing lot into two lots.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.8	The outline of any property, other than a street, alley or easement, which is offered for dedication to public use, fully dimensioned by distances and bearings with the area marked "Dedicated to the City of Ketchum for Public Use", together with any other descriptive language with regard to the precise nature of the use of the land so dedicated.
				<i>N/A, there are no dedications.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.9	The title, which shall include the name of the subdivision, the name of the city, if appropriate, county and state, and the location and description of the subdivision referenced to section, township, range.
				<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.10	Scale, north arrow and date.
				<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.11	Location, width, and names of all existing or dedicated streets and other public ways within or adjacent to the proposed subdivision
				<i>This standard has been met.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.1 2	A provision in the owner's certificate referencing the county recorder's instrument number where the condominium declaration(s) and/or articles of incorporation of homeowners' association governing the subdivision are recorded.
				<i>This standard is not applicable because this is a subdivision of an existing lot within an existing subdivision.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.1 3	Certificate by registered engineer or surveyor preparing the map certifying to the accuracy of surveying plat.
				<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.1 4	A current title report of all property contained within the plat.
				<i>This standard has been met. A title report and warranty deed were submitted.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.1 5	Certification of owner(s) of record and all holders of security interest(s) of record with regard to such property.
				<i>This signature block has been provided; signing will occur after Final Plat approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.IJ. 16	Certification and signature of engineer (surveyor) verifying that the subdivision and design standards meet all city requirements.
				<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J .17	Certification and signature of the city engineer verifying that the subdivision and design standards meet all city requirements.
				<i>This signature block has been provided; signing will occur after Final Plat approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.IJ. 18	Certification and signature of the city clerk of the city of Ketchum verifying that the subdivision has been approved by the council.
				<i>This signature block has been provided; signing will occur after Final Plat approval.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J .19	Notation of any additional restrictions imposed by the council on the development of such subdivision to provide for the public health, safety and welfare.
				<i>N/A, no restrictions were imposed by Council.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K	Final Plat Copies: Three (3) copies of the final plat shall be filed with the administrator prior to being placed upon the commission's agenda. Three (3) copies of the final plat as approved by the council and signed by the city clerk shall be filed with the administrator and retained by the city.
				<i>Three printed copies of the final plat, along with a digital copy, were submitted for the Preliminary Plat review. Signing of the final plat will occur after City Council review and approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.A	Required Improvements: The improvements set forth in this section shall be shown on the preliminary plat and installed prior to approval of the final plat. Construction design plans shall be submitted and approved by the city engineer. All such improvements shall be in accordance with the comprehensive plan and constructed in compliance with construction standard specifications adopted by the city. Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.
				<i>Required improvements were indicated on the Preliminary Plat. Construction design plans were received and approved by the City Engineer in August of 2018; construction of the required improvements is now complete. An As Built</i>

				<i>drawing is currently being reviewed by the City Engineer with review to be complete prior to City Council's approval of the Final Plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.B	Improvement Plans: Prior to approval of final plat by the commission, the subdivider shall file two (2) copies with the city engineer, and the city engineer shall approve construction plans for all improvements required in the proposed subdivision. Such plans shall be prepared by a civil engineer licensed in the state.
				<i>Construction design plans were received and approved by the City Engineer in August 2018; required improvements have been completed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.C	Prior to final plat approval, the subdivider shall have previously constructed all required improvements and secured a certificate of completion from the city engineer. However, in cases where the required improvements cannot be constructed due to weather conditions or other factors beyond the control of the subdivider, the city council may accept, in lieu of any or all of the required improvements, a performance bond filed with the city clerk to ensure actual construction of the required improvements as submitted and approved. Such performance bond shall be issued in an amount not less than one hundred fifty percent (150%) of the estimated costs of improvements as determined by the city engineer. In the event the improvements are not constructed within the time allowed by the city council (which shall be one year or less, depending upon the individual circumstances), the council may order the improvements installed at the expense of the subdivider and the surety. In the event the cost of installing the required improvements exceeds the amount of the bond, the subdivider shall be liable to the city for additional costs. The amount that the cost of installing the required improvements exceeds the amount of the performance bond shall automatically become a lien upon any and all property within the subdivision owned by the owner and/or subdivider.
				<i>Construction of the required improvements is complete.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.D	As Built Drawing: Prior to acceptance by the city council of any improvements installed by the subdivider, two (2) sets of as built plans and specifications, certified by the subdivider's engineer, shall be filed with the city engineer. Within ten (10) days after completion of improvements and submission of as built drawings, the city engineer shall certify the completion of the improvements and the acceptance of the improvements, and shall submit a copy of such certification to the administrator and the subdivider. If a performance bond has been filed, the administrator shall forward a copy of the certification to the city clerk. Thereafter, the city clerk shall release the performance bond upon application by the subdivider.
				<i>The applicant is aware of the requirement for an As Built drawing. The As Built drawing is currently under review by the City Engineer.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.E	Monumentation: Following completion of construction of the required improvements and prior to certification of completion by the city engineer, certain land survey monuments shall be reset or verified by the subdivider's engineer or surveyor to still be in place. These monuments shall have the size, shape, and type of material as shown on the subdivision plat. The monuments shall be located as follows: <ol style="list-style-type: none"> 1. All angle points in the exterior boundary of the plat. 2. All street intersections, points within and adjacent to the final plat. 3. All street corner lines ending at boundary line of final plat. 4. All angle points and points of curves on all streets.

				5. The point of beginning of the subdivision plat description.
				<i>The City Engineer has reviewed the Final Plat and confirmed monumentation requirements have been met.</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	16.04.040.F	<p>Lot Requirements:</p> <p>1. Lot size, width, depth, shape and orientation and minimum building setback lines shall be in compliance with the zoning district in which the property is located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings.</p> <p>2. Whenever a proposed subdivision contains lot(s), in whole or in part, within the floodplain, or which contains land with a slope in excess of twenty five percent (25%), based upon natural contours, or creates corner lots at the intersection of two (2) or more streets, building envelopes shall be shown for the lot(s) so affected on the preliminary and final plats. The building envelopes shall be located in a manner designed to promote harmonious development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure. Also, building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses and topographical features. Structures may only be built on buildable lots. Lots shall only be created that meet the definition of "lot, buildable" in section 16.04.020 of this chapter. Building envelopes shall be established outside of hillsides of twenty five percent (25%) and greater and outside of the floodway. A waiver to this standard may only be considered for the following:</p> <p style="padding-left: 40px;">a. For lot line shifts of parcels that are entirely within slopes of twenty five percent (25%) or greater to create a reasonable building envelope, and mountain overlay design review standards and all other city requirements are met.</p> <p style="padding-left: 40px;">b. For small, isolated pockets of twenty five percent (25%) or greater that are found to be in compliance with the purposes and standards of the mountain overlay district and this section.</p> <p>3. Corner lots shall have a property line curve or corner of a minimum radius of twenty five feet (25') unless a longer radius is required to serve an existing or future use.</p> <p>4. Side lot lines shall be within twenty degrees (20°) to a right angle or radial line to the street line.</p> <p>5. Double frontage lots shall not be created. A planting strip shall be provided along the boundary line of lots adjacent to arterial streets or incompatible zoning districts. Should a double frontage lot(s) be created out of necessity, then such lot(s) shall be reversed frontage lot(s).</p> <p>6. Minimum lot sizes in all cases shall be reversed frontage lot(s).</p> <p>7. Every lot in a subdivision shall have a minimum of twenty feet (20') of frontage on a dedicated public street or legal access via an easement of twenty feet (20') or greater in width. Easement shall be recorded in the office of the Blaine County recorder prior to or in conjunction with recordation of the final plat.</p>
				<i>Standard #1 has been met. Standards #2-6 are not applicable. Standard #7 has been met with the proposed 20' access easement indicated on the Final Plat.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.G	<p>G. Block Requirements: The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements:</p> <ol style="list-style-type: none"> 1. No block shall be longer than one thousand two hundred feet (1,200'), nor less than four hundred feet (400') between the street intersections, and shall have sufficient depth to provide for two (2) tiers of lots. 2. Blocks shall be laid out in such a manner as to comply with the lot requirements. 3. The layout of blocks shall take into consideration the natural topography of the land to promote access within the subdivision and minimize cuts and fills for roads and minimize adverse impact on environment, watercourses and topographical features. 4. Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.
				<p><i>This application does not create a new block. This requirement is not applicable.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H	<p>Street Improvement Requirements:</p> <ol style="list-style-type: none"> 1. The arrangement, character, extent, width, grade and location of all streets put in the proposed subdivision shall conform to the comprehensive plan and shall be considered in their relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land; 2. All streets shall be constructed to meet or exceed the criteria and standards set forth in chapter 12.04 of this code, and all other applicable ordinances, resolutions or regulations of the city or any other governmental entity having jurisdiction, now existing or adopted, amended or codified; 3. Where a subdivision abuts or contains an existing or proposed arterial street, railroad or limited access highway right of way, the council may require a frontage street, planting strip, or similar design features; 4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods; 5. Street grades shall not be less than three-tenths percent (0.3%) and not more than seven percent (7%) so as to provide safe movement of traffic and emergency vehicles in all weather and to provide for adequate drainage and snow plowing; 6. In general, partial dedications shall not be permitted, however, the council may accept a partial street dedication when such a street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the council finds it practical to require the dedication of the remainder of the right of way when the adjoining property is subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right of way shall be dedicated; 7. Dead end streets may be permitted only when such street terminates at the boundary of a subdivision and is necessary for the development of the subdivision or the future development of the adjacent property. When such a dead end street serves more than two (2) lots, a temporary turnaround easement shall be provided, which easement shall revert to the adjacent lots when the street is extended; 8. A cul-de-sac, court or similar type street shall be permitted only when necessary to the development of the subdivision, and provided, that no such street shall have a maximum length greater than four hundred feet (400')

			<p>from entrance to center of turnaround, and all cul-de-sacs shall have a minimum turnaround radius of sixty feet (60') at the property line and not less than forty five feet (45') at the curb line;</p> <p>9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°);</p> <p>10. Where any street deflects an angle of ten degrees (10°) or more, a connecting curve shall be required having a minimum centerline radius of three hundred feet (300') for arterial and collector streets, and one hundred twenty five feet (125') for minor streets;</p> <p>11. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be prohibited;</p> <p>12. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets;</p> <p>13. Proposed streets which are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confused with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed subdivision from the commission before submitting same to council for preliminary plat approval;</p> <p>14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills;</p> <p>15. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets;</p> <p>16. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the final plat, and all landscaping and irrigation systems shall be installed as required improvements by the subdivider;</p> <p>17. In general, the centerline of a street shall coincide with the centerline of the street right of way, and all crosswalk markings shall be installed by the subdivider as a required improvement;</p> <p>18. Street lighting may be required by the commission or council where appropriate and shall be installed by the subdivider as a requirement improvement;</p> <p>19. Private streets may be allowed upon recommendation by the commission and approval by the council. Private streets shall be constructed to meet the design standards specified in subsection H2 of this section;</p> <p>20. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the administrator and shall be consistent with the type and design of existing street signs elsewhere in the city;</p> <p>21. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, such construction or improvement shall be a required improvement by the subdivider. Such construction or improvement shall be in accordance with adopted standard specifications;</p> <p>22. Sidewalks, curbs and gutters may be a required improvement installed by the subdivider; and</p> <p>23. Gates are prohibited on private roads and parking access/entranceways, private driveways accessing more than one single-family dwelling unit and</p>
--	--	--	--

				one accessory dwelling unit, and public rights of way unless approved by the city council.
				<i>This proposal does not create new street. These standards are not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.I	<p>Alley Improvement Requirements: Alleys shall be provided in business, commercial and light industrial zoning districts. The width of an alley shall be not less than twenty feet (20'). Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. Dead end alleys shall be prohibited. Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in subsection H2 of this section.</p>
				<i>This proposal does not create a new alley. This standard is not applicable.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.J	<p>Required Easements: Easements, as set forth in this subsection, shall be required for location of utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands.</p> <ol style="list-style-type: none"> 1. A public utility easement at least ten feet (10') in width shall be required within the street right of way boundaries of all private streets. A public utility easement at least five feet (5') in width shall be required within property boundaries adjacent to Warm Springs Road and within any other property boundary as determined by the city engineer to be necessary for the provision of adequate public utilities. 2. Where a subdivision contains or borders on a watercourse, drainageway, channel or stream, an easement shall be required of sufficient width to contain such watercourse and provide access for private maintenance and/or reconstruction of such watercourse. 3. All subdivisions which border the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a ten foot (10') fish and nature study easement along the riverbank. Furthermore, the council shall require, in appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the council may require an extension of that easement along the portion of the riverbank which runs through the proposed subdivision. 4. All subdivisions which border on the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a twenty five foot (25') scenic easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to riverbank erosion. 5. No ditch, pipe or structure for irrigation water or irrigation wastewater shall be constructed, rerouted or changed in the course of planning for or constructing required improvements within a proposed subdivision unless same has first been approved in writing by the ditch company or property owner holding the water rights. A written copy of such approval shall be filed as part of required improvement construction plans. 6. Nonvehicular transportation system easements including pedestrian walkways, bike paths, equestrian paths, and similar easements shall be dedicated by the subdivider to provide an adequate nonvehicular transportation system throughout the city.
				<i>The Final Plat contains a utility easement, which coincides with the access easement. Standards #2-6 are not applicable.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.K	<p>Sanitary Sewage Disposal Improvements: Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider. Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the city engineer, council and Idaho health department prior to final plat approval. In the event that the sanitary sewage system of a subdivision cannot connect to the existing public sewage system, alternative provisions for sewage disposal in accordance with the requirements of the Idaho department of health and the council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the council may require an increase in the minimum lot size and may impose any other reasonable requirements which it deems necessary to protect public health, safety and welfare.</p>
				<p><i>A service connection to the sewer district sewer main that is located in the River Run Drive right-of-way have been installed. The new service connection is for the benefit of Lot 19B.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.L	<p>Water System Improvements: A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the city under the supervision of the Ketchum fire department and other regulatory agencies having jurisdiction. Furthermore, the central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions, and no dead end systems shall be permitted. All water systems shall be connected to the municipal water system and shall meet the standards of the following agencies: Idaho department of public health, Idaho survey and rating bureau, district sanitarian, Idaho state public utilities commission, Idaho department of reclamation, and all requirements of the city.</p>
				<p><i>A service connection to the municipal water main that is located within the River Run Drive right-of-way has been installed. The new service connection is for the benefit of Lot 19B.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.M	<p>Planting Strip Improvements: Planting strips shall be required improvements. When a predominantly residential subdivision is proposed for land adjoining incompatible uses or features such as highways, railroads, commercial or light industrial districts or off street parking areas, the subdivider shall provide planting strips to screen the view of such incompatible features. The subdivider shall submit a landscaping plan for such planting strip with the preliminary plat application, and the landscaping shall be a required improvement.</p>
<p><i>This standard is not applicable.</i></p>				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.N	<p>Cuts, Fills, And Grading Improvements: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts, fills, alterations of topography, streams, drainage channels, and disruption of soils and vegetation. The design criteria shall include the following:</p> <ol style="list-style-type: none"> 1. A preliminary soil report prepared by a qualified engineer may be required by the commission and/or council as part of the preliminary plat application.

			<p>2. Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Such plan shall contain the following information:</p> <ul style="list-style-type: none"> a. Proposed contours at a maximum of five foot (5') contour intervals. b. Cut and fill banks in pad elevations. c. Drainage patterns. d. Areas where trees and/or natural vegetation will be preserved. e. Location of all street and utility improvements including driveways to building envelopes. f. Any other information which may reasonably be required by the administrator, commission or council to adequately review the affect of the proposed improvements. <p>3. Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.</p> <p>4. Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision.</p> <p>5. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as such revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion.</p> <p>6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply:</p> <ul style="list-style-type: none"> a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability. b. Fills shall be compacted to at least ninety five percent (95%) of maximum density as determined by AASHO T99 (American Association of State Highway Officials) and ASTM D698 (American standard testing methods). c. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability. d. Fill slopes shall be no steeper than three horizontal to one vertical (3:1). Neither cut nor fill slopes shall be located on natural slopes of three to one (3:1) or steeper, or where fill slope toes out within twelve feet (12') horizontally of the top and existing or planned cut slope. e. Toes of cut and fill slopes shall be set back from property boundaries a distance of three feet (3'), plus one-fifth (1/5) of the height of the cut or the fill, but may not exceed a horizontal distance of ten feet (10'); tops and toes of cut and fill slopes shall be set back from structures at a distance of at least six feet (6'), plus one-fifth (1/5) of the height of the cut or the fill. Additional setback distances shall be provided as necessary to accommodate drainage features and drainage structures.
--	--	--	--

				<i>This is a small-scale subdivision to divide an existing lot within an existing subdivision into two lots. These standards are not applicable. There were no cuts or fill.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.O	Drainage Improvements: The subdivider shall submit with the preliminary plat application such maps, profiles, and other data prepared by an engineer to indicate the proper drainage of the surface water to natural drainage courses or storm drains, existing or proposed. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the city on the preliminary and final plat. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider. Culverts shall be required where all water or drainage courses intersect with streets, driveways or improved public easements and shall extend across and under the entire improved width including shoulders.
				<i>This application is for subdivision of an existing lot within an existing subdivision that has frontage on an existing street. No new streets are proposed and no alteration to topography, other than the construction of an access driveway, are proposed with this application. At the time of building permit drainage plans for a new structure on proposed Lot 19B will be required.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.P	Utilities: In addition to the terms mentioned in this section, all utilities including, but not limited to, electricity, natural gas, telephone and cable services shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements.
				<i>Natural gas, telephone, and cable are located underground and serve Lot 19 and may be tied into by future development to occur on proposed Lot 19B. Electricity serves the subject property through an overhead powerline. Idaho Power has indicated serving a future residence from the existing powerline is their preference for this property.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.Q	Off Site Improvements: Where the offsite impact of a proposed subdivision is found by the commission or council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to final plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities.
				<i>No off-site improvements are required.</i>

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation organized under Article XII of the Idaho Constitution and the laws of the State of Idaho, Title 50, Idaho Code;
2. Under Chapter 65, Title 67, of the Idaho Code the City has passed a subdivision ordinance, Title 16;

3. The City of Ketchum Planning Department provided adequate notice of the time, place, and summary of the applicant's proposal to be heard by the Commission for review of this application during a public hearing;
4. The Commission has authority to hear the applicant's Final Plat Application pursuant to Chapter 16.04 of Ketchum Code Title 16;
5. The project **does** meet the standards of approval under Chapter 16.04 of Subdivision Code Title 16.

DECISION

THEREFORE, the Ketchum Planning and Zoning Commission **approves** this Final Plat application this Tuesday, November 13th, 2018 subject to the following conditions:

1. The applicant shall submit two (2) sets of as-built plans and specifications, certified by the subdivider's engineer, to the City Engineer. The as-built plans shall be certified and accepted by the City Engineer prior to City Council's approval of the Final Plat.
2. The failure to obtain Final Plat approval by the Council, of an approved preliminary plat, within one (1) year after approval by the Council shall cause all approvals of said preliminary plat to be null and void;
3. The recorded plat shall show a minimum of two Blaine County Survey Control Monuments with ties to the property and an inverse between the two monuments. The Survey Control Monuments shall be clearly identified on the face of the map;
4. An electronic CAD file shall be submitted to the City of Ketchum prior to final plat signature by the City Clerk. The electronic CAD file shall be submitted to the Blaine County Recorder's office concurrent with the recording of the Plat containing the following minimum data:
 - a. Line work delineating all parcels and roadways on a CAD layer/level designated as "parcel";
 - b. Line work delineating all roadway centerlines on a CAD layer/level designated as "road"; and,
 - c. Line work that reflects the ties and inverses for the Survey Control Monuments shown on the face of the Plat shall be shown on a CAD layer/level designated as "control"; and,
5. All information within the electronic file shall be oriented and scaled to Grid per the Idaho State Plane Coordinate System, Central Zone, NAD1983 (1992), U.S. Survey Feet, using the Blaine County Survey Control Network. Electronic CAD files shall be submitted in a ".dwg", ".dgn" or ".shp" format and shall be submitted digitally to the City on a compact disc. When the endpoints of the lines submitted are indicated as coincidental with another line, the CAD line endpoints shall be separated by no greater than 0.0001 drawing units.
6. The applicant shall provide a copy of the recorded final plat to the Department of Planning and Building for the official file on the application.
7. All requirements of the Fire, Utility, Building, Planning and Public Works departments of the City of Ketchum shall be met. All public improvements shall meet the requirements of the Public Works Department.

Findings of Fact **adopted** this 13th day of November, 2018

Signature
Acting Chair, Planning and Zoning Commission

Sevens Subdivision, Final Plat, Planning and Zoning Commission, Findings of Fact, November 13th, 2018

City of Ketchum Planning & Building Department

Page 14 of 15

Printed Name
Acting Chair, Planning and Zoning Commission



City of Ketchum

November 13, 2018

Ketchum Planning & Zoning Commission
City of Ketchum
Ketchum, Idaho

**Recommendation to hold a public hearing and approve the Argyros Performing Arts Center
Variance Request for an Outdoor Digital Poster**

Recommendation and Summary

Staff is recommending the Commission adopt the following motion:

Move to approve Variance Application #18-105 for the Argyros Performing Arts Center Variance Request for an Outdoor Digital Poster and to authorize the acting chair to sign the Findings of Fact and Conclusions of Law.

The reasons for the recommendation are as follows:

- The proposed sign is generally informational and, as such, could be administratively approved as an “incidental sign” except that the content of the outdoor digital poster is not secondary to the building.
- Sign location and size is at a human scale that is predominantly legible for pedestrians entering/exiting/gathering at the entry plaza of the performing arts center.
- Sign as conditioned herein will: conform with Dark Sky Ordinance; include poster-like still images only; exclude videos, animations or sounds; use traditional transitions (fades, wipes, dissolves) only; and, be off from 11pm to 7am.

Analysis

Applicant has requested an outdoor digital poster sign, which would make use of the Samsung OHF Series Display or similar model. See Attachment A. Noted in Attachment B is a video link showing a similar display sign at The Whitney Museum of Art in NYC. The proposed sign would be located on the West Elevation of the Performing Arts Center. See 10/24/18 MDA Elevation in Attachment C.

The proposed variance is needed because the sign does not fully meet the criteria of an Incidental Sign, which are exempt pursuant to §17.127.020.C.7. As such, a variance requesting a modification to the shape of the sign structure provisions of the Ketchum Municipal Code is needed and recommended for approval as set forth in Attachment D.

Attachments

- A - Specifications for the Samsung OHF Series Display
- B - Video link showing a similar sign at The Whitney Museum of Art in NYC
- C – 10/24/18 MDA Architects West Elevation showing Outdoor Digital Poster
- D - Draft Sign Variance Findings
- E- Public Comment

Attachment A.
Specifications for the Samsung
OHF Series Display



Any message, any weather, any environment.

OHF Series Outdoor Signage

Even on the brightest, hottest days of summer and the rainiest, snowiest days of winter, your message will come through clear and bright. The Samsung OHF Series outdoor signage solution is a completely integrated, self-contained ultra-slim display with an embedded power box, housed in an impact-resistant enclosure and thermally protected by a patent-pending steady cooling system. With technologies and design features that deliver reliable 24/7 performance, they're ideal for impactful information delivery. No matter where you want to deliver it.



Key Features



A Complete, All-in-One Outdoor Signage Solution

The OHF Series features an ultra-slim 85mm Samsung panel with embedded power box housed in a thin, durable and impact-resistant enclosure that's built to withstand harsh weather and vandalism. All that's required is a simple metal enclosure or optional stand.



High Visibility and Brightness Make Messages Easy to See

High 2,500-nit brightness, an auto brightness sensor that optimizes brightness, and 5,000:1 contrast ratio (3,000:1 for 85" display) work together to deliver easily seen messages even in direct sunlight. Innovative anti-reflective Magic Glass helps cut glare, and Samsung's circular polarizing technology allows content to be easily viewed even while wearing polarized sunglasses.



Reliable in the Harshest Environments, 24/7

Samsung OHF Series displays employ a patent-pending steady cooling system with heat exchanger that allows them to withstand extreme temperatures of -22° F to 122° F without requiring a supplemental heating or cooling system. They're also IP56-certified, to withstand wind-driven dust, hose-driven water, rain, sleet, snow and corrosion.



Designed for Durability

For greater peace of mind, the OHF Series is built to withstand abuse. The 5mm (0.19") tempered Magic Glass features IK10-certified durability.¹ In addition, a gap between the Magic Glass and the LCD panel is designed to protect the panel from impacts to the Magic Glass.



Easy Content Management

The easy-to-integrate content management platform features an integrated SoC media player, HDBase-T connection, Samsung's cloud-based 4th Generation Smart Signage Platform, and MagicInfo Solutions.



Lower Total Cost of Ownership (TCO)

With an embedded network hub and Wi-Fi functionality, there's no need to purchase a router when linking displays. The filter-less advanced cooling system is easy to manage, and the reliable housing means you don't have to worry about damage from heat, cold or water.

