



PLANNING AND ZONING COMMISSION AGENDA

MONDAY, SEPTEMBER 14, 2015

- 5:00 P.M. SITE VISIT: 529 BROADWAY BOULEVARD, KETCHUM, ID
- 5:30 P.M. REGULAR MEETING: 480 EAST AVENUE NORTH, KETCHUM, ID

1. 5:00 p.m. – SITE VISIT at 529 Broadway Boulevard (Creekbend Subdivision, Lot 3 Block 1). The Commission will convene for a site visit regarding an application by Melissa and Manny Rivelo for Waterways Design Review for a new residence located on Warm Springs Creek.
2. 5:30 p.m. RECONVENE AT CITY HALL - CALL TO ORDER
3. CONSENT CALENDAR – No items.
4. PUBLIC COMMENT
 - a. Communications from the public for items not on the agenda.
5. COMMUNICATIONS FROM STAFF
 - a. (CONTINUE SITE VISIT AND REGULAR MEETING ITEM TO SEPTEMBER 28, 2015) KREKOW RESIDENCE, DESIGN REVIEW – Application by Karl and Kathleen Krekow, represented by Gretchen Wagner, Scape Design Studio, for a design review permit to remodel and expand an existing duplex building located at 460 East River Street (Gopher Hill Sub Lot 1 9010 SF, 4N 18E). The property is zoned General Residential – Low Density (GR-L).
 - b. (CONTINUE SITE VISIT AND REGULAR MEETING ITEM TO SEPTEMBER 28, 2015) MORTON WATERWAYS DESIGN REVIEW – Application by Linda Di Lello Morton for a Waterways Design Review for riparian enhancement located at 513 Broadway Boulevard (Lot 3, Block 5, Sun Valley Subdivision First Addition Revised). The property is zoned Limited Residential (LR).
 - c. (CONTINUE SITE VISIT AND REGULAR MEETING ITEM TO SEPTEMBER 28, 2015) VILLAS AT THE CROSSING WATERWAYS DESIGN REVIEW – Application by the Villas at the Crossing Townhouse Homeowners Association for a Waterways Design Review for work in the riparian setback located at 104 and 106 Saddle Road (Villas at Crossing, Common Area). The property is zoned General Residential – Low Density (GR-L), Limited Residential (LR) and Floodplain Overlay (FP).
 - d. [RIVELLO WATERWAYS DESIGN REVIEW](#) – The Commission will take action on an application by Melissa and Manuel Rivelo Lreiving Trust for a Waterways Design Review for a new residence located at 529 Broadway Boulevard (Lot 3, Block 1, Creekbend Subdivision). The property is zoned Limited Residential (LR) and Floodplain Overlay (FP).
 - e. [101 FIRST AVENUE TOWNHOMES SUBLOT ONE, FINAL PLAT](#) – The Commission will provide a recommendation to the City Council on an application by Ketchum Partners, LLC, represented by Garth McClure, Benchmark Associates, regarding an application for a final plat of Sublot One located at 101 First Avenue South (Sun Valley Athletic Club Subdivision, Lot 1A). The lot is zoned Community Core (CC), Subdistrict C, Urban Residential.
 - f. [REED HORNBUCKLE RESIDENCE DESIGN REVIEW](#) - The Commission will take action on an application by Barbi A. Reed, represented by Brenda Moczygemba, Michael Doty Associates, for Design Review to allow wall height over four feet in the front yard. The property is located at 531 9th Street (Ketchum Townsite, Lot 2A, Block 50) and zoned Tourist – 4000 Zoning District (T-4000).
 - g. PHASE II COMPREHENSIVE ZONING ORDINANCE UPDATE. The Commission will discuss the status of the zoning ordinance update.

6. FINDINGS OF FACT AND APPROVAL OF MINUTES
 - a. [FINDINGS OF FACT: 171 East Avenue Townhomes Final Plat](#)
 - b. [FINDINGS OF FACT: 101 First Avenue Townhomes Sublot One Final Plat](#)
 - c. [MINUTES: August 25, 2015](#)
7. FUTURE PROJECTS AND NOTICING REQUIREMENTS
8. STAFF REPORTS & CITY COUNCIL MEETING UPDATE
9. COMMISSION REPORTS AND EX PARTE DISCUSSION OR DISCLOSURE
10. 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
Planning & Building

September 14, 2015

Planning and Zoning Commission
City of Ketchum
Ketchum, Idaho

Commissioners:

**STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF SEPTEMBER 14, 2015**

PROJECT: Rivelo Waterways Design Review

FILE NUMBER: 15-071

OWNERS: Melissa and Manuel Rivelo Living Trust

REQUEST: Waterways Design Review (WWDR) for a new residence

LOCATION: 529 Broadway Boulevard (Lot 3, Block 1, Creekbend Subdivision)

NOTICE: Adjacent property owners were mailed notice on Tuesday, September 1, 2015.

ZONING: Limited Residential (LR)

OVERLAYS: Floodplain (FP)

REVIEWER: Rebecca F. Bundy, Senior Planner / Building and Development Manager

ATTACHMENTS:

- A. Application
 - Application Form, dated July 9, 2015
 - Applicant's Responses to Evaluation Standards
 - Letter from Alpine Tree Service, dated June 5, 2015
 - Plan Set
 - Survey, dated April 30, 2015
 - Landscape Planting Plan, dated September 8, 2015
 - Architectural Plans, dated July 21, 2015 and September 9, 2015
 - Lot Coverage Calculation, received September 9, 2015
- B. Public Comment
 - Email from Bob and Lori Sarchett, dated September 7, 2015
- C. Site Photos

BACKGROUND

1. The applicant is requesting Waterways Design Review for construction of a new single-family residence. The subject property is located on Warm Springs Creek and contains riparian setback but does not contain regulatory floodplain.
2. Single-family residences are exempt from Design Review, so only the provisions related to Waterways Design Review will be considered.
3. The plat shows a ten (10) foot wide pedestrian access easement along the mean high water mark. The bank along the stream is steep, and pedestrian access is blocked by fallen tree debris and a proliferation of small trees growing along the water's edge. The applicant has proposed to remove the fallen debris and to also cut enough small trees to allow pedestrian passage within the easement. See Attachment A, Landscape Planting Plan, note 5.) The landscape plan also shows some new shrubs within the easement that may impede pedestrian passage. As a condition of approval, the proposed riparian shrubs in the pedestrian access easement shall allow for pedestrian access within the easement. Prior to final building inspection, the easement shall be inspected by Planning staff to ensure that pedestrian access has been provided along the river.
4. The City is in the process of developing signage requirements to help identify the fisherman's pedestrian access easements in the city. As a condition of approval, prior to issuance of a Certificate of Occupancy, the applicant shall install signage per the City's standards.
5. Condition #17 of the Creekbend Subdivision final plat findings of fact requires that: "The developer is to provide 'No Parking-Fire Lane' signs to the City of Ketchum for installation by the City of Ketchum." As a condition of approval, prior to issuance of a building permit, the developer is to provide 'No Parking-Fire Lane' signs to the City of Ketchum for installation by the City of Ketchum.

General Requirements for all FPDP Applications				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060.C	Complete Application
				Fire Department <ul style="list-style-type: none"> ○ The existing roadways and turnaround were all part of the fire requirements for the original subdivision. They meet current requirements and should not be modified in any way.
				Public Works <ul style="list-style-type: none"> ○ Street Department – Property should keep as much storm water on site as possible. ○ City Engineer – Plantings and minor wall encroachment in sewer easement are approved as shown on the Landscape Planting Plan. ○ No comment.
				City Arborist <ul style="list-style-type: none"> ○ See letter from Jen Smith, City Arborist (Attachment ?)

				Building Official <input type="radio"/> No comment.
				Police <input type="radio"/> No comment.

Compliance with Zoning District and Overlay Requirements				
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	Setbacks
			<i>Staff Comments</i>	Front - Required: 15' Proposed: 17'-9 1/2" North Side - Required: 10' Proposed: 20'-5 1/2" Rear - Required: 15' Proposed: 19'-7 3/4" South Side - Required: 10' Proposed: 32'-0 3/4"
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Building Height
			<i>Staff Comments</i>	Allowed: 35' Proposed: 29'
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Maximum Building Coverage
			<i>Staff Comments</i>	Allowed: 35% Proposed: 22%
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.124.090.M	Curb Cut
			<i>Staff Comments</i>	Allowed: 35%. Proposed: N/A, private road
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.090.A.1	Parking Spaces
			<i>Staff Comments</i>	Required: 2 Proposed: 2

Floodplain Design Review Requirements				
1. EVALUATION STANDARDS: 17.88.060(E)				
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"/>	17.88.060(E)1 FLOODPLAIN DEVELOPMENT /WATERWAYS DESIGN REVIEW	Preservation or restoration of the inherent natural characteristics of the river and creeks and floodplain areas. Development does not alter river channel.
			<i>Staff Comments</i>	<i>The applicant has proposed riparian enhancements along within the riparian setback, consisting of placement of a total of seventy-eight (78) riparian appropriate shrubs. The applicant proposes to cut down all of the cottonwoods with diameter greater than six (6) inches and eight (8) Douglas fir trees, leaving six (6) of the existing Douglas firs. Planning staff met with the City Arborist and the applicant's arborist on site to determine the necessity of the tree removal and found that the existing large cottonwood trees are being undermined by the creek and are not healthy. If they fell, they could pull a great deal of the bank down with them. In addition, removal of those trees after construction of the proposed house would be very difficult. Staff found the existing Douglas fir trees, located on the upland portion of the bank, to be healthy, but planted too closely for future health. As mitigation for the removal of the cottonwood trees, the City Arborist suggested replacement mountain alder trees. The applicant has proposed seven (7) mountain</i>

Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and Staff Comments
				<p>alder trees. Staff recommends the following condition of approval:</p> <ul style="list-style-type: none"> • Prior to commencement of any work in the riparian setback, a silt fence shall be installed along the mean high water mark to keep all silt and debris out of the stream. Said fence shall remain in place for the duration of the riparian landscaping work.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060(E)2	<p>Preservation or enhancement of riparian vegetation and wildlife habitat, if any, along the stream bank and within the required minimum twenty-five (25) foot setback or riparian zone. No construction activities, encroachment or other disturbance into the twenty five foot (25') riparian zone shall be allowed at any time without written City approval per the terms of this ordinance.</p> <p><i>Staff Comments</i></p> <p>See above. The Landscape Planting Plan shows a temporary construction silt fence to provide protection at the edge of the riparian setback. Planning staff and the City Arborist conducted a site visit to access the condition of the ten (10) foot wide pedestrian access easement along the river's edge and found it impassable. As a condition of approval, the applicant shall remove fallen tree debris and cut small trees to allow pedestrian passage along the access easement. In addition, the additional proposed shrubs shall not impede pedestrian passage along the access easement. The southern property line is located about five feet from the mean high water mark, so some of the proposed work will occur on the adjacent neighbor's property. Permission for said work has been granted by the neighboring property owner. Staff recommends the following condition of approval:</p> <ul style="list-style-type: none"> • Plantings in the pedestrian access easement along the mean high water mark shall allow for pedestrian passage within that easement. Prior to issuance of a Certificate of Occupancy, Planning staff shall inspect the easement to ensure that it allows for pedestrian passage.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060(E)3	<p>No development other than development by the City of Ketchum or development required for emergency access shall occur within the twenty-five (25) foot riparian zone with the exception of approved stream stabilization work. The Planning and Zoning Commission may approve access to property where no other primary access is available. Private pathways and staircases shall not lead into or through the riparian zone unless deemed necessary by the Planning and Zoning Commission.</p> <p><i>Staff Comments</i></p> <p>See above. The proposed decomposed granite pathway runs adjacent to the riparian setback line, but not into the setback.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060(E)4	<p>Plan and time frame are provided for restoration of riparian vegetation damaged as a result of the work done.</p> <p><i>Staff Comments</i></p> <p>See above. The schedule for tree removal is fall 2015. The schedule for enhancement of the riparian setback is late September 2015 or April/May 2016. As a condition of approval, the construction silt fence at the upland edge of the riparian setback shall remain in place for the duration of construction of the house. It may be removed upon final inspection approval by Planning staff.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060(E)5	<p>New or replacement planting and vegetation includes plantings that are low-growing and have dense root systems for the purpose of stabilizing stream banks and repairing damage previously done to riparian vegetation. Examples of such plantings include: red osier dogwood, common choke cherry, service berry, elder berry, river birch, skunk bush sumac, beeb's willow, drummond's willow, little wild rose, gooseberry, and honeysuckle.</p> <p><i>Staff Comments</i></p> <p>Proposed riparian plantings include dogwood, golden currant, western gooseberry, woods rose, sandbar willow, snowberry and chokecherry and a native grass/wildflower mix. The property drops steeply towards</p>

Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and Staff Comments
				<i>the stream and has experienced substantial erosion where pedestrians have climbed the bank to circumvent the blocked pedestrian access easement. Removal of the impediments to pedestrian access and planting of the proposed riparian shrubs should help stabilize the bank and encourage pedestrians to remain within the access easement. An autumn blaze maple is proposed at the top of the bank, within the riparian setback, but at an elevation of twelve feet above the river.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060(E)6	Landscaping and driveway plans to accommodate the function of the floodplain to allow for sheet flooding. Flood water carrying capacity is not diminished by the proposal. Surface drainage is controlled and does not adversely impact adjacent properties including driveways drained away from paved roadways. Culvert(s) under driveways may be required. Landscaping berms are designed to not dam or otherwise obstruct floodwaters or divert same onto roads or other public pathways.
			Staff Comments	<i>The subject property does not contain floodplain. The house and terraces are set back a minimum of thirteen (13) feet from the riparian setback line and that area will be vegetated with a native grass/wildflower mix.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060(E)7	Impacts of the development on aquatic life, recreation, or water quality upstream, downstream or across the stream are not adverse.
			Staff Comments	<i>No development is proposed in or near the river, and the riparian setback has been respected. There will be no adverse impact from the development on aquatic life, recreation or water quality.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060(E)8	Building setback in excess of minimum required along waterways is encouraged.
			Staff Comments	<i>The house and terraces are set back a minimum of thirteen (13) feet in excess of the minimum twenty-five (25) foot riparian setback.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.060(E)9	The top of the lowest floor of a building located in the 1% annual chance floodplain shall be a minimum of twenty-four inches (24") above the base flood elevation of the subject property.
			Staff Comments	<i>No development is proposed in the regulatory floodplain.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.060(E)10	The back fill used around the foundation in the floodplain provides a reasonable transition to existing grade, but is not used to fill the parcel to any greater extent. Compensatory storage shall be required for any fill placed within the floodplain. A LOMA-F shall be obtained prior to placement of any additional fill in the floodplain.
			Staff Comments	<i>No development is proposed in the regulatory floodplain.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060(E)11	All new buildings shall be constructed on foundations that are approved by a licensed professional engineer.
			Staff Comments	<i>This standard shall be met with a condition that, prior to issuance of a building permit, stamped structural engineered drawings, by a registered design professional, licensed in the State of Idaho, shall be submitted for the foundation.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060(E)12	Driveways comply with effective Street Standards; access for emergency vehicles has been adequately provided for.
			Staff Comments	<i>The property is served by an existing driveway and fire apparatus turnaround that were installed as part of the Creekbend Subdivision.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060(E)13	Landscaping or revegetation conceals cuts and fills required for driveways and other elements of the development.
			Staff Comments	<i>The Landscape Planting Plan shows that the property will be fully landscaped with trees, shrubs, a native grasses/wildflower mix and a small amount of lawn at the building entrance.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.060(E)14	(Stream Alteration) The proposal is shown to be a permanent solution and creates a stable situation.
			Staff Comments	<i>No stream alteration is proposed.</i>

Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.060(E)15	(Stream Alteration) No increase to the 100-year floodplain upstream or downstream has been certified by a registered Idaho engineer. <i>Staff Comments</i> No stream alteration is proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.060(E)16	(Stream Alteration) The recreational use of the stream including access along any and all public pedestrian/fisherman's easements and the aesthetic beauty is not obstructed or interfered with by the proposed work. <i>Staff Comments</i> No stream alteration is proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.060(E)17	Where development is proposed that impacts any wetland, first priority shall be to move development from the wetland area. Mitigation strategies shall be proposed at time of application that replace the impacted wetland area with a comparable amount and/or quality of new wetland area or riparian habitat improvement. <i>Staff Comments</i> No development is proposed that impacts any wetlands.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.060(E)18	(Stream Alteration) Fish habitat is maintained or improved as a result of the work proposed. <i>Staff Comments</i> No stream alteration is proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.060(E)19	(Stream Alteration) The proposed work is not in conflict with the local public interest, including, but not limited to, property values, fish and wildlife habitat, aquatic life, recreation and access to public lands and waters, aesthetic beauty of the stream and water quality. <i>Staff Comments</i> No stream alteration is proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.060(E)20	(Stream Alteration) The work proposed is for the protection of the public health, safety and/or welfare such as public schools, sewage treatment plant, water and sewer distribution lines and bridges providing particularly limited or sole access to areas of habitation. <i>Staff Comments</i> No stream alteration is proposed.

STAFF RECOMMENDATION

Based on the information submitted to date, staff recommends approval of this project, Rivelo Waterways Design Review, subject to the conditions 1 - 12 below.

FOR MOTION PURPOSES

1. This project, Rivelo Waterways Design Review, **does not** meet the standards for approval under Chapter 17.88 of Ketchum Zoning Code Title 17 **because of the following standards** (Commission to insert reasons for denial); or,
2. This project, Rivelo Waterways Design Review, **does** meet the standards for approval under Chapter 17.88 of Ketchum Code Title 17 only if the following conditions of approval are met.

