

OFFICIAL USE ONLY	
File Number:	P23-110
Date Received:	12/18/23
By:	HLN
Fee Paid:	\$1800
Approved Date:	
Denied Date:	
By:	

Floodplain Development Permit Application

Submit completed application and documentation to planningandzoning@ketchumidaho.org Or hand deliver to Ketchum City Hall, 191 5th St. W. Ketchum, ID 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. You will be contacted and invoiced once your application package is complete.

When is a Floodplain Development Permit Application required?

The Floodplain Management Overlay Zoning District boundaries are represented on the official zoning map of the City.

All land within the external boundary of the special flood hazard area (SFHA) and all parcels with any portion thereof affected by said SFHA shall be considered to be within the Floodplain Management Overlay Zoning district.

All land areas within the external boundary of the SFHA shall be considered to be within the floodplain subdistrict of the Floodplain Management Overlay Zoning District. The City may make necessary interpretations of the boundary based upon the recommendation of the City Engineer or other expert.

All land areas within the external boundary of the regulatory floodway shall be considered to be within the floodway subdistrict of the Floodplain Management Overlay Zoning District. The City may make necessary interpretations of the boundary based upon the recommendation of the City Engineer or other expert.

NOTE: This permit is required for all properties containing 100 year floodplain area and Riparian Setbacks

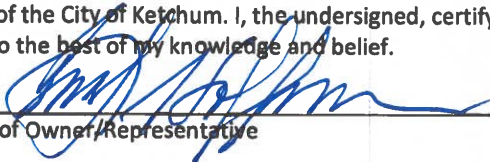
PROPERTY OWNER INFORMATION	
Property Owner Name(s):	ROBERT C. MARDIAN
Property Owner's Mailing Address:	P.O. BOX 2205 KETCHUM, ID. 83340
Phone:	949 887 7761
Email:	
PROJECT INFORMATION	
Project Name:	MARDIAN ADDITION
Project Representative's Name (main point of contact for project):	FRITZ HOFFMAN
Project Representative's Phone:	208 726 2296
Project Representative's Mailing Address:	P.O. BOX 1290, KETCHUM ID 83340
Project Representative's Email:	FRITZ.HOFFMAN@GMAIL.COM
Architect's name, phone number, e-mail:	DAVID BAROVIATO, 208 726 8630, DAVID.BAROVIATO@GMAIL.COM
Landscape Architect's name, phone number, e-mail:	
Environmental consultant's name, phone number, e-mail:	808 410 4716, KIMMEL@E.H.M. INC.
Engineer's name, phone number, e-mail:	KAWLER NIELD - E.H.M. INC. 621 N. WOODBEND
Project Address:	507 BOLD MTN RD
Legal Description of parcel:	205 th HILLS, LOT 1A
Lot Size:	15,572 sq. ft. 35' = 5,300 sq. ft. ALLOWABLE
Zoning District:	ERL
Overlay Zones – indicate all that apply:	<input type="checkbox"/> Floodplain <input type="checkbox"/> Floodway <input type="checkbox"/> Riparian Zone <input type="checkbox"/> Avalanche <input type="checkbox"/> Mountain
Brief description of project scope:	ENTRY MODIFICATION, GREAT ROOM EXPANSION, ADDITION OF MASTER BEDROOM SUITE
Value of Project: \$	
TYPE OF PROJECT – indicate all that apply:	

<input type="checkbox"/> New Building in Floodplain	<input checked="" type="checkbox"/> Building Addition in Floodplain	<input type="checkbox"/> Emergency Streambank Stabilization / Stream Alteration	<input type="checkbox"/> Other. Please describe:
<input type="checkbox"/> Floodplain Development	<input type="checkbox"/> Streambank Stabilization / Stream Alteration		
PROPOSED SETBACKS – If project is a new building or an addition to an existing building			
Front:	Side:	Side:	Rear:
ADDITIONAL INFORMATION			
Will fill or excavation be required in floodplain, floodway or riparian zone?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, Amount in Cubic Yards:	Fill: CY	Excavation: CY	
Will Existing Trees or Vegetation be Removed? Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>	
Will new trees or vegetation be planted? Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>	

Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Floodplain Management Overlay Application, in which the City of Ketchum is the prevailing party, to pay 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

Date



11/28/2023

FLOODPLAIN MANAGEMENT OVERLAY EVALUATION STANDARDS

Please provide a narrative to address each of the criteria below.

Criteria for Evaluation of Applications: The criteria of floodplain development permit applications shall be as follows:

.1 The proposal preserves or restores the inherent natural characteristics of the river, floodplain, and Riparian Zone, including riparian vegetation and wildlife habitat. Development does not alter river channel unless all stream alteration criteria for evaluation are also met.

NA

2. No temporary construction activities, encroachment, or other disturbance into the twenty-five foot (25') Riparian Zone, including encroachment of below grade structures, shall be permitted, except for approved stream stabilization work and restoration work associated with a riparian zone that is degraded.