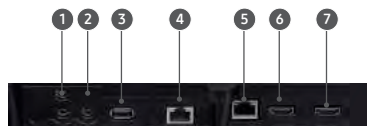
Samsung OHF Series Displays



			OH46F	OH55F	OH75F	OH85F		
Display	Diagonal Size	Class	46"	55"	75"	85"		
		Measured	45.9" / 116.8cm	54.6" / 138.7cm	74.5" / 189.3cm	84.5" / 214cm		
	Type	120Hz E-LED BLU		120Hz D-LED Local Dim. BLU		60Hz D-LED Local Dim. BLU		
	Resolution	1920 x 1080 (16:9)		1920 x 1080 (16:9)		3840 x 2160 (16:9)		
	Brightness (Typ.)	2,500 nits		2,500 nits		2,500 nits		
	Contrast Ratio (Typ.)	5000:1		5000:1		3000:1		
	Viewing Angle (H / V)	178/178		178/178		178/178		
	Response Time (G-to-G)	6ms		6ms		8ms		
	Operation Hour	24/7		24/7		24/7		
Connectivity	Input	RGB	N/A		N/A		DP1.2 (2) @UHD 60Hz	
		VIDEO	HDMI 1.4 (2), HDBaseT (LAN Common)		HDMI 1.4 (2), HDBaseT (LAN Common)		HDMI 1.4 (2) @UHD 30Hz, HDBaseT	
		HDCP	HDCP 2.2		HDCP 2.2		HDCP 1.4	
		USB	USB 2.0 (1)		USB 2.0 (1)		USB 2.0 (1) (Only for FW Update)	
	Output	AUDIO	Stereo Mini Jack		Stereo Mini Jack		Stereo Mini Jack	
	External Control	RS232C (In / Out), RJ45 (In / Out), HDBaseT		RS232C (In / Out), RJ45 (In / Out), HDBaseT		RS232C (In / Out), RJ45 (In / Out), HDBaseT		
Power	Type	Internal		Internal		Internal		
	Power Supply	AC 100 - 240 V~ (+/- 10 %), 50/60 Hz		AC 100 - 240 V~ (+/- 10 %), 50/60 Hz		AC 100 - 240 V~ (+/- 10 %), 50/60 Hz		
	Power Consumption	Max [W / H]	468		554		1400	
		Typical [W / H]	440		510		TBD	
		Sleep Mode	< 0.5W		< 0.5W		< 0.5W	
Off Mode		< 0.5W		< 0.5W		< 0.5W		
Dimensions	Set (WxHxD)	42.09" x 24.55" x 3.35"		49.63" x 28.80" x 3.35"		69.92" x 41.50" x 4.72"		
	Package (WxHxD)	45.51" x 28.07" x 7.87"		53.46" x 33.27" x 9.06"		85.63" x 54.45" x 19.49"		
Weight	Set	89.3 lbs		116.0 lbs		313.0 lbs		
	Package	97.7 lbs		128.1 lbs		414.5 lbs		
Mechanical Spec.	Mounting Hole	39.17" x 19.69" (Basic) 1000 x 400 (VESA Bracket Option)		46.69" x 22.05" (Basic) 1200 x 400 (VESA Bracket Option)		34.25" x 44.03" (M8 x 8Hole)		
	Protection Glass	Yes (5T Tempered Glass)		Yes (5T Tempered Glass)		Yes (5T Tempered Glass)		
	Bezel Width (mm)	24.9 / 24.9 / 24.9 / 24.9 mm		24.9 / 24.9 / 24.9 / 24.9 mm		59.8 / 59.8 / 59.8 / 59.8 mm		
Environmental Conditions	Operating Temperature	-30°C ~ 50°C (-22°F - 122°F)		-30°C ~ 50°C (-22°F - 122°F)		-30°C ~ 50°C (-22°F - 122°F)		
	Operating Humidity	10 ~ 80%		10 ~ 80%		10 ~ 80%		
	IP Certificate	IP56		IP56		IP56		
Features	Special	IP56 Certified for Simple Enclosure Outdoor, Protection Glass (IK-10 Level), Anti Graffiti, Infrared Reduce, Polarized Sun Glasses Viewable in any direction, HD Base T for Long Distance Installing, Portrait / Landscape Installation Support, Lamp Error Detection, Auto Brightness Control with Ambient Brightness Sensor, Temperature Sensor, RJ45 MDC, Auto Source Switching & Recovery, Clock Battery (80 hrs Clock Keeping), Kensington Lock						
	Processor	Cortex-A12 1.3GHz Quad Core CPU, 2.5GB, 3 Channel 96 bit DDR3-933, 8GB (3.75GB Occupied by O/S, 4.25GB Available), Tizen 2.4 (VDLinux), USB 2.0		Cortex-A12 1.3GHz Quad Core CPU, 2.5GB, 3 Channel 96 bit DDR3-933, 8GB (3.75GB Occupied by O/S, 4.25GB Available), Tizen 2.4 (VDLinux), USB 2.0		Cortex-A12 1.3GHz Quad Core CPU, 2.5GB, 3 Channel 96 bit DDR3-933, 8GB (3.75GB Occupied by O/S, 4.25GB Available), Tizen 2.4 (VDLinux), USB 2.0		
Accessories	Included	Quick Setup Guide, Regulatory Guide, Warranty Card, Power Cord, Remote Controller, Batteries			Quick Setup Guide, Regulatory Guide, Warranty Card, Remote Controller, Batteries			

Connectivity

1. RS232C In Out
2. Audio Out
3. USB
4. RJ45 (LAN Out)
5. HDBT (LAN In)
6. HDMI In 1
7. HDMI In 2



Learn More

samsung.com/business insights.samsung.com samsung.com/b2bdigitalsignage

Product Support

1-866-SAM4BIZ

Follow Us

[youtube.com/samsungbizusa](https://www.youtube.com/samsungbizusa) [@SamsungBizUSA](https://twitter.com/SamsungBizUSA)

SAMSUNG

Attachment B.

Video link showing a similar
sign at The Whitney Museum of
Art in NYC



City of Ketchum

MEMO

From: John Gaeddert
TO: Ketchum Planning & Zoning Commission
DATE: October 8, 2018

RE: Argyros Performing Arts Center Event Information Sign

The Argyros Performing Arts Center proposes a static poster-like sign with images, no video, in compliance with dark sky similar to the following:

[Click to Download](#)

Untitled.mov
32.9 MB

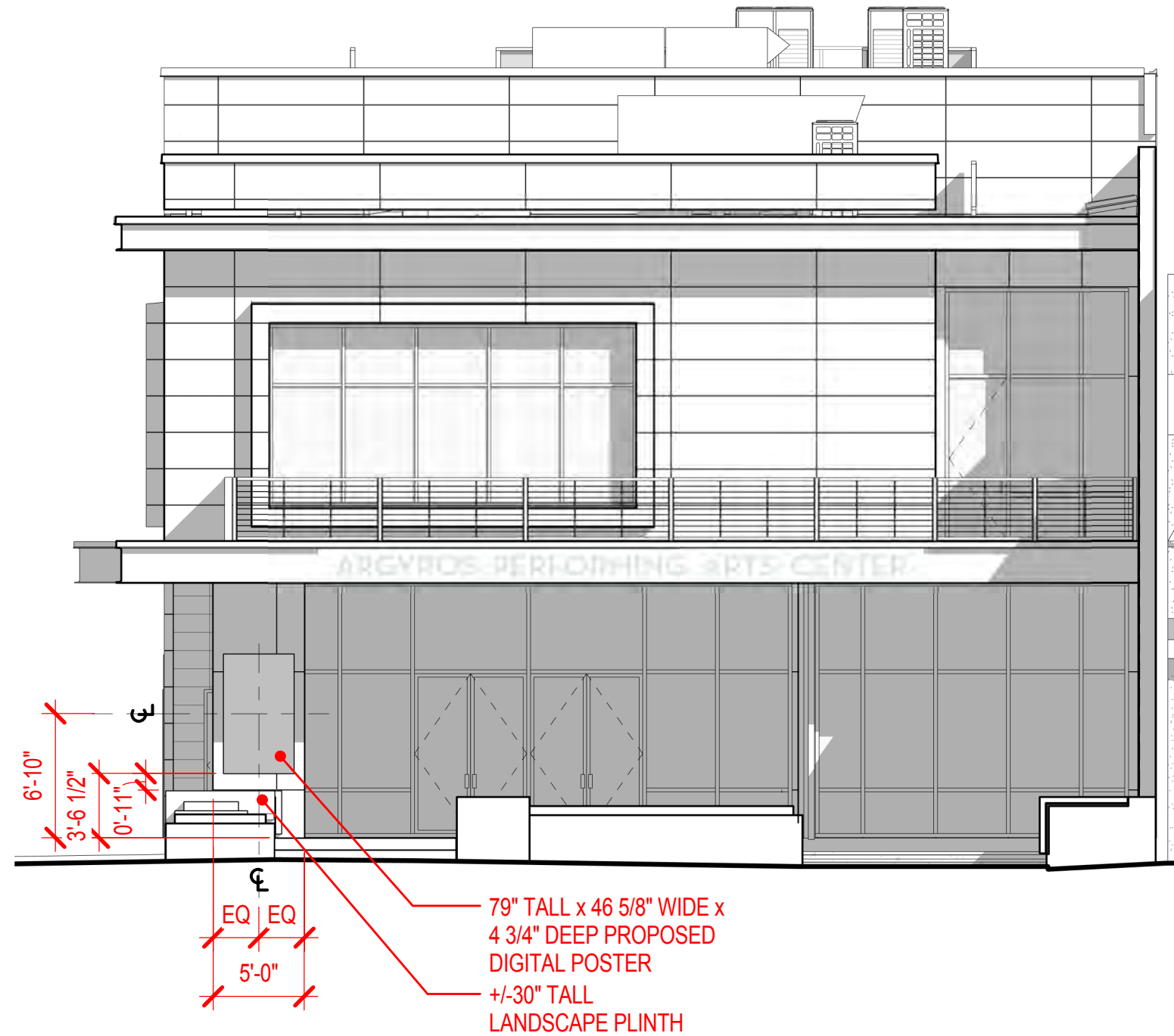
(note: the video takes about a minute to download)

Our understanding is that the sign would be placed on one of the pillars (toward the NW corner of the building) that supports the cantilevered second floor. We are lacking a number of details that would allow us to write-up a detailed staff report and enable you to review against the standards.

As noted on your October 8th agenda, the Commission will conduct a site visit so you can view where the sign is proposed and it's scale. The hearing on this matter will be continued and no action will be taken on this item.

Attachment C.

10/24/18 MDA Architects West
Elevation showing Outdoor
Digital Poster

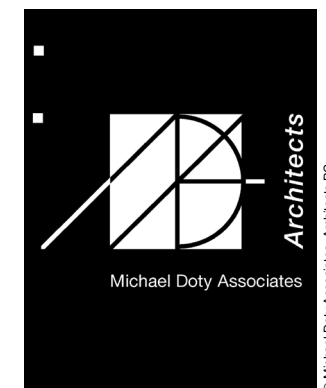


Argyros Performing Arts Center

OUTDOOR DIGITAL POSTER
 MAIN STREET (WEST) ELEVATION

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

10/24/18



© Michael Doty Associates, Architects PC

Attachment D.
Draft Sign Variance Findings



City of Ketchum
Planning & Building

IN RE:)	
)	
Argyros Performing Arts Center	)	KETCHUM PLANNING AND ZONING COMMISSION
Outdoor Digital Poster	)	FINDINGS OF FACT, CONCLUSIONS OF LAW AND
Variance Request	)	DECISION
)	
Date: November 13, 2018)	
)	
File Number: #18-103)	

BACKGROUND FACTS

PROJECT: Argyros Performing Arts Center Outdoor Digital Poster Variance Request

FILE NUMBER: P18-105

REPRESENTATIVE: Tim Mott, Director, Sun Valley Performing Arts Center

OWNER: Sun Valley Performing Arts Center

REQUEST: Variance request for an outdoor digital poster.

LOCATION: 120 S Main St (Ketchum Townsite: Block 1: Lot 4A)

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

OVERLAY: None

NOTICE: Notice was published in the August 22nd, 2018 edition of the Idaho Mountain Express Express and mailed to property owners adjacent to the subject site on August 22nd, 2018.

GENERAL FINDINGS OF FACT

1. The applicant proposes to install an outdoor digital poster on the front façade of the Argyros Performing Arts Center.
2. The applicant is requesting variances to sections of Zoning Code, Title 17, Chapter 17.127, Signage. Specifically the variances are to the follow sections:

§17.127.020.D.2: Prohibited Signs: The follow signs shall be prohibited in all zoning districts: Signs with intermittent or flashing illumination, animated or moving signs and video/television/computer displays visible from any public street, right of way or other public property.

§17.127.040.C.1: Street Frontage: Each street frontage with customer access is considered separately: Where building(s) have no street frontage and direct customer access is from an alley, the building is permitted one square foot of signage for every three feet (3') of linear alley frontage,

not to exceed eighteen (18) square feet; and each individual permitted commercial and mixed use is allowed one sign parallel to the alley frontage with direct access and one sign that is perpendicular to the alley with direct access.

§17.127.040.D.2: Sign Lighting Regulations: The following shall apply to all signs proposed in all zoning districts: Internal lighting or backlighting shall conform to Chapter 17.132, "Dark Skies", of this title.

3. The Planning and Zoning Commission held a public hearing regarding the Argyros Performing Arts Center Variance Request on November 13th, 2018.

EVALUATION STANDARDS

Per KMC §17.148.010, a variance shall not be considered a right or special privilege, but may be granted to an applicant only upon a showing of undue hardship because of unique characteristics of the site, and that the variance is not in conflict with the public interest. A variance may be granted by the Planning & Zoning Commission only if the applicant demonstrates compliance all of the variance criteria as outlined in KMC §17.148.010.

A. The strict enforcement of the provisions of this title creates an undue hardship to the property owner; however, economic feasibility shall not be considered an undue hardship.

The applicant has requested an outdoor digital poster sign, which would make use of the Samsung OHF Series Display or a similar model. The proposed variance is needed because the sign does not fully meet the criteria of an Incidental Sign, which are exempt pursuant to §17.127.020.C.7. As such, a variance requesting a modification to the shape of the sign structure provisions of the Ketchum Municipal Code is needed. The strict enforcement of the provisions of Chapter 17.127 of the Zoning Code create an undue hardship to the property owner.

Commission Finding: This standard has been met.

B. The variance is necessary because of the unique size, shape, topography or location of the subject property.

Two of the ten core values contained in the 2014 Ketchum Comprehensive Plan are "Enlivened by the Arts and Culture" and a "Vibrant Downtown". These two values were enumerated into specific goals, policies, and implementation strategies. The city's zoning ordinance is the main tool for implementing policy has the opportunity to facilitate, or to hinder, implementation of the vision defined in the Comprehensive Plan.

The proposed sign location and size is at a human scale that is predominantly legible for pedestrians entering/exiting/gathering at the entry plaza of the performing arts center. The variance is necessary because the subject property and development is unique due both to its location on Main Street in conjunction with its use as a performing arts center.

Commission Finding: The standard has been met.

C. The subject property is deprived, by provision of this title, of rights and privileges enjoyed legally by other properties in the vicinity and under an identical zone.

The subject property is located in Subdistrict 1, Retail Core of the Community Core (CC) district. The Argyros Performing Arts Center will be comprised of a place of assembly, which will contain a main theater space, an accessory black box theater, and uses accessory to a theater operation. The three story building will include a

main theater space on the first floor, meeting space on the second floor, a black box theater on the second floor, and theater office space on the third floor. A portion of the second floor space will be open to the main theater space below, located on the first floor. The development's use as a performing arts center, the entry plaza on Main Street, and the modern architectural design preclude an alternative design for a sign that would comply with the zoning and dimensional standards contained in Title 17 of Ketchum Municipal Code.

Commission Finding: This standard has been met.

D. The need for the variance is not the result of actions of the applicant or property owner.

The need for the variance is not the result of actions of the applicant or property owner.

Commission Finding: This standard has been met.

E. The variance does not create health and safety hazards.

The variance does not create health or safety hazards.

Commission Finding: This standard has been met.

F. The variance does not relieve an applicant from any of the procedural provisions of this title.

The variance request does not relieve the applicant from any of the procedural provisions of Title 17. All standard permitting processes would apply to any further construction at the site. If a variance is granted, the project would require a Sign Permit. Excepting any regulations that may be relieved through the approval of the associated variance, the Planning & Building Department would ensure that the outdoor digital poster project comply with all provisions of Title 17.

Commission Finding: This standard has been met.

G. The variance does not relieve an applicant from any standard or provision that specifically states that no variance from such standard or provision is permitted.

Ketchum Municipal Code defines a variance as:

A modification of the requirements of this title as to lot size, lot coverage, width, depth, front yard, side yard, rear yard, setbacks, parking space, parking areas, height of buildings, or other title provisions affecting the size or shape of a structure or the placement of the structure upon lots, or the size of lots (KMC §17.08.020).

The applicant's request for a variance is in accordance with the definition of variance as defined in Ketchum Municipal Code and with the procedural standards for processing variance requests as outlined in KMC §17.148.020. No request has been made from any standard that prohibits the option to request a variance.

Commission Finding: This standard has been met.

H. The variance does not relieve an applicant from conditions established during prior permit review.

Staff has evaluated conditions established for the following permit reviews:

- Argyros Performing Arts Center zoning code text amendment request to amend Title 17, Zoning Regulations, Chapter 17.125, Off Street Parking and Loading (File Number 17-006)
- Argyros Performing Arts Center Design Review (File Number 17-005)

Variance Request, Argyros Performing Arts Center Sign Variance Request
Findings of Fact, Conclusions of Law, and Decision, November 13th, 2018

City of Ketchum Planning & Building Department

- Right-of-Way Encroachment Permit
- FAR Exceedance Agreement
- Building Permit 17-063

The variance does not relieve the applicant from conditions establish during prior permit review.

Commission Finding: This standard has been met.

I. The variance does not allow establishment of a use that is not otherwise permitted in the zone in which the subject property is located.

The Argyros Performing Arts Center is a place of assembly, which is a permitted use in the Retail Core Subdistrict of the Community Core (CC-1) (KMC §17.12.020).

Commission Finding: This standard has been met.

J. The variance is the minimum necessary to grant relief to the applicant.

The proposed sign is generally informational and, as such, could be administratively approved as an “incidental sign” except that the content of the outdoor digital poster is not secondary to the building. The variance is the minimum necessary to grant relief to the applicant.

Commission Finding: The standard has been met.

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation organized under Article XII of the Idaho Constitution and the laws of the State of Idaho, Title 50, Idaho Code;
2. Under Chapter 65, Title 67 of the Idaho Code, the City has passed a land use and zoning code, Title 17;
3. The Planning and Zoning Commission has authority to hear the applicant’s Variance Request pursuant to Chapter 17.148 of Ketchum Code Title 17;
4. The City of Ketchum Planning and Building Department provided adequate notice for the review of this application;
5. The project **does** meet the standards of approval under Chapter 17.148 of Zoning Code Title 17.

DECISION

THEREFORE, the Ketchum Planning and Zoning Commission **approves** this Variance application this Tuesday, November 13th, 2018 subject to the following conditions:

1. The granting of this Variance request is based on the plans and information presented and approved at the meeting on the date noted herein;
2. The applicant shall submit a Sign Permit application for the outdoor digital poster project. Sign Permit plans must conform to the approved Variance application plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal;

3. The Argyros Performing Arts Center outdoor digital poster shall include poster-like images only; exclude videos, animations, or sounds; use traditional transitions (fades, wipes, dissolves) only; and, be off from 11:00pm to 7:00am.
4. Per Ketchum Municipal Code §17.148.050, all variances shall be issued and construction shall commence within six (6) months from the date that such variance is granted, otherwise, the variance shall no longer be considered valid;
5. The outdoor digital poster shall be in compliance with Ketchum Municipal Code, Chapter 17.132, Dark Skies;
6. In addition to the requirements set forth in this Variance approval, this project shall comply with all applicable local, state, and federal laws.

Findings of Fact **adopted** this 13th day of November, 2018

Signature

Print Name
Acting Chairperson
Planning and Zoning Commission

Attachment E.
Public Comment

From: Richard baskin <rb@warmspringsgroup.com>
Sent: Saturday, August 25, 2018 3:36 PM
To: Participate <participate@ketchumidaho.org>
Cc: Bronson Edie. As. Baskin <edie@ediebaskin.com>; tdrougas@cox.net; Borman Gary <gebmusic@me.com>; ahborman@gmail.com; Uptmor Heather and Michael <heatheruptmor@hotmail.com>; Kantor <rakantor@gmail.com>; Sofro John <johnalanpartners@gmail.com>; Kantor Liz <kantor.liz@gmail.com>; Boyd Laura <itsnotiowa@yahoo.com>
Subject: Argyros Center sign variance

I strongly oppose this electronic sign variance.

It will significantly change the character of the town and open the door to electronic signage as a common practice in Ketchum.

Further it flies in the spirit of the night skies ordinance.

Richard Baskin
762 Warm Springs Road
Ketchum, Idaho

Sent from Richard's phone

-----Original Message-----

From: Edie Baskin <edie@ediebaskin.com>

Sent: Wednesday, August 29, 2018 1:11 PM

To: Participate <participate@ketchumidaho.org>

Subject: SIGN ORDINANCE

I strongly oppose this electronic sign variance.

It will significantly change the character of the town and open the door to electronic signage as a common practice in Ketchum.

Further it flies in the spirit of the night skies ordinance which we have been honored to be one of the only night skies ordinance holders.

This would be a very very bad thing for our community.

Edie Baskin Bronson
764 Upper Warm Springs Road
Ketchum, Idaho

From: Sisterinketchum <sisterinketchum@aol.com>
Sent: Tuesday, August 28, 2018 3:04 PM
To: Participate <participate@ketchumidaho.org>
Subject: sign variance for the argyros performing arts center

To whom it may concern,

I strongly oppose the request for a variance in the municipal codes to put up a television display sign. We have worked so hard to maintain a small town feel in the community core and our codes are indicative of the values that are imposed on buildings via the codes. if you grant this request at this time, who is to say that more and more buildings will not request the same and how would you not be able to grant them as well. Granting the variance will be the first of a tacky precedent and one I am strongly against. Let's keep quaint in our town please. Vote no on large plasma tv displays as signage in our town. Surely there can be a creative and interesting alternative to what is being proposed.

Sincerely,

Annette Frehling

Ketchum property owner and business owner of Sister llc

From: robert kantor <rakantor@gmail.com>

Sent: Saturday, August 25, 2018 3:42 PM

To: Richard baskin <rb@warmspringsgroup.com>

Cc: Participate <participate@ketchumidaho.org>; Bronson Edie. As. Baskin <edie@ediebaskin.com>;

Tom Drougas <tdrougas@cox.net>; Borman Gary <gebmusic@me.com>; ahborman@gmail.com;

Uptmor Heather and Michael <heatheruptmor@hotmail.com>; Sofro John

<johnalanpartners@gmail.com>; Kantor Liz <kantor.liz@gmail.com>; Boyd Laura

<itsnotiowa@yahoo.com>

Subject: Re: Argyros Center sign variance

I strongly oppose any electronic signs and any proposed variance.

Robert Kantor

-----Original Message-----

From: GILLIAN WYNN <freegilly@me.com>

Sent: Wednesday, August 29, 2018 9:30 PM

To: Participate <participate@ketchumidaho.org>

Subject: please reconsider the electronic sign on the argyros center

we will lose our starry skies...the character of our town will be altered.
as a 49-year resident of sun valley, i STRONGLY oppose the variance.

thank you,
gillian wynn



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
MEETING OF NOVEMBER 13th, 2018

PROJECT: 100 Northwood Way Mixed-Use CUP Amendment

FILE NUMBER: P18-130

OWNER: Advantage Equity 11883 LLC

REQUEST: Amendment to an existing Conditional Use Permit (CUP File Number 17-151) for a proposed mixed-use building at 100 Northwood Way in the LI-2 Zone to permit an additional residential studio for a total of 3 residential units.

LOCATION: 100 Northwood Way
(Northwood Light Industrial: Lot 9)

ZONING: Light Industrial Number 2 (LI-2)

OVERLAY: None

NOTICE: Notice was posted in the Idaho Mountain Express and mailed to property owners within a 300 foot radius on October 24th, 2018. Notice was posted on the subject property and on the City of Ketchum website on November 5th, 2018.

REVIEWER: Abby Rivin, Associate Planner

BACKGROUND

At their meeting on December 11th, 2017, the Planning & Zoning Commission approved a Design Review application (#17-150) and an associated Conditional Use Permit (#17-151) for a new mixed-use building located at 100 Northwood Way in the Light Industrial Number 2 (LI-2) Zoning District. With CUP #17-151, the applicant received approval for two (2) residential apartments with one bedroom each on the second floor of the proposed building. Following the entitlement process, the property was sold to a new owner. While the design of the mixed-use building has remained substantially unchanged, the new owner has reconfigured the second floor and proposed the addition of a 571 sq ft residential studio, for a total of three (3) residential units and four (4) bedrooms.

ANALYSIS

Ketchum Municipal Code (KMC) §17.18.140 establishes the purpose of the Light Industrial District Number 2, which is:

The Light Industrial Number 2 is established to provide for a permanent year round employment base and the location of light manufacturing, wholesale trade and distribution, research and development, service industries, limited related, bulk retail and offices related to building, maintenance and construction and which generate little traffic from tourists and the general public.

Multi-family dwellings within all three light industrial districts require a CUP (KMC §17.12.020) and must comply with the industrial district residential standards (KMC §17.124.090).

Conditional Use Permit Overview

The Planning and Zoning Commission must determine if an amendment to the Conditional Use Permit may be approved for the reconfiguration of the residential space on the second floor to permit three residential units. According to the City of Ketchum's Zoning Ordinance, conditional uses possess characteristics that require review and appraisal by the Planning and Zoning Commission to determine whether or not the use would cause any public health, safety, or welfare concerns. Conditional uses may be granted by the Commission if the applicant demonstrates that (§17.116.030 Conditional Use Permit Criteria):

- A. The characteristics of the conditional use will not be unreasonably incompatible with the types of uses permitted in the applicable zoning district;
- B. The conditional use will not materially endanger the health, safety and welfare of the community;
- C. 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;
- D. 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
- E. The conditional use is not in conflict with the policies of the Comprehensive Plan or the basic purposes of the Zoning Ordinance.

