



City of Ketchum

March 15, 2021

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to consider approval of a new driveway at 604 Leadville Ave.

Recommendation and Summary

Staff recommends Council consider approval of a new secondary driveway exceeding a 10% grade and traversing slopes 25% or greater and adopt the following motion:

"I move to approve the secondary driveway at 604 Leadville Ave."

The reasons for the recommendation are as follows:

- Municipal Code section 12.04.030 requires Council approval for private driveways with grades over 10%, regardless of length and if driveways traverse 25% slopes.
- The Fire Department, Planning Department, Planning Commission, and City Engineer support the proposed request.

Introduction and History

The City has adopted standards for approval and design, construction, cutting and repair of private driveways or roads and streets, public and private. Any person designing, constructing, cutting or repairing any private driveway, road or street, public or private, in the city, or establishing streets within subdivisions or other developments within the city of Ketchum are required to follow the standards as set forth in Chapter 12.04 of the City's Municipal Code.

Analysis

The applicant is proposing a new secondary driveway with slopes ranging from 2.5% to 10%, traversing 25% slopes in order to provide access with having to navigate stairs to the upper level of their home. The existing driveway will also be widened and improved to 20' to meet fire department access requirements.

Per the City code all applications for private driveways shall be reviewed and acted upon considering the following: Hillside impact; Preservation of rock outcrops; Historical significance of affected properties; Extent of cuts and/or fills; Impact on or through slopes of twenty five percent (25%) or greater; Ketchum comprehensive plan; Aesthetic impacts; Rock removal; Visibility; Exposure to sun; Curves; Number of homes served; Drainage; and/or other applicable ordinances.

Staff can review driveway proposals for private driveways up to 7% regardless of length and private driveways up to 10% grades where the furthest point of the structure is less than 150' from the street.

The Council is to act on private driveways, with input from city staff and any other sources deemed necessary when the following is proposed by the applicant:

- Private driveways with grades from seven percent (7%) up to and including ten percent (10%) where the distance between the furthest point of the structure is greater than one hundred fifty feet (150') from the street, or, more specifically, from the closest point that fire and emergency apparatus can reach with satisfactory turnaround or egress from the site;
- Private driveways with grades over ten percent (10%), regardless of length; and
- Private driveways of any grade and regardless of length that traverse slope(s) of twenty five percent (25%) or greater and that require extensive cuts and/or fills to construct.

Financial Impact

There is no financial impact to the City.

Attachments:

Driveway Design Drawings

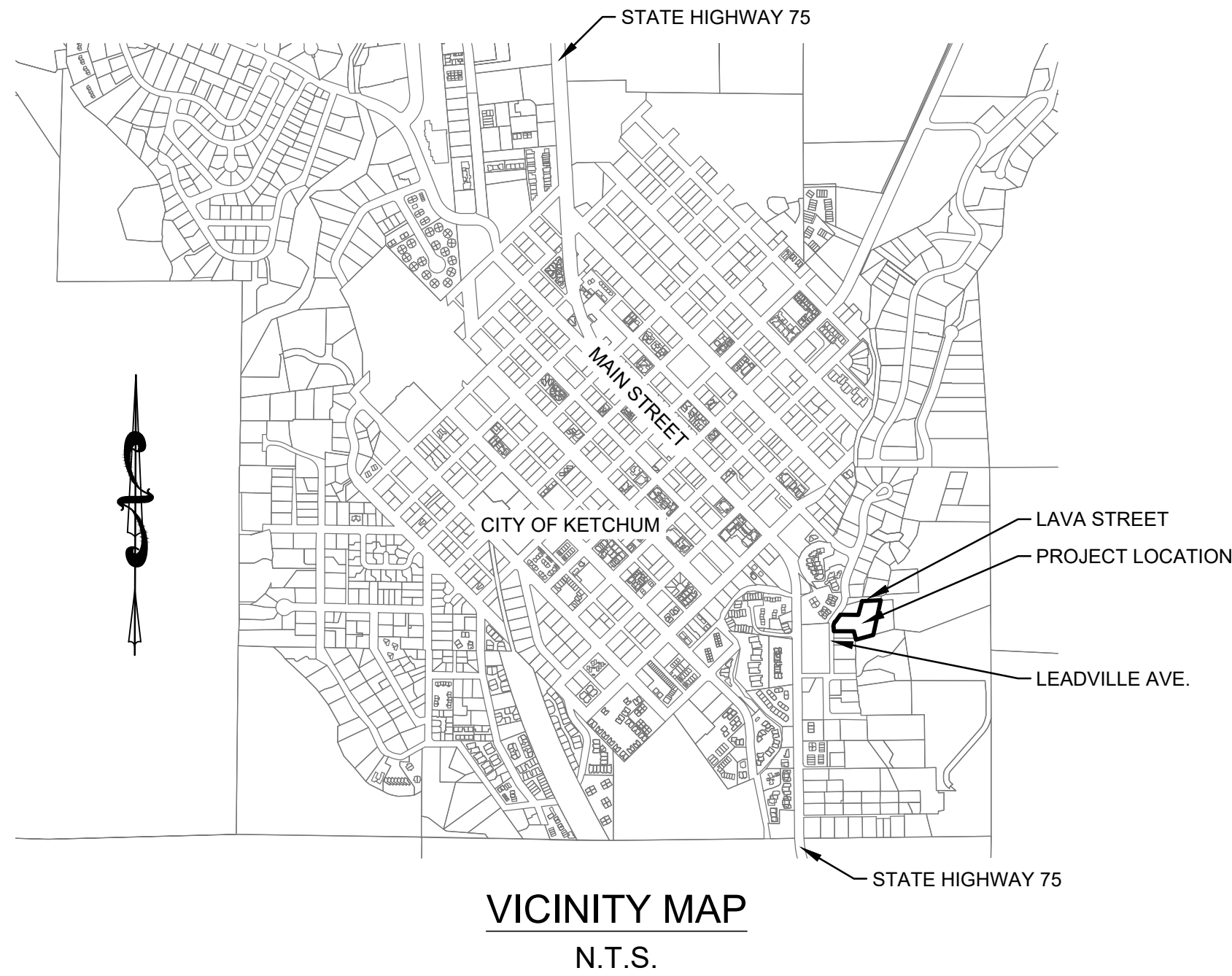
Design Exception Request

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

