



City of Ketchum  
Planning & Building

STAFF REPORT  
KETCHUM PLANNING AND ZONING COMMISSION  
REGULAR MEETING OF APRIL 11, 2023

**PROJECT:** 7<sup>th</sup> Street Townhomes

**FILE NUMBER:** P22-031 and P22-031A

**APPLICATION TYPE:** Design Review and Townhouse Subdivision – Preliminary Plat

**REPRESENTATIVE:** Chad Blincoe – Blincoe Architecture (architect)

**PROPERTY OWNER:** MMDM12, LLC

**REQUEST:** Final Design Review and Preliminary Plat application for the development of two new 3,713 square foot detached townhomes

**LOCATION:** Lot 3, Block 68, Ketchum Townsite

**ZONING:** General Residential – Low Density (GR-L)

**REVIEWER:** Paige Nied – Associate 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 March 22, 2023. The public hearing notice was published in the Idaho Mountain Express on March 22, 2023. A notice was posted on the project site and the city’s website on April 4, 2023. Story poles were documented on the project site as of April 4, 2023.

**I. EXECUTIVE SUMMARY:**

The Applicant is proposing two new 3,713 square foot three-story detached townhomes with attached two-car garages (the “project”), located at Lot 3, Block 68, Ketchum Townsite (the “subject property”). The subject property is zoned General Residential – Low Density (GR-L) and the lot is currently vacant. Detached townhomes are a permitted use within the GR-L zone district provided that all dimensional standards are met. The project is proposing to subdivide the property into two townhouse sublots, subplot 1 and subplot 2, and construct two new detached townhouses on the newly created sublots. The Cover Sheet of the project plans in Attachment B shows the locations of the new detached townhomes. A rendering of the proposed townhomes can be seen in Figure 1 below.

Figure 1: Rendering of Proposed Project



The project will construct improvements to the right-of-way and alley per the City of Ketchum improvement standards. The project proposes access to both sublots from the alley off 7<sup>th</sup> Street. The project proposes paver driveways with no snowmelt systems for both driveways. All improvements to the right-of-way have been preliminarily reviewed by the Streets Department and City Engineer and they believe the proposed plans meet the city's standards. Final review of the proposed improvements will be conducted by the City Engineer and Streets Department prior to issuance of a building permit. See Sheet C.1 of Attachment B for the proposed right-of-way improvements.

Based on a thorough review of the application materials and the standards within the Ketchum Municipal Code, staff believes the project to be in conformance with all requirements of the zoning code, all standards related to design review, and all subdivision requirements for preliminary plats. A full review of all standards and requirements for the design review and the townhouse preliminary plat can be found in Attachment E and Attachment F respectively.

## II. BACKGROUND:

The City of Ketchum received the applications for Design Review and Preliminary Plat on May 31, 2022. Following the receipt of the application, staff routed the application materials to all city departments for review. A letter of completeness with department comments was provided to the applicant on February 13, 2023, after two rounds of review. As of the date of this letter, all department comments have been resolved or addressed through conditions of approval recommended below.

## III. CONFORMANCE WITH ZONING AND DESIGN REVIEW STANDARDS:

Per Ketchum Municipal Code (KMC) §17.96.010.A – *Applicability*, design review is required for all new multi-family dwellings including attached and detached townhomes. 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 outlines 10 core values that drive our vision for the future, which includes a strong and diverse economy, community character, and a variety of housing options. The plan designates the future land use for the property as “medium density residential” where, according to the plan, “This residential type characterizes the West Ketchum and Warm Springs neighborhood.” The primary use for this land use includes a broader variety of residential types, including single-family residences, duplexes, and other attached-unit types.

Policy H-3.1 of Chapter 3 of the Comprehensive Plan states that the city should encourage “a mixture of housing types with varied price ranges and densities that meet a variety of needs.” A diverse housing stock is necessary to accommodate all community members. Further, Policy H-1.4 emphasizes the importance of housing in business and mixed-use areas, and states that the mixture of land uses promotes a greater variety of housing opportunities as well as social interaction.

Staff believes the project meets goals and policies outlined in the plan. The property is located in close proximity to downtown and is just south of Atkinson’s Park. The surrounding properties primarily consist of townhouses and a few vacant lots. Most properties are two stories with a more traditional pitched roof, however, some of the more recent projects to the east and southeast on 7<sup>th</sup> Street and Second Avenue are two- and three-stories in height with flat roofs. Many of the surrounding buildings utilize a variety of colors and natural materials on the exterior of the buildings including natural wood or brown shades of siding and stucco to lighter shades of grey and beige.

### **Criteria #2: Applicable Standards and Criteria**

#### Conformance with Zoning Regulations

During department review, city staff reviewed the project for conformance with all applicable zoning code requirements including uses, dimensional limitations, signage, parking, development standards, and dark skies. The project follows all applicable zoning code requirements. Review of compliance with zoning and dimensional standards can be found in Attachment E. Below is an overview of how the setbacks are calculated as the front, side, and rear lot lines are unique due to the orientation of the lot.

#### Setbacks

The KMC defines minimum setbacks for the front, side, and rear lot lines for each project. For detached townhome projects, there is also a setback for the interior lot line between the two sublots. The KMC defines the “lot line, front” as “The property line dividing a lot from a street. On a corner lot, only one street line shall be considered as a front line, and the shorter street frontage shall be considered the front line, unless otherwise determined by the administrator based on the orientation and layout of the lot and surrounding neighborhood.” For the subject property, 7<sup>th</sup> Street is considered the front lot line, the west lot line is considered the rear, and the northern and southern lot lines are considered the sides. Setbacks for the side lot lines are determined using the maximum building height. For the proposed project, both townhomes are 34’-10 1/8” tall. Therefore, the project must be set back a minimum of 11.33 feet. The project proposes to set both townhouses on subplot 1 and subplot 2 back 19.7 feet from the alley, setback 15 feet from 7<sup>th</sup> Street, setback 11.66 feet on the northern side, and is setback 15 feet on the rear.

#### Conformance with Design Review Improvements and Standards

During department review, city staff reviewed the project for conformance with all applicable design review improvements and standards outlined in KMC §17.96.060 – *Improvements and Standards*. Staff reviewed the project for conformance with all corresponding city code requirements related to right-of-way improvements including but not limited to sidewalks, street lighting, and on-street parking. Staff believes that either a requirement is not applicable due to the scope of the project, or requirements are met. Please see Attachment E for a review of all design review improvements and standards. Below is an overview of some of the more noteworthy design review criteria for the proposed project.

#### Compatibility of Design (KMC 17.96.060.E) and Architectural (KMC 17.96.060)

The project proposes two three-story structures with flat roofs and a mix of wood, stone, and metal siding. As shown on Attachment B, the color palette for the project includes dark bronze, iron, and copper metal features, limestone siding and chimney, and medium and dark wood. This project is unique because, even though the units are identical in size and layout, only one is visible from 7<sup>th</sup> Street and the other is tucked into the alley. This placement of the structures re-emphasizes the one-off architectural style of developments in the neighborhood. The proposed section of lowered roof for both units as well as the wall step backs on the second and third floor southwest corner and third floor southeast corner for the unit facing 7<sup>th</sup> Street help to reduce the building height and mass and to provide undulation.

#### Sidewalks (KMC 17.96.060.B)

KMC 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 within the GR-L zone district, which is not a district where sidewalks are required per the development standards.

#### Utilities (17.96.060.D)

All utilities are proposed underground per the KMC requirements. A 5-foot public utility easement is being dedicated along the western property boundary, in addition to the existing 10-foot Idaho Power easement, to accommodate the Idaho Power infrastructure required for the project. Idaho Power reviewed the project and approved the proposed equipment and confirmed that the proposed equipment is within the utility easements. The utility easements are shown in the civil plan, landscape plan, and subdivision applications.

#### **IV. CONFORMANCE WITH SUBDIVISION STANDARDS**

During department review, staff reviewed the preliminary plat application for conformance with KMC 16.04.030 – *Procedures for subdivision approval*, KMC 16.04.040 – *Development and Design*, and KMC 16.04.080 – *Townhouses*. Please see Attachment F for the review of all requirements and standards. Where “N/A” is checked, the standard is not applicable for one of the following reasons:

- The standard applies to action that shall be taken at the final plat stage of the process and this application is for a preliminary plat.
- Per provisions of the standard, the City Engineer has determined that the standard does not apply.

Pursuant to KMC 16.04.080.C.2, the applicant has submitted this townhouse preliminary plat in conjunction with the Design Review application. If approved by the Commission, the townhouse preliminary plat application will be reviewed and acted upon by the City Council. Additionally, the applicant has requested a Phased Development Agreement to allow for the sequential completion of the project and allow for a final townhouse plat to be filed and approved following receipt of a Certificate of Occupancy for the first townhouse. The Phased Development Agreement application and supplemental documents can be found in Attachment G and a draft Phased Development Agreement can be found as Attachment H.

As discussed above, an additional easement for Idaho Power is being dedicated along the western property boundary. The project proposes to improve the public right-of-way to meet city standards. No additional right-of-way dedication is required for the project.

Staff believes the proposed preliminary plat, as conditioned, meets all applicable subdivision requirements and standards for a preliminary plat and townhouse map. Staff also recommends approval of the phased development agreement.

#### **V. STAFF RECOMMENDATION**

Staff recommends **approval** of the Design Review application (File No. P22-031) subject to the following conditions:



1. Final civil drawings prepared by an engineer registered in the State of Idaho which include specifications for right-of-way, utilities, and drainage improvements shall be submitted for review and approval by the City Engineer, Streets, and Utilities departments prior to issuance of a building permit for the project.
2. 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.
3. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

Staff recommends **approval** of the Townhouse Preliminary Plat application (File No. P22-031A) subject to the following conditions and approval of the phased development agreement:

1. The preliminary plat is subject to all conditions of approval associated with Design Review approval P22-031.
2. 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.

## **VI. RECOMMENDED MOTIONS**

Design Review:

"I move to approve the 7<sup>th</sup> Street Townhomes Design Review application, as conditioned, and adopt the Findings of Fact, Conclusions of Law, and Decision."

Preliminary Plat:

"I move to recommend approval of the 7<sup>th</sup> Street Townhomes Preliminary Plat application, as conditioned, and adopt the Findings of Fact, Conclusions of Law, and Decision."

Phased Development Agreement:

"I move to recommend approval of Phased Development Agreement #22844 for the 7<sup>th</sup> Street Townhomes."