The Planning and Zoning Commission may attach additional conditions to the application approval as it determines necessary in order to ensure the residential use is compatible with the vicinity and adjoining uses, mitigate adverse impacts, and enhance public health, safety, and welfare. Such conditions may include, but are not limited to (Ketchum City Code §17.116.050):

- A. Minimizing adverse impact on other development;
- B. Controlling the sequence and timing of development;
- C. Controlling the duration of development;
- D. Assuring that development is maintained properly;
- E. Designating the exact location and nature of development;
- F. Requiring the provision for on site or off site public facilities or services;
- G. Requiring more restrictive standards than those generally required in an ordinance; and
- H. Requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the city.

Light Industrial District Residential Standards

Additionally, KMC §17.124.090 pertaining to residential standards in light industrial districts states that the following conditions may be attached to the Conditional Use Permit:

- A. Access to the apartments relative to design and relationship to light industrial uses;
- B. Location of residential and light industrial parking on the site;
- C. Restrictions on exterior storage of personal property of tenants;
- D. Certificate of Occupancy required prior to occupancy of units;
- E. Ketchum Fire Department and Ketchum Building Department requirements shall be met prior to occupancy;
- F. Permit shall be reviewed when light industrial occupancies within the building change;
- G. Snow removal required to ensure utility of residential spaces;
- H. Such proof of long term occupancy as deemed appropriate;

- I. Any portion or all waived fees become due and payable upon conversion of resident housing unit(s) to light industrial uses; and/or
- J. Any other condition deemed to enhance the purposes under this use, or to establish or promote the criteria referenced in subsections A1 through A9 of this section.

Staff recommends approval of the proposed amendment to the existing Conditional Use Permit for the mixed-use building at 100 Northwood Way in the LI-2 Zone to accommodate an additional residential studio for a total of three (3) residential units. A full analysis and explanation of this recommendation is detailed within the Staff Report.

COMPREHENSIVE PLAN ANALYSIS

Staff finds the proposed residential use is consistent with the uses, goals and policies listed below as specified within the 2014 Comprehensive Plan. The proposed amendment will increase the supply of rental housing in Ketchum and incorporate housing into the light industrial area. A limited range of housing types is listed as a secondary use of the Mixed Use Industrial land use category.

Table 1: Comprehensive Plan Analysis

SUPPORTING SECTION	SUMMARY OF COMPLIANCE WITH THE 2014 COMPREHENSIVE PLAN
Future Land Use	
Mixed Use Industrial	<p>Primary Uses: Light manufacturing, wholesale, services, automotive, workshops, studios, research, storage, construction supply, distribution and offices make up the bulk of development with this district.</p> <p>Secondary Uses: A limited range of residential housing types, and supporting retail are provided for within this category. Uses should generate little traffic from tourists and the general public.</p> <p>Characteristics and Location: The Mixed-Use industrial category is intended to provide critical lands for Ketchum’s economic growth and entrepreneurial opportunity within a vibrant business district where people can work and live in the same area.</p>
Housing	
Goal H-1	Ketchum will increase its supply of homes, including rental and special-needs housing for low-, moderate-, and median-income households.
Policy H-1.3 Integrated Affordable Housing in Neighborhoods	Ketchum supports inclusion of affordable housing into existing neighborhoods to provide diversity. It will evaluate zoning regulations to accommodate this.
Policy H-1.4 Integrated Housing in Business and Mixed-Use Areas	Housing should be integrated into the downtown core and light industrial areas, and close to the ski bases. The resulting mix of land use will help promote a greater diversity of housing opportunities as well as social interactions.
Policy H-3.1 Mixture of Housing Types in New Development	The City should encourage the private sector, through land-use regulations and incentive programs, to provide a mixture of housing types with varied price ranges and densities that meet a variety of needs. The City will evaluate the use of incentives, such as flexibility in height, density and parking requirements to achieve greater housing diversity. Additionally, the City will promote the siting of higher density housing near public transportation, the ski base areas, shopping, and designated neighborhoods and districts.
Mobility	

Policy M-1.3 Compact Development and Housing Downtown and in Activity Centers	Encourage compact development, mixed uses, and additional housing density in the downtown and in high activity areas. This will increase opportunities for walking, bicycling and transit ridership and reduce vehicle trips.
Future Land Use	
Goal LU-1	Promote a functional, compact, and mixed-use pattern that integrates and balances residential and non-residential land uses.
Policy LU-1.4 Balance Between Jobs and Housing	The City will strive to ensure that a reasonable balance exists between housing demand, created by growth in jobs, and residential development in order to support a year-round resident population.

Table 2: City Department Comments

City Department Comments			
Compliant			City Standards and <i>Staff Comments</i>
Yes	No	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Fire: The above project shall meet all 2012 International Fire Code requirements in addition to specific City Building and Fire Ordinances as contained in Title 15, Buildings and Construction of Ketchum Municipal Code.</p> <p>IF a monitored fire detection system exists or is installed, it shall meet NFPA 72 and be monitored by an approved alarm monitoring station. Smoke detectors shall be installed as follows:</p> <ol style="list-style-type: none"> 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. 2. In each room used for sleeping purposes. <p>Fire extinguishers shall be installed and maintained per 2012 IFC Section 906 both during construction and upon occupancy of the building.</p> <p>The appropriate keys, for emergency fire department access, shall be provided and installed in the existing Knox box.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Utilities: The subject lot has never been served by either water or sewer. Each residential unit and the commercial space will need to be served by separate water meters and each shall pay an impact fee based on meter size. Sewer impact fees for the project will be assessed on type of usage by each unit.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Building: The building must meet 2012 International Building Code and Title 15 of Ketchum Municipal Code.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Planning and Zoning: Comments are denoted throughout the Staff Report.</p>

Table 3: Standards for Residential, Light Industrial Districts

IMPROVEMENTS AND STANDARDS: 17.124.090 – RESIDENTIAL, LIGHT INDUSTRIAL DISTRICTS:				
Residential units in the light industrial districts shall comply with the following minimum criteria:				
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.090 A (1)	Dwelling units shall not occupy the ground floor.
			Staff Comments	<i>The proposed dwelling units are located on the second floor of the structure.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.090 A (2)	Design review under chapter 17.96 of this title shall be required whether new building, addition to existing building or remodel of existing building.
			Staff Comments	<i>The Planning & Zoning Commission approved Design Review application #17-150 for the proposed mixed-use building on December 11, 2017.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.090 A (3)	Up to fifty percent (50%) of any light industrial building may be devoted to dwelling units, unless otherwise specified in the section.
			Staff Comments	<p><i>The proposed total floor area of the mixed-use building is 6,297.5 sq ft.</i></p> <p><i>Main Floor (Level 1): 3,405 sq ft</i> <i>Upper Floor (Level 2): 2,892.5 sq ft</i></p> <p><i>Residential:</i> <i>Unit #1: 935.5 sq ft</i> <i>Unit #2: 988.5 sq ft</i> <i>Unit #3: 571 sq ft</i> <i>Total Residential: 2,495 sq ft</i></p> <p><i>With the addition of the residential studio unit, 40% of the mixed-use building will be devoted to dwelling units.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.090 A (4)	Dwelling units shall be owner occupied or used for "long term occupancy", defined as a minimum of ninety (90) consecutive days, and shall not be separated in any manner for sale as individual units.
			Staff Comments	<p><i>The applicant has stated that the dwelling units shall be used for long term occupancy and shall not be separated in any manner for sale as individual units.</i></p> <p><i>No portion of the residential units may be devoted to short term occupancy as defined by KMC § 17.08.020.</i> <i>Short Term Rental: The rental or lease of any unit or structure or portion for a period of not more than thirty (30) days.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.090 A (5)	Dwelling units shall be a minimum of four hundred (400) square feet and shall not exceed one thousand (1,000) square feet total and shall contain not more than two (2) bedrooms, unless otherwise specified in this section.
			Staff Comments	<p><i>All proposed residential units are a minimum of 400 sq ft and do not exceed 1,000 sq ft. None of the residential units will contain more than 2 bedrooms.</i></p> <p><i>Unit #1 is 935.5 sq ft with one (1) bedroom.</i> <i>Unit #2 is 988.5 sq ft with two (2) bedrooms.</i> <i>Unit #3 is 571 sq ft with one (1) bedroom.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.090 A (6)	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.
			Staff Comments	<i>The applicant is aware of that the mixed use of the property may result in conflict, that the light industrial uses present in the neighborhood may be incompatible with the quiet enjoyment of the dwelling units, and that the city will not condition, limit, restrict, or otherwise interfere with any lawful light industrial use solely because it interferes with a residential use.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.090 A (7)	All persons who rent or sublet any residential living unit within the light industrial zones 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.
			Staff Comments	<i>All persons who rent or sublet any residential living unit will notify the tenant, lessee, or subtenant with written notice that the unit is located within the light industrial zone, and is therefore subordinate in nature to all legal light industrial activities.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.090 A (8)	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

				<p>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</p> <p><i>Staff Comments</i> The applicant is aware of this requirement. All real estate agents, sales persons, brokers, and/or each private party who offers for rent or shows any of the dwelling units located in the proposed building, shall, upon first inquiry, provide the prospective lessee or tenant, prior to viewing such real property, with written notice that the building is located within such light industrial zone.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.090 A (9)	<p>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.</p> <p><i>Staff Comments</i> The applicant will meet this requirement. All brochures and other printed materials advertising rental or lease of each of the proposed three (3) residential units within the LI-2 Zone shall contain a provision designating that such unit or units are located within the light industrial district 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.</p>

Table 4: Conditional Use Permit Requirements

Conditional Use Requirements				
EVALUATION STANDARDS: 17.116.030 and § 67-6512 of Idaho Code				
A conditional use permit shall be granted by the commission only if the applicant demonstrates the following:				
Compliance and Analysis				
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.116.030(A)	<p>The characteristics of the conditional use will not be unreasonably incompatible with the types of uses permitted in the applicable zoning district.</p> <p><i>Staff Comments</i> The Light Industrial Number Two (LI-2) District allows for a wide variety of permitted and conditionally permitted uses ranging from manufacturing to personal service to wholesaling to automotive uses.</p> <p>Multi-family dwelling units are permitted only with the approval of a conditional use permit in the LI-1, LI-2 and LI-3 and must comply with development standards for residential units in light industrial districts as contained in KMC §17.124.090. A maximum of fifty percent (50%) of any light industrial building may be devoted to dwelling units. With the addition of the residential studio unit, 40% of the mixed-use building will be devoted to dwelling units. The proposed project is compliant with all standards for residential units with light industrial districts (See Table 3 for Staff Comment and Analysis).</p> <p>The three residential units will be accessed from a stairway adjacent to a two car garage. All proposed uses on the second level will be residential, separated from the light industrial/commercial use on the first floor below.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.116.030(B)	<p>The conditional use will not materially endanger the health, safety and welfare of the community.</p> <p><i>Staff Comments</i> The three (3) residential units proposed within the mixed-use building are consistent with other multi-family dwelling units permitted through the approval of a CUP in light industrial districts. While the mixed use of the property may result in conflict, the proposed residential use will not materially endanger the health, safety, and welfare of the community.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.116.030(C)	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.
			Staff Comments	<i>The pedestrian and vehicular traffic associated with the residential use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood. The reconfiguration of the second level and addition of the residential studio unit with one (1) bedroom will not significantly increase the amount of pedestrian and/or vehicular traffic associated with the existing use.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.116.030(D)	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.
			Staff Comments	<i>The residential use will be supported by adequate public facilities and services and will not adversely affect public services to the surrounding area. See Table 1 for comment from Fire and Utilities Department.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.116.030(E)	The conditional use is not in conflict with the policies of the Comprehensive Plan or the basic purposes of this section.
			Staff Comments	<p><i>See Table 1 of the Staff Report for a summary of the proposal's compliance with the Comprehensive Plan.</i></p> <p><i>The Comprehensive Plan designates the property as Mixed-Use Industrial. Primary uses specified include light manufacturing, wholesale, services, automotive, workshops, studios, research, storage, construction supply, distribution, and offices. Secondary uses specified include a limited range of residential housing types and supporting retail. Uses should generate little traffic from tourists and the general public.</i></p> <p><i>The Comprehensive Plan also designates that the Mixed-Use Industrial category is intended to provide critical lands for Ketchum's economic growth and entrepreneurial opportunity within a vibrant business district where people can work and live in the same area.</i></p> <p><i>The proposed residential units are consistent with the uses specified within the Comprehensive Plan.</i></p>

STAFF RECOMMENDATION

Staff recommends approval of the proposed amendment to the 100 Northwood Way Mixed-Use Building Conditional Use Permit finding the application meets the standards for approval under Chapter 17.116, Conditional Uses of Ketchum Zoning Code.

COMMISSION OPTIONS

- Move to approve the proposed amendment to the 100 Northwood Way Mixed-Use Building CUP finding the application meets the standards for approval under Chapter 17.116, Conditional Uses of Ketchum Zoning Code.
- Direct Staff to return with further research and move to continue the application to a date certain.
- Move to deny the proposed amendment to the 100 Northwood Way CUP and draft findings supporting denial.

ATTACHMENTS

- A. Application
- B. Plans
- C. 100 Northwood Way, Conditional Use Permit, Findings of Fact, February 12, 2018

Attachment. A
Application



City of Ketchum
Planning & Building

OFFICIAL USE ONLY	
P18-130	
10-15-18	
MP	
1100-	

Conditional Use Permit Application

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

Smith-Northwoods OWNER INFORMATION	
Project Name: 100 Northwood Way	
Name of Owner of Record: Advantage Equity 11883 LLC	
Physical Address: 100 Northwood Way, Ketchum, Idaho	
Property Legal Description: Lot 9, Northwood Light Industrial	
Property Zoning District: U-2	
Contact Phone: (503) 227-7722	Contact Email: elisasmith@mac.com
PROJECT INFORMATION	
Description of Proposed Conditional Use: 3 upper level units: (1) residential studio (~571 SF), (1) single bdrm residential unit (935.5 SF), & (1) 2 BDRM residential unit (988.5 SF), 2 car garage, 1 car garage, Stairway, Storage	
Description of Proposed and Existing Exterior Lighting: Proposed exterior lighting consist of recessed LED can lighting as represented in drawings.	
ADDITIONAL COMMENTS	
Approx. 512.5 SF exterior deck surface at living level.	
ACCOMPANYING SUPPORTING INFORMATION REQUIRED	
<ul style="list-style-type: none"> 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 tortious conduct of city or its officials, agents or employees. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

C. Michael Banker AIA 10/12/18
Applicant Signature Architectural Representative Date

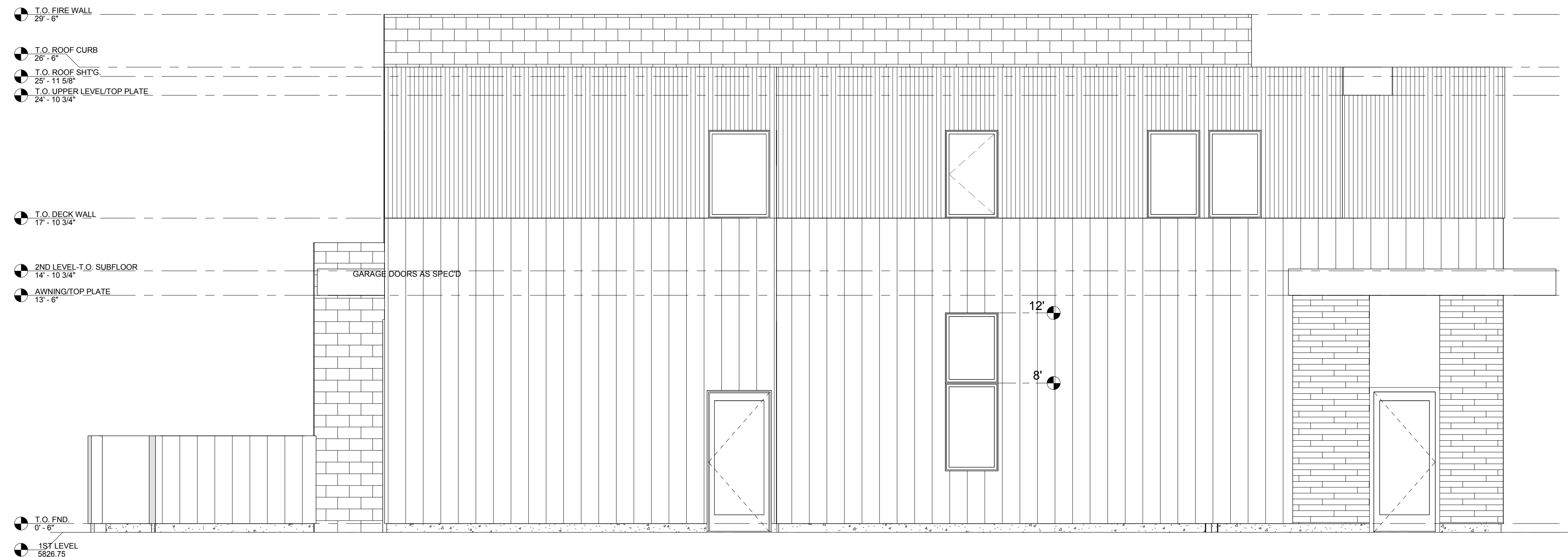
Attachment. B
Plans



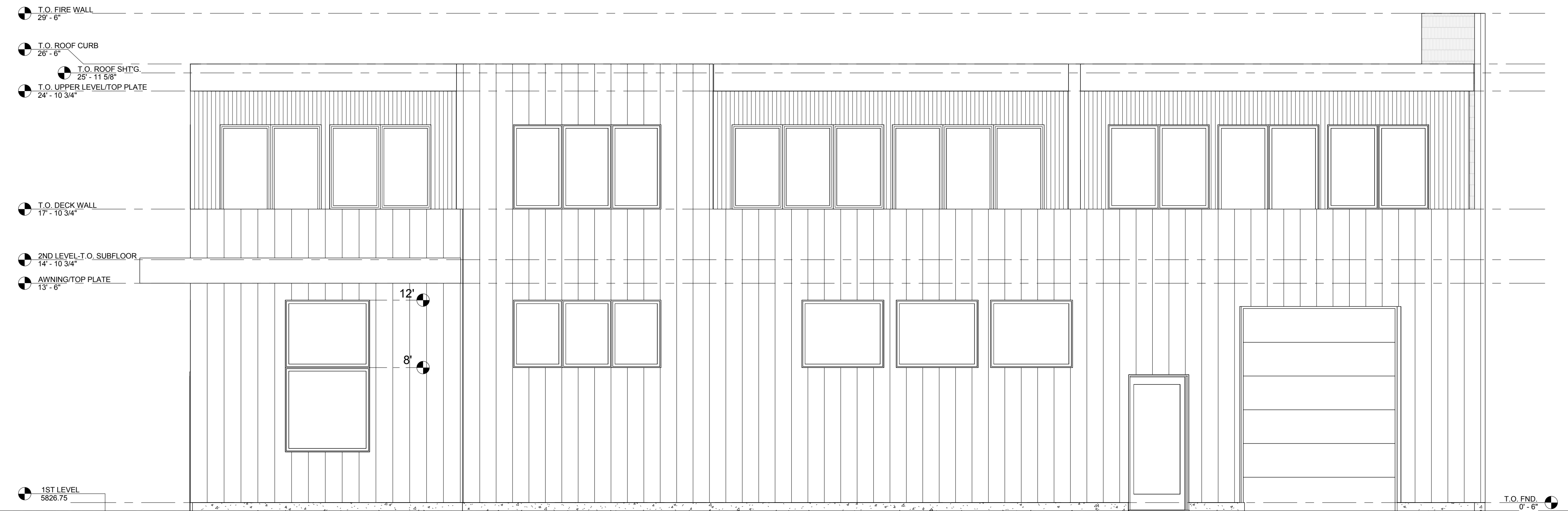
3 NORTHWEST PERSPECTIVE



4 SW PERSPECTIVE



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



2 WEST ELEVATION
1/4" = 1'-0"

ALL RIGHTS RESERVED. ANY REPRODUCTION WITHOUT THE DESIGNER'S WRITTEN CONSENT IS STRICTLY PROHIBITED. ALL INFORMATION ON THESE PLANS SHOULD BE VERIFIED BY OWNER & /OR ITS CONTRACTORS OR AGENTS AS TRUE AND CORRECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE DESIGNER OF THESE PLANS MAKES NO REPRESENTATION OR WARRANTY REGARDING THESE PLANS AND THE OWNER ACKNOWLEDGES THAT THE DESIGNER HEREOF & THEREOF SHALL NOT IN ANY WAY BE LIABLE FOR, OR WITH RESPECT TO, THE SUITABILITY OF THESE PLANS FOR OWNER'S & /OR ITS CONTRACTORS' OR AGENTS' ACTUAL OR INTENDED USE OR FOR ANY USE WHATSOEVER OR COMPLIANCE WITH ANY APPLICABLE FEDERAL, STATE, OR LOCAL LAW, CODE, RULE, OR ORDINANCE.

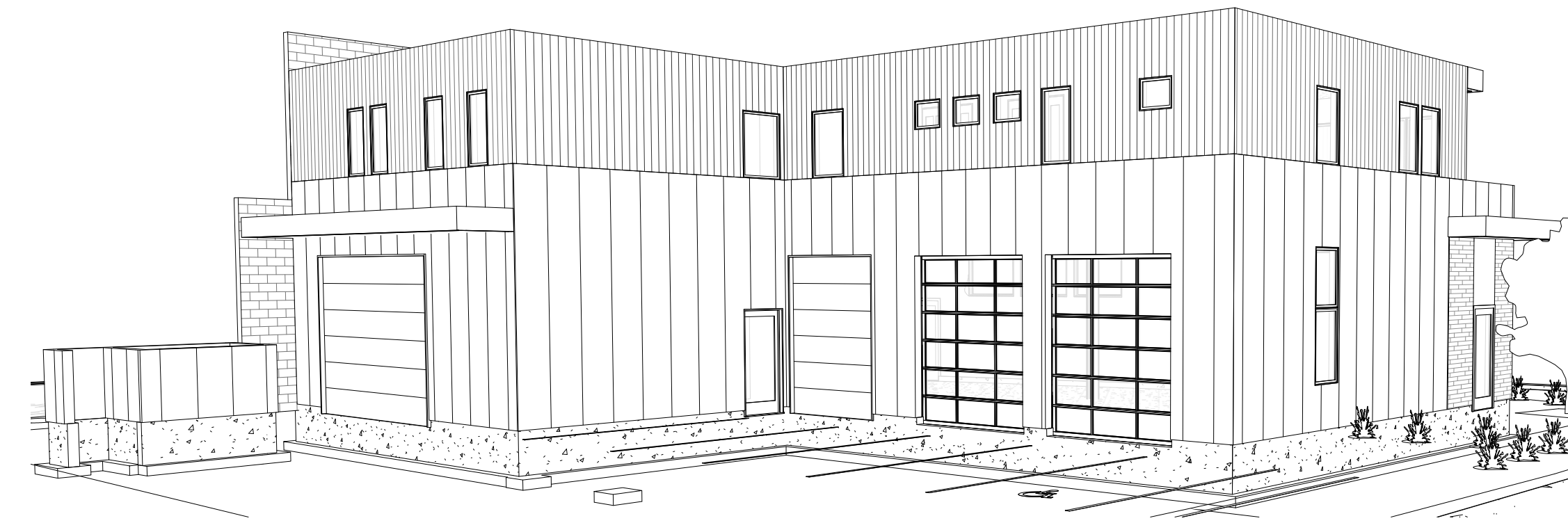
100 NORTHWOOD WAY / SMITH
100 NORTHWOOD WAY, KETCHUM, IDAHO

SCHEMATIC DESIGN #2
COPYRIGHT © ALL RIGHTS RESERVED

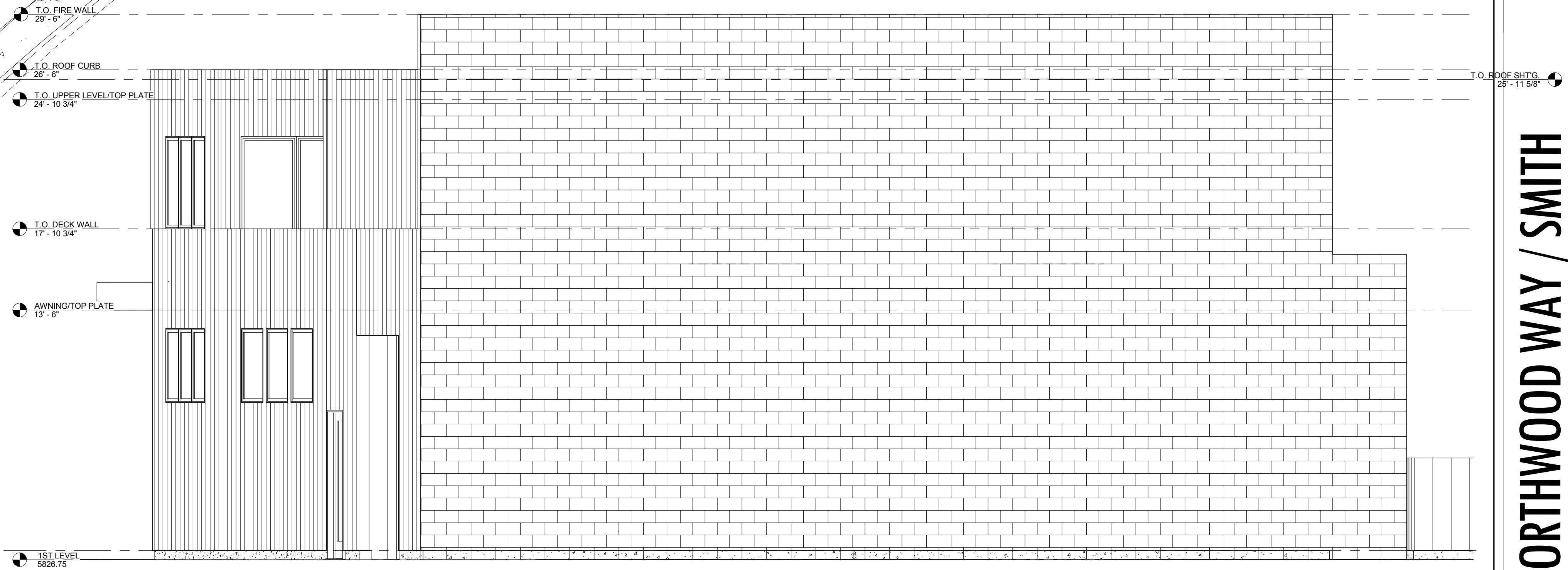
C. MICHAEL BARKER,
AIA
P.O. BOX 2702
KETCHUM, ID 83340
208-720-3690
cmbarker@cox.net