604 S LEADVILLE AVE

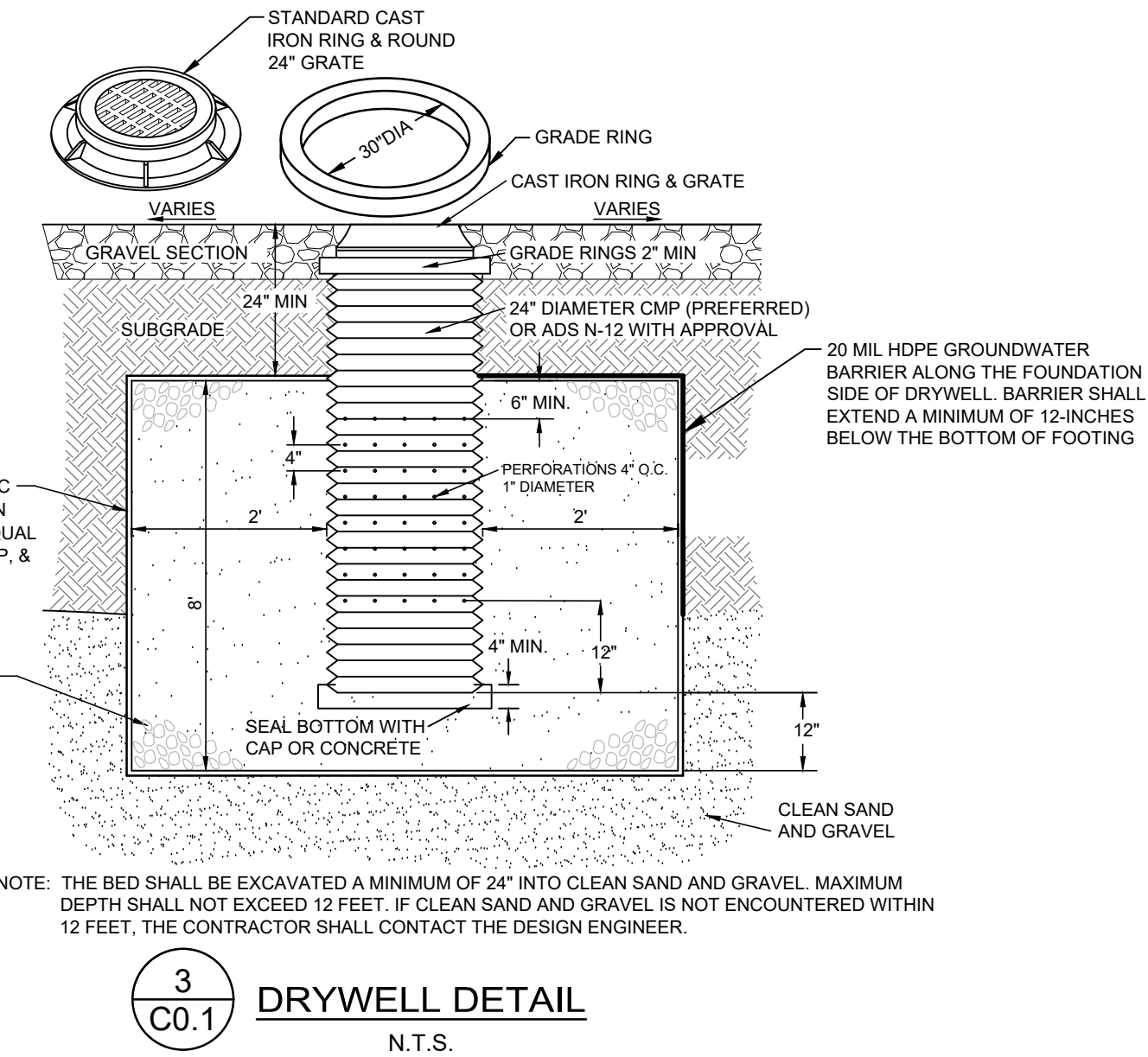
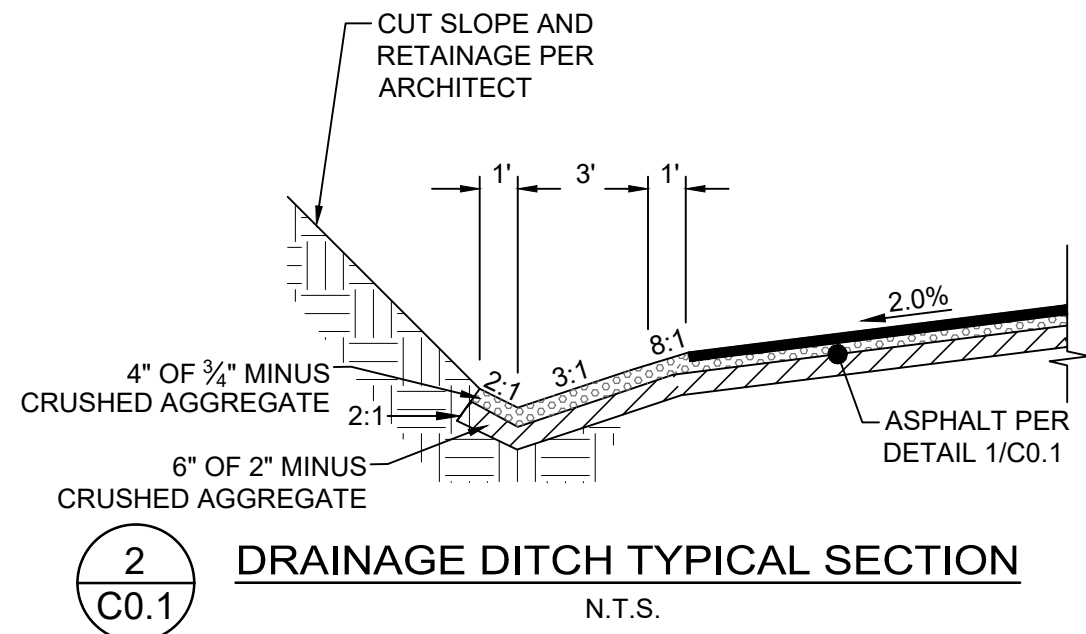
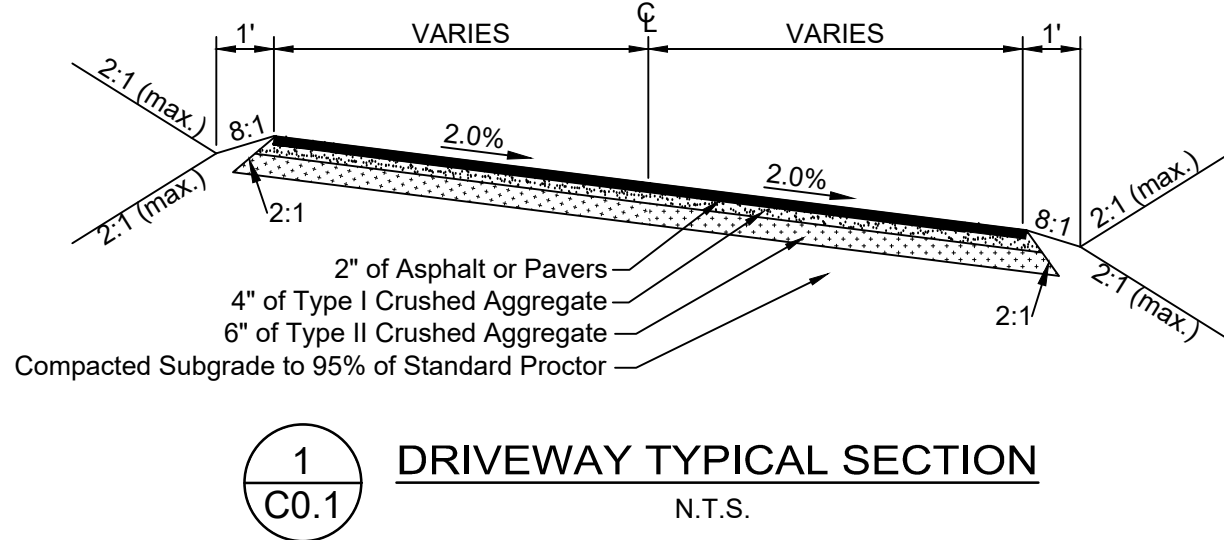
KETCHUM, IDAHO