## **ATTACHMENTS:**

- A. Design Review - Application Materials and supporting documents
- B. Design Review Plan Set
- C. TH Preliminary Plat – Application Materials and supporting documents
- D. Townhouse Preliminary Plat Set
- E. Draft Findings of Fact, Conclusions of Law, and Decision for Design Review
- F. Draft Findings of Fact, Conclusions of Law, and Decision for Townhouse Preliminary Plat
- G. Phased Development Agreement Application Materials and supporting documents
- H. Draft Phased Development Agreement
- I. Public Comment



City of Ketchum

Attachment A:  
Design Review Application  
Materials & supporting  
documents



City of Ketchum  
Planning & Building

OFFICIAL USE ONLY	
File #	22-031
Date Received	
By:	Stephane
Pre-Application Fee Paid:	
Design Review Fee Paid:	1100
Approved Date:	
Denied Date:	
By:	
ADRE: Yes <input type="checkbox"/> No <input type="checkbox"/>	

Design Review Application

**APPLICANT INFORMATION**

Project Name: 7th St Townhomes	Phone: 208-622-5502
Owner: MMDM12 LLC	Mailing Address: PO Box 2028 Sun Valley, ID 83353
Email: info@hsfcorp.com	
Architect/Representative: Chad Blincoe	Phone: 208-720-1325
Email: chad@ba-idaho.com	Mailing Address: PO Box 4424 Ketchum ID, 83340
Architect License Number: AR984802	
Engineer of Record: Konrad & Stohler Structural Engineering	Phone: 208-928-7810
Email: kse@ksengr.net	Mailing Address: 614 S Main St. Bellevue ID 83313
Engineer License Number: 8618	

All design review plans and drawings for public commercial projects, residential buildings containing more than four (4) dwelling units and development projects containing more than four (4) dwelling units shall be prepared by an Idaho licensed architect or an Idaho licensed engineer.

**PROJECT INFORMATION**

Legal Land Description: Lot 3 Blk 68	RPK 000 006 800 3A
Street Address: N/A	
Lot Area (Square Feet): 8,238 sq. ft.	
Zoning District: GR-L	
Overlay District: <input type="checkbox"/> Floodplain <input type="checkbox"/> Avalanche <input type="checkbox"/> Mountain	
Type of Construction: <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Remodel <input type="checkbox"/> Other	
Anticipated Use: Residential	Number of Residential Units: 2

**TOTAL FLOOR AREA**

	Proposed	Existing
Basements	N/A	Sq. Ft.
1 <sup>st</sup> Floor	1,379	Sq. Ft.
2 <sup>nd</sup> Floor	1,242	Sq. Ft.
3 <sup>rd</sup> Floor	1,092	Sq. Ft.
Mezzanine	N/A	Sq. Ft.
Total	3,713	Sq. Ft.

**FLOOR AREA RATIO**

Community Core:	Tourist:	General Residential-High:
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**BUILDING COVERAGE/OPEN SPACE**

Percent of Building Coverage: 35%
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**DIMENSIONAL STANDARDS/PROPOSED SETBACKS**

Front: 15 FT	Side: 11'-8"	Side: 11' - 8"	Rear: 15Ft
Building Height: 34' - 11"			

**OFF STREET PARKING**

Parking Spaces Provided: n/a
Curb Cut: - Sq. Ft. - %

**WATER SYSTEM**

<input type="checkbox"/> Municipal Service	<input type="checkbox"/> Ketchum Spring Water
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3,081,901





The USDA-FSA Aerial Photography Field office asks to be credited in derived products.



1 inch = 200 feet

A Vicinity Map Showing  
7th Street Townhomes  
City of Ketchum  
Blaine County, Idaho

ALPINE ENTERPRISES INC.

PO Box 2037  
660 Bell Drive, Unit 1  
Ketchum, Idaho  
208-727-1988

April 2022



# C L E A R   C R E E K   D I S P O S A L

PO Box 130 • Ketchum, ID 83340 • Phone 208.726.9600 • [www.ccdisposal.com](http://www.ccdisposal.com)

November 7, 2022

Planning & Zoning  
City of Ketchum  
P O Box 2315  
Ketchum, ID 83340-2315

Re: 7<sup>th</sup> St Townhomes - Blincoe

To Whom It May Concern,

Please let this letter serve as to the following:

Regular residential garbage/recycling service will apply to the project. Service will be provided at 7<sup>th</sup> Street. Owner(s) of the property(s) will transport items to be collected from their residence to the street via the alley. Clear Creek Disposal will serve the properties at the edge of 7<sup>th</sup> Street & the alley for collection.

If you have any concerns, please call at your earliest convenience.

Respectfully,



Mike Goitiandia  
Clear Creek Disposal

.7<sup>th</sup> St Townhomes – Blincoe - 1



# City of Ketchum Building Permit: Exterior Lighting Submittal Requirements

(For Commercial and Residential)

Address: 7th St, Lot 3 Blk 68, Ketchum, ID 83340

17.132.010 C.1: All existing lighting located on a subject property that is part of an application for a city planning department design review, conditional use, subdivision permit, or building permit is required to be brought into conformance with this chapter. Conformity shall occur prior to issuance of a certificate of occupancy, final inspection or final plat recordation, when applicable. For other permits, the applicant shall have a maximum of thirty (30) days from date of permit issuance to bring the lighting into conformance.

In addition to completing the tables below, you will need to submit **manufacturers' product specification sheets** for all proposed outdoor lighting. All applications for design review, conditional use, subdivision and/or building permits shall include lighting plans showing location, type, height, color temperature, lumen output and amount of all proposed and existing fixtures. Complex uses may require additional information.

Proposed Lighting:				
Fixture Model or Description	No. of Fixtures	Shielded (Y/N)	Full cutoff fixture (Y/N)	Light Color (Kelvin)
<i>Ex: SPJ-GDG-30W-SQ-SH</i>	3	Y	y	2700
LUNA 1668BZ w/ GU10 Bulb	28	Y	Y	2700
Existing Exterior Lighting (complete to the best of your knowledge):				
Fixture Description	No. of Fixtures	Shielded (Y/N)	Full cutoff fixture (Y/N)	Light Color (Kelvin)
N/A				

*\*If you need additional space to detail your exterior lighting fixtures, please submit on a separate page*

## Exterior Lighting Requirements (Chapter 17.132 Dark Skies)

- ❖ ✂ **Exterior Lighting Fixtures.** All exterior lighting fixtures shall be full cutoff fixtures with the light source fully shielded, except as exempted in Chapter 17.132.
- ❖ ✂ **Color Temperature.** All exterior lighting shall utilize light sources not to exceed 2700 kelvin. Correlated color temperature refers to the 'color' of the light emitted. It is indicated on light packaging.
- ❖ ✂ **Light trespass.** All existing and/or new exterior lighting shall not cause light trespass and shall protect adjacent properties from glare and excessive lighting. Reference Chapter 17.132.030.B. Figure 1: Light Trespass Matrix for maximum foot-candle limits.
- ❖ ✂ **Uplighting.** Uplighting is prohibited in all zoning districts, except as where permitted in Chapter 17.132.
- ❖ ✂ **Prohibited Lights.** Any light source that does not meet the requirements of this chapter. Searchlights, beacons, and other high-intensity light fixtures. Except as otherwise allowed by this title, any lighting that is flashing, blinking, rotating, chasing, or rapidly changing in color or intensity is prohibited.
- ❖ ✂ **Nonessential Exterior Lighting.** All nonessential exterior commercial and residential lighting shall be turned off after business hours and/or when not in use. Lights on a timer shall be used. Sensor activated lights shall be used to replace existing lighting that is desired for security purposes.
- ❖ ✂ **Any other standard found applicable to the proposed exterior lighting.**

*\*Please call the City of Ketchum Planning and Building Department if you have any questions. 208.726.7801\**