PROPOSED CONDITIONS

1. Waterways Design Review approval shall expire one (1) year from the date of signing of approved Findings of Fact per the terms of KMC, Section 17.88.060.G, Terms of Approval;
2. This Waterways Design Review approval is based on the plans, dated July 21, 2015, and information presented and approved at the meeting on the date noted herein. Any building or site discrepancies which do not conform to the approved plans will be subject to removal;

3. Pursuant to Chapter 17.88.050.C, no chemicals or soil sterilants are allowed within 100 feet of the mean high water mark. No pesticides, herbicides, or fertilizers are allowed within 25 feet of the mean high water mark unless approved by the City Arborist 5. All applications of herbicides and/or pesticides within one hundred feet (100') of the mean high water mark, but not within twenty five feet (25') of the mean high water mark, must be done by a licensed applicator and applied at the minimum application rates. Application times for herbicides and/or pesticides will be limited to two (2) times a year; once in the spring and once in the fall unless otherwise approved by the city arborist. The application of dormant oil sprays and insecticidal soap within the riparian zone may be used throughout the growing season as needed.
4. At time of building permit submittal, stamped structural engineered drawings, prepared by a registered design professional, licensed in the State of Idaho, shall be submitted for the foundation;
5. Prior to commencement of any work in the riparian setback, a silt fence shall be installed along the mean high water mark to keep all silt and debris out of the stream. Said fence shall remain in place for the duration of the riparian landscaping work.
6. The proposed construction silt fence at the upland edge of the riparian setback shall remain in place for the duration of construction of the house. It may be removed upon final inspection approval by Planning staff.
7. Plantings in the pedestrian access easement along the mean high water mark shall allow for pedestrian passage within that easement. Prior to issuance of a Certificate of Occupancy, Planning staff shall inspect the easement to ensure that it allows for pedestrian passage.
8. Prior to issuance of a Certificate of Occupancy, the applicant shall install pedestrian access easement signage per the City's standards.
9. Prior to issuance of a building permit, the developer is to provide 'No Parking-Fire Lane' signs, per the Fire Chief's requirements, for installation along the private road in the subdivision to the City of Ketchum, for installation by the City of Ketchum.
10. Planning staff shall inspect the riparian setback and the pedestrian access easement on occasion to ensure that they are allowed to naturalize in order to stabilize the stream bank and provide wildlife habitat.
11. A permit is required for any subsequent work in the riparian setback occurring after the duration of this approval.
12. Irrigation in the riparian setback shall be temporary and shall be removed after three (3) irrigation seasons.

**Attachment A:
Application**

- Application Form, dated July 9, 2015
- Applicant's Responses to Evaluation Standards
- Letter from Alpine Tree Service, dated June 5, 2015
- Plan Set
 - Survey, dated April 30, 2015
 - Landscape Planting Plan, dated September 8, 2015
 - Architectural Plans, dated July 21, 2015 and September 9, 2015
 - Lot Coverage Calculation, received September 9, 2015

File Number: 15-071

FLOODPLAIN MANAGEMENT OVERLAY APPLICATION

Use for:

- Floodplain Development Permit
- Waterways Overlay Design Review
- Stream Alteration Permit

Project Name: MELISSA & MANNY RIVERO RESIDENCE

Owner: SAME Phone No.: 206.909.8544

Mailing Address: 2312 MAGNOLIA BLVD. W., SEATTLE, WA. 98199

Email: MKE@MELISSAKINTERIORDSIGN.COM

LANDSCAPE Architect/Representative: MARTY LYON Phone No.: 788.7462

Mailing Address: 106 RED CLOUD WAY, HAULEY 83333

Email: MARTY@LYONLA.COM

Engineer of Record: ALPINE ENTERPRISES Engineer Email: BSMITH@ALPINEENTERPRISES

Floodplain Management Review Fee: \$ 625.00 Date Paid: _____ INC. COM

Legal Land Description: LOT 3, BLOCK 1, CREEKBEND SUBDIVISION

Street Address: _____

Lot Area: 19,864 SF Zoning District: LR Anticipated Use: SINGLE FAMILY HOME

Type Construction: New Remodel _____ Addition _____ Other _____

Total Floor Area: Proposed Existing _____

Basements: 543 SF _____

1st Floor: 3090 SF _____

2nd Floor: 1331 SF _____

3rd Floor: _____

garage Mezzanine: 742 SF _____

Total: 5706 SF _____

Percent of Building Coverage: 19.2% Curb Cut: _____

Setbacks: Front 15' Side 15' Side 15' Rear 20'

Height: 29'-10 1/2" Parking Spaces Provided: 2 CAR GARAGE, 2 guest

Will fill or excavation be required? If yes, amount in cubic yards- Fill 55 Excavation 825

Will existing trees or vegetation be removed? Yes No _____

The Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Floodplain Management Overlay Application in which the City of Ketchum is the prevailing party to pay the reasonable attorney fees, including attorney fees on appeal, and expenses of the City of Ketchum.

I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.

Signature of Owner: Manny A. Lyon for Melissa Rivero Date: July 9, 2015

Approved/Denied: _____ Date: _____

Pursuant to Resolution No. 08-123, any direct costs incurred by the City of Ketchum to review this application will be the responsibility of the applicant. Costs include but are not limited to: engineer review, attorney review, legal noticing, and copying costs associated with the application. The City will require a retainer to be paid by the applicant at the time of application submittal to cover said costs. Following a decision or other closure of an application, the applicant will either be reimbursed for unexpended funds or billed for additional costs incurred by the City.

RECEIVED
JUL 09 2015
CITY OF KETCHUM

LLA0037.15

July 9, 2015

Melissa and Manny Ravelo Residence
Lot 3 Block 1, Creekbend Subdivision

ADDENDUM 1

1. The proposed new residence is setback **from** the 25' riparian buffer and does not fall within a flood plain. There will be no construction within the riparian setback, however the cottonwood trees and 7 Douglas fir trees are requested to be removed (please see attached tree evaluation report prepared by Alpine Tree Services). After removal new riparian plants will be installed and maintained, as per the submitted plan.
2. See response to number 1.
3. No development is proposed within the riparian area. After tree removal, new riparian plantings are proposed as per the submitted plan.
4. New landscaping is proposed as per the submitted plan. Planting within the riparian area, and specifically along the bank will occur this fall between September 15 and October 1.
5. See submitted plan for plant species, size and quantity, all which conform to City of Ketchum acceptable plant list.
6. NA. Property does not fall within a floodplain.
7. The new residence and associated improvements will not affect any current or future uses, aquatic life or water quality.
8. All building setback requirements have been met. Please refer to the submitted site plans.
9. NA. Property does not fall within a floodplain.
10. NA. Property does not fall within a floodplain.
11. The driveway does conform to street standards and the existing Broadway Court will serve as an emergency vehicle turnaround.
12. There will be no cuts and fill visible and the entire property shall be beautifully landscaped.
13. NA
14. NA
15. NA
16. NA. There are no wetlands on the property.
17. NA
18. NA
19. NA

END OF ADDENDUM 1



P.O.Box 2790 Hailey, ID 83333 208.788.4441

June 5, 2015

Alpine Tree Service has been asked by Melissa Rivelo to assess the condition of existing trees on the property at 529 Broadway Boulevard, and to provide recommendations for both needed actions and possible re-vegetation.

Alpine has been on the property a number of times in the past month.

The property in question is a bench lot abutting Warm Springs Creek, and vegetation of the lot is consistent with the area. All of the trees on the property are between the approved building envelope and the creek, and generally on the southwest side of the property. Trees are a mix of young Douglas Fir (*Pseudotsuga menziesii*) and Black Cottonwood (*Populus trichocarpa*) of varying ages.



The property has a sanitary sewer running

through an easement on the south and west sides. Soil disturbance as part of the installation of that sewer appears to have benefited the property by allowing for the



natural propagation of the Douglas Fir trees. It does not appear that any of the existing trees are within the easement. Erosion of soil into Warm Springs Creek appears to have been an issue, only partly mitigated by the trees on the bank.



Assessment of the Black Cottonwood trees on the bank shows a number a maturing stems that have been undercut by the stream, are in poor health, have poor structure, or some combination of these factors. Cottonwoods are

a fast growing, large, heavy, and structurally unstable tree that mitigates flood waters well on level ground, but functions poorly as bank stabilization. Cottonwood trees tend to become undercut on stream banks and will most often fail with their root plates intact. This can lead to significant destabilization of the bank around the tree, and can cause rapid erosion.

Douglas Fir, alternatively, have shown good resistance to stream bank erosion even in steep topography. The strength of the wood may be accountable for its improved stability, and the tree tends to have a larger and more broadly spread root plate.

It is Alpine's recommendation that the Black Cottonwoods be removed from this section of the stream bank, that the root plates remain intact, and that the owner re-vegetate the bank with species more conducive to stream bank retention. Examination of the riparian vegetation in the area shows healthy development of a number of suitable species including:

- Sandbar Willow (*Salix exigua*)
- Red Twig Dogwood (*Cornus sericea*)
- Prickly Rose (*Rosa acicularis*)
- Chokecherry (*Prunus virginiana*)
- River Alder (*Alnus incana*)
- Snowberry (*Symphoricarpos albus*)
- Currant (*Ribes sp*)



All of these plants provide a fibrous root mass to hold bank soil and multiple stems to slow water flow. Additionally, some of the species (Willow, Chokecherry, and Alder) become large enough to provide good shade and fish cover. Removal and re-vegetation work should take place prior to the



onset of any construction, and irrigation should be in place on the stream bank vegetation, for at least a few seasons, until the plants become established. Removal work can be done with machinery that does not enter the riparian setback, and all planting must be done by hand in order to limit bank erosion.

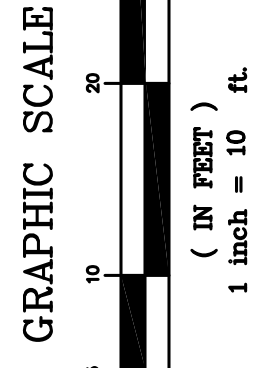
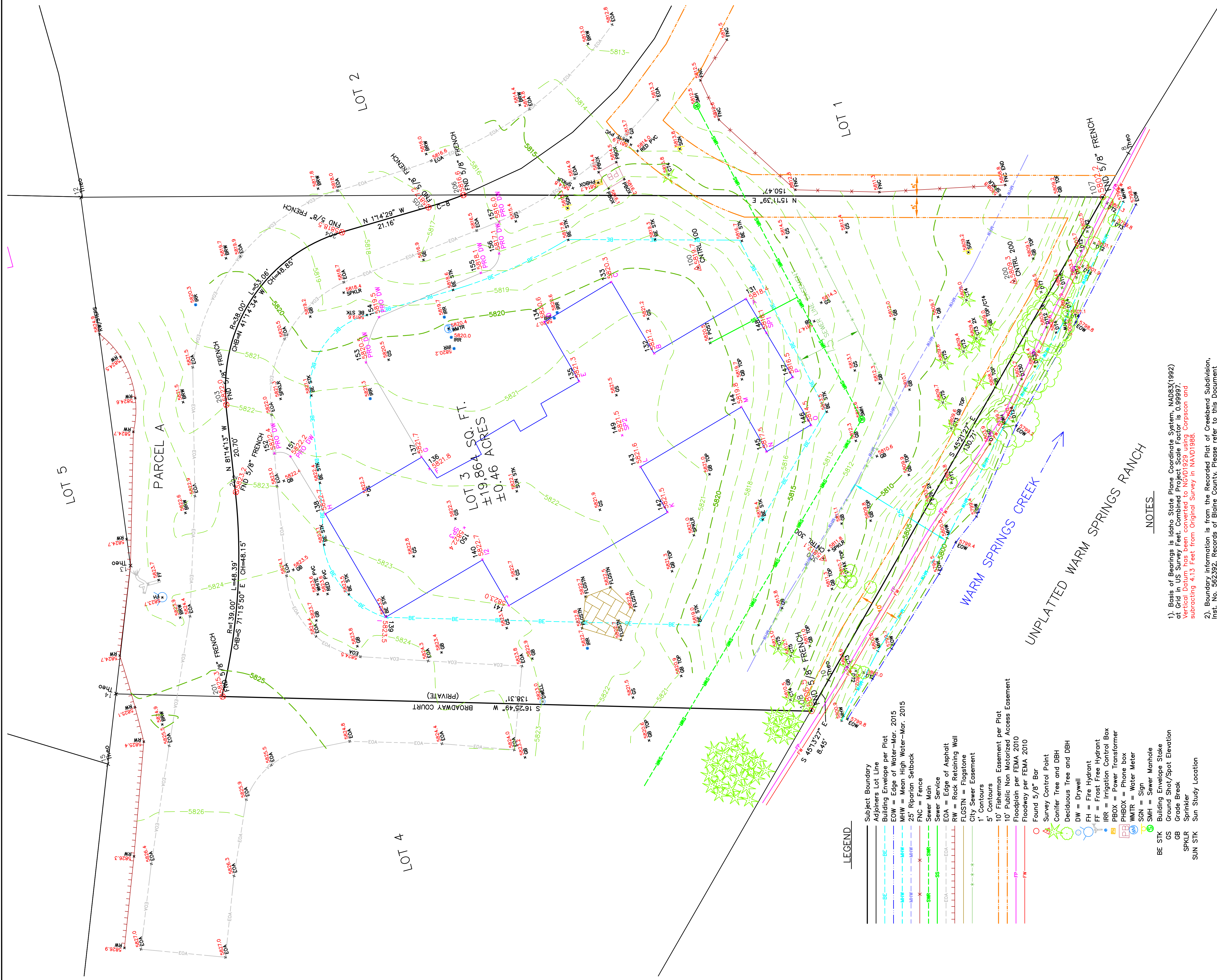


The Douglas Fir trees on the bank are healthy young trees, but are overcrowded. Conifers growing too close to one another will stretch vertically as they compete for light, and are more prone to health and structural issues. It is our recommendation that the trees be selectively thinned in order to provide the best growing advantage for three of the Douglas Firs on the southwest corner, and one or two of the

trees near the property line to the west of the house. It is also critically important that these trees be protected during the construction process. Fencing must be provided in order to keep construction workers from storing materials and cleaning paint buckets beneath these trees. Specific instruction to protect these trees should be given to the contractor.

Please contact our office should there be any additional information needed or there are any questions or concerns regarding this assessment and recommendations. Thank you for your time and attention.

Carl Hjelm, Pat Rainey
Arborists
Alpine Tree Service.



LEGEND

- Subject Boundary
- Adjainers Lot Line
- Building Envelope per Plat
- EOW = Edge of Water—Mar. 2015
- MHW = Mean High Water—Mar. 2015
- 25' Riparian Setback
- FNC = Fence
- Sewer Main
- Sewer Service
- EOA = Edge of Asphalt
- RW = Rock Retaining Wall
- FLGSTN = Flagstone
- City Sewer Easement
- 1' Contours
- 5' Contours
- 10' Fisherman Easement per Plat
- 10' Public Non Motorized Access Easement
- Floodplain per FEMA 2010
- Floodway per FEMA 2010
- Found 5/8" Bar
- Survey Control Point
- Conifer Tree and DBH
- Deciduous Tree and DBH
- DW = Drywell
- FF = Fire Hydrant
- FR = Frost Free Hydrant
- IRR = Irrigation Control Box
- PBOX = Power Transformer
- WMTR = Water Meter
- SGN = Sign
- SMH = Sewer Manhole
- Building Envelope Stake
- GS Ground Shot/Spot Elevation
- GB Grade Break
- SPKLR Sprinkler
- SUN STK Sun Study Location

NOTES

- 1). Basis of Bearings is Idaho State Plane Coordinate System, NAD83(1992) S Survey Feet. Combined Scale Factor is 0.99997. Vertical Datum is NAVD1988. Horizontal Datum is NAD1983. **Subtracting 4.13 Feet from Original Survey in NAVD1988.**
- 2). Boundary information is from the Recorded Plat of Creek Bend Subdivision, Inst. No. 562392, Records of Blaine County. Please refer to this Document for Important Conditions that may Apply.
- 3). Mean High Water Mark shown is by Sawtooth Environmental Consulting, March, 2015.
- 4). Floodplain/Floodway information from FIRM Panel 1601300042E, Dated Nov. 26, 2010. Interpolated Base Flood Elevation is around 5808' well below the Building Envelope. This information is using NAVD1988 like the Flood Study.
- 5). Broadway Court is a 40' wide Private Road for Private Access, Snow Storage, Public Utilities and Landscaping to Benefit Creek Bend Subdivision Homeowners.
- 6). Digline was not Contacted and Utilities Shown are from Visual Surface Evidence only. Digline should be Contacted before any Excavation.

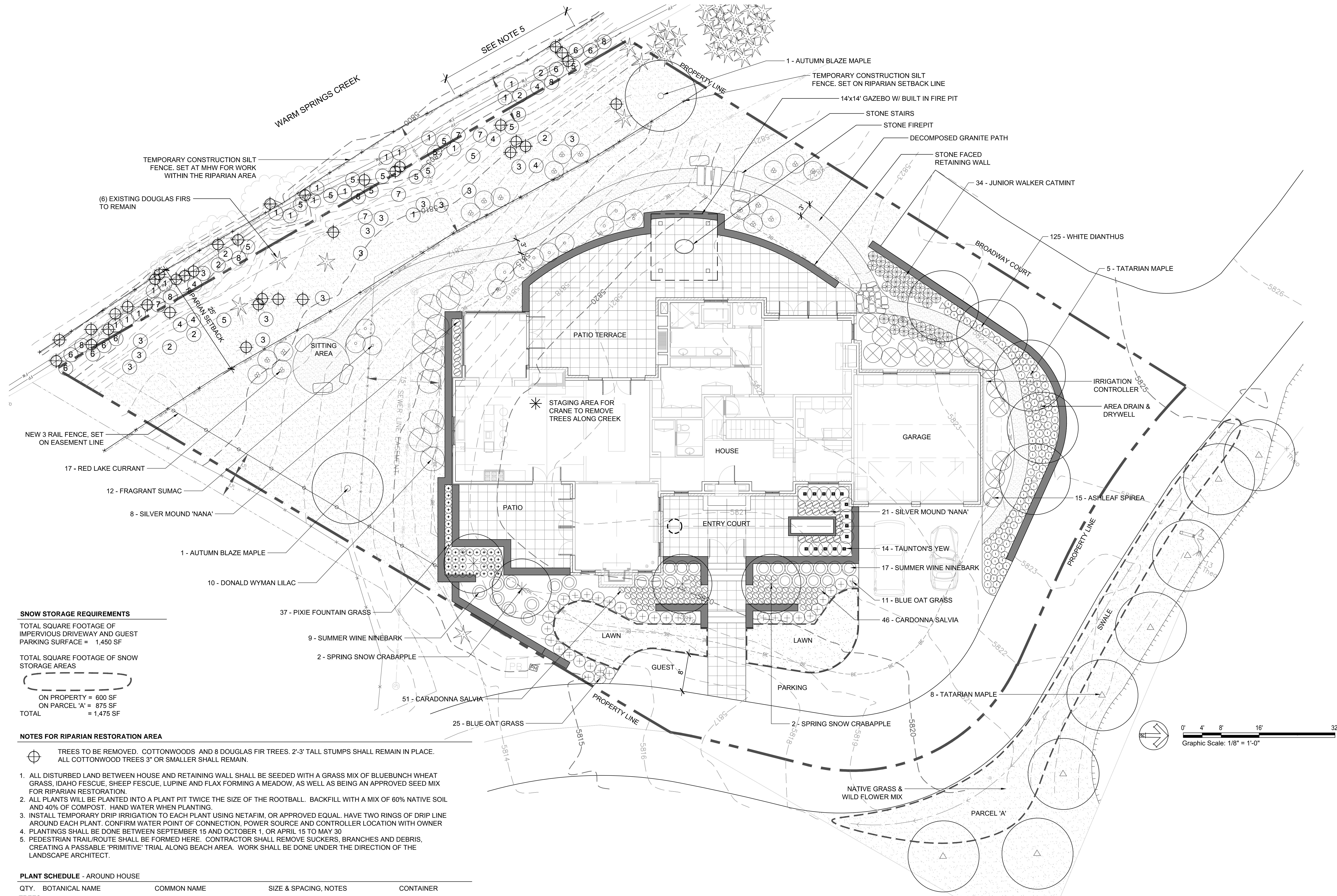
PROJECT PATH AND PRINT DATE U:\LandProjects\2004\1440_Creekbend\13_NGVD1929.dwg 4/30/2015 12:51:49 PM MDT

