



STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF FEBRUARY 28, 2023

- PROJECT:** 691 N Spruce Avenue Residence
- APPLICATION TYPE:** Mountain Overlay Design Review (Application File No. P22-042B)
Lot Consolidation Preliminary Plat & Waiver (Application File No. P22-042A)
- PROPERTY OWNER:** Spruce and 6th LLC
- REPRESENTATIVE:** Jake Watkins, Roger Ferris + Partners (Architect)
- REQUEST:** Final Mountain Overlay Design Review and Lot Consolidation Preliminary Plat with Waiver Request for the development of a new 4,534-gross-square-foot one-family dwelling
- LOCATION:** 691 N Spruce Avenue (Ketchum Townsite: Block 91: Lots 7 & 8)
- ZONING:** Limited Residential (LR) & Mountain Overlay (MO)
- REVIEWER:** Abby Rivin – Senior Planner
- NOTICE:** A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on February 8, 2023. The public hearing notice was published in the Idaho Mountain Express on February 8, 2023. A notice was posted on the project site and the city’s website on February 13, 2023. The story pole was installed on the project site on February 21, 2023.

I. EXECUTIVE SUMMARY

The applicant is proposing to develop a new one-family dwelling (the “project”) located at 691 N Spruce Avenue (the “subject property”) within the Limited Residential Zoning District (the “LR Zone”) and Mountain Overlay. The proposed residence is 4,534 gross square feet and contains five bedrooms and a two-car garage with storage space. The project proposes site improvements, including re-grading the existing driveway to comply with Fire Department requirements. The rear- and side-yard setback areas will be restored and revegetated with native grasses and sage brush. New aspen trees will be installed to enhance the existing grove on the property and new native chokecherries will be installed to screen utilities. The project plans are included as Attachment B to the staff report.

Pursuant to Ketchum Municipal Code (KMC) §17.104.050.A, design review is required for the “construction or placement of new buildings or structures, including additions to any such structures or buildings existing at the effective date hereof, upon real property within the Mountain Overlay Zoning District.” The project is subject to all Mountain Overlay design review criteria and standards specified in KMC §17.104.070 as well as all applicable design review standards specified in KMC §17.96.060

The subject property (See Figure 1) is comprised of two separate lots as shown in Figure 2 located on Knob Hill. These lots are part of the original Ketchum Townsite that was created in 1948. Topography was not considered when the townsite was established, and Knob Hill contains platted blocks with multiple unimproved lots and unimproved public rights-of-way located high on the hillside.

The subject property is developed with an existing single-family residence that was constructed in 1977 and is proposed to be demolished. While the existing home is more than 50 years old, the building is not designated on the city’s adopted Historic Building/Site List. Review by the Historic Preservation Commission is not required; however, a demolition permit cannot be issued for the existing residence until a 60-day waiting period has concluded (KMC §15.16.040.B3) and a complete building permit application for a replacement project on the property has been accepted by the city and required fees have been paid (KMC §17.20.010.B).

The existing home was developed prior to the city’s establishment of the Mountain Overlay in 1989 and does not comply with current hillside development standards. Current code requires new buildings to be constructed in areas with less than 25% slope (KMC §16.04.020). The contours of the site and the adjacent undisturbed hillside show that the natural slope of the



Figure 1: Project Location Map (Sheet EX002)

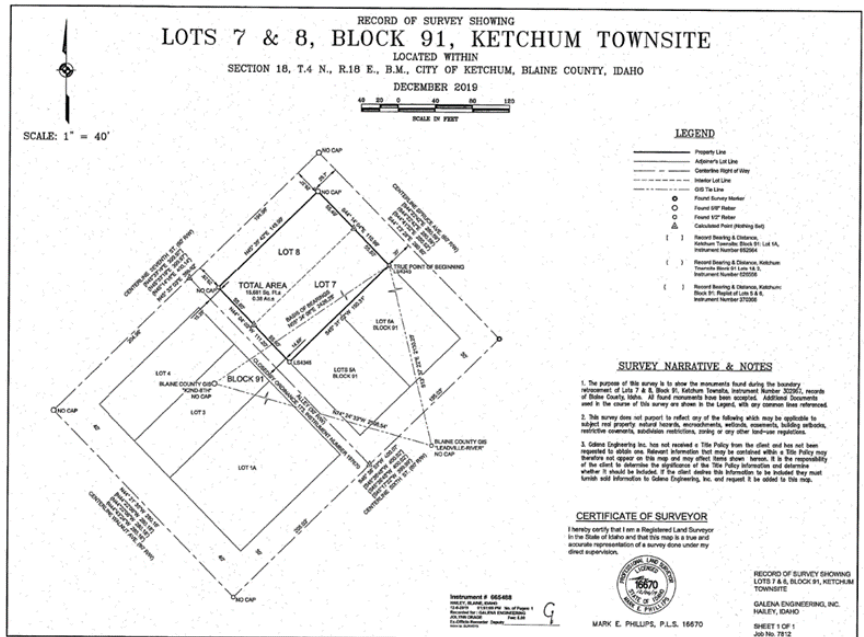


Figure 2: Survey Showing Lots 7 & 8

development parcel exceeded 25% prior to the construction of the existing nonconforming home in 1977.

Additionally, the existing home and structures, including retaining walls, encroach within the front, rear, and side yard setback areas and are nonconforming with the dimensional standards required in the LR Zone. The existing nonconforming home is proposed to be demolished. Since the existing nonconforming home is proposed to be demolished, the new development, including all existing and proposed site improvements, must comply with all current code standards.

The applicant has proposed consolidating the two lots so that the new single-family residence will comply with the setbacks required in the LR Zone. The lot consolidation preliminary plat must comply with all subdivision design and development standards specified in KMC §16.04.040. Building envelopes are required to be established on lots that contain areas of 25% or greater slope based on natural contours. These building envelopes must be established outside of hillsides with 25% and greater slopes (KMC §16.04.040.F2) unless the request qualifies for one of two waivers outlined in the subdivision code. Staff believes the application qualifies for the first waiver outlined, which states a waiver may be considered, “for lot line shifts of parcels that are entirely within slopes of 25% or greater to create a reasonable building envelope, and mountain overlay design review standards and all other City requirements are met.” The applicant has requested a waiver to create a reasonable building envelope on the consolidated development parcel.

Zoning Code Interpretation 22-001

The City of Ketchum Planning and Zoning Commission (the “Commission”) considered the question of whether nonconforming properties on hillsides of 25% and greater slope would be permitted to be redeveloped if the existing non-conforming home were to be demolished during their special meeting on February 15, 2022. Zoning Code Interpretation 22-001 is provided in Attachment I.

The Commission determined that existing nonconforming properties may be redeveloped under the following conditions:

- A. If the property configuration is proposed to be modified (lot line adjustment, lot consolidation etc.), then the new property configuration must establish a building envelope on the lowest portion of the property. Existing non-conforming building footprints are not permitted to be redeveloped outright. If a more compliant alternative at a lower elevation on the hillside property exists, then the new home must be sited in the more suitable area for redevelopment.
- B. If the property configuration is not being altered or changed, then a new home may be constructed at the Commission’s discretion through Mountain Overlay Design Review provided that the project does not exceed the height or limits of disturbance of the existing nonconforming home. The building footprint shall conform as close as possible to the existing building.

As mentioned above, the property configuration is proposed to be modified by combining lots 7 and 8, therefore the evaluation of the redevelopment falls under scenario A. The proposed building envelope has been established at the lower elevation of the consolidated parcel and complies with the minimum setbacks required in the LR Zone. KMC §17.104.070.A10 directs the Commission to consider if there are other sites on the property more suitable for the proposed development in order to carry out the

purposes of the Mountain Overlay. The new home is sited within the most suitable area for redevelopment at the lower elevation of the parcel.

The project also conforms to the requirements outlined for scenario B as well. The maximum height of the proposed home is 33 feet, which is 1.22 feet less than the maximum height of the existing home. The proposed residence's building footprint conforms to the building footprint of the existing home as shown on Sheet C1.1 of the project plans (Attachment B). The existing development's total building coverage is 4,084 square feet. The proposed redevelopment's building coverage is 2,478 square feet, which is 1,606 square feet less than existing.



Figure 3: Rear-Yard Existing Disturbance (Sheet EX004)

The site survey on Sheet C1.0 of the project plans shows the existing development's limits of disturbance. The total area of existing site disturbance is 8,469 square feet. The site photos on Sheets EX003 and EX004 of the project plans show the existing disturbed areas on the subject property. Existing disturbance within the front-yard setback area includes the driveway and retaining walls. Existing disturbance within the rear-yard setback area includes drystack retaining walls, landscape steps, a paver patio, and a drainage swale (See Figure 3).

Existing disturbance within the south-side-yard setback area includes railroad tie retainage and a tall concrete retaining wall (See Figure 4). Sheet C1.1 shows that the new single-family residence and all associated site improvements are contained within the existing limits of disturbance on the subject property.



Figure 4: Side-Yard Existing Disturbance (Sheet EX004)

Staff believes the project complies with Interpretation 22-001, zoning code requirements, design review standards, and subdivision regulations and recommends the Commission approve the project subject to conditions as outlined below.

II. BACKGROUND

The Planning and Building Department received the Pre-Application Design Review for the project on July 1, 2022 and received the Lot Consolidation Preliminary Plat application and waiver request on September 1, 2022. The preliminary plat was reviewed by planning staff and city departments concurrently with the Pre-Application, and the applications were deemed complete on October 13, 2022. The Commission reviewed the Pre-Application on November 8, 2022 and unanimously advanced the project to final Mountain Overlay Design Review. During their review of the Pre-Application, the Commission commented that the proposed home was thoughtfully designed and met the requirements outlined in Zoning Code Interpretation 22-001.

The Planning and Building Department received the final Mountain Overlay Design Review application on November 22, 2022. The application was reviewed by planning staff and city departments, and review comments were provided to the applicant on January 6, 2023. The application was deemed complete on February 3, 2023.

III. CONFORMANCE WITH ZONING AND DESIGN REVIEW STANDARDS

Before granting Design Review approval, the Commission must determine that the application meets two criteria: (1) the project doesn't jeopardize the health, safety, or welfare of the public, and (2) the project conforms to all Design Review standards and zoning regulations (KMC 17.96.050.A).

Criteria 1: Health, Safety, and Welfare of the Public

The 2014 Comprehensive Plan contains the community's vision for Ketchum and sets goals and policies to guide future development. The vision is shaped by 10 core values identified by Ketchum residents as important to consider for all future land uses decisions. The community's core values include protecting the character of Ketchum and preserving its environmental quality and scenic beauty. Ketchum's undeveloped hillsides are visual assets that define the character of our community. Protecting and preserving Ketchum's natural resources is critical to maintaining our economy, quality of life, and community identity. The comprehensive plan states:

Community Character: You know when you have entered Ketchum; this is a place centered on the "town" and identifiable from the "country" by distinct edges. Residents and visitors desire this clear division that has been lost in so many American cities through strip commercial development and sprawling residential subdivisions. Protecting and enhancing the visual character of our community gateways, the undeveloped hillsides, and night skies is a priority (page 9).

Environmental Quality and Scenic Beauty: Ketchum's citizens place great value on the exceptional natural setting and resources of the Wood River Valley. The community is surrounded by rugged alpine peaks, forested and sage-covered open spaces, pristine wildlife habitat, and beautiful rivers and riparian areas. Key open spaces create visual buffers between the built and natural environment. Unobstructed views exist in every direction in large part due to Ketchum's wide streets and lack of hillside development. These environmental features and resources sustain our economy and are why many people choose to live in Ketchum. We will be excellent stewards of these resources in order to preserve them for the future (page 10).

The comprehensive plan sets policies to guide land-use decisions and identifies the following goals regarding hillside development:

- Establish and maintain open space buffers in important scenic areas to maintain the community's separate identity from surrounding communities and to protect views and open space.
- Protect and enhance views of the surrounding mountains and natural features.
- Continue to protect hillsides within the City and the Area of City Impact from further development. Enforce and encourage strengthening of the Mountain Overlay standards of the City and County, by using a variety of techniques; such as clustering at lower elevations, creating conservation easements, or purchasing private property on hillsides.
- Protect and incorporate natural features into newly developing areas. Conserve the natural patterns of streams, ridgelines, topography, riparian areas, and wildlife habitat areas.

The Mountain Overlay ensures the preservation of Ketchum's surrounding hillsides and ridgelines and minimizes impacts on natural topography, geology, soils, drainage, wildlife, and native vegetation. The Mountain Overlay design review standards reduce visual impact by directing building sites away from higher elevations and keeping hillsides open and unobstructed. Additionally, Mountain Overlay standards protect public health, safety, and welfare by ensuring the adequate provision of emergency services, fire protection, and utilities.

The comprehensive plan's future land use map designates the future land use for the subject property as low-density residential. Desired primary uses within this future land use category include single-family and duplex residences as well as accessory units. Open space is identified as an appropriate secondary use that complements the low-density residential units.

The proposed home is sited at the lower elevation of the parcel preserving the natural topography of the hillside above. The project protects the natural hillside by: (1) conforming to the existing home's building footprint and (2) containing all construction activity within the existing limits of disturbance on the subject property. Additionally, the project proposes to further preserve the hillside by restoring and revegetating existing disturbed areas within rear- and side-yard setback areas. The project meets the desired future land-use type, locational characteristics, and character of development specified in the comprehensive plan.

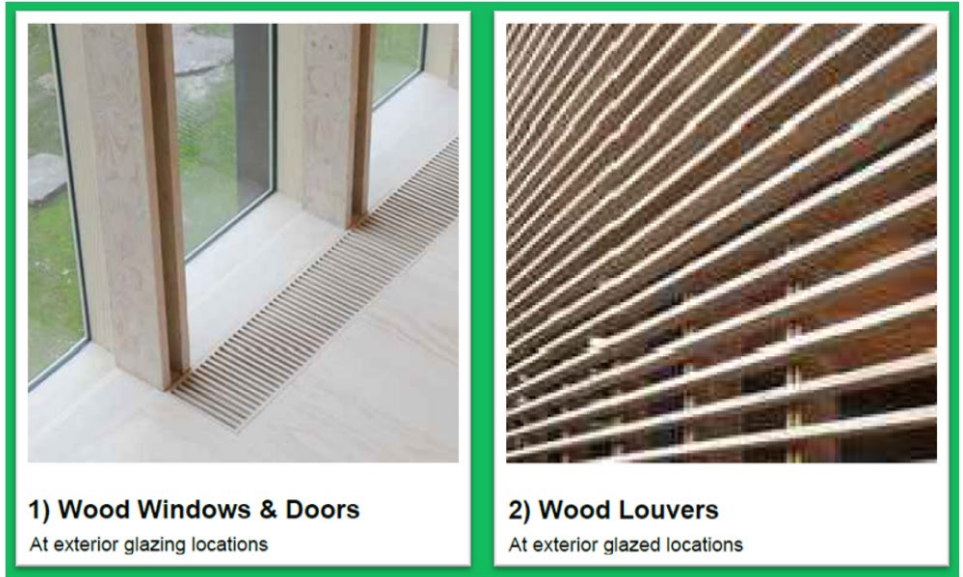
Light Trespass

During their review of the Pre-Application, the Commission expressed concerns with light trespass due to the significant amount of glazing proposed for the new home and its associated disturbance to wildlife. One of the purposes of the Mountain Overlay is to protect wildlife habitat. Artificial light negatively affects wildlife by disrupting the nocturnal environment, interfering with reproduction, and disturbing migratory patterns. Mountain Overlay standards do not address light trespass or glazing and the City's Dark Skies Ordinance addresses exterior lighting only, however, staff did request the applicant address the Commission's comment in their final application submittal. Pursuant to KMC §17.96.050.B, "the Commission may impose any conditions deemed necessary to ensure the health, safety, or welfare of the public is not jeopardized." The Commission may attach conditions that require more restrictive standards than those generally found in the zoning code pursuant to KMC §17.96.050.B6.

The applicant summarized their response to the Commission’s feedback in a letter dated November 18, 2022 (Attachment A). The letter states:

We have done the following to address the Commission’s concerns:

- 1) *We have reduced the amount of glazing on the northern and eastern facing facades.*
- 2) *We have introduced wood louvers on the eastern façade. These will reduce the light trespass of the glazed surfaces behind them by approximately 50%.*
- 3) *We will install a film on all glazed surfaces which will reduce the light transmittance of the glazing.*



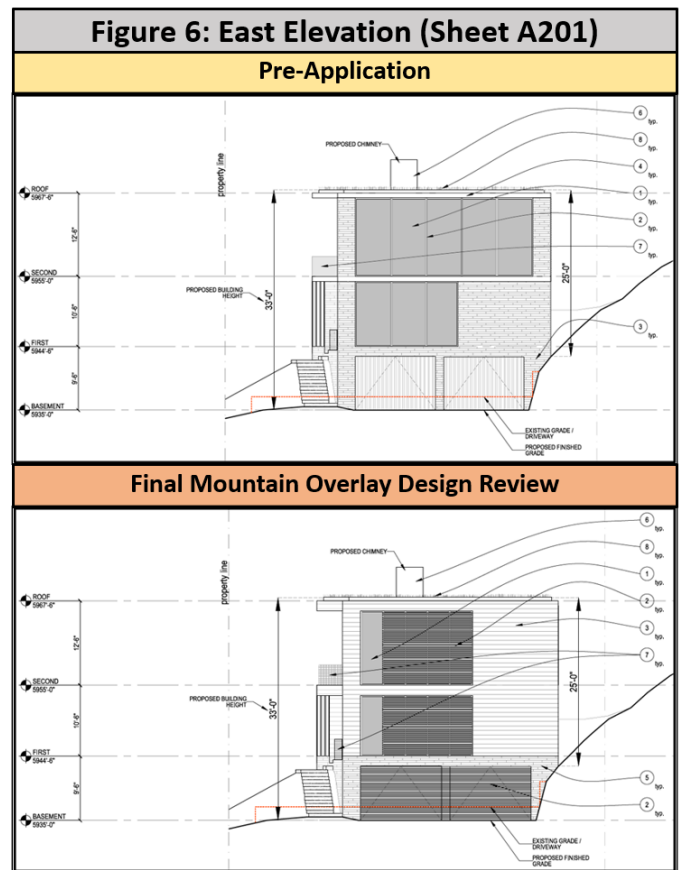
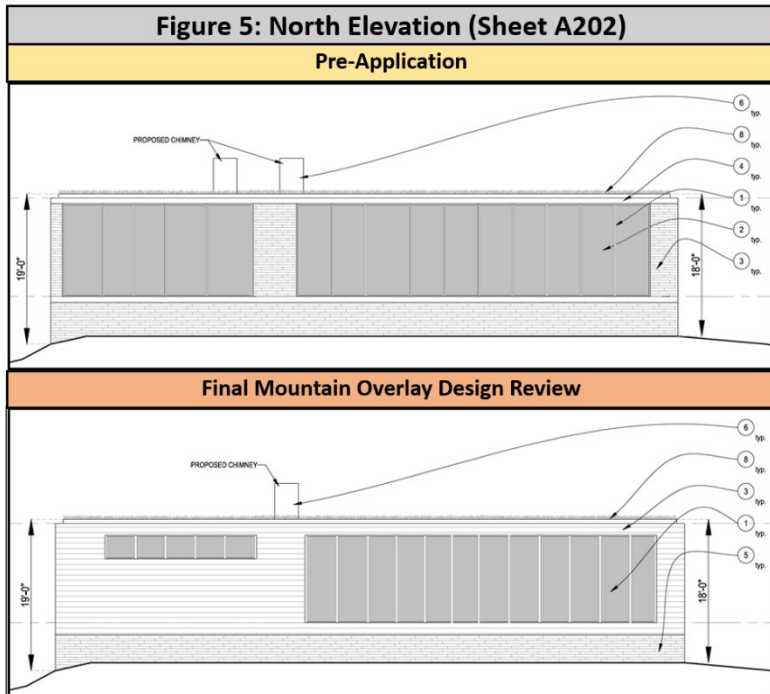
1) Wood Windows & Doors
At exterior glazing locations

2) Wood Louvers
At exterior glazed locations

Figure 5: Glass Windows and Doors & Wood Louvers (Sheet G002)

- 4) *We will install a lighting control system which has the ability to set different lighting scenes, including the ability to dim the lights and place them on timers.*
- 5) *We have included minimal exterior downlighting. More information on this can be found on sheet G001 prepared by Apex Lighting and Roger + Ferris Partners.*

Figures 5 and 6 provide a comparison showing the north and east elevations as proposed with the Pre-Application and with the design changes proposed with the final Mountain Overlay Design Review.



During department review, planning staff requested the applicant provide more information on the proposed film, including the percent reduction in light trespass that will be achieved through this treatment. Staff also recommended the design team consider reducing glazing at the south-facing wall to further minimize light trespass as most of this façade is comprised of glass windows and doors. The applicant did not provide additional information on the film or change the design of the south façade.

Staff recommends the Commission consider the applicant's proposed changes and current project design to determine if their response has sufficiently addressed the Commission's concerns about light trespass emanating from the home and associated disturbance to wildlife.

Criteria 2: Applicable Standards and Criteria

Conformance with Zoning Regulations

During city department review, planning staff reviewed the project for conformance with all applicable zoning code requirements including permitted uses, dimensional limitations, parking, development standards, and dark skies. Staff believes the project complies with all zoning code regulations and dimensional standards required in the LR Zone. Comprehensive analysis of the project's conformance with zoning code requirements and dimensional standards is provided in Attachment E.

Conformance with Design Review Improvements and Standards

During department review, city staff reviewed the project for conformance with all design review standards and required improvements specified in KMC §17.96.060 and Mountain Overlay design review criteria and standards specified in KMC §17.104.070. Additionally, staff reviewed the project for conformance with all city code requirements for right-of-way improvements, utilities, and drainage. Staff believes that these requirements are either: (a) met, (b) not applicable, or (c) have been addressed by conditions of approval. Please see Attachment F and Attachment G for staff's comprehensive design review standards analysis.

Unobstructed Access

Pursuant to Ketchum Municipal Code §17.96.060.G5, "unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks, and similar service vehicles to all necessary locations within the proposed project." The portion of Spruce Avenue north from 6th Street is not, and cannot be, maintained by the city due to its steep grade. During department review, planning staff requested the applicant provide more information on how this portion of Spruce Avenue is currently maintained, including who is responsible for snow removal. The applicant responded that there is a shared verbal agreement between all property owners on north Spruce Avenue to remove snow whenever necessary. Staff recommends the following condition of approval to ensure that unobstructed access to the project will be maintained:

Recommended Condition of Approval No. 2: A roadway maintenance agreement with between the impacted properties on north Spruce Avenue and the city, or at a minimum between the subject property owner and the city, to memorialize that the property owners are responsible for providing unobstructed access by removing snow, maintaining, and repairing the portion of Spruce Avenue north from 6th Street is required. The roadway maintenance agreement must be approved by the City Council and recorded with the office of the Blaine County Clerk and Recorder executed prior to or concurrent with final plat approval. The final plat shall include a

note that references the instrument number for the recorded roadway maintenance agreement.

IV. CONFORMANCE WITH SUBDIVISION STANDARDS

During department review, staff reviewed the lot consolidation preliminary plat application and waiver request for conformance with the procedures for subdivision approval (KMC §16.04.030) and subdivision development and design standards (KMC §16.04.040). Certain standards are not applicable for one of the following reasons:

- The standard applies to the establishment of new subdivisions creating multiple new lots that will form blocks around new streets, and not the subject property, which is comprised of two existing platted lots within the original Ketchum Townsite.
- The standard applies to an action that will be taken at the final plat stage of the process.
- The City Engineer has determined that the standard does not apply.

Staff believes the proposed lot consolidation preliminary plat and waiver request comply with all applicable subdivision requirements and standards.

V. STAFF RECOMMENDATION

Staff believes the project, as conditioned, complies with Interpretation 22-001, zoning code requirements, design review standards, and subdivision regulations. Staff recommends approval of the applications with the following recommended conditions of approval:

Design Review: Recommended Conditions of Approval

1. The project is subject to all conditions of approval associated with Lot Consolidation Application File No. P22-042A.
2. A roadway maintenance agreement with between the impacted properties on north Spruce Avenue and the city, or at a minimum between the subject property owner and the city, to memorialize that the property owners are responsible for providing unobstructed access by removing snow, maintaining, and repairing the portion of Spruce Avenue north from 6th Street is required. The roadway maintenance agreement must be approved by the City Council and recorded with the office of the Blaine County Clerk and Recorder executed prior to or concurrent with final plat approval. The final plat shall include a note that references the instrument number for the recorded roadway maintenance agreement.
3. This Design Review approval is based on the project plans dated January 13, 2023 and information presented and approved at the February 28, 2023 Planning and Zoning Commission Meeting. The project plans for all on-site improvements submitted for the building permit 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 review by the Commission and/or removal.
4. The applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho to include specifications for the right-of-way, circulation design, utilities, and drainage improvements for review and approval by the City Engineer, Streets, and Utilities departments prior to issuance of a building permit for the project.
5. The limits of disturbance shall be established on the construction management plan submitted with the building permit application and protected by fencing for the duration of construction.

6. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations (KMC §17.96.090). Any extension shall comply with KMC 17.96.090.
7. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

Lot Consolidation Preliminary Plat: Recommended Conditions of Approval

1. The lot consolidation preliminary plat is subject to all conditions of approval associated with MO Design Review Application File No. P22-042B.
2. A certificate of occupancy shall not be issued until the final plat is review and approved by the City Council and recorded with the office of the Blaine County Clerk and Recorder.
3. Failure to record a final plat within two (2) years of Council's approval of a preliminary plat shall cause the Preliminary Plat to be null and void.

Recommended Motions

1. "I move to approve the 691 N Spruce Avenue Residence Mountain Overlay Design Review application subject to conditions 1 through 8 and direct staff to return with findings of fact."
2. "I move to recommend approval of the lot consolidation preliminary plat and waiver request for the 691 N Spruce Avenue Residence project to the City Council subject to conditions 1 through 3 and direct staff to return with findings of fact."

VI. ATTACHMENTS:

- A. Application Materials: MO Design Review Application & Supplemental Materials
- B. Application Materials: MO Design Review Plan Set
- C. Application Materials: Lot Consolidation Preliminary Plat Application with Waiver Request & Supplemental Materials
- D. Application Materials: Lot Consolidation Preliminary Plat Plan Set
- E. Zoning and Dimensional Standards Evaluation
- F. Mountain Overlay Design Review Standards Evaluation
- G. Design Review Standards Evaluation
- H. Lot Consolidation Preliminary Plat: Subdivision Standards Analysis
- I. Planning and Zoning Commission Zoning Code Interpretation 22-001

Attachment A
Application Materials:
MO Design Review
Application &
Supplemental Materials



City of Ketchum
Planning & Building

OFFICIAL USE ONLY	
File Number:	P22-042B
Date Received:	11/22/22
By:	HN
Fee Paid:	\$1400
Approved Date:	
Denied Date:	
By:	

Mountain Overlay Design Review Application

OWNER INFORMATION			
Project Name:	RESIDENCE - 691 NORTH SPRUCE AVENUE		
Owner Name:	SPRUCE AND 6TH LLC		
Mailing Address:	ATTN: INEZ D'ARCANGELO 611 NORTH ST, GREENWICH, CT 06830		
Phone:	SEE REPRESENTATIVE		
Email:	SEE REPRESENTATIVE		
PROJECT INFORMATION			
Architect/Representative:	ROGER FERRIS + PARTNERS		
Phone:	203.222.4848		
Mailing Address:	11 WILTON ROAD, WESTPORT, CT 06880		
Email:	WATKINS@FERRISARCH.COM (JAKE WATKINS) & DARIN@FERRISARCH.COM (NICK DARIN)		
Engineer of Record:	GALENA ENGINEERING		
Engineer Email:	MATT@GALENA-ENGINEERING.COM (MATT SMITHMAN) & JZARUBICA@GALENA-ENGINEERING.COM (JAMES ZARUBICA)		
Legal Land Description:	LOTS 7 & 8 OF BLOCK 91 - CITY OF KETCHUM, BLAINE COUNTY, IDAHO - RPK0000091007A		
Project Address:	691 NORTH SPRUCE AVENUE		
Lot Area:	16,681 SF		
Zoning District:	LR - LIMITED RESIDENTIAL		
Anticipated Use:	SINGLE FAMILY DWELLING		
Number of Residential Units:	1		
TYPE OF CONSTRUCTION			
<input checked="" type="checkbox"/> New	<input type="checkbox"/> Remodel	<input type="checkbox"/> Addition	<input type="checkbox"/> Other, please explain:
TOTAL FLOOR AREA			
	Proposed	Existing	
Basement:	232 SF	1,020 SF	
1 st Floor:	2,139 SF	1,508 SF	
2 nd Floor:	2,163 SF	2,324 SF	
3 rd Floor:	-	-	
Decks:	633 SF - DECK	783 SF - TERRACE	394 SF - DECK
Mezzanine:	-	-	
Total:	4,534 SF	4,852 SF	
Building Coverage:	2,748 SF 16.5%	Curb Cut: N/A - Existing driveway width along R.O.W. = 24.25' (no change proposed)	
PROPOSED SETBACKS			
Front: 41.57'	Side: 16.75'	Side: 58.73'	Rear: 28.29'
ADDITIONAL INFORMATION			
Building Height: 33'		Parking Spaces Provided: 2	
Will Fill or Excavation Be Required?	Yes X	No	
If Yes, Amount in Cubic Yards	Fill: -	Excavation: 460	
Will Existing Trees or Vegetation Be Removed?	Yesx	No	

Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Mountain Overlay Design Review Application, in which the City of Ketchum is the prevailing party, to pay 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/Representative

NOVEMBER 18, 2022

Date

November 18, 2022

Abby Rivin, AICP
Senior Planner
City of Ketchum Department of Planning and Building

Re: 691 N Spruce Ave Residence: Follow Up

Dear Abby,

We have prepared this document in response to your email sent on Wednesday, November 9, 2022 following our presentation to the Planning and Zoning commission. Our responses are indicated with red, italicized font.

- You'll need to submit structural drawings for the proposed home prepared and stamped by an Idaho-licensed engineer with the final Mountain Overlay Design Review application.

See enclosed letter from Eckersley O'Callaghan dated November 17, 2022, named 'Foundation Design – 691 N Spruce Ave, Ketchum, ID'.

- The revised project plans propose stairs within the south interior side setback area. The railroad tie steps are less than 12 inches above finished grade and approximately 2.5 feet below existing grade. Verification from an Idaho-licensed engineer confirming that these steps do not require structural engineering or retainage within the required setback area will be required to be submitted with the final Mountain Overlay Design Review application.

See enclosed letter from Eckersley O'Callaghan dated November 17, 2022, named 'Confirmation of Non-Structural Nature of Entrance Stairs – 691 N Spruce Ave, Ketchum, ID'.

- You'll need to submit verification that no handrails or guards for the proposed stairs within the south side yard setback area and that the design of these stairs complies with all requirements of the 2018 International Residential Code with the final Mountain Overlay Design Review application.

These stairs include 6" tall risers. This is less than the maximum riser height permitted by the 2018 Idaho IRC. Section R311.7.5.1 of the 2018 Idaho IRC indicates that the maximum permissible riser height is 7-3/4". These stairs include 18" deep treads. This is greater than the minimum tread depth permitted by the 2018 Idaho IRC. Section R311.7.5.2 of the 2018 Idaho IRC indicates that the minimum permissible tread depth is 10". A code compliant handrail will be designed to accompany these steps. This handrail will not encroach into the south side yard setback area.

Roger Ferris + Partners

- The landscape plan must be revised to comply with Fire Department requirements for clearance around the home.

The landscape plans have been revised to comply with Fire Department requirements for clearance around the home. Please see updated sheet L2.0 prepared by BYLA.

- Please resolve the discrepancy between the limits of disturbance line shown on the civil site survey and the existing landscaping conditions.

The landscape drawings no longer show any limit of disturbance lines. The existing and proposed limit of disturbance lines can be seen on sheets C1.0 & C1.1 prepared by Galena Engineering.

- The Commission expressed concerns with light trespass due to the amount of glazing proposed for the new home and the associated disturbance to wildlife. Staff recommends reducing the amount of proposed glazing to respond to the Commission's feedback and meet the purpose of the Mountain Overlay to protect wildlife habitat.

We have done the following to address the commission's concerns:

- 1) We have reduced the amount of glazing on the northern and eastern facing facades.*
- 2) We have introduced wood louvers on the eastern façade. These will reduce the light trespass of the glazed surfaces behind them by approximately 50%.*
- 3) We will install a film on all glazed surfaces which will reduce the light transmittance of the glazing.*
- 4) We will install a lighting control system which has the ability to set different lighting scenes, including the ability to dim the lights and place them on timers.*
- 5) We have included minimal exterior downlighting. More information on this can be found on sheet G001 prepared by Apex Lighting and Roger Ferris + Partners.*

Please do not hesitate to contact us with any questions.

Best,

Jake Watkins, AIA

Roger Ferris + Partners

January 13, 2023

Abby Rivin, AICP
Senior Planner
City of Ketchum Department of Planning and Building

Re: 691 N Spruce Ave Residence: Completeness Review

Dear Abby,

We have prepared this document in response to the Completeness Review we received on January 6th regarding our MODR Application. Our responses are indicated with red, italicized font.

1. Comment: The portion of the Spruce Avenue north from 6th Street is not maintained by the City. Pursuant to Ketchum Municipal Code §17.96.060.G5, unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks, and similar service vehicles to all necessary locations within the proposed project.

- Required Action: Please provide information on how this portion of Spruce Avenue is currently maintained, including who is responsible for snow removal. Staff requests you provide this information to ensure that unobstructed access to the project will be maintained and document compliance with Ketchum Municipal Code §17.96.060.G5.

There is a shared verbal agreement between all property owners on North Spruce Avenue to remove snow whenever necessary.

2. Comment: The site grading and drainage plan on Sheet C1.1 doesn't specify the proposed contour intervals for the driveway-grading improvements.

- Required Action: Please specify the proposed contour intervals for the driveway-grading improvements shown on Sheet C1.1 of the project plans.

The proposed contours are shown on the driveway. We clarified this with Abby Rivin (P&Z staff) and Robyn Mattison (City Engineer) on a conference call held on Friday, Jan. 13th. See sheet C1.1 by Galena Engineering.

3. Comment: The site grading and drainage plan on Sheet C1.1 shows that a new infiltration gallery (Note SO6) is proposed to be installed along the full length of the south side-yard setback area. The civil notes and details on Sheet C1.2 do not provide specifications for the proposed infiltration gallery.

- Required Action: Please provide more details on the proposed infiltration gallery.

Details have been added. We reviewed this with Abby Rivin (P&Z staff) and Robyn Mattison (City Engineer) on a conference call held on Friday, Jan. 13th. See sheets C1.1 & C1.2 by Galena Engineering.