City of Ketchum

# Attachment B: Design Review Plan Set



# 7TH ST TOWNHOMES

FEBRUARY 13th, 2023

LOT 3 BLK 68

KETCHUM, ID 83340

<p style="text-align: center;"><b>PROJECT TEAM</b></p> <p><b>ARCHITECT:</b> <b>Blincoe Architecture</b> POST OFFICE BOX 4424 KETCHUM, IDAHO 83340 (208) 720-1925</p> <p><b>STRUCTURAL ENGINEER:</b> <b>Konrad Stohler Structural Engineering</b> 614 S. MAIN BELLEVUE, IDAHO 83913 (208) 928-7810</p> <p><b>LANDSCAPE ARCHITECT:</b> <b>Eggers Associates, P.A.</b> P.O. BOX 953 KETCHUM, ID 83340 (208) 725-0988</p> <p><b>CIVIL ENGINEER:</b> <b>Alpine Enterprises Inc.</b> 280 RIVER ST. E KETCHUM, ID 83340 (208) 727-1988</p> <p><b>ENERGY:</b> <b>John Reuter Greenworks, LLC</b> PO Box 474 KETCHUM, ID 83340 (208) 721-2922</p>	<p style="text-align: center;"><b>GENERAL NOTES:</b></p> <p>NOTE: 1. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE. ALL INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH WORK. 2. ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. 3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. 4. ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED. 5. ALL CONSTRUCTION MUST MEET OR EXCEED ALL LOCAL AND NATIONAL GOVERNING CODES AND ORDINANCES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURING AN AUTHORIZED BUILDING PERMIT AND NOTIFYING THE CITY OF KETCHUM DEPARTMENT, STATE ELECTRICAL, MECHANICAL, AND PLUMBING INSPECTORS FOR APPROPRIATE SITE INSPECTIONS. 6. THE CONTRACTOR IS TO COORDINATE WORK TO MINIMIZE CONFLICTS WITH EXISTING LANDSCAPING TO PREVENT DAMAGE. 7. THE CONTRACTOR IS TO COORDINATE DISPOSAL OF EXISTING WASTE, APPLICATION MATERIAL, AND TRASH. ALL MATERIAL MUST BE DISPOSED OF IN A SAFE AND PROFESSIONAL MANNER. 8. THE UNDERTAKING OF PERIODIC SITE VISITS BY THE ARCHITECT SHALL NOT BE CONSIDERED AS SUPERVISION OF ACTUAL CONSTRUCTION, NOR MAKE HIM RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR, SUBCONTRACTORS, SUPPLIERS, OR THEIR EMPLOYEES. 9. THE ARCHITECT HAS NOT BEEN COMPENSATED OR RETAINED TO PROVIDE DETAILING FOR WATERPROOFING AND ENVELOPE PENETRATIONS. 10. ANY DEFERRED ITEMS ARE THE RESPONSIBILITY OF THE OWNER &amp; GENERAL CONTRACTOR TO PROVIDE SPECIFICATIONS &amp; DOCUMENTATION NEEDED FOR CONSTRUCTION. THE DOCUMENTS PROVIDED ARE BASED ON LIMITED ARCHITECTURAL SERVICE. 11. ALL HYDRONIC HEAT TUBING AND CONCRETE MIX IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTOR. THE ARCHITECT IS NOT RESPONSIBLE FOR CRACKING OF CONCRETE.</p>	<p style="text-align: center;"><b>CODE COMPLIANCE:</b></p> <p>1. MECHANICAL SYSTEMS AND VENTING TO REFLECT COMPLIANCE W/ THE 2018 INTERNATIONAL BUILDING CODE, 2018 INTERNATIONAL ENERGY CONSERVATION CODE, AND 2018 INTERNATIONAL MECHANICAL CODE. 2. PLUMBING VENTING TO REFLECT COMPLIANCE W/ 2018 INTERNATIONAL BUILDING CODE AND 2018 INTERNATIONAL ENERGY CONSERVATION CODE. 3. ALL ELECTRICAL SHALL CONFORM TO 2018 INTERNATIONAL BUILDING CODE, 2018 INTERNATIONAL ENERGY CONSERVATION CODE, AND 2017 NFPA 70</p> <p>ROOFING: * ALL ROOFING SHALL COMPLY WITH CHAPTER 18 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE. STAIRWAYS: * ALL STAIRWAYS SHALL COMPLY WITH SECTION R301 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE. BUILDING ENVELOPE: * SHALL COMPLY WITH SECTION 402 OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE. LIGHTING EQUIPMENT: * SHALL COMPLY WITH SECTION R401 OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE. ATTIC ACCESS: * SHALL COMPLY WITH SECTION 402 OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE. CHIMNEYS AND FIREPLACES: * ALL CHIMNEYS AND FIREPLACES SHALL COMPLY WITH CHAPTER 18 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE AND SECTION 402.4.2 OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE. GLASS AND GLAZING: * SHALL COMPLY WITH SECTION R602 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE. DUCTS: * SHALL COMPLY WITH SECTION 403 OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE. CRAWLSPACE VENTING: * SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE. LIVING SPACE VENTILATION: * SHALL HAVE A RECOMMENDED AIR EXCHANGE OF .95 EXCHANGES PER PER HOUR. VERIFY WITH THE MECHANICAL SYSTEM. SOUND ISOLATION/TRANSMISSION * SHALL COMPLY WITH SECTION 720 AND SECTION 1207 OF THE 2018 INTERNATIONAL BUILDING CODE</p>	<p style="text-align: center;"><b>SHEET INDEX</b></p> <p>CS COVER SHEET PS1 EXTERIOR PERSPECTIVES PS2 EXTERIOR PERSPECTIVES</p> <p>D1 SITE SURVEY D2 PRELIMINARY PLAN C1 SITE/GRADING/UTILITY ROW ENCROACHMENT PLAN C2 ALLEY PLAN &amp; PROFILE C3 UTILITY PLAN &amp; PROFILE C4 CIVIL DETAILS C5 CIVIL DETAILS</p> <p>L-1 SITE PLAN L-1I CONSTRUCTION MANAGEMENT PLAN L-2 GRADING PLAN L-3 LANDSCAPE PLAN</p> <p>A-0 LOT COVERAGE CALCULATION A-1 GROUND LEVEL FLOOR PLAN A-2 SECOND LEVEL FLOOR PLAN A-3 THIRD LEVEL FLOOR PLAN A-4 ROOF PLAN A-5 BUILDING SECTIONS A-6 EXTERIOR ELEVATIONS - UNIT A A-7 EXTERIOR ELEVATIONS - UNIT A A-8 EXTERIOR ELEVATIONS - UNIT B A-9 EXTERIOR ELEVATIONS - UNIT B A-10 MATERIAL BOARD A-11 PHOTO METRIC STUDY</p>																								
<p style="text-align: center;"><b>ARCHITECTURAL SYMBOLS</b></p> <p>INTERIOR ELEVATION CALL OUT: </p> <p>SECTION REFERENCE: </p> <p>DETAIL REFERENCE: </p> <p>INTERIOR ELEVATION KEY: </p> <p>ELEVATION CALL OUT: </p> <p>ARCHITECTURAL NORTH: </p> <p>NORTH ARROW: </p> <p>ROOM NUMBER: </p> <p>DOOR REFERENCE: </p> <p>WINDOW REFERENCE: </p> <p>REVISION REFERENCE: </p>	<p style="text-align: center;"><b>BUILDING DATA</b></p> <p>OCCUPANCY : R3 CONSTRUCTION TYPE : II WOOD FRAME SQUARE FOOTAGE : UNIT A</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>GROUND LEVEL AREA</td><td style="text-align: right;">308 #</td></tr> <tr><td>2ND LEVEL AREA</td><td style="text-align: right;">1242 #</td></tr> <tr><td>3RD LEVEL AREA</td><td style="text-align: right;">1092 #</td></tr> <tr><td>TOTAL LIVING:</td><td style="text-align: right;">3,242 #</td></tr> <tr><td>GARAGE</td><td style="text-align: right;">471 #</td></tr> <tr><td>TOTAL:</td><td style="text-align: right;">3,713 #</td></tr> </table> <p>: UNIT B</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>GROUND LEVEL AREA</td><td style="text-align: right;">308 #</td></tr> <tr><td>2ND LEVEL AREA</td><td style="text-align: right;">1242 #</td></tr> <tr><td>3RD LEVEL AREA</td><td style="text-align: right;">1092 #</td></tr> <tr><td>TOTAL LIVING:</td><td style="text-align: right;">3,242 #</td></tr> <tr><td>GARAGE</td><td style="text-align: right;">471 #</td></tr> <tr><td>TOTAL:</td><td style="text-align: right;">3,713 #</td></tr> </table> <p>TOTAL LOT COVERAGE : 95% PROPERTY AREA : 0.189 ACRE BUILDING CODE : 2018 INTERNATIONAL RESIDENTIAL CODE AS ADOPTED BY THE CITY OF KETCHUM FIRE CODE AS ADOPTED BY THE CITY OF KETCHUM : 2018 INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY OF KETCHUM ENERGY CONSERVATION CODE AS ADOPTED BY THE CITY OF KETCHUM : 2018 INTERNATIONAL ENERGY CONSERVATION CODE AS ADOPTED BY THE CITY OF KETCHUM</p> <p>ZONING : GR-L PHYSICAL ADDRESS : LEGAL DESCRIPTION : KETCHUM LOT 3 BLK 68 PARCEL NUMBER : RPK0000008003A CITY OF KETCHUM BUILDING DEPARTMENT. CITY OF KETCHUM FIRE DEPARTMENT</p>	GROUND LEVEL AREA	308 #	2ND LEVEL AREA	1242 #	3RD LEVEL AREA	1092 #	TOTAL LIVING:	3,242 #	GARAGE	471 #	TOTAL:	3,713 #	GROUND LEVEL AREA	308 #	2ND LEVEL AREA	1242 #	3RD LEVEL AREA	1092 #	TOTAL LIVING:	3,242 #	GARAGE	471 #	TOTAL:	3,713 #	<p style="text-align: center;"><b>ENERGY REPORT</b></p>	<p style="text-align: center;"><b>NEIGHBORHOOD MAP</b></p> <p style="text-align: center;"><b>PROJECT LOCATION</b></p>
GROUND LEVEL AREA	308 #																										
2ND LEVEL AREA	1242 #																										
3RD LEVEL AREA	1092 #																										
TOTAL LIVING:	3,242 #																										
GARAGE	471 #																										
TOTAL:	3,713 #																										
GROUND LEVEL AREA	308 #																										
2ND LEVEL AREA	1242 #																										
3RD LEVEL AREA	1092 #																										
TOTAL LIVING:	3,242 #																										
GARAGE	471 #																										
TOTAL:	3,713 #																										
		<p style="text-align: center;"><b>VICINITY MAP</b></p> <p style="text-align: center;"><b>SITE</b></p>																									

DESIGN REVIEW SET - REVISED  
NOT FOR CONSTRUCTION

www.BlincoeArchitecture.com

**Blincoe Architecture**

URS/REG. EC  
P.O. Box 4424  
Ketchum, Idaho 83340  
Tel: 208-720-1925  
Email: info@blincoearchitecture.com

**7TH ST TOWNHOMES**

LOT 3 BLK 68

KETCHUM, ID 83340

JOB #: 009.21  
PLOT DATE: 11/11/22  
DESIGN REVIEW: 5/3/22  
PERMIT: CONSTRUCTION:  
REVISIONS:  
△ DESIGN REVIEW SET 5/3/22  
△ DESIGN REVIEW SET REVISED 9/30/22  
△ DESIGN REVIEW SET REVISED 11/11/22  
△ DESIGN REVIEW SET REVISED 2/13/23

CS

OWNERSHIP OF DOCUMENTS: This Drawing and specifications are instruments of service and are the property of the Architect, Blincoe Architecture and is not to be used, in whole or in part, for any other project without written authorization.