REVISIONS	NO	DATE	BY

Alpine Enterprises Inc.
 Surveying, Mapping, and Natural Hazards Consulting
 280 Rivers Street East, Lower Level
 P.O. Box 2037, Ketchum, ID 83340 USA
 (208) 727-1988 727-1987 fax
 email: bsmith@alpineenterprisesinc.com

A PRELIMINARY HOUSE LAYOUT ON
LOT 3, BLK 1, CREEKBEND SUBDIVISION
 WITHIN S13, T.4N., R.18E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR THE RIVEROS AND THE JARVIS GROUP

Sheet 1 of 1



SNOW STORAGE REQUIREMENTS

TOTAL SQUARE FOOTAGE OF IMPERVIOUS DRIVEWAY AND GUEST PARKING SURFACE = 1,450 SF

TOTAL SQUARE FOOTAGE OF SNOW STORAGE AREAS

ON PROPERTY = 600 SF
ON PARCEL 'A' = 875 SF
TOTAL = 1,475 SF

NOTES FOR RIPARIAN RESTORATION AREA

- 1. ALL DISTURBED LAND BETWEEN HOUSE AND RETAINING WALL SHALL BE SEEDED WITH A GRASS MIX OF BLUEBUNCH WHEAT GRASS, IDAHO FESCUE, SHEEP FESCUE, LUPINE AND FLAX FORMING A MEADOW, AS WELL AS BEING AN APPROVED SEED MIX FOR RIPARIAN RESTORATION.
- 2. ALL PLANTS WILL BE PLANTED INTO A PLANT PIT TWICE THE SIZE OF THE ROOTBALL. BACKFILL WITH A MIX OF 60% NATIVE SOIL AND 40% OF COMPOST. HAND WATER WHEN PLANTING.
- 3. INSTALL TEMPORARY DRIP IRRIGATION TO EACH PLANT USING NETAFIM, OR APPROVED EQUAL. HAVE TWO RINGS OF DRIP LINE AROUND EACH PLANT. CONFIRM WATER POINT OF CONNECTION, POWER SOURCE AND CONTROLLER LOCATION WITH OWNER
- 4. PLANTINGS SHALL BE DONE BETWEEN SEPTEMBER 15 AND OCTOBER 1, OR APRIL 15 TO MAY 30
- 5. PEDESTRIAN TRAIL/ROUTE SHALL BE FORMED HERE. CONTRACTOR SHALL REMOVE SUCKERS, BRANCHES AND DEBRIS, CREATING A PASSABLE 'PRIMITIVE' TRAIL ALONG BEACH AREA. WORK SHALL BE DONE UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.

PLANT SCHEDULE - AROUND HOUSE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE & SPACING, NOTES	CONTAINER
TREES				
2	<i>Acer rubrum</i> 'Autumn Blaze'	Autumn Blaze Maple	16'-18" HT, 3" cal, Straight Trunk	B&B
13	<i>Acer tataricum</i>	Tatarian Maple	10'-12" HT, 3 stem minimum clump	B&B
4	<i>Malus x</i> 'Spring Snow'	Spring Snow Crabapple	10'-12" HT, 3" cal, Straight Trunk	B&B
SHRUBS				
34	<i>Nepeta x faassenii</i> Junior Walker	Junior Walker Catmint	1 gal @ 2' OC	Container
26	<i>Physocarpus opulifolius</i> 'Seward'	Summer Wine Ninebark	5 gal @ 3' OC	Container
12	<i>Rhus aromatica</i>	Fragrant Sumac	10 gal @ 4' OC	Container
17	<i>Ribes rubrum</i> 'Red Lake'	Red Lake Currant	10 gal @ 4' OC	Container
15	<i>Sorbaria sorbifolia</i>	Ash Leaf Spirea	5 gal @ 4' OC	Container
10	<i>Syringa x prestoniae</i> 'Donald Wyman'	Donald Wyman Lilac	10 gal @ 5' OC	Container
14	<i>Taxus x media</i> 'Tauntonii'	Taunton's Yew	5 gal @ 2' OC to form tight hedge	Container
GRASSES & GROUNDCOVERS & PERENNIALS				
29	<i>Artemisia schmidtiana</i> 'Nana'	Nana Silver Mound	1 gal @ 12" OC	Container
125	<i>Dianthus deltoides</i> 'White'	White Dianthus	1 gal @ 18" OC	Container
37	<i>Deschampsia cespitosa</i>	Pixie Fountain Grass	1 gal @ 18" OC	Container
36	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	2 gal @ 30" OC	Container
97	<i>Salvia nemorosa</i> 'Caradonna'	Caradonna Salvia	1 gal @ 15" OC	Container

PLANT SCHEDULE - RIPARIAN RESTORATION AREA

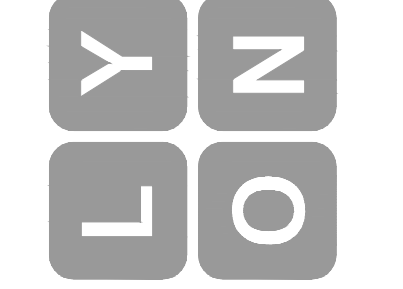
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & SPACING, NOTES	CONTAINER
SHRUBS					
1	18	<i>Cornus Sericea</i>	Red Osier Dogwood	2 gal	Container
2	8	<i>Prunus virginiana</i>	Chokecherry	5 gal	Container
3	16	<i>Ribes aureum</i>	Golden Currant	2 gal	Container
4	7	<i>Ribes sp</i>	Western Gooseberry	2 gal	Container
5	15	<i>Rosa woodsii</i>	Woods Rose	2 gal	Container
6	9	<i>Salix exigua</i>	Sandbar Willow	2 gal	Container
7	5	<i>Symphoricarpos albus</i>	Snowberry	2 gal	Container
8	7	<i>Alnus tenuifolia</i>	Mountain Alder	2 gal	Container



Rivelo Residence
Creekbend, Lot 3, Block 1
Ketchum, ID 83340

Consulting Arborist
Alpine Tree Service
PO Box 2790
Hailey, ID 83333
208-788-4441

Lyon Landscape Architects
106 Red Cloud Way
Hailey, ID 83333
208-788-7462
Marty@LyonLA.com



Landscape Planting Plan

NO.	REVISIONS

L1 OF 1 SHEETS

SCALE: 1/8" = 1'-0"
DATE: September 8, 2015
DESIGN: ML
DRAWN: ML
PROJECT: Rivelo Residence
PROJECT NUMBER: LLA003715
APPD.



VICINITY MAP

RIVELLO RESIDENCE
529 BROADWAY BLVD

ARCHITECT

ENGINEER

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DRAWN

DATE

FILE RIVELLO [DC]

REVISIONS

NO.	DATE	DESCRIPTION
1	2015.07.07	SITE WITH LANDSCAPE WALLS

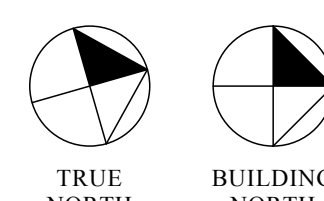
PRINT DATE: Tuesday, July 07, 2015



DATUM REFERENCE TO PLANS, SECTIONS
AND ELEVATIONS 100'-0" = 5822.5'

ALL EXTERIOR LIGHTING TO COMPLY WITH
CITY OF KETCHUM DARK-SKY ORDINANCE
REFER TO LANDSCAPE PLAN FOR GRADING
AND FURTHER INFORMATION

SITE LEGEND	
—	PROPERTY LINE
- - -	SETBACK LINE
—	EXISTING GRADE LINE
- - -	EXISTING GRADE LINE (REMOVED)
—	NEW GRADE LINE
T	TELEPHONE LINE
W	WATER LINE
P	POWER LINE
TV	TELEVISION LINE
S	SEWER LINE
LP	PROPANE LINE
G	NATURAL GAS LINE
DL	DRAIN LINE
UL	UTILITY LINE



RIVELLO RESIDENCE
529 BROADWAY BLVD

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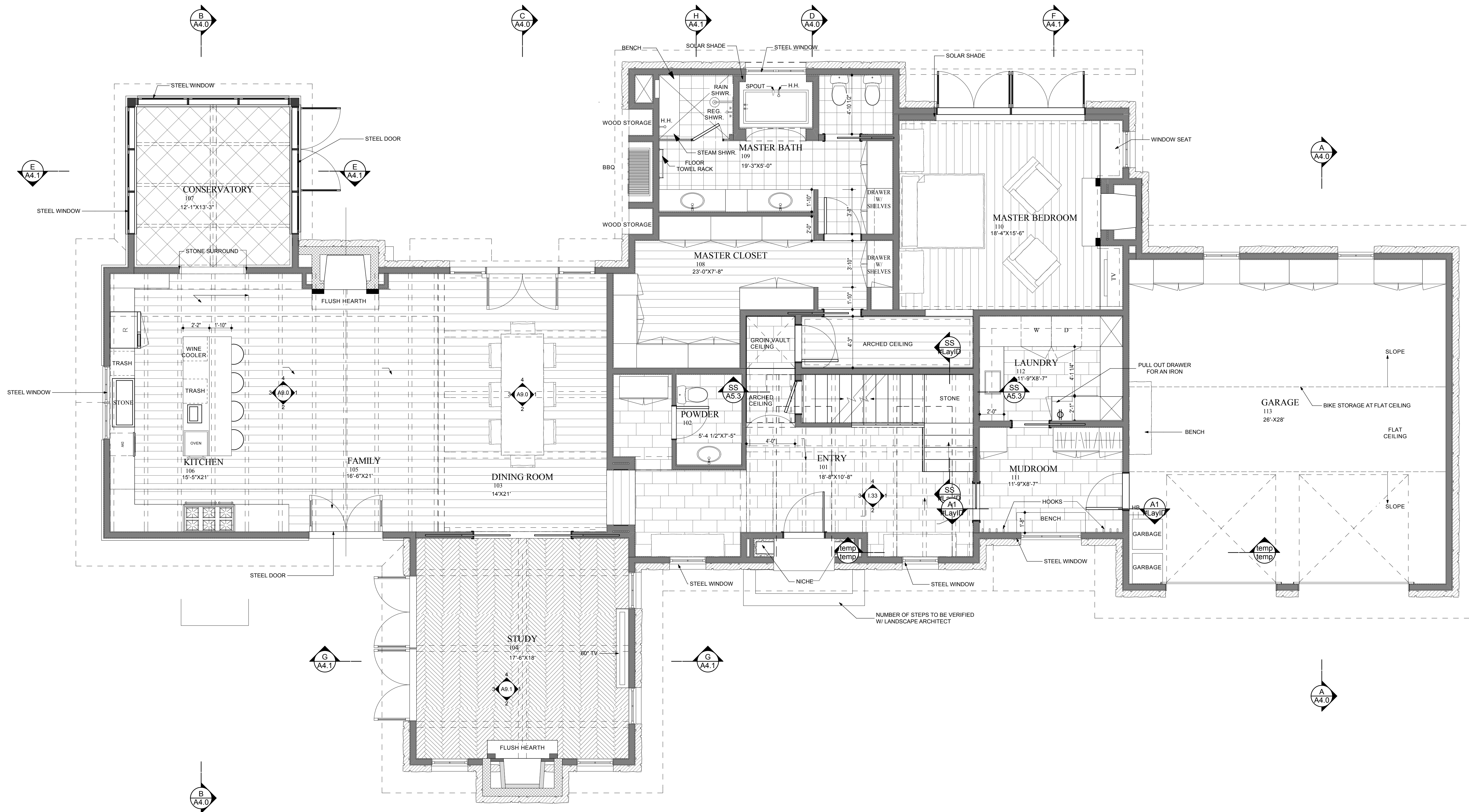
DATE

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REVISIONS

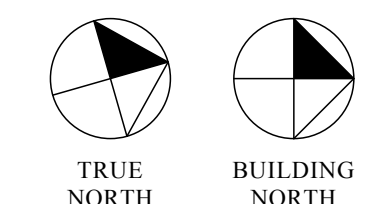
NO.	DATE	DESCRIPTION

PRINT DATE: Friday, June 19, 2015



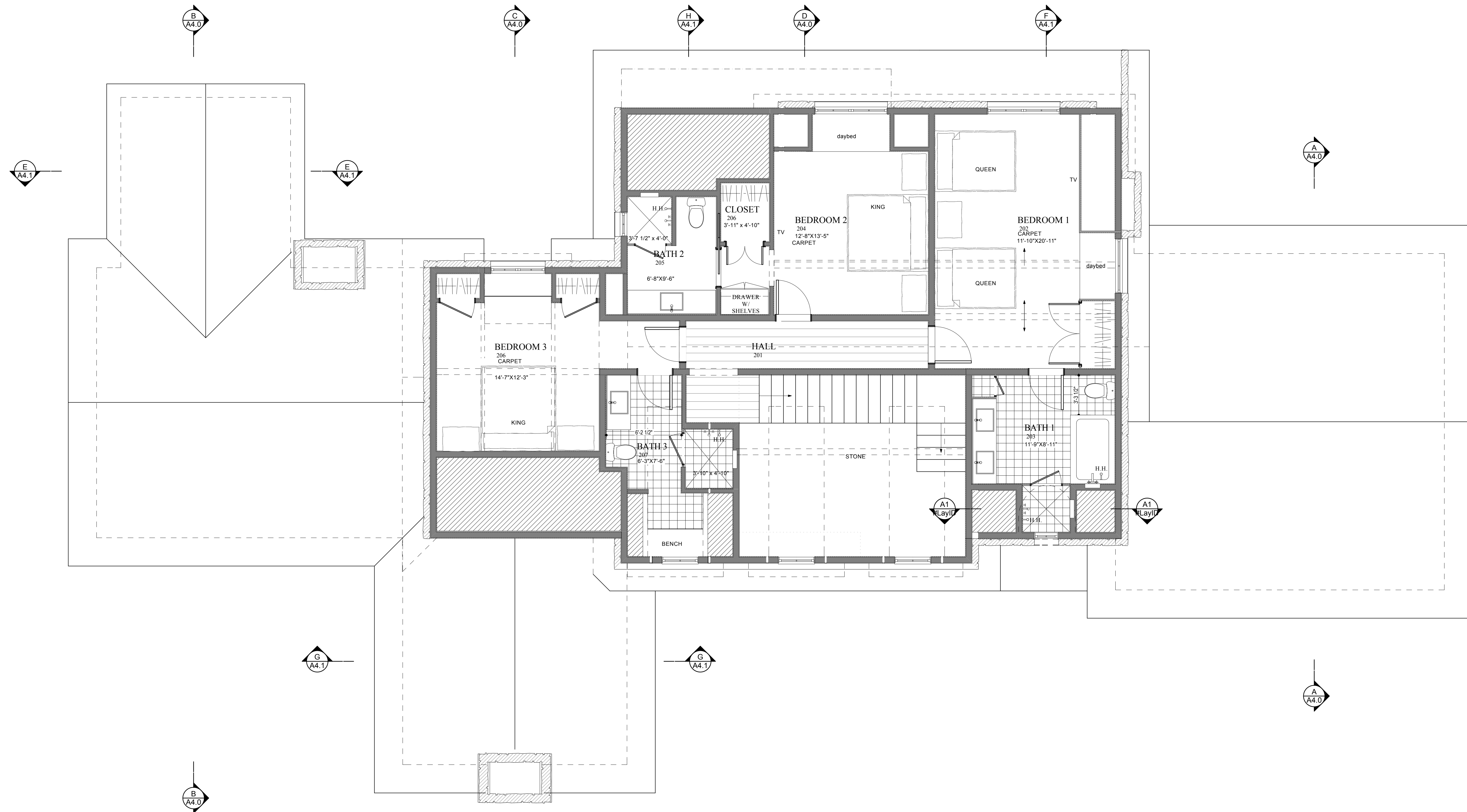
1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIRST FLOOR LIVING - 2968 SF
SECOND FLOOR LIVING - 1374 SF
TOTAL LIVING - 4342 SF
GARAGE - 778 SF
TOTAL - 5120 SF