DECEMBER 2020



CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPMC) AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPMC AND CITY OF KETCHUM STANDARDS ON SITE DURING CONSTRUCTION.
2. 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.
3. CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.
4. 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.
5. 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).
6. ALL CLEARING & GRUBBING SHALL CONFORM TO ISPMC SECTION 201.
7. ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPMC 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-498. 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.
8. ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPMC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPMC 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.
9. ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPMC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPMC 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.
10. ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPMC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPMC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPMC SECTION 805.
11. 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.
12. TRAFFIC CONTROL SHALL BE PER THE TRAFFIC CONTROL PLAN. CONTRACTOR WILL NEED TO MAINTAIN ACCESS TO ALL PRIVATE PROPERTIES, UNLESS OTHERWISE COORDINATE WITH THE PROPERTY OWNER THROUGH THE CITY ENGINEER.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
14. ALL CONCRETE WORK SHALL CONFORM TO ISPMC SECTIONS 701, 703, AND 705. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPMC 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.
15. ALL TRENCHING SHALL CONFORM TO ISPMC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
16. 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.
17. CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
18. CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
19. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANS/ISF STD. 61 COMPLIANT.
20. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL COMPLY WITH THE LOW LEAD ACT REQUIRING ALL MATERIALS TO HAVE A LEAD CONTENT EQUAL TO OR LESS THAN 0.25%.
21. THE CONTRACTOR SHALL USE ANS/NSF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.
22. EXISTING CONDITIONS, TOPOGRAPHIC, AND BOUNDARY INFORMATION SHOWN HEREON ARE PER A SURVEY CONDUCTED BY BENCHMARK ASSOCIATES.
23. PROPOSED CULVERT SIZE HAS NOT BEEN DETERMINED. ADDITIONAL CALCULATIONS MUST BE COMPLETED PRIOR TO DEVELOPMENT OF CONSTRUCTION DRAWINGS TO DETERMINE THE CAPACITY OF THE CULVERT.
24. GRADING SHOWN HEREON IS APPROXIMATE AND SHALL BE FINALIZED PRIOR TO THE DEVELOPMENT OF CONSTRUCTION DRAWINGS.



LEGEND	
EXISTING ITEMS	PROPOSED ITEMS
Property Line	5' CONTOUR INTERVAL
Adjoining Property Line	1' CONTOUR INTERVAL
5' Contour Interval	FLOWLINE
1' Contour Interval	BUILDING
Building	CULVERT
Asphalt	ASPHALT
Telephone Box	DRYWELL
Sewer Manhole	
Electrical Box	
CATV Riser	
Fire Hydrant	
Flowline, Ditch	
Fence	
Area >25% Slope	

SHEET INDEX

SHEET#	DESCRIPTION
C0.1	COVER SHEET, NOTES, AND DETAILS
C1.0	SITE GRADING AND DRAINAGE PLAN
C1.1	PRIMARY DRIVEWAY PLAN AND PROFILE
C1.2	SECONDARY DRIVEWAY PLAN AND PROFILE