SOUTHWEST PERSPECTIVE (REVISED)



SOUTHEAST PERSPECTIVE (REVISED)



SOUTHEAST PERSPECTIVE (REVISED)

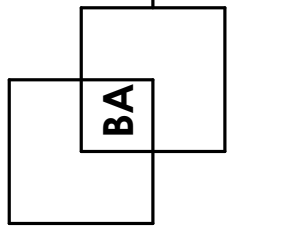
DESIGN REVIEW SET - REVISED  
NOT FOR CONSTRUCTION

PS1

JOB #:	009.21
PLOT DATE:	11/11/22
DESIGN REVIEW:	5/3/22
PERMIT:	
CONSTRUCTION:	
SUBMISSIONS/REVISIONS:	
	DESIGN REVIEW SET 5/3/22
	DESIGN REVIEW SET RSVD 9/30/22
	DESIGN REVIEW SET RSVD 11/10/22

7TH STREET TOWNHOMES

7th STREET  
KETCHUM, ID 83340



www.BlincoeArchitecture.com  
**Blincoe Architecture**  
Melli:  
P.O. Box 4424  
Ketchum, Idaho  
83340  
Tel.: 208-720-1325  
Info@BlincoeArchitecture.com

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SOUTHWEST PERSPECTIVE (ORIGINAL)



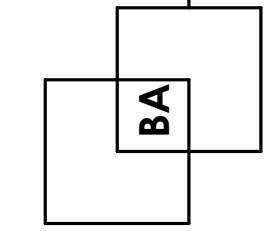
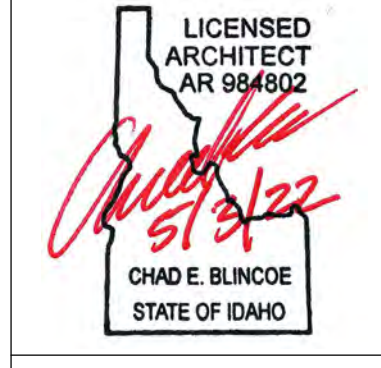
SOUTHWEST PERSPECTIVE (REVISED)

**DESIGN REVIEW SET - REVISED**  
**NOT FOR CONSTRUCTION**

**PS2**

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PLOT DATE:	11/11/22
DESIGN REVIEW:	5/3/22
PERMIT:	
CONSTRUCTION:	
SUBMISSIONS/REVISIONS:	
	DESIGN REVIEW SET 5/3/22
	DESIGN REVIEW SET RSVD 9/30/22
	DESIGN REVIEW SET RSVD 11/10/22

**7TH STREET TOWNHOMES**  
 7th STREET  
 KETCHUM, ID 83340



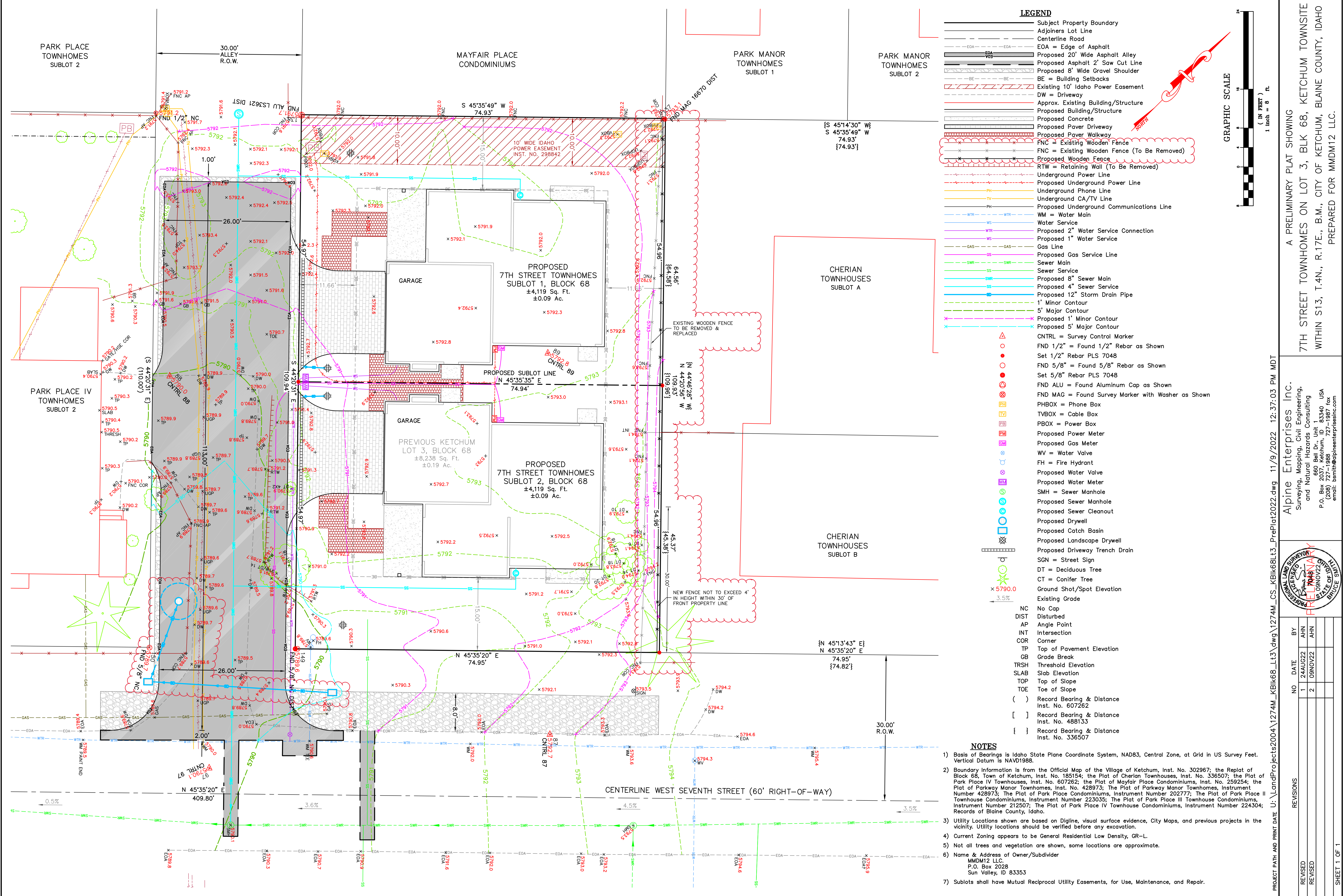
www.BlincoeArchitecture.com  
**Blincoe Architecture**  
 Mail: UPS/FedEx:  
 P.O. Box 4424 Ketchum, Idaho 83340  
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**LEGEND**

- Subject Property Boundary
- Adjoiners Lot Line
- Centerline Road
- EOA = Edge of Asphalt
- Proposed 20' Wide Asphalt Alley
- Proposed Asphalt 2' Saw Cut Line
- Proposed 8' Wide Gravel Shoulder
- BE = Building Setbacks
- Existing 10' Idaho Power Easement
- DW = Driveway
- Approx. Existing Building/Structure
- Proposed Building/Structure
- Proposed Concrete
- Proposed Paver Driveway
- Proposed Paver Walkway
- FNC = Existing Wooden Fence
- FNC = Existing Wooden Fence (To Be Removed)
- Proposed Wooden Fence
- RTW = Retaining Wall (To Be Removed)
- Underground Power Line
- Proposed Underground Power Line
- Underground Phone Line
- Underground CA/TV Line
- Proposed Underground Communications Line
- WM = Water Main
- Water Service
- Proposed 2" Water Service Connection
- Proposed 1" Water Service
- Gas Line
- Proposed Gas Service Line
- Sewer Main
- Sewer Service
- Proposed 8" Sewer Main
- Proposed 4" Sewer Service
- Proposed 12" Storm Drain Pipe
- 1' Minor Contour
- 5' Major Contour
- Proposed 1' Minor Contour
- Proposed 5' Major Contour
- CNTRL = Survey Control Marker
- FND 1/2" = Found 1/2" Rebar as Shown
- Set 1/2" Rebar PLS 7048
- FND 5/8" = Found 5/8" Rebar as Shown
- Set 5/8" Rebar PLS 7048
- FND ALU = Found Aluminum Cap as Shown
- FND MAG = Found Survey Marker with Washer as Shown
- PHBOX = Phone Box
- TVBOX = Cable Box
- PBOX = Power Box
- Proposed Power Meter
- Proposed Gas Meter
- WW = Water Valve
- FH = Fire Hydrant
- Proposed Water Valve
- Proposed Water Meter
- Proposed Sewer Manhole
- Proposed Sewer Manhole
- Proposed Sewer Cleanout
- Proposed Drywell
- Proposed Catch Basin
- Proposed Landscape Drywell
- Proposed Driveway Trench Drain
- SGN = Street Sign
- DT = Deciduous Tree
- CT = Conifer Tree
- Ground Shot/Spot Elevation
- Existing Grade
- NC = No Cap
- DIST = Disturbed
- AP = Angle Point
- INT = Intersection
- COR = Corner
- TP = Top of Pavement Elevation
- GB = Grade Break
- TRSH = Threshold Elevation
- SLAB = Slab Elevation
- TOP = Top of Slope
- TOE = Toe of Slope
- ( ) Record Bearing & Distance Inst. No. 607262
- [ ] Record Bearing & Distance Inst. No. 488133
- { } Record Bearing & Distance Inst. No. 336507

**NOTES**

- 1) Basis of Bearings is Idaho State Plane Coordinate System, NAD83, Central Zone, at Grid in US Survey Feet. Vertical Datum is NAVD1988.
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- 5) Not all trees and vegetation are shown, some locations are approximate.
- 6) Name & Address of Owner/Subdivider  
MMDM12 LLC.  
P.O. Box 2028  
Sun Valley, ID 83353
- 7) Sublots shall have Mutual Reciprocal Utility Easements, for Use, Maintenance, and Repair.

PROJECT PATH AND PRINT DATE: U:\LandProjects\2004\1274M\_KBik68\_Lit3.dwg\1274M\_CS\_KBik68Lit3\_PrefPlat2022.dwg 11/9/2022 12:37:03 PM MDT

A PRELIMINARY PLAT SHOWING  
7TH STREET TOWNHOMES ON LOT 3, BLK 68, KETCHUM TOWNSITE  
WITHIN S13, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
PREPARED FOR MMDM12 LLC.