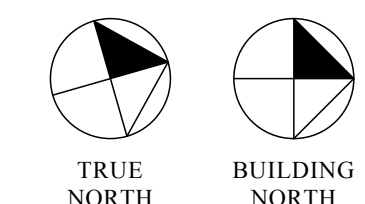


FIRST FLOOR PLAN

NO.	DATE	DESCRIPTION



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN

A2.1

RIVELLO RESIDENCE
529 BROADWAY BLVD
KETCHUM

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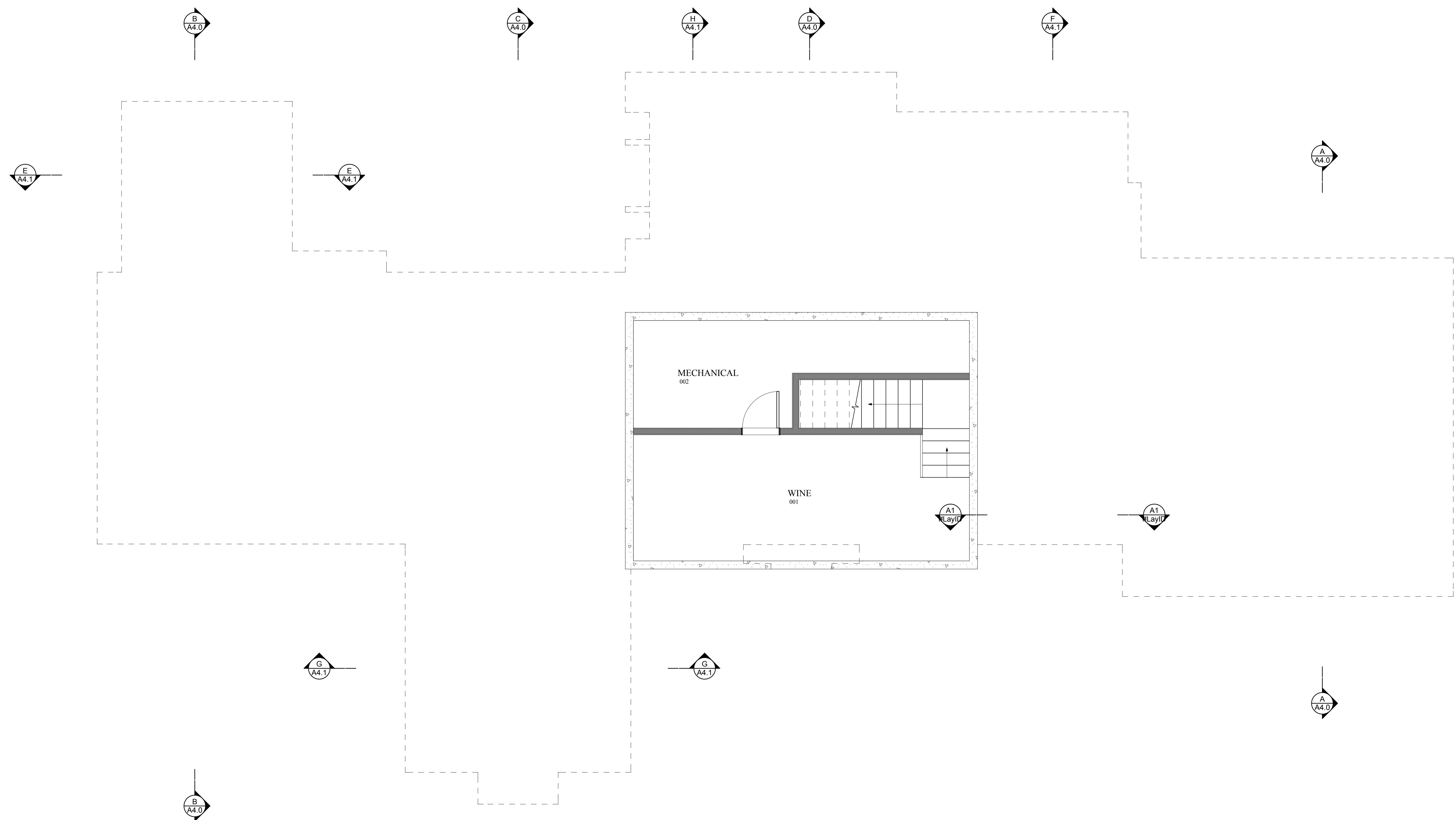
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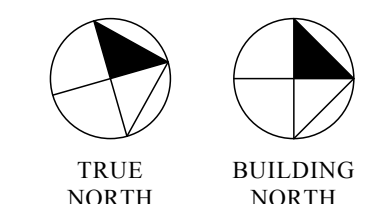
REVISIONS

NO.	DATE	DESCRIPTION

PRINT DATE: Friday, June 19, 2015



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



BASEMENT PLAN

RIVELLO RESIDENCE
529 BROADWAY BLVD

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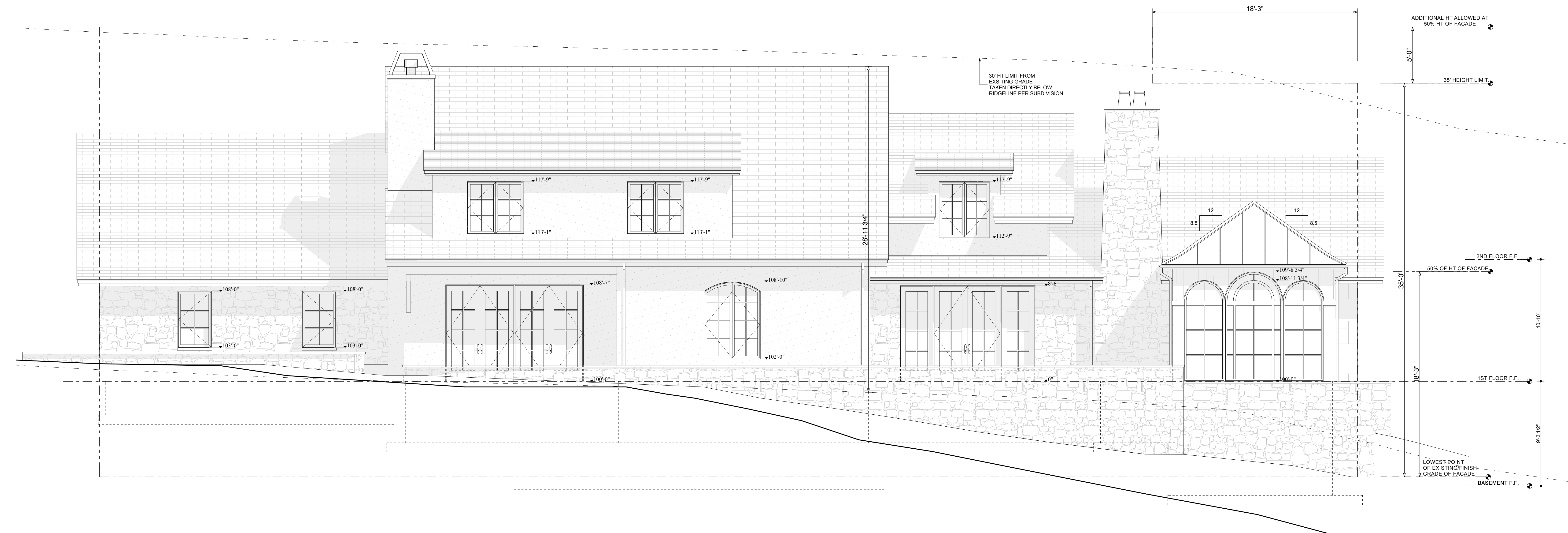
DATE PROGRESS SET N.F.C.

FILE RIVELLO [DC]

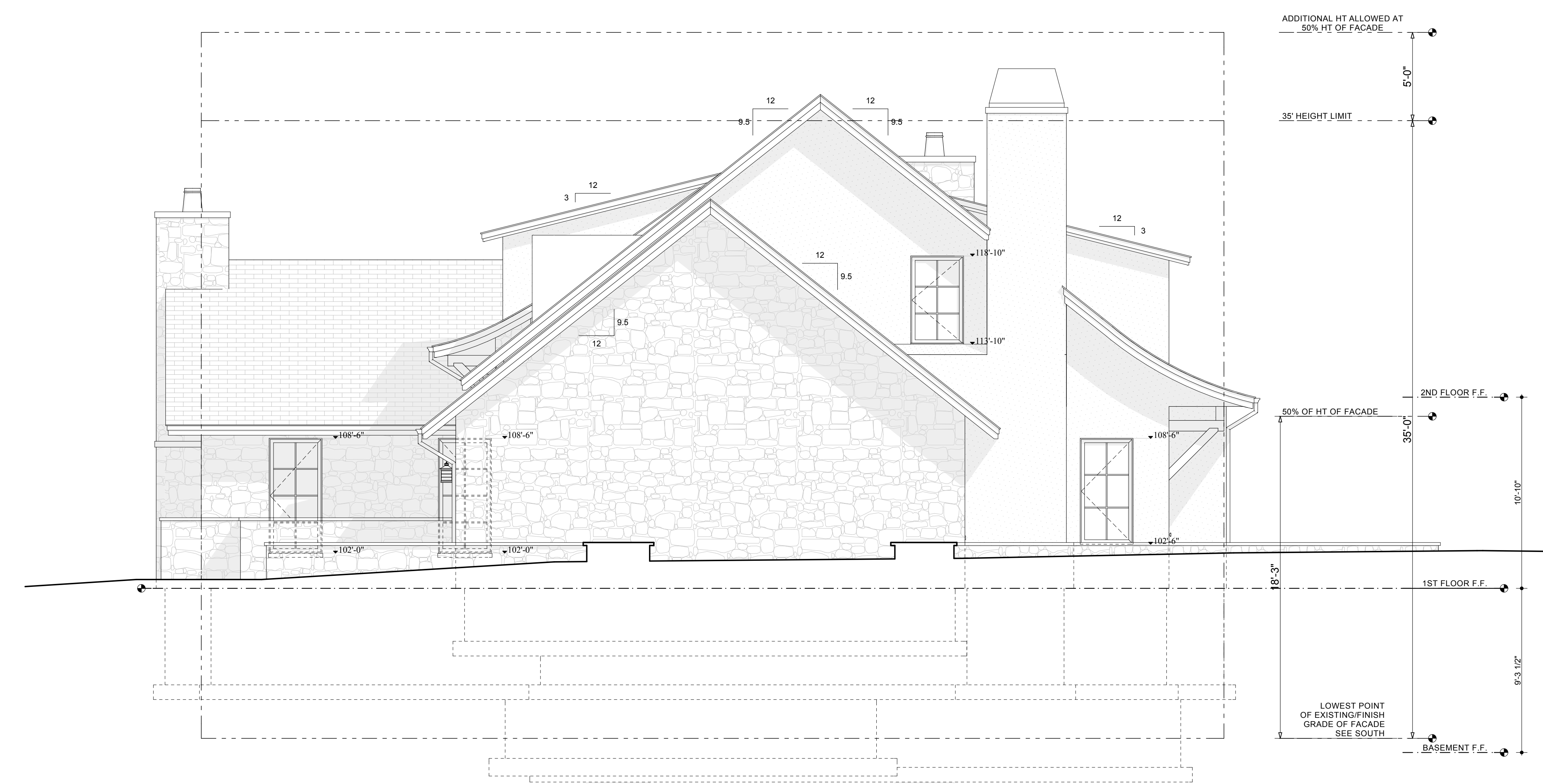
REVISIONS

NO.	DATE	DESCRIPTION
1	2015.09.08	BUILDING HTS TO MAX HT.

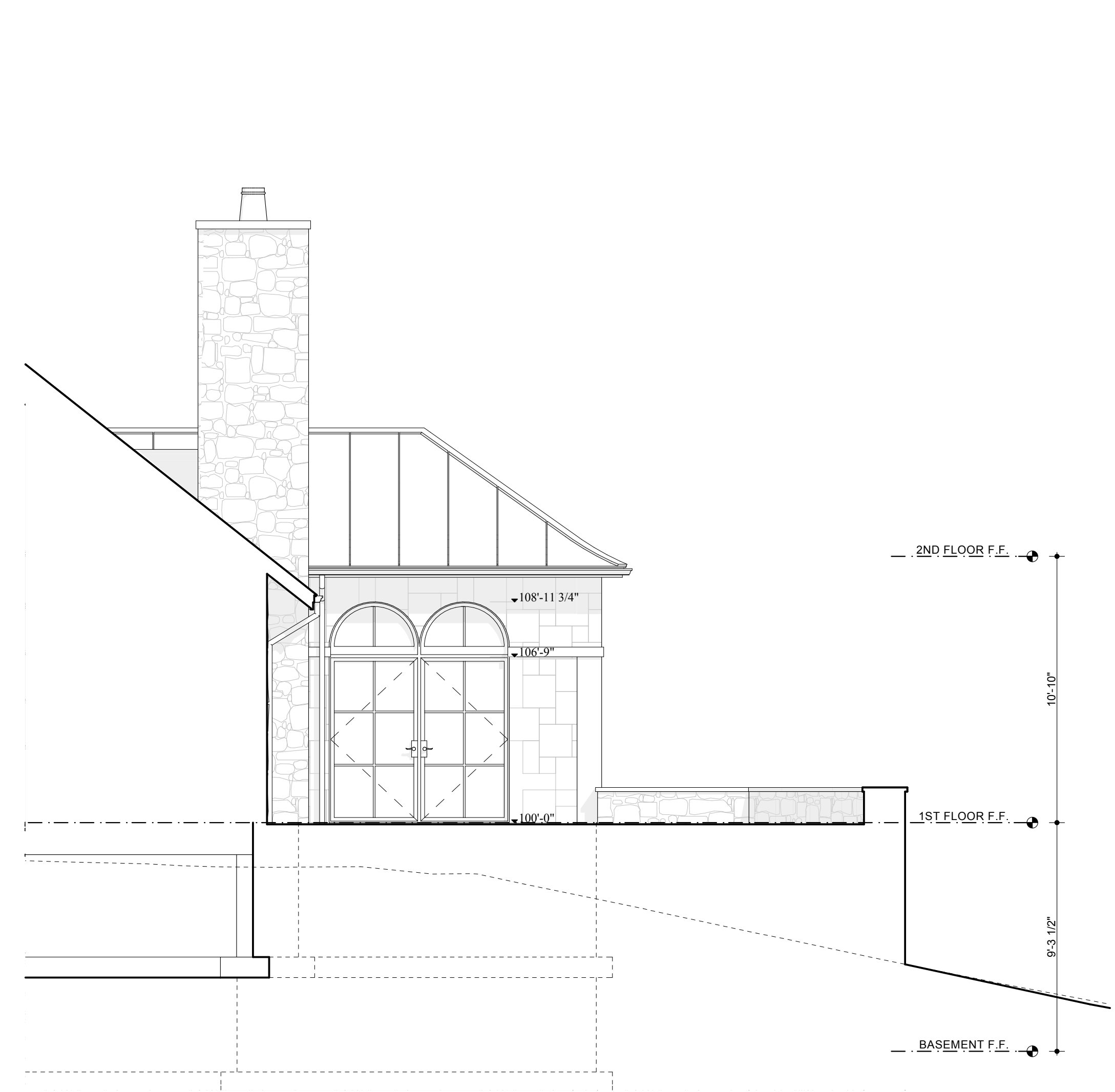
PRINT DATE: Tuesday, September 08, 2015



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



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION @ CONSERVATORY
SCALE: 1/4" = 1'-0"

RIVELLO RESIDENCE
529 BROADWAY BLVD

ARCHITECT

ENGINEER

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DRAWN

DATE: PROGRESS SET N.F.C.

FILE: RIVELLO [DC]

REVISIONS

NO.	DATE	DESCRIPTION
1	2015.09.08	BUILDING HTS TO MAX HT.

PRINT DATE: Tuesday, September 08, 2015



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



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

From: [Mark Deagle](#)
To: [Rebecca Bundy](#)
Subject: Rivelo Lot Coverage
Date: Wednesday, September 09, 2015 12:14:52 PM

Hi Rebecca,
Below are the calculations for the lot coverage and floor areas.

Thanks,
Mark

PROJECT TABULATION

LOT AREA (not including private drive) =	17,568 SF
BUILDING FOOTPRINT=	3,863 SF
BUILDING TO LOT COVERAGE	21.98%

1ST FLOOR LIVING AREA=	3,119 SF
SECOND FLOOR LIVING AREA=	1,367 SF
BASEMENT AREA=	547 SF
DETACHED GARAGE AREA=	744 SF

TOTAL AREA	5,777SF
------------	---------

Mark Deagle
Architect
The Jarvis Group
Architects, AIA, PLLC
511 Sun Valley Rd, Suite 202
PO Box 626
Ketchum, Idaho 83340
P.208.726.4031
F.208.726.4097
www.jarvis-group.com

**Attachment B:
Public Comment**

- Email from Bob and Lori Sarchett, dated September 7, 2015

From: [Lisa Enourato](#) on behalf of [Participate](#)
To: [AllPlanningAndZoning](#); [Jen Smith](#)
Subject: FW: 529 Broadway Boulevard(Creekbend Subdivision, Lot 3, Block 1)
Date: Tuesday, September 08, 2015 2:21:43 PM

LISA ENOURATO | CITY OF KETCHUM

Assistant to the City Administrator & Communications Coordinator

P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340

o: 208.726.7803 | f: 208.726.7812

lenourato@ketchumidaho.org | www.ketchumidaho.org

From: Bob Sarchett [mailto:bob@mdfrealtors.com]
Sent: Monday, September 07, 2015 10:57 AM
To: Participate
Subject: 529 Broadway Boulevard(Creekbend Subdivision, Lot 3, Block 1)

Rebecca,

We know that both you and Jen have spent time on the site and will do everything possible to protect Warm Springs Creek and it's riparian area.

Our only area of concern is the parking problem that could arise on the private portion of Broadway Blvd during construction and in the future. Since the fire hydrant is the source of our fire protection, it cannot be blocked by parked cars. It was our understanding that "no parking" signs were to be installed as a condition of approval of Creekbend Sub. Now that there will be a residence on Broadway, we hope that condition will be enforced.

Thank you,
Bob & Lori Sarchett
Creekbend Sub Lots 4&5

**Attachment C:
Site Photos**



Top of bank looking towards creek



Debris obstructing fisherman's easement



Small trees obstructing fisherman's easement



Small trees obstructing fisherman's easement



City of Ketchum
Planning & Building

September 14, 2015

Planning and Zoning Commission
City of Ketchum
Ketchum, Idaho

Commissioners:

**STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF SEPTEMBER 14, 2015**

PROJECT: 101 First Avenue Townhomes Sub Lot Final Plat

FILE NUMBER: #14-040

OWNERS: Ketchum Partners, LLC, c/o Rick Basnaw & Brendan Lawrence

REPRESENTATIVE: Garth McClure, Benchmark Associates

REQUEST: Townhouse Subdivision Final Plat for subplot one. The remainder of the sublots will be finalized as construction of the project is completed.

LOCATION: 101 First Avenue South (Sun Valley Athletic Club Subdivision, Lot 1A)

ZONING: Community Core (CC), Subdistrict C – Urban Residential

OVERLAY: None

NOTICE: The Preliminary Plat was properly notice for both the Planning and Zoning Commission and City Council Meetings. Noticing is not required for the Final Plat.

REVIEWER: Morgan Brim, Senior Planner/Current and Long-range Planning Manager

ATTACHMENTS:

- A. Application,
- B. Proposed Final Plat

BACKGROUND

The applicant is requesting final plat approval for subplot one of a seven subplot townhome project. The applicant has chosen to separate subplot one from the other six sublots to accommodate the sale of the project's first completed unit. The townhomes in this project contains two (2) stories with access to a third story roof deck.