ELEVATIONS

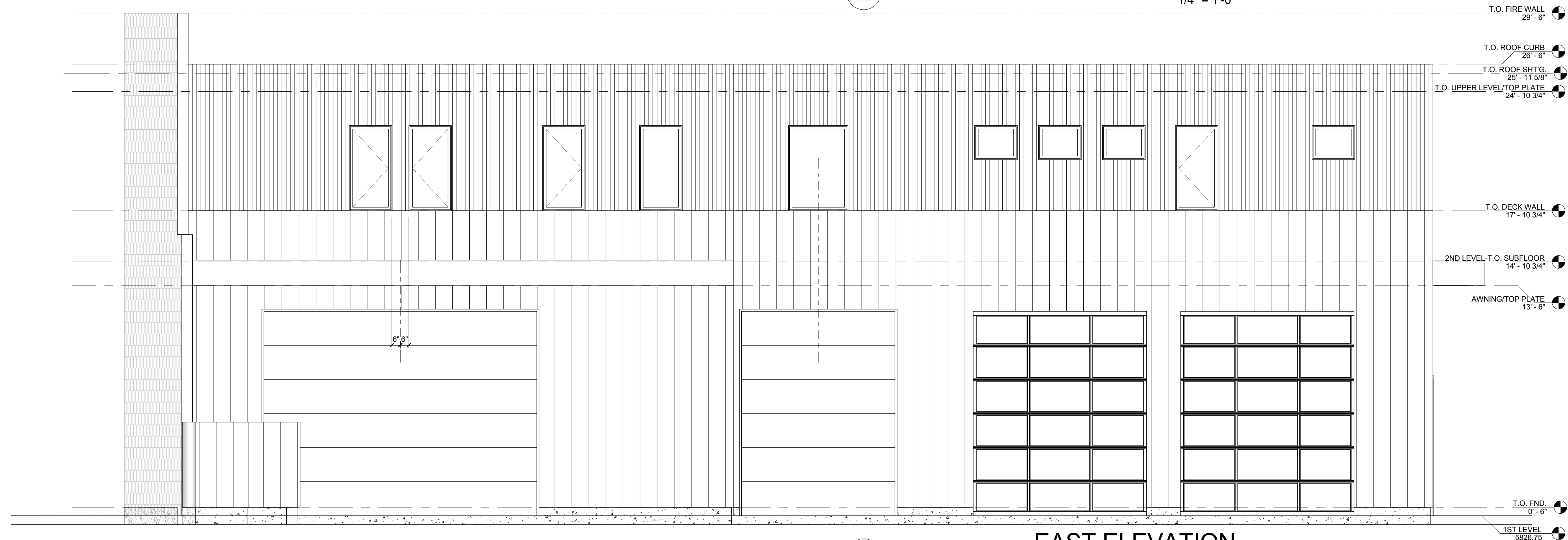
DATE: 11.06.18
JOB #: 2018127
DRAWN: MAB
CHK'D BY:
A1



④ SOUTH WEST PERSPECTIVE



② SOUTH ELEVATION
1/4" = 1'-0"



① EAST ELEVATION
1/4" = 1'-0"

ALL RIGHTS RESERVED. ANY REPRODUCTION WITHOUT THE DESIGNER'S WRITTEN CONSENT IS STRICTLY PROHIBITED. ALL INFORMATION ON THESE PLANS SHOULD BE VERIFIED BY OWNER & /OR ITS CONTRACTORS OR AGENTS AS TRUE AND CORRECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE DESIGNER OF THESE PLANS MAKES NO REPRESENTATION OR WARRANTY REGARDING THESE PLANS AND THE OWNER ACKNOWLEDGES THAT THE DESIGNER HEREOF & THEREOF SHALL NOT IN ANY WAY BE LIABLE FOR, OR WITH RESPECT TO, THE SUITABILITY OF THESE PLANS FOR OWNER'S & /OR ITS CONTRACTORS' OR AGENTS' ACTUAL OR INTENDED USE OR FOR ANY USE WHATSOEVER OR COMPLIANCE WITH ANY APPLICABLE FEDERAL, STATE, OR LOCAL LAW, CODE, RULE, OR ORDINANCE.

100 NORTHWOOD WAY / SMITH
100 NORTHWOOD WAY, KETCHUM, IDAHO

SCHEMATIC DESIGN #2
COPYRIGHT © ALL RIGHTS RESERVED

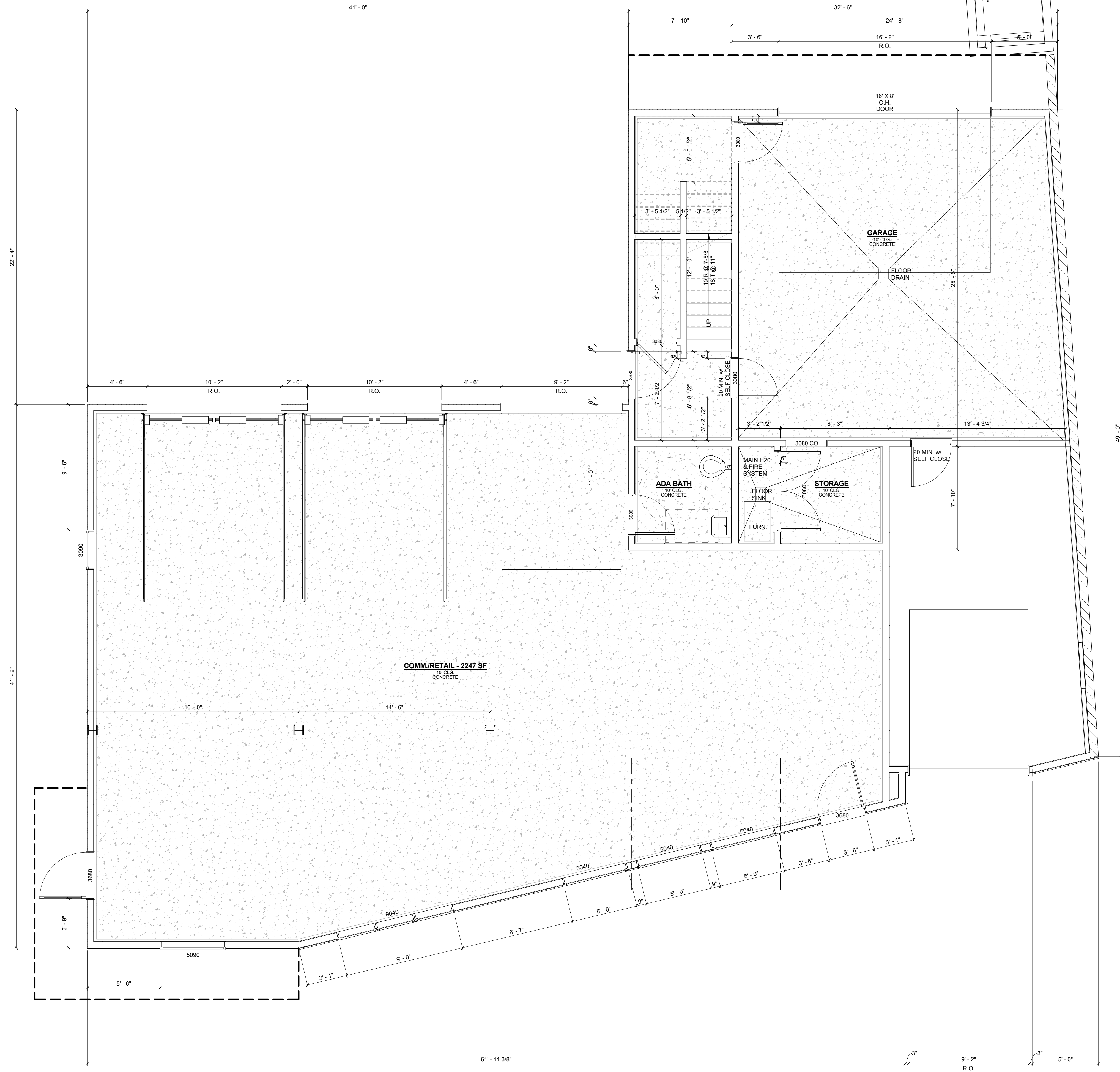
C. MICHAEL BARKER,
AIA

P.O. BOX 2702
KETCHUM, ID 83340
208-720-3690
cmbarker@cox.net

ELEVATIONS

DATE: 11.06.18
JOB #: 2018127
DRAWN: MAB
CHK'D BY:

A1.1



1

FLOOR PLAN -1ST LEVEL

1/4" = 1'-0"

ALL RIGHTS RESERVED. ANY REPRODUCTION WITHOUT THE DESIGNER'S WRITTEN CONSENT IS STRICTLY PROHIBITED. ALL INFORMATION ON THESE PLANS SHOULD BE VERIFIED BY OWNER & /OR ITS CONTRACTORS OR AGENTS AS TRUE AND CORRECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE DESIGNER OF THESE PLANS MAKES NO REPRESENTATION OR WARRANTY REGARDING THESE PLANS AND THE OWNER ACKNOWLEDGES THAT THE DESIGNER HEREOF & THEREOF SHALL NOT IN ANY WAY BE LIABLE FOR, OR WITH RESPECT TO, THE SUITABILITY OF THESE PLANS FOR OWNER'S & /OR ITS CONTRACTORS' OR AGENTS' ACTUAL OR INTENDED USE OR FOR ANY USE WHATSOEVER OR COMPLIANCE WITH ANY APPLICABLE FEDERAL, STATE, OR LOCAL LAW, CODE, RULE, OR ORDINANCE.

100 NORTHWOOD WAY / SMITH
100 NORTHWOOD WAY, KETCHUM, IDAHO

SCHEMATIC DESIGN #2
COPYRIGHT © ALL RIGHTS RESERVED

C. MICHAEL BARKER,
AIA
P.O. BOX 2702
KETCHUM, ID 83340
208-720-3690
cmbarker@cox.net

FIRST FLOOR
PLAN

DATE: 11.06.18
JOB #: 2018127
DRAWN: MAB
CHK'D BY:

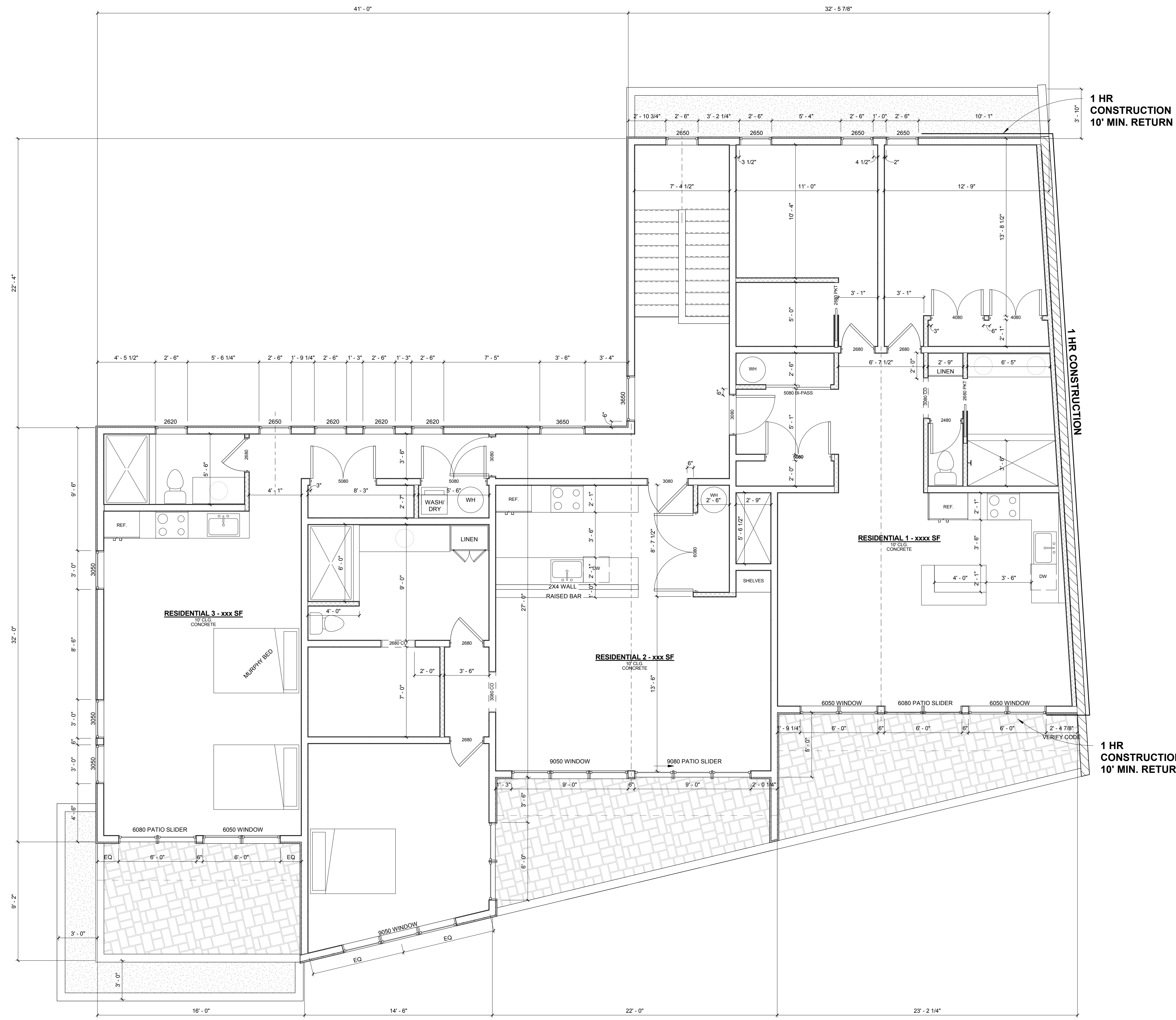
A2

ALL RIGHTS RESERVED. ANY REPRODUCTION WITHOUT THE DESIGNER'S WRITTEN CONSENT IS STRICTLY PROHIBITED. NOTICE: THESE PLANS ARE NOT STAMPED BY AN ENGINEER OR ARCHITECT. LOCAL BUILDING CODES & OR OTHER APPLICABLE LAWS, CODES, RULES OR ORDINANCES MAY REQUIRE THESE PLANS TO BE STAMPED BY AN ENGINEER & OR ARCHITECT PRIOR TO RECEIPT OF A BUILDING PERMIT. OWNER, CONTRACTORS, AND/OR AGENTS ARE SOLELY RESPONSIBLE FOR OBTAINING SUCH STAMPS. ALL INFORMATION ON THESE PLANS SHOULD BE VERIFIED BY OWNER TO THE COMMENCEMENT OF CONSTRUCTION. THE DESIGNER OF THESE PLANS MAKES NO REPRESENTATION OR WARRANTY REGARDING THESE PLANS AND THE OWNER ACKNOWLEDGES THAT THE DESIGNER HEREOF & THEREOF SHALL NOT IN ANY WAY BE LIABLE FOR, OR WITH RESPECT TO, THE SUITABILITY OF THESE PLANS FOR OWNER'S & OR ITS CONTRACTORS' OR AGENTS' ACTUAL OR INTENDED USE OR FOR ANY USE WHATSOEVER OR COMPLIANCE WITH ANY APPLICABLE FEDERAL, STATE, OR LOCAL LAW, CODE, RULE, OR ORDINANCE.



100 NORTHWOOD WAY / SMITH
100 NORTHWOOD WAY, KETCHUM, IDAHO

SCHEMATIC DESIGN #2
 COPYRIGHT © ALL RIGHTS RESERVED



1

FLOOR PLAN - 2ND LEVEL
 1/4" = 1'-0"

REVISIONS



SECOND FLOOR PLAN

DATE: 11.06.18
 JOB #: 2018127
 DRAWN: MAB
 CHK'D BY:

A3

Attachment. C
100 Northwood Way
Conditional Use Permit
Findings of Fact
February 12, 2018



City of Ketchum
Planning & Building

IN RE:)
)
100 Northwood Way Mixed Use)
Conditional Use Permit (CUP)) **KETCHUM PLANNING AND ZONING COMMISSION**
Date: 2-12-2016) **FINDINGS OF FACT, CONCLUSIONS OF LAW AND**
) **DECISION**
File Number: #17-152)

BACKGROUND FACTS

PROJECT: 100 Northwood Way Mixed Use

FILE NUMBER: #17-152

**OWNER/
Representative:** Liz Roquet and C. Michael Barker

REQUEST: Conditional Use Permit (CUP) for residential use in the Light Industrial-Number Two (LI-2) zoning district.

LOCATION: 100 Northwood Way

ZONING: Light Industrial District Number Two (LI-2)

OVERLAY: None

NOTICE: Notice was mailed to Property owners within 300 foot radius of subject property were mailed notice on November 17, 2017. Notice was posted in three public City locations on November 21, 2017 and on site on November 22, 2017. The Planning and Zoning commission held a public hearing on the CUP on December 11, 2017. After hearing public testimony and comments, the Planning and Zoning Commission approved the Conditional Use Permit for two residences at this location.

DATE OF APPROVAL: February 12, 2018

FINDINGS OF FACT

COMPREHENSIVE PLAN ANALYSIS

The Commission finds the proposed residential units, which are located in a land use district designated by the Comprehensive Plan for Mixed-Use Industrial use is consistent with the uses, goals and policies listed below as specified within the 2014 Comprehensive Plan.

Table 1: Comprehensive Plan Compliance

SUPPORTING SECTION	SUMMARY OF COMPLIANCE OF PROPOSED AMENDMENTS WITH THE 2014 COMPREHENSIVE PLAN
Future Land Use	
Mixed Use Industrial	<p>Primary Uses: Light manufacturing, wholesale, services, automotive, workshops, studios, research, storage, construction supply, distribution and offices make up the bulk of development with this district.</p> <p>Secondary Uses: A limited range of residential housing types, and supporting retail are provided for within this category. Uses should generate little traffic from tourists and the general public.</p> <p>Characteristics and Location: The Mixed-Use industrial category is intended to provide critical lands for Ketchum’s economic growth and entrepreneurial opportunity within a vibrant business district where people can work and live in the same area.</p>
Community Design and Neighborhoods	
Policy CD-1.1 Unique Design Elements for Identifiable Neighborhoods	Each neighborhood or district should include a mix of design elements that will reinforce its unique design quality.
Policy CD-1.3 Compatible Infill and Redevelopment Projects	Infill and redevelopment projects should be contextually appropriate to the neighborhood and development in which they will occur. Context refers to the natural and manmade features adjoining a development site; it does not imply a certain style.
A Strong and Diverse Economy	
Policy E-2 (e) Live-Work Opportunities and Home Businesses	Support small home-based businesses that allow people to live and work from their residences and evaluate existing home-occupation, live/work, and related land use standards.

Table 2: Requirements for All Applications

City Department Comments				
Compliant			City Code	City Standards and <i>Commission Findings</i>
Yes	No	N/A		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.040	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police Department: <i>None at this time.</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire	

			<p>The above project shall meet all 2012 International Fire Code requirements in addition to specific City Building and Fire Ordinances.</p> <p>IF a monitored fire detection system exists or is installed, it shall meet NFPA 72 and be monitored by an approved alarm monitoring station. Smoke detectors shall be installed as follows:</p> <p>1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.</p> <p>2. In each room used for sleeping purposes.</p> <p>Fire extinguishers shall be installed and maintained per 2012 IFC Section 906 both during construction and upon occupancy of the building.</p> <p>The appropriate keys, for emergency fire department access, shall be provided and installed in the existing Knox box.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Public Works: <i>No Comment at this time.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Utilities: None at this time.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Parks/Arborist: None at this time.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Building: 1. Structure must meet all requirements of the international family of building codes.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Planning and Zoning: Comments are denoted throughout the staff report.</p>

Table 3: Zoning Standards Analysis

Compliance with Zoning Standards				
Compliant			Standards and Commission Findings	
Yes	No	N/A	Guideline	City Standards and <i>Commission Findings</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Lot Area
			Commission Findings	Required: 8,000 square feet minimum. Existing: The existing lot is 9191 square feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030 & 17.128.020.C	Setbacks and Supplementary Yard Requirements
			Commission Findings	Minimum: Front: 20' Side: 0' for internal side yards and a minimum of 10' for street side yards. Rear: 0' Proposed: Front: 24.0' Side (north): 20.0' Side (west): 13.33' Rear (south): 0' <i>Note: Due to the unique nature of the subject property at the northwest corner, the applicant worked with staff to determine the setbacks of the property as it transitions from the side setback to the front setback. The Side yard setback along Lewis Street is 13.33' and transitions to 20' along Northwood Way.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Building Coverage
			Commission Findings	Permitted: 75% Proposed: Building covers less than 75% of the lot because of setbacks and the surface parking provided.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Building Height
			Commission Findings	Maximum Permitted: 35' Proposed: 27' (at the top of parapet)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.030.H	Curb Cut
			Commission Findings	Permitted: <i>Street Frontage: A maximum of thirty five percent (35%) of the linear footage of any street frontage can be devoted to access off street parking. Corner lots that front two (2) or more streets may select either or both streets as access but shall still not devote more than thirty five percent (35%) of the total linear footage of street frontage to access off street parking.</i> Proposed: The combined linear footage for the subject property is 200'. The combined approvable linear footage devoted to access off street parking is 70' (35%). The proposed access to off-street parking does not exceed the maximum permitted. See comments from the Streets Department located in Table 2 regarding the proposed curb cut. The applicant coordinate with the Streets Department on the curb design prior to full Design Review approval.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.020.A. 2 & 17.125.050	Parking Spaces
			Commission Findings	Required: <i>Off-Street parking standards of this chapter apply to any new development and to any new established uses.</i> <i>Ordinance 1158 was recently adopted by the City Council and replaces the prior parking regulations. The comments below reflect compliance with Ordinance 1158.</i>

				<p>Standards for Light Industrial Uses:</p> <ul style="list-style-type: none"> - Residential Units, Industrial Districts: One (1) space per bedroom. - Hybrid Production Facility: 1 per 1000 gross square feet - Retail Trade: 1 per 250 square feet <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Use</th> <th style="text-align: left;">Square Footage/# of bedrooms</th> <th style="text-align: left;">Parking Spaces Required</th> </tr> </thead> <tbody> <tr> <td>Dwelling Unit #1</td> <td>1 bedroom</td> <td>1 parking space</td> </tr> <tr> <td>Dwelling Unit #2</td> <td>1 bedroom</td> <td>1 parking space</td> </tr> <tr> <td>Retail space</td> <td>400 square feet</td> <td>2 parking spaces</td> </tr> <tr> <td>Hybrid Prod. Facility</td> <td>1740 square feet</td> <td>2 parking spaces</td> </tr> <tr> <td>Total</td> <td></td> <td>6 parking space</td> </tr> </tbody> </table> <p>Compliance: The development is required to provide 6 parking spaces. They have provided 9 parking spaces total and are in compliance with this standard.</p>	Use	Square Footage/# of bedrooms	Parking Spaces Required	Dwelling Unit #1	1 bedroom	1 parking space	Dwelling Unit #2	1 bedroom	1 parking space	Retail space	400 square feet	2 parking spaces	Hybrid Prod. Facility	1740 square feet	2 parking spaces	Total		6 parking space
Use	Square Footage/# of bedrooms	Parking Spaces Required																				
Dwelling Unit #1	1 bedroom	1 parking space																				
Dwelling Unit #2	1 bedroom	1 parking space																				
Retail space	400 square feet	2 parking spaces																				
Hybrid Prod. Facility	1740 square feet	2 parking spaces																				
Total		6 parking space																				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.040	Off Street Loading Areas																		
			Commission Findings	<p>Required: <i>In the LI-1, LI-2 and LI-3 districts, off street loading areas (containing 180 square feet with no 1 dimension less than 10 feet) shall be required as an accessory use for new construction or major additions involving an increase in floor area, as follows: One off street loading space for floor area in excess of two thousand (2,000) square feet, provided no loading space occupies any part of a public street, alley, driveway or sidewalk; except, that where practicable to do so, an alley may be used in lieu of the requirement of this section if prior permission is granted by the commission.</i></p> <p>Proposed: <i>On loading space is provided off of Northwood Way that is in excess of 180 square feet.</i></p>																		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.140, 17.12.020, & 17.08.020	Zoning Matrix & Definitions																		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Commission Findings	<p>17.18.150 - A. Purpose. <i>The LI-2 light industrial district number 2 is established to provide for a permanent year round employment base and the location of light manufacturing, wholesale trade and distribution, research and development, service industries, limited related, bulk retail and offices related to building, maintenance and construction and which generate little traffic from tourists and the general public.</i></p> <p>17.12.020 Dwelling, multi-family: Multi-family dwelling units are allowed in the LI-2 district with a conditional use permit. See section 17.124.090 for development standards for industrial district residential. Proposed: <i>The applicant is proposing two residential units which will devote 1,912 sq. ft., of the proposed structure.</i></p> <p>17.08.020 – Definitions Mixed Use: Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design.</p>																		

				<p>Dwelling, multi-family: A building, under single or multiple ownership, containing two (2) or more Dwelling Units used for Residential Occupancy.</p> <p>Short Term Occupancy: The rental or lease of any unit or structure or portion for a period of not more than thirty (30) days. See also Tourist Housing Accommodation.</p>
--	--	--	--	---

Table 4: Standards for Residential, Light Industrial Districts

IMPROVEMENTS AND STANDARDS: 17.124.090 – RESIDENTIAL, LIGHT INDUSTRIAL DISTRICTS:				
Residential units in the light industrial districts shall comply with the following minimum criteria:				
Yes	No	N/A	City Code	City Standards and Commission Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.090 A (1)	1. Dwelling units shall not occupy the ground floor.
			Commission Findings	<i>The proposed dwelling units are located on the second floor of the structure.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.090 A (2)	2. Design review under chapter 17.96 of this title shall be required whether new building, addition to existing building or remodel of existing building.
			Commission Findings	<i>The applicant is seeking design review approval concurrent with the CUP approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.090 A (3)	3. Up to fifty percent (50%) of any light industrial building may be devoted to dwelling units, unless otherwise specified in the section.
			Commission Findings	<p><i>The proposed gross square footage of the building is 2,040sf. The breakdown of the total square footage is as follows:</i></p> <p><i>(Level 2) Top floor: 1,969.5 sf</i> <i>(Level 1) Main Floor: 3,103.5 sf</i> <i>Total sf = 5,073 sf</i></p> <p><i>Residential:</i> <i>Unit #1: 1,000 sf</i> <i>Unit #2: 912.5 sf</i> <i>Total Residential sf: 1912.5</i></p> <p><i>The applicant proposes devoting 37.7% of the building to residential use and complies with this standard.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.090 A (4)	4. Dwelling units shall be owner occupied or used for "long term occupancy", defined as a minimum of ninety (90) consecutive days, and shall not be separated in any manner for sale as individual units.
			Commission Findings	<p><i>The applicant has stated that the dwelling unit shall be used for long term occupancy.</i></p> <p><i>No portion of the space may be devoted to short term occupancy as defined by city of Ketchum Code Ch. 17.08.020 Short Term Occupancy: The rental or lease of any unit or structure or portion for a period of not more than thirty (30) days. See also Tourist Housing Accommodation.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.090 A (5)	5. Dwelling units shall be a minimum of four hundred (400) square feet and shall not exceed one thousand (1,000) square feet total and shall contain not more than two (2) bedrooms, unless otherwise specified in this section.
			Commission Findings	<p><i>Unit #1 is 1,000 square feet with one bedroom</i> <i>Unity #2 is 912.5 square feet with one bedroom</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.090 A (6)	6. 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.