Alpine Enterprises Inc.  
Surveying, Mapping, Civil Engineering,  
and Natural Hazards Consulting  
660 Bell Dr., Unit 1  
P.O. Box 2037, Ketchum, ID 83340 USA  
(208) 727-1888  
email: bamt@alpineenterprisesinc.com

NO	DATE	BY
1	24AUG22	AHN
2	09NOV22	AHN

REVISIONS

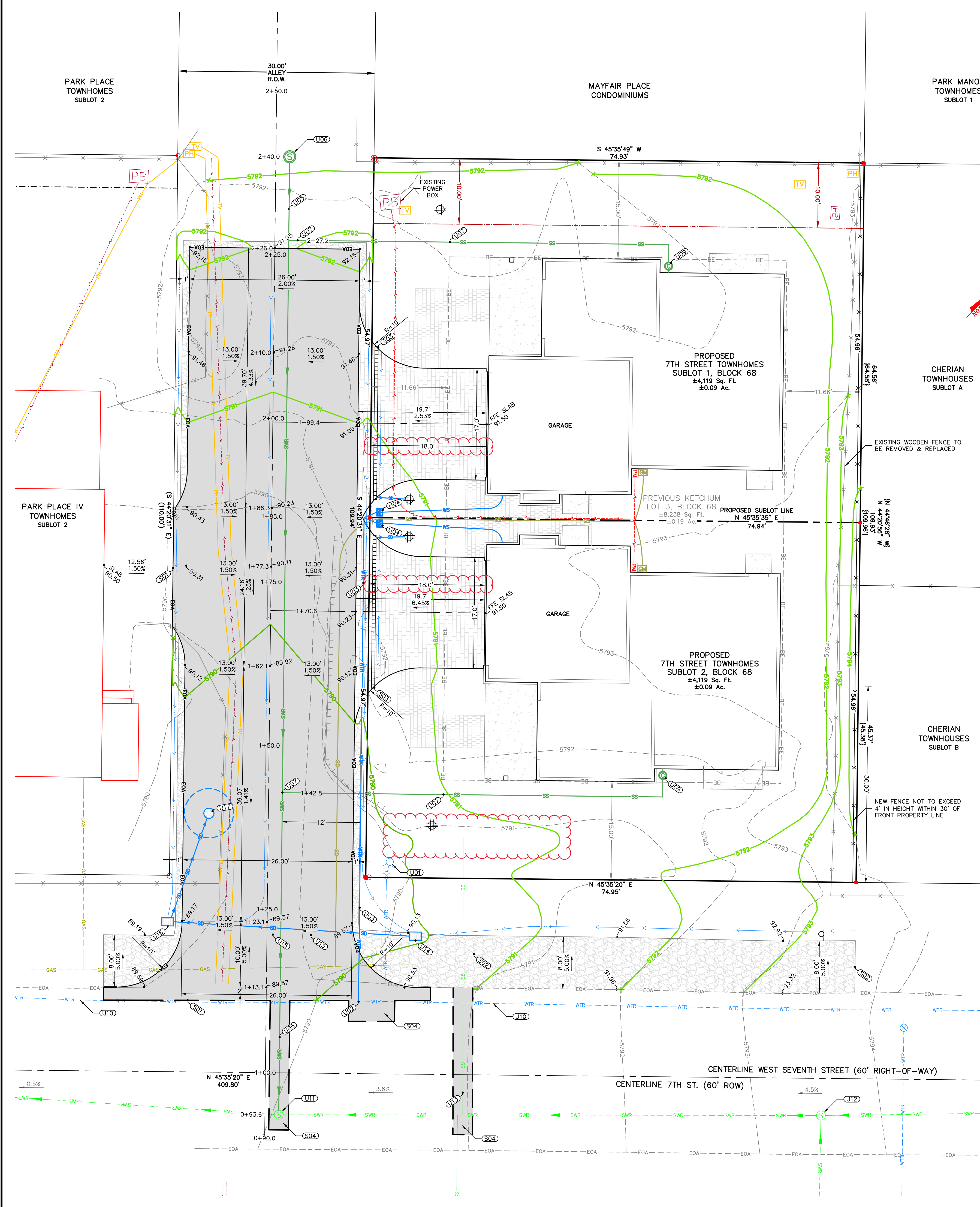
REVISOR

DATE

BY

SHEET 1 OF 1





**SITE IMPROVEMENTS**

- S001 Saw Cut existing asphalt to a minimum of 24 inches for a clean vertical edge.
- S002 Install 8' Gravel Shoulder sloped at 5% minimum per Ketchum Standard.
- S003 Install Trench Drain, See Note 16.
- S004 Cut and repair existing asphalt roadway.

**UTILITY IMPROVEMENTS**

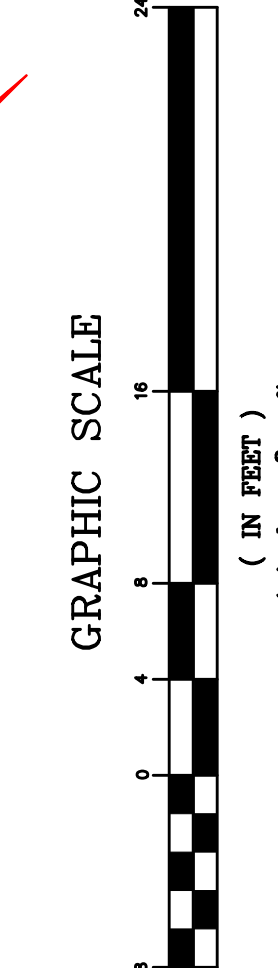
- U001 Existing Ketchum Fire Hydrant (R216)
- U002 Install 2" Water Service Connection, See Detail 12 on Sheet C.5.
- U003 Install 2" Water Service Line, See Detail 12 on Sheet C.5.
- U004 Branch 2" Water Service Line into two 1" Water Service Connections with two Curb Stops & Meter Vaults. See Detail 13 on Sheet C.5. See Note 17.
- U005 Install 8" Sanitary Sewer Main. See Plan and Profile on Sheet C.3.
- U006 Install Sanitary Sewer Manhole, SMH-1. See Plan and Profile on Sheet C.3.  
RIM ELEV. = 5792.00'  
SE IE OUT = 5784.92'
- U007 Install 4" Sanitary Sewer Service. See Detail 10 on Sheet C.5.
- U008 Install 4" Sanitary Sewer Service Cleanout. See Detail 9 on Sheet C.5.
- U009 Existing 8" Water Main
- U010 Existing Sanitary Sewer Manhole. See Plan and Profile on Sheet C.3.  
RIM ELEV. = 5790.11'  
NE IE IN = 5783.41'  
NW IE IN = 5783.50'  
SW IE OUT = 5783.40'
- U011 Existing Sanitary Sewer Manhole. See Plan and Profile on Sheet C.3.  
RIM ELEV. = 5793.53'  
NE IE IN = 5785.6'  
SW IE OUT = 5785.4'
- U012 Cut and cap existing Sewer Service at Sewer Main.
- U013 Install 12" Dia. D3034 PVC Storm Drain Pipe, @ S=2.0% Min.
- U014 Install Catch Basin, See Detail 5 on Sheet C.5.  
RIM ELEV. = 5790.15'
- U015 Install 12" Dia. D3034 PVC Storm Drain Pipe, @ S=2.0% Min.
- U016 Install Catch Basin, See Detail 6 on Sheet C.5.  
RIM ELEV. = 5789.00'
- U017 Install Drywell, Maintain 25' separation from Water Main, See Details 7 & 8 on Sheet C.5.  
RIM ELEV. = 5789.74'

**GENERAL CONSTRUCTION NOTES**

- 1) Utility locations shown are based on visual surface evidence and are approximate. Contractor shall be responsible for locating existing utilities prior to commencing and during construction.
- 2) The design of the Alleyway, Utilities, Grading, and Drainage improvements have only been performed within the public right-of-way. See the Site Plan & Grading Plan from Eggers Associates P.A. for the remainder of the design.
- 3) All construction shall be in accordance with the most current edition of the Idaho Standards for Public Works Construction, ISPMC, and the City of Ketchum, Idaho, Codes and Standards. The contractor shall be responsible for obtaining and keeping a copy of the ISPMC and the City of Ketchum Codes and Standards on site during construction.
- 4) 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 under the direction of a Professional Land Surveyor.
- 5) 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.
- 6) The contractor shall be required to obtain all the necessary permits prior to construction and shall check with the City of Ketchum for permits the owner may have already obtained.
- 7) Trenches shall be backfilled and compacted to a minimum of 95% of maximum density as determined by AASHTO T-99.
- 8) All clearing and grubbing shall conform to ISPMC Section 201 and city of Ketchum Standards of excavation and backfill.
- 9) All excavation and embankment shall conform to ISPMC Section 202 and City of Ketchum Standards for excavation and backfill. Excavated subgrade shall be compacted and all unsuitable sections removed and replaced with structural fill as determined by the Engineer per ISPMC Section 204. Minimum compaction of placed material shall be 95% of maximum laboratory density as determined by AASHTO T-99 or IDT T-91.
- 10) All 2" minus aggregate shall be placed in conformance with ISPMC Section 802. It shall be compacted per ISPMC Section 202 and the City of Ketchum Standards. 2" minus crushed aggregate material shall conform to ISPMC Section 802 Type II and to the City of Ketchum Specifications. Minimum compaction of placed material shall be 95% of maximum laboratory density as determined by AASHTO T-99 or IDT T-91.
- 11) All 3/4" minus aggregate shall be placed in conformance with ISPMC Section 802. It shall be compacted per ISPMC Section 202 and the City of Ketchum Standards. 3/4" minus crushed aggregate for leveling course shall conform to ISPMC Table 802 Type I and to the City of Ketchum Specifications. Minimum compaction of placed material shall be 95% of maximum laboratory density as determined by AASHTO T-99 or IDT T-91.
- 12) All asphaltic concrete pavement work shall conform to ISPMC Section(s) 805, 810, and 811 for Class II pavement and to the City of Ketchum Standards. Asphalt aggregate shall be 1/2" 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.
- 13) All concrete form work shall conform to ISPMC Sections 701 and 703. All concrete shall be 3,000 psi minimum, 28 day, as defined in ISPMC Section 703, Table 1.C.
- 14) All edges of existing asphalt paving shall be saw cut a minimum of 24" to provide a clean pavement edge for matching. No wheel cutting shall be allowed. Pavement shall be cut prior to paving to prevent damage to the cut edge.
- 15) 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).
- 16) Trench Drain shall be a 6" wide HDPE channel with a 0.75 built in channel slope (ZURN Flo-Thru Model Z886, ABT Interceptor Model A-67, or approved equivalent). Grate shall be ductile iron with a slotted pattern. All components shall be rated for H-20 loading.
- 17) Water Y-Branch Fitting shall be Ford Y-Branch Y44-274-NL, Mueller Y-Branch P-15343N, or approved equivalent.
- 18) Alpine Enterprises Inc. is not responsible for any deviation from these plans, unless such changes have been authorized in writing.