General Requirements for all Applications				
<i>City departments concerns were addressed by the preliminary plat conditions of approval. In addition, the final plat was reviewed by Public Works and Street Departments.</i>				
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"/>	17.96.080	Complete Application
				<i>The final plat was reviewed and approved as submitted by the Public Works Director and Street Superintendent.</i>

Compliance with Zoning District 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"/>	17.12.040	<i>Zoning code requirements were reviewed and approved through the design review and preliminary plat process. The final plat conforms to the preliminary plat.</i>

Townhouse Subdivision Requirements				
EVALUATION STANDARDS: 16.04.070				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Standard	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.B OWNERS DOCUMENTS	Owner's Documents. The subdivider of the townhouse project shall submit with the preliminary plat application a copy of the proposed party wall agreement and any proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control and maintenance of all commonly held facilities, garages, parking and/or open spaces. Prior to final plat approval, the subdivider shall submit to the city a final copy of said documents and shall file said documents prior to recordation of the plat, which shall reflect the recording instrument numbers.
			Staff Comments	<i>The applicant has made complete final plat application including draft CC&R's. The final documents shall be recorded prior to recordation of the final plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.C PRELIMINARY PLAT PROCEDURE	<p>1. The subdivider may apply for preliminary plat approval from the commission pursuant to Section 16.04.030.D herein at the time application is made for design review approval pursuant to Chapter 17.96. The Commission may approve, deny or conditionally approve said preliminary plat upon consideration of the action taken on the application for design review of the project.</p> <p>2. The preliminary plat, other data, and the commission's findings shall not be transmitted to the council until construction of the project has commenced under a valid building permit issued by the Ketchum building inspector. The council shall act on the preliminary plat pursuant to Section 16.04.030.E.</p>

			Staff Comments	<i>The Commission has reviewed and recommended approval of the project's design review and preliminary plat applications. Building permits have been issued by the building inspector and construction has commenced on the project. The City Council has approved the preliminary townhouse plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.D FINAL PLAT PROCEDURE	<p>1. The final plat procedure contained in Section 16.040.030.F herein shall be followed. However, the final plat shall not be signed by the City Clerk and recorded until the townhouse has received:</p> <p style="padding-left: 40px;">a. An approved life safety inspection for the building shell and all common areas from the Ketchum Building Official; and,</p> <p style="padding-left: 40px;">b. Completion of all design review elements as approved by the Planning and Zoning Administrator.</p> <p>2. The Council may accept a security agreement for any design review elements not completed on a case by case basis pursuant to Section 17.96.120.</p>
			Staff Comments	<i>Final plat procedure shall be followed. The applicant has applied for a security agreement for design review elements that have not been completed at this point.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.E GARAGE	All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots, provided that the ownership of detached garages is tied to specific townhouse units on the townhouse plat and in any owner's documents and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development.
			Staff Comments	<i>Each unit has an attached garage at the basement level, and the garages are tied to each unit.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.F GENERAL APPLICABILITY	All other provisions of this chapter and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse subdivisions.
			Staff Comments	<i>All other ordinances and regulations shall be followed.</i>

STAFF RECOMMENDATION

Staff recommends approval of the Townhouse Subdivision Final Plat application for the 101 First Avenue Townhomes Sublot One, subject to conditions 1 - 8 below.

COMMISSION OPTIONS

Make a motion to:

1. Recommend denial of the Townhouse Subdivision Final Plat for 101 First Avenue Townhomes Sublot One to the City Council, **because of the following standards** (Commission to insert reasons for denial); or,

2. Recommend approval of the Townhouse Subdivision Final Plat for 101 First Avenue Townhomes Sublot One to the City Council, subject to conditions 1 – 8 below.

MOTION: "I MOVE TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE 101 FIRST AVENUE TOWNHOMES SUBLOT ONE FINAL PLAT APPLICATION BY KETCHUM PARTNERS, LLC, WITH CONDITIONS 1 - 8."

RECOMMENDED CONDITIONS

1. The Covenants, Conditions and Restrictions (CC&R's) shall be simultaneously recorded with the final plat, and the City will not now, nor in the future, determine the validity of the CC&R's;
2. The final plat shall be filed with the Blaine County recorder within one year after final plat approval by the council. Failure to file such final plat within that time shall cause all approvals of such final 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, Planning & Building and Public Works departments of the City of Ketchum shall be met.
8. The final plat shall not be signed by the City Clerk and recorded until the townhouse has received:
 - a. An approved life safety inspection for the building shell and all common areas from the Ketchum Building Official, and
 - b. All required site, public and design review improvements have been completed and approved by the city, except for unfinished requirements that have been incorporated into an approved security agreement.

Attachment A: Application

File Number: _____

CITY OF KETCHUM SUBDIVISION APPLICATION

NAME OF PROPOSED SUBDIVISION: 101 First Avenue Townhomes: SUBLot 1

OWNER OF RECORD: Ketchum Partners, LLC, c/o Rick Basnaw & Brendan Lawrence

ADDRESS OF OWNER: 1990 144th AVE NE, Woodinville, WA 98072

REPRESENTATIVE OF OWNER: Benchmark Associates, c/o Garth McClure

CONTACT: Owner: Representative: X Phone No.: 208-726-9512 X111
Mailing Address: P.O Box 733, Ketchum, ID 83340

LEGAL DESCRIPTION: (attach if necessary): Lot 1A of Sun Valley Athletic Club, according to the official plat thereof, recorded as Instrument No. 319417, records of Blaine County, Idaho.

STREET ADDRESS: 101 First Avenue South

SUBDIVISION FEATURES: Number of Lots: 1 Townhouse Sublot
Number of Dwelling Units: 1

Total land area in acres or square feet: +/- 4404 S.F. (0.10 ACRES)

Current Zoning District: CC Proposed Zoning District: CC

Overlay District: Flood Avalanche Pedestrian Mountain

Type: Condominium Land PUD Townhouse X

Adjacent land in same ownership in acres or square feet: N/A

Easements to be dedicated on final plat: (describe briefly): Mutual Reciprocal Easements for existing and future public and private utilities, per Plat Note #4.

Proposed and existing exterior lighting: (described briefly): Exterior lighting shall conform to city code.

IMPROVEMENTS TO BE INSTALLED PRIOR TO FINAL PLAT APPROVAL:

Streets Paved	Yes <u>X</u>	No <u> </u>	Water Supply:	Ketchum Municipal	<u>X</u>
Curbs & Gutters	Yes <u>X</u>	No <u> </u>		Private Wells	<u> </u>
Sidewalks	Yes <u>X</u>	No <u> </u>			
Street Lights	Yes <u> </u>	No <u>X</u>	Sewer System:	Public	<u>X</u>
Street Signs	Yes <u> </u>	No <u>X</u>		Septic	<u> </u>
Fire Hydrant(s)	Yes <u> </u>	No <u>X</u>		Cesspool	<u> </u>
Extend Water Lines	Yes <u>X</u>	No <u> </u>			
Extend Sewer Lines	Yes <u>X</u>	No <u> </u>	Power:	Underground	<u>X</u>
				Overhead	<u> </u>

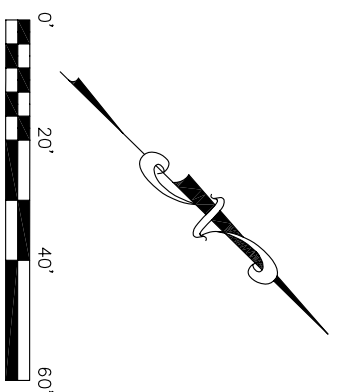
Attachment B: Proposed Final Plat

101 FIRST AVENUE TOWNHOMES: SUBLOT 1

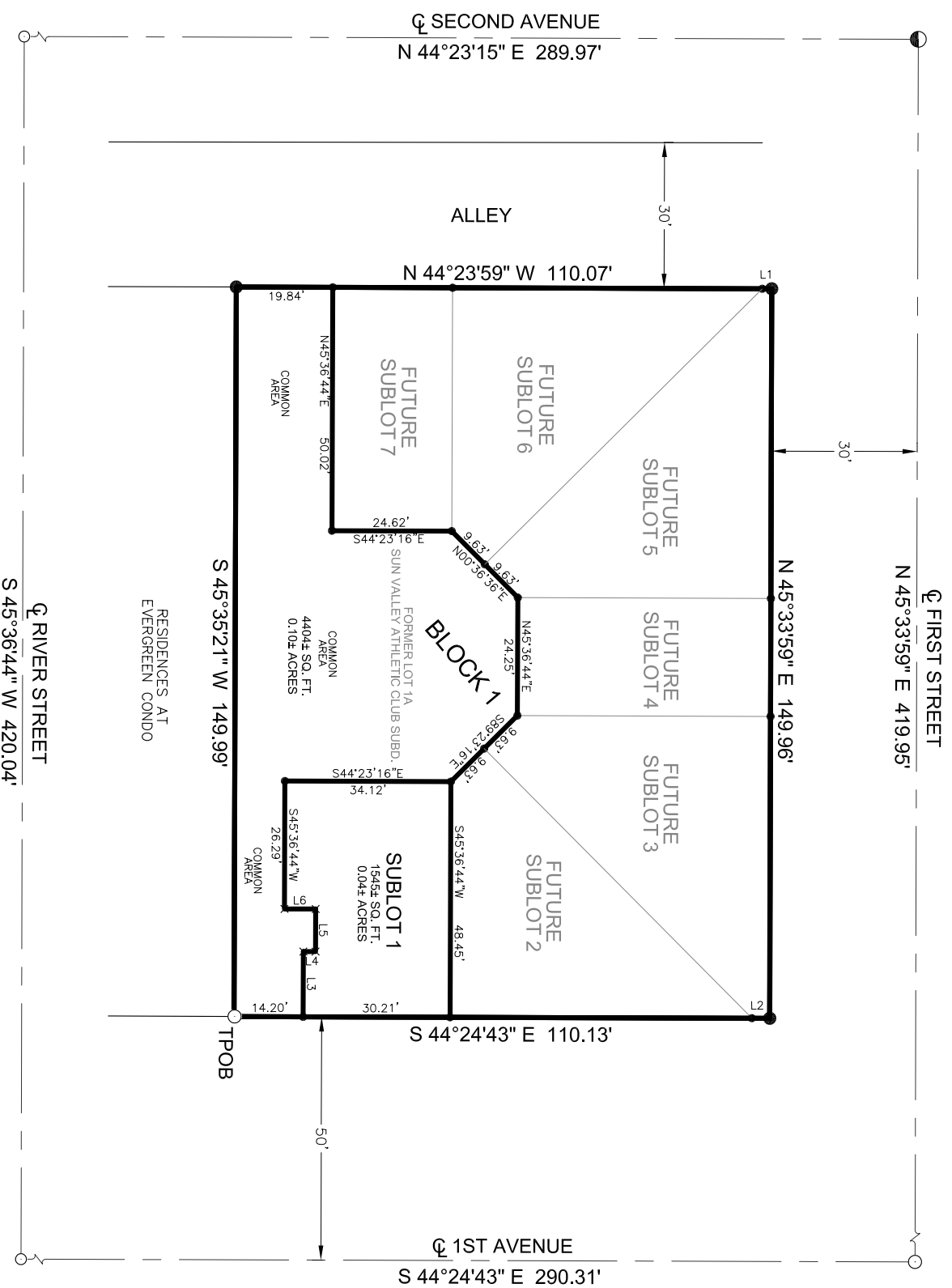
LOCATED WITHIN: SECTION 18, TOWNSHIP 4 NORTH RANGE 18 EAST, B.M.,
CITY OF KETCHUM, BLAINE COUNTY, IDAHO

A TOWNHOUSE SUBDIVISION OF LOT 1A, SUN VALLEY ATHLETIC CLUB SUBDIVISION (INST. NO. 319417), CREATING SUBLOT 1.

SEPTEMBER 2015



SCALE: 1" = 20'



LINE DATA

LINE	BEARING	DISTANCE
L1	N44°23'59"W	1.94'
L2	S44°24'43"E	3.68'
L3	S45°36'44"W	13.42'
L4	N44°23'16"W	2.50'
L5	S45°36'44"W	8.75'
L6	S44°23'16"E	6.42'

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a certificate of disapproval.

Date: _____

South Central Public Health District, REHS

LEGEND

	PROPERTY BOUNDARY
	SUBLOT LINE
	CENTERLINE
	FOUND ALUMINUM CAP
	FOUND 5/8" REBAR
	SET 5/8" REBAR, PLS 11779
	SET 1/2" REBAR, PLS 11779
	NO MONUMENT SET
	POINT LANDS IN BLDG.

NOTES:

1. BASIS OF BEARINGS IS IDAHO STATE PLANE, NAD83, CENTRAL ZONE AS DERIVED BY GPS OBSERVATION.
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES IN U.S. SURVEY FEET.
3. THE DECLARATION OF COVENANTS, RESTRICTIONS & CONDITIONS FOR 101 FIRST AVENUE TOWNHOMES IS RECORDED AS INSTRUMENT NO. _____, RECORDS OF BLAINE COUNTY, IDAHO.
4. ALL TOWNHOUSE UNIT OWNERS SHALL HAVE MUTUAL RECIPROCAL EASEMENTS FOR EXISTING AND FUTURE PUBLIC AND PRIVATE UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, CABLE TV, SEWERAGE, TELEPHONE, NATURAL GAS, AND ELECTRICAL LINES OVER, UNDER AND ACROSS THEIR TOWNHOUSE SUBLOTS AND COMMON AREA FOR THE REPAIR, MAINTENANCE AND REPLACEMENT THEREOF.

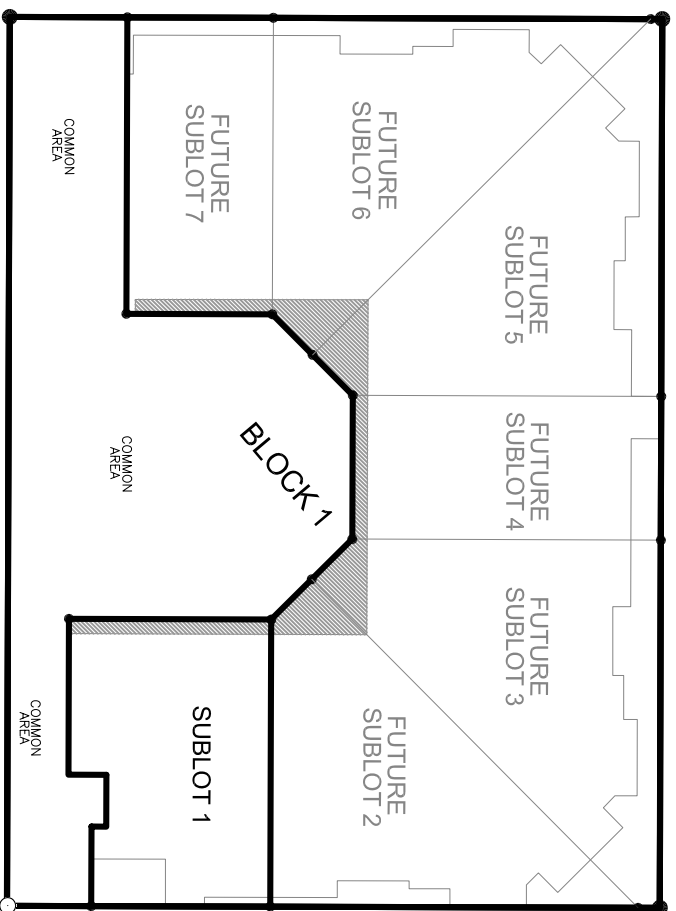
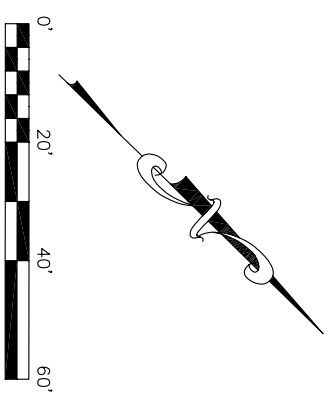


101 FIRST AVENUE TOWNHOMES: SUBLOT 1	
LOCATED WITHIN SEC. 18, T. 4 N., R. 18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO	
PREPARED FOR: KETCHUM PARTNERS, LLC	FILE: 15158P01.DWG
PREPARED BY: CMM/CPL	SHEET: 1 OF 3
PROJECT NO. 15158	DATE: 09/01/2015
FINAL PLAT	

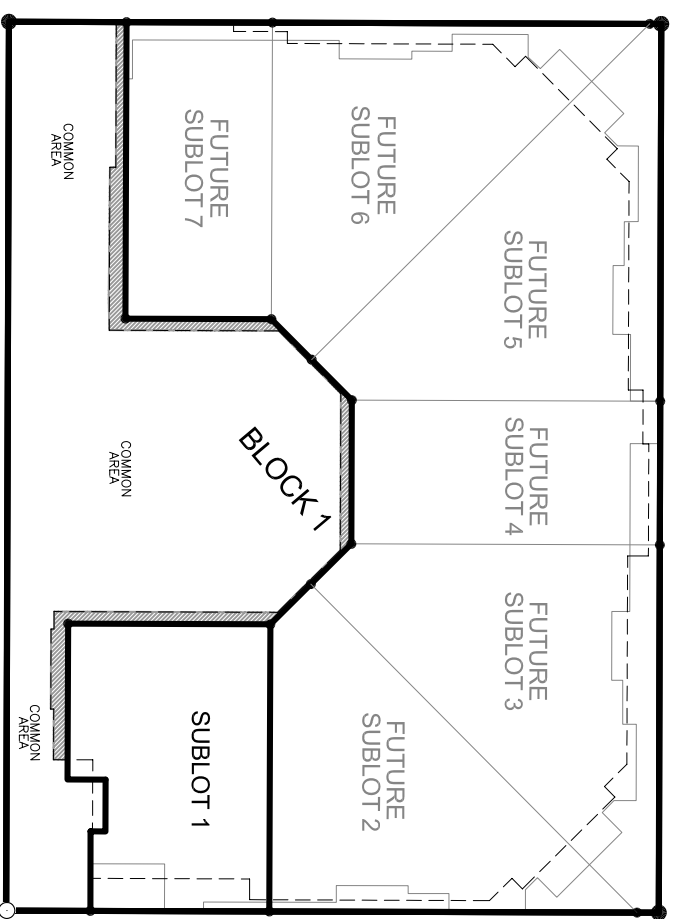
PREPARED BY: BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340
PHONE (208)726-9512 FAX (208)726-9514 EMAIL: mnl@bmnosb.com
WEB: <http://benchmark-associates.com/>

101 FIRST AVENUE TOWNHOMES: SUBLOT 1

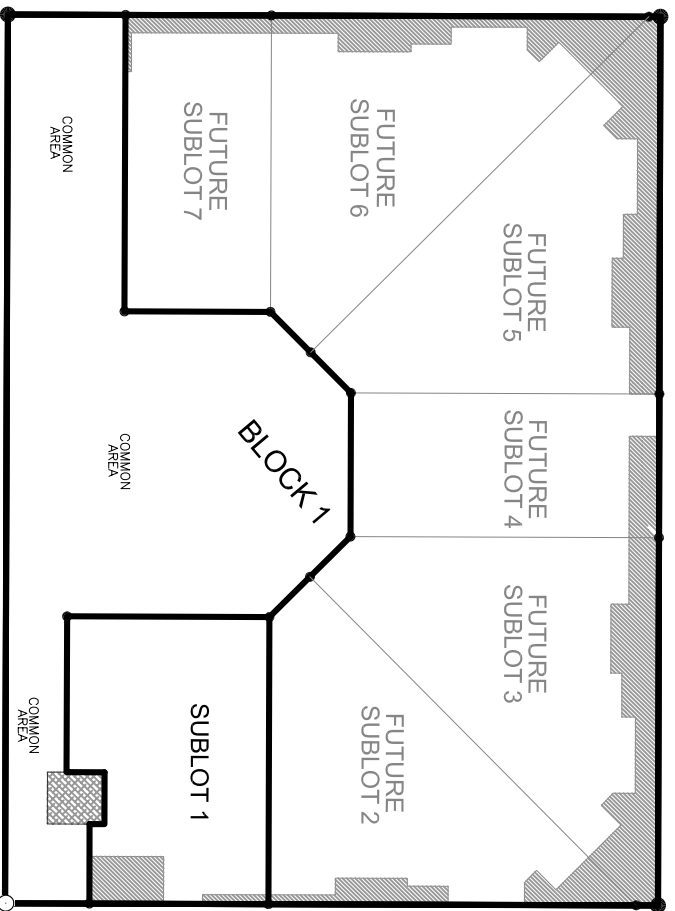
LOCATED WITHIN: SECTION 18, TOWNSHIP 4 NORTH RANGE 18 EAST, B.M.,
CITY OF KETCHUM, BLAINE COUNTY, IDAHO
A TOWNHOUSE SUBDIVISION OF LOT 1A, SUN VALLEY ATHLETIC CLUB SUBDIVISION (INST. NO. 319417), CREATING SUBLOT 1.
SEPTEMBER 2015



GARAGE LEVEL



SECOND FLOOR



FIRST FLOOR

PREPARED BY: BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340
PHONE (208)726-9512 FAX (208)726-9514 EMAIL: moli@mosby.com
WEB: <http://benchmark-associates.com/>



101 FIRST AVENUE TOWNHOMES: SUBLOT 1	
LOCATED WITHIN SEC. 18, T. 4 N., R. 18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO	
PREPARED FOR: KETCHUM PARTNERS, LLC	
PROJECT NO.: 15158	FILE: 15158PFG1.DWG
DWG BY: CMW/CPL	SHEET: 2 OF 3
DATE: 09/01/2015	



City of Ketchum
Planning & Building

September 14, 2015

Planning and Zoning Commission
City of Ketchum
Ketchum, Idaho

Commissioners:

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF SEPTEMBER 14, 2015

PROJECT: Reed Hornbuckle Residence

FILE NUMBER: #15-079

OWNERS: Barbi A. Reed

REPRESENTATIVE: Brenda Moczygemba, Michael Doty Associates

REQUEST: Design Review to allow a wall height over four feet in the front yard.