COVER
604 S LEADVILLE AVE
LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR GARY WATERMAN
PROJECT INFORMATION
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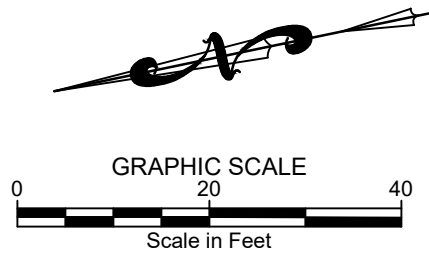
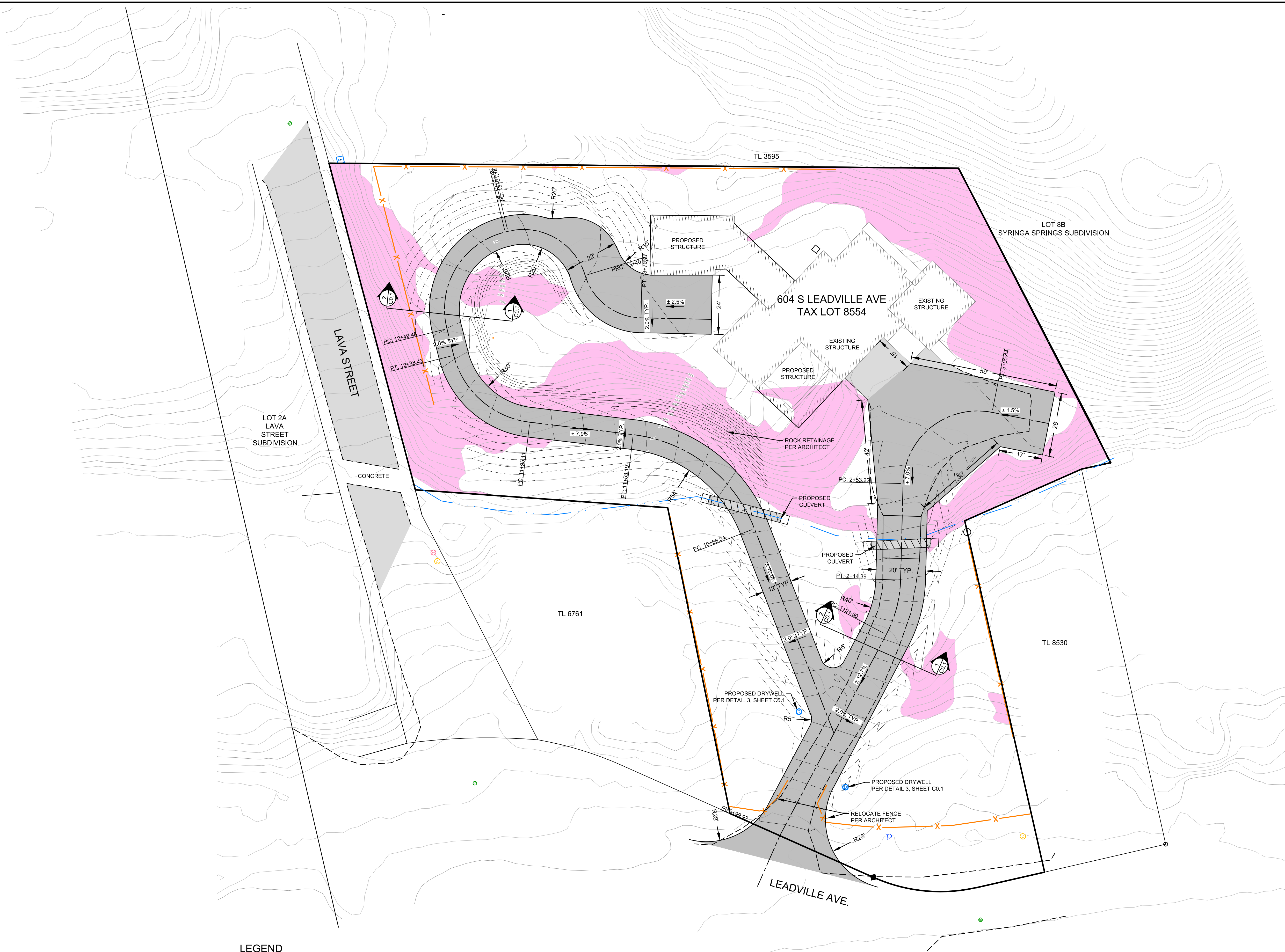
DESIGNED BY
FRM
DRAWN BY
SKS
CHECKED BY

GALENA
ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Hailey, Idaho 83433
(208) 788-1705
email galena@galena-engineering.com

PURPOSE: ISSUE FOR AGENCY REVIEW		REVISIONS	
NO.	DATE	BY	

C0.1

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



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Sewer Manhole	
Electrical Box	
CATV Riser	
Fire Hydrant	
Flowline, Ditch	
Fence	
Area >25% Slope	