**LEGEND**

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- Proposed Concrete
- Proposed Paver Driveway
- Proposed Paver Walkway
- Existing Wooden Fence
- Proposed Wooden Fence
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- Existing Underground Phone Line
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- Existing Water Main
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- Proposed 1" Minor Contour
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- Found 1/2" Rebar as Shown
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- Existing Street Sign
- Proposed Spot Elevation (90.00=5790.00')
- Existing Grade
- Proposed Grade



- 90.00
- 3.5%
- 3.5%
- RIM Rim Elevation
- IE IN Invert Elevation In
- IE OUT Invert Elevation Out
- MATCH Match Elevation
- S Slope %
- ( ) Record Bearing & Distance Inst. No. 607262
- [ ] Record Bearing & Distance Inst. No. 488133
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**NOTES**

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PROJECT PATH AND PRINT DATE: U:\LandProjects\2004\1274M\_KBk68.t3.dwg 2/10/2023 12:57:32 PM MST

A SITE, GRADING & DRAINAGE, UTILITY, & ROW ENCROACHMENT PLAN SHOWING 7TH STREET TOWNHOMES ON LOT 3, BLK 68, KETCHUM TOWNSITE WITHIN S13, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO PREPARED FOR MMDM12 LLC.

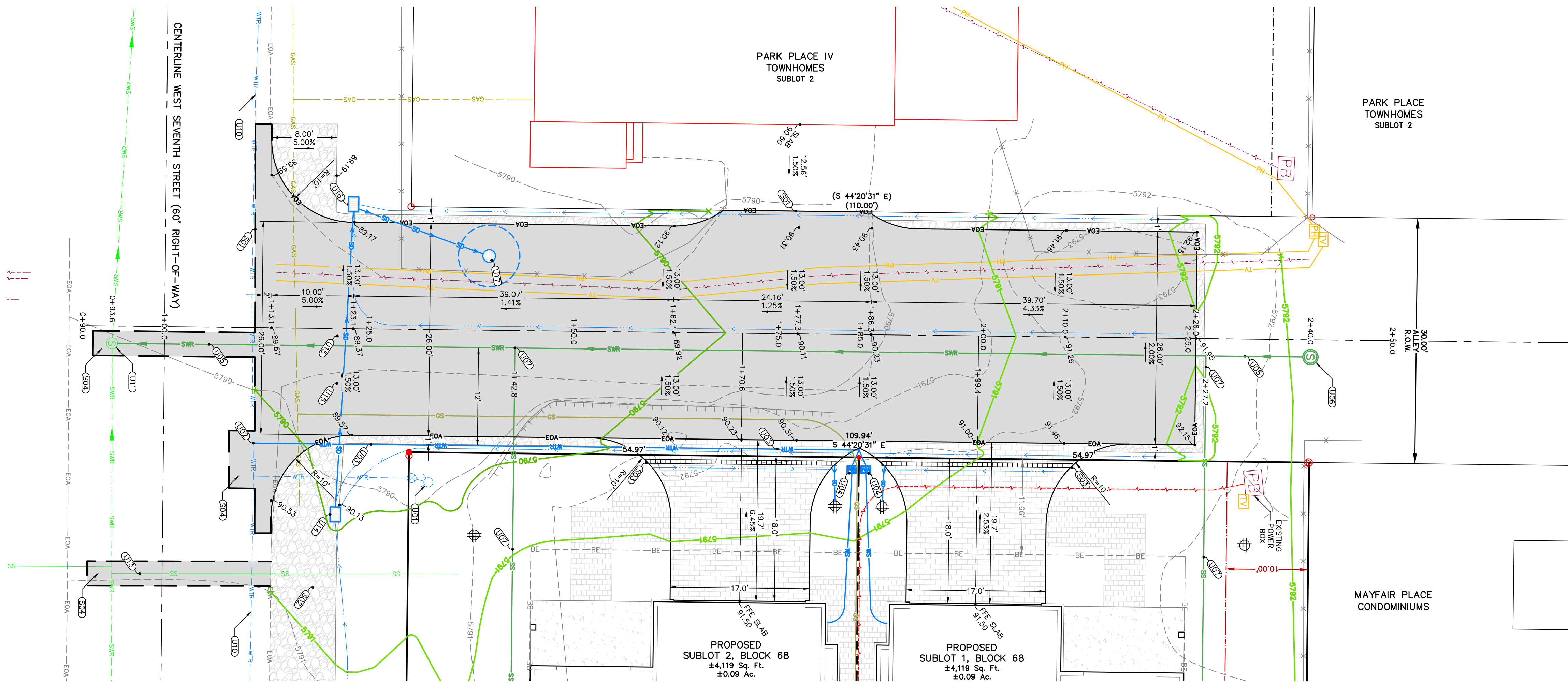
Alpine Enterprises Inc. Surveying, Mapping, Civil Engineering, and Natural Hazards Consulting  
660 Bell Dr., Unit 1  
P.O. Box 2037, Ketchum, ID 83340 USA  
(208) 721-1986  
email: tsam@alpineenterprises.com

PROFESSIONAL ENGINEER  
10 FEB 23  
STATE OF IDAHO  
ALEX NEVILL

REVISIONS	NO	DATE	BY
PRELIMINARY: NOT FOR CONSTRUCTION			
FOR DESIGN REVIEW ONLY			
REVISED	1	24AUG22	AHN
REVISED	2	08NOV22	AHN
REVISED	3	10FEB23	AHN

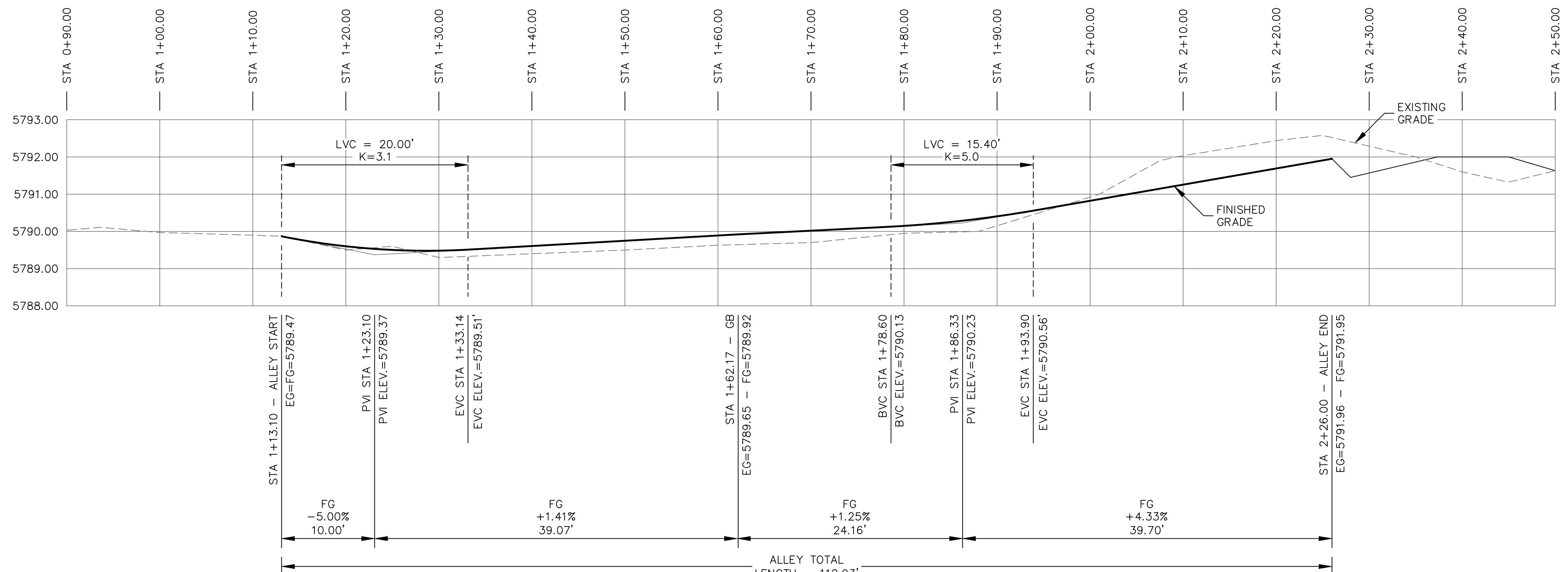
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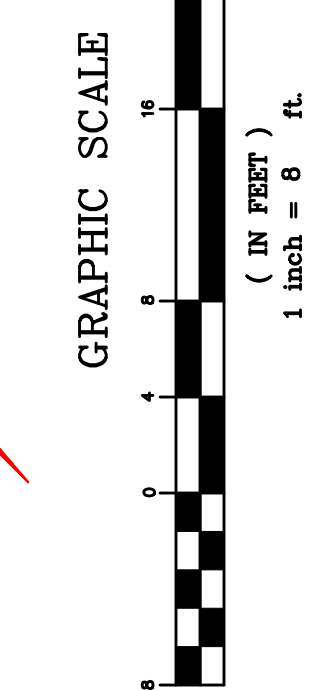


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- Proposed Landscape Drywell
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- Proposed Spot Elevation (90.00=5790.00')
- Existing Grade
- Proposed Grade



**ALLEY PROFILE VIEW**  
 VERT: 1"=12.5'  
 HORIZ: 1"=2'



PROJECT PATH AND PRINT DATE: U:\LandProjects\2004\1274M\_KBk68\_L13.dwg\1274M\_CS\_KBk68L13\_Civil2022.dwg 2/10/2023 12:57:32 PM MST

AN ALLEY PLAN & PROFILE FOR  
 7TH STREET TOWNHOMES ON LOT 3, BLK 68, KETCHUM TOWNSITE  
 WITHIN S13, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
 PREPARED FOR MMDM12 LLC.