4. Comment: The landscape plan on Sheet L2.0 specifies that the driveway will include a snowmelt system. In addition, Sheet L2.0 shows that two snow storage areas will be provided on site and includes a note stating that snow will be hauled off site if needed. The engineered plans on Sheets C1.1 and C1.2 show that a new asphalt driveway will be constructed. The civil drawings do not specify that the driveway will include a snowmelt system. Per our phone conversation on January 5th, 2023, the driveway will include a snowmelt system. Pursuant to Ketchum Municipal Code §17.96.060.H4, snowmelt is permitted in lieu of providing snow storage areas on site. The on-site snow storage areas and snow hauling are not required as the driveway is proposed to include a snowmelt system.

- Required Action: Please resolve the discrepancy between the civil and landscape drawings and revise the civil plans to specify the location and dimensions of the heated driveway area and snowmelt system. As on-site snow storage areas and snow hauling are not required per Ketchum Municipal Code §17.96.060.H4, Staff recommends that you remove these from the snow storage plan indicated on Sheet L2.0.

We clarified this with Abby Rivin (P&Z staff) and Robyn Mattison (City Engineer) on a conference call held on Friday, Jan. 13th.

The snow storage areas and snowmelt system indicated on the landscape plan have been removed. See sheet L2.0 by BYLA.

The snowmelt system location and area have been indicated on the plans. See sheet C1.1 by Galena Engineering.

5. Comment: The grading and drainage plan on Sheet C1.1 indicates that in addition to removing the existing nonconforming retaining walls on the subject property, the portion of the retaining wall that extends into the Spruce Avenue public right-of-way will also be removed. During our phone conversation on January 5th, 2023, you clarified that the entirety of the existing retaining wall that borders the dead end of Spruce Avenue is proposed to be removed.

- Required Action: Since the retaining wall bordering the dead end of Spruce Avenue is proposed to be removed, the proposed grading and drainage plan on Sheet C1.1 must be revised to specify how the finished grade proposed for the driveway access will tie into the existing grade of the hillside above the street.

We discussed this with Abby Rivin (P&Z staff) and Robyn Mattison (City Engineer) on a conference call held on Friday, Jan. 13th. We will specify how the driveway will tie into the existing grade during the building permit application process.

6. Comment: The application form notes that 460 cubic yards of excavation and no fill is proposed for the project. Pursuant to Ketchum Municipal Code §17.104.070.B, a grading plan prepared by Idaho-licensed engineer that specifies the amount of cut and fill in cubic yards is required.

- **Required Action:** Please add the proposed amount of cut and fill in cubic yards to the site grading and drainage plan on Sheet C1.1.

The cut and fill figures have been added to the plans. See sheet C1.1 by Galena Engineering.

7. **Comment:** The preliminary plat map includes a note stating: natural slope disturbed presently under 25%--determined by Staff to be over 25%.

- **Required Action:** Please remove the portion of the note stating determined by Staff to be over 25% to minimize any confusion for the public and the Planning and Zoning Commission.

The notes have been revised. See preliminary plat map by Galena Engineering.

8. **Comment:** The landscape plan on Sheet L2.0 includes a picture illustrating the design concept proposed for the entry stairs. The picture shows stone treads separated by grass. The entry stairs proposed for the project are comprised of railroad ties that form risers along a gravel pathway.

- **Staff Recommendation:** Staff recommends that you add a note to Sheet L2.0 clarifying that the picture is an illustrative example of the design concept to minimize confusion for the public and Planning and Zoning Commission.

A note has been added indicating that the image is for design intent only. See sheet L2.0 by BYLA.

9. **Comment:** Pursuant to Ketchum Municipal Code §17.104.070.B, a description of proposed drilling or blasting must be submitted with the MO Design Review application.

- **Required Action:** Please provide a narrative description of any anticipated drilling and blasting of bedrock that may be required for the construction of the new home.

We do not anticipate drilling or blasting as we will be rebuilding in place, in a location that has already been disturbed.

10. **Comment:** During their review of the Pre-Application on November 8th, 2022, the Planning and Zoning Commission expressed concerns with light trespass and associated disturbance to wildlife due to the significant amount of glazing proposed for the new home. You've responded to the Commission's feedback by reducing the amount of glazing on the north and east elevations. The material proposed for the guardrails along the south elevation has been changed from glass to cable railings. While this guardrail-material change slightly reduces the amount of glass, overall glazing at the south elevation has not been significantly reduced. Your narrative notes that a film will be added to the glazing to minimize the amount of light emanating from the home.

- **Staff Recommendation:** Staff recommends that the design team consider reducing

glazing at the south elevation to further minimize light trespass as most of this façade is comprised of glass windows and doors. Staff recommends that you provide more information on the film that will be added to the glazing, including the percent reduction in light trespass that will be achieved through this treatment.

We have reduced the glazing in response to the commission's concerns.

11. Comment: The design of the home has been modified to incorporate more material differentiation across all facades. The Pre-Application proposed stone cladding along all facades from the partially exposed basement to the second floor of the home. The exterior material proposed for the upper levels has been modified from stone to wood cladding. Staff believes that this exterior material modification differentiates the partially exposed basement from the upper levels of the home providing visual relief that enhances the overall design of the project.

• Required Action: During the Commission's review of the Pre-Application on November 8th, 2022, you presented a rendering of the home that showed the stone cladding across all floors. Staff recommends that you provide updated renderings of the home that show the wood cladding to further illustrate this design change.

The renderings that were presented during the hearing did show wood cladding on the upper levels and stone cladding on the lowest level. These will be shared again at the next hearing.

12. Comment: Pursuant to Ketchum Municipal Code §17.104.070.A.13, the limits of disturbance shall be established on the plans and protected by fencing on the site for the duration of construction. You've submitted a construction management plan that indicates the limits of disturbance will be protected by fencing to document compliance with this standard. A construction management plan that addresses all construction activity standards specified in Ketchum Municipal Code §15.06.030 will be required to be submitted with the building permit application. City Departments will conduct a comprehensive review of the proposed construction management plan during plan review for the building permit.

• No Action Required at this Time.

13. Comment: Pursuant to Ketchum Municipal Code §17.96.040.C2j, building corners shall be staked on the site, all trees proposed to be removed shall be flagged, and story poles must be installed at the maximum roof peaks at least one week prior to the Commission meeting.

• Staff Recommendation: Staff recommends that the story pole illustrating the maximum roof peak be installed at the southeast corner of the home that faces 6th Street and Walnut Avenue. No action is required at this time—this requirement must be met at least one week prior to the Commission meeting. If the installation of a story pole causes concerns due to existing building, then you may propose an alternative method for Staff consideration.

A storypole will be installed on the existing home. The final location will be reviewed with P&Z staff before erection.

Roger Ferris + Partners

Please do not hesitate to contact us with any questions.

Best,

Jake Watkins, AIA

Attachment B

Application Materials: MO Design Review Plan Set

Residence

691 North Spruce Ave.
Ketchum, ID 83340

Mountain Overlay Design Review January 13, 2023



Residence - 691 North Spruce Ave				RF+P Project # 21-002							
Ketchum, ID											
Master Drawing List				Date of Issue							
				Day	10	16	26	06	11	18	13
				Month	05	06	08	10	10	11	01
				Year	2022	2022	2022	2022	2022	2022	2023
				Issued for Pre-App - MODR	Issued for Pre-App - MODR Revision #1	Issued for Pre-App - MODR Revision #2	Issued for Pre-App - MODR Revision #3	Issued for Pre-App - MODR Revision #4	Issued for MODR	Issued for MODR Revision #1	
Drawing Number	Drawing Name	Consultant	Scale								
Cover											
A000	Cover Sheet and Drawing Index	RF+P	N/A								
Existing Conditions											
EX001	Vicinity Map	RF+P	N/A								
EX002	Vantage Points	RF+P	N/A								
EX003	Existing Site Photos	RF+P	N/A								
EX004	Existing Site Photos	RF+P	N/A								
EX005	Existing Site Photos	RF+P	N/A								
Civil											
-	Subdivision Plat Lots 7_8_Block 91	GE	1" = 40'								
-	Subdivision Plat Lot 7a_Block 91	GE	1" = 30'								
-	Existing Site Conditions	GE	1" = 10'								
C1.1	Proposed Site Grading and Drainage Plan	GE	1" = 10'								
C1.2	Notes & Details	GE	Varies								
Landscape											
L1.0	Landscape Existing Conditions	BYLA	1/8" = 1'-0"								
L1.1	Landscape Grading Plan	BYLA	1/8" = 1'-0"								
L2.0	Landscape Plan	BYLA	1/8" = 1'-0"								
Architectural											
A101	Basement Plan	RF+P	1/8" = 1'-0"								
A102	First Level Plan	RF+P	1/8" = 1'-0"								
A103	Second Level Plan	RF+P	1/8" = 1'-0"								
A104	Roof Plan	RF+P	1/8" = 1'-0"								
A112	First Level Reflected Ceiling Plan	RF+P	1/8" = 1'-0"								
A201	Building Elevations	RF+P	1/8" = 1'-0"								
A202	Building Elevations	RF+P	1/8" = 1'-0"								
A301	Site/Building Sections	RF+P	1/8" = 1'-0"								
Miscellaneous											
G001	Proposed Lighting Fixtures	RF+P	N/A								
G002	Proposed Material Palette	RF+P	N/A								
G003	3D Comparison	RF+P	N/A								
-	Construction Staging Plans	RF+P	N/A								

Residence

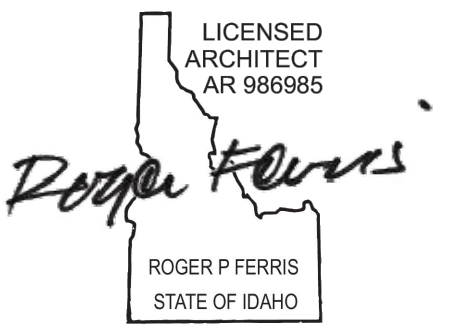
691 North Spruce Ave.
Ketchum, ID 83340

Architect
Roger Ferris + Partners
11 Wilton Road • Westport, Connecticut 06880
tel. 203.222.4848 • www.ferrisarch.com

Civil Engineer/Surveyor
Galena Engineering
317 N. River Street • Hailey, ID 83333
tel. 208.788.1705 • www.galena-engineering.com

Landscape Architect
BYLA Landscape Architects
323 Lewis Street, Suite N • Ketchum, ID 83340
tel. 208.726.5907 • www.byla.us

ARCHITECT'S SEAL



KEY PLAN

PROJECT PHASE - PERMITTING

REVISIONS

NO.	DESCRIPTION	DATE	ISSUED TO
1	PRE-APP - MODR	MAY 10, 2022	CITY
2	MODR - REV #1	JUNE 16, 2022	CITY
3	MODR - REV #2	AUGUST 26, 2022	CITY
4	MODR - REV #3	OCTOBER 6, 2022	CITY
5	MODR - REV #4	OCTOBER 11, 2022	CITY
6	MODR - APP	NOVEMBER 18, 2022	CITY
7	MODR - APP - REV #1	JANUARY 13, 2023	CITY

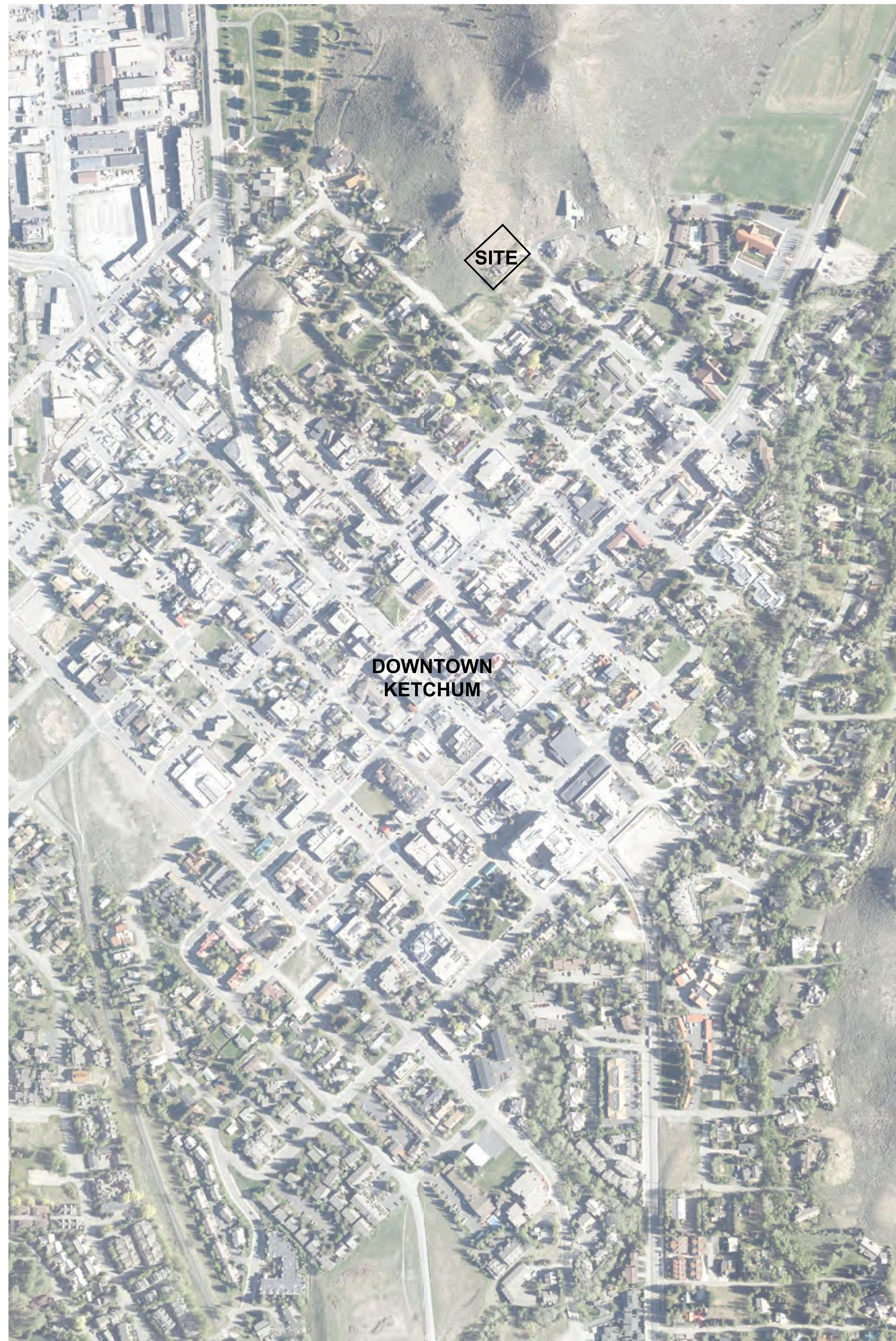
SHEET NAME

COVER SHEET

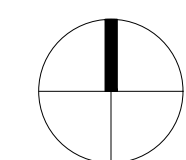
PROJECT NUMBER: 21-002
DATE: JULY 14, 2021
SCALE: N/A

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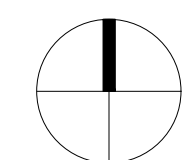
Vicinity Map



City Aerial



Neighborhood Aerial



Residence

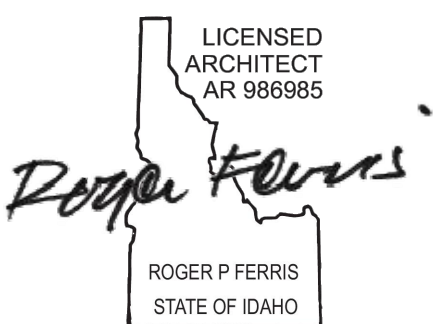
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7	MODR - APP - REV #1	JANUARY 13, 2023	CITY

SHEET NAME

VICINITY MAP

PROJECT NUMBER: 21-002
DATE: JULY 14, 2021
SCALE: N/A

EX001

Vantage Points



1) View from North Spruce Ave



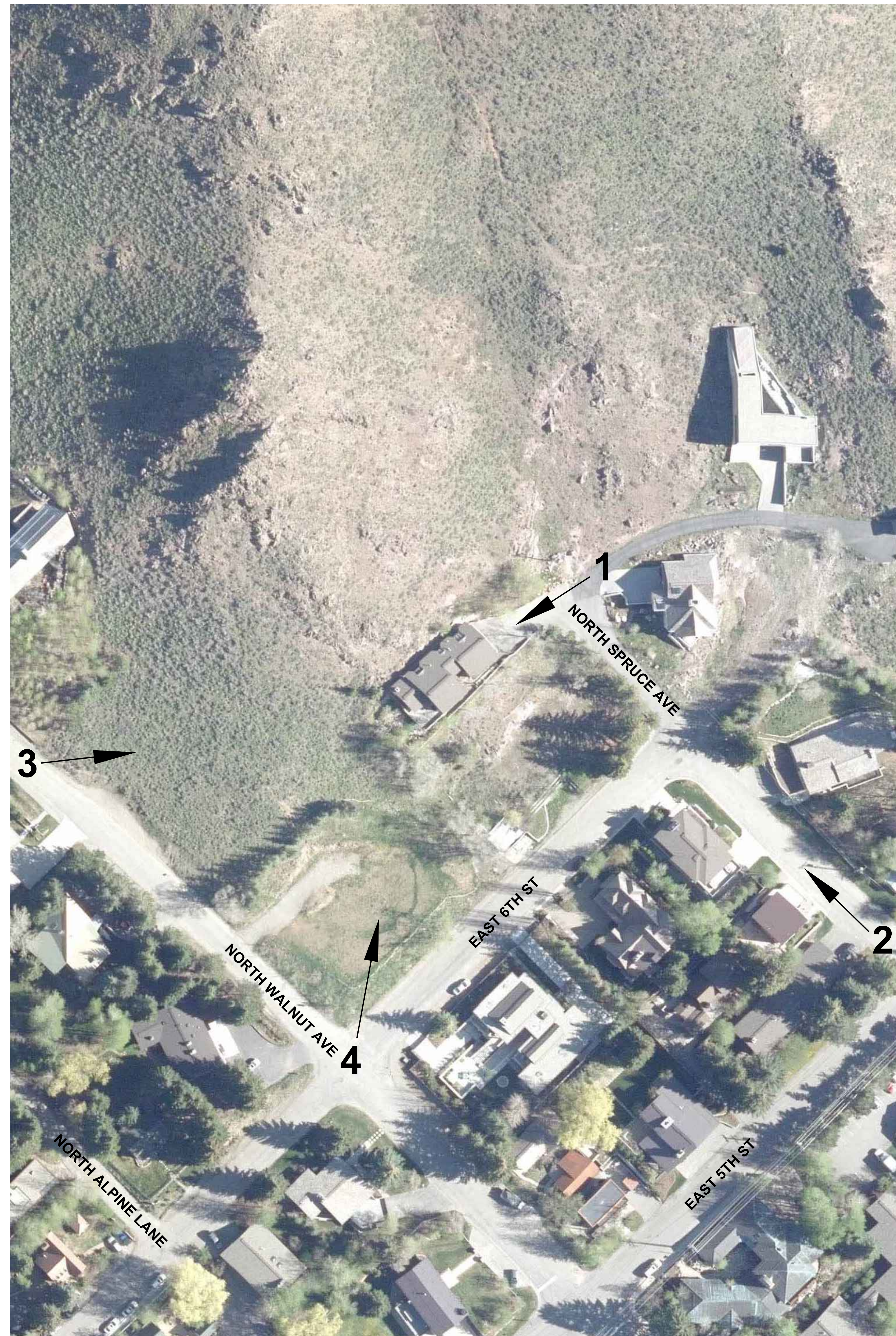
2) View from Intersection of North Spruce Ave & East 5th St



3) View from North Walnut Ave



4) View from intersection of North Walnut Ave & East 6th St



Neighborhood Aerial

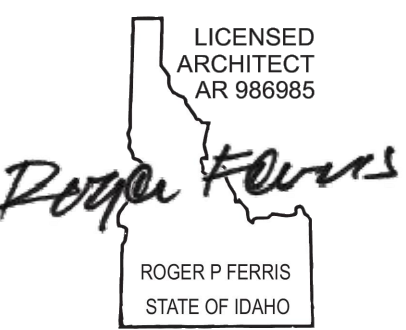
Residence
691 North Spruce Ave.
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SHEET NAME

VANTAGE POINTS

PROJECT NUMBER: 21-002
DATE: JULY 14, 2021
SCALE: N/A

EX002

Existing Site Photos



1) View at back of existing house



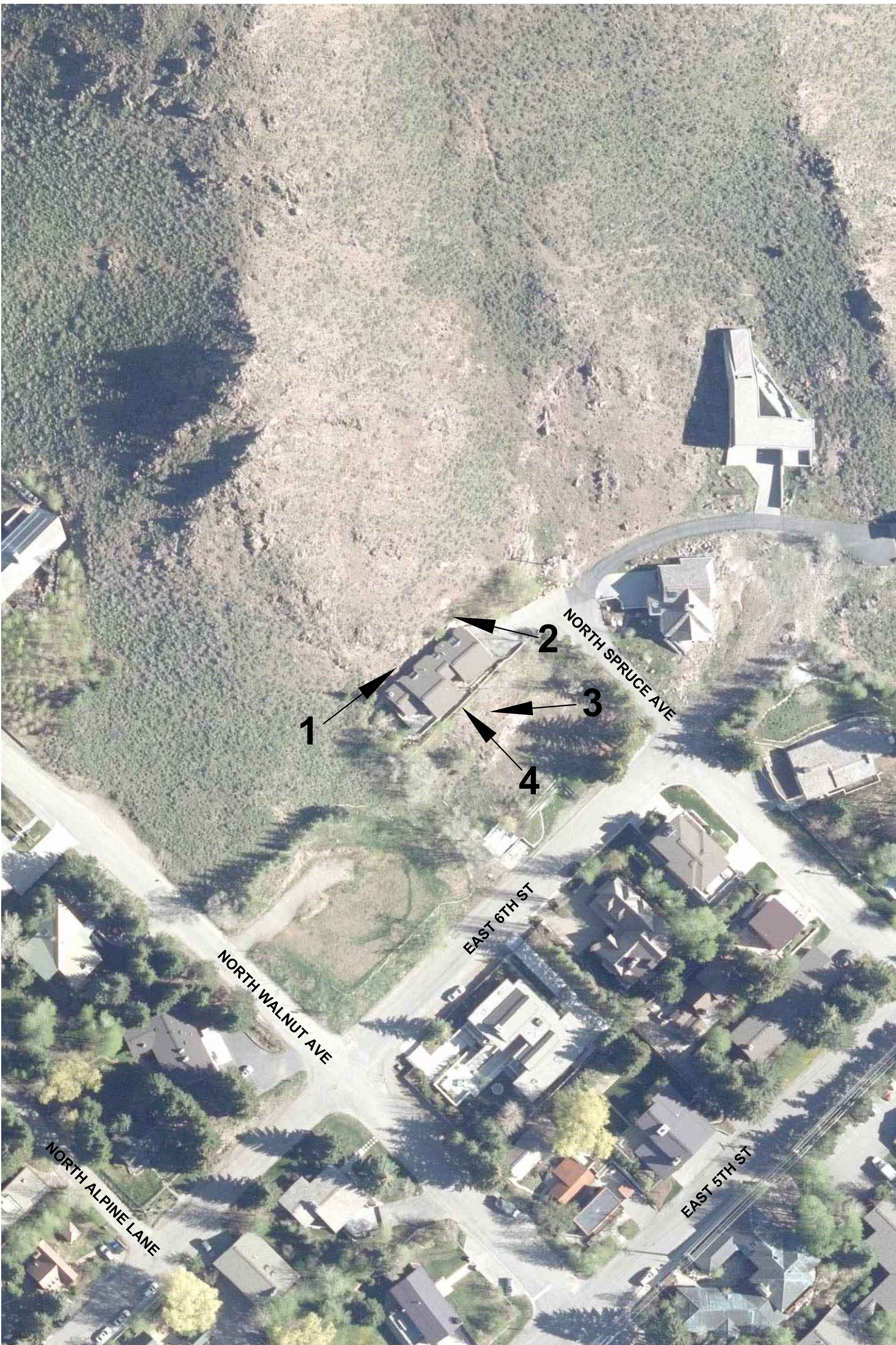
2) View from driveway



3) View from 671 East 6th St



4) View from 671 East 6th St



Neighborhood Aerial

Residence

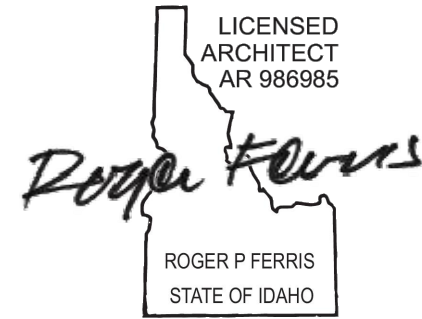
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7	MODR - APP - REV #1	JANUARY 13, 2023	CITY

SHEET NAME

EXISTING SITE PHOTOS

PROJECT NUMBER: 21-002
DATE: JULY 14, 2021
SCALE: N/A

EX003

Existing Site Photos



Residence

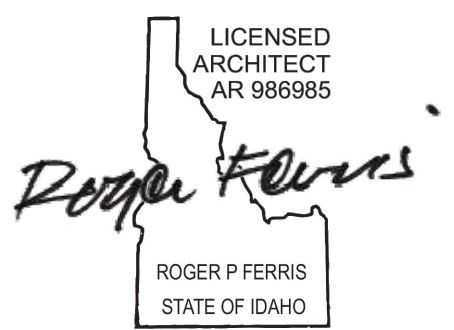
691 North Spruce Ave.
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7	MODR - APP - REV #1	JANUARY 13, 2023	CITY

SHEET NAME

EXISTING SITE PHOTOS

PROJECT NUMBER: 21-002
DATE: JULY 14, 2021
SCALE: N/A

EX004

Existing Site Photos



Residence

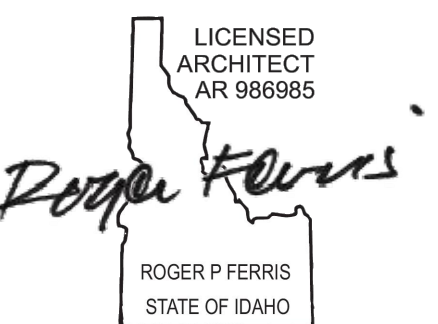
691 North Spruce Ave.
Ketchum, ID 83340

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SHEET NAME

EXISTING SITE PHOTOS

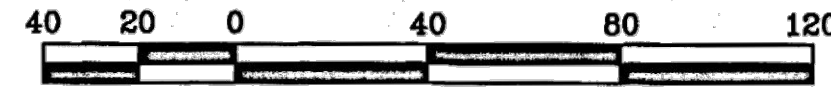
PROJECT NUMBER: 21-002
DATE: JULY 14, 2021
SCALE: N/A

EX005

RECORD OF SURVEY SHOWING LOTS 7 & 8, BLOCK 91, KETCHUM TOWNSITE

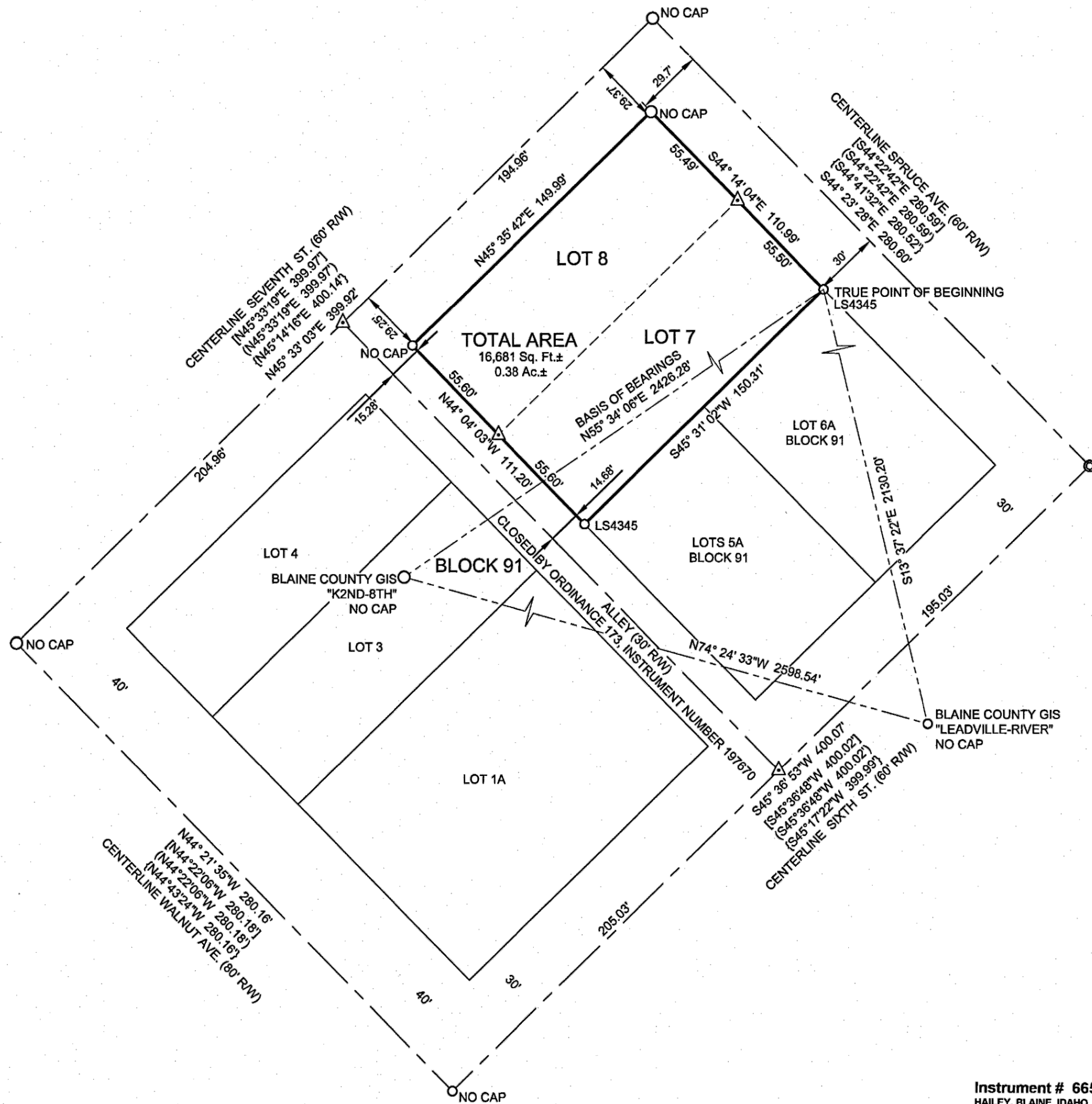
LOCATED WITHIN
SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

DECEMBER 2019



SCALE IN FEET

SCALE: 1" = 40'



LEGEND

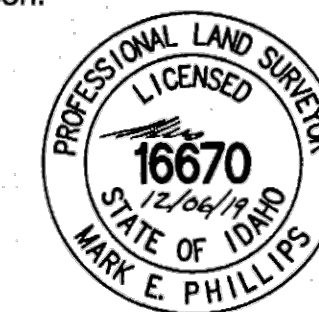
- Property Line
- Adjoiner's Lot Line
- Centerline Right of Way
- Interior Lot Line
- GIS Tie Line
- Found Survey Marker
- Found 5/8" Rebar
- Found 1/2" Rebar
- Calculated Point (Nothing Set)
- [] Record Bearing & Distance, Ketchum Townsite: Block 91: Lot 1A, Instrument Number 652564
- () Record Bearing & Distance, Ketchum Townsite Block 91 Lots 1 & 2, Instrument Number 626556
- { } Record Bearing & Distance, Ketchum: Block 91: Replat of Lots 5 & 6, Instrument Number 370366

SURVEY NARRATIVE & NOTES

- The purpose of this survey is to show the monuments found during the boundary retracement of Lots 7 & 8, Block 91, Ketchum Townsite, instrument Number 302967, records of Blaine County, Idaho. All found monuments have been accepted. Additional Documents used in the course of this survey are shown in the Legend, with any common lines referenced.
- This survey does not purport to reflect any of the following which may be applicable to subject real property: natural hazards, encroachments, wetlands, easements, building setbacks, restrictive covenants, subdivision restrictions, zoning or any other land-use regulations.
- Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires this information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.

CERTIFICATE OF SURVEYOR

I hereby certify that I am a Registered Land Surveyor in the State of Idaho and that this map is a true and accurate representation of a survey done under my direct supervision.