			Commission Findings	<i>The applicant is aware of this requirement.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.090 A (7)	7. All persons who rent or sublet any residential living unit within the light industrial zones 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.
			Commission Findings	<i>All persons who rent or sublet any residential living unit will notify the tenant, lessee or subtenant with written notice that the unit is located within the light industrial zone, and is therefore subordinate in nature to all legal light industrial activities.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.090 A (8)	8. 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
			Commission Findings	<i>All future real estate agents, sales person, broker, and/or each private party who offers for rent or show any of the dwelling units located in the proposed building, shall provide written notice that the building is located within such light industrial zone.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.090 A (9)	9. 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.
			Commission Findings	<i>The applicant will meet this requirement.</i>

Table 5: Conditional Use Permit Requirements

Conditional Use Requirements				
EVALUATION STANDARDS: 17.116.030 and § 67-6512 of Idaho Code				
A conditional use permit shall be granted by the commission only if the applicant demonstrates the following:				
Compliance and Findings				
Yes	No	N/A	Code	City Standards and <i>Commission Findings</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.116.030(A) CONDITIONAL USE	The characteristics of the conditional use will not be unreasonably incompatible with the types of uses permitted in the applicable zoning district.
			Commission Findings	<i>The Light Industrial two (LI-2) district allows for one of the widest varieties of uses in the zoning code use matrix; uses ranging from manufacturing to personal service to warehousing and wholesaling to automotive uses are permitted.</i> <i>Multi-family dwelling units are permitted only with a conditional use permit in the LI-1, LI-2 and LI-3 with the condition that they comply with Ketchum zoning code 17.124.090, the Residential Development Standards for the light industrial districts. For residential development in the light industrial, up to fifty percent (50%) of any light industrial building may be devoted to dwelling units, unless otherwise specified in the section.</i> <i>The proposed project is compliant with all standards from Ketchum zoning code 17.124.090. For staff comment, see Table 3: Standards for Residential, Light Industrial Districts.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.116.030(B)	The conditional use will not materially endanger the health, safety and welfare of the community.
			Commission Findings	<i>The proposed project is consistent with the types of uses in the neighborhood. The proposed residential use is not expected to materially endanger the health, safety and welfare of the community.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.116.030(C)	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.
			Commission Findings	<i>The proposed project is not anticipated to significantly increase the amount of pedestrian and/or vehicular traffic associated with the existing use.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.116.030(D)	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.
			Commission Findings	<i>The building is currently being supported by public facilities and services. The conditional uses can continue to be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area.</i> <i>The fire department has reviewed the application and has determined that they can provide adequate services to the project. The police department has no comment on the project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.116.030(E)	The conditional use is not in conflict with the policies of the Comprehensive Plan or the basic purposes of this Section.
			Commission Findings	<i>The Comprehensive Plan designates the property for mixed-industrial use. Primary uses specified include: light manufacturing, wholesale, services, automotive, workshops, studios, research, storage, construction supply, distribution and offices make up the bulk of development within this district. Secondary uses specified include: a limited range of residential housing types, and supporting retail are provided for within this category. Uses should generate little traffic from tourists and the general public.</i> <i>The Comprehensive Plan also designated that the Mixed-Use Industrial category is intended to provide critical lands for Ketchum's economic growth and</i>

			<p><i>entrepreneurial opportunity within a vibrant business district where people can work and live in the same area.</i></p> <p><i>The proposed residential units are consistent with the uses specified within the Comprehensive Plan, as well as Policy E-2 (e) Live-Work Opportunities and Home Businesses which states: "support small home-based businesses that allow people to live and work from their residences and evaluate existing home-occupation, live/work, and related land use standards." (Ketchum 2014 Comprehensive Plan, pg. 17).</i></p> <p><i>The Commission must decide if the uses proposed are appropriate for the site and the location and are necessary to serve the LI district.</i></p>
--	--	--	--

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation organized under Article XII of the Idaho Constitution and the laws of the State of Idaho, Title 50, Idaho Code;
2. Under Chapter 65, Title 67 of the Idaho Code, the City has passed a land use and zoning ordinance, Title 17;
3. The Commission has authority to hear the applicant's Design Review Application pursuant Ketchum Municipal Code Title 17;
4. The Planning and Zoning Commission's December 11, 2017 public hearing and consideration of the applicant's Conditional Use Permit application was properly noticed pursuant to the Local Land Use Planning Act, Idaho Code Section 67-6512;
5. The application meets the standards of approval under Chapters 17.116 and 17.124.090 of Ketchum Zoning Code Title 17 and the Ketchum Comprehensive Plan;
6. All building and fire code requirements as dictated by 2012 family of international building codes shall apply to all construction onsite; and
7. Per Title 17, Section 17.116.080: TERM OF PERMITS: Conditional Use Permit approval shall expire one (1) year from the date of approval if not acted upon within that time frame.

DECISION

THEREFORE, The Ketchum Planning and Zoning Commission **approves** this Conditional Use Permit (CUP) this 12th day of February, 2018, provided the following conditions are met:

1. Ketchum City Engineer, Streets, Utilities, Fire, Planning and Building Department requirements shall be met, including all departmental conditions as described in Table 1;
2. All building and fire code requirements as dictated by 2012 family of international building codes shall apply to all construction onsite;
3. This Conditional Use Permit approval is based on representations made and other components of the application presented and approved at the meeting on December 11, 2017.
4. No greater than fifty (50) percent of the building shall be devoted to dwelling units;
5. All rental, sales and marketing of dwelling units shall include notice of the unit's location within the light industrial district and that conflict may arise between light industrial uses and residential uses;
6. The city of Ketchum will not condition, limit, restrict or otherwise interfere with any lawful light industrial use solely because it interferes with a residential use;
7. Conditional Use Permit elements shall be completed prior to final inspection/occupancy; and

Findings of Fact **adopted** this 12th day of February, 2018.

Jeff Lamoureux
Planning and Zoning Commission Chairperson



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
MEETING OF NOVEMBER 13, 2018

PROJECT: Neeley Detached Garage

FILE NUMBER: P18-125

REPRESENTATIVE: Michael Blash, AIA

OWNER: Jonathan Neeley

REQUEST: Design Review approval for the construction of a new detached garage. 964 sq ft of the proposed garage is below grade and encroaches into the 20 ft setback from the rear property line required in the Limited Residential (LR) Zoning District.

LOCATION: 420 N Canyon Run Blvd (Sun Valley Subdivision: Lot 33A)

ZONING: Limited Residential (LR)

OVERLAY: None

NOTICE: Notice was mailed to adjacent property owners and published in the Idaho Mountain Express on October 24th, 2018.

REVIEWER: Abby Rivin, Associate Planner

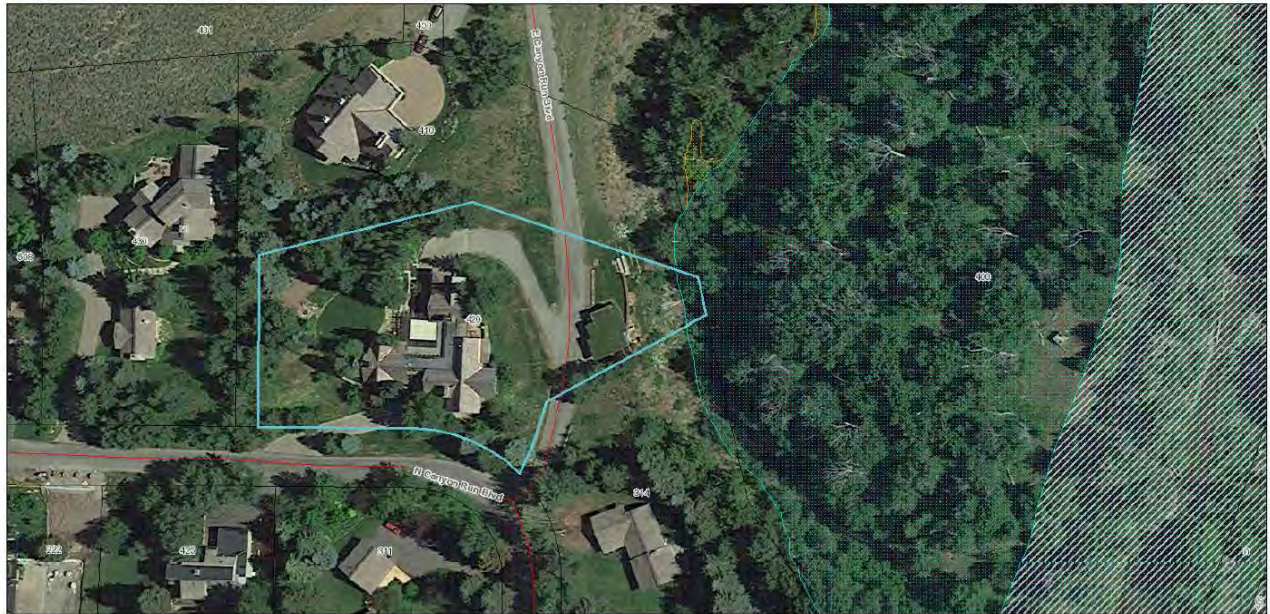
BACKGROUND

The applicant is proposing to construct a detached garage at 420 N Canyon Run Blvd in the Limited Residential (LR) Zoning District. 964 sq ft of the proposed garage is below grade and encroaches into the 20 ft setback from the rear property line required in the LR Zone. On July 16, 2018, the Ketchum City Council approved Ordinance No. 1186 establishing standards of evaluation for the encroachment of below grade structures into required setbacks. The standards of evaluation ensure that the encroachment will not conflict with sensitive soils, riparian areas adjacent to rivers and creeks, drainage patterns, and required easements. All below grade structures proposed to encroach into setbacks required for above grade structures must be reviewed by the Planning and Zoning Commission, ensuring a public process and heightened review. The proposed detached garage is the first Design Review application to utilize the amendments introduced with Ordinance No. 1186.

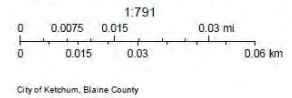
The property, Lot 33A of Sun Valley Subdivision, is currently developed with an existing single-family residence and a detached structure that contains both an accessory dwelling unit (ADU) and a garage. Detached garages are permitted as an accessory use to the primary use of single-family residences in the LR Zone. The existing development on the site is accessed from both East and North Canyon Run Boulevards and a 30 ft easement for E Canyon Run Blvd traverses the property. The detached garage will be accessed from an existing paver driveway that currently serves as access to both the single-family residence and detached garage/ADU. As indicated in Exhibit 1, a small area at the east corner of the irregularly shaped lot is located within the Special

Flood Hazard Area. Sited to the northwest, no portion of the proposed detached garage encroaches into the floodplain.

Exhibit 1: 420 N Canyon Run Blvd & Floodplain
Ketchum Information Map



November 7, 2018



City of Ketchum, Blaine County

Made by: Blaine County GIS

ANALYSIS

Staff recommends that the Commission consider the analysis contained in the Staff Report, the applicant’s presentation, and any public comment received, deliberate, and move to approve the Design Review application for the detached garage as the design complies with the dimensional standards in the LR Zone and all standards for the encroachment of below grade structures into required setbacks. A complete analysis of this recommendation is contained in the Staff Report and associated Tables 1-5.

COMPREHENSIVE PLAN ANALYSIS

The proposed detached garage is consistent with the uses, goals, and policies listed below as specified within the 2014 Comprehensive Plan. The below grade structure will not impact the image or character of the above grade built environment or view of surrounding mountains and natural features. The below grade structure supports compatible residential infill and relieves pressure on the subject lot for above grade bulk and scale.

Table 1: Comprehensive Plan Analysis

SUPPORTING SECTION	SUMMARY OF COMPLIANCE WITH THE 2014 COMPREHENSIVE PLAN
Future Land Use	
Low Density Residential	<p>Primary Uses: Single-family and duplex residences and accessory units.</p> <p>Secondary Uses: Supporting and complementary uses, including open space and recreation, agriculture/gardens, schools, places of worship, and other public uses. Senior housing facilities are also appropriate if compatible with the surrounding areas.</p>

	<p>The intent is for the average density of a residential area in this category is not to exceed about five units per acre.</p> <p>Characteristics and Location: New residences should be within neighborhoods that have pedestrian-oriented, connected local streets and sidewalks. New housing should also have access to parks, open space, schools, and other civic activities. Neighborhoods within this category should be accessible via local streets with access to collector streets for circulation.</p>
Community Design and Neighborhoods	
Goal CD-1	Our community will preserve its small-town character and the distinct image of neighborhoods and districts.
Policy CD-1.3 Compatible Infill and Redevelopment Projects	Infill and redevelopment projects should be contextually appropriate to the neighborhood and development in which they will occur. Context refers to the natural and manmade features adjoining a development site; it does not imply a certain style.
Policy CD-2.4 Development Designed for Natural Feature Preservation	Protect and incorporate natural features into newly developing areas. Conserve the natural patterns of streams, ridgelines, topography, riparian areas, and wildlife habitat areas.

Table 2: City Department Comments

City Department Comments					
Compliant					
Yes	No	N/A	City Code	City Department Comments	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Fire Department: <i>The construction of the detached garage must comply with the 2012 International Fire and all amendments contained in Chapter 15.08 of Ketchum Municipal Code.</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Streets Department: <i>No changes are proposed to the existing driveway access from E and N Canyon Run Blvds.</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Utilities: <i>Below grade structures are not permitted to encroach into utility easements.</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Building: <i>The project must comply with 2012 International Building Code and Title 15 of Ketchum Municipal Code. The Building Code addresses issues such as fire wall separation, light and ventilation requirements for habitable space, and egress/rescue openings.</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Planning and Zoning: <i>Comments are denoted throughout the Staff Report.</i>	

Table 3: Zoning Standards Analysis

Compliance with Zoning Standards					
Compliant			Standards and Staff Comments		
Yes	No	N/A	Guideline	City Standards and Staff Comments	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Minimum Lot Area	
			<i>Staff Comment</i>	<i>Required: 9,000 square feet minimum. Existing Lot 33A: 53,535sq ft (1.236 acre per plat)</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Building Coverage	
			<i>Staff Comment</i>	<i>Permitted: 35% Existing: 14% Proposed: 17% (9,058 sq ft building coverage/53,535 sq ft lot area)</i>	

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Minimum Building Setbacks
			<i>Staff Comment</i>	<p>Minimum: Front: 15' Side: > of 1' for every 2' in building height, or 10' Rear: 20' Below grade structures may encroach into required setbacks subject to KMC §17.128.020.K.</p> <p>Proposed: The exposed portion of the detached garage complies with the 20 ft required setback from the rear property line in the LR Zone. As indicated on Sheet A-101 of the Design Review submittal, the below grade portion of the detached garage is setback 2 ft from the property line.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Building Height
			<i>Staff Comment</i>	<p>Maximum Permitted: 35' Proposed: The exposed portion of the detached garage is 14'-6".</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.125.030.H	Curb Cut
			<i>Staff Comment</i>	<p>Permitted: A total of 35% of the linear footage of any street frontage can be devoted to access off street parking.</p> <p>Proposed: Access to off street parking remains unchanged with this proposal. The detached garage will be accessed from the existing paver driveway.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.020.A.2 & 17.125.040	Parking Spaces
			<i>Staff Comment</i>	<p>Off-street parking standards of this chapter apply to any new development and to any new established uses.</p> <p>Required: Dwelling, one-family: 2 spaces per dwelling unit</p> <p>Proposed: The detached garage will contain 5 total parking stalls as indicated on Sheet A-102 of the Design Review submittal.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.020 & 17.08.020	Zoning Matrix & Definitions
			<i>Staff Comment</i>	<p>17.18.020: Limited Residential District: The purpose of the LR limited residential district is to identify and preserve residential properties, to prevent overcrowding of land in order to preserve natural features and openness and to encourage the development of low density areas suited for single-family residential purposes.</p> <p>17.08.020: Terms Defined SETBACK: The minimum horizontal distance between a specified lot line (front, side, rear), measured along a straight line and at a right angle to such lot line, and the nearest point of an above grade or below grade building or structure.</p>

Table 4: Standards for Encroachments of Below Grade Structures into Required Setbacks

17.128.030.K: Encroachments of Below Grade Structures into Required Setbacks				
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.128.020.K (1)	Proposed encroachments shall receive design review approval from the Planning and Zoning Commission.

			<i>Staff Comment</i>	<i>The applicant has submitted a Design Review application for review and approval by the Planning & Zoning Commission.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.128.020.K (2)	Below grade encroachments into the riparian setback are not permitted
			<i>Staff Comment</i>	<i>Lot 33A does not contain riparian area. A small portion at the east corner of the irregularly shaped lot contains Special Flood Hazard Area. No portion of the proposed detached garage or the existing development encroaches into the floodplain.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.128.020.K (3)	Construction activity shall not occur on adjacent properties.
			<i>Staff Comment</i>	<i>Construction activity shall not occur on adjacent properties. The applicant has indicated (Sheet A-101) that a construction fence will be placed along the property line and surround the limits of disturbance. Steel shoring will be installed for bank stabilization. The applicant shall submit a construction management plan indicating material storage and contractor parking to be reviewed and approved by the Planning & Building Department prior to issuance of a Building Permit for the project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.128.020.K (4)	Encroachment of below grade structures into required setbacks shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.
			<i>Staff Comment</i>	<i>The detached garage does not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of Title 17 of Ketchum Municipal Code or other regulating codes, or site features concerning health, safety, and welfare.</i> <i>The subdivision plat has been included as Attachment C to the Staff Report. A 30 ft access easement (Instrument No. 133547) for E Canyon Run Drive is sited at the east portion of the lot. Sited to the northwest of the lot, the detached garage does not conflict with the easement.</i> <i>Steel shoring will be utilized for bank stabilization and drainage is proposed to be controlled and maintained through French drains (Sheet A-301).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.128.020.K (5)	Egress openings required by adopted International Code Council Codes shall not encroach in required setbacks
			<i>Staff Comment</i>	<i>The applicant has not indicated any egress openings for the below grade portion of the garage that extend into the setback.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.128.020.K (6)	Below grade encroachments into required setbacks shall be located entirely below natural, existing, or finished grade, whichever is lowest.
			<i>Staff Comment</i>	<i>As indicated on Sheet A-201 of the Design Review submittal drawings, the below grade encroachment into the required setback is proposed to be located entirely below finished grade. The Grading Plan on Sheet L-2 of the submittal also indicates that the below grade encroachment will be entirely below finished grade.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.128.020.K (7)	The ground above below grade encroachments within required setbacks that is not otherwise covered by permitted decks, fences, hedges and walls shall be suitably landscaped in keeping with the general character of the surrounding neighborhood or as otherwise required by this Code. a. Required landscape plans shall address the compatibility of proposed landscaping with the below grade structure, including any necessary irrigation
			<i>Staff Comment</i>	<i>The landscape plan is included on Sheet L-1, L-2, L-3 of the Design Review submittal drawings. The proposed landscaping includes evergreen trees, deciduous trees, groupings of shrubs, planting beds filled with perennials and groundcovers, as well as natural grasses. Three Ginnala Maples, shrubs, and natural grasses are proposed to be planted above the below grade portion of the garage. The applicant has proposed a sod roof on the above grade portion of the garage. Sheet A-101 indicates that irrigation will be maintained for adjacent landscaping. The proposed landscape plan including the extension of the existing retaining walls complements the design of the detached garage.</i>
			17.128.020.K (8)	Below grade encroachments into required setbacks shall not interfere with drainage.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		a. Required drainage plans shall address the ability of drainage to be managed on the subject property with respect to underground encroachments into required setbacks.
			<i>Staff Comment</i>	<i>The drainage plan is indicated on Sheet L-2 and A-301 of the Design Review submittal drawings. The applicant has proposed one (1) 24" drywell and four (4) 12" catch basins in order to control and maintain drainage on site. A series of 6" French drains are proposed to be installed surrounding the detached garage.</i>

Table 5: Design Review Standards for all projects

Design Review Requirements				
IMPROVEMENTS AND STANDARDS: 17.96.060				
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(A)(1) Streets	The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.
			<i>Staff Comments</i>	<i>N/A. Driveway accesses are existing from N Canyon Run Blvd and E Canyon Run Blvd.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(A)(2) Streets	All street designs shall be approved by the City Engineer.
			<i>Staff Comments</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(B)(1)	All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks as required by the Public Works Department.
			<i>Staff Comments</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(2)c	Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.
			<i>Staff Comments</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(3)	Sidewalks may be waived if one of the following criteria is met: <ul style="list-style-type: none"> a. The project comprises an addition of less than 250 square feet of conditioned space. b. The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.
			<i>Staff Comments</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(4)	The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
			<i>Staff Comments</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(5)	New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.
			<i>Staff Comments</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(6)	The City may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in-lieu contribution shall be paid before the City issues a certificate of occupancy.
			<i>Staff Comments</i>	<i>N/A.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(C)(1)	All storm water shall be retained on site.
			<i>Staff Comments</i>	<i>All storm water shall be retained on site. As indicated on Sheet L-2, storm water will drain to one (1) 24" drywell and four (4) 12" catch basins. All drainage will be collected on site and no storm water will be directed to neighboring properties.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(C)(2)	Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.

			<i>Staff Comments</i>	<i>The detached garage is not located adjacent to any public or private street. The drainage improvements proposed to be constructed are equal to the limits of disturbance as indicated on Sheet L-2.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(C)(3)	The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.
			<i>Staff Comments</i>	<i>Additional drainage improvements have not been recommended at this stage of the project design.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(C)(4)	Drainage facilities shall be constructed per City standards.
			<i>Staff Comments</i>	<i>The proposed drainage treatment satisfies this requirement. See above Staff comment for Ketchum City Code §17.96.060(C)(1).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(D)(1)	All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
			<i>Staff Comments</i>	<i>The applicant is aware of this requirement and all necessary utilities shall be improved and installed at the sole expense of the applicant.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(D)(2)	Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.
			<i>Staff Comments</i>	<i>All utilities required to serve the project shall be underground.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(D)(3)	When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with city of Ketchum standards and at the discretion of the City Engineer.
			<i>Staff Comments</i>	<i>N/A.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(E)(1)	The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.
			<i>Staff Comments</i>	<i>All siding, trim, finishes, and colors of the exposed portions of the detached garage are proposed to match the existing single-family residence (Sheet A-201).</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(E)(2)	Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.
			<i>Staff Comments</i>	<i>N/A. There are no identified landmarks on the property.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(E)(3)	Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.
			<i>Staff Comments</i>	<i>N/A.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(1)	Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.
			<i>Staff Comments</i>	<i>The entrance to the garage door will be accessed off of the existing driveway and is clearly defined. The applicant has proposed a landing adjacent to the garage and steps that lead to the single-family residence.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(2)	The building character shall be clearly defined by use of architectural features.
			<i>Staff Comments</i>	<i>While most of the structure is below grade, the exposed portion of the garage utilizes materials and colors that complement the single-family residence. The applicant has proposed connecting the detached garage to adjacent retaining walls, which reduces the appearance of bulk and flatness.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(3)	There shall be continuity of materials, colors and signing within the project.
			<i>Staff Comments</i>	<i>The proposed materials and natural colors are compatible with the existing residence and adjacent landscape. No signing is proposed with the detached garage project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(4)	Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.
			<i>Staff Comments</i>	<i>The detached is designed to complement and provide access to the principal building on the site. All colors and materials are proposed to match the existing single-family residence. The extension of the existing retaining walls provide visual interest and definition to the front façade. The proposed plantings minimize any visual impact associated with the detached garage.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(5)	Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.