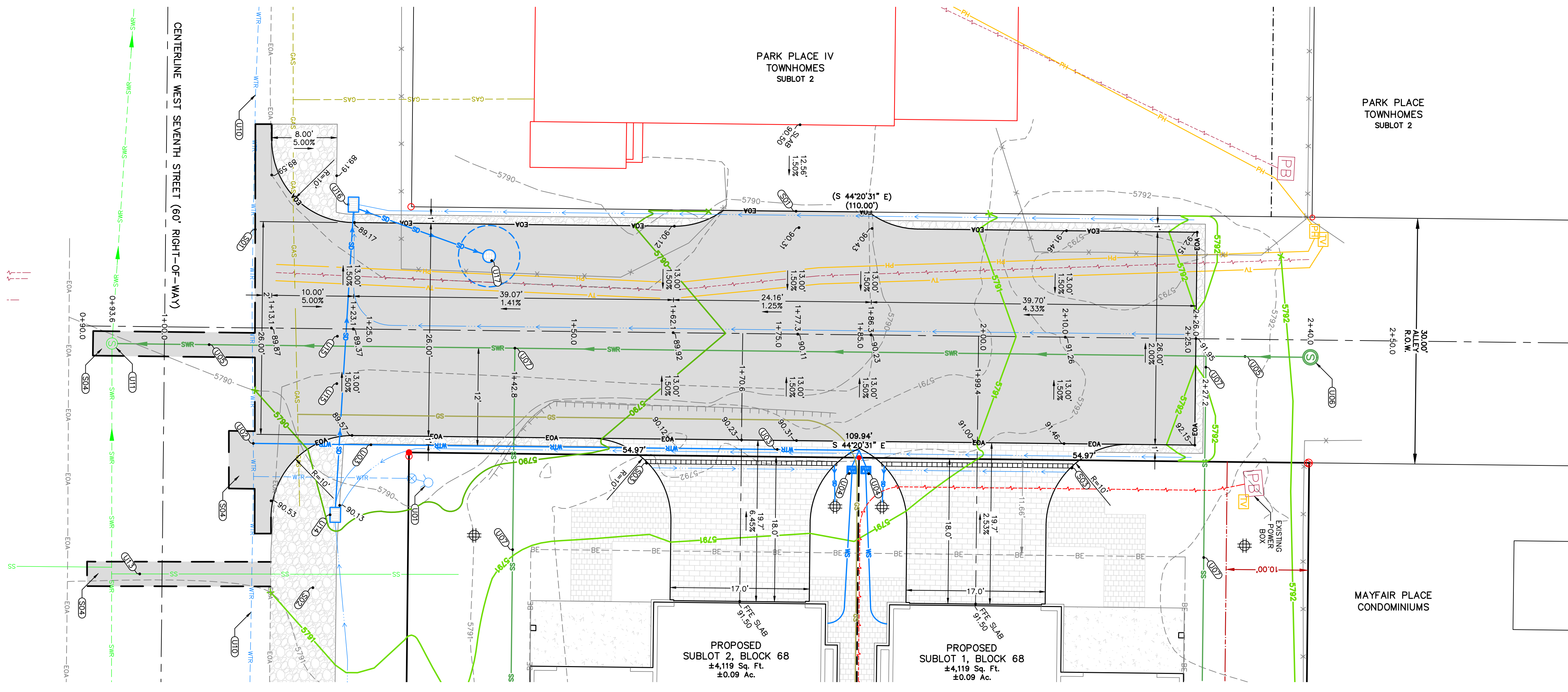
Alpine Enterprises Inc.  
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 660 Bell Dr., Unit 1 83340 USA  
 P.O. Box 2037, Ketchum, ID 83340 USA  
 (208) 727-1808  
 email: banita@alpineenterprisesinc.com

PROFESSIONAL ENGINEER  
 STATE OF IDAHO  
 ALEX NELSON  
 LICENSE NO. 18783

REVISIONS	NO	DATE	BY
PRELIMINARY: NOT FOR CONSTRUCTION			
FOR DESIGN REVIEW ONLY			
REVISED	1	24AUG22	AHN
REVISED	2	08NOV22	AHN
REVISED	3	10FEB23	AHN

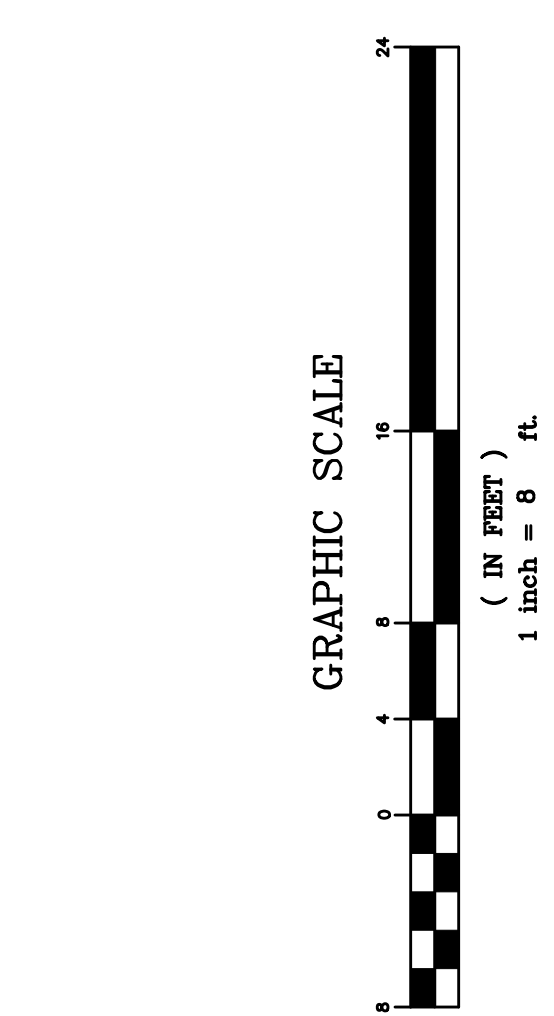
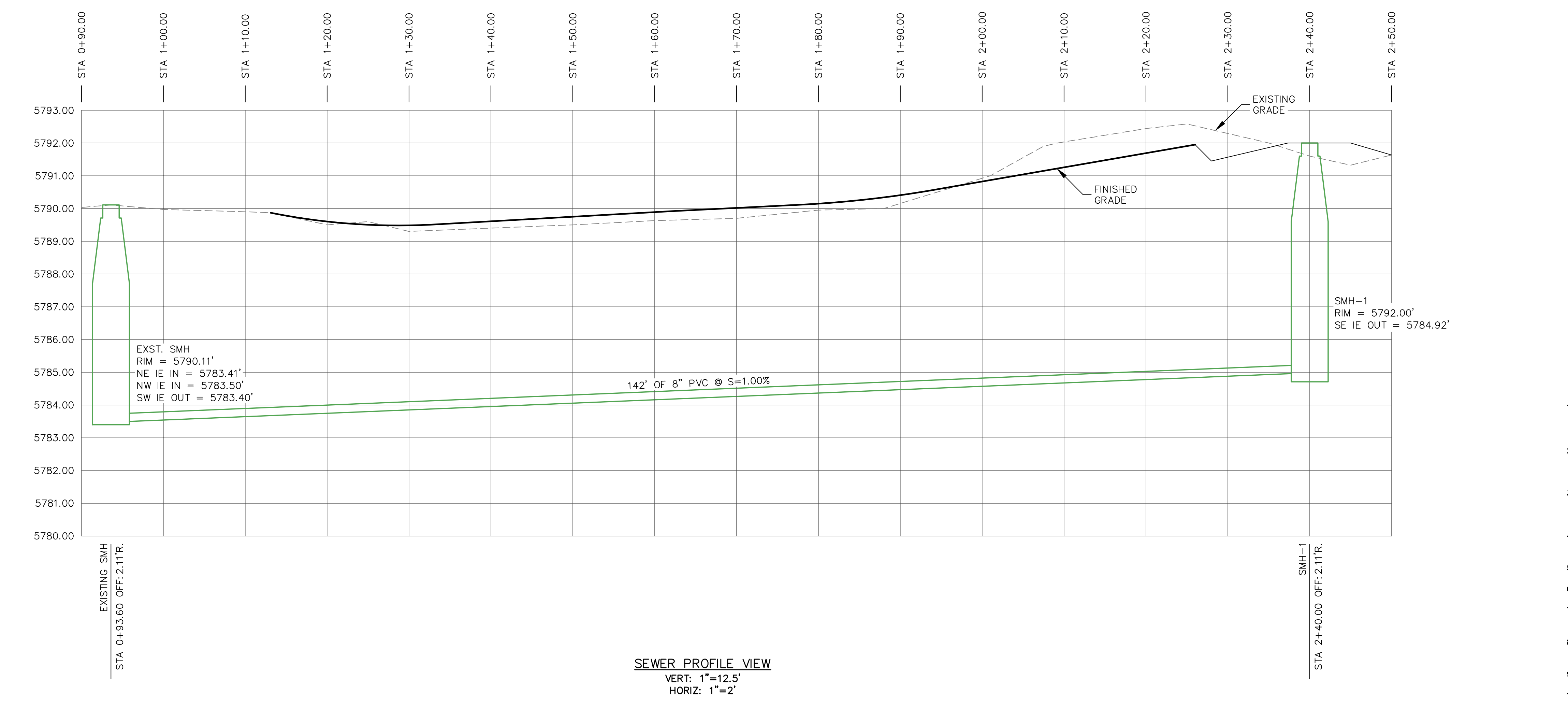
**C.2**





**LEGEND**

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- Existing Sewer Service
- Proposed 8" Sewer Main
- Proposed 4" Sewer Service
- Existing 1' Minor Contour
- Existing 5' Major Contour
- Proposed 1' Minor Contour
- Proposed 5' Major Contour
- Found 1/2" Rebar as Shown
- Set 1/2" Rebar PLS 7048
- Found 5/8" Rebar as Shown
- Set 5/8" Rebar PLS 7048
- Found Aluminum Cap
- Found Survey Marker with Washer
- Existing Phone Box
- Existing Cable Box
- Existing Power Box
- Proposed Power Meter
- Proposed Gas Meter
- Existing Water Valve
- Existing Fire Hydrant
- Proposed Water Valve
- Proposed 3/4" Water Meter
- Existing Sanitary Sewer Manhole
- Proposed Sanitary Sewer Manhole
- Proposed Sewer Cleanout
- Proposed Drywell
- Proposed Catch Basin
- Proposed Landscape Drywell
- Proposed Driveway Trench Drain
- Existing Street Sign
- Proposed Spot Elevation (90.00=5790.00')
- Existing Grade
- Proposed Grade
- RIM Rim Elevation
- IE IN Invert Elevation In
- IE OUT Invert Elevation Out
- MATCH Match Elevation
- S Slope %
- ( ) Record Bearing & Distance Inst. No. 607262
- [ ] Record Bearing & Distance Inst. No. 488133
- { } Record Bearing & Distance Inst. No. 336507



**SEWER CONSTRUCTION NOTES**

- All construction shall be in conformance with the Idaho Standards for Public Works Construction (ISPCW) and the City of Ketchum Standards. The contractor shall be responsible for obtaining and keeping a copy of the above Standards and Specifications and a set of plans stamped with the DEQ approval stamp and a copy of the DEQ approval letter on site at all times during construction.
- All mains and services shall comply with IDAPA 58.01.08.542.07.a and IDAPA 58.01.08.542.07.b which address the requirements for separation distances between potable water lines (including mains and service lines) with non-potable lines. In addition, water services shall be constructed with at least 25 feet horizontal separation from infiltration trenches and dry wells.
- The location of existing underground utilities are shown on the plans in an approximate way. The contractor shall be responsible for locating existing utilities 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.
- The contractor shall verify the location and elevation of all existing water and sewer mains at all proposed crossings. Some relocation of water and sewer mains may be required in addition to those shown on the plans.
- Potable/non-potable crossings shall comply with ISPCW Standard Drawing SD-407 and IDAPA section 58.01.08.542.07.
- The contractor shall be required to obtain all necessary permits prior to excavation.
- All sewer mains shall be constructed of PVC pipe conforming to ASTM D3034 SDR 35. Minimum pipe diameter for gravity sewer mains shall be 8-inches. Minimum slope for 8-inch sewer main shall be 0.4%. Contractor shall install pipe at slopes indicated on plans.
- Sewer service lines shall be placed at a slope of 2%, with markers per ISPCW. Cleanouts are required at changes in alignment, grade, and minimum 150' length.
- All pipe shall be bedded with (ISPCW) Type I bedding material.
- Trenches shall be back filled and compacted to a minimum of 95% of maximum density as determined by AASHTO T-99.
- The contractor shall pressure test all sewer service connections in accordance with the Idaho Standards for Public Works Construction (ISPCW).
- Manholes shall be constructed in accordance with ISPCW Standard Drawing SD-501. Minimum diameter shall be 48 inches. Manholes shall be constructed at all intersections, changes in alignment, changes in grade, and at terminal ends.