PURPOSE: ISSUE FOR AGENCY REVIEW

NO.	DATE	BY	REVISIONS

C1.0

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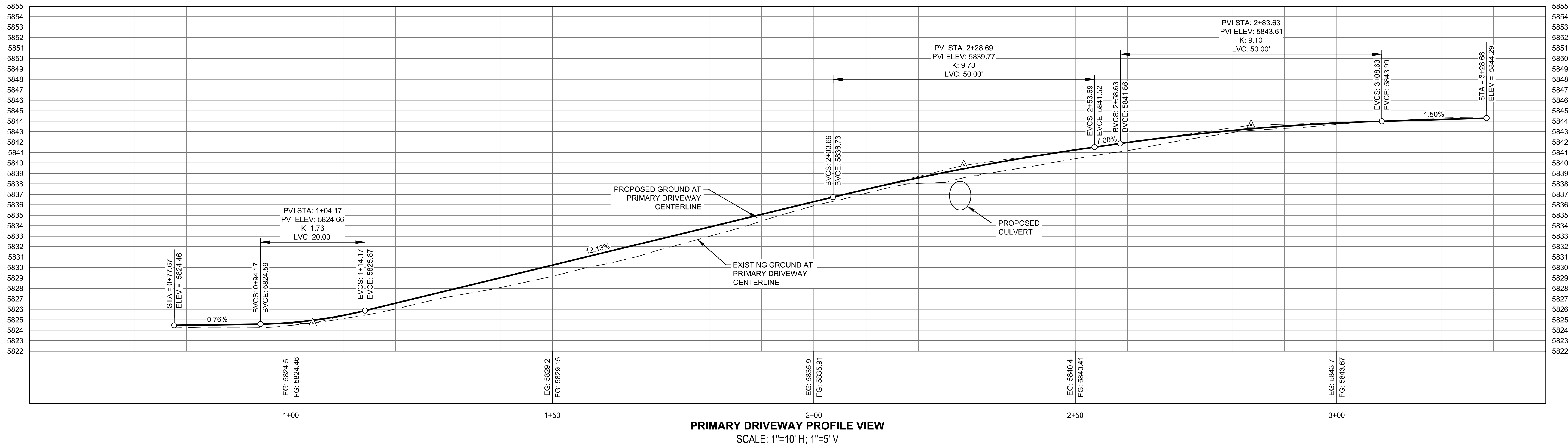
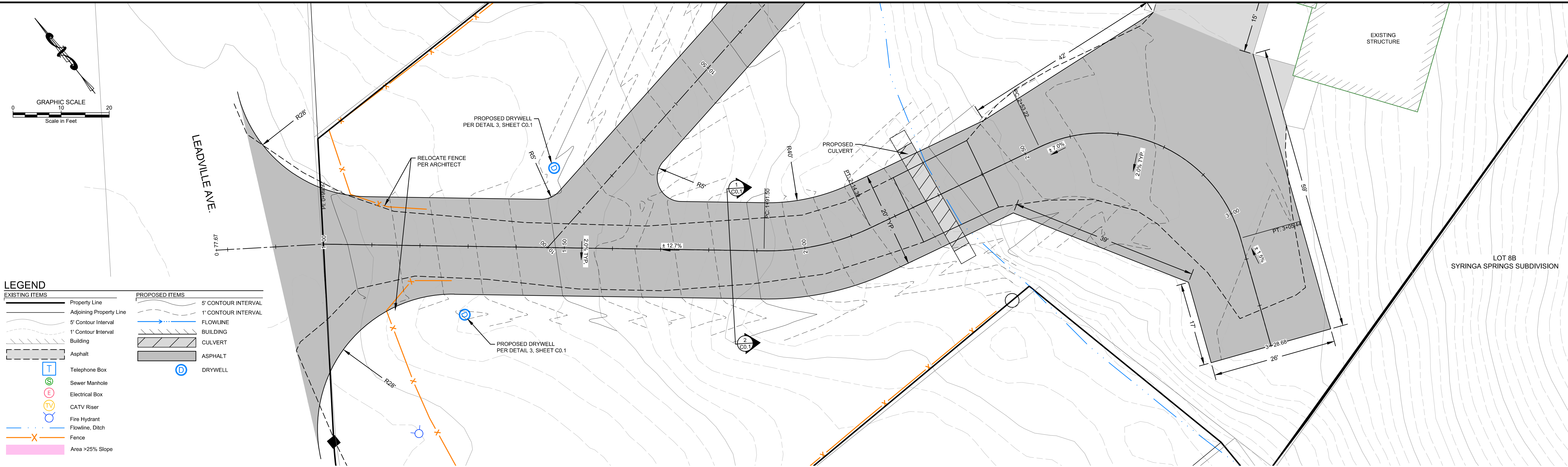
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**A PRELIMINARY DRIVEWAY GRADING AND DRAINAGE
PLAN FOR 604 S LEADVILLE AVE**
LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PROJECT INFORMATION
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PRIMARY DRIVEWAY PLAN AND PROFILE
604 S LEADVILLE AVE
LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR GARY WATERMAN

