RESOLUTION NUMBER 785

A RESOLUTION OF THE CITY OF KETCHUM, IDAHO, ADOPTING REGULATIONS FOR CONSTRUCTION SITES AND REQUIREMENTS FOR A CONSTRUCTION STAGING PLAN.

WHEREAS, the City of Ketchum has experienced significant growth over the last five years;

WHEREAS, as growth continues, vacant land for staging of construction equipment and the parking of cars has diminished;

WHEREAS, citizens of Ketchum have expressed concern over the impacts of construction activities on residential neighborhoods;

WHEREAS, local contractors have indicated a desire for a consistent and orderly approach to construction activities in Ketchum;

WHEREAS, Section 104 of the Uniform Building Code, adopted pursuant to Section 15.04.010 of the Ketchum Municipal Code, grants the Building Official the authority to adopt and enforce regulations relating to the construction of buildings and structures.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Ketchum:

The following Construction Staging Regulations are hereby adopted. Said Regulations are to be administered by the Building Department, Planning Department and other Departments as required.

PASSED by the City Council and APPROVED by the Mayor this 20th day of August, 2001.

David Hutchinson
Council President

ATTEST

Sandra E. Cady, City Clerk

CONSTRUCTION STAGING REGULATIONS

The City of Ketchum has experienced significant growth over the last decade. Conflicts with construction projects are compounded by limited vacant land for construction staging. The City has developed the following administrative regulations so that contractors, subcontractors, neighbors and other affected parties all understand how construction will proceed on each project. Following is a list of general guidelines which will govern all construction projects. In addition, the general contractor must complete the attached Construction Staging Permit Application and submit it with the Building Permit. This application will be reviewed by the Planning, Building and (where applicable) Fire Departments, and issued with your Building Permit. The approval of the Construction Staging Permit may contain conditions applicable to your specific project. It is your responsibility to ensure that the Construction Staging Permit and any conditions are followed.

1. General Requirements:

   a. The General Contractor is responsible for all Subcontractors. The General will be held responsible for all aspects of the Construction Staging Permit, such as parking, deliveries, etc.
   b. The City will review your Construction Staging Permit and issue it in conjunction with your Building Permit. Your application for a Construction Staging Permit should be turned in with your Building Permit Application.
   c. We strongly encourage you to contact all of the neighbors in the project vicinity in advance of construction. Neighbors who are aware of the project and who have a contact person on the job site tend to be more understanding about disruptions and less likely to complain to the City about details along the way.

2. Excavation:

   a. Specify exact amounts of cut and fill in cubic yards on your Construction Staging Permit. You must also specify temporary cuts and permanent backfill.
   b. Indicate stockpile areas on-site or off-site if within Ketchum City limits.
   c. Generally describe your truck routes. Arterials are preferred over secondary roads.
   d. Dust, mud, sand and gravel control on City streets is required. Streets must be washed regularly as needed to keep them clean and clear.

3. Vehicle Parking/Traffic Control Plan:

   a. All parking areas must be delineated on your Construction Staging Plan. Parking should occur in the following areas:
      FIRST, on the property under construction, driveway or elsewhere on the property. SECOND, on the City right-of-way adjacent to the property under construction. THIRD, additional areas in the neighborhood. In most cases, the City will limit the parking to one side of the street for your project. You may leave room for deliveries in front of the job site if this area is delineated on your Construction Staging Plan.
   b. For larger projects (over 15 vehicles daily at the job site), you may be required to have your workers park at another location and carpool to the site. Examples of

alternative parking sites are the Park and Ride, and the City Parking north of the Mormon Church.

c. Areas for "No Parking" should be identified on your site plan. These areas will be signed by the City if it is determined necessary. Please call Beverly Hedin, Ketchum Police Department at 726-7819, if you wish to discuss the signage for your project.

d. You may be required to provide temporary traffic control for materials delivery based on the project location and surrounding traffic.

e. Speed limits for construction vehicles will be limited to fifteen (15) miles per hour within one (1) block of the job site unless otherwise determined by the Ketchum Police Department.

4. Materials Storage/Deliveries:

a. Delineate all materials storage area on the Construction Staging Plan.

b. Delineate delivery routes along with your truck routes.

5. Temporary Restrooms/Job Shacks/Dumpsters:

a. Show the location of all temporary restrooms, job shacks, Dumpsters - only Dumpsters in right-of-way, and only subject to approval and fee paid.

6. Site Clean-up:

a. Trash should be picked up on the job site and surrounding areas daily.

7~~6~~. Reseeding of Disturbed Areas:

a. All disturbed areas must be restored to their original condition or to a natural grass, including City rights-of-way. This includes spraying for noxious weeds. A Certificate of Occupancy will not be issued until this work is complete. The City will accept a bond for restoration of disturbed areas if weather constraints impact restoration.

8~~7~~. Use of City Rights-of-Way:

a. You must show all areas of the City rights-of-way that you plan to use and pay the fee (where applicable) before your building permit is issued.

b. You will be required to repair all damages to City streets resulting from your construction project. Please talk to Street Superintendent Brian Christiansen at 726-4381 for a schedule of City street repairs and other questions on City streets.

c. You may not obstruct a sewer manhole at any time.

9~~8~~. Riparian, Hillside or Mature Tree Protection: Fencing must be in place on the job site prior to any site work, including excavation and demolition for the following:

a. If your project is next to the Big Wood River, Warm Springs or Trail Creek, you must install a fence twenty-five (25) feet from the Mean High Water Mark.

b. Any mature trees which are to be retained must be fenced at the drip line.

c. Hillside projects must be fenced pursuant to your Design Review approval.

10~~9~~. Administrative Exemptions: Administrative exemptions to these regulations may be granted by the Building Official for special circumstances on a case-by-case basis.

11~~10~~. Violations: If Construction Mitigation plan is not complied with, your project will be subject to a red tag. The City will follow a system of progressive warnings:

a. Verbal (acknowledged in writing).
b. Written warning.
c. Red tag - your job site will be shut down until the noncompliance is remedied or for 48 hours.