



**SPECIAL PLANNING AND ZONING COMMISSION MEETING**

Tuesday, June 17, 2014, 5:00 pm  
Ketchum City Hall, Ketchum, Idaho

**Present:** Commissioner Steve Cook  
Commissioner Jeff Lamoureux  
Commissioner Mike Doty

**Also Present:** Joyce Allgaier, Director of Planning and Building Department  
Rebecca Bundy, Senior Planner  
Mike Elle, Fire Chief  
Char Nelson, Director of Operations, Blaine County, Applicant  
Brandon Keller, Keller Associates, Project Engineer  
Rod Linja, Keller Associates, President/Principal  
Gerald Flatz, LHTAC, Project Manager  
Jeanne Flowers, Neighbor  
Carlyn Ring, Neighbor,  
Caretaker for Gordon and Vicki Rosenberg, Neighbors

**1. SITE VISIT AT ADAMS GULCH BRIDGE - in regard to the application by BLAINE COUNTY, represented by Brandon Keller, Keller Associates, for Floodplain Development/Waterways Design Review.**

Rebecca Bundy introduced the project and then asked the applicant's representative, Brandon Keller, to describe the project. Keller described the project, and the site visit was spent viewing the area of the proposed improvements.

The following features of the proposed project were identified:

- Reasons for the replacement of the bridge, including existing structural deficiencies and constriction of the river;
- Constraints, including wetlands and adjacent private property;
- Proposed bridge and roadway layout;
- Phasing and schedule – a minimum of one lane will always be open during the 1 ½ years of construction. Construction will take place July – November for two years;
- Confirmation that adequate fire access will be provided to the properties on the west side of the bridge;
- Revegetation of disturbed areas;
- Retaining wall locations;
- Culvert replacement;
- Construction easement locations;
- Bridge height; and
- Effect of the project on the gravel bar above river.

The Commissioners had no further questions and the special meeting was concluded at about 5:20 pm.

**The Commissioners proceeded to the Special Planning and Zoning Commission Meeting at City Hall.**

  
 Steve Cook, Acting Chair  
 Planning and Zoning Commission



**CITY OF KETCHUM  
PLANNING AND ZONING COMMISSION MEETING  
June 17, 2014, 5:30 p.m.  
SPECIAL MEETING – ADAMS GULCH BRIDGE  
Ketchum City Hall Meeting Room, Ketchum, Idaho**

**Present:** Commissioner Steve Cook  
Commissioner Mike Doty  
Commissioner Jeff Lamoureux

**Absent:** Chairperson Deborah Burns  
Commissioner Erin Smith

**Also Present:** Ketchum Planning Manager Joyce Allgaier  
Ketchum Senior Planner Rebecca Bundy  
Minutes written by Ketchum Recording Secretary Sunny Grant

- 1. SITE VISIT at ADAMS GULCH BRIDGE AT THE BIGWOOD RIVER.** The Commission will convene for a site visit in regard to the application by **BLAINE COUNTY**, represented by **BRANDON KELLER, KELLER ASSOCIATES, INC.**, for a stream alteration/ waterways design review/floodplain development permit for a replacement bridge, located in the City's right-of-way at the Adams Gulch Bridge at the Bigwood River. The project site is located in the Recreational Use Zoning District (RU), from the center line of Adams Gulch Road north, and Limited Residential – 2 Acre Zoning District (LR-2), from the center line of Adams Gulch Road south.
- 2. Vice-Chairman Steve Cook** opened the Regular Planning and Zoning meeting at 5:30 p.m.
- 3. PUBLIC COMMENT**  
There was no public comment at this time.
- 4. CONSIDERATION** upon the application by **BLAINE COUNTY**, represented by **BRANDON KELLER, KELLER ASSOCIATES, INC.**, for a stream alteration/ waterways design review/floodplain development permit for a replacement bridge, located in the City's right-of-way at the Adams Gulch Bridge at the Bigwood River.

*Also Present: Brandon Keller, Keller Associations, representing Blaine County  
Rod Linja, Keller Associates  
Local Highway Technical Assistance Council (LHTAC) Jerry Flatz  
Blaine County Operations Director Char Nelson*

Senior Planner Rebecca Bundy said Ketchum jurisdiction is from the middle of the Adams Gulch Bridge to the west. There is floodway and 100-year floodplain and some 500-year floodplain. The City of Ketchum right-of-way is outside the floodplain except for a small area on the north and a very small area on the south.

Staff was concerned when analyzing the application whether the proposed fill in the floodplain in this area would block the conveyance of flood waters, but there is already an existing "dam" created by the existing road right-of-way that FEMA has already shows on the FIRM.