			<i>Staff Comments</i>	<i>The below grade encroachment relieves pressure on the lot for the above grade bulk and scale of the existing single-family residence.. The retaining walls adjacent to the exposed garage door provide undulation and relief.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(F)(6)	Building(s) shall orient towards their primary street frontage.
			<i>Staff Comments</i>	<i>N/A. The detached garage will be accessed from the existing driveway.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(F)(7)	Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.
			<i>Staff Comments</i>	<i>N/A.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(8)	Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.
			<i>Staff Comments</i>	<i>The design of the flat roof, which is a sod roof system over a 60 ml membrane and sloped foam, will sufficiently protect pedestrians accessing the garage through the adjacent landing. As indicated on the Sheet L-2, the proposed grading will prevent snow from sliding onto the adjacent property.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(G)(1)	Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.
			<i>Staff Comments</i>	<i>The detached garage is proposed to be accessed from the existing driveway. The applicant has proposed landscape steps leading to the existing single-family residence as indicated on Sheet A-101 of the Design Review submittal drawings.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(G)(2)	Awnings extending over public sidewalks shall extend five (5') feet or more across the public sidewalk but shall not extend within two (2') feet of parking or travel lanes within the right of way.
			<i>Staff Comments</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(G)(3)	Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.
			<i>Staff Comments</i>	<i>N/A. Access remains unchanged with this proposal.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(G)(4)	Curb cuts and driveway entrances shall be no closer than twenty (20') feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.
			<i>Staff Comments</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(G)(5)	Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.
			<i>Staff Comments</i>	<i>N/A as access for emergency vehicles, snowplows, and garbage trucks remains unchanged with this proposal.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(H)(1)	Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.
			<i>Staff Comments</i>	<i>N/A as no change to existing snow storage is proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(H)(2)	Snow storage areas shall be provided on-site.
			<i>Staff Comments</i>	<i>See above Staff comment for Ketchum City Code §17.96.060(H)(1).</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(H)(3)	A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty five (25) square feet.
			<i>Staff Comments</i>	<i>See above Staff comment for Ketchum City Code §17.96.060(H)(1).</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(H)(4)	In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.
			<i>Staff Comments</i>	<i>N/A.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(1)	Landscaping is required for all projects.
			<i>Staff Comments</i>	<i>The landscape plan is included on Sheet L-1, L-2, L-3 of the Design Review submittal drawings. The proposed landscaping includes evergreen trees, deciduous trees, groupings of shrubs, planting beds filled with perennials and groundcovers, as well as natural grasses. Three Ginnala Maples, shrubs, and natural grasses are proposed to be</i>

				<i>planted above the below grade portion of the garage. The applicant has proposed a sod roof on the above grade portion of the garage.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(2)	Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.
			<i>Staff Comments</i>	<i>See above Staff comment for Ketchum City Code §17.96.060(I)(1).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(3)	All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.
			<i>Staff Comments</i>	<i>See above Staff comment for Ketchum City Code §17.96.060(I)(1).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(4)	Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.
			<i>Staff Comments</i>	<i>See above Staff comment for Ketchum City Code §17.96.060(I)(1).</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(J)(1)	Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.
			<i>Staff Comments</i>	<i>N/A.</i>

STAFF RECOMMENDATION:

Staff recommends that the Commission consider the analysis contained in the Staff Report, the applicant's presentation, and any public comment received, deliberate, and move to approve the Design Review application for the proposed detached garage project at 420 N Canyon Run Blvd.

COMMISSION OPTIONS:

- Move to approve the Design Review application.
- Move to continue the Design Review application and direct Staff to return with additional information.
- Move to deny the Design Review application and draft findings supporting denial.

ATTACHMENTS:

- A. Application
- B. Design Review Submittal Drawings
- C. Lots 32 & 33 Sun Valley Subdivision Plat

Attachment. A

Application



City of Ketchum
Planning & Building

OFFICIAL USE ONLY	
File #	P18-125
Date Received	10-3-18
By:	mp
Pre-Application Fee Paid:	
Design Review Fee:	1400.00
Approved Date:	
Denied Date:	
By:	
ADRE: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Design Review Application

APPLICANT INFORMATION			
Project Name:	NEBLEY GARAGE		Phone: 208-720-3597-6913
Owner:	J. ER. NEBLEY		Mailing Address: PO 4938
Email:	jneeley@bridgetst.com KETCHUM, IDAHO 83340		
Architect/Representative:	MICHAEL BLASH		Phone: 208-720-3597
Email:	michaelblash@cox.net		
Architect License Number:	#1518		Mailing Address: PO 2523 S.V. RD. 83353
Engineer of Record:	MORRELL ENG.		Phone: 208 726 2844
Email:	morrellengineering@cox.net		
Engineer License Number:	P.O. 2401, KETCHUM, ID.		
All design review plans and drawings for public commercial projects, residential buildings containing more than four (4) dwelling units and development projects containing more than four (4) dwelling units shall be prepared by an Idaho licensed architect or an Idaho licensed engineer.			
PROJECT INFORMATION			
Legal Land Description:	LOT 33A SUN VALLEY SUB KETCHUM TOWN		
Street Address:	720 N. CANYON Run RD KETCHUM, WARM SPRING		
Lot Area (Square Feet):	1.229 ACERS 53,535.25ft ²		
Zoning District:	LA		
Overlay District:	<input type="checkbox"/> Floodplain <input type="checkbox"/> Avalanche <input type="checkbox"/> Mountain		
Type of Construction:	<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Remodel <input type="checkbox"/> Other		
Anticipated Use:	AUTO STORAGE		Number of Residential Units:
TOTAL FLOOR AREA			
	Proposed		Existing
Basements		Sq. Ft.	Sq. Ft.
1 st Floor	1470	Sq. Ft.	Sq. Ft.
2 nd Floor		Sq. Ft.	Sq. Ft.
3 rd Floor		Sq. Ft.	Sq. Ft.
Mezzanine		Sq. Ft.	Sq. Ft.
Total		Sq. Ft.	Sq. Ft.
FLOOR AREA RATIO			
Community Core:	Tourist:	General Residential-High:	
BUILDING COVERAGE/OPEN SPACE			
Percent of Building Coverage:	514 EXPOSED NB'D 964 UNDERGROUND		
DIMENSIONAL STANDARDS/PROPOSED SETBACKS 6931 TOTAL 1370			
Front:	Side:	Side:	Rear: 20' ABOVE 2' BELOW
Building Height:	14' 6"		
OFF STREET PARKING			
Parking Spaces Provided:			
Curb Cut:	Sq. Ft.	%	
WATER SYSTEM			
<input type="checkbox"/> Municipal Service		<input type="checkbox"/> Ketchum Spring Water	

Attachment. B
Design Review
Submittal Drawings



**MICHAEL BLASH
AND ASSOCIATES**
pa
Architecture/Planning/Graphics

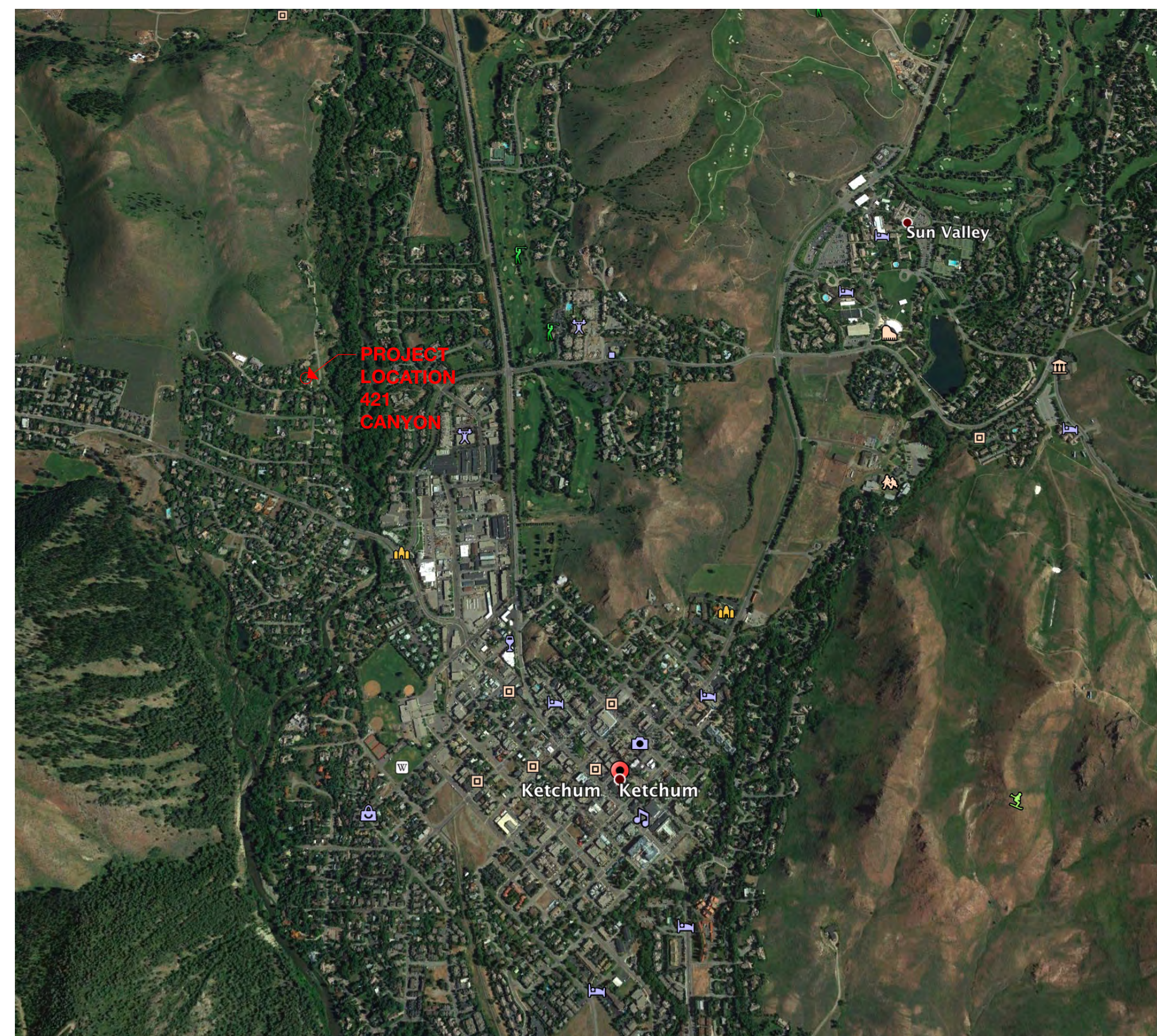
PH. 208-726-1414
180 WEST 7TH STREET
POST OFFICE BOX 2523
KETCHUM, ID 83340

www.michaelblashandassociates.com
THESE PLANS AND SPECIFICATIONS
ARE PROTECTED UNDER FEDERAL COPYRIGHT
LAWS. MICHAEL BLASH AND ASSOCIATES
ARCHITECTS OWNERSHIP OF SUCH AND ALL
RIGHTS AND PRIVILEGES.



REAR DRIVEWAY VIEW

NOT TO SCALE



NEIGHBORHOOD MAP

NOT TO SCALE

NEELEY AUTO STORAGE
SUN VALLEY SUB LOT 33A
420 CANYON RUN BOULEVARD KETCHUM IDAHO 83340 USA

JOB NO. 004
PROJ. MGR. M BLASH
DRAWN BY
CHECKED BY

GENERAL NOTES

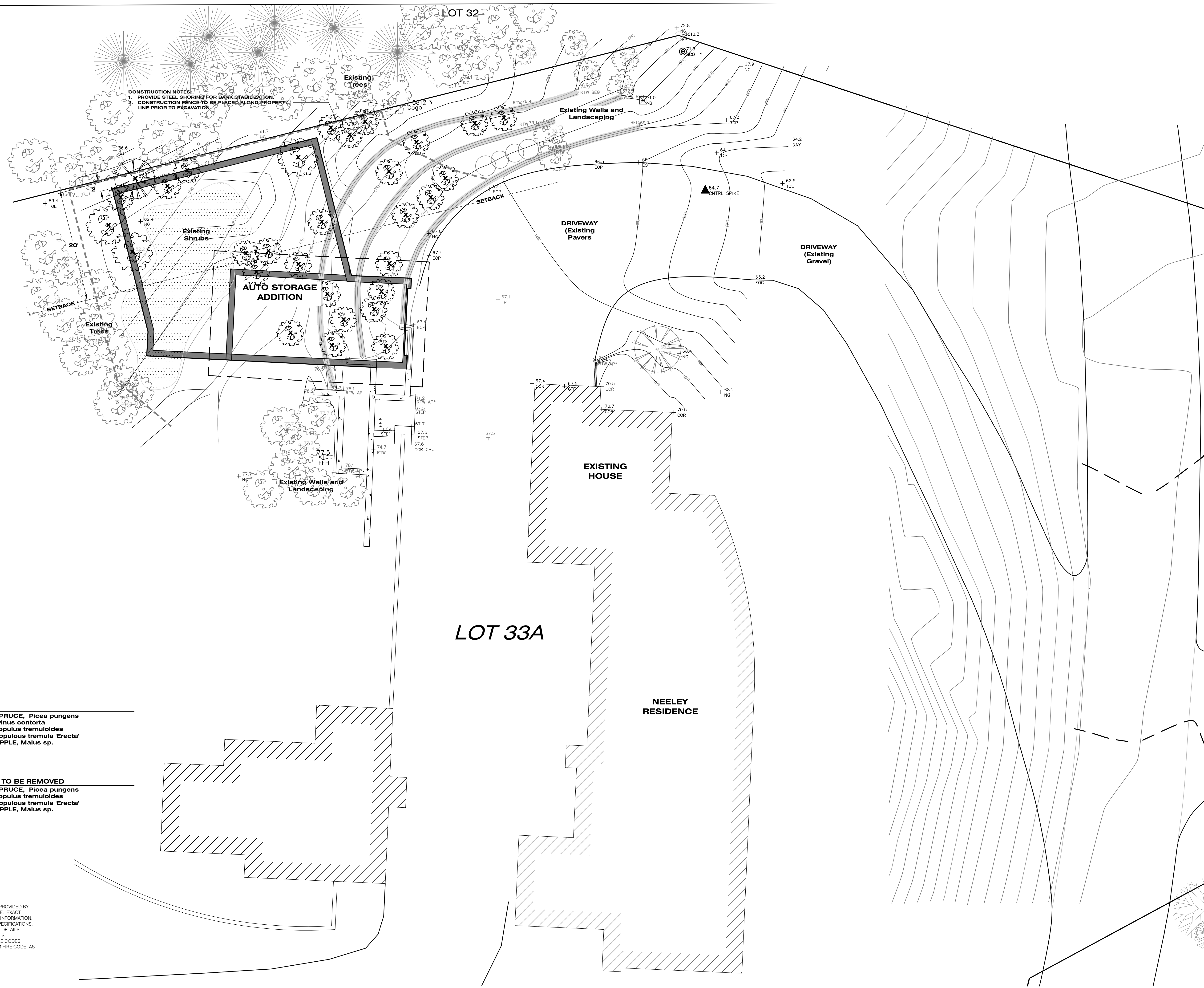
ISSUED: 1-3-2018
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
SHEET TITLE

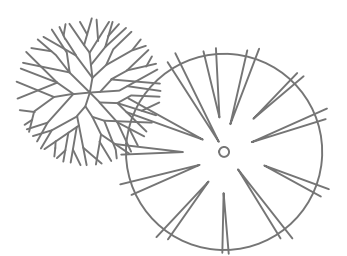
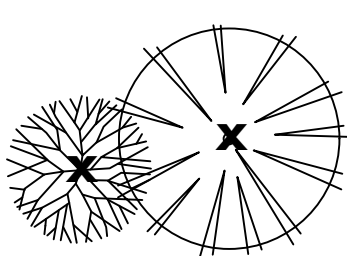
SHEET NUMBER

A-001

NEELEY AUTO STORAGE

CONSTRUCTION NOTES:
 1. PROVIDE STEEL SHORING FOR BANK STABILIZATION.
 2. CONSTRUCTION FENCE TO BE PLACED ALONG PROPERTY LINE PRIOR TO EXCAVATION.

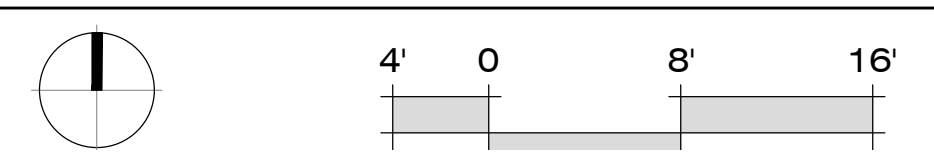


	EXISTING TREES
	COLORADO BLUE SPRUCE, <i>Picea pungens</i>
	LOGSPOLE PINE, <i>Pinus contorta</i>
	QUAKING ASPEN, <i>Populus tremuloides</i>
	SWEDISH ASPEN, <i>Populus tremula 'Erecta'</i>
	FLOWERING CRABAPPLE, <i>Malus sp.</i>
	EXISTING TREES - TO BE REMOVED
30	COLORADO BLUE SPRUCE, <i>Picea pungens</i>
13	QUAKING ASPEN, <i>Populus tremuloides</i>
15	SWEDISH ASPEN, <i>Populus tremula 'Erecta'</i>
1	FLOWERING CRABAPPLE, <i>Malus sp.</i>

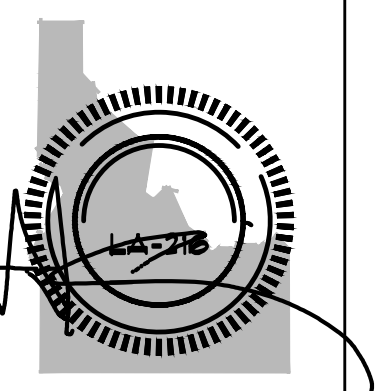
GENERAL NOTES

- DRAWINGS OF EXISTING FACILITIES ARE BASED ON TOPOGRAPHICAL SURVEY PROVIDED BY OTHERS ALONG WITH ON-SITE MEASUREMENTS - AND ARE ONLY APPROXIMATE. EXACT LOCATIONS SHALL BE FIELD VERIFIED. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION.
- REFER TO ALL LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.
- REFER TO ARCHITECTURAL DRAWINGS FOR FINAL BUILDING DIMENSIONS AND DETAILS.
- REFER TO ENGINEERING DRAWINGS FOR FINAL CIVIL AND MECHANICAL DETAILS.
- ALL WORK SHALL BE PERFORMED IN FULL ACCORDANCE WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO THE UNIFORM BUILDINGS CODE AND UNIFORM FIRE CODE, AS ADOPTED BY CITY OF KETCHUM, IDAHO.

SITE PLAN



Clemens Associates LLC
 LANDSCAPE ARCHITECTURE + DESIGN
 1000 W. KETCHUM BLVD., SUITE 100
 KETCHUM, IDAHO 83340
 208.726.5331 WWW.CLEMENSASSOCIATES.COM



NEELEY RESIDENCE - AUTO STORAGE

SUN VALLEY SUB LOT 33A
 420 CANYON RUN BLVD
 KETCHUM, IDAHO

DATE: 10/02/2018
 DESIGN REVIEW



SITE PLAN

GRADING LEGEND

- (67) EXISTING CONTOURS
- 70 - PROPOSED CONTOURS
- + 56.66.74 NG SPOT ELEVATION - EXISTING
- + 21.7 SPOT ELEVATION - FINISH GRADE
- ← DIRECTION OF DRAINAGE
- 2% PERCENTAGE OF SLOPE
- FF @ 78.0 FINISH FLOOR ELEVATION
- GS @ 77.5 GARAGE SLAB ELEVATION
- TW @ 24 TOP OF WALL ELEVATION
- BW @ 21.5 BOTTOM OF WALL ELEVATION
- ⊕ DRYWELL - 24" (1)
Refer to Design + Specs per Geotech/Civil
- ⊕ CATCH BASIN - 12" (4)
Tie into Solid Pipe Collection System
Refer to Design + Specs per Geotech/Civil
- DRAINLINE
Perforated Drainline with Sock - Behind Walls
4" ADS - To Daylight at Existing Swale
- - - LIMIT OF DISTURBANCE/
CONSTRUCTION FENCE
- - - FOUNDATION DRAINAGE SYSTEM DRYWELL
Refer to Geotech/Civil plans and specifications

CONSTRUCTION NOTES:
 1. PROVIDE STEEL SHORING FOR BANK STABILIZATION.
 2. CONSTRUCTION FENCE TO BE PLACED ALONG PROPERTY LINE PRIOR TO EXCAVATION.

HARDSCAPES

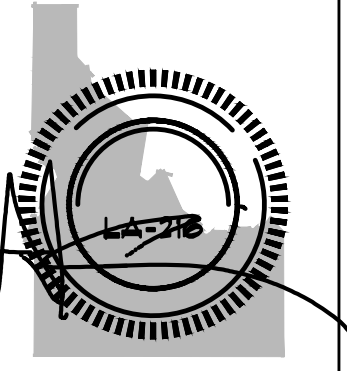
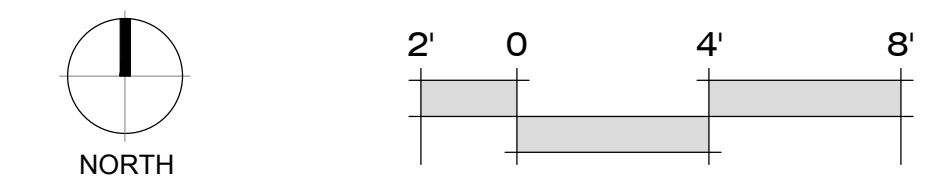
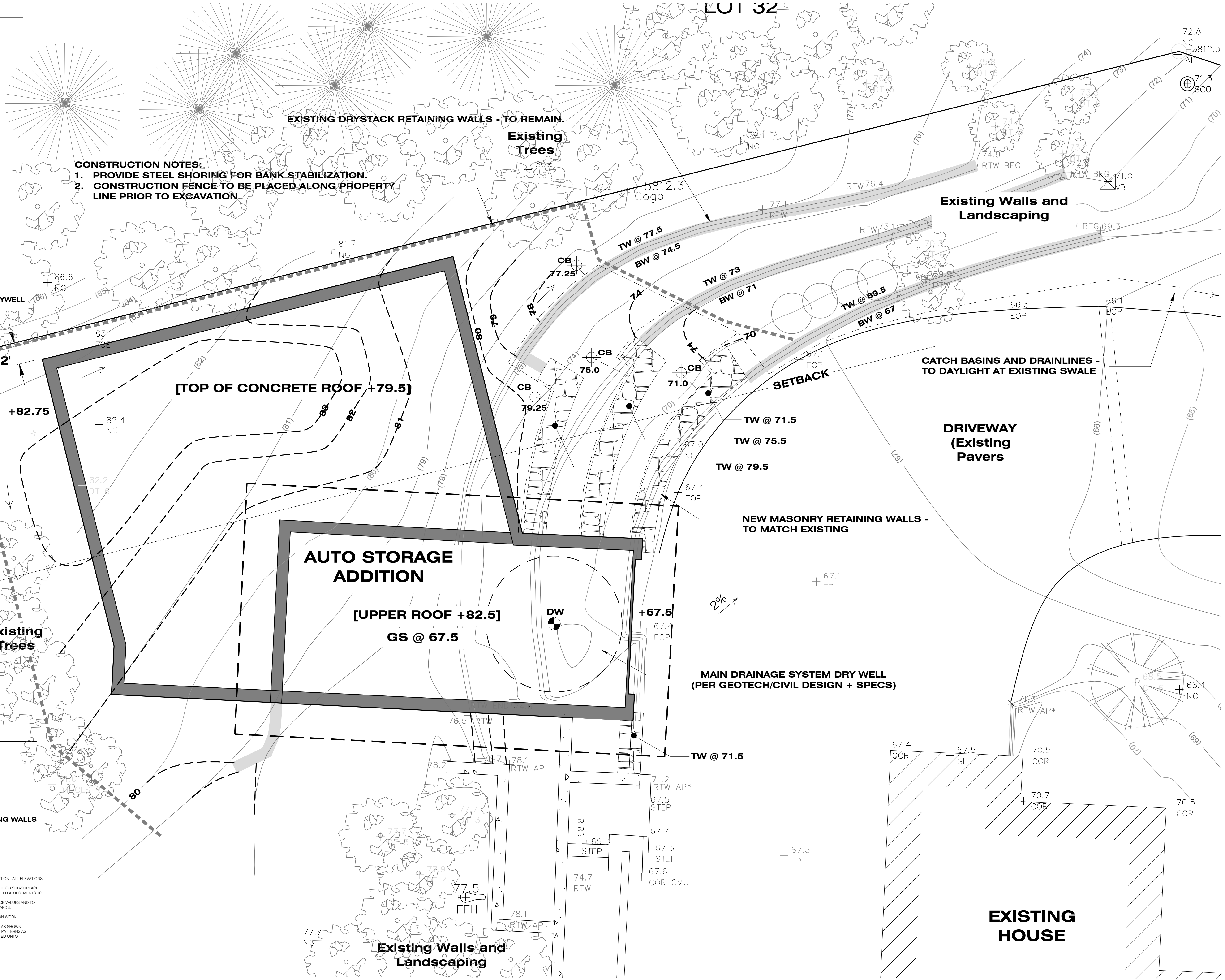
-  MASONRY RETAINING WALLS
To Match Existing
-  DRYSTACK ROCK/BOULDER RETAINING WALLS
To Match Existing

GRADING + DRAINAGE NOTES:

1. ALL SITE INFORMATION IS APPROXIMATE ONLY. REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION. ALL ELEVATIONS TO BE FIELD VERIFIED ACCORDINGLY!
2. REFER TO GEOTECH REPORT FOR INFORMATION REGARDING SOIL AND SUB-SURFACE CONDITIONS. UNIFORM SOIL OR SUB-SURFACE CONDITIONS INCLUDING BEDROCK FLOOR SOIL STRUCTURE, SUB-SURFACE WATER, UTILITIES, ETC.) MAY REQUIRE FIELD ADJUSTMENTS TO THE PROPOSED DESIGN INCLUDING GRADING AND DRAINAGE SYSTEMS.
3. PROPOSED WORK TO INCORPORATE ALL APPLICABLE BEST MANAGEMENT PRACTICES (BMPs) TO PROTECT RESOURCE VALUES AND TO ENSURE COMPLIANCE WITH LOCAL, STATE AND FEDERAL REGULATORY REQUIREMENTS AND WATER QUALITY STANDARDS.
4. SILT FENCE TO BE INSTALLED ALONG PROPERTY LINE PRIOR TO EXCAVATION WORK.
5. UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE LOCATED AND VERIFIED IN THE FIELD PRIOR TO ANY EXCAVATION WORK.
6. ALL PLANTING AREAS TO BE AERATED AFTER CONSTRUCTION AND PRIOR TO INSTALLATION OF PLANT MATERIALS.
7. FINISH GRADE TO SLOPE AWAY FROM BUILDING IN ALL CASES, AND DIRECTED TO DRAINAGE PATTERNS OR SYSTEMS AS SHOWN.
8. ALL DRAINAGE WITHIN THE PROJECT BOUNDARIES TO BE COLLECTED ON-SITE OR DIRECTED TO EXISTING DRAINAGE PATTERNS AS DEPICTED ON THE GRADING PLAN AND/OR CIVIL ENGINEERING DRAWINGS. NO ADDITIONAL DRAINAGE TO BE DIRECTED ONTO NEIGHBORING PROPERTIES.