PROJECT INFORMATION
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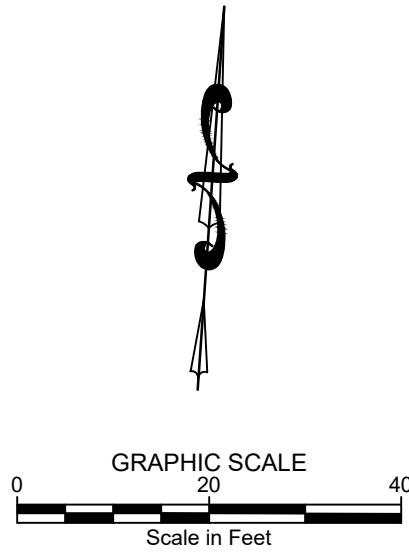
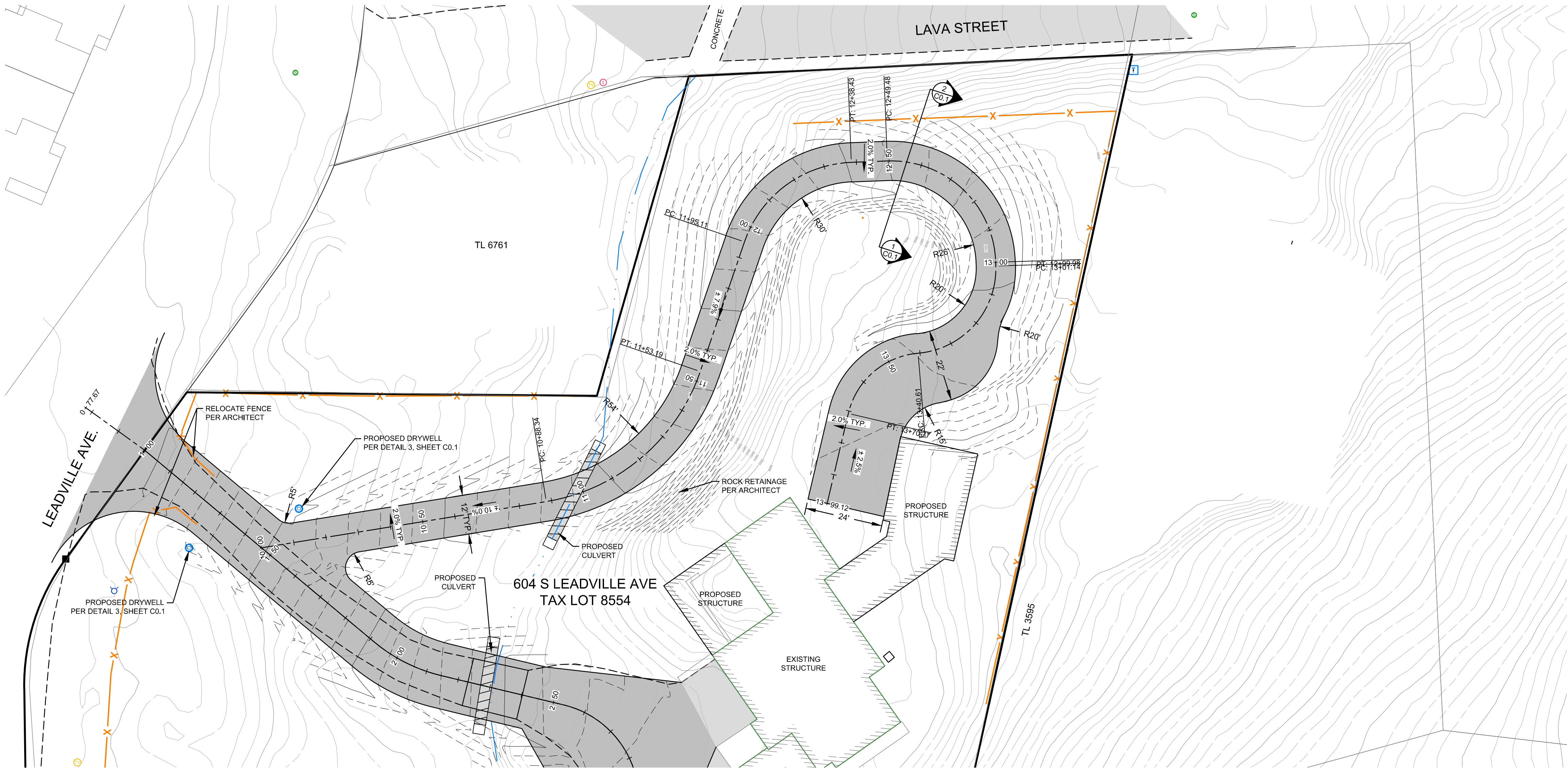
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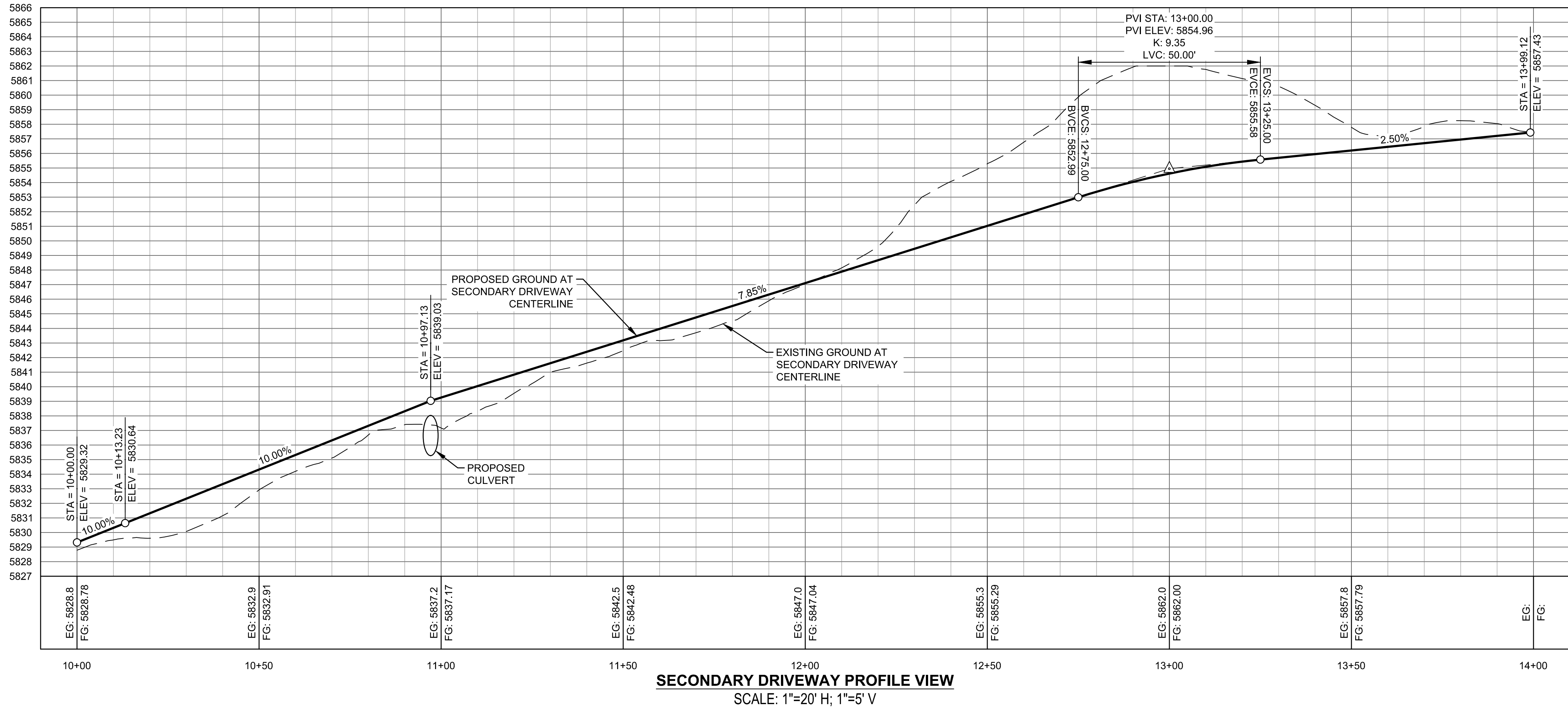
PURPOSE: ISSUE FOR AGENCY REVIEW
NO. DATE BY REVISIONS