MARK E. PHILLIPS, P.L.S. 16670

Instrument # 665488
HAILEY, BLAINE, IDAHO
12-6-2019 01:51:09 PM No. of Pages: 1
Recorded for: GALENA ENGINEERING
JOLYNN DRAGE Fee: 5.00
Ex-Officio Recorder Deputy
Index to: SURVEYS

RECORD OF SURVEY SHOWING
LOTS 7 & 8, BLOCK 91, KETCHUM
TOWNSITE

GALENA ENGINEERING, INC.
HAILEY, IDAHO

SHEET 1 OF 1
Job No. 7812

A PLAT SHOWING
LOT 7A, BLOCK 91, KETCHUM TOWNSITE
 WHEREIN THE LOT LINE BETWEEN LOTS 7 & 8, BLOCK 91 IS VACATED AS SHOWN HEREON
 LOCATED WITHIN SECTION 18, T.4N., R.18E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

JANUARY 2023



SCALE: 1" = 30'

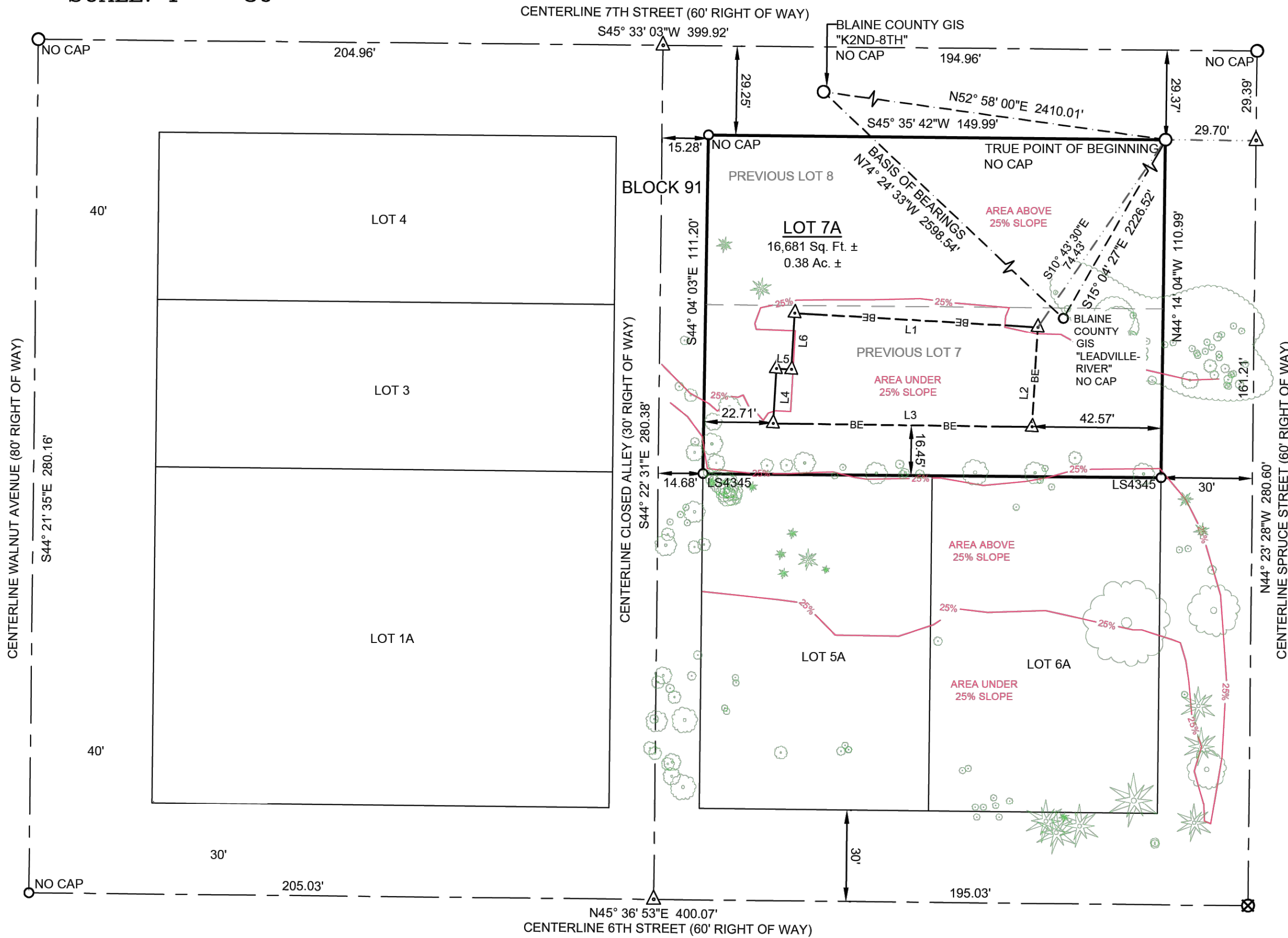


LEGEND

- Property Line
- Lot Line Vacated Hereon
- Adjoiner's Lot Line
- Centerline of Right of Way
- GIS Tie Line
- Survey Tie Line
- Building Envelope
- 25% Slope Boundary
- Found Survey Marker
- Found 5/8" Rebar
- Found 1/2" Rebar
- Calculated Point, Nothing Set
- Aspen Grove
- Conifer Tree
- Deciduous Tree

SURVEY NARRATIVE & NOTES

1. The purpose of this survey is to show the monuments found and set during the boundary retracement of Lots 7 & 8, Block 91, Ketchum Townsite and vacate the interior line creating Lot 7A, Block 91, Ketchum Townsite. The boundary shown is based on found lot corner monuments and the Official Map of the Village of Ketchum, Instrument Number 302967, records of Blaine County, Idaho. All found monuments have been accepted. Additional documents used during the course of this survey include the Plat of Ketchum: Block 91: Replat of Lots 5 & 6, Instrument Number 370366 and the Record of Survey showing Lots 7 & 8, Block 91, Ketchum Townsite, Instrument Number 665488, both records of Blaine County, Idaho.
2. The distances shown are measured. Refer to the above referenced documents for previous record data.
3. See Ketchum Ordinance 173, recorded as Instrument Number 197670, records of Blaine County, Idaho for conditions/restrictions regarding Block 91 Alley.
4. A Title Commitment for Lots 7 & 8, Block 91, Village of Ketchum, Blaine County, Idaho, has been issued by Sun Valley Title Guaranty Company, File Number 19349503, with a Date of Guarantee of May 29, 2020. Certain information contained in said title policy may not appear on this map or may affect items shown hereon. It is the responsibility of the owner or agent to review said title policy. All plottable encumbrances and easements listed in the title report are shown hereon. Review of specific documents is required, if further information is desired.
5. Zoning is LR, Limited Residential Use Zone. Refer to City of Ketchum Zoning Ordinance for more specific information about this zone.
6. The owner/subdivider is Spruce and the 6th. L.L.C., c/o Jake Watkins at Roger Ferris Partners, 11 Wilton Road, Westport, CT 06880. The surveyor/representative is Mark E. Phillips, Galena Engineering, Inc., 317 N. River St., Hailey, Idaho 83333.



Line Table		
Line #	Length	Direction
L1	79.90'	S48°20'34"W
L2	32.89'	N41°39'27"W
L3	84.98'	N45°46'41"E
L4	18.00'	S41°39'27"E
L5	5.00'	S48°20'33"W
L6	18.69'	S41°39'27"E



MARK E. PHILLIPS, P.L.S. 16670

VICINITY MAP
NOT TO SCALE

LOT 7A, BLOCK 91,
KETCHUM TOWNSITE
GALENA ENGINEERING, INC.
HAILEY, IDAHO
SHEET 1 OF 2
Job No. 7932-01

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

Date _____ South Central Public Health District

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any project or extension of this project except by agreement with Galena Engineering, Inc.

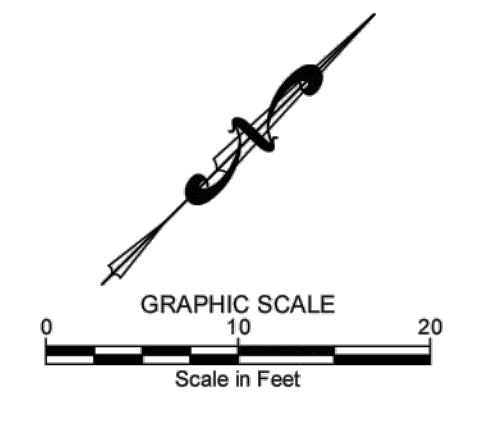
LEGEND

- Property Line
- Adjoiner's Lot Line
- Centerline
- FNDGEAR = Found Gear Survey Marker
- FD5/8 = Found 5/8" Rebar
- FD1/2 = Found 1/2" Rebar
- CP / CNTRL = Survey Control
- 5' Contour Interval
- 1' Contour Interval
- FL = Flow Line
- Limits of Disturbance
- Building
- Above Ground Deck
- Roof Outline
- Edge of Asphalt
- Flat Stone Pavers
- Pavers
- RTW = Concrete Retaining Wall
- Drystack or Railroad Tie Retaining Wall
- Rock Face
- Aspen Grove
- CT = Conifer Tree
- DT = Deciduous Tree
- Landscape Steps
- GMTR = Gas Meter
- Overhead Power Line
- Buried Power Line
- PP = Power Pole
- GLY = GUYE
- Approximate Gas Service
- SS = Sewer Service
- CB = Catch Basin
- Culvert
- WS = Water Service
- AP = Angle Point
- BEG = Beginning
- BOW = Back of Walk
- CMP = Corrugated Metal Pipe
- ECA = Edge of Asphalt
- ECC = Edge of Concrete
- EOP = Edge of Pavers
- EOST = Edge of Flat Stone
- FF = Finished Floor
- GB = Grade Break
- GFF = Garage Finished Floor
- INT = Intersection
- NC = No Cap
- NG = Natural Ground
- PVC = Polyvinyl Chloride Pipe
- RP = Reference Point
- RR TIE = Railroad Tie
- TA = Top of Asphalt
- THRESH = Threshold of Door
- TOE = Toe of Slope
- TOP = Top of Slope
- TW = Top of Wall
- WTR TOP = Top of Water Fall



- NOTES**
1. The purpose of this map is to show topographical information as it existed on the date the field survey was performed. Changes may have occurred to site conditions since survey date (11/20/2019).
 2. Boundary information is based on Found Monumentation.
 3. Underground utilities were not located. Water and sewer services shown herein are per the City of Ketchum utility maps. Utilities should be located prior to any excavation.
 4. Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown herein. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires for the information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.
 5. Benchmark is top of found 1/2" rebar located at the common property corner of 691 N. Spruce Ave. and 671 E. 6th St. along Spruce Ave., elevation = 5934.10. Vertical Datum is NAVD 1988.
 6. This Lot is within the Mountain Overlay Zoning District. Please Refer to Ketchum Zoning Ordinance 17.104 for use conditions and restrictions.

Height Calculations	
5969.47	High point of Roof
5935.25	Lowest Adjacent Grade
34.22	Height of Existing House



EXISTING SITE CONDITIONS
691 NORTH SPRUCE

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR 891 NORTH SPRUCE LLC

ORIGINAL SIGNED BY
MARK E. PHILLIPS
DATE ORIGINAL SIGNED:
12/03/2019

PROFESSIONAL LAND SURVEYOR
LICENSED
16670
STATE OF IDAHO
MARK E. PHILLIPS

ORIGINAL ON FILE AT
OFFICE OF GALENA
ENGINEERING
(HAILEY, ID)

DESIGNED BY
CT
DRAWN BY
SMF/MEP
CHECKED BY

GALENA
ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Hailey, Idaho 83433
email: galena@galena-engineering.com

PURPOSE:	NOTE
NO	DATE
BY	REVISIONS

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any project or extension of this project except by agreement in writing with Galena Engineering, Inc.

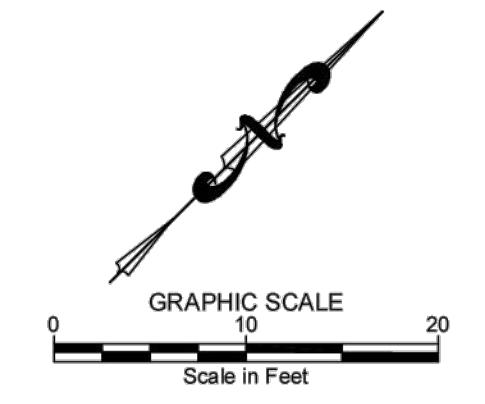
LEGEND

EXISTING ITEMS

- Property Line
- Adjoiner's Lot Line
- Centerline of Right of Way
- Existing House Footprint
- Existing Deck Footprint
- 5' Contour Interval
- 1' Contour Interval
- Flow Line
- Asphalt
- Aspen Grove
- Conifer Tree
- Deciduous Tree
- Gas Meter
- Gas Marker
- Telephone Riser
- Overhead Power Line
- Power Box
- Power Pole
- Guywire
- Sewer Main
- Sewer Service
- Sewer Manhole
- Catch Basin
- Culvert
- Water Main
- Water Service
- Existing Grade

PROPOSED ITEMS

- 1' Contour Interval
- Building Setback
- Interior Lot Line to be Abandoned
- Asphalt
- Heated Driveway Extents
- Landscape Drywell
- Trench Drain
- 6" Storm Drain
- French Drain
- Spot Elevations
- Proposed Grade
- 25% Slope Line
- New Building Envelope



- #### SITE IMPROVEMENT KEY NOTES
- S01 SAWCUT EXISTING ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE.
 - S02 CONSTRUCT ASPHALT DRIVEWAY. SEE DETAIL 1 / C1.2.
 - HEATED PAVEMENT LIMITED TO ONSITE AREAS ONLY.
 - S03 INSTALL LANDSCAPE DRYWELL. SEE DETAIL 3 / C1.2. a. RIM = 5934.5 +/- (8" under driveway)
 - S04 INSTALL TRENCH DRAIN. SEE DETAIL 2 / C1.2.
 - S05 INSTALL 6" Ø D3034 PVC PIPE @ S=2.0% MIN. 3.0' MINIMUM COVER. SEE DETAIL 5 / C1.2.
 - S06 INSTALL TRENCH DRAIN. SEE DETAIL 4 / C1.2.

- #### GRADING AND DRAINAGE NOTES
- ALL DRAINAGE IS TO BE RETAINED ONSITE.
 - GRADE AWAY FROM FOUNDATION AT 5%.

Calculations

Existing Site Disturbance	8,469 SF
Proposed Site Disturbance	no change
Existing Bldg. Coverage	4,084 SF
House	2,711 SF
Deck 1	254 SF
Deck 2	140 SF
Front Stair	783 SF
Front Wall	157 SF
Back Wall	39 SF
Proposed Building Coverage	2,748 SF
House	2,683 SF
AC Pads	85 SF
Cut/Fill Quantities	
Net Cut	460 CY

PROPOSED SITE GRADING AND DRAINAGE PLAN
691 NORTH SPRUCE
 LOCATED WITHIN SECTION 18, T. 4 N., R. 18 E., B.M. CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR 891 NORTH SPRUCE LLC
 PROJECT INFORMATION
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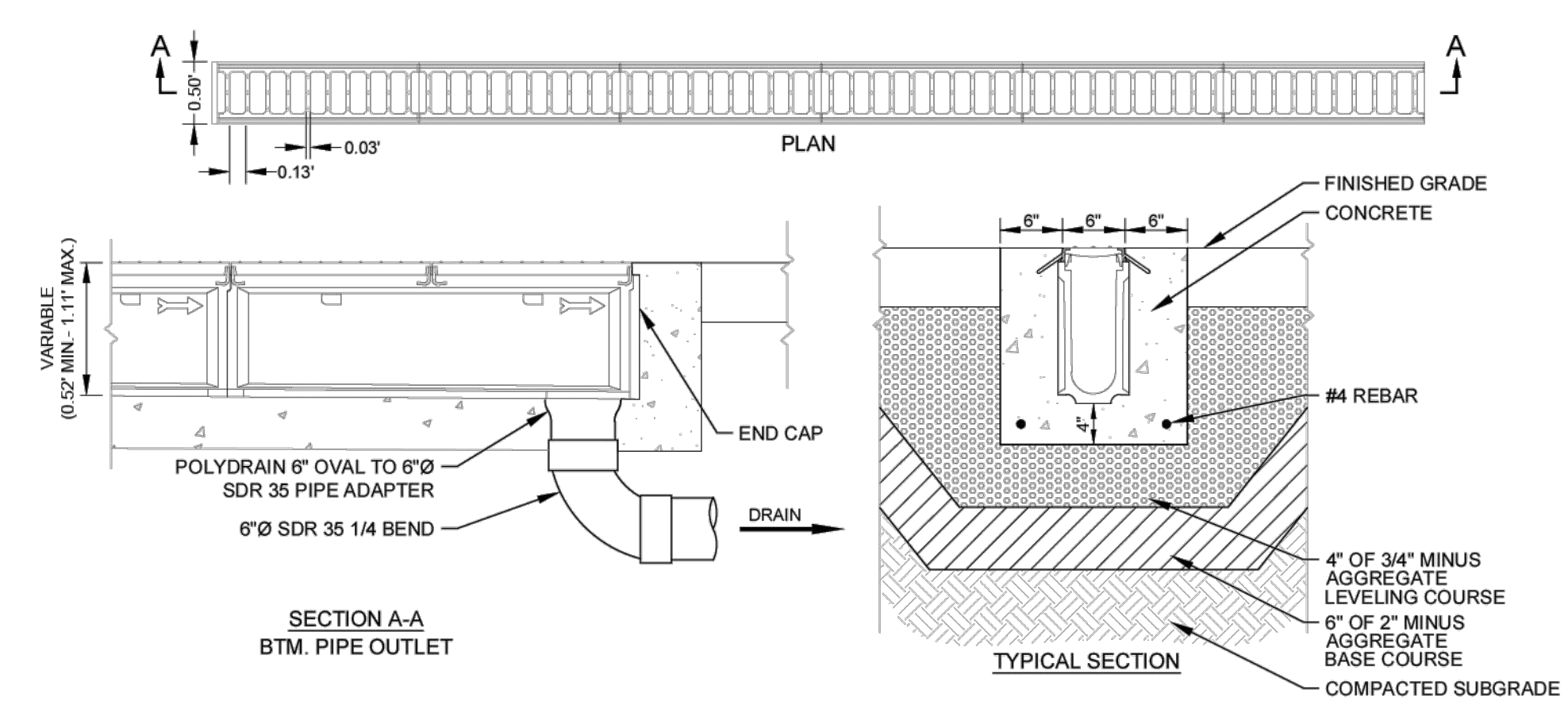
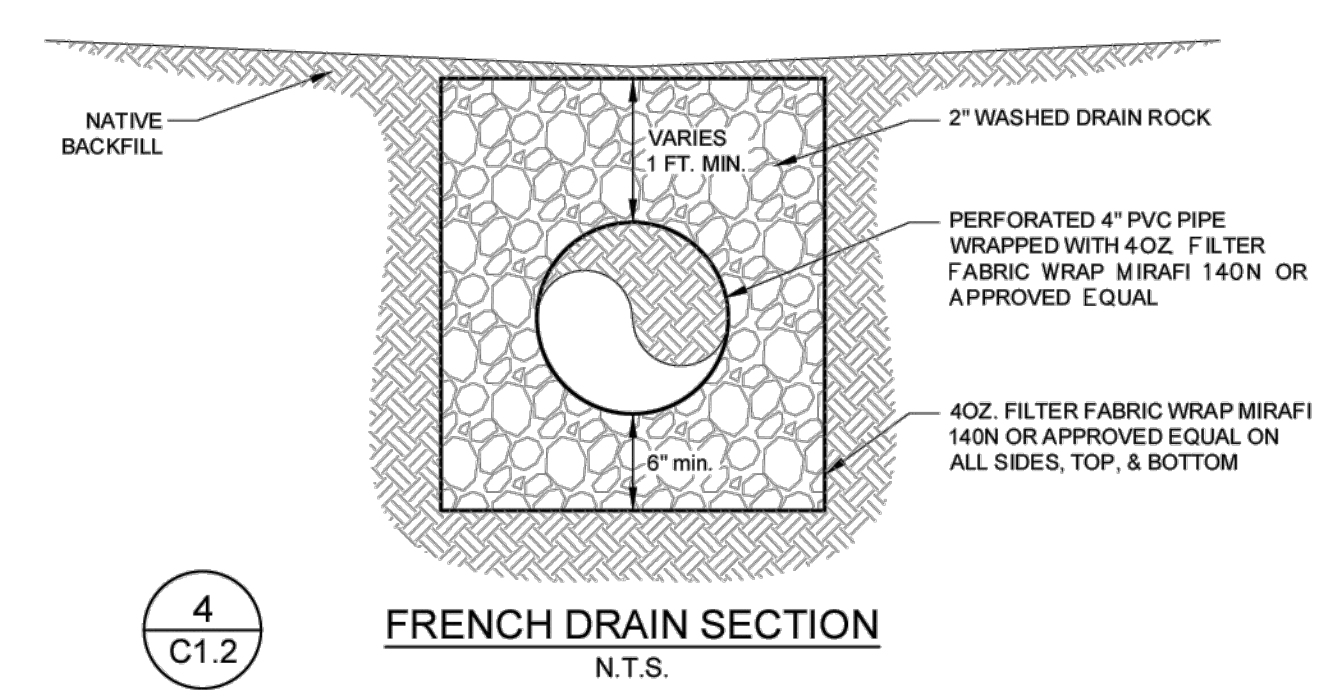
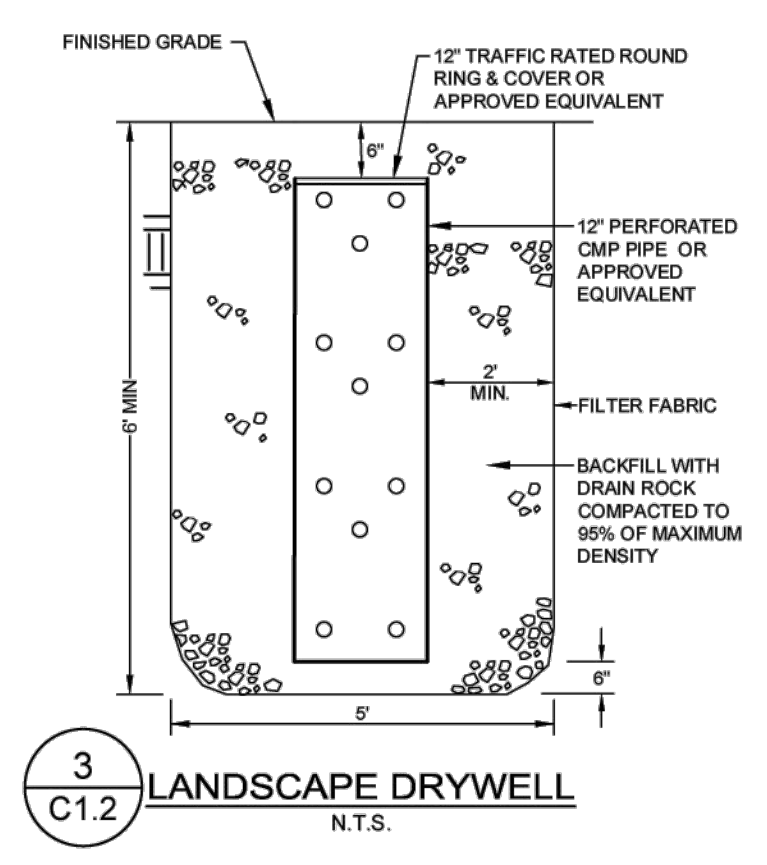
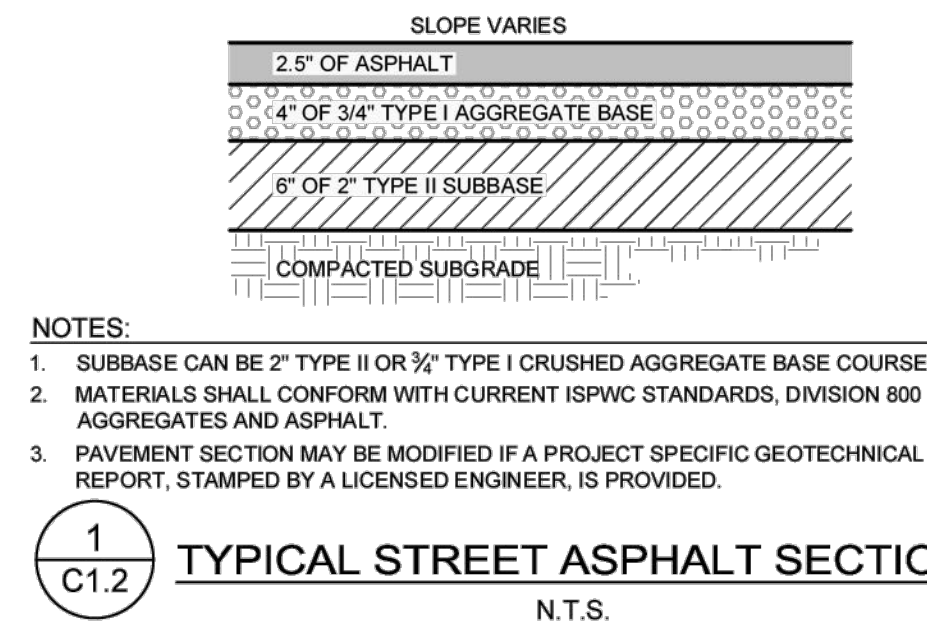
DESIGNED BY
MS
 DRAWN BY
JBJ
 CHECKED BY

GALENA
 ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 317 N. River Street
 Hailey, Idaho 83333
 email: galena@galena-engineering.com

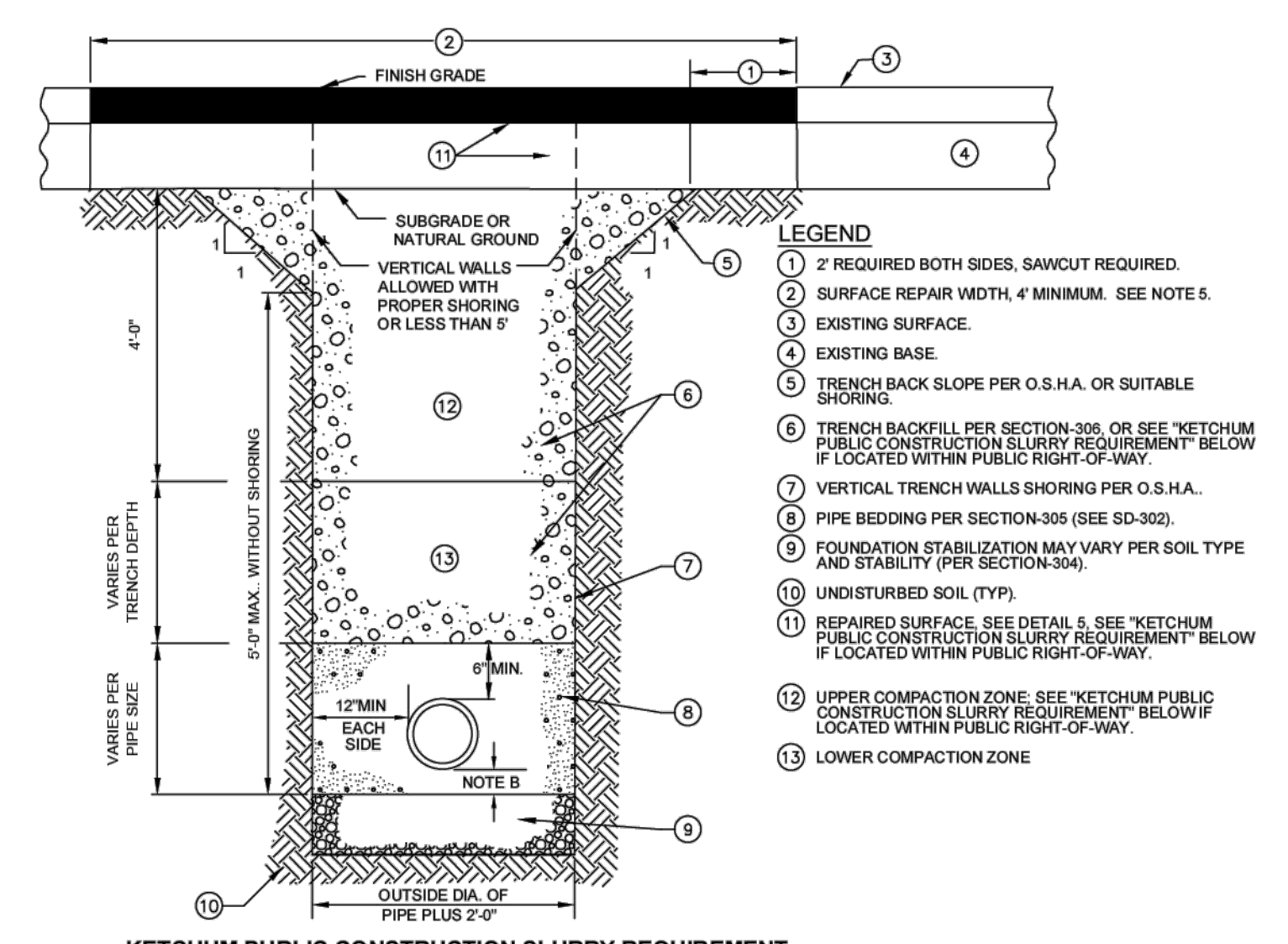
NO.	DATE	BY	REVISIONS
1	08/25/22	JBJ	REVISE PER NEW ARCHITECTURAL LAYOUT
2	10/11/22	JBJ	REVISE PER NEW ARCHITECTURAL LAYOUT
3	01/11/23	JBJ	REVISE PER CITY COMMENTS

CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW) AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPCW AND CITY OF KETCHUM STANDARDS ON SITE DURING CONSTRUCTION.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.
- CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.
- THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS MAY INCLUDE ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).
- ALL CLEARING & GRUBBING SHALL CONFORM TO ISPCW SECTION 201.
- ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPCW SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.
 - PROOF-ROLLING: AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
 - IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.
- ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPCW 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPCW SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
- ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPCW 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPCW SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
- ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPCW SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPCW SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPCW SECTION 805.
- ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
- ALL CONCRETE WORK SHALL CONFORM TO ISPCW SECTIONS 701, 703, AND 705. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPCW SECTION 703, TABLE 1. IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C 309-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS. ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.



- NOTES**
- LINE DRAIN IS SUITABLE FOR APPLICATIONS FOR CONTROLLING SPREAD IN GUTTER FLOW CONDITIONS OR TO INTERCEPT SHEET FLOW. TYPICAL APPLICATION IS AT THE STREET CURB OR BARRIER.
 - THE FRAME AND GRATE IS SUITABLE FOR PEDESTRIAN AND BICYCLE TRAFFIC AND RATED FOR H-25 AND HS-25 LOADS.
 - CONCRETE THICKNESS, TYPE, AND AMOUNT OF REINFORCEMENT TO BE SAME AS ADJACENT PAVEMENT OR GREATER. PERFORM STRUCTURAL ANALYSIS TO DETERMINE REQUIREMENTS FOR APPLICATION.
 - TOP OF GRATE TO BE INSTALLED FLUSH TO 1/8 IN BELOW FINISHED GRADE. BEVEL CONCRETE TO TOP OF GRATE IF BELOW FLUSH.



KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT
IN AREAS WHERE IT IS NECESSARY TO CUT THE ASPHALT PAVEMENT AND DIG A TRENCH FOR BURIAL OF CONDUIT CABLE OR OTHER CITY UTILITY, THE TRENCH SHALL BE BACKFILLED WITH A LEAN CONCRETE MIX TO THE BOTTOM OF FINISH SURFACE MATERIAL WITH THE FOLLOWING PROPORTIONS OF MATERIALS:

COARSE AGGREGATE (3/4" MINUS)	2 800 LBS
SAND	800 LBS
PORTLAND CEMENT	84 LBS
WATER	11 GAL (MAX.)

WATER CONTENT IS MAXIMUM AND MAY BE REDUCED DOWNWARD. CARE SHALL BE TAKEN TO ASSURE THAT EXCESS WATER IS NOT PRESENT IN THE MIXING DRUM PRIOR TO CHARGING THE MIXER WITH MATERIALS. THOROUGH MIXING WILL BE REQUIRED PRIOR TO DISCHARGE.

NO COMPACTION, VIBRATION, OR FINISHING IS REQUIRED. THE LEAN CONCRETE MIX SHALL BE STRUCK OFF AT OR BELOW THE ELEVATION OF THE PLANT MIX SURFACING WITH A SQUARE-NOSE SHOVEL OR SIMILAR HAND TOOL. THE BACKFILL MIX SHALL BE ALLOWED TO SET FOR A MINIMUM OF 2 HOURS BEFORE THE PERMANENT PLANT MIX SURFACING IS PLACED TO COMPLETE THE TRENCH REPAIR. TEMPORARY PLACEMENT OF ASPHALT COLD MIX SURFACING MAY BE NECESSARY TO ACCOMMODATE TRAFFIC WITHIN THE FIRST 2 HOURS OF BACKFILL PLACEMENT PRIOR TO COMPLETING THE PERMANENT REPAIR.

NOTES:

- TRENCH EXCAVATION PER SECTION 301.
- PIPE BEDDING PER SECTION 305.
- BACKFILL AND COMPACTION PER SECTION 308.
- SURFACE REPAIR AND BASE PER DETAIL 3.
- ASPHALT PAVEMENT FOR SURFACE REPAIR SHALL BE IN ACCORDANCE WITH PLANS AND ISPCW SECTIONS 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPCW SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A.1 IN ISPCW SECTION 805.
- IF TRENCH IMPACTS CROWN OF ROADWAY, CROWN MUST BE MAINTAINED AND POSITIVE DRAINAGE PROVIDED.