GRADING PLAN

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



NEELEY RESIDENCE - AUTO STORAGE

SUN VALLEY SUB LOT 33A
 420 CANYON RUN BLVD
 KETCHUM, IDAHO

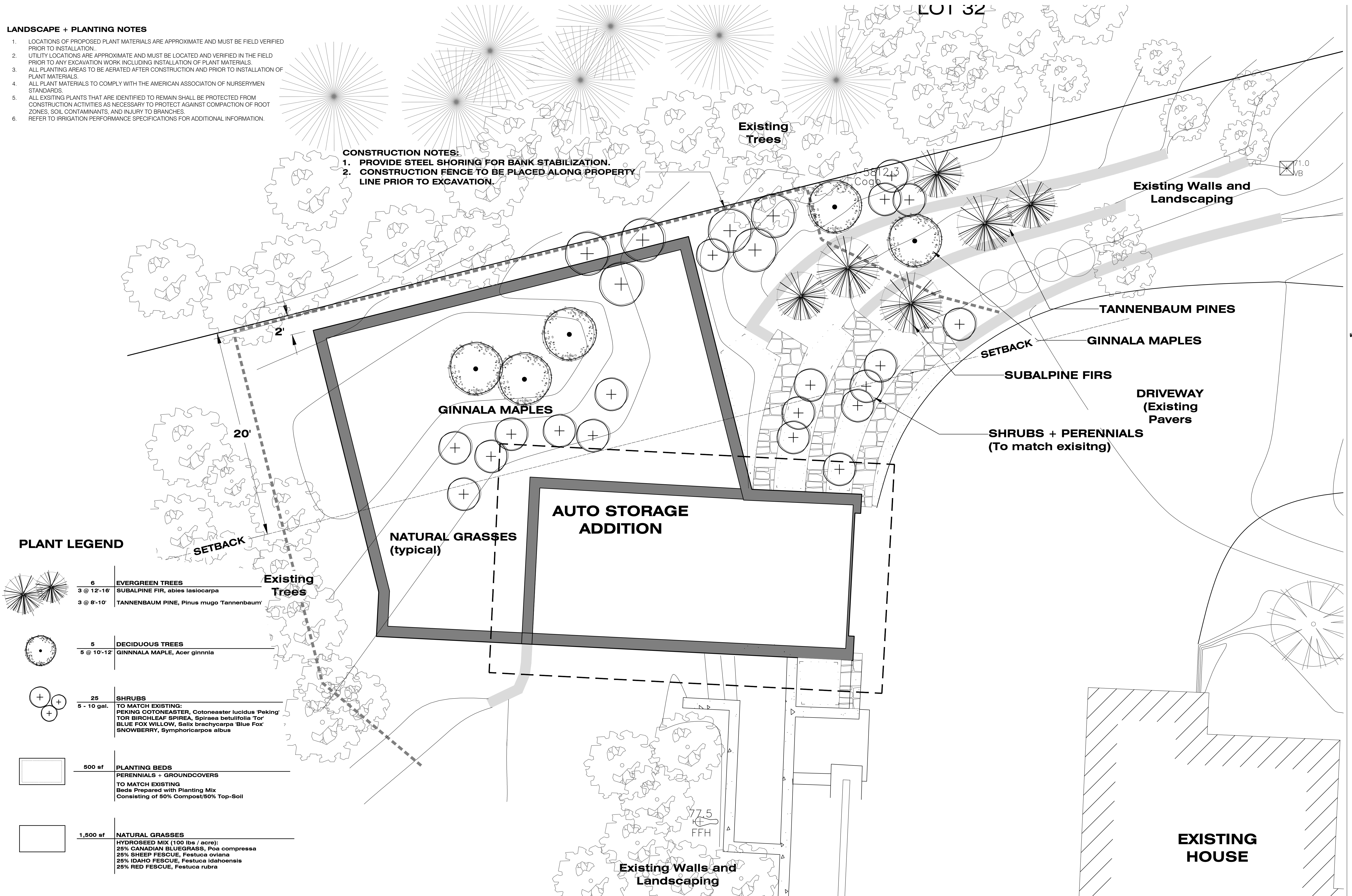
DATE: 10/02/2016
 DESIGN REVIEW

LANDSCAPE + PLANTING NOTES

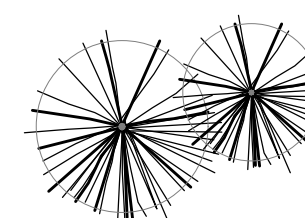
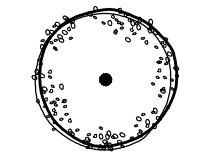
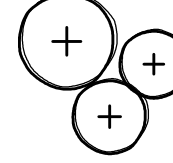
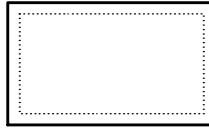

1. LOCATIONS OF PROPOSED PLANT MATERIALS ARE APPROXIMATE AND MUST BE FIELD VERIFIED PRIOR TO INSTALLATION.
2. UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE LOCATED AND VERIFIED IN THE FIELD PRIOR TO ANY EXCAVATION WORK INCLUDING INSTALLATION OF PLANT MATERIALS.
3. ALL PLANTING AREAS TO BE AERATED AFTER CONSTRUCTION AND PRIOR TO INSTALLATION OF PLANT MATERIALS.
4. ALL PLANT MATERIALS TO COMPLY WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
5. ALL EXISTING PLANTS THAT ARE IDENTIFIED TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES AS NECESSARY TO PROTECT AGAINST COMPACTION OF ROOT ZONES, SOIL CONTAMINANTS, AND INJURY TO BRANCHES.
6. REFER TO IRRIGATION PERFORMANCE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

CONSTRUCTION NOTES:

1. PROVIDE STEEL SHORING FOR BANK STABILIZATION.
2. CONSTRUCTION FENCE TO BE PLACED ALONG PROPERTY LINE PRIOR TO EXCAVATION.

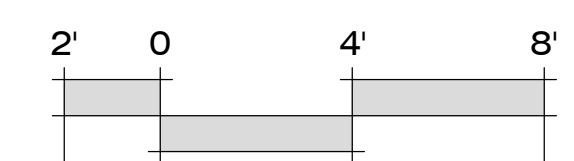
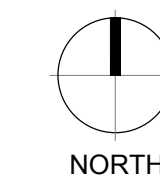


PLANT LEGEND

- | | | |
|---|-----------------|---|
|  | 6 | EVERGREEN TREES |
| | 3 @ 12'-16' | SUBALPINE FIR, <i>Abies lasiocarpa</i> |
| | 3 @ 8'-10' | TANNENBAUM PINE, <i>Pinus mugo</i> 'Tannenbaum' |
|  | 5 | DECIDUOUS TREES |
| | 5 @ 10'-12' | GINNALA MAPLE, <i>Acer ginnia</i> |
|  | 25 | SHRUBS |
| | 5 - 10 gal. | TO MATCH EXISTING:
PEKING COTONEASTER, <i>Cotoneaster lucidus</i> 'Peking'
TOR BIRCHLEAF SPIREA, <i>Spiraea betulifolia</i> 'Tor'
BLUE FOX WILLOW, <i>Salix brachycarpa</i> 'Blue Fox'
SNOWBERRY, <i>Symphoricarpos albus</i> |
|  | 500 sf | PLANTING BEDS |
| | | PERENNIALS + GROUNDCOVERS
TO MATCH EXISTING
Beds Prepared with Planting Mix
Consisting of 50% Compost/50% Top-Soil |
|  | 1,500 sf | NATURAL GRASSES |
| | | HYDROSEED MIX (100 lbs / acre):
25% CANADIAN BLUEGRASS, <i>Poa compressa</i>
25% SHEEP FESCUE, <i>Festuca ovina</i>
25% IDAHO FESCUE, <i>Festuca idahoensis</i>
25% RED FESCUE, <i>Festuca rubra</i> |

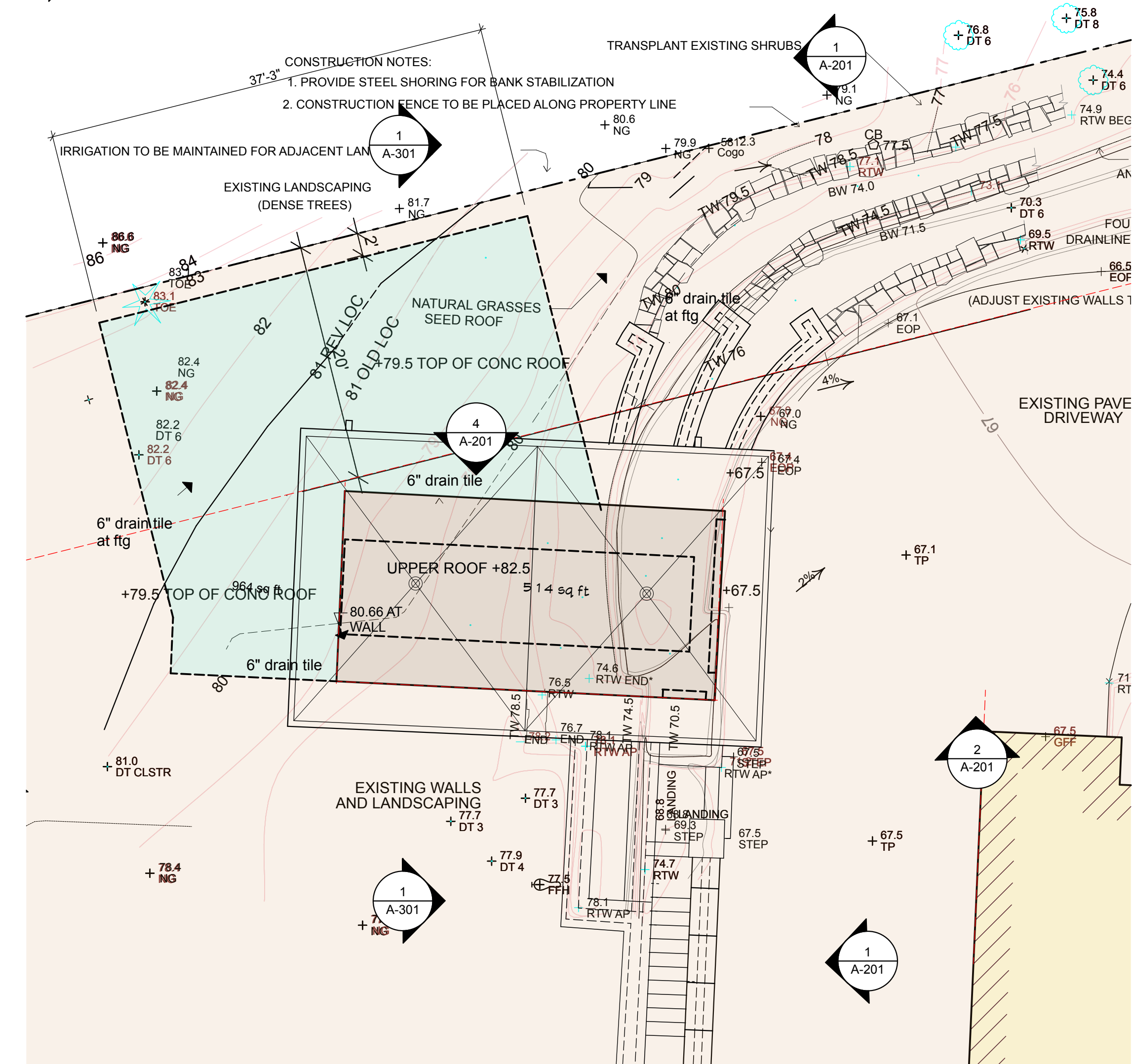
LANDSCAPE PLAN

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





S-11 SITE PLAN
A-101 SCALE: 1" = 20'



S-12 SITE PLAN
A-101 SCALE: 1/8" = 1'-0"



MICHAEL BLASH AND ASSOCIATES
Architecture/Planning/Graphics
PH. 208-726-1414
180 WEST 7TH STREET
POST OFFICE BOX 5223
KETCHUM, ID 83340

www.michaelblashandassociates.com
THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. MICHAEL BLASH AND ASSOCIATES ARCHITECTS OWNERSHIP OF SUCH AND ALL RIGHTS AND PRIVILEGES.

NEELEY AUTO STORAGE
SUN VALLEY SUB LOT 33A
420 CANYON RUN BOULEVARD KETCHUM IDAHO 83340 USA

JOB NO. 004
PROJ. MGR.
DRAWN BY M BLASH
CHECKED BY

GENERAL NOTES

ISSUED: 1-3-2018
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
SHEET TITLE

SHEET NUMBER

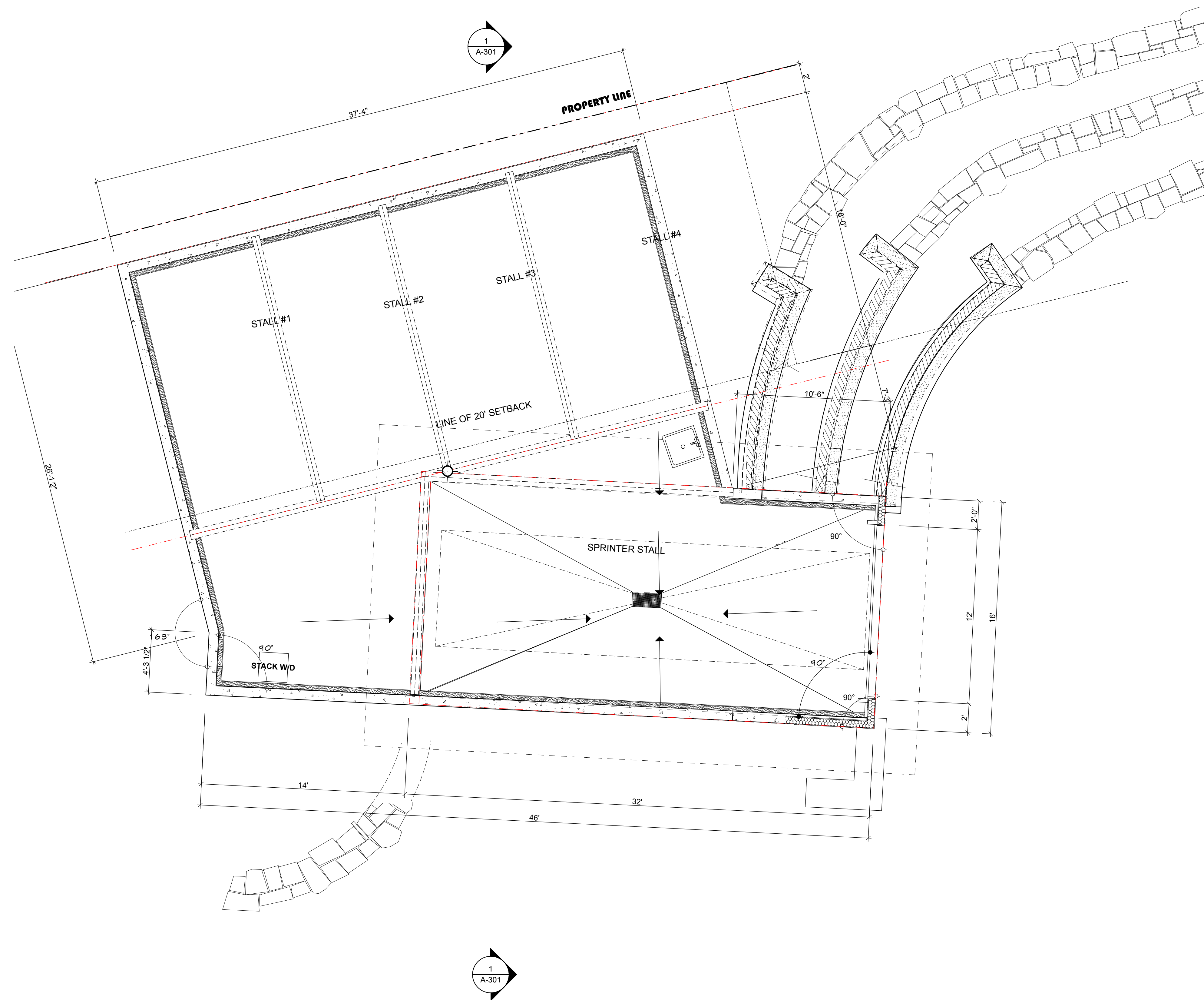
A-101



**MICHAEL BLASH
AND ASSOCIATES**
pa
Architecture/Planning/Graphics

PH. 208-726-1414
180 WEST 7TH STREET
POST OFFICE BOX 2523
KETCHUM, ID 83340

www.michaelblashandassociates.com
THESE PLANS AND SPECIFICATIONS
ARE PROTECTED UNDER FEDERAL COPYRIGHT
LAWS. MICHAEL BLASH AND ASSOCIATES
ARCHITECTS OWNERSHIP OF SUCH AND ALL
RIGHTS AND PRIVILEGES.



NEELEY AUTO STORAGE
SUN VALLEY SUB LOT 33A
420 CANYON RUN BOULEVARD KETCHUM IDAHO 83340 USA

JOB NO. 004
PROJ. MGR.
DRAWN BY M BLASH
CHECKED BY

GENERAL NOTES

ISSUED: 1-3-2018
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
SHEET TITLE

SHEET NUMBER

A-102

1st FLOOR PLAN

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



MICHAEL BLASH
AND ASSOCIATESpa
Architecture/Planning/Graphics

PH. 208-726-1414
180 WEST 7TH STREET
POST OFFICE BOX 2523
KETCHUM, ID 83340

www.michaelblashandassociates.com
THESE PLANS AND SPECIFICATIONS
ARE PROTECTED UNDER FEDERAL COPYRIGHT
LAWS. MICHAEL BLASH AND ASSOCIATES
ARCHITECTS OWNERSHIP OF SUCH AND ALL
RIGHTS AND PRIVILEGES.

NEELEY AUTO STORAGE
SUN VALLEY SUB LOT 33A
420 CANYON RUN BOULEVARD KETCHUM IDAHO 83340 USA

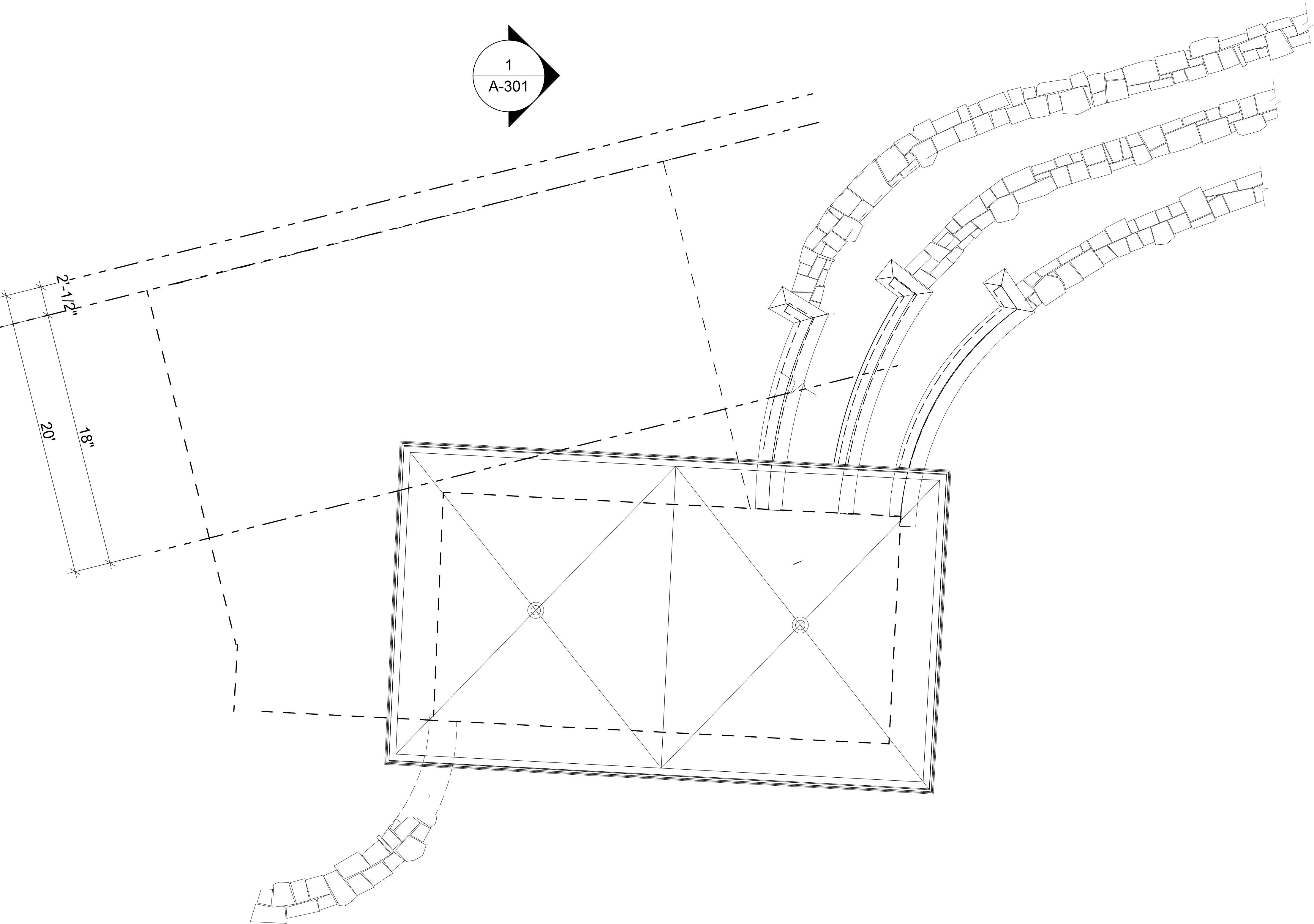
JOB NO. 004
PROJ. MGR.
DRAWN BY M BLASH
CHECKED BY

GENERAL NOTES

ISSUED: 1-3-2018
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
SHEET TITLE