NONE

.3 No permanent development shall occur within the twenty-five foot (25') Riparian Zone, except for approved stream stabilization work and restoration work associated with permit issued under this title, or exceptions as described below:

NONE

.a Access to a property where no other primary access is available.

NA

b. Emergency access required by the Fire Department.

NA

c. A single defined pathways or staircases for the purpose of providing access to the river channel and in order to mitigate multiple undefined social paths.

NA

d. Development by the City of Ketchum

NA

4. New or replacement planting and vegetation in the Riparian Zone shall include plantings that are low growing and have dense root systems for the purpose of stabilizing stream banks and repairing damage previously done to riparian vegetation. Examples of such plantings most commonly include red osier dogwood, common chokecherry, serviceberry, elderberry, river birch, skunk bush sumac, Beb's willow, Drummond's willow, little wild rose, gooseberry, and honeysuckle. However, in rare instances the distance from the top-of-bank to the mean high-water mark is significant and the native vegetation appropriate for the Riparian Zone are low growing, drought resistant grasses and shrubs. Replacement planting and vegetation shall be appropriate for the specific site conditions. Proposal does not include vegetation within the twenty-five foot (25") Riparian Zone that is degraded, not natural, or which does not promote bank stability.

NONE

5. Landscaping and driveway plans to accommodate the function of the floodplain allow for sheet flooding. Surface drainage is controlled and shall not adversely impact adjacent properties including driveways drained away from paved roadways. Culvert(s) under driveways may be required. Landscaping berms shall be designed to not dam or otherwise obstruct floodwaters or divert same onto roads or other public pathways.

NA

6. Floodwater carrying capacity is not diminished by the proposal.

NO

7. Impacts of the development on aquatic life, recreation, or water quality upstream, downstream or across the stream are not negative.

NO IMPACT/ NA

8. Building setback in excess of the minimum required along waterways is encouraged. An additional ten-foot (10') building setback beyond the required twenty-five foot (25') Riparian Zone is encouraged to provide for yards, decks and patios outside the twenty five foot (25') Riparian Zone.

EXCESS SETBACK APPLIED. SEE SITE PLANS

9. The top of the lowest floor of a building located in, or partially within, the SFHA shall be at or above the Flood Protection Elevation (FPE). A building is considered to be partially within the SFHA if any portion of the building or appendage of the building, such as footings, attached decks, posts for upper story decks, are located within the SFHA. See section 17.88.060, figures 1 and 2 of this chapter to reference construction details. See Chapter 17.08 of this title for definition of "lowest floor."

NA

a. In the SFHA where Base Flood Elevations (BFEs) have been determined, the FPE shall be twenty-four inches (24") above the BFE for the subject property; twenty-four inches (24") or two (2) feet in the required freeboard in Ketchum city limits.

NA

b. In the SFHA where no BFE has been established, the FPE shall be at least two (2) feet above the highest adjacent grade.

NA

10. The backfill used around the foundation in the SFHA floodplain shall provide a reasonable transition to existing grade but shall not be used to fill the parcel to any greater extent.

NA

a. Compensatory storage shall be required for any fill placed within the floodplain.

NA

b. ACLOMR-F shall be obtained prior to placement of any additional fill in the floodplain.

NA

11. All new buildings located partially or wholly within the SFHA shall be constructed on foundations that are designed by a licensed professional engineer.

NA

12. Driveways shall comply with City of Ketchum street standards; access for emergency vehicles has been adequately provided for by limiting flood depths in all roadways to one foot (1-ft) or less during the 1% annual chance event.

NA

13. Landscaping or revegetation shall conceal cuts and fills required for driveways and other elements of the development.

NA

14. (Stream alteration.) The proposal is shown to be a permanent solution and creates a stable situation. NA

15. (Stream alteration.) No increase to the one percent (1%) annual chance flood elevation at any location in the community, based on hydrologic and hydraulic analysis performed in accordance with standard engineering practice and has been certified and submitted with supporting calculations and a No Rise Certificate, by a registered Idaho engineer.

NA

16. (Stream alteration.) The project has demonstrated No Adverse Impact or has demonstrated all impacts will be mitigated.

NA

17. (Stream alteration.) The recreational use of the stream including access along any and all public pedestrian/fisher's easements and the aesthetic beauty shall not be obstructed or interfered with by the proposed work.

NA

18. (Stream alteration.) Fish habitat shall be maintained or improved as a result of the work proposed.

NA

19. (Stream alteration.) The proposed work shall not be in conflict with the local public interest, including, but not limited to, property values, fish and wildlife habitat, aquatic life, recreation and access to public lands and waters, aesthetic beauty of the stream and water quality.

NA

20. (Stream alteration.) The work proposed is for the protection of the public health, safety and/or welfare such as public schools, sewage treatment plant, water and sewer distribution lines and bridges providing particularly limited or sole access to areas of habitation.

NA

21.

(Wetlands) Where developments are proposed that impact any wetland, the first priority shall be to move development from the wetland area. Mitigation strategies shall be proposed at time of application that replace the impacted wetland area with an equal amount and quality of new wetland area or riparian habitat improvement.

NA