



**City of Ketchum
Planning & Building**

**CITY OF KETCHUM
ZONING CODE TITLE 17
ADMINISTRATIVE FLOODPLAIN DEVELOPMENT PERMIT
FINDINGS AND DECISION**

PROJECT: Beckmann Addition
FILE NUMBER: P23-036A
OWNER: James & Emily Beckmann
REPRESENTATIVE: Shawn Rendon
REQUEST: Request of bedroom addition and complete renovation of existing
LOCATION: 591 2nd Ave S #6
ZONING: (T) – Tourist
OVERLAYS: Floodplain Management Overlay
REVIEWERS: Tripp Hutchinson – Intern Planner
NOTICING: Notice sent to 300-ft adjoiners 6/6/2023

ADMINISTRATIVE FINDINGS

1. The City of Ketchum is a municipal corporation organized under Article XII of the Idaho Constitution and the laws of the State of Idaho, Title 50, Idaho Code. Under Chapter 65, Title 67 of the Idaho Code, the City is required to pass certain ordinances regarding land use, including a zoning ordinance.
2. Pursuant to Zoning Code Title 17, Section 17.88.050(D)1, the administrator shall have the authority to consider and approve, approve with conditions, or deny applications for floodplain development permits and for waterways design review.
3. The following development proposals are approved by the administrator: Bedroom addition and complete renovation of existing bathroom, kitchen, flooring, trim and paint.

CONCLUSIONS OF LAW

1. The Administrator has the authority to approve the project, finding the project meets the criteria of 17.88.050.E of the Ketchum Municipal Code;
2. Under Chapter 65, Title 67, of the Idaho Code, the City has passed a zoning ordinance, Title 17;
3. The City of Ketchum Planning Department provided adequate notice of opportunity to comment on this application pursuant to Chapter 17.88.050.D of the zoning ordinance, Title 17;
4. This project does meet the standards of approval under Chapter 17.88 of Zoning Code, Title 17.

DECISION

THEREFORE, the Administrative Floodplain Development Permit for the proposed project, Beckmann Addition, is approved on this date, July 6, 2023, with the following conditions.

Conditions

1. Any modification to approved plans shall be subject to a written amendment to this permit approval. If construction or improvements differ from the approved plans, such work may be subject to removal at the applicants expense.

DATED this 6th day of July, 2023.

Prepared by



Morgan Landers
Planning and Building Director