C1.1

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Sewer Manhole	
Electrical Box	
CATV Riser	
Fire Hydrant	
Flowline, Ditch	
Fence	
Area >25% Slope	



SECONDARY DRIVEWAY PLAN AND PROFILE
604 S LEADVILLE AVE
LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR GARY WATERMAN

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CONSTRUCTION

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Civil Engineers & Land Surveyors
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(208) 768-1705
email: galena@galena-engineering.com

PURPOSE: ISSUE FOR AGENCY REVIEW

NO. DATE BY REVISIONS

C1.2

CITY OF KETCHUM
ROW DESIGN STANDARD EXCEPTION REQUEST

City Engineer
City of Ketchum
480 East Ave. N.
Ketchum, ID 83340

RE: Waterman, 604 S Leadville Ave, Addition Driveway

The following is a request for design standard exception;

Describe Request: [Briefly describe the nature of the request]

The proposed driveway will allow the property owners to access the upper level of their home without having to navigate stairs. The existing driveway will be widened to improve emergency access. Given existing site conditions, the proposed driveway section requires a design standard exemption request for its length, proposed grades, and location.

Reason(s): [Explain why the standard can't be met or should be modified]

The existing primary driveway is in excess of 10% and is longer than 150'. The applicant is not changing the location of the existing driveway, only widening the driveway to improve emergency access conditions.

The proposed secondary driveway cannot be constructed to meet grade or length requirements. Though the proposed alignment minimizes its impact to slopes greater than 25%, no alternative alignment allows for the driveway to be located fully out of 25% slope areas.

Public Safety: [Describe the effect of the proposed modification on public safety]

Modifications to the existing primary driveway will improve safety conditions- the driveway will be widened to meet the fire department's required minimum width of 20'.

The proposed secondary driveway is intended only for private use by the homeowner. The homeowner is aware of the safety concerns associated with steep slopes during winter conditions.

Performance: [Describe the effect of the proposed modification on the performance of the roadway]

The proposed driveway design allows for private access to the proposed addition while minimally modifying the existing driveway for access to the existing residence.

Financial Effect: [Describe the additional cost meeting the standard would demand]

The existing primary driveway does not meet grade and length standards. Widening the existing road cannot meet the standards.

The proposed secondary driveway also cannot meet grade, length, and location standards. The length of the driveway is dictated by the grading design, and the alignment has been located to minimize its impact on slopes greater than 25%.

Other comments: [Provide any additional relevant information]

Exhibits of data, calculations, drawings, etc.: [Provide explanation of any attached exhibits]

Civil Design Drawing Set: Preliminary Driveway Grading and Drainage Plan including the identification of site specific slopes over 25%, plan and profile of the proposed driveway, limits of cut/fill.

Name: Samantha Stahlnecker

Applicant/Firm Galena Engineering

Please submit the completed request electronically to:

Brian Christiansen - bchristiansen@ketchumidaho.org
Sherri Newland - snewland@sandcassociates.com

For City use only

Request is:

- ☐ Approved
☐ Approved with conditions (see below)
☐ Denied

City decision/conditions

City Engineer's Signature

Date