The application documentation included a No Net Rise Report from some time ago. The existing constriction of the channel by the bridge causes a weir and hole effect, so water backs up and rises up and, as it goes past the bridge, there is a big hole and the water drops. The proposed bridge construction will level out the water level. FEMA considers this a net rise for a short distance, and has imposed a condition that a Letter of Map Revision (LOMR) shall be applied for, after the construction of the bridge, to account for any changes in the base flood elevation.

The Staff Report includes approvals from all necessary federal and state agencies. ITD's report includes an environmental evaluation that concludes that any effects to wildlife and fish would be limited to the duration of the project and there would be no long-term effects. Blaine County has granted a Conditional Use Permit for the application. A University of Idaho professor/engineer has conducted an independent channel investigation report verifying that widening the channel restriction would improve river flow.

Staff was most concerned about effects of construction on riparian vegetation and in and near the floodplain. The applicant has proposed waddles at the edge of the proposed construction to control sediment and reseeding within all affected areas, including the new riprap areas and along the sides of the retaining walls in and near the riparian zone.

Staff proposes a condition that all disturbed areas in the City of Ketchum's riparian setback zones shall be revegetated to City staff's satisfaction prior to final inspection of the bridge construction. Small areas and riprap may be reseeded with native grasses, but if, during actual construction disturbance is more extensive, the City Arborist recommends larger areas should be vegetated with appropriate riparian shrubs at a separation of about 6-10 feet.

Staff also proposes that, during the course of construction, minor changes to the project should be reviewed by staff. If a change is determined to be substantial, it would need to be brought before the Commission.

Brandon Keller presented his proposed project:

The purpose of the project is to provide a safe crossing across the Big Wood River. There is currently no detour if the bridge were to fail. The bridge was constructed in 1963. It has only a 50-foot span, which is shorter than it needs to be, and is rated by the state bridge inspector at 26 out of 100 points possible. The footings have been undermined and could fail.

Project cost, including engineering, design, construction, is estimated at \$1.8 million. Estimated construction dates are the summers/falls of 2016 and 2017.

The river north of the bridge is braided out. The water has to constrict in order to flow under the bridge, with sediment deposition above the bridge as a result. The County has placed riprap on both sides of the stream channel at the existing bridge and constantly has to do maintenance and infill under the footings.

Multiple public meetings have been conducted with regard to the proposed project. LHTAC commissioned Dr. Jim Milligan, a geomorphologic expert to look at sediment transport in the river and overall hydraulics. The proposed longer span bridge will help stabilize the channel on the north and south by reducing the channel constriction.

There will be impacts on wildlife and fish habitat during construction, but the completed bridge will improve aquatic habitat.

There are numerous constraints on the project, including environmental, wetlands, property owners, and one lane on the bridge must be kept open at all times.

The new bridge will improve the geometrics and hydraulic flow of the river. There will be riprap on both sides to help with erosion control. The bridge will be longer and wider, to allow for two 12ft lanes and 5ft shoulders for pedestrians and cyclists in addition to vehicles. The bridge is designed for passage of 50-year flow with 2ft clearance above the flow. The current bridge channel is restricted by approaches; the new bridge opens up that restriction. FEMA has indicated the slight water height increase, perhaps about 2" for about 90ft downstream of the bridge, is not a violation.

The proposed concrete bridge should have a lifespan of at least 50 years. The bridge and all retaining walls on the north side will be built on pilings extending down to bedrock.

Construction is not permitted during high water flows, so the project will begin in the latter part of summer and go to about the end of November. It will then start up again in mid-summer of the following year and go to completion. During the first five-month period, there will be one lane open on the existing bridge. During winter shutdown, one lane will be open on the existing bridge and one lane on the new bridge.

**PUBLIC COMMENT:**

- Carlyn Ring, neighbor to the north of the bridge, asked what was delaying the beginning of construction for another year or two. Jerry Flatz said federal aid is a very cautious process. All projects done through the Idaho Transportation Improvement Plan are on a five-year funding schedule. The funding won't be available until 2016, unless another ITIP program does not happen on time and its funding becomes available.

Commissioner Michael Doty encouraged ITD to get a responsible contractor for the two-year project in order to accomplish the project within the proposed time frame.

**Commissioner Steve Cook moved that this project, the Adams Gulch Bridge replacement does meet the standards for approval under Chapter 17.88 of the Ketchum Code Title 17 only if the following conditions of approval 1 through 10 are met. Motion seconded by Commissioner Michael Doty, and passed unanimously.**

**6. ADJOURNMENT**

**Commissioner Steve Cook moved to adjourn the meeting at 6:08. Commissioner Jeff Lamoureux seconded the motion, and it passed unanimously.**



\_\_\_\_\_  
Commissioner Steve Cook

CC: City Council