LOCATION: 531 9th Street (Ketchum Townsite, Lot 2A, Block 50)

NOTICE: Adjacent property owners (Mailed on September 1, 2015)

ZONING: Tourist - 4000 Zoning District (T-4000)

OVERLAY: None

REVIEWER: Morgan Brim, Senior Planner/Current and Long-range Planning Manager

ATTACHMENTS: A. Application Form and Narrative
B. Plans

BACKGROUND

The applicant is proposing the addition of a site wall containing a height of 8'-2". The proposed wall is 14 feet in length and constructed with architectural concrete. The applicant indicates that the wall will serve to enhance privacy for the entry court of the new home. An application for the proposed wall was submitted with the building permit (#14-090) prior to the adoption of the new zoning ordinance Title 17 (Ordinance 1135). The zoning ordinance at the time the building permit was submitted contained a provision, now eliminated, that granted the Planning and Zoning Commission authority to approve additional fence and wall height through

design review. The former zoning ordinance code section 17.124.080 subsection C stated "In all other districts (which includes T-4000), fences, hedges and walls shall not exceed four feet (4') in height when located less than thirty feet (30') from the front lot line...; however these regulations may be modified through the design review process as determined by the commission." This provision applies to this project because the applicant submitted a building permit before the new zoning ordinance was adopted.

City Department Comments				
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.I	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City Department Comments	Police Department: <ul style="list-style-type: none"> No comments provided.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Fire Department: <ul style="list-style-type: none"> No comments provided.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		City Engineer: <ul style="list-style-type: none"> No comments provided.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Streets: <ul style="list-style-type: none"> No comments provided.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Utilities: <ul style="list-style-type: none"> No comments provided.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Building: <ul style="list-style-type: none"> The Building Department approved the building permit for the new residence with a condition that the proposed privacy wall obtain approval of a design review permit.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Planning and Zoning: <ul style="list-style-type: none"> Comments are denoted throughout the staff report.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Design Review Requirements				
EVALUATION STANDARDS: 17.96.090(B)				
Yes	No	N/A	Standard	Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(2)a COMPATIBILITY	The structure shall be compatible with the townscape and surrounding neighborhoods with respect to height, bulk, setbacks and relationship to the street.
			<i>Staff Comments</i>	The proposed wall does not appear to negatively impact the townscape and surrounding neighborhood. The wall is designed to architecturally integrate with the proposed residence.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(2)c	Consideration shall be given to significant view corridors from surrounding properties.
			<i>Staff Comments</i>	The addition of the proposed wall will not impact any view corridors or surrounding views of neighboring properties. The wall will contain an overall height of 8'-2" at its highest point above grade which is well below the height of the home being constructed on the lot.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)c	There shall be continuity of materials, colors and signing within the project.
			<i>Staff Comments</i>	The wall is proposed with a similar color and design as the building facade in which is located adjacent to.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)d	There shall be continuity among accessory structures, fences, walls and landscape features within the project.

			<i>Staff Comments</i>	<i>The proposed wall is designed with a similar architectural design and color as the residence.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)e	Building walls which are exposed to the street shall be in scale with the pedestrian.
			<i>Staff Comments</i>	<i>The proposed wall is setback back from the street and does not appear to be out of scale to the pedestrian.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)f	Building walls shall provide undulation/relief thus reducing the appearance of bulk and flatness.
			<i>Staff Comments</i>	<i>The elevation views provided suggest that the proposed wall is flat and does not contain variation. The Commission may consider requiring additional variation. However, the subject wall is only 14 feet in length.</i>

STAFF RECOMMENDATION

Staff finds that this application generally meets the standards of approval for Design Review and recommends approval to the Planning and Zoning Commission with conditions 1-3 below.

OPTIONAL MOTIONS

1. **“I MOVE TO APPROVE THE DESIGN REVIEW APPLICATION BY BARBI A. REED FOR THE REED-HORNBUCKLE RESIDENCE TO PERMIT AN EXTENSION OF WALL HEIGHT, WITH CONDITIONS 1-3.”; or**
2. **“I MOVE TO DENY THE DESIGN REVIEW APPLICATION BY BARBI A. REED FOR THE REED-HORNBUCKLE RESIDENCE TO PERMIT AN EXTENSION OF WALL HEIGHT, BECAUSE OF THE FOLLOWING STANDARDS (Commission to insert reasons for denial).”**

PROPOSED CONDITIONS

1. Design Review approval shall expire one (1) year from the date of approval;
2. Design Review elements shall be completed prior to final inspection/occupancy, and
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.

Attachment A: Application and Narrative

File Number: 15-079

DESIGN REVIEW APPLICATION

Project Name: Reed-Hornbuckle Residence (permit # 14-090)
Owner: Barbi Reed; Gary Hornbuckle Phone No.: 208-841-9200

Mailing Address: P.O. Box 597; Ketchum, ID 83340

Architect/Representative: Michael Doty Associates (Brenda) Phone No.: 208-726-4228

Mailing Address: P.O. Box 2792, Ketchum, ID 83340

Architect License No.: AR-1612

Engineer License No.: 8618 Engineer of Record: Konrad; Stohler Structural Engineering, LLC

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.

Preapplication Fee: _____ Date Paid: _____

Design Review Fee: \$300 + \$325 = \$625 Date Paid: _____

Legal Land Description: Ketchum Townsite, lot # 2A, block # 50

Street Address: 531 E. 9th Street

Lot Area: 6,561 SF Zoning District: Tourist

Overlay District: Flood no Avalanche no Pedestrian no Mountain no

Anticipated Use: 3-story, single-family residence

Type Construction: New X Remodel _____ Addition _____ Other _____

Number of Residential Units: 1 Number of Hotel Units: 0

Total Floor Area:	Proposed	Existing	Setbacks (CC Zone)	(CC Zone Only)
Basements:	<u>0 SF</u>	<u>0</u>	Ground Floor Open Space	<u>—</u>
1st Floor:	<u>1,425 SF</u>	<u>0</u>	Roofline Length	<u>—</u>
2nd Floor:	<u>1,546 SF</u>	<u>0</u>	Building Width	<u>—</u>
3rd Floor:	<u>1,372 SF</u>	<u>0</u>	Horizontal Breaks Every	<u>—</u> Feet
Mezzanine:	<u>0 SF</u>	<u>0</u>	Break Depth	<u>—</u> Width <u>—</u>
Total:	<u>4,343 SF</u>		Floor Area Ratio	<u>—</u>

Percent of Building Coverage: 34.37%

Curb Cut: N/A

Setbacks: Front 15' Side 11'-8" Side 11'-8" Rear 15'

Height: 34'-9 1/8" Parking Spaces Provided: 2

Construction Phasing: N/A

Will fill or excavation be required? If yes, amount in cubic yards- Fill N/A Excavation N/A

Will existing trees or vegetation be removed? Yes N/A No N/A

Water System: Municipal Service N/A Ketchum Spring Water N/A

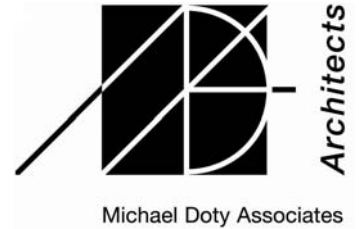
The Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Design Review Application in which the City of Ketchum is the prevailing party to pay the reasonable attorney fees, including attorney fees on appeal, and expenses of the City of Ketchum.

I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.

Signature of Owner: [Signature] Date: 7/29/2015

Approved/Denied: _____ Date: _____

Pursuant to Resolution No. 08-123, any direct costs incurred by the City of Ketchum to review this application will be the responsibility of the applicant. Costs include but are not limited to: engineer review, attorney review, legal noticing, and copying costs associated with the application. The City will require a retainer to be paid by the applicant at the time of application submittal to cover said costs. Following a decision or other closure of an application, the applicant will either be reimbursed for unexpended funds or billed for additional costs incurred by the City.



23 August 2015

■ **Morgan Brim**

Senior Planner
City of Ketchum

Re: **Reed – Hornbuckle Residence**
Design review approval

Dear Morgan:

We are submitting (1) item for design review approval in regards to the Reed-Hornbuckle Residence, a single-family residence on Ketchum Townsite Lot 2A, Block 50 (531 East Ninth Street). The project has been issued a permit (#14-090). Design review approval of this item was made a "condition" of the permit prior to construction of this element.

There was also a condition noted on the permit for design review approval required for the third floor north deck being four feet over the setback line. Please note that we have since revised the deck footprint to lie within the building setback lines. We will no longer be pursuing design review approval to go over the setback line with this deck.

At the south elevation, we are asking for approval of a site wall which sits between the setback line and the property line and extends taller than the 4'-0" height limit outlined in the municipal code:

17.124.080: Fences, Hedges, and Walls:

C. In all other districts, fences, hedges and walls shall not exceed four feet (4') in height when located less than thirty feet (30') from the front lot line and shall not exceed six feet (6') in height when located more than thirty feet (30') from the front lot line; however, these regulations may be modified through the design review process as determined by the commission.

The site wall is an 8" thick x 14'-0" long architectural concrete wall. The site wall is 8'-2" tall (elevation 5870'-2") as measured from the entry paver elevation (elevation 5862'-0"). The grade rises in relation to the site wall as it continues to the east. The site wall measures 6'-5" at the east-most end (finished grade elevation 5863'-9").

The site wall creates a sense of privacy for the entry court. The top of the site wall roughly aligns with the bottom of the soffit at the entry. An 8" tall aperture through the wall from 4'-6" to 5'-2" in height will allow a small line of sight "peek-through". The address numbers will also be located in the aperture.

■
Post Office Box 2792
371 Washington
Avenue North
Ketchum, ID 83340
Tel. 208.726.4228
www.mda-arc.com

Morgan Brim
23 August 2015
Page - 2 -

Please see the enclosed site plan, floor plans, building elevations, and 3d views to illustrate the extent of this element and the design intent the site wall within the project.

Please contact me with any questions or clarifications needed.

Sincerely,

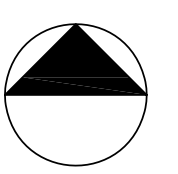
Brenda Moczygemba
Project architect

Attachment B: Plans



ARCHITECTURAL SITE PLAN

1" = 4' 8"