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NOTES AND DETAIL SHEET
691 NORTH SPRUCE
LOCATED WITHIN SECTION 15, T.2 N., R.18 E., B.M. CITY OF HALLEY, BLAINE COUNTY, IDAHO
PREPARED FOR ROGER FERRIS & PARTNERS
PROJECT INFORMATION
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DESIGNED BY: MS
DRAWN BY: JBJ
CHECKED BY: JBJ
GALENA ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Halley, Idaho 83333
email: galena@galena-engineering.com

NO.	DATE	BY	REVISIONS
1	08/25/22	JBJ	REVISE PER NEW ARCHITECTURAL LAYOUT
2	10/11/22	JBJ	REVISE PER NEW ARCHITECTURAL LAYOUT
3	01/11/23	JBJ	REVISE PER CITY COMMENTS



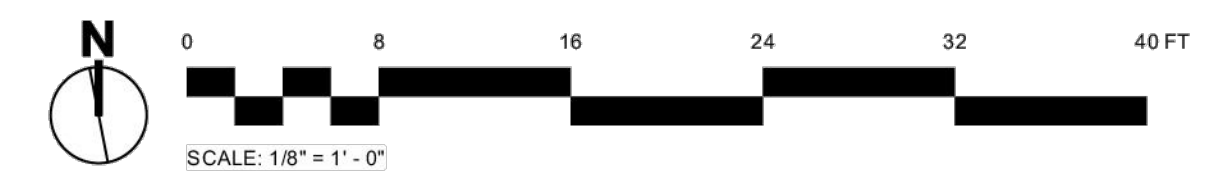
LANDSCAPE PLAN
RESIDENCE
691 N. SPRUCE AVE, KETCHUM, IDAHO

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PROJECT MANAGER: XX
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ISSUE DATE: 1/11/2023
PLOT DATE: 1/11/23 2:46:36 PM

LANDSCAPE
EXISTING
CONDITIONS

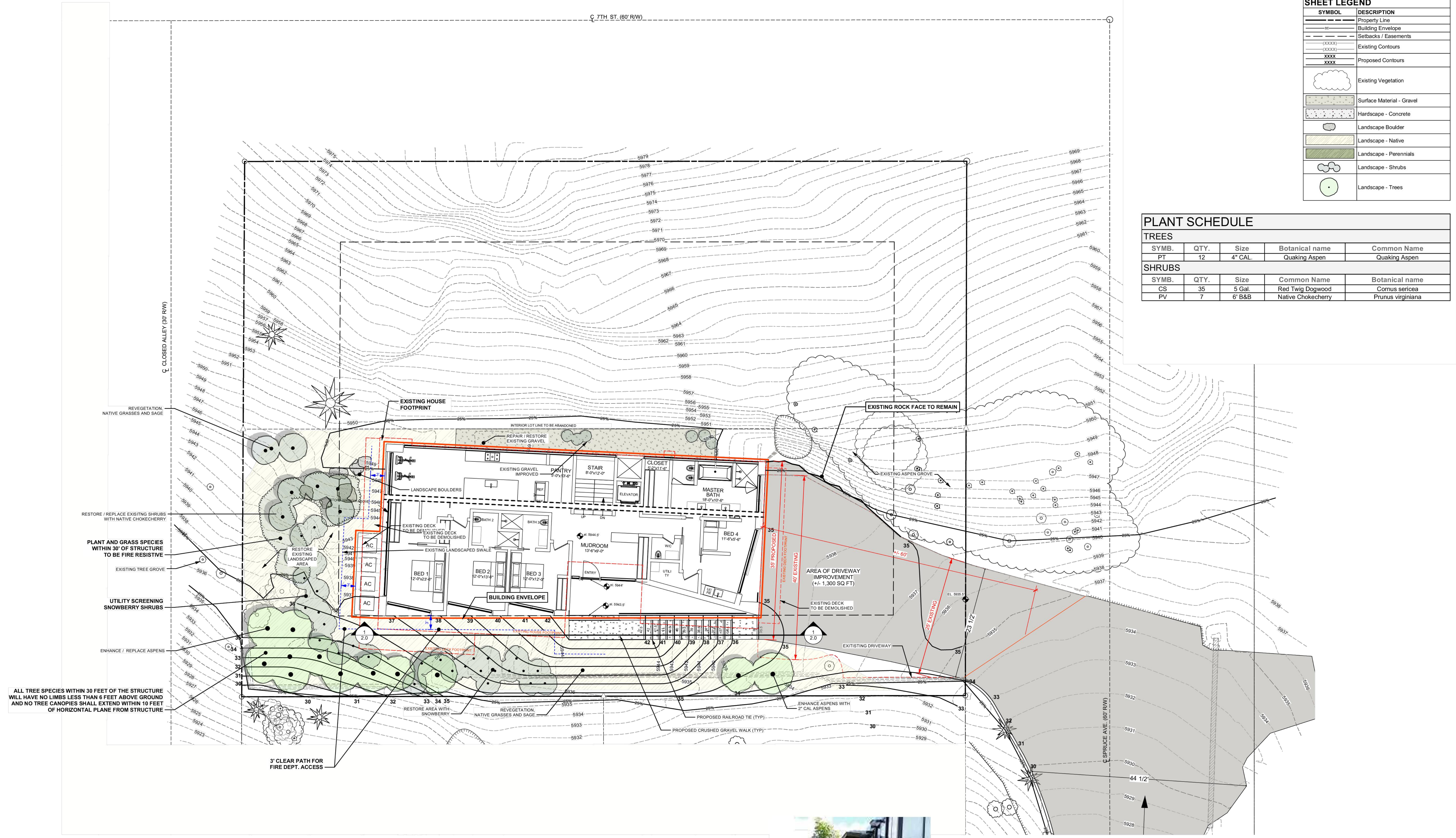
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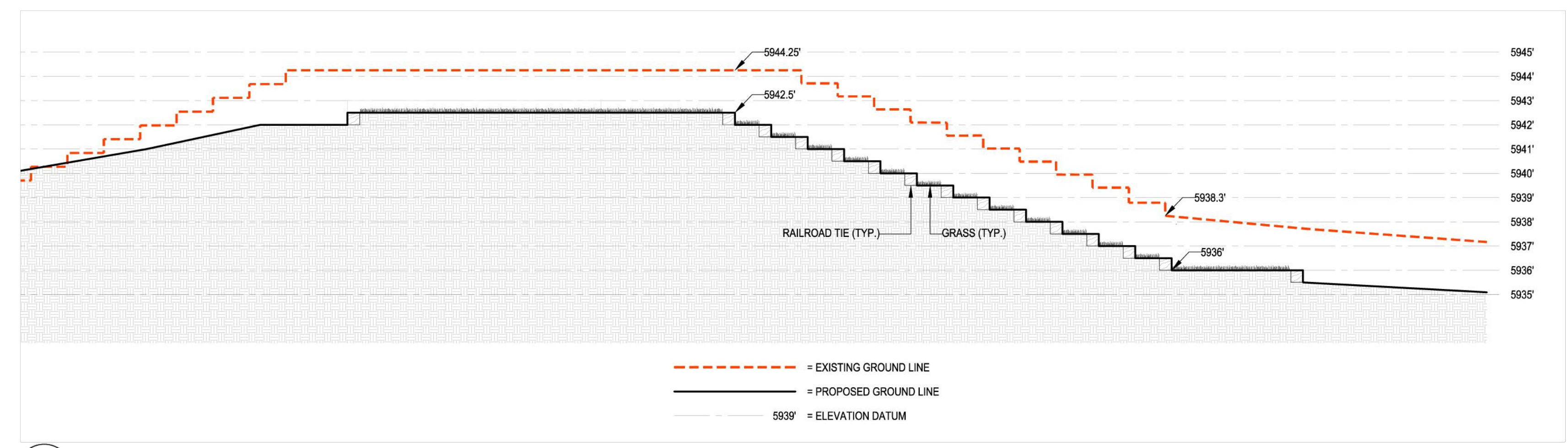


SHEET LEGEND	
SYMBOL	DESCRIPTION
	Property Line
	Building Envelope
	Setbacks / Easements
	Existing Contours
	Proposed Contours
	Existing Vegetation
	Surface Material - Gravel
	Hardscape - Concrete
	Landscape Boulder
	Landscape - Native
	Landscape - Perennials
	Landscape - Shrubs
	Landscape - Trees

PLANT SCHEDULE				
TREES				
SYMB.	QTY.	Size	Botanical name	Common Name
PT	12	4" CAL.	Quaking Aspen	Quaking Aspen
SHRUBS				
SYMB.	QTY.	Size	Common Name	Botanical name
CS	35	5 Gal.	Red Twig Dogwood	Cornus sericea
PV	7	6" B&B	Native Chokecherry	Prunus virginiana



ALL TREE SPECIES WITHIN 30 FEET OF THE STRUCTURE WILL HAVE NO LIMBS LESS THAN 6 FEET ABOVE GROUND AND NO TREE CANOPIES SHALL EXTEND WITHIN 10 FEET OF HORIZONTAL PLANE FROM STRUCTURE



1 ENTRY WALK AND LANDING SECTION
Scale: 1/8" = 1'-0"



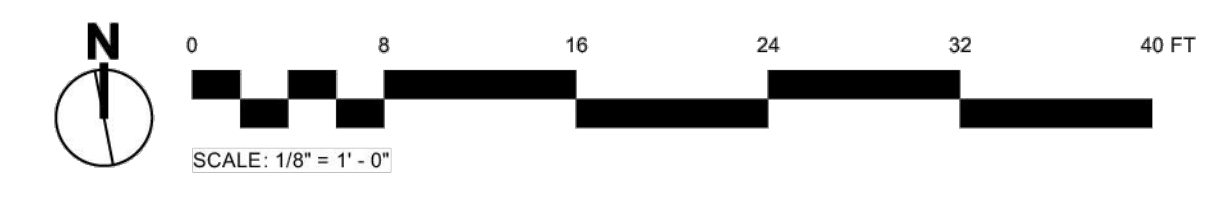
LANDSCAPE PLAN
RESIDENCE
691 N. SPRUCE AVE, KETCHUM, IDAHO

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PROJECT MANAGER: XX
DRAWN BY: XX
ISSUE DATE: 1/11/2023
PLOT DATE: 1/11/23 2:46:37 PM

LANDSCAPE PLAN

SHEET NO.

L2.0

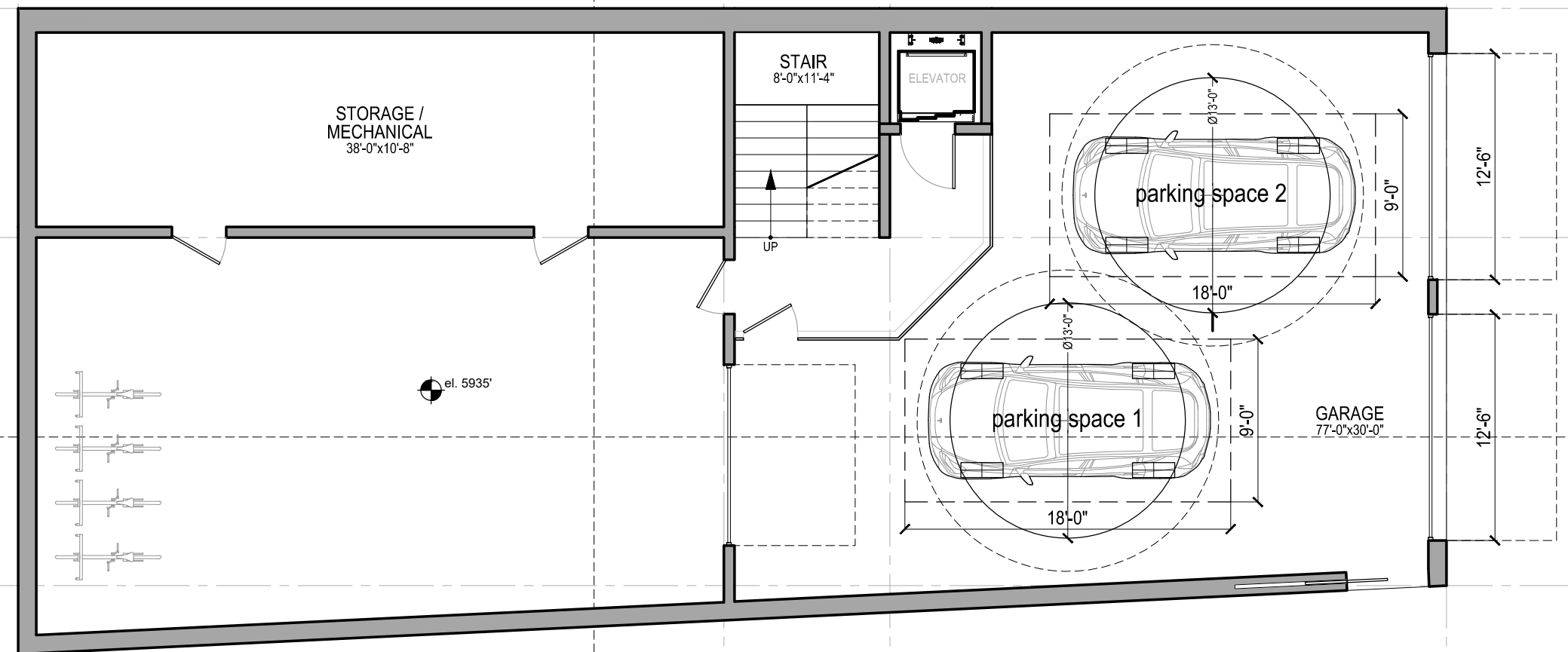


General Notes

-The existing home will be demolished and a new home will be constructed in place

Calculations - Proposed

Basement Gross	232 SF
Total Building Gross	4,534 SF



Residence

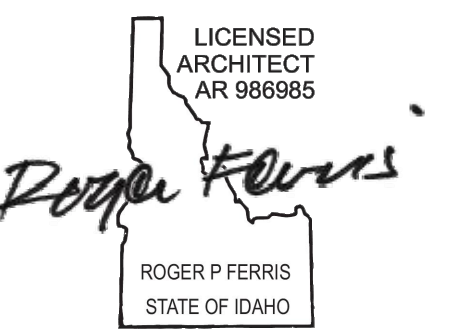
691 North Spruce Ave.
Ketchum, ID 83340

Architect
Roger Ferris + Partners
11 Wilton Road • Westport, Connecticut 06880
tel. 203.222.4848 • www.ferrisarch.com

Civil Engineer/Surveyor
Galena Engineering
317 N. River Street • Hailey, ID 83333
tel. 208.788.1705 • www.galena-engineering.com

Landscape Architect
BYLA Landscape Architects
323 Lewis Street, Suite N • Ketchum, ID 83340
tel. 208.726.5907 • www.byla.us

ARCHITECT'S SEAL



KEY PLAN

PROJECT PHASE - PERMITTING

REVISIONS

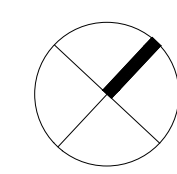
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3	MODR - REV #2	AUGUST 26, 2022	CITY
4	MODR - REV #3	OCTOBER 6, 2022	CITY
5	MODR - REV #4	OCTOBER 11, 2022	CITY
6	MODR - APP	NOVEMBER 18, 2022	CITY
7	MODR - APP - REV #1	JANUARY 13, 2023	CITY

SHEET NAME

BASEMENT PLAN

PROJECT NUMBER: 21-002
DATE: JUNE 30, 2021
SCALE: AS NOTED

1 Basement Plan
1/8"=1'-0"



A101

General Notes

-The existing home will be demolished and a new home will be constructed in place

Calculations - Proposed

First Level Gross 2,139 SF
Total Building Gross 4,534 SF

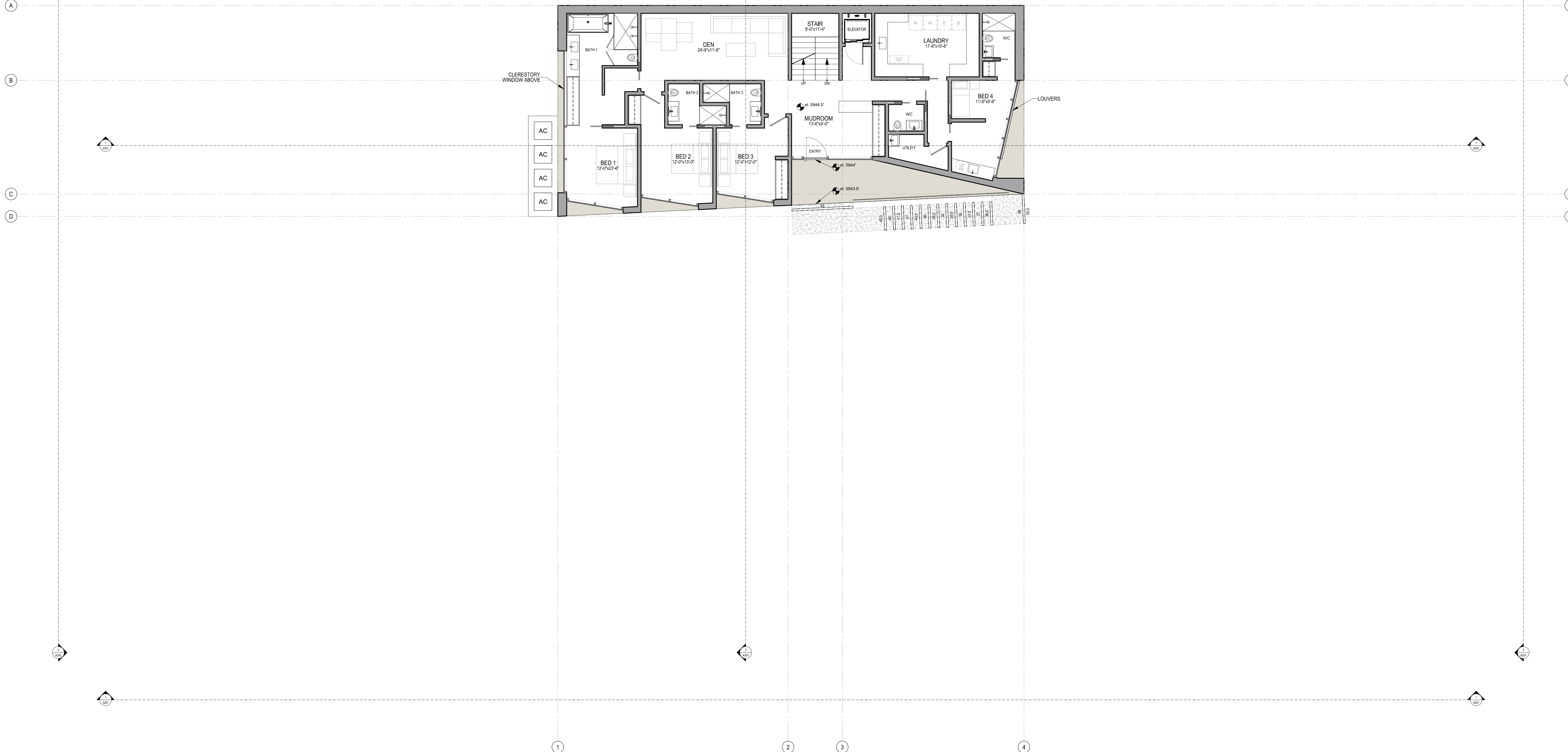
Residence

691 North Spruce Ave.
Ketchum, ID 83340

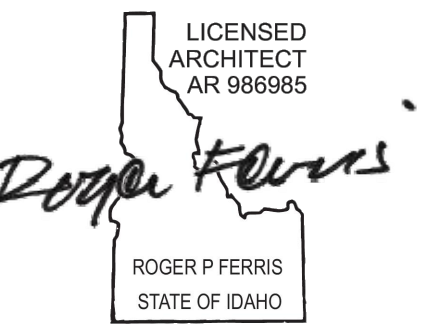
Architect
Roger Ferris + Partners
11 Wilton Road • Westport, Connecticut 06880
tel. 203.222.4848 • www.ferrisarch.com

Civil Engineer/Surveyor
Galena Engineering
317 N. River Street • Hailey, ID 83333
tel. 208.788.1705 • www.galena-engineering.com

Landscape Architect
BYLA Landscape Architects
323 Lewis Street, Suite N • Ketchum, ID 83340
tel. 208.726.5907 • www.byla.us



ARCHITECT'S SEAL



KEY PLAN

PROJECT PHASE - PERMITTING

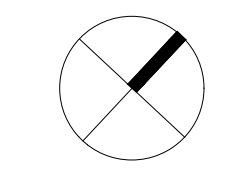
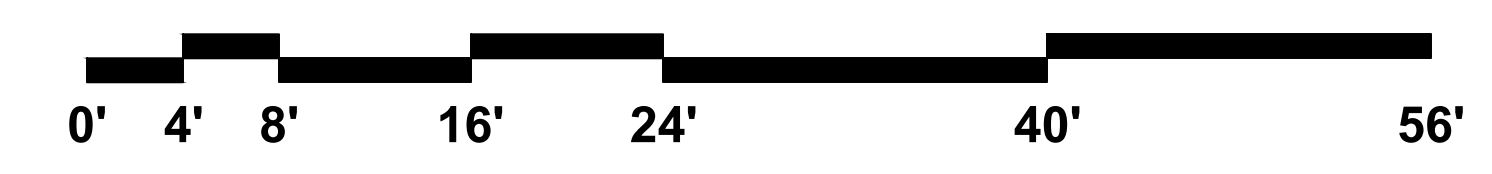
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3	MODR - REV #2	AUGUST 26, 2022	CITY
4	MODR - REV #3	OCTOBER 6, 2022	CITY
5	MODR - REV #4	OCTOBER 11, 2022	CITY
6	MODR - APP	NOVEMBER 18, 2022	CITY
7	MODR - APP - REV #1	JANUARY 13, 2023	CITY

SHEET NAME

FIRST LEVEL PLAN

PROJECT NUMBER: 21-002
DATE: JUNE 30, 2021
SCALE: AS NOTED

1 First Level Plan
1/8"=1'-0"



A102

General Notes

-The existing home will be demolished and a new home will be constructed in place

Calculations - Proposed

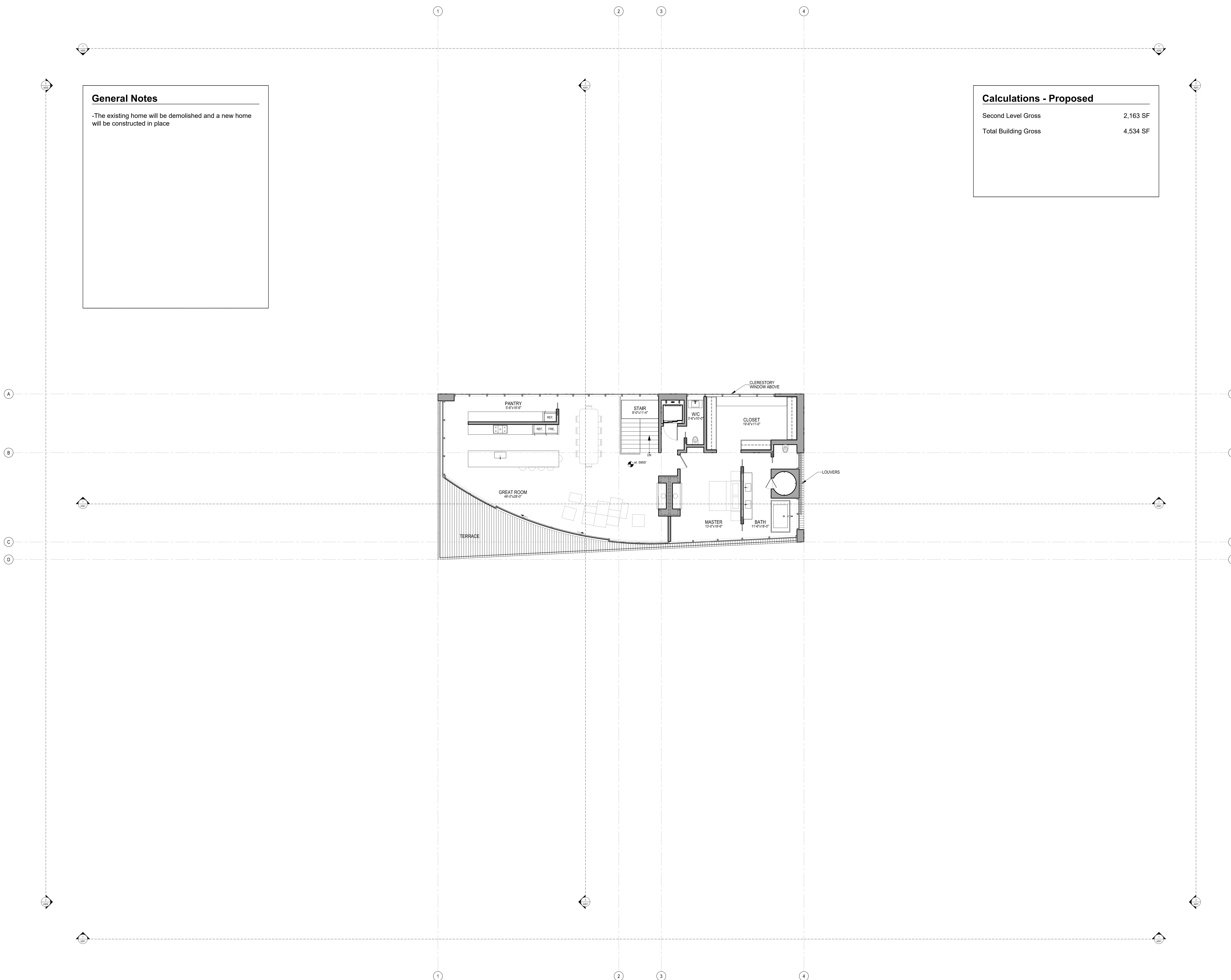
Second Level Gross	2,163 SF
Total Building Gross	4,534 SF

Residence
 691 North Spruce Ave.
 Ketchum, ID 83340

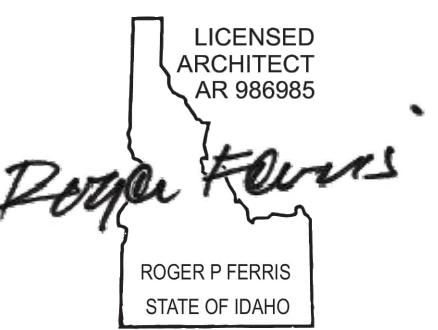
Architect
Roger Ferris + Partners
 11 Wilton Road • Westport, Connecticut 06880
 tel. 203.222.4848 • www.ferrisarch.com

Civil Engineer/Surveyor
Galena Engineering
 317 N. River Street • Hailey, ID 83333
 tel. 208.788.1705 • www.galena-engineering.com

Landscape Architect
BYLA Landscape Architects
 323 Lewis Street, Suite N • Ketchum, ID 83340
 tel. 208.726.5907 • www.byla.us



ARCHITECT'S SEAL



KEY PLAN

PROJECT PHASE - PERMITTING

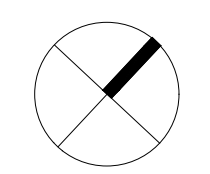
REVISIONS

NO.	DESCRIPTION	DATE	ISSUED TO
1	PRE-APP - MODR	MAY 10, 2022	CITY
2	MODR - REV #1	JUNE 16, 2022	CITY
3	MODR - REV #2	AUGUST 26, 2022	CITY
4	MODR - REV #3	OCTOBER 6, 2022	CITY
5	MODR - REV #4	OCTOBER 11, 2022	CITY
6	MODR - APP	NOVEMBER 18, 2022	CITY
7	MODR - APP - REV #1	JANUARY 13, 2023	CITY

SHEET NAME
SECOND LEVEL PLAN

PROJECT NUMBER: 21-002
 DATE: JUNE 30, 2021
 SCALE: AS NOTED

1 Second Level Plan
 1/8"=1'-0"



A103

Residence
691 North Spruce Ave.
Ketchum, ID 83340

Architect
Roger Ferris + Partners
11 Wilton Road • Westport, Connecticut 06880
tel. 203.222.4848 • www.ferrisarch.com

Civil Engineer/Surveyor
Galena Engineering
317 N. River Street • Hailey, ID 83333
tel. 208.788.1705 • www.galena-engineering.com

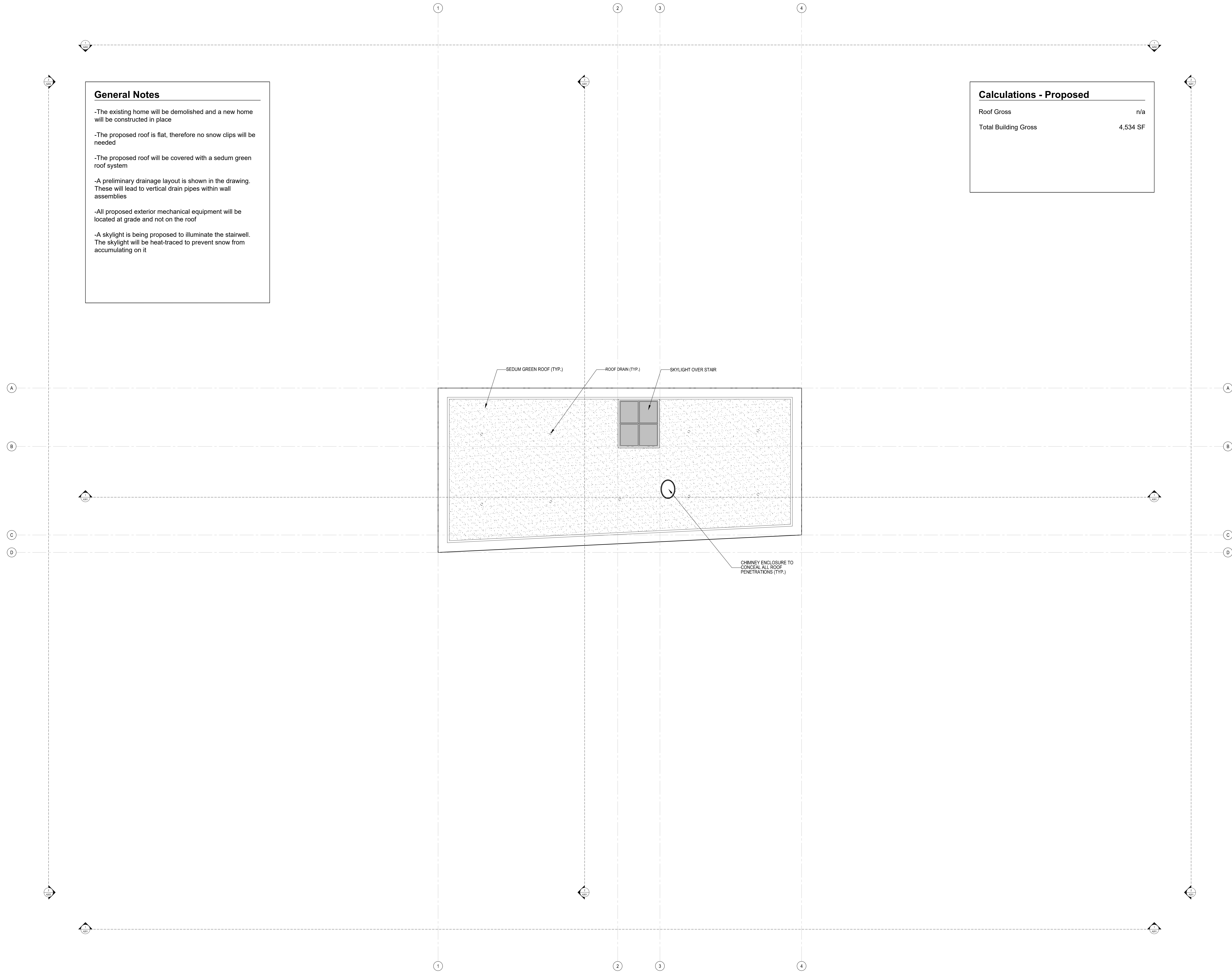
Landscape Architect
BYLA Landscape Architects
323 Lewis Street, Suite N • Ketchum, ID 83340
tel. 208.726.5907 • www.byla.us

General Notes

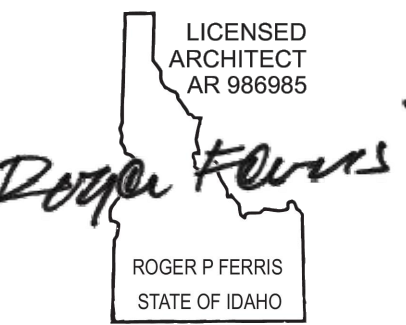
- The existing home will be demolished and a new home will be constructed in place
- The proposed roof is flat, therefore no snow clips will be needed
- The proposed roof will be covered with a sedum green roof system
- A preliminary drainage layout is shown in the drawing. These will lead to vertical drain pipes within wall assemblies
- All proposed exterior mechanical equipment will be located at grade and not on the roof
- A skylight is being proposed to illuminate the stairwell. The skylight will be heat-traced to prevent snow from accumulating on it

Calculations - Proposed

Roof Gross	n/a
Total Building Gross	4,534 SF



ARCHITECT'S SEAL



KEY PLAN

PROJECT PHASE - PERMITTING

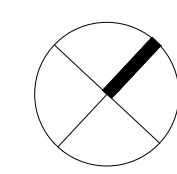
REVISIONS

NO.	DESCRIPTION	DATE	ISSUED TO
1	MODR - REV #1	JUNE 16, 2022	CITY
2	MODR - REV #2	AUGUST 26, 2022	CITY
3	MODR - REV #3	OCTOBER 6, 2022	CITY
4	MODR - REV #4	OCTOBER 11, 2022	CITY
5	MODR - APP	NOVEMBER 18, 2022	CITY
6	MODR - APP - REV #1	JANUARY 13, 2023	CITY

SHEET NAME
ROOF PLAN

PROJECT NUMBER: 21-002
DATE: JUNE 30, 2021
SCALE: AS NOTED

1 Roof Plan
1/8"=1'-0"



A104

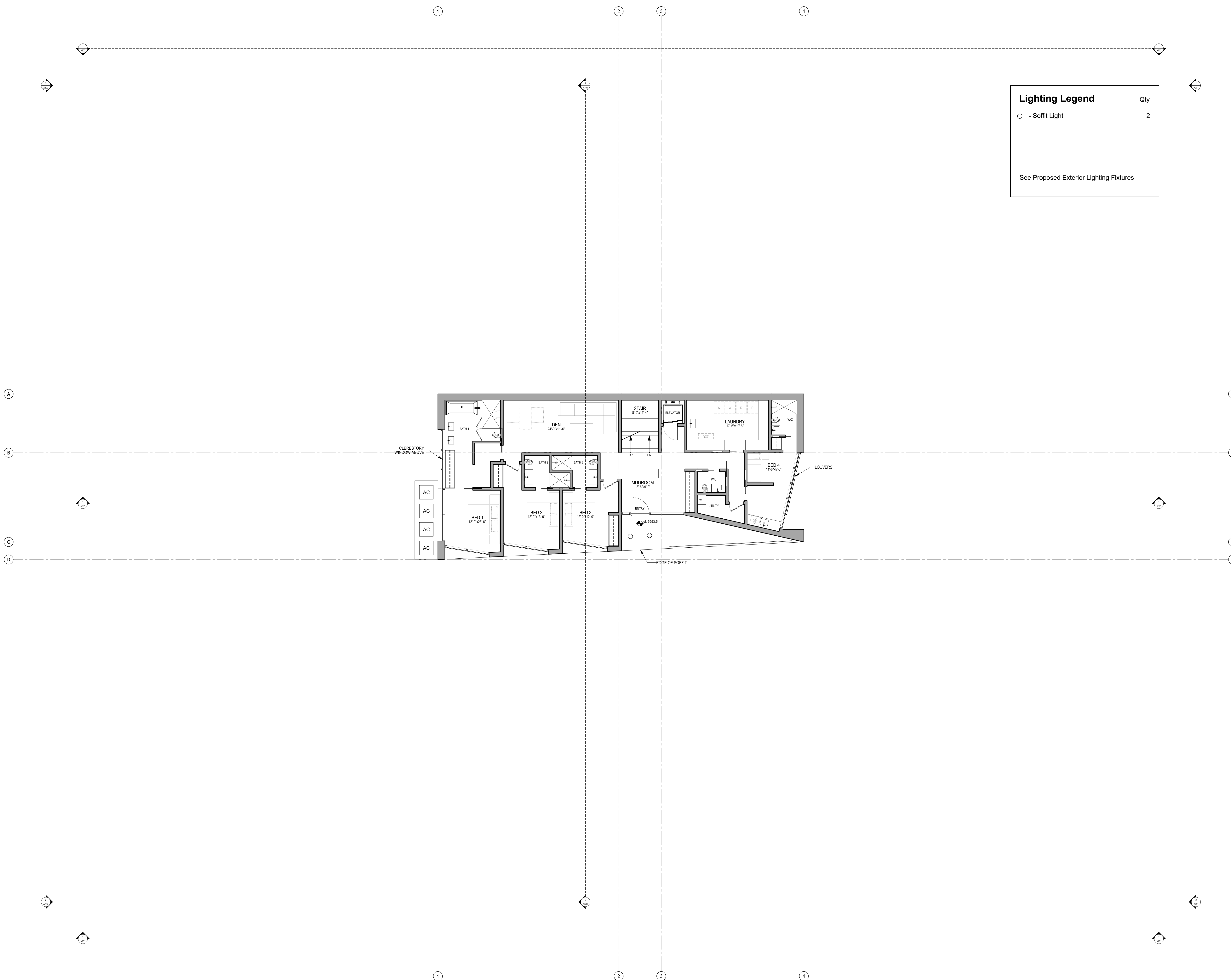
Residence
691 North Spruce Ave.
Ketchum, ID 83340

Architect
Roger Ferris + Partners
11 Wilton Road • Westport, Connecticut 06880
tel. 203.222.4848 • www.ferrisarch.com

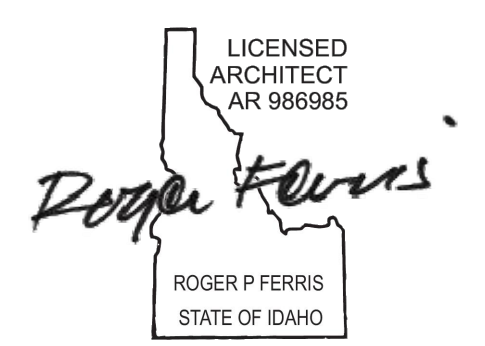
Civil Engineer/Surveyor
Galena Engineering
317 N. River Street • Hailey, ID 83333
tel. 208.788.1705 • www.galena-engineering.com

Landscape Architect
BYLA Landscape Architects
323 Lewis Street, Suite N • Ketchum, ID 83340
tel. 208.726.5907 • www.byla.us

