

ORDINANCE NUMBER 936

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, AMENDING ZONING CODE TITLE 17, CHAPTER 17.96, DESIGN REVIEW DISTRICT, SECTION 17.96.080, MATERIALS AND INFORMATION; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the current section of the Zoning Code defines the materials and information for a complete design review application, it does not allow for changes in design review submittal requirements to be made by the Planning Director without an ordinance amendment; and,

WHEREAS, the proposed amendment would allow the Planning Director to develop, modify and/or reduce the materials and information required for a complete design review application; and,

WHEREAS, the Planning and Zoning Commission has recommended approval of the proposed amendments to the City Council.

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

SECTION 1. That Section 17.96.080 of Title 17, Zoning Code, Chapter 17.96 be amended, altered and changed by deleting the words lined out and adding thereto the words underlined hereinbelow, as follows:

17.96.080 Materials and Information.

~~The following materials and information together with the application form~~ A completed design review application form and appropriate fees along with the required technical information and plans, as published by the Planning Director, shall constitute a complete application for design review and shall be filed by the applicant with the Ketchum Planning ~~office~~ Department. All design review plans and drawings for public commercial projects, residential buildings containing more than four dwelling units and development projects containing more than four dwelling units shall be prepared by an Idaho licensed architect or an Idaho licensed engineer.

- ~~A. Site Utilization Map. Four copies plus one reduced to at least eleven (11) inches by seventeen (17) inches of the site utilization map of the property upon which the proposed construction is to be built in sufficient detail to show the following:~~
- ~~1. Exterior boundary lines of the property together with dimensions;~~
 - ~~2. Contour lines of one foot intervals to show proposed slope and topography of the property;~~

- ~~3. Location of the proposed and existing dwelling units and other structures with dimensions showing the setback of each structure from the nearest property line;~~
- ~~4. Location and rights of way of the adjacent streets and public rights of way together with the location of any proposed street or other right of way;~~
- ~~5. Location of existing sewer and water lines indicating size, and the location and size of such lines to be extended into the proposed project together with the location of underground telephone, power, gas and cable utilities;~~
- ~~6. Location of on site parking spaces and access including the dimensions of the spaces and the width and length of access;~~
- ~~7. Location of existing and proposed fire hydrants in the immediate vicinity of the project or within the project;~~
- ~~8. Location and approximate dimensions of snow storage areas;~~
- ~~9. Location of Dumpster and/or garbage and recycling can storage areas including the dimensions and proposed fencing or other screening;~~
- ~~10. Location of any zoning district boundary line within the proposed project or the immediate vicinity thereof;~~
- ~~11. Location and dimensions of easements, private and public, within and adjacent to the proposed project together with the purpose thereof;~~
- ~~12. Indication of direction of snow slide from roof;~~
- ~~13. Drip line of all buildings;~~
- ~~14. Percentage of the lot coverage by proposed building and parking areas together with the total square footage of the parcel of property;~~
- ~~15. Designation of the zoning district in which the project is located;~~
- ~~16. Indication of any zoning district overlay which effects the property (flood or avalanche);~~
- ~~17. Location of existing structures on adjacent properties;~~
- ~~18. Topographic survey of the real property;~~
- ~~19. Cross section(s) of the property and proposed building adequately establishing the natural grade, finished grade, slope of land, slope of proposed accesses and grades to street;~~
- ~~20. A plat map of the property certified by a licensed engineer or surveyor;~~
- ~~21. Location of satellite receivers including the dimensions and proposed screening;~~

B. Architectural Plan. Four copies plus one reduced to at least eleven (11) inches by seventeen (17) inches of the architectural plan of the proposed construction in sufficient detail to show the following:

1. Floor plan (not less than one eighth scale);
2. All exterior elevations;

- ~~3. Section through the highest point of the building indicating existing, natural and proposed grade, with dimensions;~~
 - ~~4. Type and color of exterior materials and roofing, and~~
 - ~~5. Location and type of exterior lighting;~~
- ~~C. Landscape Plan. Four copies plus one reduced to at least eleven (11) inches by seventeen (17) inches of the landscape plan in sufficient detail to show the following:~~
- ~~1. All existing vegetation over 2 inches in caliper, including size and species;~~
 - ~~2. Proposed landscaping of the project including types and size of trees, ground cover and other vegetation;~~
 - ~~3. Proposed excavation or land fill including resulting slope grades and amount of cut and fill in cubic yards;~~
 - ~~4. Location and height of walls or fences;~~
 - ~~5. Location of parking areas;~~
 - ~~6. Location of vehicular and pedestrian circulation patterns, easements and proposed improvements;~~
 - ~~7. Irrigation system for landscaping, and~~
 - ~~8. Drainage plan including off-site improvements;~~
- ~~D. Contour Map. Four copies plus one reduced to at least eleven (11) inches by seventeen (17) inches of a contour map with lines of one foot intervals to show existing slopes with reference to any proposed construction, improvements, excavation or fill;~~
- ~~E. Vicinity Map. Four copies plus one reduced to at least eleven (11) inches by seventeen (17) inches of a vicinity map in sufficient detail to show the location of the proposed construction within the city and in relation to adjacent properties, buildings, streets, streams and other public easements and rights of way;~~
- FA. Project Staking.** Building corners for all proposed buildings and additions shall be staked on the site and all trees proposed to be removed shall be flagged at least one week prior to the commission meeting. The applicant shall install story poles, or other approved method, at the maximum roof peaks of the proposed buildings as required by the Planning Director;
- GB.** Any other such materials as may be reasonably requested by the Commission or ~~administrator~~ Planning Director;
- HC.** For projects requiring preapplication design review, a model or computer simulation renderings, as described in subsection 17.96.090.A.4, to be submitted at least one week prior to the design review meeting.
- ID.** ~~The materials required in this subsection may be waived by the administrator after administrative review of the application should no need be found therefore~~ The Planning Director may waive some submittal

requirements if he/she determines the information is not relevant to the design review;

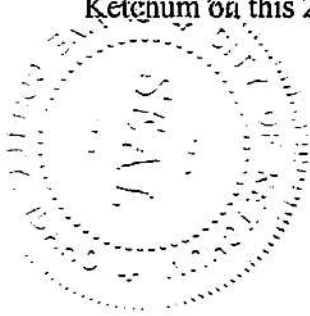
JE. Design review fee as described in Section 17.96.160. (Ord. 831 § 17 [part], 1999; (Ord. 701 § 1 [part], 1997; Ord. 208 § 17 [part], 1974)

SECTION 2. SAVINGS AND SEVERABILITY CLAUSE. It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid for any reason by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 3. REPEALER CLAUSE. All City of Ketchum ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 5. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication according to law.


PASSED by the Ketchum City Council and APPROVED by the Mayor of Ketchum on this 20th day of September, 2004.



ATTEST:

CITY OF KETCHUM, IDAHO


EDWARD SIMON, Mayor


Sandra E. Cady, CMC
City Clerk/Treasurer

Publish:

September 29, 2004
Idaho Mountain Express