SHEET NUMBER

A-103

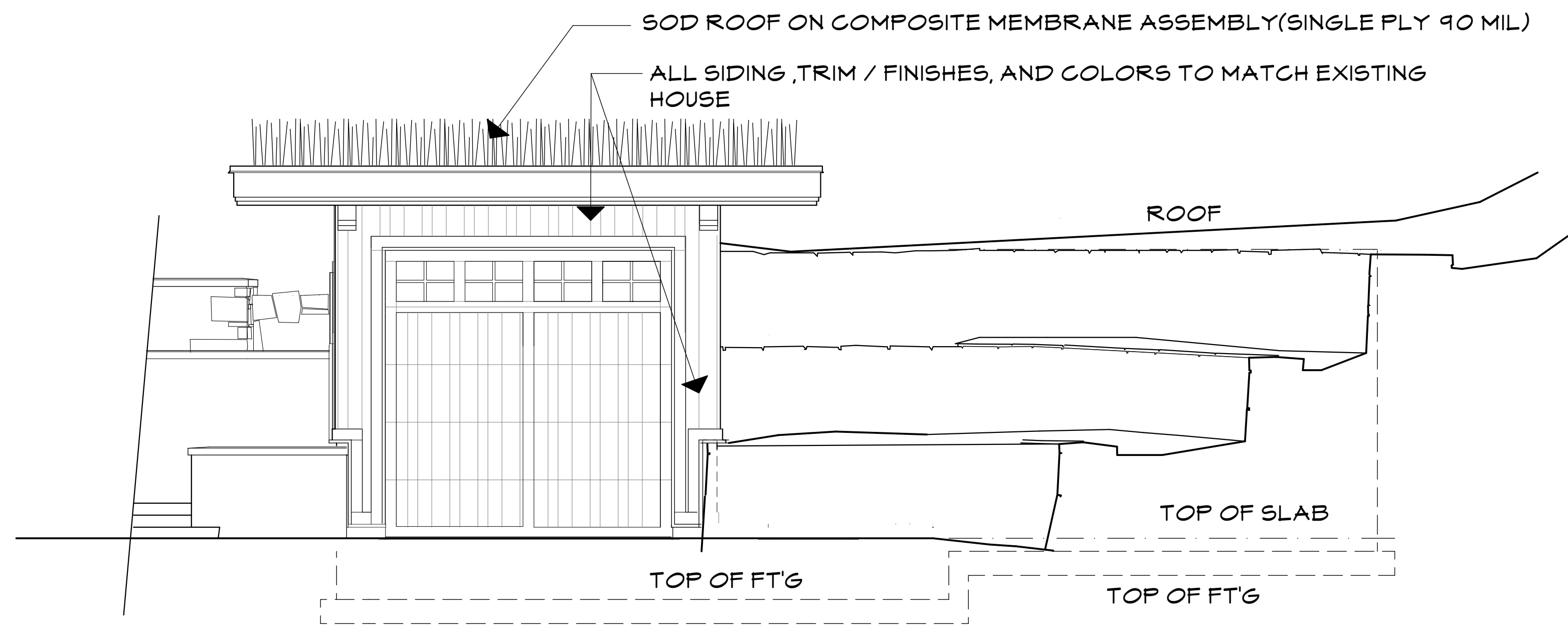


ROOF PLAN

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

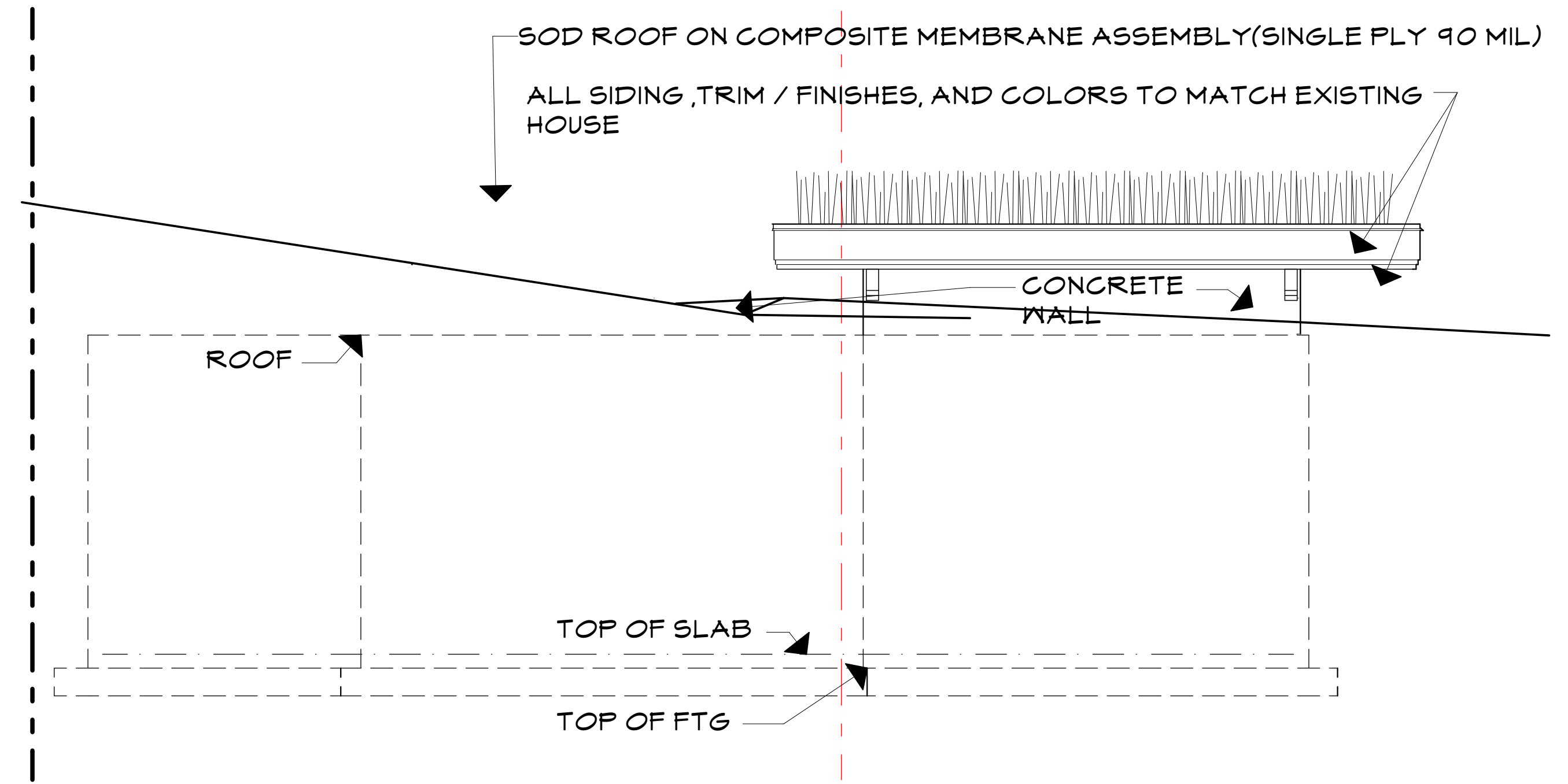


MICHAEL BLASH AND ASSOCIATES
 Architecture/Planning/Graphics
 PH. 208-726-1414
 180 WEST 7TH STREET
 POST OFFICE BOX 2523
 KETCHUM, ID 83340
 www.michaelblashandassociates.com
THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. MICHAEL BLASH AND ASSOCIATES ARCHITECTS OWNERSHIP OF SUCH AND ALL RIGHTS AND PRIVILEGES.



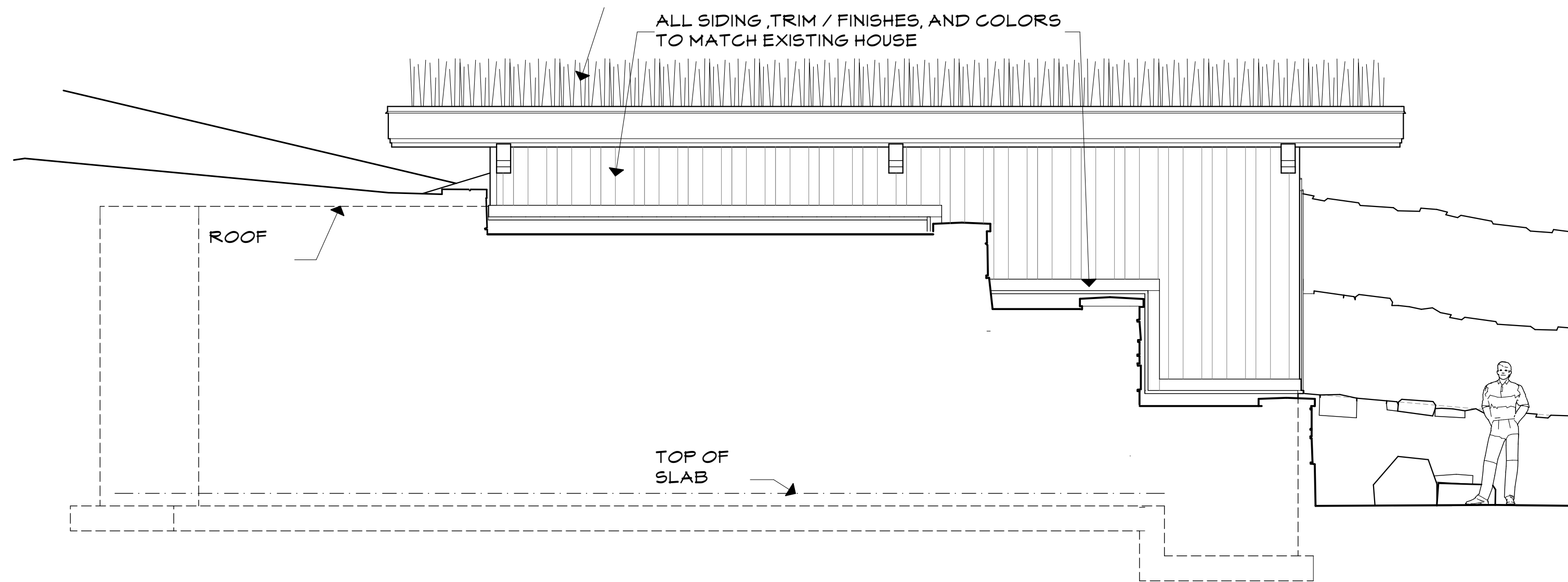
EAST ELEVATION

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



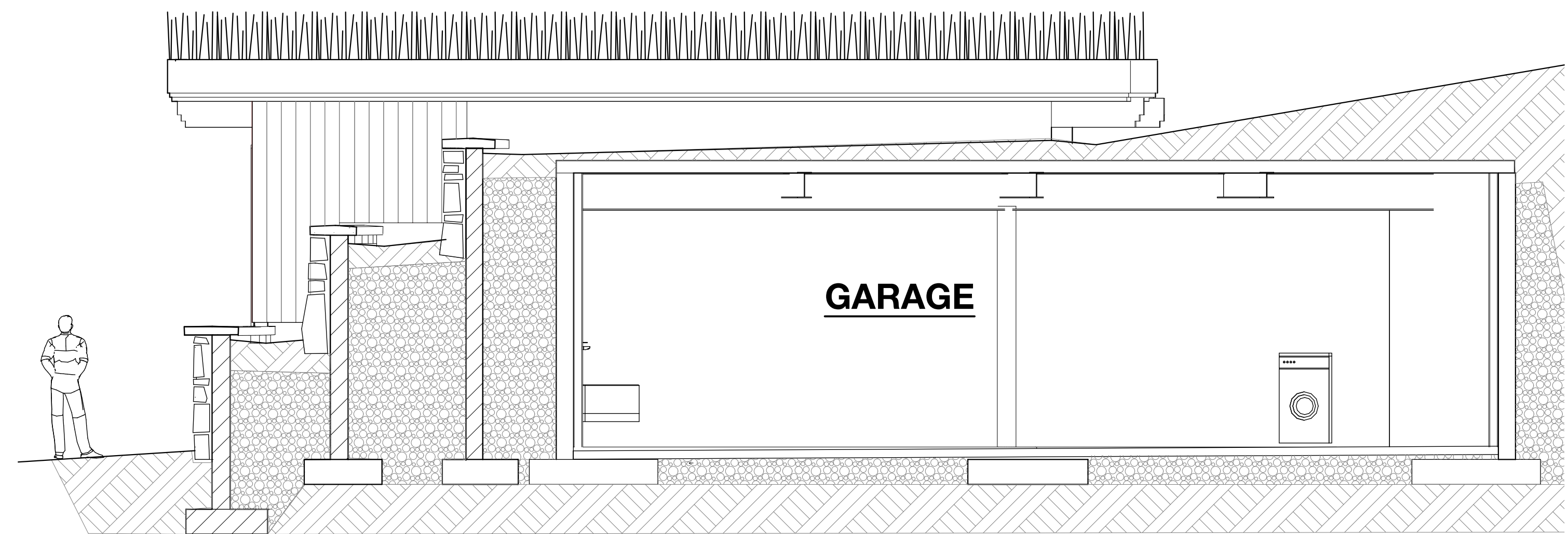
WEST ELEVATION

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



SOUTH ELEVATION

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



NORTH ELEVATION

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

NEELEY AUTO STORAGE
 SUN VALLEY SUB LOT 33A
 420 CANYON RUN BOULEVARD KETCHUM IDAHO 83340 USA

JOB NO. 004
 PROJ. MGR.
 DRAWN BY M BLASH
 CHECKED BY

GENERAL NOTES

ISSUED: 1-3-2018
 REVISED:
 REVISED:
 REVISED:
 REVISED:
 REVISED:
 REVISED:
 REVISED:
 REVISED:
 REVISED:
 REVISED:
 SHEET TITLE

SHEET NUMBER

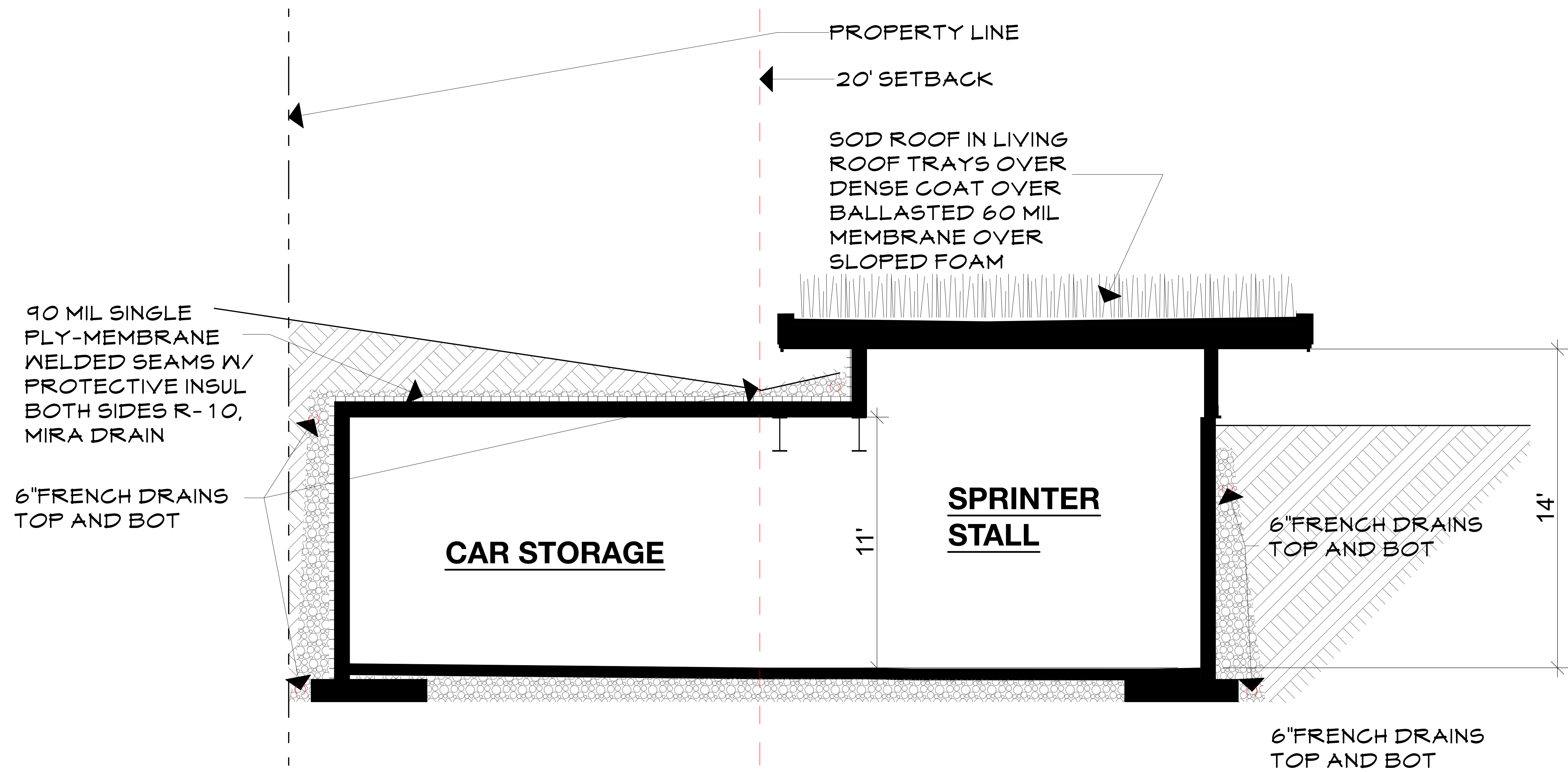
A-201



MICHAEL BLASH AND ASSOCIATESpa
Architecture/Planning/Graphics

PH.208-726-1414
180 WEST 7TH STREET
POST OFFICE BOX 2523
KETCHUM, ID 83340

www.michaelblashandassociates.com
THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. MICHAEL BLASH AND ASSOCIATES ARCHITECTS OWNERSHIP OF SUCH AND ALL RIGHTS AND PRIVILEGES.



NEELEY AUTO STORAGE
SUN VALLEY SUB LOT 33A
420 CANYON RUN BOULEVARD KETCHUM IDAHO 83340 USA

1 SECTION
A-301 SCALE: 3/8" = 1'-0"

JOB NO. 004
PROJ. MGR.
DRAWN BY M BLASH
CHECKED BY

GENERAL NOTES

ISSUED: 1-3-2018
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
SHEET TITLE

SHEET NUMBER

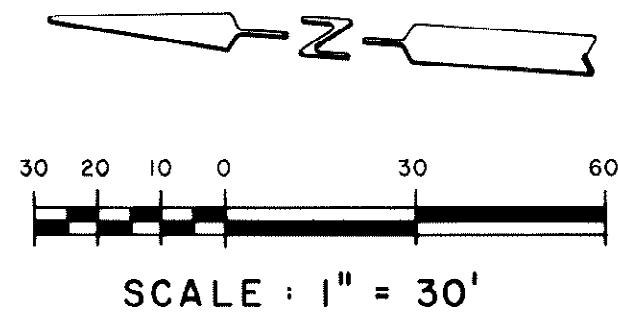
A-301

Attachment. C
Lots 32 & 33 Sun Valley
Subdivision Plat

LOTS 32 & 33 SUN VALLEY SUBDIVISION KETCHUM, BLAINE COUNTY, IDAHO OCTOBER 1983

LOT LINE SHIFT WITHIN

LOT 34



UNPLATTED
HEMINGWAY

NEW LOT 33B
1.000 Acre

NEW LOT 33A
1.236 Acre

NEW LOT 32
1.203 Acre

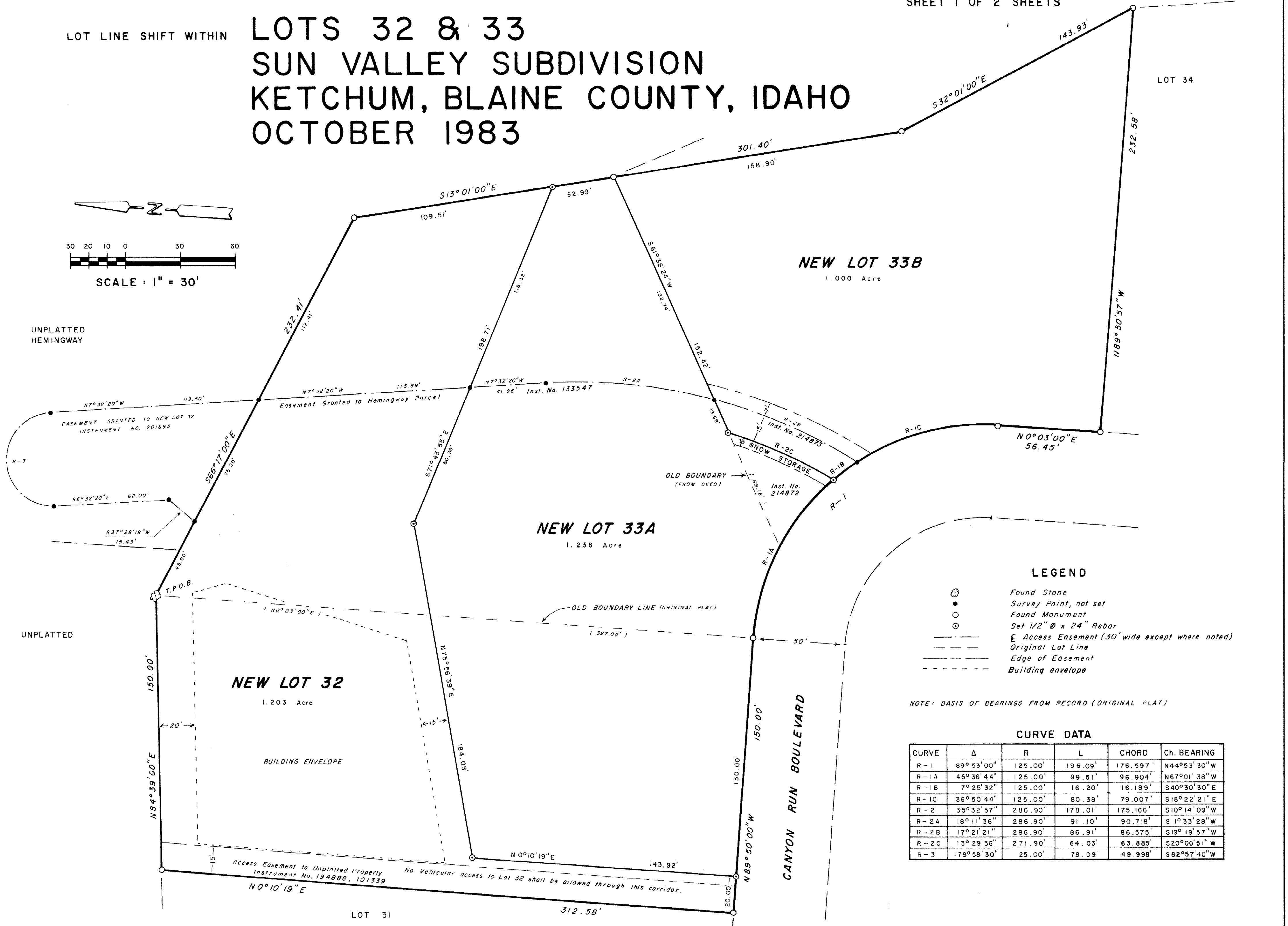
LEGEND

- Found Stone
- Survey Point, not set
- Found Monument
- Set 1/2" \varnothing x 24" Rebar
- Access Easement (30' wide except where noted)
- Original Lot Line
- Edge of Easement
- Building envelope

NOTE: BASIS OF BEARINGS FROM RECORD (ORIGINAL PLAT)

CURVE DATA

CURVE	Δ	R	L	CHORD	Ch. BEARING
R-1	89° 53' 00"	125.00'	196.09'	176.597'	N44° 53' 30" W
R-1A	45° 36' 44"	125.00'	99.51'	96.904'	N67° 01' 38" W
R-1B	7° 25' 32"	125.00'	16.20'	16.189'	S40° 30' 30" E
R-1C	36° 50' 44"	125.00'	80.38'	79.007'	S18° 22' 21" E
R-2	35° 32' 57"	286.90'	178.01'	175.166'	S10° 14' 09" W
R-2A	18° 11' 36"	286.90'	91.10'	90.718'	S1° 33' 28" W
R-2B	17° 21' 21"	286.90'	86.91'	86.575'	S19° 19' 57" W
R-2C	13° 29' 36"	271.90'	64.03'	63.885'	S20° 00' 51" W
R-3	178° 58' 30"	25.00'	78.09'	49.998'	S82° 57' 40" W



Access Easement to Unplatted Property
Instrument No. 194888, 101339
No Vehicular access to Lot 32 shall be allowed through this corridor.

LOT 31

CANYON RUN BOULEVARD

OWNERS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that Donald G. Siegel and Carol McK. Siegel and Donald B. Anderson and Joan H. Anderson do hereby certify that they are the owners of a certain parcel of land described as follows:

All of Lots 32 & 33, Sun Valley Subdivision, Sec. 12, T4N, R17E, B.M., Ketchum, Blaine County, Idaho, according to the official plat on file at the office of the Blaine County Recorder, and said parcel containing 3.439 acres. It is the intention of the undersigned to, and they do hereby include said land in this plat.

IN WITNESS WHEREOF, we have hereunto set our hands this 1st day of December, 1983.

Donald G. Siegel OWNERS: Lot 32 Lot 33A Carol McK. Siegel

Donald B. Anderson OWNERS: Lot 33B Joan H. Anderson

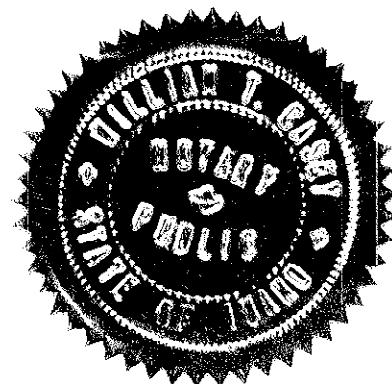
ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF BLAINE) ss

On this 1st day of December, 1983, before me, a Notary Public for Idaho, personally appeared Donald G. Siegel and Carol McK. Siegel and Donald B. Anderson and Joan H. Anderson, known to me to be the persons whose names are subscribed to the above instrument, and acknowledged to me that they executed the same.

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

Residing at: Ketchum Notary Public William T. Casey



SURVEYOR'S CERTIFICATE

I, Phillip F. Puchner, a duly registered Land Surveyor in the State of Idaho do hereby certify that this plat of Lots 32 & 33, Sun Valley Subdivision is a true and accurate map of the land surveyed under my direct supervision, that the location of lots has definitely been established and perpetuated in strict accordance with the State of Idaho Code relating to plats and surveys and that they are, as shown hereon, a portion of Ketchum, Idaho.

Phillip F. Puchner Idaho Certificate No. 1028

CITY ENGINEER'S APPROVAL

I, Loren N. Adkins, City Engineer in and for the City of Ketchum, Blaine County, Idaho, do hereby approve this plat of Lots 32 & 33, Sun Valley Subdivision.

Loren N. Adkins

COUNTY ENGINEER'S CERTIFICATE

This is to certify that I, Jim W. Koonce, County Engineer 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.

County Engineer Jim W. Koonce

KETCHUM CITY COUNCIL'S APPROVAL

The foregoing plat of Lots 32 & 33, Sun Valley Subdivision was approved and accepted this 22 day of December, 1983, by the Ketchum City Council, Ketchum, Idaho.

Deputy Sandra E. Dammard City Clerk

BLAINE COUNTY TREASURER'S CERTIFICATE

I hereby certify that this instrument conforms to section 50-1308, Idaho Code.

BY Marilyn Hamis by Vicki L. Dick

COUNTY RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed at the request of W.T. Casey at 1:45 o'clock P.M. this 1 day of Dec, 1983 A.D. in my office and duly recorded in Book of plats on page

Instrument No. 246077 Fee 10.00 by Marie Ivin County Recorder

SANITARY RESTRICTIONS