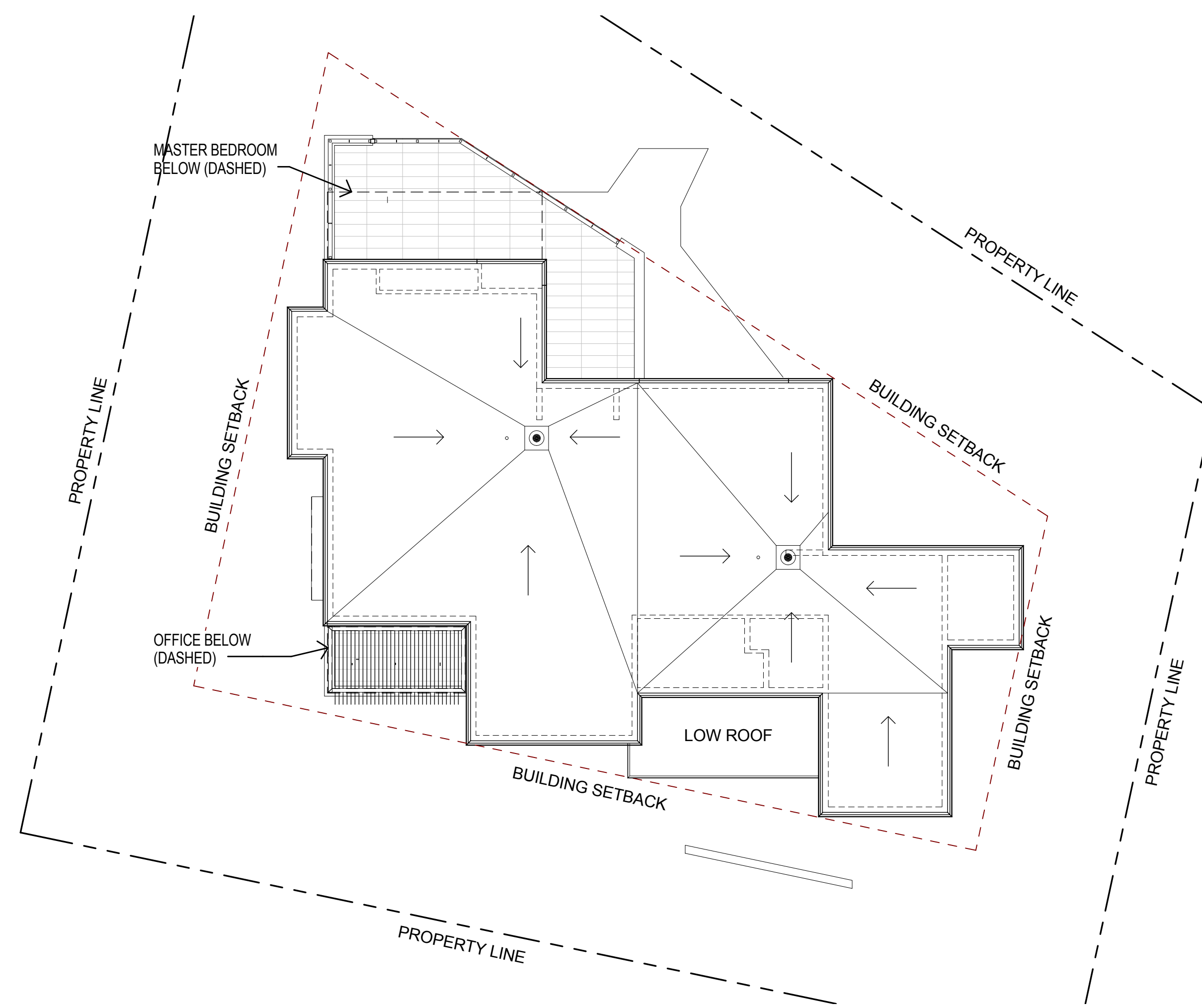
BUILDING NORTH TRUE NORTH

REED - HORNBUCKLE RESIDENCE
KETCHUM, IDAHO

CITY OF KETCHUM DESIGN REVIEW SUBMITTAL
AUGUST 24, 2015



© Michael Doty Associates, Architects PC



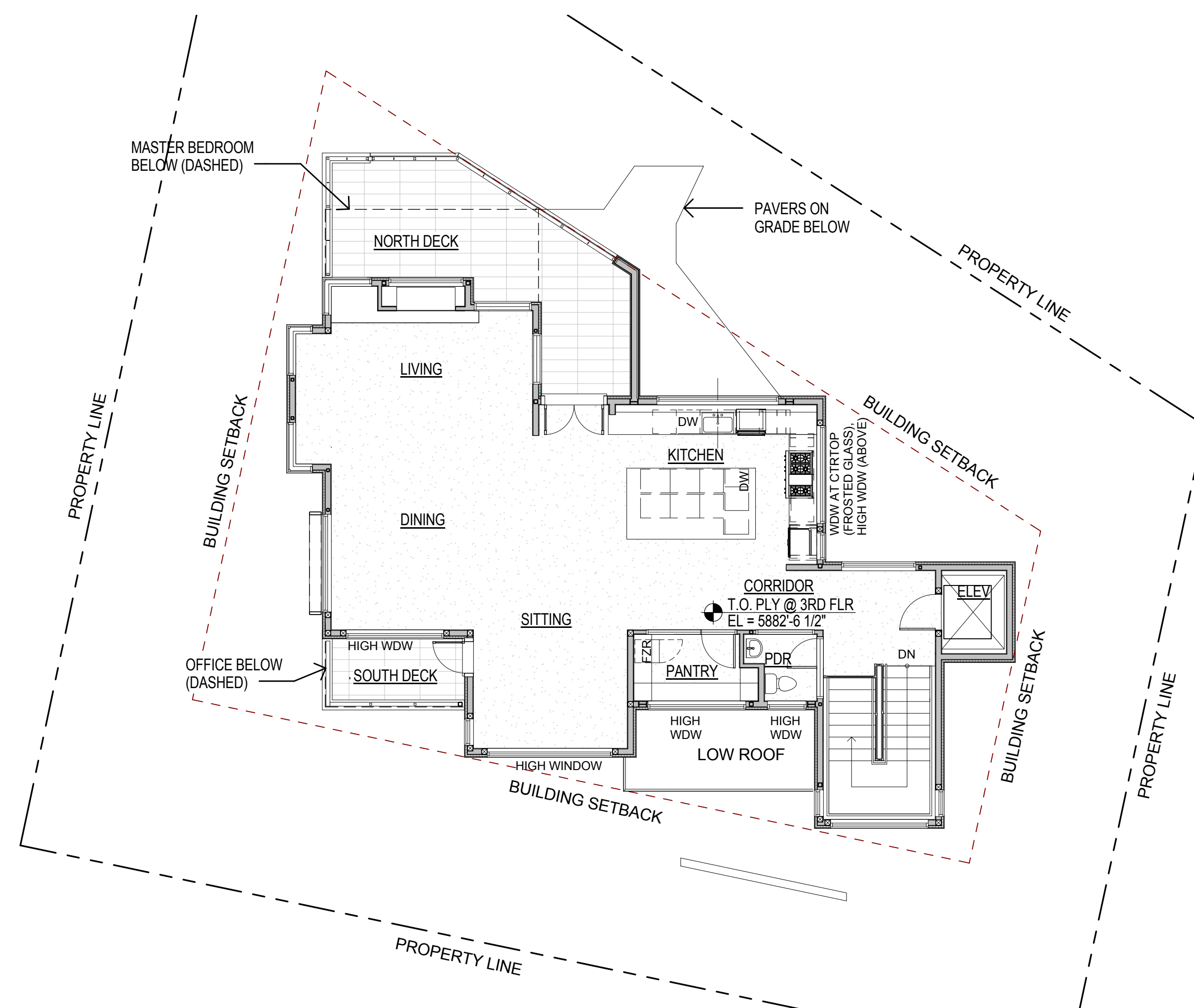
ROOF PLAN

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



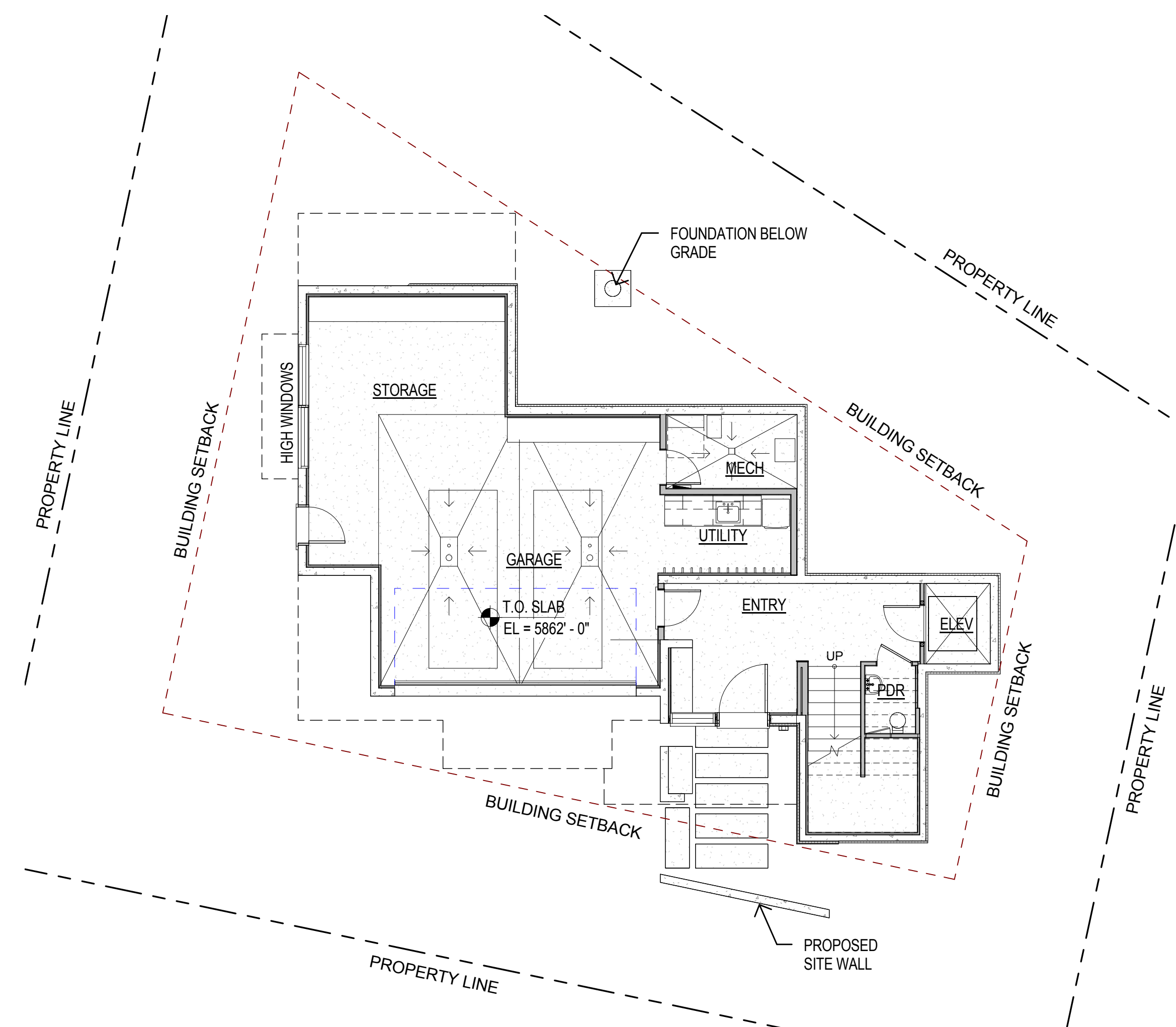
SECOND FLOOR PLAN

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



THIRD FLOOR PLAN

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

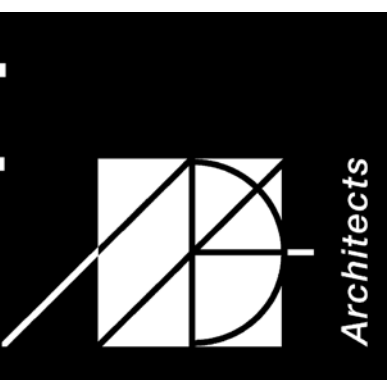


FIRST FLOOR PLAN

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

REED - HORNBUCKLE RESIDENCE

KETCHUM, IDAHO



CITY OF KETCHUM DESIGN REVIEW SUBMITTAL
AUGUST 24, 2015



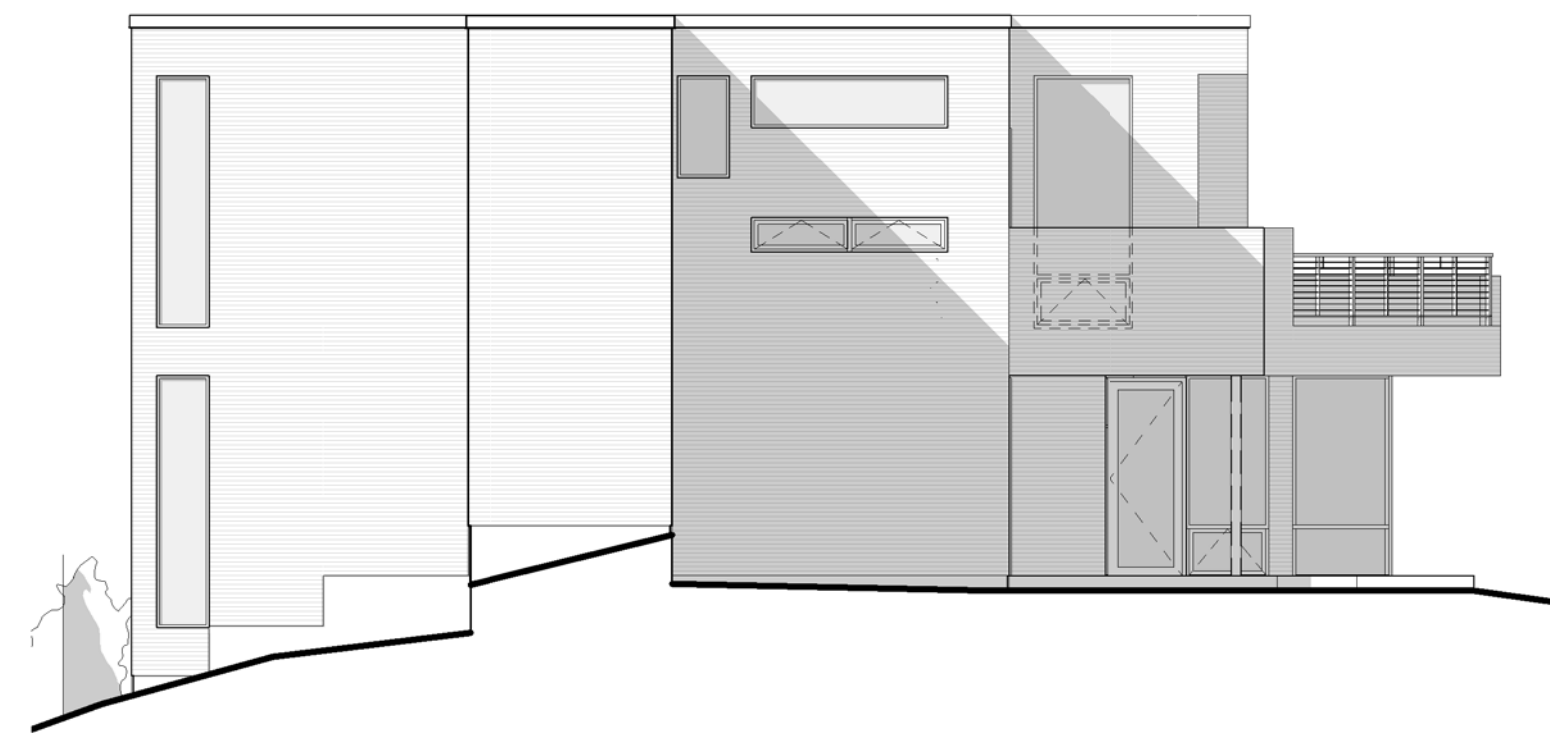
VIEW LOOKING NORTH



VIEW LOOKING NORTHEAST



VIEW LOOKING EAST



EAST ELEVATION

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



ARCHITECTURAL CONCRETE WALL FOR DESIGN REVIEW APPROVAL

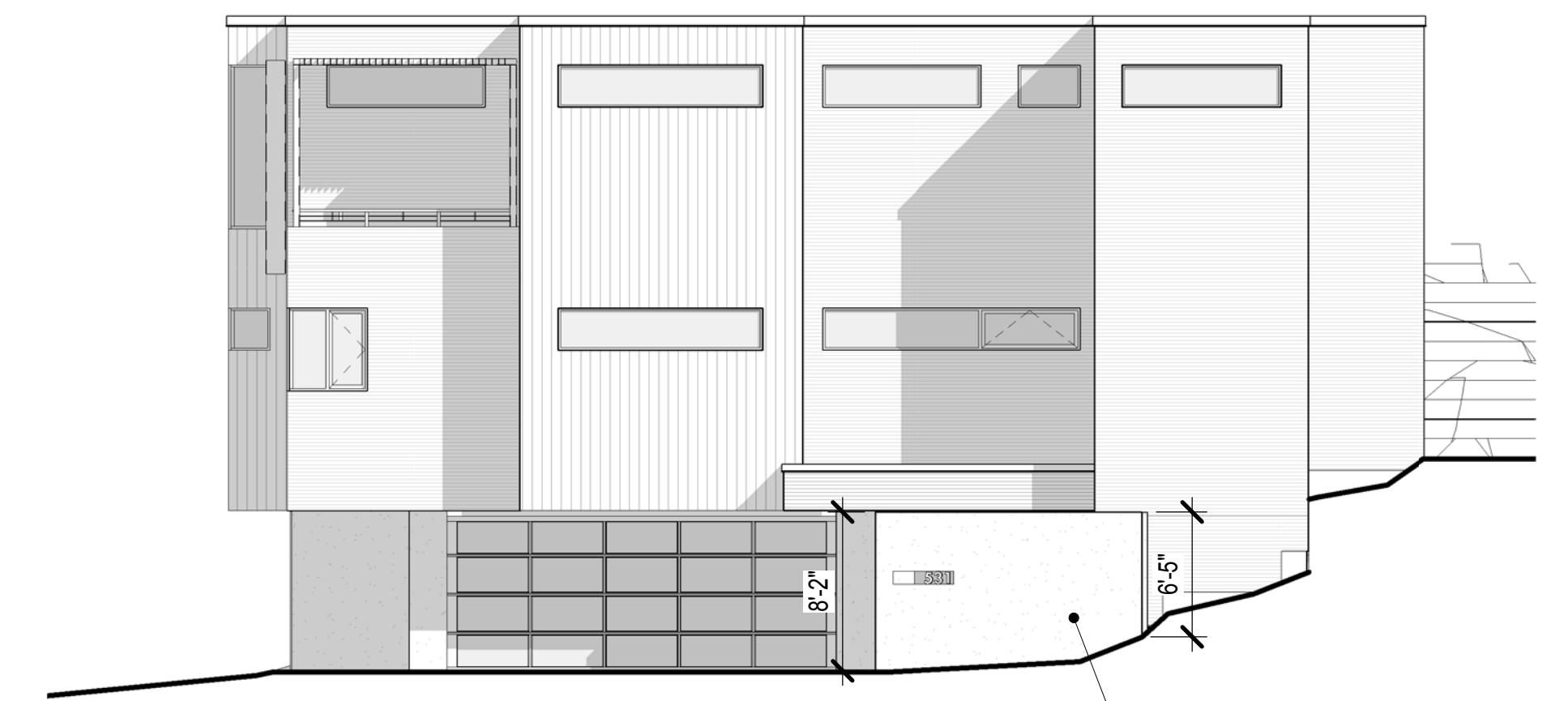
WEST ELEVATION

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



NORTH ELEVATION

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



ARCHITECTURAL CONCRETE WALL FOR DESIGN REVIEW APPROVAL

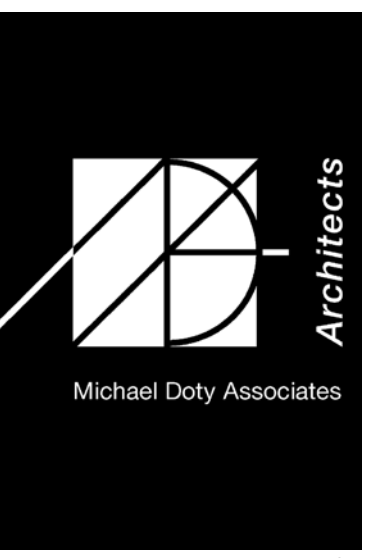
SOUTH ELEVATION

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

REED - HORNBUCKLE RESIDENCE

KETCHUM, IDAHO

CITY OF KETCHUM DESIGN REVIEW SUBMITTAL
AUGUST 24, 2015



© Michael Dohy Associates, Architects PC

IN RE:)
)
 171 East Avenue Townhomes) KETCHUM PLANNING AND ZONING
 Final Plat) COMMISSION - FINDINGS OF FACT,
) CONCLUSIONS OF LAW AND DECISION
)
 File Number: 14-016)

BACKGROUND FACTS

OWNERS: Greg and Karen Strimple

REPRESENTATIVE: Garth McClure, Benchmark Associates

REQUEST: Townhouse Subdivision Final Plat, resulting in a two unit residential detached townhouse development with each unit on a separate subplot.

LOCATION: 171 East Avenue South (Ketchum Townsite, Lot 7A, Block 22)

ZONING: Community Core (CC), Subdistrict C – Urban Residential

OVERLAY: None

NOTICE: The Preliminary Plat was properly notice for both the Planning and Zoning Commission and City Council Meetings. Noticing is not required for the Final Plat.

REVIEWER: Morgan Brim, Senior Planner/Current and Long-range Planning Manager

GENERAL FINDINGS OF FACT

1. The applicant is requesting final plat approval for a two (2) unit, detached townhouse development with each building on a separate subplot.
2. Unit A consists of 2831 square feet of living space, plus two (2) car garage, and Unit B consists of 2665 square feet of living space, plus two (2) car garage. The proposed building is located on a 5,502 square foot lot.

Regulatory Taking Notice: Applicant has the right, pursuant to section 67-8003, Idaho Code, to request a regulatory taking analysis.

General Requirements for all Applications				
<i>City departments concerns were addressed by the preliminary plat conditions of approval. In addition, the final plat was reviewed by Public Works and Street Departments.</i>				
Compliant			Standards and Conclusion	
Yes	No	N/A	City Code	City Standards and Conclusion
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.080	Complete Application
				<i>The final plat was reviewed and approved as submitted by the Public Works Director and Street Superintendent.</i>

Compliance with Zoning District Requirements				
Compliant			Standards and Conclusion	
Yes	N o	N/ A	City Code	City Standards and <i>Conclusion</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	<i>Zoning code requirements were reviewed and approved through the design review and preliminary plat process. The final plat conforms to the preliminary plat.</i>

Townhouse Subdivision Requirements				
EVALUATION STANDARDS: 16.04.070				
Compliant			Standards and Conclusion	
Yes	N o	N/ A	Guideline	City Standards and <i>Conclusion</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.B OWNERS DOCUMENTS	<p>Owner's Documents. The subdivider of the townhouse project shall submit with the preliminary plat application a copy of the proposed party wall agreement and any proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control and maintenance of all commonly held facilities, garages, parking and/or open spaces. Prior to final plat approval, the subdivider shall submit to the city a final copy of said documents and shall file said documents prior to recordation of the plat, which shall reflect the recording instrument numbers.</p> <p><i>Staff Comments</i> <i>The applicant has made complete final plat application including draft CC&R's. The final documents shall be recorded prior to recordation of the final plat.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.C PRELIMINARY PLAT PROCEDURE	<p>1. The subdivider may apply for preliminary plat approval from the commission pursuant to Section 16.04.030.D herein at the time application is made for design review approval pursuant to Chapter 17.96. The Commission may approve, deny or conditionally approve said preliminary plat upon consideration of the action taken on the application for design review of the project.</p> <p>2. The preliminary plat, other data, and the commission's findings shall not be transmitted to the council until construction of the project has commenced under a valid building permit issued by the Ketchum building inspector. The council shall act on the preliminary plat pursuant to Section 16.04.030.E.</p> <p><i>Staff Comments</i> <i>The Commission has reviewed and recommended approval of the project's design review and preliminary plat applications. Building permits have been issued by the building inspector and construction has commenced on the project. The City Council has approved the preliminary townhouse plat.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.D FINAL PLAT PROCEDURE	<p>1. The final plat procedure contained in Section 16.040.030.F herein shall be followed. However, the final plat shall not be signed by the City Clerk and recorded until the townhouse has received:</p> <p style="padding-left: 40px;">a. An approved life safety inspection for the building shell and all common areas from the Ketchum Building Official; and,</p>

				<p>b. Completion of all design review elements as approved by the Planning and Zoning Administrator.</p> <p>2. The Council may accept a security agreement for any design review elements not completed on a case by case basis pursuant to Section 17.96.120.</p>
			<i>Staff Comments</i>	<i>Final plat procedure shall be followed. The above requirements have been made conditions of approval</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.E GARAGE	<p>All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots, provided that the ownership of detached garages is tied to specific townhouse units on the townhouse plat and in any owner's documents and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development.</p>
			<i>Staff Comments</i>	<i>Each unit has an attached garage, and the garages are tied to each unit. The building footprints are shown on the final plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.F GENERAL APPLICABILITY	<p>All other provisions of this chapter and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse subdivisions.</p>
			<i>Staff Comments</i>	<i>All other ordinances and regulations shall be followed. The townhouse proposal reflects good layout and planning for the two units as the development relates to the parent parcel, its location and orientation, and the neighborhood.</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 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.
4. The proposed final plat does meet the standards of approval under Tile 16, Chapter 16.04. subject to conditions of approval.
5. The approval is given for the final plat of 171 East Avenue Townhomes, plans dated July 23, 2015.