Lighting Legend		Qty
○	- Soffit Light	2
See Proposed Exterior Lighting Fixtures		



ARCHITECT'S SEAL



KEY PLAN

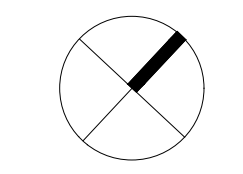
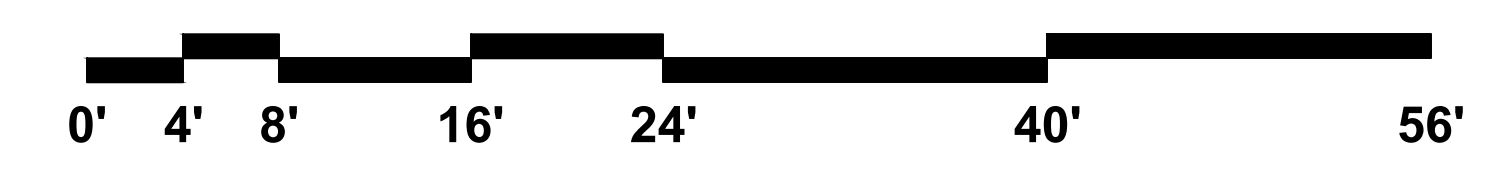
PROJECT PHASE - PERMITTING

REVISIONS				
NO.	DESCRIPTION	DATE	ISSUED TO	
1	PRE-APP - MODR	MAY 10, 2022	CITY	
2	MODR - REV #1	JUNE 16, 2022	CITY	
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5	MODR - REV #4	OCTOBER 11, 2022	CITY	
6	MODR - APP	NOVEMBER 18, 2022	CITY	
7	MODR - APP - REV #1	JANUARY 13, 2023	CITY	

SHEET NAME
FIRST LEVEL REFLECTED CEILING PLAN

PROJECT NUMBER: 21-002
DATE: JUNE 30, 2021
SCALE: AS NOTED

1 First Level Reflected Ceiling Plan
1/8"=1'-0"



A112

Material Legend

- 1) Wood Windows & Doors
- 2) Wood Louvers
- 3) Wood Cladding
- 4) Wood Soffits
- 5) Stone Cladding
- 6) Zinc
- 7) Cable Guardrail
- 8) Green Roof

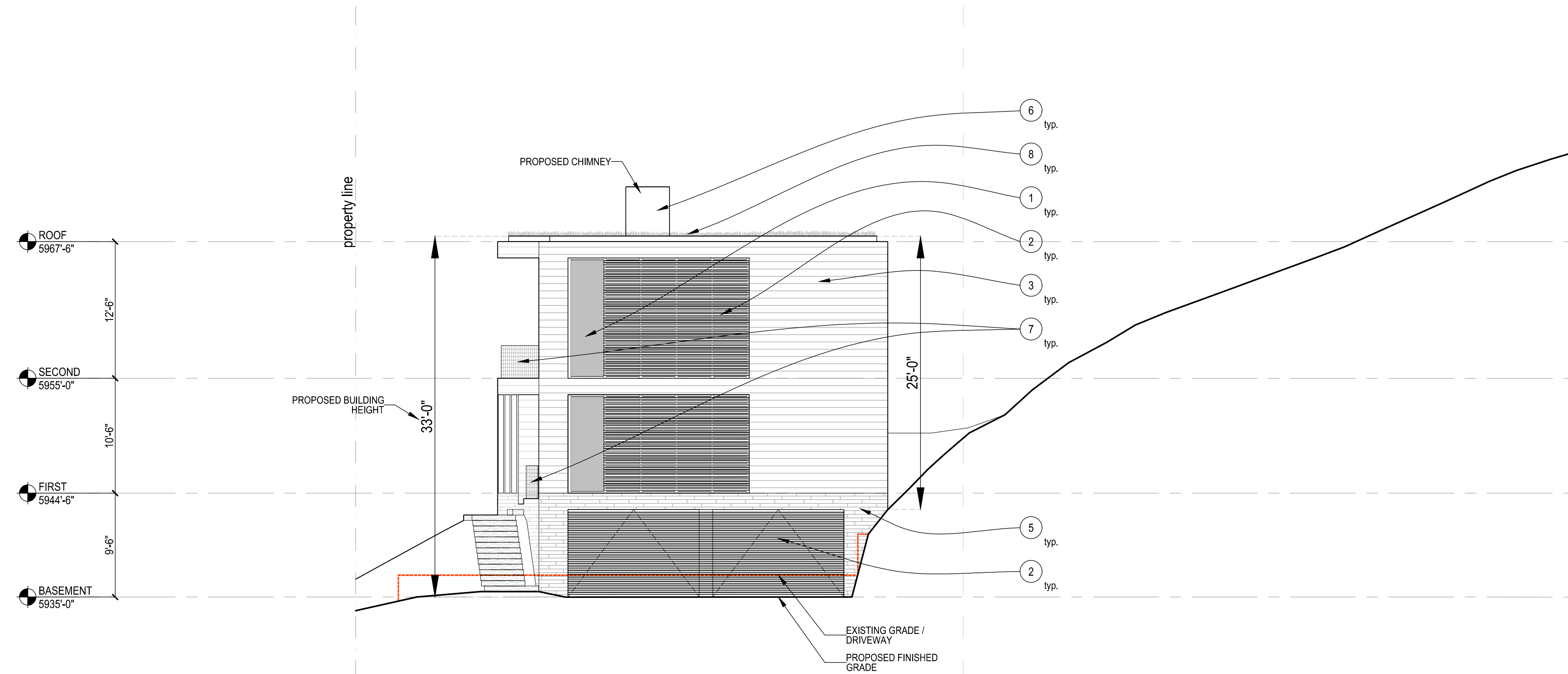
See Proposed Material Palette

Residence
 691 North Spruce Ave.
 Ketchum, ID 83340

Architect
Roger Ferris + Partners
 11 Wilton Road • Westport, Connecticut 06880
 tel. 203.222.4848 • www.ferrisarch.com

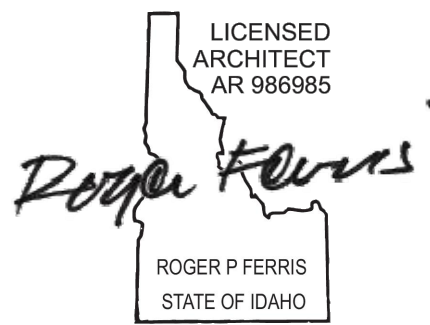
Civil Engineer/Surveyor
Galena Engineering
 317 N. River Street • Hailey, ID 83333
 tel. 208.788.1705 • www.galena-engineering.com

Landscape Architect
BYLA Landscape Architects
 323 Lewis Street, Suite N • Ketchum, ID 83340
 tel. 208.726.5907 • www.byla.us

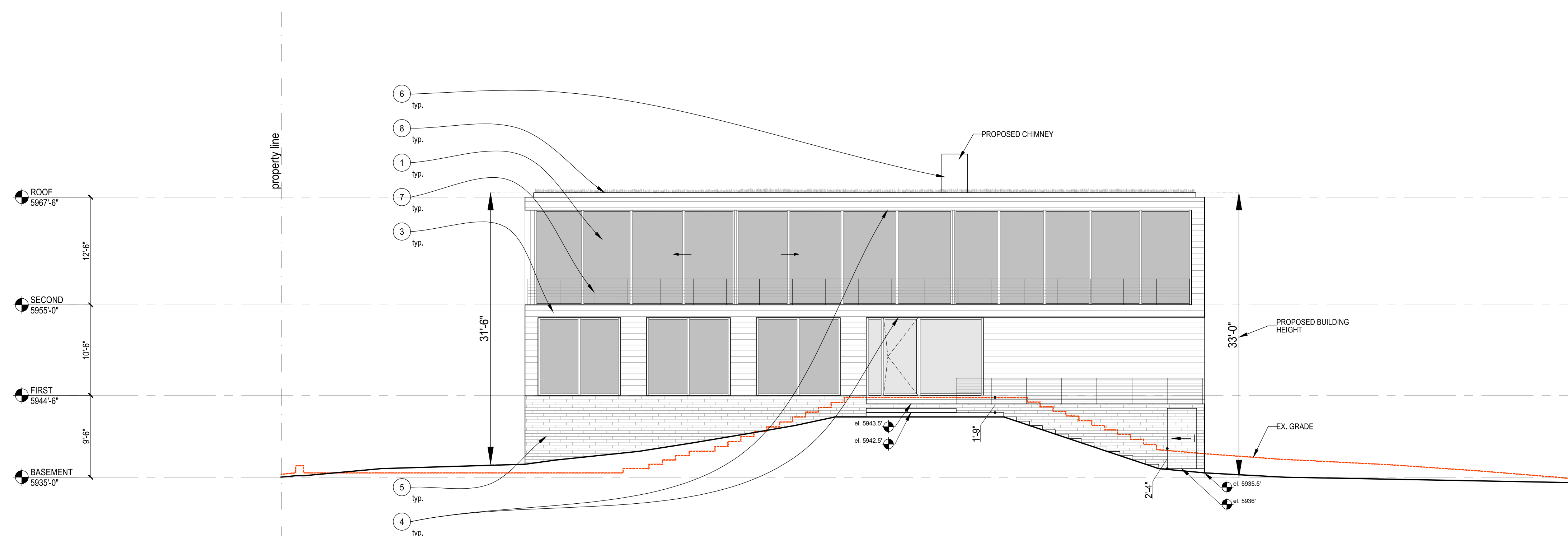


2 East Elevation - Proposed
 1/8"=1'-0"

ARCHITECT'S SEAL



KEY PLAN



1 South Elevation - Proposed
 1/8"=1'-0"

PROJECT PHASE - PERMITTING

REVISIONS

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1	PRE-APP - MODR	MAY 10, 2022	CITY
2	MODR - REV #1	JUNE 16, 2022	CITY
3	MODR - REV #2	AUGUST 26, 2022	CITY
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5	MODR - REV #4	OCTOBER 11, 2022	CITY
6	MODR - APP	NOVEMBER 18, 2022	CITY
7	MODR - APP - REV #1	JANUARY 13, 2023	CITY

SHEET NAME

ELEVATIONS

PROJECT NUMBER: 21-002
 DATE: JULY 06, 2021
 SCALE: AS NOTED



A201

Material Legend

- 1) Wood Windows & Doors
- 2) Wood Louvers
- 3) Wood Cladding
- 4) Wood Soffits
- 5) Stone Cladding
- 6) Zinc
- 7) Cable Guardrail
- 8) Green Roof

See Proposed Material Palette

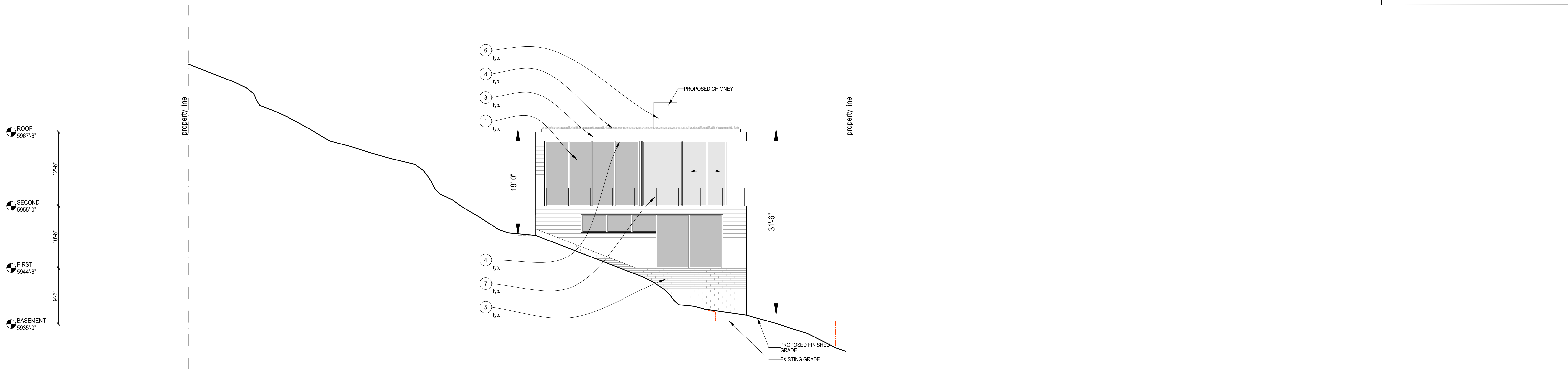
Residence

691 North Spruce Ave.
Ketchum, ID 83340

Architect
Roger Ferris + Partners
11 Wilton Road • Westport, Connecticut 06880
tel. 203.222.4848 • www.ferrisarch.com

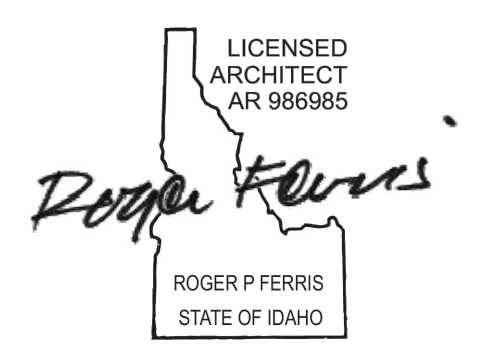
Civil Engineer/Surveyor
Galena Engineering
317 N. River Street • Halley, ID 83333
tel. 208.788.1705 • www.galena-engineering.com

Landscape Architect
BYLA Landscape Architects
323 Lewis Street, Suite N • Ketchum, ID 83340
tel. 208.726.5907 • www.byla.us

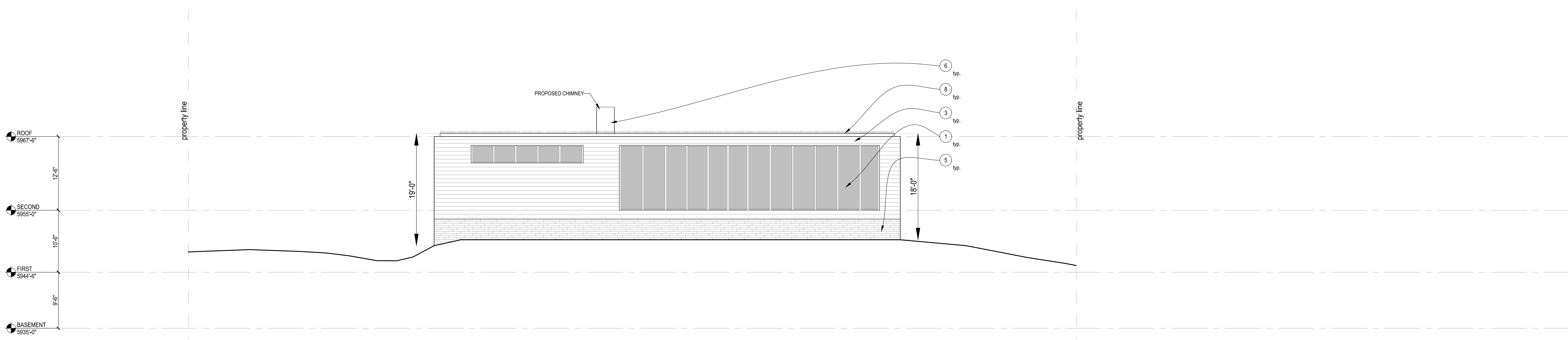


2 West Elevation - Proposed
1/8"=1'-0"

ARCHITECT'S SEAL



KEY PLAN



1 North Elevation - Proposed
1/8"=1'-0"

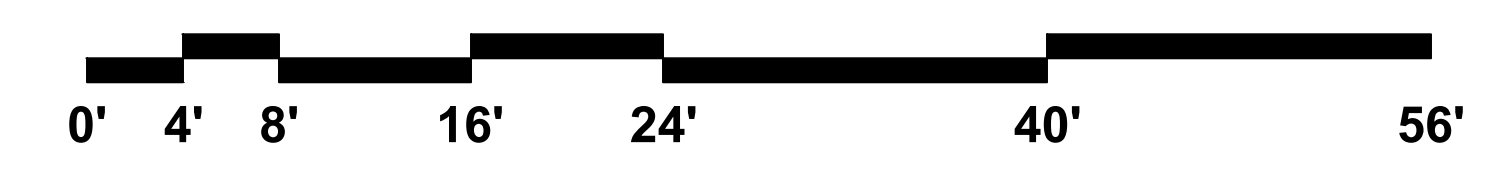
PROJECT PHASE - PERMITTING

REVISIONS

NO.	DESCRIPTION	DATE	ISSUED TO
1	PRE-APP - MODR	MAY 10, 2022	CITY
2	MODR - REV #1	JUNE 16, 2022	CITY
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5	MODR - REV #4	OCTOBER 11, 2022	CITY
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7	MODR - APP - REV #1	JANUARY 13, 2023	CITY

SHEET NAME
ELEVATIONS

PROJECT NUMBER: 21-002
DATE: JULY 06, 2021
SCALE: AS NOTED



A202

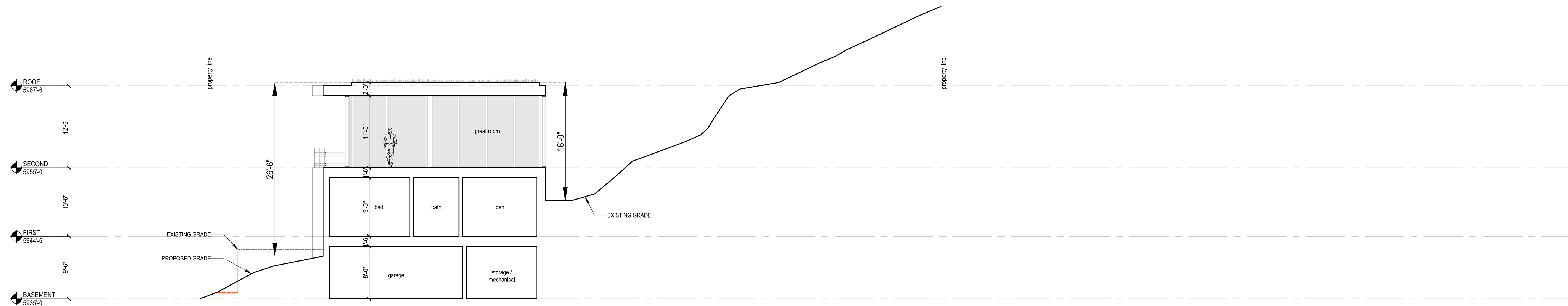
Residence

691 North Spruce Ave.
Ketchum, ID 83340

Architect
Roger Ferris + Partners
11 Wilton Road • Westport, Connecticut 06880
tel. 203.222.4848 • www.ferrisarch.com

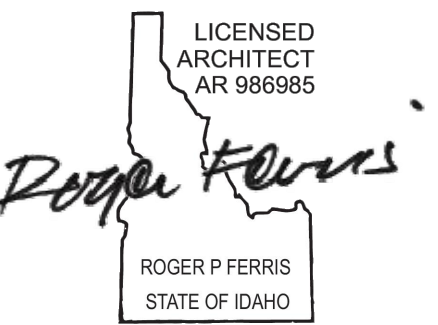
Civil Engineer/Surveyor
Galena Engineering
317 N. River Street • Hailey, ID 83333
tel. 208.788.1705 • www.galena-engineering.com

Landscape Architect
BYLA Landscape Architects
323 Lewis Street, Suite N • Ketchum, ID 83340
tel. 208.726.5907 • www.byla.us

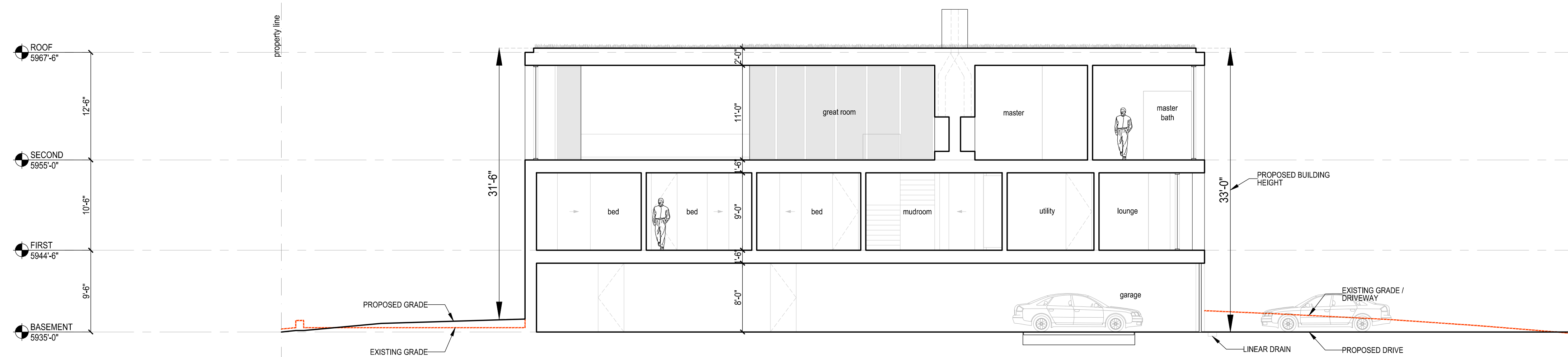


2 Site/Building Section - Cross
1/8"=1'-0"

ARCHITECT'S SEAL



KEY PLAN



1 Site/Building Section - Longitudinal
1/8"=1'-0"

PROJECT PHASE - PERMITTING

REVISIONS

NO.	DESCRIPTION	DATE	ISSUED TO
1	PRE-APP - MODR	MAY 10, 2022	CITY
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5	MODR - REV #4	OCTOBER 11, 2022	CITY
6	MODR - APP	NOVEMBER 18, 2022	CITY
7	MODR - APP - REV #1	JANUARY 13, 2023	CITY

SHEET NAME

SITE/BUILDING SECTION

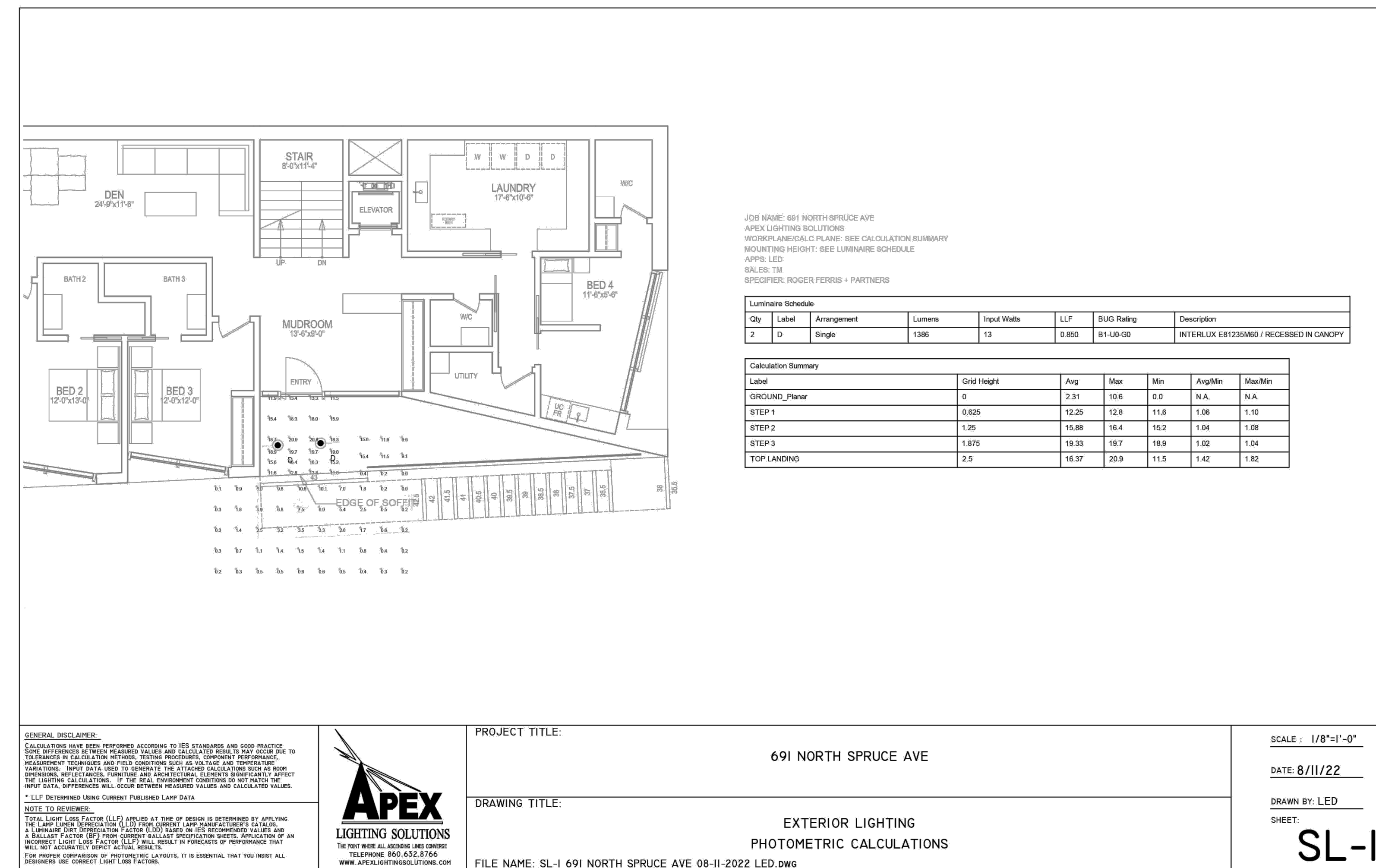
PROJECT NUMBER: 21-002
DATE: JULY 06, 2021
SCALE: AS NOTED



A301

Proposed Exterior Lighting Fixtures & Photometric Plan

All fixtures to comply with City of Ketchum Dark Sky Ordinance - Chapter 17.132



Note: Source lumens shown

Model	Color Temp	Beam Angle	Spot Diameter	Medium Flood	Flood Diameter	Spot Lumens	Medium Flood Lumens	Flood Lumens
EB1235	2700K	1724lm	M	Spot	15	1386	1386	1386
EB1236	2700K	1724lm	M	Spot	15	1386	1386	1386
EB1237	2700K	1724lm	M	Spot	15	1386	1386	1386

Power supply options (remote only)

Model	Power	Output
ECO09W-310	0-10V Dimmable ECOdriver 30W for 1 Fixture	30W
SOL090W-310	0-10V Dimmable SOL090W 30W for 1 Fixture	30W
SOL0180W-310	0-10V Dimmable SOL0180W 100W for 1-4 Fixtures	100W

Lighting Fixture - Soffit Light

Recessed
2700K Color Temperature

Residence

691 North Spruce Ave.
Ketchum, ID 83340

Architect

Roger Ferris + Partners
11 Wilton Road • Westport, Connecticut 06880
tel. 203.222.4848 • www.ferrisarch.com

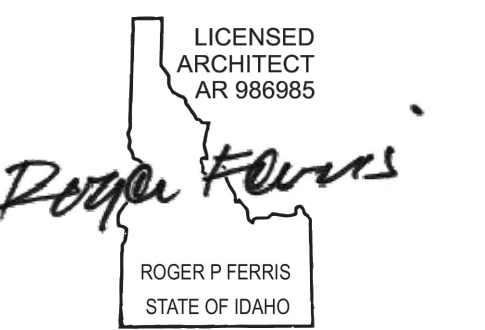
Civil Engineer/Surveyor

Galena Engineering
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tel. 208.788.1705 • www.galena-engineering.com

Landscape Architect

BYLA Landscape Architects
323 Lewis Street, Suite N • Ketchum, ID 83340
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ARCHITECT'S SEAL



KEY PLAN

PROJECT PHASE - PERMITTING

REVISIONS

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SHEET NAME

PROPOSED EXTERIOR LIGHTING FIXTURES

PROJECT NUMBER: 21-002
DATE: JULY 14, 2021
SCALE: N/A

G001

Proposed Material Palette



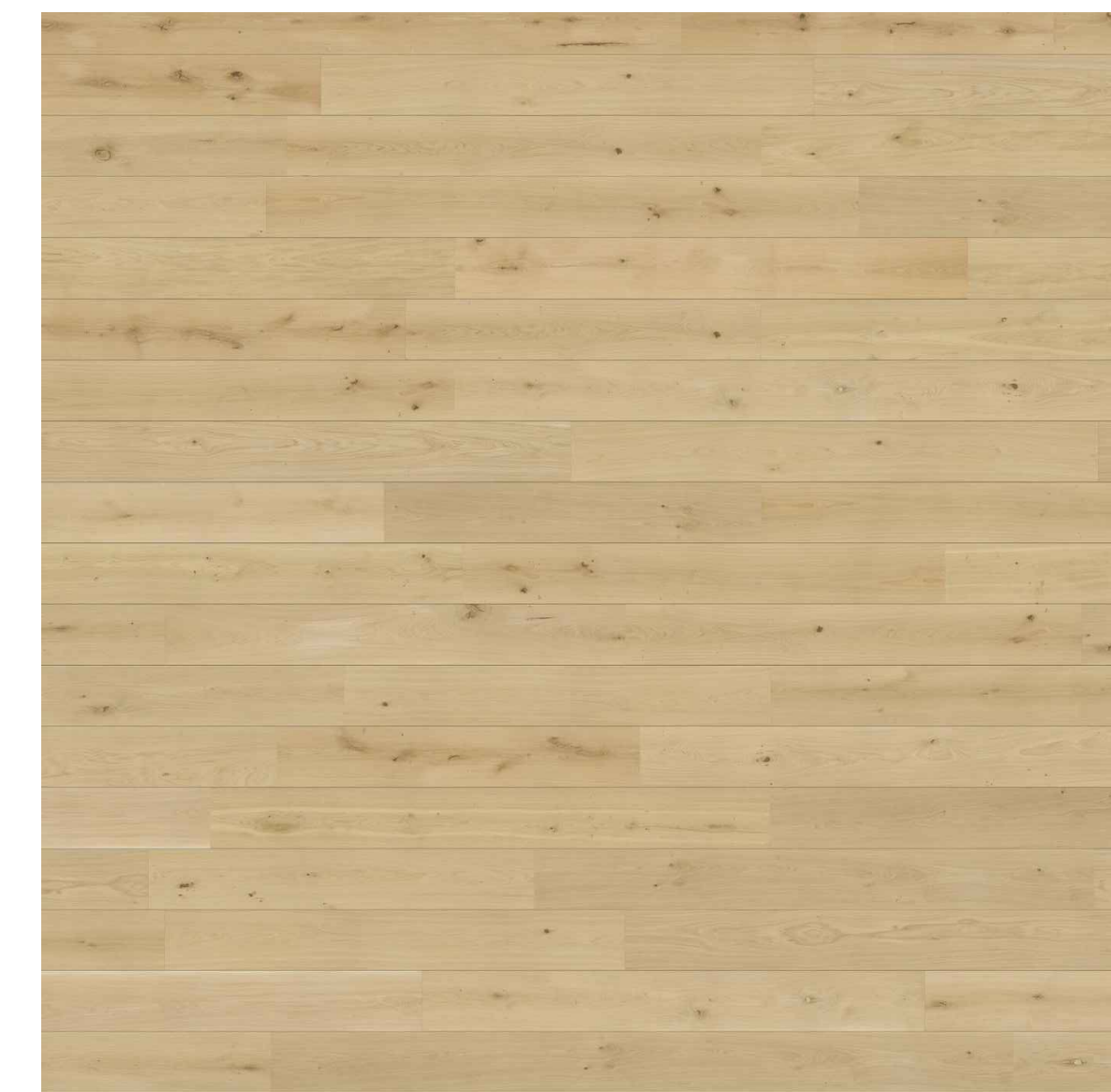
1) Wood Windows & Doors
At exterior glazed locations



2) Wood Louvers
At exterior glazed locations



3) Wood Cladding
At exterior walls



4) Wood Soffits
At exterior soffit locations



5) Stone Cladding
At exterior walls



6) Zinc
At chimneys & parapet caps



7) Cable Guardrail
At exterior terraces



8) Green Roof
Sedum green roof w/native vegetation
(TBD by Landscape Architect)

Residence

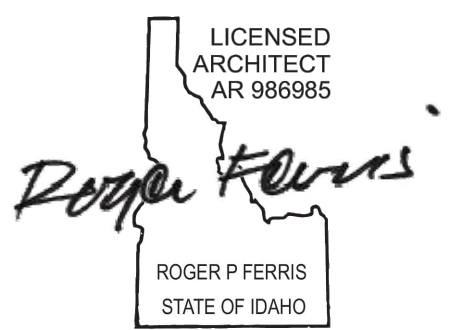
691 North Spruce Ave.
Ketchum, ID 83340

Architect
Roger Ferris + Partners
11 Wilton Road • Westport, Connecticut 06880
tel. 203.222.4848 • www.ferrisarch.com

Civil Engineer/Surveyor
Galena Engineering
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Landscape Architect
BYLA Landscape Architects
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tel. 208.726.5907 • www.byla.us

ARCHITECT'S SEAL



KEY PLAN

PROJECT PHASE - PERMITTING

REVISIONS

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SHEET NAME

PROPOSED MATERIAL PALETTE

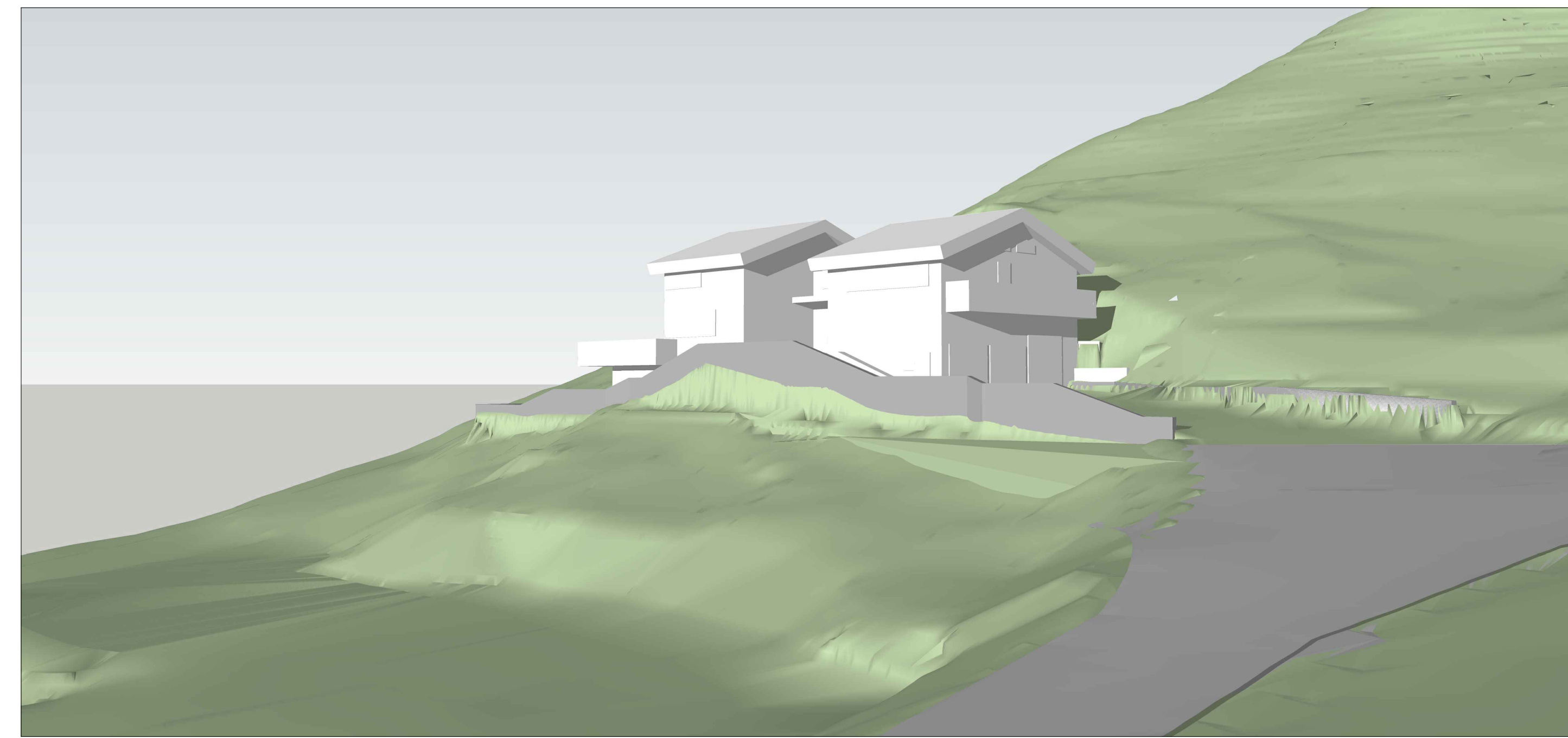
PROJECT NUMBER: 21-002
DATE: JULY 14, 2021
SCALE: N/A