DECISION

THEREFORE, the Ketchum Planning and Zoning Commission **approves** this final plat application this 14th day of September, 2015, subject to the following conditions:

1. The Covenants, Conditions and Restrictions (CC&R's) shall be simultaneously recorded with the final plat, and the City will not now, nor in the future, determine the validity of the CC&R's;

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. The final plat shall be filed with the Blaine County recorder within one year after final plat approval by the council. Failure to file such final plat within that time shall cause all approvals of such final 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.
8. The final plat shall not be signed by the City Clerk and recorded until the townhouse has received:
 - a. An approved life safety inspection for the building shell and all common areas from the Ketchum Building Official; and,
 - b. Completion of all design review elements as approved by the Planning and Zoning Administrator.
9. The Council may accept a security agreement for any design review elements not completed on a case by case basis pursuant to Section 17.96.120.

IN RE:)
)
 101 First Avenue Townhomes)
 Final Plat Sublot One)
)
 File Number: 14-040)

**KETCHUM PLANNING AND ZONING
 COMMISSION - FINDINGS OF FACT,
 CONCLUSIONS OF LAW AND DECISION**

BACKGROUND FACTS

OWNERS: Ketchum Partners, LLC, c/o Rick Basnaw & Brendan Lawrence

REPRESENTATIVE: Garth McClure, Benchmark Associates

REQUEST: Townhouse Subdivision Final Plat for Sublot One.

LOCATION: 101 First Avenue South (Sun Valley Athletic Club Subdivision, Lot 1A)

ZONING: Community Core (CC), Subdistrict C – Urban Residential

OVERLAY: None

NOTICE: The Preliminary Plat was properly notice for both the Planning and Zoning Commission and City Council Meetings. Noticing is not required for the Final Plat.

REVIEWER: Morgan Brim, Senior Planner/Current and Long-range Planning Manager

GENERAL FINDINGS OF FACT

The applicant is requesting final plat approval for subplot one of a seven subplot townhome project. The applicant has chosen to separate subplot one from the other six sublots to accommodate the sale of the project’s first completed unit. The townhomes in this project contain two (2) stories with access to a third story roof deck.

Regulatory Taking Notice: Applicant has the right, pursuant to section 67-8003, Idaho Code, to request a regulatory taking analysis.

General Requirements for all Applications				
<i>City departments concerns were addressed by the preliminary plat conditions of approval. In addition, the final plat was reviewed by Public Works and Street Departments.</i>				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Conclusion</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.080	Complete Application
				<i>The final plat was reviewed and approved as submitted by the Public Works Director and Street Superintendent.</i>

Compliance with Zoning District Requirements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Conclusion</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	<i>Zoning code requirements were reviewed and approved through the design review and preliminary plat process. The final plat conforms to the preliminary plat.</i>

Townhouse Subdivision Requirements				
EVALUATION STANDARDS: 16.04.070				
Compliant			Standards and Conclusion	
Yes	No	N/A	Standard	City Standards and <i>Conclusion</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.B OWNERS DOCUMENTS	<p>Owner's Documents. The subdivider of the townhouse project shall submit with the preliminary plat application a copy of the proposed party wall agreement and any proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control and maintenance of all commonly held facilities, garages, parking and/or open spaces. Prior to final plat approval, the subdivider shall submit to the city a final copy of said documents and shall file said documents prior to recordation of the plat, which shall reflect the recording instrument numbers.</p> <p><i>Staff Comments</i> <i>The applicant has made complete final plat application including draft CC&R's. The final documents shall be recorded prior to recordation of the final plat.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.C PRELIMINARY PLAT PROCEDURE	<p>1. The subdivider may apply for preliminary plat approval from the commission pursuant to Section 16.04.030.D herein at the time application is made for design review approval pursuant to Chapter 17.96. The Commission may approve, deny or conditionally approve said preliminary plat upon consideration of the action taken on the application for design review of the project.</p> <p>2. The preliminary plat, other data, and the commission's findings shall not be transmitted to the council until construction of the project has commenced under a valid building permit issued by the Ketchum building inspector. The council shall act on the preliminary plat pursuant to Section 16.04.030.E.</p> <p><i>Staff Comments</i> <i>The Commission has reviewed and recommended approval of the project's design review and preliminary plat applications. Building permits have been issued by the building inspector and construction has commenced on the project. The City Council has approved the preliminary townhouse plat.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.D FINAL PLAT PROCEDURE	<p>1. The final plat procedure contained in Section 16.040.030.F herein shall be followed. However, the final plat shall not be signed by the City Clerk and recorded until the townhouse has received:</p> <ul style="list-style-type: none"> a. An approved life safety inspection for the building shell and all common areas from the Ketchum Building Official; and, b. Completion of all design review elements as approved by the Planning and Zoning Administrator.

				2. The Council may accept a security agreement for any design review elements not completed on a case by case basis pursuant to Section 17.96.120.
			Staff Comments	<i>Final plat procedure shall be followed. The applicant has applied for a security agreement for design review elements that have not been completed at this point.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.E GARAGE	All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots, provided that the ownership of detached garages is tied to specific townhouse units on the townhouse plat and in any owner's documents and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development.
			Staff Comments	<i>Each unit has an attached garage at the basement level, and the garages are tied to each unit.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.F GENERAL APPLICABILITY	All other provisions of this chapter and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse subdivisions.
			Staff Comments	<i>All other ordinances and regulations shall be followed.</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 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.
4. The proposed final plat does meet the standards of approval under Tile 16, Chapter 16.04. subject to conditions of approval.
5. The approval is given for the final plat of 101 First Avenue Townhomes Subdivision Sublot One, plans dated September 1, 2015.

DECISION

THEREFORE, the Ketchum Planning and Zoning Commission **approves** this final plat application this 14th day of September, 2015, subject to the following conditions:

1. The Covenants, Conditions and Restrictions (CC&R's) shall be simultaneously recorded with the final plat, and the City will not now, nor in the future, determine the validity of the CC&R's;
2. The final plat shall be filed with the Blaine County recorder within one year after final plat approval by the council. Failure to file such final plat within that time shall cause all approvals of such final 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, Planning & Building and Public Works departments of the City of Ketchum shall be met.
8. The final plat shall not be signed by the City Clerk and recorded until the townhouse has received:
 - a. An approved life safety inspection for the building shell and all common areas from the Ketchum Building Official, and
 - b. All required site, public and design review improvements have been completed and approved by the city, except for unfinished requirements that have been incorporated into an approved security agreement.

Findings of Fact **adopted** this _____ day of September, 2015.

Planning and Zoning Commissioner

STATE OF IDAHO)
) ss.
County of Blaine)

On this 15th day of September, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, known or identified to me to be the person whose name is subscribed to the within instrument.

WITNESS my hand and seal the day and year in this certificate first above written.

Notary Public for Idaho
Residing at: Blaine County
Commission Expires: November 5, 2019



Planning and Zoning

Regular Meeting

~ Minutes ~

480 East Avenue North
Ketchum, ID 83340

<http://ketchumidaho.org/>

Tuesday, August 25, 2015

5:30 p.m.

Ketchum City Hall

Commissioners Present: Jeff Lamoureux, Vice Chair
Michael Doty, Commissioner
Erin Smith, Commissioner
Betsy Mizell, Commissioner

Commissioners Absent: Steve Cook, Chairperson

Staff Present: Micah Austin, Director of Planning & Building
Morgan Brim, Senior Planner

5:00 p.m. – SITE VISIT at 126 Saddle Road (Residences at Thunder Spring). The Commission will convene for a site visit regarding an application by IEG Thunder Spring LLC., represented by John Shirley, Think Architecture, for a design review permit. The applicant is seeking a recommendation from the Commission to the City Council regarding proposed waivers to building setbacks and heights. The project proposes nine (9) residential units.

Site Visit minutes are adopted separately.

2. 5:30 p.m. RECONVENE AT KETCHUM CITY HALL

Vice Chair Jeff Lamoureux called the meeting to order at 5:49 p.m.

3. CONSENT CALENDAR

a. FINDINGS OF FACT

i. 191 Sun Valley Road, Fisher Building Design Review – Approval

Motion to approve the Findings of Fact for 191 Sun Valley Road, Fisher Building Design Review

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Erin Smith, Commissioner
SECONDER:	Betsy Mizell, Commissioner
AYES:	Jeff Lamoureux, Erin Smith, Betsy Mizell, Mike Doty
ABSENT:	Steve Cook

b. APPROVAL OF MINUTES

i. August 10, 2015

There were grammatical and content changes to the minutes.

Motion to approve the minutes of August 10, 2015 as directed by Commissioners.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Erin Smith, Commissioner
SECONDER:	Betsy Mizell, Commissioner
AYES:	Jeff Lamoureux, Erin Smith, Betsy Mizell, Mike Doty
ABSENT:	Steve Cook

4. PUBLIC COMMENT

No public Comment

- a. **EST. 5:40 p.m. Communications from the public for items not on the agenda.**

5. COMMUNICATIONS FROM STAFF

- a. **(CONTINUE TO SEPTEMBER 14, 2015) KREKOW RESIDENCE, DESIGN REVIEW – The Commission will take action on an application by Karl and Kathleen Krekow, represented by Gretchen Wagner, Scape Design Studio, for a design review permit to remodel and expand an existing duplex building located at 460 East River Street (Gopher Hill Sub Lot 1 9010 SF, 4N 18E). The lot is .208 acres in size and zoned General Residential – Low Density (GR-L).**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Erin Smith, Commissioner
SECONDER:	Michael Doty, Commissioner
AYES:	Jeff Lamoureux, Erin Smith, Betsy Mizell, Mike Doty
ABSENT:	Steve Cook

- b. **STRIMPLE TOWNHOMES, FINAL PLAT – The Commission will provide a recommendation to the City Council on an application by Greg and Karen Strimple, represented by Benchmark Associates for a proposed final plat located at 171 South East Avenue (Lot 7A of Ketchum Townsite, Block 22, Lots 5B, 6A & 8A). The property is 5,502 square feet in size and zoned Community Core (CC) Subdistrict C.**

Morgan Brim Senior Planner presented. The final plat meets the standards of the zoning ordinance. Staff is recommending approval

Garth McClure with Benchmark associates representing the applicant was there to answer any questions.

Motion to approve of the application of 171 East Avenue Townhomes Final Plat to the City Council subject to conditions 1-9

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Erin Smith, Commissioner
SECONDER:	Betsy Mizell, Commissioner
AYES:	Jeff Lamoureux, Erin Smith, Betsy Mizell, Mike Doty
ABSENT:	Steve Cook

- c. **RESIDENCES AT THUNDER SPRING, DESIGN REVIEW - The Commission will provide a recommendation to the City Council of proposed waivers to building setbacks and heights. The applicant, IEG Thunder**

Spring LLC., represented by John Shirley, Think Architecture, has applied for Design Review approval to construct nine (9) residential units located at 126 Saddle Road (Thunder Spring Large Block Plat, Block 2, Township 4N, Range 18E, Section 7). The lot is 1.16 acres in size and zoned Tourist.

Morgan Brim, Senior Planner presented and gave an overview of the project:

- The project has been continued from August 10th.
- The applicant has made some changes to the plan.
- There are 4 items to address tonight
 1. Height
 2. Compliance with Fire and Street
 3. Clarifying waivers and proposed benefits
 4. Unit Fire Driveway access

Morgan Brim gave a thorough and complete overview of what is allowed by the code and not allowed with respect to this project. He presented Fire and Street Standards, Waivers and Benefits. The applicant originally came forward with 16 waiver requests. That has been revised. The benefits that were outlined include upgrading of the bus stop, and the applicant is proposing National Green Building Standards gold certification. The locations of benefits were discussed.

Staff suggests the applicant provide possible open space.

Mr. Brim pointed out 3 options:

1. Approve as being proposed
2. Recommend denial of waivers
3. Option to approve some or work with application and modify some.

Micah Austin Director of Planning & Building reported the public comments that were received:

- There have been 20 written comments available for review.
- They are part of the record and are listed in summary.
- The tally is 18 against and 1 in favor and 1 neutral.

John Shirley , Architect for applicant presented.

Shirley talked about the Tourist zoning district. He showed what in the district that is compatible to the project. He talked about the size of the project, and the developments around them, as well as the pitch of the roofs and the changes that were made from the original submittal.

A map was shown that showed the views from the existing Thunder Spring and the proposed development, so that the public could see how their view would or would not be affected.

Jeff Lamoureux Vice Chair opened the meeting up for public comment

1. Need his name. Condominium owner - He said he sees no reason to grant the height waiver. He had done some schematics' with Google Map and the view of Baldy will be affected by units 8/9. He does not agree that the proposal is compatible with the rest of the development. He believes the proposal is too dense and there are previous covenants that were agreed upon. The city needs to be sure those covenants are honored.
2. Larry Young spoke on behalf of Tom Nelson. Mr. Young gave the background he knows on the project. He asked the Commission not to be misled by the bulk of some of those buildings and asked them to review the waiver section. He asked on behalf of Tom Nelson that the City not grant the waivers.

3. Gary Slette spoke representing the owners of units 102 and 201.
 He said the development of the property should adhere to the existing ordinance and be consistent with prior approvals for this property. The Carpenters and Seastroms do not agree with the waivers. Please adhere to the covenants.

Stephanie Bonney City Attorney said the City cannot enforce CCR's. The Commission is not bound by the original PUD, they can make changes.

Public Comments period was closed.

Dave Hutchinson - IEG Thunder Spring. Mr. Hutchinson gave the history of The Thunder Spring PUD that was negotiated as a PUD. He talked about what was approved in 2008 but was never built. He questioned that, since the plans were approved in 2008, could they could still build it as approved today. He advised the Commission that they are asking for waivers because they think the waivers provide a better design.

Ed Lawson – Applicant Attorney urged the Commissioners to stay focused on the task at hand. He said the applicant has no issues.

The Commissioners began their deliberation.

There was a discussion regarding the shifting of the building rather than asking for a waiver.

The setbacks for each building were discussed at length and all of the Commissioners agreed they could waive the setback.

There was a lengthy brainstorming session between the Commission and the architect regarding heights, however no determination was made.

Stephanie Bonney City Attorney said the Commission is not in a position to make a recommendation. Comments will be passed onto the City Council.

Ed Lawson, Applicant’s Attorney had questions regarding Design Review. The Commissioners do not see any red flags for the Design Review.

Motion to continue the project to a date uncertain

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mike Doty, Commissioner
SECONDER:	Erin Smith, Commissioner
AYES:	Jeff Lamoureux, Erin Smith, Betsy Mizell, Mike Doty
ABSENT:	Steve Cook

5 minute break - 8:09 pm.
 Back in session at 8:15 pm

- d. **SPACHMAN ZONING MAP AMENDMENT, WORK SESSION – The Commission will discuss a request by Michael and Kristen Spachman, represented by James Laski, Lawson, Laski, Clark & Pogue, PLLC., to amend the City of Ketchum Zoning Map at 451 East River Street (Lot 5, Block 21, Township 4N, Range**

17E, Section 11) from Community Core (CC), Sub district C to General Residential – Low Density District (GR-L).

Morgan Brim Senior Planner presented the history of this rezoning application. The applicant would like to change 451 East River from Community Core to GR-L zoning district. Mr. Brim showed a map and explained that Ordinance # 994, changing the zoning, was never reflected on the zoning map.

The applicant would like to build a single family home and was under the understanding that the property was zoned GR-L when indeed it is in the Community Core. The applicant would like to rezone the property back to GR-L.

There was a discussion regarding the possibility of rezoning more than this one lot. That would require a City-initiated application.

Applicant Michael Spachman presented saying the triangular piece of property at the end of River Street is still zoned at GR-L. He gave them the history of the purchase and the property. Commissioners were in agreement that they should do a walk-through of the property. Morgan Brim Senior Planner would like the opportunity to contact the other property owners

- e. **(CONTINUED FROM AUGUST 10, 2015) LI-2 DISTRICT ZONING TEXT AMENDMENT, WORKSESSION, The Commission will continue their discussion of a proposal by The Spot LLC., represented by Brett Moellenberg, to amend the District Use Matrix, Section 17.12.020.A of Title 17, Zoning Ordinance to add "Assembly, Place of" as a permitted use to the Light Industrial District Number Two (LI-2).**

Morgan Brim presented staff's recommendations:

Option #1 - Threefold text amendment - It would amend three sections of the zoning ordinance. It will be a longer process but will provide more oversight.

Option #2 - Would allow as a permitted use.

Parking was discussed at length, and it was determined that parking is not an issue.

All Commissioners are in agreement with Option #1, minus development standards. Micah Austin Director of Planning & Building said staff will draft the actual text amendment for the Commission's consideration and will then present to City Council.

6. FUTURE PROJECTS AND NOTICING REQUIREMENTS

Micah Austin Director of Planning & Building outlined the future projects in the pipeline at this time.

7. STAFF REPORTS & CITY COUNCIL MEETING UPDATE

The recommendations for Thunder Springs will go before City Council at 4:00 p.m. on September 3, 2015. Stephanie Bonney Attorney clarified the analysis of Waiver and Material Injury.

8. Commission reports and ex parte discussion or disclosure

There was a time discussion among staff and the Commissioners regarding the agenda.

9. ADJOURNMENT

Motion to Adjourn at 9:34 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Erin Smith, Commissioner
SECONDER:	Betsy Mizell, Commissioner
AYES:	Jeff Lamoureux, Erin Smith, Betsy Mizell, Mike Doty
ABSENT:	Steve Cook

Jeff Lamoureux, Vice Chair
Planning & Zoning Commission