G002

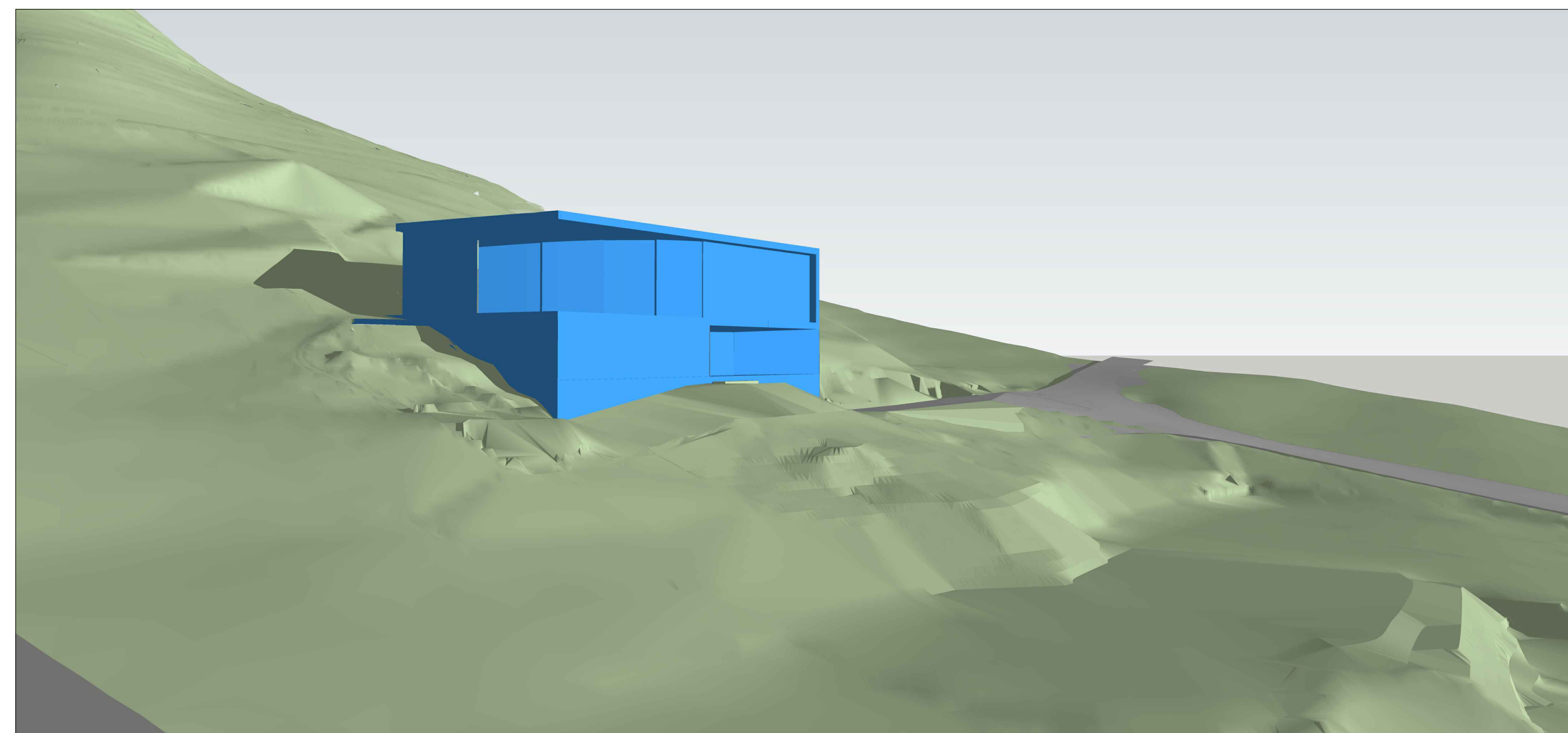
3D Comparison



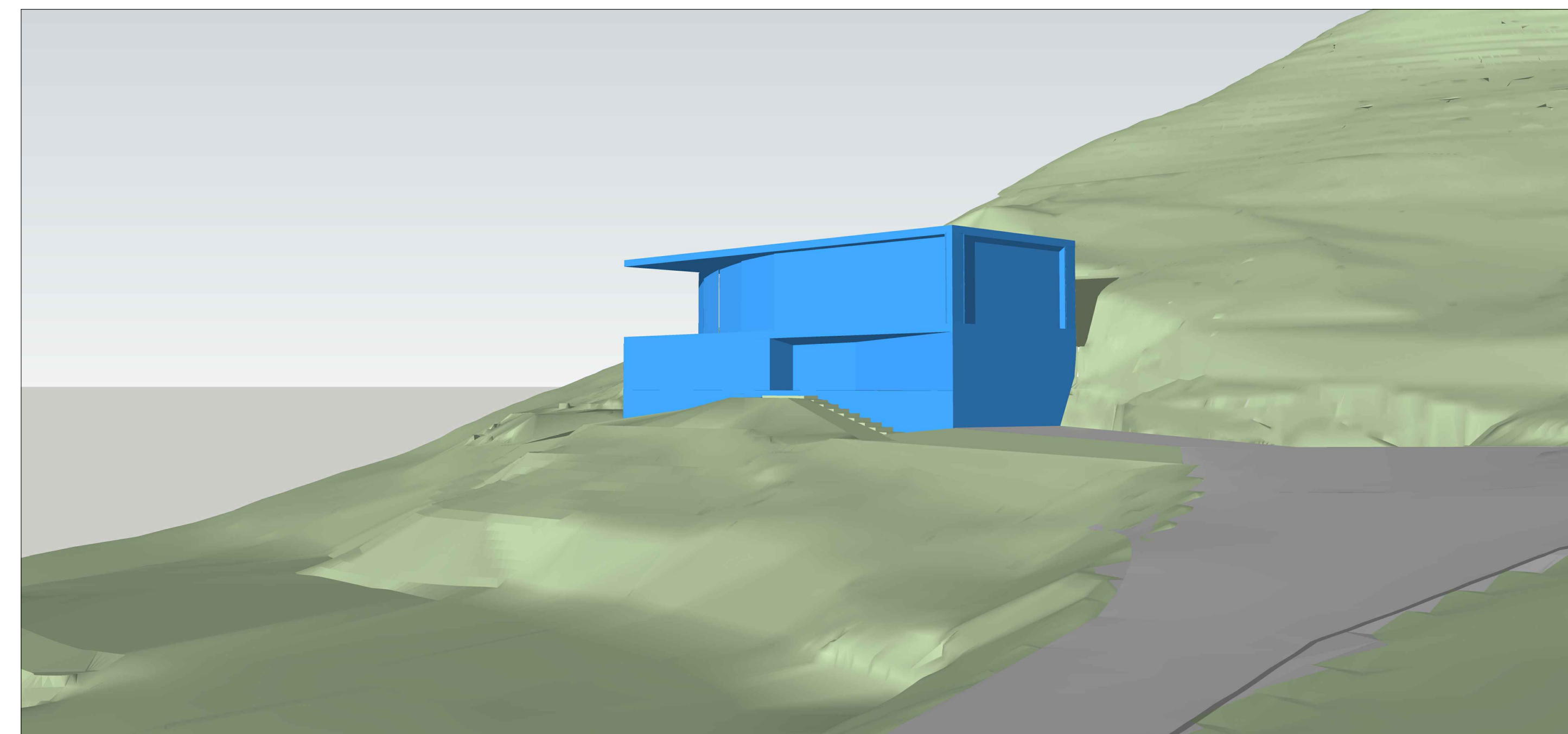
EXISTING RESIDENCE MASSING - VIEW 1



EXISTING RESIDENCE MASSING - VIEW 2



PROPOSED RESIDENCE MASSING - VIEW 1



PROPOSED RESIDENCE MASSING - VIEW 2



PROPOSED RESIDENCE MASSING OVERLAYED ON EXISTING MASSING - VIEW 1



PROPOSED RESIDENCE MASSING OVERLAYED ON EXISTING MASSING - VIEW 2

Residence

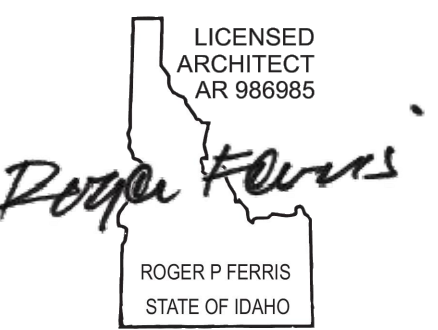
691 North Spruce Ave.
Ketchum, ID 83340

Architect
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tel. 203.222.4848 • www.ferrisarch.com

Civil Engineer/Surveyor
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Landscape Architect
BYLA Landscape Architects
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ARCHITECT'S SEAL



KEY PLAN

PROJECT PHASE - PERMITTING

REVISIONS

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5	MODR - REV #4	OCTOBER 11, 2022	CITY
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7	MODR - APP - REV #1	JANUARY 13, 2023	CITY

SHEET NAME

3D Comparison

PROJECT NUMBER: 21-002
DATE: JULY 14, 2021
SCALE: N/A

G003

CONSTRUCTION STAGING PLAN

7TH ST. (60' RW)

LEGEND	
	Property Line
	Adjoiner's Lot Line
	Centerline
	FNDGEAR = Found Gear Survey
	FD5/8 = Found 5/8" Rebar
	FD1/2 = Found 1/2" Rebar
	CP / CNTRL = Survey Control
	5' Contour Interval
	1' Contour Interval
	FL = Flow Line
	Building
	Above Ground Deck
	EOA = Edge of Asphalt
	EOC = Edge of Concrete
	EOP = Edge of Pavers
	EOFST = Edge of Flat Stone
	FF = Finished Floor
	GB = Grade Break
	GFF = Garage Finished Floor
	INT = Intersection
	NC = No Cap
	NG = Natural Ground
	PVC = Polyvinyl Chloride Pipe
	RP = Reference Point
	RR TIE = Railroad Tie
	TA = Top of Asphalt
	THRESH = Threshold of Door
	TOE = Toe of Slope
	TOP = Top of Slope
	TW = Top of Wall
	WTR TOP = Top of Water Fall
	Rock Face
	Aspen Grove
	CT = Conifer Tree
	DT = Deciduous Tree
	Landscape Steps
	GMTR = Gas Meter
	Overhead Power Line
	PP = Power Pole
	GUY = Guywire
	SS = Sewer Service
	CB = Catch Basin
	Culvert
	WS = Water Service
	AP = Angle Point
	BEG = Beginning
	BOW = Back of Walk
	CMP = Corrugated Metal Pipe
	EOA = Edge of Asphalt
	EOC = Edge of Concrete
	EOP = Edge of Pavers
	EOFST = Edge of Flat Stone
	FF = Finished Floor
	GB = Grade Break
	GFF = Garage Finished Floor
	INT = Intersection
	NC = No Cap
	NG = Natural Ground
	PVC = Polyvinyl Chloride Pipe
	RP = Reference Point
	RR TIE = Railroad Tie
	TA = Top of Asphalt
	THRESH = Threshold of Door
	TOE = Toe of Slope
	TOP = Top of Slope
	TW = Top of Wall
	WTR TOP = Top of Water Fall

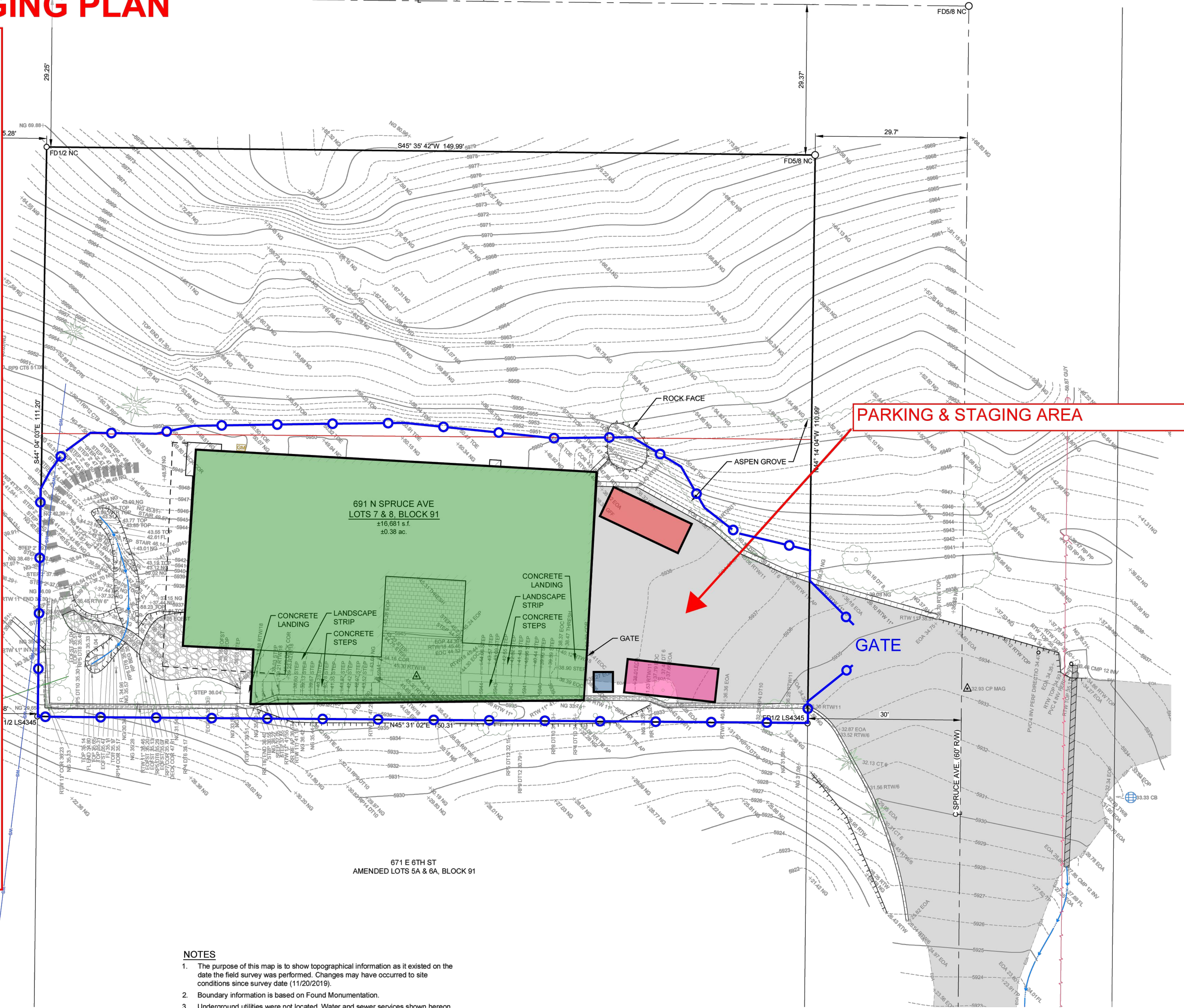
CONSTRUCTION FENCE

DUMPSTER

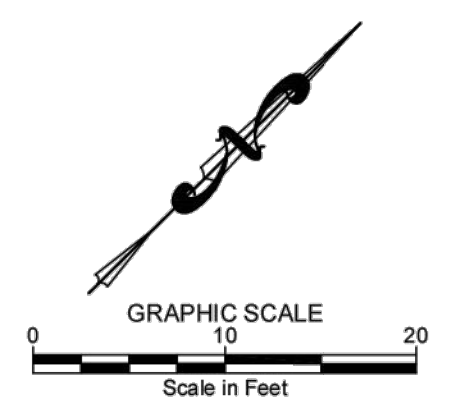
PORTABLE RESTROOM

AREA OF DEMOLITION & CONSTRUCTION

JOB TRAILER



- NOTES**
- The purpose of this map is to show topographical information as it existed on the date the field survey was performed. Changes may have occurred to site conditions since survey date (11/20/2019).
 - Boundary information is based on Found Monumentation.
 - Underground utilities were not located. Water and sewer services shown hereon are per the City of Ketchum utility maps. Utilities should be located prior to any excavation.
 - Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires for the information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.
 - Benchmark is top of found 1/2" rebar located at the common property corner of 691 N. Spruce Ave. and 671 E. 6th St. along Spruce Ave., elevation = 5934.10. Vertical Datum is NAVD 1988.
 - This Lot is within the Mountain Overlay Zoning District. Please Refer to Ketchum Zoning Ordinance 17.104 for use conditions and restrictions.



A TOPOGRAPHIC MAP SHOWING
691 NORTH SPRUCE
 LOCATED WITHIN SECTION 15, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
 PREPARED FOR 691 NORTH SPRUCE LLC

ORIGINAL SIGNED BY
 MARK E. PHILLIPS
 DATE ORIGINAL SIGNED:
 12/03/2019

PROFESSIONAL LAND SURVEYOR
 STATE OF IDAHO
16670
 MARK E. PHILLIPS

ORIGINAL ON FILE AT
 OFFICE OF GALENA
 ENGINEERING
 (HAILEY, ID)

DESIGNED BY
 CT
 DRAWN BY
 SMF
 CHECKED BY

GALENA
 ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 317 N. River Street
 Hailey, Idaho 83433
 (208) 768-1705
 email: galena@galena-engineering.com

NO.	DATE	BY	REVISIONS

PURPOSE: TOPOGRAPHIC MAP

TOPO

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any project or extension of this Project except by agreement in writing with Galena Engineering, Inc.

Attachment C

Application Materials:

Lot Consolidation

Preliminary Plat

Application

with

Waiver Request

&

Supplemental Materials



**City of Ketchum
Planning & Building**

OFFICIAL USE ONLY	
App No:	P22-042A
Date Received:	9/1/22
By:	SMC
Fee Paid:	2600.00
Approved Date:	
By:	

Subdivision Application

Submit completed application to the Planning and Building Department electronically to planningandzoning@ketchumidaho.org. Once your application has been received, we will review it and contact you with the next steps. If you have questions, please contact the Planning and Building Department at (208) 726-7801. To view the Development Standards, visit the city website at: www.ketchumidaho.org and click on Municipal Code.

APPLICANT INFORMATION			
Name of Proposed Subdivision: Lot 7A, Block 91, Ketchum Townsite			
Owner of Record: Spruce and 6th LLC			
Address of Owner: 11 Wilton Road, Westport, CT 06880			
Representative of Owner: Mark Phillips / Roger Ferris + Partners c/o Jake Watkins			
Legal Description: Lots 7 & 8, Block 91, Ketchum Townsite RPK000091007A			
Street Address: 691 N Spruce Ave., Ketchum ID			
SUBDIVISION INFORMATION			
Number of Lots/Parcels: 2			
Total Land Area: ±16,681 Sq. Ft., ±0.38 A.c.			
Current Zoning District: Limited Residential			
Proposed Zoning District: Limited Residential			
Overlay District: Mountain			
TYPE OF SUBDIVISION			
Condominium <input type="checkbox"/>	Land <input checked="" type="checkbox"/>	PUD <input type="checkbox"/>	Townhouse <input type="checkbox"/>
Adjacent land in same ownership in acres or square feet: None			
Easements to be dedicated on the final plat: None			
Briefly describe the improvements to be installed prior to final plat approval: Any City requirements			
ADDITIONAL INFORMATION			
All lighting must be in compliance with the City of Ketchum's Dark Sky Ordinance			
One (1) copy of Articles of Incorporation and By-Laws of Homeowners Associations and/or Condominium Declarations			
One (1) copy of current title report and owner's recorded deed to the subject property			
One (1) copy of the preliminary plat			
All files should be submitted in an electronic format to planningandzoning@ketchumidaho.org			

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

Mark Phillips, Representative

08 / 31 / 2022

Applicant Signature

Date



Date: October 6, 2022

File Number: _____

APPLICATION FOR A WAIVER OF REQUIREMENTS

Name: Residence - 691 North Spruce Ave Owner: Spruce and 6th LLC c/o Jake Watkins

Phone No. (business): 203.222.4848 (home): email: watkins@ferrisarch.com

Mailing Address: 11 Wilton Road, Westport, CT 06880

Project Address: 691 North Spruce Ave, Ketchum, ID 83340

Legal Description: Lots 7 & 8, Block 91, Ketchum Townsite

Zoning Designation: LR

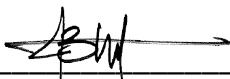
Overlay District: Flood Avalanche Pedestrian Mountain

Please state with particularity the matters the applicant seeks waiver or deferral:

The city has determined that the entire property contains slopes over 25%. We are seeking a waiver to establish a building envelope on the property.

Please state how the waiver or deferral would not be detrimental to the public welfare, health and safety nor injurious to property owners in the immediate area.

Zoning Code Interpretation 22-001 permits the development of a project on a hillside with 25% and greater slopes provided the project does not exceed the height or the limits of disturbance of the existing nonconforming home and the proposed building footprint conforms as close as possible to the existing building. The proposed building envelope will allow for a smaller home that is conforming with all City regulations

Applicant's Signature: 

Date: October 6, 2022

**Once your application has been received, we will review it and contact you with next steps.
No further action is required at this time.**

QUITCLAIM DEED

This quitclaim deed is made on the 10 day of November, 2020, by and between -

691 NORTH SPRUCE, LLC, an Idaho limited liability company, with mailing address of 611 North Street, Greenwich, Connecticut, 06830, referred to herein as Transferor; and

SPRUCE AND 6TH, LLC, an Idaho limited liability company, with mailing address of ATTN: Inez D'Arcangelo, 611 North Street, Greenwich, Connecticut, 06830, collectively referred to herein as Transferee:

Transferor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents remises, releases, and forever quitclaims to Transferee, as his sole and separate property, and to Transferee's heirs and assigns, all that parcel of land situate, lying, and being in Blaine County, Idaho, more accurately and legally described at **Exhibit A** hereto;

Together with all and singular the tenements, hereditaments, and appurtenances belonging to or in any manner appertaining to the property, the reversion and reversions, remainder and remainders, rents, issues, and profits of the property;

To have and to hold, all and singular, the described property together with the appurtenances to Transferee and to Transferee's heirs and assigns forever.

In witness of the above, Transferor has set Transferor's hand on the date first written above.

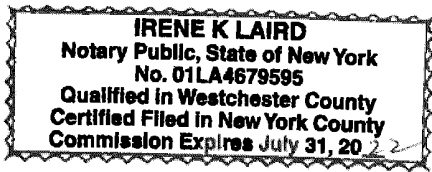


691 NORTH SPRUCE, LLC
by Charles P. Stevenson, Jr., its member

ACKNOWLEDGMENT

STATE OF NEW YORK)
) ss.
COUNTY OF NEW YORK)

On this 10th day of November, 2020, before me, a notary public for the above-named state, personally appeared before me Charles P. Stevenson, Jr., as member of 691 North Spruce, LLC, who is (or are) personally known to me to be the person(s) named as Transferor(s), or proven to me on the basis of satisfactory evidence to be the person(s) named as Transferor(s), whose name(s) is (or are) subscribed to the within instrument, and acknowledged to me that he/she (or they) executed the same.



Irene K Laird
Notary Public for the State of New York
Residing in 115 HARWOOD AVE, SLEEPY HOLLOW, N.Y.
My Commission Expires: 7/31/22 10591

EXHIBIT A

LEGAL DESCRIPTION

Street Address: 691 North Spruce Avenue, Ketchum, Idaho

Parcel No.: RPK0000091007A (Blaine County, Idaho)

Legal Description:

Lots 7 and 8, Block 91 of the VILLAGE OF KETCHUM, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 302967, records of Blaine County, Idaho.

File Number: 19349503
Policy Number: 9285624

ALTA Owner's Policy (6/17/06)



Sun Valley Title
Authorized Agent for:
Westcor Land Title Insurance Company

SCHEDULE A

Name and Address of Title Insurance Company: Westcor Land Title Insurance Company
2000 Colorado Blvd., Suite 1-3100
Denver, CO 80222

File Number: 19349503

Policy Number: 9285624

Date of Policy: May 29, 2020 at 10:35AM

Amount of Insurance: \$3,500,000.00

Premium: \$7,780.00

Property Address Reference: 691 N Spruce Ave, Ketchum, ID 83340

1. **Name of Insured:**
691 North Spruce, LLC
2. **The estate or interest in the land that is insured by this policy is:**
Fee Simple
3. **Title is vested in:**
691 North Spruce, LLC, an Idaho limited liability company
4. **The Land referred to in this policy is described as follows:**
See Attached Schedule C

Sun Valley Title
By:

Nick Busdon, Authorized Signatory

SCHEDULE B
Exceptions from Coverage

File Number: 19349503
Policy Number: 9285624

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. Rights or claims of parties in possession not shown by the public records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims to title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices to such proceedings whether or not shown by the records of such agency, or by the public records.
7. Taxes, including any assessments collected therewith, for the year 2020 which are a lien not yet due and payable.
8. Water and sewer charges, if any, for the City of Ketchum. Paid Current.
9. Easements, reservations, restrictions, and dedications as shown on the official plat of Ketchum Townsite.
10. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded May 13, 1942 as Instrument No. [84202](#).
11. Right of way for ditches, tunnels, telephone, and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.
12. All matters, and any rights, easements, interests or claims as disclosed by a Record of Survey showing Lots 7 & 8, Block 91, Ketchum Townsite recorded December 6, 2019 as Instrument No. [665488](#).

File Number: 19349503
Policy Number: 9285624

ALTA Owner's Policy (6/17/06)

SCHEDULE C
Legal Description

Lots 7 and 8, Block 91 of the VILLAGE OF KETCHUM, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 302967, records of Blaine County, Idaho.

Attachment D

Application Materials: Lot Consolidation Preliminary Plat Plan Set

A PLAT SHOWING
LOT 7A, BLOCK 91, KETCHUM TOWNSITE
 WHEREIN THE LOT LINE BETWEEN LOTS 7 & 8, BLOCK 91 IS VACATED AS SHOWN HEREON
 LOCATED WITHIN SECTION 18, T.4N., R.18E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

JANUARY 2023



SCALE: 1" = 30'

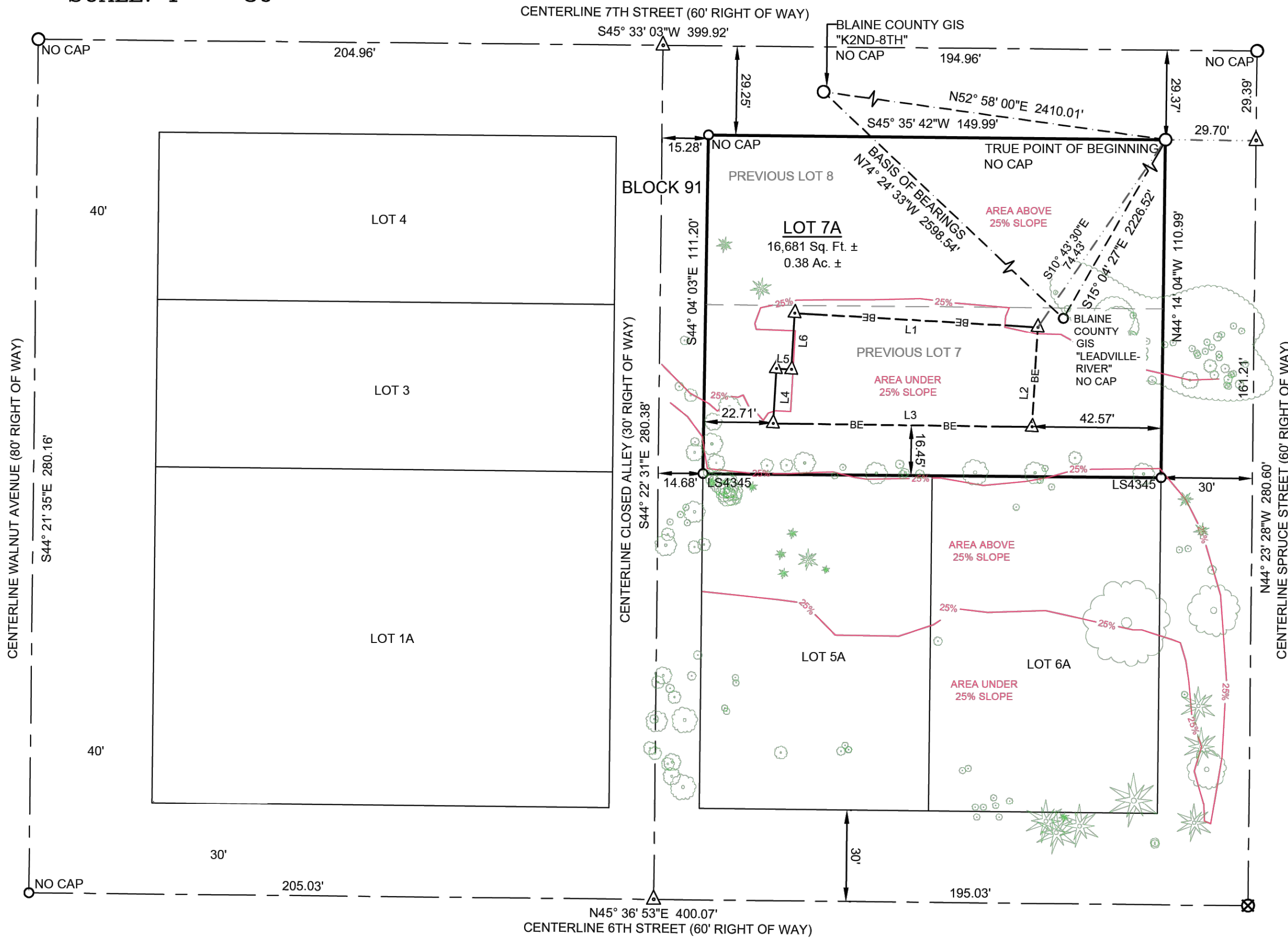


LEGEND

- Property Line
- Lot Line Vacated Hereon
- Adjoiner's Lot Line
- Centerline of Right of Way
- GIS Tie Line
- Survey Tie Line
- Building Envelope
- 25% Slope Boundary
- Found Survey Marker
- Found 5/8" Rebar
- Found 1/2" Rebar
- Calculated Point, Nothing Set
- Aspen Grove
- Conifer Tree
- Deciduous Tree

SURVEY NARRATIVE & NOTES

1. The purpose of this survey is to show the monuments found and set during the boundary retracement of Lots 7 & 8, Block 91, Ketchum Townsite and vacate the interior line creating Lot 7A, Block 91, Ketchum Townsite. The boundary shown is based on found lot corner monuments and the Official Map of the Village of Ketchum, Instrument Number 302967, records of Blaine County, Idaho. All found monuments have been accepted. Additional documents used during the course of this survey include the Plat of Ketchum: Block 91: Replat of Lots 5 & 6, Instrument Number 370366 and the Record of Survey showing Lots 7 & 8, Block 91, Ketchum Townsite, Instrument Number 665488, both records of Blaine County, Idaho.
2. The distances shown are measured. Refer to the above referenced documents for previous record data.
3. See Ketchum Ordinance 173, recorded as Instrument Number 197670, records of Blaine County, Idaho for conditions/restrictions regarding Block 91 Alley.
4. A Title Commitment for Lots 7 & 8, Block 91, Village of Ketchum, Blaine County, Idaho, has been issued by Sun Valley Title Guaranty Company, File Number 19349503, with a Date of Guarantee of May 29, 2020. Certain information contained in said title policy may not appear on this map or may affect items shown hereon. It is the responsibility of the owner or agent to review said title policy. All plottable encumbrances and easements listed in the title report are shown hereon. Review of specific documents is required, if further information is desired.
5. Zoning is LR, Limited Residential Use Zone. Refer to City of Ketchum Zoning Ordinance for more specific information about this zone.
6. The owner/subdivider is Spruce and the 6th. L.L.C., c/o Jake Watkins at Roger Ferris Partners, 11 Wilton Road, Westport, CT 06880. The surveyor/representative is Mark E. Phillips, Galena Engineering, Inc., 317 N. River St., Hailey, Idaho 83333.



VICINITY MAP
NOT TO SCALE

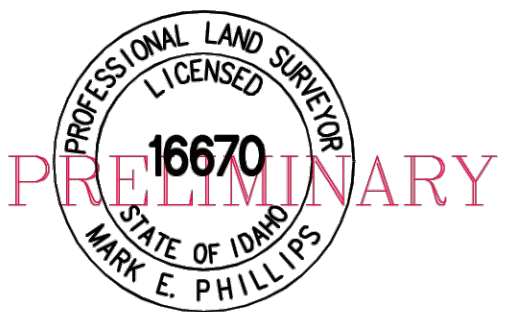
LOT 7A, BLOCK 91,
KETCHUM TOWNSITE

 GALENA ENGINEERING, INC.
 HAILEY, IDAHO

 SHEET 1 OF 2

 Job No. 7932-01

Line Table		
Line #	Length	Direction
L1	79.90'	S48°20'34"W
L2	32.89'	N41°39'27"W
L3	84.98'	N45°46'41"E
L4	18.00'	S41°39'27"E
L5	5.00'	S48°20'33"W
L6	18.69'	S41°39'27"E



MARK E. PHILLIPS, P.L.S. 16670

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

Date _____ South Central Public Health District

Attachment E
Zoning
and
Dimensional Standards
Evaluation



691 N SPRUCE AVENUE RESIDENCE
COMPLIANCE WITH ZONING REGULATIONS

Compliance with Zoning and Dimensional Standards				
Compliant			Standards and Findings	
Yes	No	N / A	Ketchum Municipal Code	City Standards and Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Minimum Lot Area
			Finding	Required: 9,000 square feet minimum Existing: 16,681 square feet (0.38 acres)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Building Coverage
			Finding	Permitted: 35% Proposed: 15% (2,478 square feet / 16,681 square feet lot area)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Minimum Building Setbacks
			Finding	Minimum Required Setbacks: Front: 15' Side: > of 1' for every 2' in building height, or 10' (15'-7" required) Rear: 20' Proposed: Front (Spruce Avenue): 41.57' Side (north): 58.73' Side (south): 16.75' Rear (west): 28.29'
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Building Height
			Finding	Maximum Permitted: 35' Proposed: 33'
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.030.H	Curb Cut
			Finding	Permitted: A total of 35% of the linear footage of any street frontage can be devoted to access off street parking. Proposed: 21% (23-foot-wide driveway/110 feet of frontage along Spruce Ave)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.020.A.2 & 17.125.050	Parking Spaces
			Finding	Off-street parking standards of this chapter apply to any new development and to any new established uses. Required: One-Family Dwelling Units in all Zoning Districts: 2 parking spaces per dwelling unit. Proposed: The applicant is proposing two parking spaces within the enclosed garage.

Attachment F
Mountain Overlay
Design Review
Standards Evaluation



**691 N SPRUCE AVENUE RESIDENCE
MOUNTAIN OVERLAY DESIGN REVIEW STANDARDS ANALYSIS**

Mountain Overlay Design Review Standards (KMC §17.107.070.A)				
Compliant			Standards and Findings	
Yes	No	N/A	Ketchum Municipal Code	City Standards and Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070.A.1	There is no building on ridges or knolls which would have a material visual impact on a significant skyline visible from a public vantage point entering the City or within the City. Material, as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this Ordinance.
			Findings	The project is not sited on a ridge or knoll that would have a material visual impact on a significant skyline visible from a public vantage point entering or within the city. The proposed home is sited at the lower elevation of the parcel preserving the natural topography of the hillside above. The project protects the natural hillside by: (1) conforming to the existing home's building footprint and (2) containing all construction activity within the existing limits of disturbance on the subject property. Additionally, the project proposes to further preserve the hillside by restoring and revegetating existing disturbed areas within rear- and side-yard setback areas. The maximum height of the proposed home is 33 feet, which is 1.22 feet less than the maximum height of the existing home further reducing its visibility on the hillside.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070.A.2	Building, excavating, filling and vegetation disturbance on hillsides which would have a material visual impact visible from a public vantage point entering the City or within the City is minimized. Material, as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this Ordinance.
			Findings	The project minimizes building, excavating, filling, and vegetation disturbance by containing all construction activity within the existing disturbed area on the subject property. The existing development's total building coverage is 4,084 square feet. The proposed redevelopment's building coverage is 2,478 square feet, which is 1,606 square feet less than existing. The site survey on Sheet C1.0 of the project plans shows the existing development's limits of disturbance. The total area of existing site disturbance is 8,469 square feet. The site photos on Sheets EX003 and EX004 of the project plans show the existing disturbed areas on the subject property. Existing disturbance within the front-yard setback area includes the driveway and retaining walls. Existing disturbance within the rear-yard setback area includes dry-stack retaining walls, landscape steps, a paver patio, and a drainage swale.

				<p>Existing disturbance within the south-side-yard setback area includes railroad tie retainage and a tall concrete retaining wall. Sheet C1.1 shows that the new single-family residence and all associated site improvements are contained within the existing limits of disturbance on the subject property. The proposed cut and fill quantities are specified on Sheet C1.1. The total volume of the proposed cut is 460 cubic yards. No new fill is proposed to be added to the subject property.</p> <p>The minimal building, excavating, filling, and vegetation will not have a material visual impact visible from a public vantage point entering or within the city. The proposed home is sited at the lower elevation of the parcel preserving the natural topography of the hillside above. Additionally, the project proposes to further preserve the hillside by restoring and revegetating existing disturbed areas within rear- and side-yard setback areas. The maximum height of the proposed home is 33 feet, which is 1.22 feet less than the maximum height of the existing home further reducing its visibility on the hillside.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070.A.3	Driveway standards as well as other applicable standards contained in Street Standards Chapter 12.04 are met.
			Findings	<p>The applicant has proposed improving the existing driveway by re-grading to comply with Fire Department requirements, installing a snowmelt system that terminates at the front property line, and resurfacing with new asphalt. The existing grade of the existing driveway slopes uphill 14.5% towards the garage from its access along Spruce Avenue, exceeding the 7% maximum grade permitted by the Fire Department. The applicant has proposed grading improvements that flatten the existing driveway. The proposed driveway grade slopes down 1.4% towards the garage from its access along Spruce Avenue and complies with Fire Department requirements.</p> <p>The proposed driveway improvements have been reviewed by the City Engineer, Streets Department, and Fire Department. The driveway improvements comply with all applicable standards for private driveway specified in Ketchum Municipal Code §12.03.030.L.</p> <p>Pursuant to condition no. 4, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for the proposed driveway and right-of-way improvements for final review and approval by the City Engineer and Streets Department prior to issuance of a building permit for the project.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070.A.4	All development shall have access for fire and other emergency vehicles to within one hundred fifty feet (150') of the furthest exterior wall of any building.

			Findings	Sufficient access is provided for fire and other emergency vehicles to reach within 150 feet of the furthest exterior wall of the building. The Fire Department has reviewed the project plans and has found that all access requirements for emergency vehicles have been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070.A.5	Significant rock outcroppings are not disturbed.
			Findings	Sheet C1.1 of the project plans shows that the disturbance proposed for the new home does not extend beyond the existing limits of disturbance on the site. The project protects the natural hillside area by concentrating redevelopment within the existing disturbed area on the subject property. The proposed home is sited at the lower elevation of the parcel conserving the natural topography of the hillside above. Additionally, the project proposes to further preserve the hillside by restoring and revegetating existing disturbance within rear- and side-yard setback areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070.A.6	International Building Code (IBC) and International Fire Code (IFC) and Ketchum Fire Department requirements shall be met.
			Findings	The project must comply with the 2018 International Residential Code, the 2018 International Fire Code, all local amendments specified in Title 15 of Ketchum Municipal Code, and Ketchum Fire Department requirements. All building code and Fire Department requirements will be verified for compliance by the Building and Fire departments prior to building permit issuance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070.A.7	Public water and sewer service comply with the requirements of the City.
			Findings	As shown on C1.1 of the project plans, the redevelopment project will utilize the existing sewer service. The existing water service will be abandoned and replaced with a new water service connection. The Utilities Department reviewed the project plans and the new water service connection complies with city requirements. Pursuant to condition no. 4, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for the proposed utility improvements for final review and approval by the Utilities Department prior to issuance of a building permit for the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070.A.8	Drainage is controlled and maintained to not adversely affect other properties.
			Findings	Pursuant to KMC §17.96.060.C.1, all storm water drainage shall be retained on site. Drainage improvements are specified on Sheet C1.1 of the project plans. The drainage improvements include the installation of a French drain bordering the length of the south-side property line. A landscape drywell will be installed to collect stormwater from the driveway. A detail of the French drain and drywell has been provided on Sheet C1.2. The City Engineer has reviewed the proposed drainage plan

				<p>and believes the French drain and drywell improvements are sufficient to maintain all storm water drainage on-site.</p> <p>Pursuant to condition no. 4, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for the proposed drainage improvements for final review and approval by the City Engineer and Streets Department prior to issuance of a building permit for the project.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070.A.9	<p>Cuts and fills allowed for roadways shall be minimized; lengths of driveways allowed shall be minimized; all cuts and fills shall be concealed with landscaping, revegetation and/or natural stone materials.</p> <p>Revegetation on hillsides with a clear zone of thirty feet (30') around all structures is recommended. Said clear zone shall include low combustible irrigated vegetation with appropriate species, on file with the Ketchum planning department. Revegetation outside of this clear zone should be harmonious with the surrounding hillsides.</p>
			Findings	<p>No new roadways or driveways are proposed with this redevelopment project. The project proposes to improve the existing driveway that accesses the property along Spruce Avenue. The applicant has proposed improving the existing driveway by re-grading to comply with Fire Department requirements, installing a snowmelt system that terminates at the front property line, and resurfacing with new asphalt.</p> <p>The project minimizes building, excavating, filling, and vegetation disturbance by containing all construction activity within the existing disturbed area on the subject property. The proposed cut and fill quantities are specified on Sheet C1.1. The total volume of the proposed cut is 460 cubic yards. No new fill is proposed to be added to the subject property. The proposed home is sited at the lower elevation of the parcel preserving the natural topography of the hillside above. Additionally, the project proposes to further preserve the hillside by restoring and revegetating existing disturbed areas within rear- and side-yard setback areas. The rear- and side-yard setback areas will be restored and revegetated with native grasses and sage brush. New aspen trees will be installed to enhance the existing grove on the property and new native chokecherries will be installed to screen utilities. The Fire Department has reviewed the project plans and has not recommended a 30-foot-clear-zone for the project. Fire Protection Ordinance No. 1217 (KMC §15.08.080) requires that: (1) tree crowns extending within 10 feet of any structure shall be pruned to maintain a minimum horizontal clearance of 10 feet, (2) tree crowns within 30 feet of any structure shall be pruned to remove limbs less than 6 feet above the ground surface adjacent to trees, and (3) non-fire resistive vegetation or growth shall be</p>

				kept clear of buildings and structures in order to provide a clear area for fire suppression operations. The project complies with the fire protection and defensible space standards specified in KMC §15.08.080.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070.A.10	There are not other sites on the parcel more suitable for the proposed development in order to carry out the purposes of this Ordinance.
			Findings	The new home is sited within the most suitable area for redevelopment at the lower elevation of the parcel. Sheet C1.1 shows that the new single-family residence and all associated site improvements are contained within the existing limits of disturbance on the subject property. The proposed home is sited at the lower elevation of the parcel preserving the natural topography of the hillside above. The project protects the natural hillside by: (1) conforming to the existing home's building footprint and (2) containing all construction activity within the existing limits of disturbance on the subject property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070.A.11	Access traversing 25% or greater slopes does not have significant impact on drainage, snow and earth slide potential and erosion as it relates to the subject property and to adjacent properties.
			Findings	The applicant has proposed improving the existing driveway by re-grading to comply with Fire Department requirements, installing a snowmelt system that terminates at the front property line, and resurfacing with new asphalt. The proposed driveway improvements have been reviewed by the City Engineer, Streets Department, and Fire Department. The driveway improvements comply with all applicable standards for private driveway specified in Ketchum Municipal Code §12.03.030.L. Drainage improvements are specified on Sheet C1.1 of the project plans. The drainage improvements include the installation of a French drain bordering the length of the south-side property line. A landscape drywell will be installed to collect stormwater from the driveway. A detail of the French drain and drywell has been provided on Sheet C1.2. The City Engineer has reviewed the proposed drainage plan and believes the French drain and drywell improvements are sufficient to maintain all storm water drainage on-site. The proposed driveway improvements will not have adverse impacts on drainage, snow, earth-slide potential, or erosion. Pursuant to condition no. 4, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for the proposed driveway and right-of-way improvements for final review and approval by the City Engineer and Streets Department prior to issuance of a building permit for the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070.A.12	Utilities shall be underground.
			Findings	The utility improvements are indicated on Sheet C1.1 of the project plans. The redevelopment project will utilize the existing sewer, gas, and

				<p>electrical service. The existing water service will be abandoned and replaced with a new water service connection. The Utilities Department reviewed the project plans and the new water service connection complies with city requirements. Pursuant to condition no. 4, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for the proposed utility improvements for final review and approval by the Utilities Department prior to issuance of a building permit for the project. Four above-grade AC condensers are proposed to be installed within the rear-yard setback area bordering the proposed residence. The landscape plan on Sheet L2.0 shows that new native chokecherries will be installed to screen the AC condensers. In accordance with KMC §17.96.060.D2, the proposed landscaping improvements within the rear yard will sufficiently screen the AC condensers from public view.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070.A.13	<p>Limits of disturbance shall be established on the plans and protected by fencing on the site for the duration of construction.</p>
			Findings	<p>Sheet C1.1 shows that the new single-family residence and all associated site improvements are contained within the existing limits of disturbance on the subject property. The applicant has submitted a preliminary construction management plan that indicates the limits of disturbance will be protected by fencing during construction. A construction management plan that addresses all construction activity standards specified in Ketchum Municipal Code §15.06.030 will be required to be submitted with the building permit application. City Departments will conduct a comprehensive review of the proposed construction management plan during plan review for the building permit. Pursuant to condition no. 5, the limits of disturbance shall be established on the construction management plan submitted with the building permit application and protected by fencing for the duration of construction.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070.A.14	<p>Excavations, fills and vegetation disturbance on hillsides not associated with the building construction shall be minimized.</p>
			Findings	<p>The project minimizes building, excavating, filling, and vegetation disturbance by containing all construction activity within the existing disturbed area on the subject property. The proposed cut and fill quantities are specified on Sheet C1.1. The total volume of the proposed cut is 460 cubic yards. No new fill is proposed to be added to the subject property. The proposed home is sited at the lower elevation of the parcel preserving the natural topography of the hillside above. Additionally, the project proposes to further preserve the hillside by restoring and revegetating existing disturbed areas within rear- and side-yard setback areas.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070.A.15	Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.
			Findings	<p>Ordinance No. 996 adopted in 2006 amended the Mountain Overlay boundaries by designating the Knob Hill area as a significant landmark. The subject property is comprised of two separate lots located on Knob Hill. These lots are part of the original Ketchum Townsite that was created in 1948. Topography was not considered when the townsite was established, and Knob Hill contains platted blocks with multiple unimproved lots and unimproved public rights-of-way located high on the hillside.</p> <p>The project protects the natural hillside area by concentrating the redevelopment within the existing disturbed area on the property. The proposed home is sited at the lower elevation of the parcel conserving the natural topography of the hillside above. Additionally, the project proposes to further preserve the hillside by restoring and revegetating existing disturbance within rear- and side-yard setback areas.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.104.070.A.16	Encroachments of below grade structures into required setbacks are subject to subsection 17.128.020.K of this title and shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.
			Findings	This standard is not applicable as the project does not propose below-grade structures that encroach into required setbacks.

Attachment G
Design Review
Standards Evaluation



691 N SPRUCE AVENUE RESIDENCE
DESIGN REVIEW STANDARDS ANALYSIS

17.96.060.A.1 - Streets	Conformance
<i>The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.</i>	N/A

Finding: This standard is not applicable as no new roadways or driveways are proposed with this redevelopment project. The project proposes to improve the existing driveway that accesses the property along Spruce Avenue. The applicant has proposed improving the existing driveway by re-grading to comply with Fire Department requirements, installing a snowmelt system that terminates at the front property line, and resurfacing with new asphalt.

17.96.060.A.2 - Streets	Conformance
<i>All street designs shall be approved by the City Engineer.</i>	N/A

Finding: No new streets or changes to the design of Spruce Avenue are proposed with this project.

17.96.060.B.1 - Sidewalks	Conformance
<i>All projects under subsection 17.96.010.A of this chapter that qualify as a "substantial improvement" shall install sidewalks as required by the Public Works Department.</i>	N/A

Finding: Ketchum Municipal Code 17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the Community Core, all tourist zone districts, and all light industrial districts. The subject property is located within the LR Zone and sidewalks are not required to be installed for the project. This standard is not applicable.

17.96.060.B.2 - Sidewalks	Conformance
<i>Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.</i>	N/A

Finding: N/A. The subject property is located within the LR Zone and sidewalks are not required to be installed for this project.

17.96.060.B.3 - Sidewalks	Conformance
<i>Sidewalks may be waived if one of the following criteria is met:</i> <i>a) The project comprises an addition of less than 250 square feet of conditioned space.</i>	N/A

b) <i>The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.</i>	
Finding: N/A. The subject property is located within the LR Zone and sidewalks are not required to be installed for this project.	

17.96.060.B.4 - Sidewalks	Conformance
<i>The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.</i>	N/A
Finding: N/A. The subject property is located within the LR Zone and sidewalks are not required to be installed for this project.	

17.96.060.B.5 – Sidewalks	Conformance
<i>New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.</i>	N/A
Finding: N/A. Ketchum Municipal Code 17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the CC, all tourist zone districts, and all light industrial districts. The subject property is located in the LR Zone and sidewalks are not required to be installed for this project.	

17.96.060.B.6 - Sidewalks	Conformance
<i>The City may approve and accept voluntary cash contributions in lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 110 percent of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in lieu contribution shall be paid before the City issues a certificate of occupancy.</i>	N/A
Finding: N/A. The subject property is located within the LR Zone and sidewalks are not required to be installed for this project.	

17.96.060.C.1 - Drainage	Conformance
<i>All stormwater shall be retained on site.</i>	YES Condition #4
Finding: Pursuant to KMC §17.104.070.A.8, drainage must be controlled and maintained to not adversely affect other property. Drainage improvements are specified on Sheet C1.1 of the	

project plans. The drainage improvements include the installation of a French drain bordering the length of the south-side property line. A landscape drywell will be installed to collect stormwater from the driveway. A detail of the French drain and drywell has been provided on Sheet C1.2. The City Engineer has reviewed the proposed drainage plan and believes the French drain and drywell improvements are sufficient to maintain all storm water drainage on-site. Pursuant to condition #4, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for the proposed drainage improvements for final review and approval by the City Engineer and Streets Department prior to issuance of a building permit for the project.

17.96.060.C.2 - Drainage	Conformance
<i>Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.</i>	YES Condition #4
<p>Finding: Drainage improvements are specified on Sheet C1.1 of the project plans. The drainage improvements include the installation of a French drain bordering the length of the south-side property line. A landscape drywell will be installed to collect stormwater from the driveway. A detail of the French drain and drywell has been provided on Sheet C1.2. The City Engineer has reviewed the proposed drainage plan and believes the French drain and drywell improvements are sufficient to maintain all storm water drainage on-site.</p> <p>Pursuant to condition #4, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for the proposed drainage improvements for final review and approval by the City Engineer and Streets Department prior to issuance of a building permit for the project.</p>	

17.96.060.C.3 - Drainage	Conformance
<i>The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.</i>	YES Condition #4
<p>Finding: The City Engineer has reviewed the proposed drainage plan and believes the French drain and drywell improvements are sufficient to maintain all storm water drainage on-site. The City Engineer may require additional drainage improvements if necessary. Pursuant to condition #4, the applicant shall submit final civil drawings for all drainage improvements with the building permit application to be verified, reviewed, and approved by the City Engineer and Streets Department.</p>	

17.96.060.C.4 - Drainage	Conformance
<i>Drainage facilities shall be constructed per City standards.</i>	YES Condition #4
<p>Finding: Drainage improvements are specified on Sheet C1.1 of the project plans. The drainage improvements include the installation of a French drain bordering the length of the south-side property line. A landscape drywell will be installed to collect stormwater from the driveway. A detail of the French drain and drywell has been provided on Sheet C1.2. Pursuant to condition</p>	

#4, the applicant shall submit final civil drawings for all drainage improvements with the building permit application to be verified, reviewed, and approved by the City Engineer and Streets Department.

17.96.060.D.1 - Utilities	Conformance
<i>All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.</i>	YES
<p>Finding: All project costs associated with the development, including the installation of utilities, are the responsibility of the applicant. The applicant has not made requests for funding to the City for utility improvements. No funds have been provided by the City for the project.</p>	

17.96.060.D.2 - Utilities	Conformance
<i>Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.</i>	YES Condition #4
<p>Finding: The utility improvements are indicated on Sheet C1.1 of the project plans. The redevelopment project will utilize the existing sewer, gas, and electrical service. The existing water service will be abandoned and replaced with a new water service connection. The Utilities Department reviewed the project plans and the new water service connection complies with city requirements. Pursuant to condition no. 4, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for the proposed utility improvements for final review and approval by the Utilities Department prior to issuance of a building permit for the project. Four above-grade AC condensers are proposed to be installed within the rear-yard setback area bordering the proposed residence. The landscape plan on Sheet L2.0 shows that new native chokecherries will be installed to screen the AC condensers. In accordance with KMC §17.96.060.D2, the proposed landscaping improvements within the rear yard will sufficiently screen the AC condensers from public view.</p>	

17.96.060.D.3 - Utilities	Conformance
<i>When extension of utilities is necessary all developers will be required to pay for and install two-inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with City of Ketchum standards and at the discretion of the City Engineer.</i>	N/A
<p>Finding: The location of the subject property is already served by fiber optic cable and therefore no conduit is required in this location.</p>	

17.96.060.E.1 – Compatibility of Design	Conformance
<i>The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.</i>	YES
<p>Finding: No new signage is proposed for the new single-family home. The exterior materials are specified on Sheet G002 of the project plans and include wood windows and doors, wood louvers, wood cladding, wood soffits, stone cladding, zing, cable guardrails, and a green roof. The natural materials and colors are compatible with the existing homes in the Knob Hill neighborhood and complement the surrounding hillside.</p>	

17.96.060.E.2 – Compatibility of Design	Conformance
<i>Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.</i>	YES
<p>Finding: Ordinance No. 996 adopted in 2006 amended the Mountain Overlay boundaries by designating the Knob Hill area as a significant landmark. The subject property is comprised of two separate lots located on Knob Hill. These lots are part of the original Ketchum Townsite that was created in 1948. Topography was not considered when the townsite was established, and Knob Hill contains platted blocks with multiple unimproved lots and unimproved public rights-of-way located high on the hillside.</p> <p>The project protects the natural hillside area by concentrating the redevelopment within the existing disturbed area on the property. The proposed home is sited at the lower elevation of the parcel conserving the natural topography of the hillside above. Additionally, the project proposes to further preserve the hillside by restoring and revegetating existing disturbance within rear- and side-yard setback areas.</p>	

17.96.060.E.3 – Compatibility of Design	Conformance
<i>Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.</i>	N/A
<p>Finding: The subject property is developed with an existing nonconforming single-family residence that was constructed in 1977 and is proposed to be demolished. While the existing home is more than 50 years old, the building is not designated on the city's adopted Historic Building/Site List. Review by the Historic Preservation Commission is not required; however, a demolition permit cannot be issued for the existing residence until a 60-day waiting period has concluded (KMC §15.16.040.B3) and a complete building permit application for a replacement project on the property has been accepted by the city and required fees have been paid (KMC §17.20.010.B).</p>	

17.96.060.F.1 – Architectural	Conformance
<i>Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.</i>	N/A
<p>Finding: N/A. Ketchum Municipal Code 17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the Community Core, all tourist zone districts, and all light industrial districts. The subject property is located within the LR Zone and sidewalks are not required to be installed for the project. This standard is not applicable.</p>	

17.96.060.F.2 – Architectural	Conformance
<i>The building character shall be clearly defined by use of architectural features.</i>	YES
<p>Finding: Elevations for the proposed home are included on Sheet A201 and A202 of the project plans. The home’s character is defined by the curved wall of second-level great room that connects to this terrace. These features create an eye-catching building form that provides visual interest. The project design is mountain modern combining more rustic and natural materials with large windows, clean lines, hard edges, and a flat green roof.</p>	

17.96.060.F.3 – Architectural	Conformance
<i>There shall be continuity of materials, colors and signing within the project.</i>	YES
<p>Finding: The project uses wood, stone, and glass along all facades of the building. The different shapes, sizes, and placement of these exterior materials add variety and animates each facade.</p>	

17.96.060.F.4 – Architectural	Conformance
<i>Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.</i>	YES
<p>Finding: No accessory structures or fences are proposed. The project proposes landscaping improvements that restore disturbed hillside areas. These landscaping improvements complement and soften the visual appearance of the single-family residence. The rear- and side-yard setback areas will be restored and revegetated with native grasses and sage brush. New aspen trees will be installed to enhance the existing grove on the property and new native chokecherries will be installed to screen utilities.</p>	

17.96.060.F.5 – Architectural	Conformance
<i>Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.</i>	YES
<p>Finding: The design incorporates variation in architectural features and materials across all facades. The elevations included on Sheets A201 and A202 of the project plans show that the building walls provide visual relief through exterior material differentiation and slight modulations in building mass to reduce the appearance of bulk and flatness.</p>	

17.96.060.F.6 – Architectural	Conformance
<i>Building(s) shall orient toward their primary street frontage.</i>	YES
<p>Finding: The project will improve the existing driveway access along Spruce Avenue. A new gravel path is proposed connecting the driveway to the home’s main entrance at the south elevation fronting 6th Street.</p>	

17.96.060.F.7 – Architectural	Conformance
<i>Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.</i>	YES
<p>Finding: No satellite receivers are proposed for the project. As shown on Sheet A101, the garage contains storage space to accommodate garbage bins. The garbage storage area will be contained with the enclosed garage and fully screened from public view.</p>	

17.96.060.F.8 – Architectural	Conformance
<i>Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.</i>	YES
<p>Finding: The roof plan provided on Sheet A104 shows that roof drains will be installed on the sedum-green roof system. These roof drains will lead to vertical drainpipes within wall assemblies. The entry patio at the south elevation is partially covered providing weather protection for residents.</p>	

17.96.060.G.1 – Circulation Design	Conformance
<i>Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.</i>	N/A
<p>Finding: N/A. This redevelopment project is located within the Knob Hill area, an existing low-density residential neighborhood. The site is not contiguous to existing pedestrian, equestrian, or bicycle easements or pathways.</p>	

17.96.060.G.2 – Circulation Design	Conformance
<i>Awnings extending over public sidewalks shall extend five feet or more across the public sidewalk but shall not extend within two feet of parking or travel lanes within the right-of-way.</i>	N/A
<p>Finding: N/A. Ketchum Municipal Code 17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the CC, all tourist zone districts, and all light industrial districts. The subject property is located in the LR Zone and sidewalks are not required to be installed for this project.</p>	

17.96.060.G.3 – Circulation Design	Conformance
<p><i>Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.</i></p>	<p>YES Condition #4</p>
<p>Finding: The applicant has proposed improving the existing driveway by re-grading to comply with Fire Department requirements, installing a snowmelt system that terminates at the front property line, and resurfacing with new asphalt. The existing grade of the existing driveway slopes uphill 14.5% towards the garage from its access along Spruce Avenue, exceeding the 7% maximum grade permitted by the Fire Department. The applicant has proposed grading improvements that flatten the existing driveway. The proposed driveway grade slopes down 1.4% towards the garage from its access along Spruce Avenue and complies with Fire Department requirements.</p> <p>The proposed driveway improvements have been reviewed by the City Engineer, Streets Department, and Fire Department. The driveway improvements comply with all applicable standards for private driveway specified in Ketchum Municipal Code §12.03.030.L.</p> <p>Pursuant to condition no. 4, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for the proposed driveway and right-of-way improvements for final review and approval by the City Engineer and Streets Department prior to issuance of a building permit for the project.</p>	

17.96.060.G.4 – Circulation Design	Conformance
<p><i>Curb cuts and driveway entrances shall be no closer than 20 feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right-of-way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.</i></p>	<p>YES</p>
<p>Finding: The existing driveway is located over 150 feet away from the nearest intersection of Spruce Avenue and 6th Street.</p>	

17.96.060.G.5 – Circulation Design	Conformance
<i>Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.</i>	YES Condition #2
<p>Finding: The portion of Spruce Avenue north from 6th Street is not, and cannot be, maintained by the city due to its steep grade. During department review, planning staff requested the applicant provide more information on how this portion of Spruce Avenue is currently maintained, including who is responsible for snow removal. The applicant responded that there is a shared verbal agreement between all property owners on north Spruce Avenue to remove snow whenever necessary. Condition #2 will ensure that unobstructed access to the project will be maintained:</p> <p style="padding-left: 40px;"><i>Condition of Approval No. 2: A roadway maintenance agreement with between the impacted properties on north Spruce Avenue and the city, or at a minimum between the subject property owner and the city, to memorialize that the property owners are responsible for providing unobstructed access by removing snow, maintaining, and repairing the portion of Spruce Avenue north from 6th Street is required. The roadway maintenance agreement must be approved by the City Council and recorded with the office of the Blaine County Clerk and Recorder executed prior to or concurrent with final plat approval. The final plat shall include a note that references the instrument number for the recorded roadway maintenance agreement.</i></p>	

17.96.060.H.1 – Snow Storage	Conformance
<i>Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.</i>	N/A
<p>Finding: The site grading and drainage plan on Sheet C1.1 has been revised to show the location and dimensions of the heated driveway area and snowmelt system. The entirety of the driveway on the subject property will be heated. The proposed snowmelt system terminates at the property line and does not encroach into the Spruce Avenue public right-of-way. All improved parking and pedestrian circulation areas on the subject property are heated, which is permitted as an alternative to providing on-site snow storage areas by Ketchum Municipal Code §17.96.060.H4.</p>	

17.96.060.H.2 – Snow Storage	Conformance
<i>Snow storage areas shall be provided on site.</i>	N/A
<p>Finding: The applicant has proposed to snowmelt all parking and pedestrian circulation areas, which is permitted as an alternative to providing on-site snow storage area by Ketchum Municipal Code §17.96.060.H4.</p>	

17.96.060.H.3 – Snow Storage	Conformance
<i>A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.</i>	N/A
Finding: N/A as no snow storage areas have been provided on-site. The applicant has proposed snowmelt in lieu of providing any snow storage areas on site.	

17.96.060.H.4 – Snow Storage	Conformance
<i>In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.</i>	YES
Finding: The site grading and drainage plan on Sheet C1.1 has been revised to show the location and dimensions of the heated driveway area and snowmelt system. The entirety of the driveway on the subject property will be heated. The proposed snowmelt system terminates at the property line and does not encroach into the Spruce Avenue public right-of-way.	

17.96.060.I.1 – Landscaping	Conformance
<i>Landscaping is required for all projects.</i>	YES
Finding: Landscaping has been provided for the project as indicated on Sheet L2.0 of the project plans.	

17.96.060.I.2 – Landscaping	Conformance
<i>Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.</i>	YES
Finding: The rear- and side-yard setback areas will be restored and revegetated with native grasses and sage brush. New aspen trees will be installed to enhance the existing grove on the property and new native chokecherries will be installed to screen utilities. The proposed vegetation is readily adaptable to the site's microclimate, soil conditions, orientation, and aspect and will restore disturbed hillside areas on the subject property.	

17.96.060.I.3 – Landscaping	Conformance
<i>All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.</i>	YES
Finding: The landscape plan proposes drought-tolerant and native materials, including native grasses and sage brush, chokecherries, dogwoods, and aspen trees.	

17.96.060.I.4 – Landscaping	Conformance
<i>Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.</i>	YES
Finding: The subject property is surrounded by compatible low-density residential uses within the Knob Hill neighborhood. The proposed landscaping will soften the hard edges of the mountain-modern home and restore the surrounding hillside.	

17.96.060.J.1 – Public Amenities	Conformance
<i>Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.</i>	N/A
Finding: The project’s pedestrian amenities including retaining and protecting the City’s existing art pedestal and street tree planters along the 4 th Street sidewalk and a bicycle rack for public use. In the project narrative, the applicant states: “With over 3,100 square feet of activated sidewalk, this project will provide the only safe, uninterrupted, and fully ADA compliant access to Main Street on the block as it stretches up the hill. The heated sidewalk wraps the corner with covered awnings, five trees for natural screening and shade, planter boxes with native plantings, multiple sitting space for up to 16 seats, 8 bicycle parking stalls, and a designated art pedestal.”	

17.96.060.K.1 – Underground Encroachments	Conformance
<i>Encroachments of below grade structures into required setbacks are subject to subsection 17.128.020.K of this title and shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.</i>	N/A
Finding: N/A	

17.96.060.K.2 – Underground Encroachments	Conformance
<i>No below grade structure shall be permitted to encroach into the riparian setback.</i>	N/A
Finding: N/A	

FINDINGS REGARDING DESIGN REVIEW STANDARDS – COMMUNITY CORE

17.96.070.A.1 – Streets	Conformance
<i>Street trees, streetlights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.</i>	YES Conditions #2 & #4
<p>Finding: The placement of all street trees and streetlights require final review and approval by the City Engineer and Streets Department. Adequate clearance must be provided around all obstacles within the right-of-way, including street trees, grates, and lights. Final drawings prepared by an Idaho-licensed engineer for all associated right-of-way improvements shall be submitted with the building permit application to be verified, reviewed, and approved by the City Engineer and Streets Department pursuant to condition #2. Final review of all improvements to the right-of-way will be completed prior to issuance of a building permit for the project.</p> <p>The project requires a ROW Encroachment Permit for the pavers and snowmelt system proposed to be installed for the sidewalks along Main and 4th Streets as well as the heated paver apron within the alley right-of-way. Pursuant to condition #4, the applicant shall submit the ROW Encroachment Application prior to issuance of a building permit for the project for review and approval by the City Council.</p>	

17.96.070.A.2 – Streets	Conformance
<i>Street trees with a minimum caliper size of three inches, shall be placed in tree grates.</i>	YES
<p>Finding: The landscape plan, Sheet C1.1, and Sheet C0.2 show that the new street tree installed along the Main Street sidewalk will have a minimum caliper size of 3 inches and will be placed in a tree grate per City right-of-way standards.</p>	

17.96.070.A.3 – Streets	Conformance
<i>Due to site constraints, the requirements of this subsection A may be modified by the Public Works Department.</i>	N/A
<p>Finding: Preliminary plans submitted with Design Review are reviewed by the City Engineer and Streets Department in concept only. Final drawings prepared by an Idaho-licensed engineer for all associated right-of-way improvements shall be submitted with the building permit application to be verified, reviewed, and approved by the City Engineer and Streets Department pursuant to condition #2. Final review of all improvements to the right-of-way will be completed prior to issuance of a building permit for the project. Modification to the requirements of Ketchum Municipal Code §17.96.070.A may be recommended by the City Engineer and Streets Department following review of the civil final drawings submitted with the building permit application. No modifications to these requirements have been recommended by the City Engineer or Streets Department at this time.</p>	

17.96.070.B.1 - Architectural	Conformance
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<i>Facades facing a street or alley or located more than five feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials, and colors as the front facade.</i>	YES
Finding: All four facades facing Main Street, 4 th Street, the alley, interior side are design with both solid surfaces and window openings to avoid the creation of blank walls. The project uses brick veneer, bronze-painted metal, wood, and glass along all facades of the building.	

17.96.070.B.2 - Architectural	Conformance
<i>For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways.</i>	N/A
Finding: The ground-level building facades fronting Main and 4 th streets include large storefront windows and glass doors. This ground-floor transparency creates an active, inviting, and pedestrian-friendly streetscape. transparent streetscape. While buildings may be built to front and street-side property lines in the CC-1 Zone, the applicant has setback the building approximately 5 feet along 4th Street. Concrete landscape planters have been provided within the setback area creating a buffer from the building and the sidewalk. The integration of landscape planters enhance the quality of the pedestrian experience along 4th Street.	

17.96.070.B.3 - Architectural	Conformance
<i>For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.</i>	N/A
Finding: See above analysis for Ketchum Municipal Code §17.96.070.B2. The front and street side facades include significant fenestration and do not obscure views into the windows of the retail units. The floor-to-ceiling height of the ground-level commercial space along Main Street is 12.5 feet. The floor-to-ceiling height of the 4th Street retail unit is 17 feet. While landscape planters border the setback areas along Main and 4 th Streets, the predominant ground-level ceiling heights ensure that views into the storefront windows will not be obscured as the vegetation grows to maturity.	

17.96.070.B.4 - Architectural	Conformance
<i>Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.</i>	YES
Finding: The roof form and material is compatible with the overall style of the building. The roof form is flat and complement the project’s horizontal elements, including the ground-level metal canopies and the wood siding. No reflective materials are proposed.	

17.96.070.B.5 - Architectural	Conformance
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<i>All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts.</i>	N/A
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Finding: The project does not include pitched roofs.

17.96.070.B.6 - Architectural	Conformance
<i>Roof overhangs shall not extend more than three feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Department.</i>	YES Condition #4

Finding: The ground-level canopy extends 4'-7" over the front property line along Main Street. Pursuant to condition of approval #4, the ROW Encroachment Agreement for all encroachments in the right-of-way, including the sidewalk pavers and snowmelt system and canopy overhang, must be approved by City Council prior to issuance of a building permit for the project.

17.96.070.B.7 - Architectural	Conformance
<i>Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials.</i>	N/A

Finding: The project does not include front porches or stoops on the front façade of the building.

17.96.070.C.1 – Service Areas and Mechanical/Electrical Equipment	Conformance
<i>Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right-of-way and shall be screened from public views.</i>	YES

Finding: As shown on Sheet A1.0 of the project plans, the garbage disposal room within the rear of building by the alley and fully screened from public view. Clear Creek Disposal has provided a letter dated March 10th, 2022 stating that they can adequately serve the development. The dumpster within the garbage disposal room will be installed on a glider system. Clear Creek Disposal will access the dumpster glider from the alley.

17.96.070.C.2 – Service Areas and Mechanical/Electrical Equipment	Conformance
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<i>Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.</i>	YES Condition #3
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Finding: The new transformer to serve the project will be installed at the north end of the alley and screened from public view by existing retaining walls. Idaho Power has provided a letter dated September 30th, 2022 stating that: "This project can be served from the planned installation of a three phase 120/208 transformer to be installed 70' north in the public right-of-way and to be shared by the 5th and Main Street project currently under construction."

Pursuant to condition #3, the electric and gas service line connections and meters must be specified on the utility plan submitted with the building permit application. The electric and gas meters shall be fully screened from public view. The proposed screening must be compatible with the overall building design and specified on the project plans to be reviewed and approved by planning staff to ensure compliance with Ketchum Municipal Code §17.96.070.C2.

The roof-mounted electrical equipment will be screened from public view with parapet walls.

17.96.070.D.1 - Landscaping	Conformance
<i>When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on or off site.</i>	YES

Finding: The landscape plan indicates 2 existing deciduous trees are proposed to be removed from the site. These trees will be replaced with an Autumn Blaze Maple street tree installed along the Main Street sidewalk and a flowering crabapple tree installed within a planter along 4th Street.

17.96.070.D.2 - Landscaping	Conformance
<i>Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree grates.</i>	YES

Finding: The landscape plan, Sheet C1.1, and Sheet C0.2 show that the new street tree installed along the Main Street sidewalk will have a minimum caliper size of 3 inches and will be placed in a tree grate per City right-of-way standards.

17.96.070.D.3 - Landscaping	Conformance
<i>The City arborist shall approve all parking lot and replacement trees.</i>	YES

Finding: The City Arborist has approved the replacement trees.

17.96.070.E.1 – Surface Parking Lots	Conformance
<i>Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.</i>	N/A

Finding: N/A. No surface parking lot is proposed.

17.96.070.E.2 – Surface Parking Lots	Conformance
<i>Surface parking lots shall incorporate at least one tree and one additional tree per ten on site parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public.</i>	N/A
Finding: N/A. The project does not include a surface parking lot. On-site parking is provided within the enclosed garages accessed from alley.	

17.96.070.E.3 – Surface Parking Lots	Conformance
<i>Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways.</i>	N/A
Finding: N/A as no surface parking lots are proposed for the project.	

17.96.070.F.1 – Bicycle Parking	Conformance
<i>One bicycle rack, able to accommodate at least two bicycles, shall be provided for every four parking spaces as required by the proposed use. At a minimum, one bicycle rack shall be required per development.</i>	YES
Finding: Two bike racks accommodating at least two bicycles are required to be provided for the project. Sheet C1.1 indicates that a bike rack accommodating 6 bicycles is provided by the primary building entrance along Main Street.	

17.96.070.F.2 – Bicycle Parking	Conformance
<i>When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or greater than one-half shall be adjusted to the next highest whole number.</i>	YES
Finding: 8 parking spaces are required to be provided on-site to satisfy the project’s parking demand and 2 bike racks are required.	

17.96.070.F.3 – Bicycle Parking	Conformance
<i>Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than 50 feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest. Bicycle racks shall be located to</i>	YES

<i>achieve unobstructed access from the public right-of-way and not in areas requiring access via stairways or other major obstacles.</i>	
Finding: N/A. Ketchum Municipal Code 17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the CC, all tourist zone districts, and all light industrial districts. The subject property is located in the LR Zone and sidewalks are not required to be installed for this project.	

Attachment H
Lot Consolidation
Preliminary Plat:
Subdivision Standards
Analysis



691 N SPRUCE AVENUE RESIDENCE
LOT CONSOLIDATION PRELIMINARY PLAT STANDARDS ANALYSIS

Preliminary Plat Requirements (Ketchum Municipal Code §16.04.030)				
Compliant				
Yes	No	N/A	City Code	City Standards
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.C.1	The subdivider shall file with the administrator copies of the completed subdivision application form and preliminary plat data as required by this chapter.
			<i>Findings</i>	<i>The City of Ketchum Planning and Building Department received the subdivision application and all applicable application materials on September 1, 2022.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J	Contents Of Preliminary Plat: The preliminary plat, together with all application forms, title insurance report, deeds, maps, and other documents reasonably required, shall constitute a complete subdivision application.
			<i>Findings</i>	<i>The subdivision application was deemed complete on October 13, 2022.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.1	The preliminary plat shall be drawn to a scale of not less than one inch equals one hundred feet (1" = 100') and shall show the following: The scale, north point and date.
			<i>Findings</i>	<i>This standard is met as shown on Sheet 1 of the preliminary plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.2	The name of the proposed subdivision, which shall not be the same or confused with the name of any other subdivision in Blaine County, Idaho.
			<i>Findings</i>	<i>As shown on Sheet 1 of the preliminary plat, the plat is titled "Lot 7A, Block 91, Ketchum Townsite" which is not the same as any other subdivision in Blaine County, Idaho.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.3	The name and address of the owner of record, the subdivider, and the engineer, surveyor, or other person preparing the plat.
			<i>Findings</i>	<i>The name of the owner and surveyor is shown on Sheet 1 of the plat. The plat was prepared by Mark E. Phillips of Galena Engineering.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.4	Legal description of the area platted.
			<i>Findings</i>	<i>The legal description of the area platted is shown on page 1 of the preliminary plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.5	The names and the intersecting boundary lines of adjoining subdivisions and parcels of property.
			<i>Findings</i>	<i>The preliminary plat shows adjacent lots 1A, 3, 4, 5A, and 6A located within block 91 of the original Ketchum Townsite.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.6	A contour map of the subdivision with contour lines and a maximum interval of five feet (5') to show the configuration of the land based upon the United States geodetic survey data, or other data approved by the city engineer.

			<i>Findings</i>	Existing site conditions, including topography, are included on the project plans submitted with Mountain Overlay Design Review Application File No. P22-042B.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.7	The scaled location of existing buildings, water bodies and courses and location of the adjoining or immediately adjacent dedicated streets, roadways and easements, public and private.
			<i>Findings</i>	Sheet 1 of the preliminary plat shows the location of Walnut Avenue, Spruce Avenue, 6 th Street, unimproved 7 th Street, and the unimproved block 91 alleyway. The property does not contain any public or private easements. The property is currently vacant.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.8	Boundary description and the area of the tract.
			<i>Findings</i>	Sheet 1 provides the boundary description of the area. The total area of Lot 1A is 10,989 as noted on the preliminary plat map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.9	Existing zoning of the tract.
			<i>Findings</i>	Plat note #5 on Sheet 1 of the preliminary plat specifies that the subject property is located within the City's Limited Residential Zoning District.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.10	The proposed location of street rights of way, lots, and lot lines, easements, including all approximate dimensions, and including all proposed lot and block numbering and proposed street names.
			<i>Findings</i>	The preliminary plat shows the location and property lines for consolidated Lot 7A. No new streets or blocks are being proposed with this application.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.11	The location, approximate size and proposed use of all land intended to be dedicated for public use or for common use of all future property owners within the proposed subdivision.
			<i>Findings</i>	This standard is not applicable as there is no requirement or proposal for land dedicated to public use.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.12	The location, size and type of sanitary and storm sewers, water mains, culverts and other surface or subsurface structures existing within or immediately adjacent to the proposed sanitary or storm sewers, water mains, and storage facilities, street improvements, street lighting, curbs, and gutters and all proposed utilities.
			<i>Findings</i>	This standard does not apply as this preliminary plat proposes to consolidate two existing lots within the original Ketchum Townsite. No utility, drainage, or right-of-way improvements are proposed or required for the lot consolidation preliminary plat application. Sheets C1.1 and C1.2 of the project plans submitted with Mountain Overlay Design Review Application File No. P22-042B show the utility, drainage, and right-of-way improvements proposed for the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.13	The direction of drainage, flow and approximate grade of all streets.
			<i>Findings</i>	This standard does not apply as no new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.14	The location of all drainage canals and structures, the proposed method of disposing of runoff water, and the location and size of all drainage

				easements, whether they are located within or outside of the proposed plat.
			<i>Findings</i>	<i>This standard does not apply as no new drainage canals or structures are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.15	All percolation tests and/or exploratory pit excavations required by state health authorities.
			<i>Findings</i>	<i>This standard does not apply as no additional tests are required.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.16	A copy of the provisions of the articles of incorporation and bylaws of homeowners' association and/or condominium declarations to be filed with the final plat of the subdivision.
			<i>Findings</i>	<i>This standard does not apply to the subdivision application for the lot consolidation.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.17	Vicinity map drawn to approximate scale showing the location of the proposed subdivision in reference to existing and/or proposed arterials and collector streets.
			<i>Findings</i>	<i>Sheet 1 of the preliminary plat includes a vicinity map.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.18	The boundaries of the floodplain, floodway and avalanche zoning district shall also be clearly delineated and marked on the preliminary plat.
			<i>Findings</i>	<i>The subject property is not within a floodplain, floodway, or avalanche zone district.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.19	Building envelopes shall be shown on each lot, all or part of which is within a floodway, floodplain, or avalanche zone; or any lot that is adjacent to the Big Wood River, Trail Creek, or Warm Springs Creek; or any lot, a portion of which has a slope of twenty five percent (25%) or greater; or upon any lot which will be created adjacent to the intersection of two (2) or more streets.
			<i>Findings</i>	<i>The subject property is comprised of two separate lots located within the block 91 of the original Ketchum Townsite. The subject property is developed with an existing, nonconforming single-family residence that was constructed in 1977 prior to the city's adoption of the Mountain Overlay in 1989. The contours of the subject property and the adjacent undisturbed hillside show that the natural slope of the development parcel exceeded 25% prior to the construction of the existing home in 1977. The applicant has proposed consolidating the two lots so that the new single-family residence will comply with the setbacks required in the LR Zone. The lot consolidation preliminary plat must comply with all subdivision design and development standards specified in KMC §16.04.040. Building envelopes are required to be established on lots that contain areas of 25% or greater slope based on natural contours. These building envelopes must be established outside of hillsides with 25% and greater slopes (KMC §16.04.040.F2) unless the request qualifies for one of two waivers outlined in the subdivision code. The application qualifies for the first waiver outlined, which states a waiver may be considered, "for lot line shifts of</i>

				<i>parcels that are entirely within slopes of 25% or greater to create a reasonable building envelope, and mountain overlay design review standards and all other City requirements are met.” The applicant has requested a waiver to create a reasonable building envelope on the consolidated development parcel.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.20	Lot area of each lot.
			<i>Findings</i>	<i>Sheet 1 of the preliminary plat shows that the area of consolidated Lot 7A is 16,681 square feet.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.21	Existing mature trees and established shrub masses.
			<i>Findings</i>	<i>Sheet 1 of the preliminary plat shows existing conifer and deciduous trees.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.22	A current title report shall be provided at the time that the preliminary plat is filed with the administrator, together with a copy of the owner's recorded deed to such property.
			<i>Findings</i>	<i>The applicant submitted a title commitment issued by Sun Valley Title Company, and a quitclaim deed recorded at Instrument Number 675673 with the preliminary plat application.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.23	Three (3) copies of the preliminary plat shall be filed with the administrator.
			<i>Findings</i>	<i>The City of Ketchum received digital copies of the preliminary plat at the time of application.</i>

Subdivision Development & Design Standards (Ketchum Municipal Code §16.04.040)				
Compliant			City Code	City Standards
Yes	No	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.A	Required Improvements: The improvements set forth in this section shall be shown on the preliminary plat and installed prior to approval of the final plat. Construction design plans shall be submitted and approved by the city engineer. All such improvements shall be in accordance with the comprehensive plan and constructed in compliance with construction standard specifications adopted by the city. Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.
			<i>Findings</i>	<i>This standard is not applicable as this project combines two lots within the original Ketchum Townsite. No improvements are proposed or required for the lot consolidation.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.B	Improvement Plans: Prior to approval of final plat by the commission, the subdivider shall file two (2) copies with the city engineer, and the city engineer shall approve construction plans for all improvements required in the proposed subdivision. Such plans shall be prepared by a civil engineer licensed in the state.

			<i>Findings</i>	<i>This standard is not applicable as this project combines two lots within the original Ketchum Townsite. No additional improvements are proposed or required for the lot consolidation.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.C	<p>Prior to final plat approval, the subdivider shall have previously constructed all required improvements and secured a certificate of completion from the city engineer. However, in cases where the required improvements cannot be constructed due to weather conditions or other factors beyond the control of the subdivider, the city council may accept, in lieu of any or all of the required improvements, a performance bond filed with the city clerk to ensure actual construction of the required improvements as submitted and approved. Such performance bond shall be issued in an amount not less than one hundred fifty percent (150%) of the estimated costs of improvements as determined by the city engineer. In the event the improvements are not constructed within the time allowed by the city council (which shall be one year or less, depending upon the individual circumstances), the council may order the improvements installed at the expense of the subdivider and the surety. In the event the cost of installing the required improvements exceeds the amount of the bond, the subdivider shall be liable to the city for additional costs. The amount that the cost of installing the required improvements exceeds the amount of the performance bond shall automatically become a lien upon any and all property within the subdivision owned by the owner and/or subdivider.</p>
			<i>Findings</i>	<i>This standard is not applicable as this project combines two lots within the original Ketchum Townsite. No additional improvements are proposed or required for the lot consolidation.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.D	<p>As Built Drawing: Prior to acceptance by the city council of any improvements installed by the subdivider, two (2) sets of as built plans and specifications, certified by the subdivider's engineer, shall be filed with the city engineer. Within ten (10) days after completion of improvements and submission of as built drawings, the city engineer shall certify the completion of the improvements and the acceptance of the improvements, and shall submit a copy of such certification to the administrator and the subdivider. If a performance bond has been filed, the administrator shall forward a copy of the certification to the city clerk. Thereafter, the city clerk shall release the performance bond upon application by the subdivider.</p>
			<i>Findings</i>	<i>This standard is not applicable as this project combines two lots within the original Ketchum Townsite. No additional improvements are proposed or required for the lot consolidation.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.E	<p>Monumentation: Following completion of construction of the required improvements and prior to certification of completion by the city engineer, certain land survey monuments shall be reset or verified by the</p>

				<p>subdivider's engineer or surveyor to still be in place. These monuments shall have the size, shape, and type of material as shown on the subdivision plat. The monuments shall be located as follows:</p> <ol style="list-style-type: none"> 1. All angle points in the exterior boundary of the plat. 2. All street intersections, points within and adjacent to the final plat. 3. All street corner lines ending at boundary line of final plat. 4. All angle points and points of curves on all streets. 5. The point of beginning of the subdivision plat description.
			<i>Findings</i>	<i>The applicant shall meet the required monumentation standards prior to recordation of the final plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.F	<p>Lot Requirements:</p> <ol style="list-style-type: none"> 1. Lot size, width, depth, shape and orientation and minimum building setback lines shall be in compliance with the zoning district in which the property is located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings. 2. Whenever a proposed subdivision contains lot(s), in whole or in part, within the floodplain, or which contains land with a slope in excess of twenty five percent (25%), based upon natural contours, or creates corner lots at the intersection of two (2) or more streets, building envelopes shall be shown for the lot(s) so affected on the preliminary and final plats. The building envelopes shall be located in a manner designed to promote harmonious development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure. Also, building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses and topographical features. Structures may only be built on buildable lots. Lots shall only be created that meet the definition of "lot, buildable" in section 16.04.020 of this chapter. Building envelopes shall be established outside of hillsides of twenty five percent (25%) and greater and outside of the floodway. A waiver to this standard may only be considered for the following: <ol style="list-style-type: none"> a. For lot line shifts of parcels that are entirely within slopes of twenty five percent (25%) or greater to create a reasonable building envelope, and mountain overlay design review standards and all other city requirements are met. b. For small, isolated pockets of twenty five percent (25%) or greater that are found to be in compliance with the purposes and standards of the mountain overlay district and this section. 3. Corner lots shall have a property line curve or corner of a minimum radius of twenty five feet (25') unless a longer radius is required to serve an existing or future use.

				<p>4. Side lot lines shall be within twenty degrees (20°) to a right angle or radial line to the street line.</p> <p>5. Double frontage lots shall not be created. A planting strip shall be provided along the boundary line of lots adjacent to arterial streets or incompatible zoning districts.</p> <p>6. Every lot in a subdivision shall have a minimum of twenty feet (20') of frontage on a dedicated public street or legal access via an easement of twenty feet (20') or greater in width. Easement shall be recorded in the office of the Blaine County recorder prior to or in conjunction with recordation of the final plat.</p>
			<i>Findings</i>	<p><i>Standard #3 through #6 are not applicable as the preliminary plat consolidates two existing lots and no new lots will be created.</i></p> <p><i>The lot consolidation preliminary plat complies with standard #1. The applicant has proposed consolidating the two lots so that the new single-family residence will comply with the dimensional standards and setbacks required in the LR Zone.</i></p> <p><i>The contours of the site and the adjacent undisturbed hillside show that the natural slope of the development parcel exceeded 25% prior to the construction of the existing nonconforming home in 1977. The applicant has requested a waiver to create a reasonable building envelope on the consolidated development parcel. The application qualifies for the first waiver outlined, which states a waiver may be considered, "for lot line shifts of parcels that are entirely within slopes of 25% or greater to create a reasonable building envelope, and mountain overlay design review standards and all other City requirements are met." The proposed building envelope has been established at the lower elevation of the consolidated parcel. The proposed home is sited at the lower elevation of the parcel preserving the natural topography of the hillside above. The project protects the natural hillside by: (1) conforming to the existing home's building footprint and (2) containing all construction activity within the existing limits of disturbance on the subject property.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.G	<p>G. Block Requirements: The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements:</p> <ol style="list-style-type: none"> 1. No block shall be longer than one thousand two hundred feet (1,200'), nor less than four hundred feet (400') between the street intersections, and shall have sufficient depth to provide for two (2) tiers of lots. 2. Blocks shall be laid out in such a manner as to comply with the lot requirements. 3. The layout of blocks shall take into consideration the natural topography of the land to promote access within the subdivision and minimize cuts and fills for roads and

				<p>minimize adverse impact on environment, watercourses and topographical features.</p> <p>4. Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.</p>
			<i>Findings</i>	<i>N/A. This standard is not applicable as this project proposes to combine two existing lots within the original Ketchum Townsite. This application does not create a new block.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H	<p>Street Improvement Requirements:</p> <p>1. The arrangement, character, extent, width, grade and location of all streets put in the proposed subdivision shall conform to the comprehensive plan and shall be considered in their relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land;</p> <p>2. All streets shall be constructed to meet or exceed the criteria and standards set forth in chapter 12.04 of this code, and all other applicable ordinances, resolutions or regulations of the city or any other governmental entity having jurisdiction, now existing or adopted, amended or codified;</p> <p>3. Where a subdivision abuts or contains an existing or proposed arterial street, railroad or limited access highway right of way, the council may require a frontage street, planting strip, or similar design features;</p> <p>4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods;</p> <p>5. Street grades shall not be less than three-tenths percent (0.3%) and not more than seven percent (7%) so as to provide safe movement of traffic and emergency vehicles in all weather and to provide for adequate drainage and snow plowing;</p> <p>6. In general, partial dedications shall not be permitted, however, the council may accept a partial street dedication when such a street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the council finds it practical to require the dedication of the remainder of the right of way when the adjoining property is subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right of way shall be dedicated;</p> <p>7. Dead end streets may be permitted only when such street terminates at the boundary of a subdivision and is necessary for the development of the subdivision or the future development of the adjacent property. When such a dead end street serves more than two (2) lots, a temporary turnaround easement shall be provided, which easement shall revert to the adjacent lots when the street is extended;</p>

			<p>8. A cul-de-sac, court or similar type street shall be permitted only when necessary to the development of the subdivision, and provided, that no such street shall have a maximum length greater than four hundred feet (400') from entrance to center of turnaround, and all cul-de-sacs shall have a minimum turnaround radius of sixty feet (60') at the property line and not less than forty five feet (45') at the curb line;</p> <p>9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°);</p> <p>10. Where any street deflects an angle of ten degrees (10°) or more, a connecting curve shall be required having a minimum centerline radius of three hundred feet (300') for arterial and collector streets, and one hundred twenty five feet (125') for minor streets;</p> <p>11. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be prohibited;</p> <p>12. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets;</p> <p>13. Proposed streets which are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confused with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed subdivision from the commission before submitting same to council for preliminary plat approval;</p> <p>14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills;</p> <p>15. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets;</p> <p>16. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the final plat, and all landscaping and irrigation systems shall be installed as required improvements by the subdivider;</p> <p>17. In general, the centerline of a street shall coincide with the centerline of the street right of way, and all crosswalk markings shall be installed by the subdivider as a required improvement;</p> <p>18. Street lighting may be required by the commission or council where appropriate and shall be installed by the subdivider as a requirement improvement;</p> <p>19. Private streets may be allowed upon recommendation by the commission and approval by the council. Private streets shall be constructed to meet the design standards specified in subsection H2 of this section;</p> <p>20. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the administrator and</p>
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				<p>shall be consistent with the type and design of existing street signs elsewhere in the city;</p> <p>21. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, such construction or improvement shall be a required improvement by the subdivider. Such construction or improvement shall be in accordance with adopted standard specifications;</p> <p>22. Sidewalks, curbs and gutters may be a required improvement installed by the subdivider; and</p> <p>23. Gates are prohibited on private roads and parking access/entranceways, private driveways accessing more than one single-family dwelling unit and one accessory dwelling unit, and public rights of way unless approved by the city council.</p>
			<i>Findings</i>	<i>This standard is not applicable as this application proposes to combine two existing lots within the Ketchum Townsite. This proposal does not create a new street, private road, or bridge.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.I	<p>Alley Improvement Requirements: Alleys shall be provided in business, commercial and light industrial zoning districts. The width of an alley shall be not less than twenty feet (20'). Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. Dead end alleys shall be prohibited. Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in subsection H2 of this section.</p>
			<i>Findings</i>	<i>This standard is not applicable as this project combines two lots within the Ketchum Townsite and no alley improvements are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J	<p>Required Easements: Easements, as set forth in this subsection, shall be required for location of utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands.</p> <p>1. A public utility easement at least ten feet (10') in width shall be required within the street right of way boundaries of all private streets. A public utility easement at least five feet (5') in width shall be required within property boundaries adjacent to Warm Springs Road and within any other property boundary as determined by the city engineer to be necessary for the provision of adequate public utilities.</p> <p>2. Where a subdivision contains or borders on a watercourse, drainageway, channel or stream, an easement shall be required of sufficient width to contain such watercourse and provide access for private maintenance and/or reconstruction of such watercourse.</p> <p>3. All subdivisions which border the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a ten foot (10') fish and nature study easement along the riverbank. Furthermore, the council shall require, in</p>

			<p>appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the council may require an extension of that easement along the portion of the riverbank which runs through the proposed subdivision.</p> <p>4. All subdivisions which border on the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a twenty five foot (25') scenic easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to riverbank erosion.</p> <p>5. No ditch, pipe or structure for irrigation water or irrigation wastewater shall be constructed, rerouted or changed in the course of planning for or constructing required improvements within a proposed subdivision unless same has first been approved in writing by the ditch company or property owner holding the water rights. A written copy of such approval shall be filed as part of required improvement construction plans.</p> <p>6. Nonvehicular transportation system easements including pedestrian walkways, bike paths, equestrian paths, and similar easements shall be dedicated by the subdivider to provide an adequate nonvehicular transportation system throughout the city.</p>
			<p><i>Findings</i></p> <p><i>This standard is not applicable as no easements are proposed or required for this project. The project does not create a new private street. This property is not adjacent to Warm Springs Road. The property does not border a watercourse, drainageway, channel, or stream.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>16.04.040.K</p> <p>Sanitary Sewage Disposal Improvements: Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider. Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the city engineer, council and Idaho health department prior to final plat approval. In the event that the sanitary sewage system of a subdivision cannot connect to the existing public sewage system, alternative provisions for sewage disposal in accordance with the requirements of the Idaho department of health and the council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the council may require an increase in the minimum lot size and may impose any other reasonable requirements which it deems necessary to protect public health, safety and welfare.</p>
			<p><i>Findings</i></p> <p><i>This standard is not applicable as this project proposes to combine two existing lots within the original Ketchum Townsite. Sewer system improvements are not required for this lot consolidation.</i></p>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>16.04.040.L</p>	<p>Water System Improvements: A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the city under the supervision of the Ketchum fire department and other regulatory agencies having jurisdiction. Furthermore, the central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions, and no dead end systems shall be permitted. All water systems shall be connected to the municipal water system and shall meet the standards of the following agencies: Idaho department of public health, Idaho survey and rating bureau, district sanitarian, Idaho state public utilities commission, Idaho department of reclamation, and all requirements of the city.</p>
			<p><i>Findings</i></p>	<p><i>This standard is not applicable as this project proposes to combine two existing lots within the original Ketchum Townsite. Water system improvements are not required for this lot consolidation.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>16.04.040.M</p>	<p>Planting Strip Improvements: Planting strips shall be required improvements. When a predominantly residential subdivision is proposed for land adjoining incompatible uses or features such as highways, railroads, commercial or light industrial districts or off street parking areas, the subdivider shall provide planting strips to screen the view of such incompatible features. The subdivider shall submit a landscaping plan for such planting strip with the preliminary plat application, and the landscaping shall be a required improvement.</p>
			<p><i>Findings</i></p>	<p><i>This standard is not applicable as this project proposes to combine two existing lots within the Ketchum Townsite. Planting strip improvements are not required for this project.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>16.04.040.N</p>	<p>Cuts, Fills, And Grading Improvements: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts, fills, alterations of topography, streams, drainage channels, and disruption of soils and vegetation. The design criteria shall include the following:</p> <ol style="list-style-type: none"> 1. A preliminary soil report prepared by a qualified engineer may be required by the commission and/or council as part of the preliminary plat application. 2. Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Such plan shall contain the following information: <ol style="list-style-type: none"> a. Proposed contours at a maximum of five foot (5') contour intervals. b. Cut and fill banks in pad elevations. c. Drainage patterns. d. Areas where trees and/or natural vegetation will be preserved.

			<p>e. Location of all street and utility improvements including driveways to building envelopes.</p> <p>f. Any other information which may reasonably be required by the administrator, commission or council to adequately review the affect of the proposed improvements.</p> <p>3. Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.</p> <p>4. Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision.</p> <p>5. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as such revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion.</p> <p>6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply:</p> <p>a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability.</p> <p>b. Fills shall be compacted to at least ninety five percent (95%) of maximum density as determined by AASHO T99 (American Association of State Highway Officials) and ASTM D698 (American standard testing methods).</p> <p>c. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability.</p> <p>d. Fill slopes shall be no steeper than three horizontal to one vertical (3:1). Neither cut nor fill slopes shall be located on natural slopes of three to one (3:1) or steeper, or where fill slope toes out within twelve feet (12') horizontally of the top and existing or planned cut slope.</p> <p>e. Toes of cut and fill slopes shall be set back from property boundaries a distance of three feet (3'), plus one-fifth (1/5) of the height of the cut or the fill, but may not exceed a horizontal distance of ten feet (10'); tops and toes of cut and fill slopes shall be set back from structures at a distance of at least six feet (6'), plus one-fifth (1/5) of the height of the cut or the fill. Additional setback distances shall be provided as necessary to accommodate drainage features and drainage structures.</p>
		<i>Findings</i>	<i>This standard is not applicable as this project proposes to combine two existing lots within the original Ketchum Townsite. No grading</i>

				<i>improvements are proposed or required for the lot consolidation. The grading improvements are shown the project plans submitted with Mountain Overlay Design Review Application File No. P22-042B.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.O	Drainage Improvements: The subdivider shall submit with the preliminary plat application such maps, profiles, and other data prepared by an engineer to indicate the proper drainage of the surface water to natural drainage courses or storm drains, existing or proposed. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the city on the preliminary and final plat. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider. Culverts shall be required where all water or drainage courses intersect with streets, driveways or improved public easements and shall extend across and under the entire improved width including shoulders.
			<i>Findings</i>	<i>This standard is not applicable as this project proposes to combine two existing lots within the original Ketchum Townsite. No drainage improvements are proposed or required for the lot consolidation. The drainage improvements are shown on the project plans approved with Mountain Overlay Design Review Application File No. P22-042B.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.P	Utilities: In addition to the terms mentioned in this section, all utilities including, but not limited to, electricity, natural gas, telephone and cable services shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements.
			<i>Findings</i>	<i>This standard is not applicable as this project proposes to combine two existing lots within the original Ketchum Townsite. No utility improvements are proposed or required for the lot consolidation. The drainage improvements are shown on the project plans approved with Mountain Overlay Design Review Application File No. P22-042B.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.Q	Off Site Improvements: Where the offsite impact of a proposed subdivision is found by the commission or council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to final plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities.
			<i>Findings</i>	<i>This standard is not applicable as this project proposes to combine two existing lots within the original Ketchum Townsite. Off-site improvements are not required or proposed with this project.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.R	Avalanche And Mountain Overlay: All improvements and plats (land, planned unit development, townhouse, condominium) created pursuant to this chapter shall comply with City of Ketchum Avalanche Zone District and Mountain Overlay Zoning District requirements as set forth in Title 17 of this Code.
			<i>Findings</i>	<i>The project complies with all Mountain Overlay Zoning District requirements and the Mountain Overlay design review criteria and standards specified in KMC §17.104.070.A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.S	Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.
			<i>Findings</i>	<i>This standard is not applicable as this project proposes to combine two existing lots within the original Ketchum Townsite. The project plans submitted with Mountain Overlay Design Review Application File No. P22-042B specify the existing mature vegetation that is proposed to remain on the subject property.</i>

Attachment I
Planning and Zoning
Commission
Zoning Code
Interpretation 22-001



**KETCHUM PLANNING AND ZONING COMMISSION
ZONING CODE INTERPRETATION 22-001
NONCONFORMING BUILDING FOOTPRINTS IN MOUNTAIN OVERLAY**

INTERPRETATION QUESTION

This zoning code interpretation addresses redeveloping nonconforming properties within the Mountain Overlay. Current code requires new buildings to be constructed in areas that have less than 25% slope (Ketchum Municipal Code §16.04.020) and building envelopes on new parcels to be located outside of a 25% slope. Existing homes on hillsides that were developed prior to the City's establishment of the Mountain Overlay Zoning District in 1989 may not comply with current development standards. These homes are considered non-conforming buildings and may be maintained in their current condition. Nonconforming buildings and uses are governed under Chapter 17.136 of Ketchum Municipal Code. If a non-conforming structure is demolished, or a new parcel is created, then the new building and parcel must comply with all current development standards. Certain non-conforming building footprints and properties can not be brought into compliance with code. The fundamental question before the Commission was whether these non-conforming properties may be developed with a new home or if these non-conforming properties would not be permitted to be redeveloped if the existing non-conforming home were to be demolished. If redevelopment was prohibited, property owners would only be able to repair, maintain, and enlarge their existing nonconforming homes in accordance with the standards specified in Chapter 17.136 of Ketchum Municipal Code.

MOUNTAIN OVERLAY PURPOSE

Hillside development standards protect the community character and health and safety by ensuring the adequate provision of public services and facilities, including fire protection. The Mountain Overlay standards prohibit the detrimental alteration of hillside that would adversely impact existing soils, drainage, and vegetation. The undeveloped hillsides surrounding Ketchum are one of Ketchum's character-defining features. The Mountain Overlay Zoning District ensures the preservation of these hills, ridgelines, and natural features. The standards minimize the visual impact of development by directing building sites away from higher elevations and keeping hillsides open and unobstructed.

ZONING NONCONFORMITIES

Nonconformities are existing uses, buildings, lots, or site features that were legally established at the time they were created but no longer comply with current zoning code regulations. When land use regulations change, existing developments may not comply with the amended zoning code standards. Requiring owners to immediately bring their non-conforming buildings and uses into compliance following land use regulation changes would be a hardship. To mitigate this hardship, zoning codes set specific standards to address nonconformities. These standards generally allow owners to maintain nonconformities in their current condition but prohibit or limit substantial modifications and expansions. This approach assumes all nonconformities will

be phased out over time. Standards regulating zoning nonconformities balance the community's interests in new land use objectives with private property interests in existing development.

ZONING CODE INTERPRETATION IMPLICATIONS: HILLSIDE DISTURBANCE

Redeveloping nonconforming building footprints may result in even more disturbance to the hillside. New single-family homes in Ketchum have trended towards replacing existing, smaller buildings with larger structures, which would have a greater impact on the hillside. Redeveloping these nonconforming properties to comply with current City building, fire, zoning, and streets standards could result in more hillside disturbance. For example, widening an existing street that accesses a nonconforming property would result in significantly more disturbance to the hillside.

ZONING CODE INTERPRETATION IMPLICATIONS: VISIBILITY ON HILLSIDES

Many non-conforming buildings in the Mountain Overlay are sited on prominent ridgelines and hilltops and are highly visible. Allowing these non-conforming building footprints to be redeveloped with new homes would perpetuate a condition that is no longer allowed.

PLANNING AND ZONING COMMISSION INTERPRETATION

The Commission determined that the redevelopment of existing non-conforming properties may be redeveloped under the following conditions:

- A. If the property configuration is proposed to be modified (lot line adjustment, lot consolidation etc.), then the new property configuration must establish a building envelope on the lowest portion of the property. Existing non-conforming building footprints are not permitted to be redeveloped outright. If a more compliant alternative at a lower elevation on the hillside property exists, the new home must be sited in the more suitable area for redevelopment.

- B. If the property configuration is not being altered or changed, then a new home may be constructed at the Commission's discretion through Mountain Overlay Design Review provided that the project does not exceed the height or limits of disturbance of the existing non-conforming home. The building footprint shall conform as close as possible to the existing building.

This determination will apply to all existing non-conforming properties in hillside areas.

Zoning Code Interpretation adopted this 8th day of March 2022.



Neil Morrow, Chair
City of Ketchum
Planning and Zoning Commission