PROJECT PATH AND PRINT DATE: U:\LandProjects2004\1274M\_KBik68\_L13.dwg\1274M\_KBik68\_L13\_Civil2022.dwg 2/10/2023 12:57:32 PM MST

A UTILITY PLAN & PROFILE FOR  
7TH STREET TOWNHOMES ON LOT 3, BLK 68, KETCHUM TOWNSITE  
WITHIN S13, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
PREPARED FOR MMDM12 LLC.

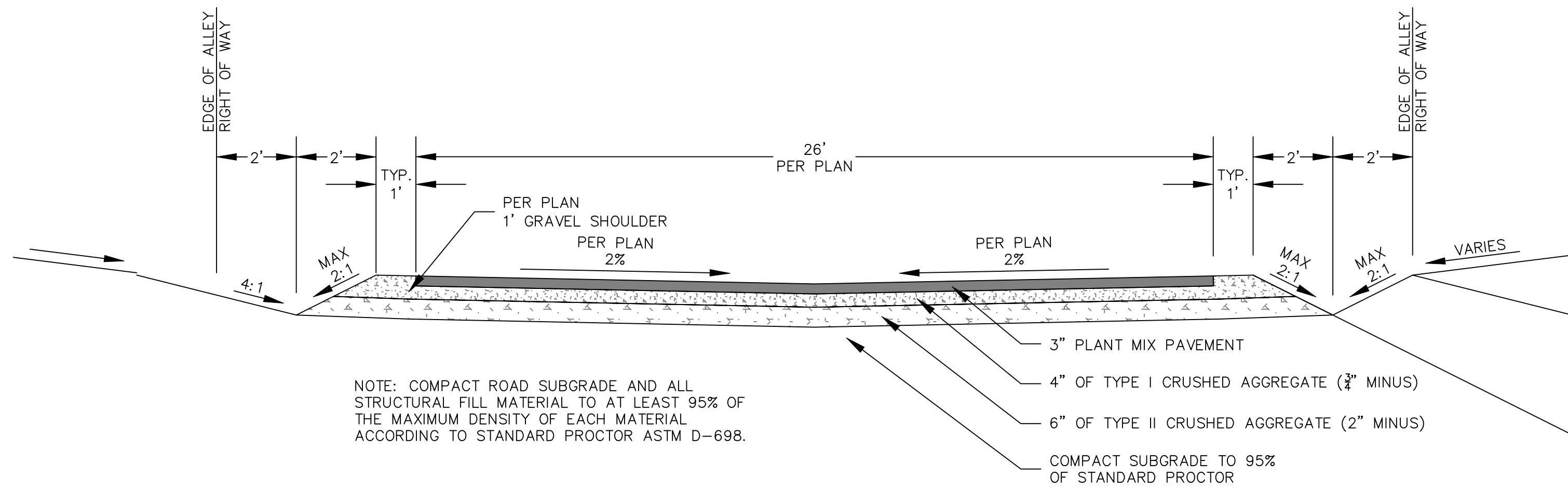
Alpine Enterprises Inc.  
Surveying, Mapping, Civil Engineering,  
and Natural Hazards Consulting  
660 Bell Dr., Unit 1 83340 USA  
P.O. Box 2037, Ketchum, ID 83340 USA  
(208) 727-1888  
email: bamt@alpineenterprisesinc.com

PROFESSIONAL ENGINEER  
ALEX NELSON  
STATE OF IDAHO  
10/FEB/23

REVISIONS	NO	DATE	BY
PRELIMINARY: NOT FOR CONSTRUCTION			
FOR DESIGN REVIEW ONLY			
REVISED	1	24AUG22	AHN
REVISED	2	08NOV22	AHN
REVISED	3	10FEB23	AHN

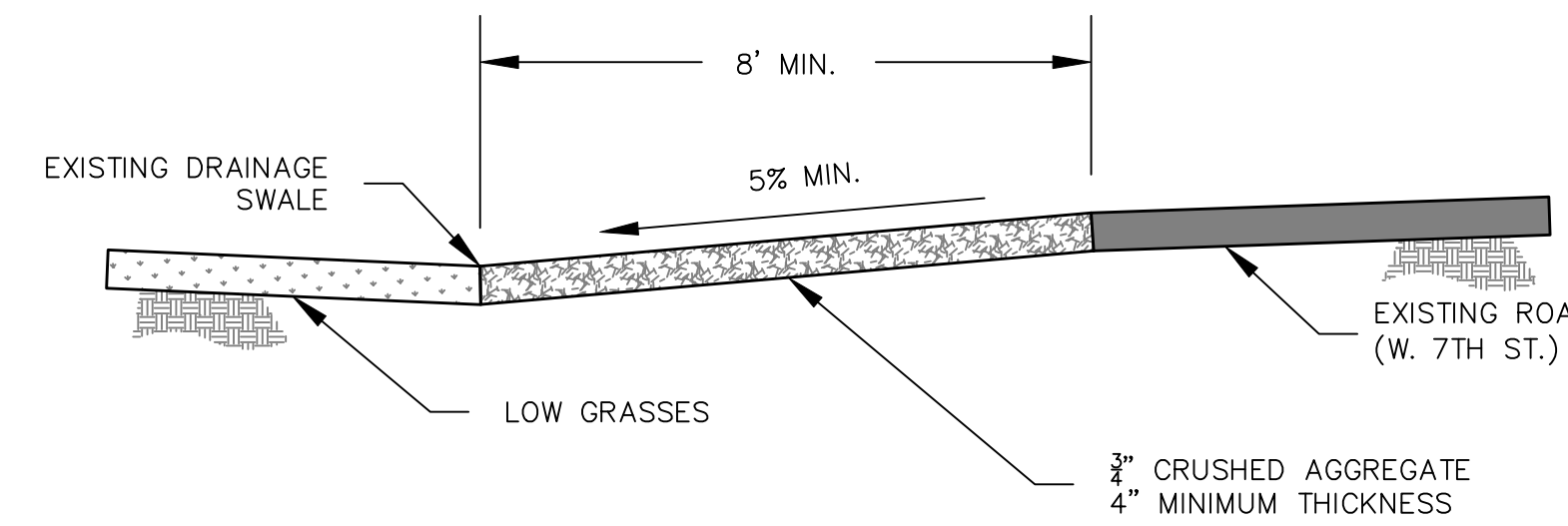
**C.3**





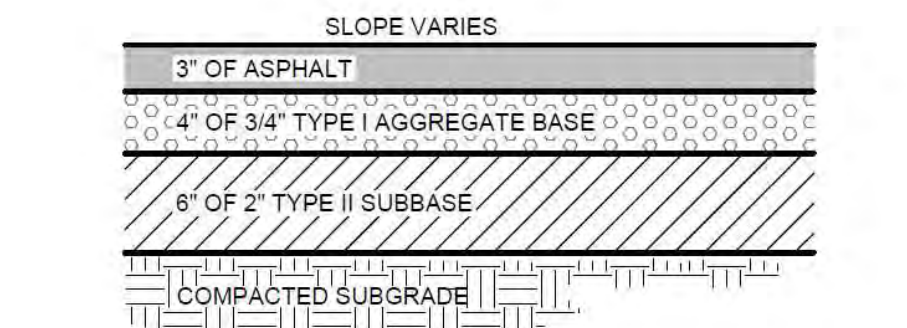
NOTE: COMPACT ROAD SUBGRADE AND ALL STRUCTURAL FILL MATERIAL TO AT LEAST 95% OF THE MAXIMUM DENSITY OF EACH MATERIAL ACCORDING TO STANDARD PROCTOR ASTM D-698.

1 TYPICAL ALLEY SECTION  
NOT TO SCALE

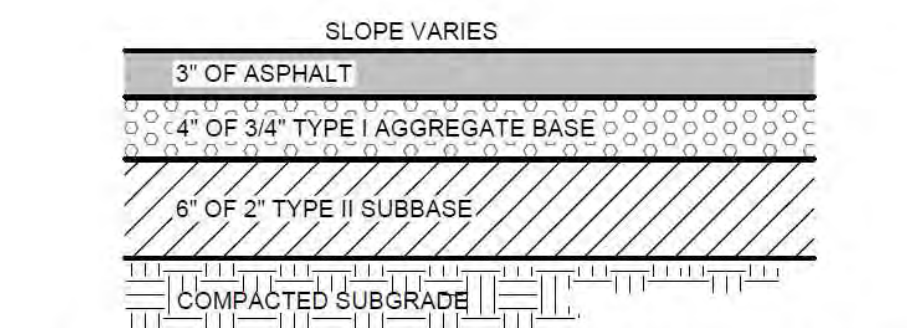


2 CROSS-SECTION: ROADSIDE SWALE  
R.O.W. WEST SEVENTH STREET  
NOT TO SCALE

- NOTES**
- A) Material shall be pervious/permeable to allow drainage.
  - B) Surface must allow for vehicle parking and be consistent along the entire property frontage.
  - C) Material within the first eight (8) feet from edge of asphalt (Street) shall be distinct from driveway and rest of property in order to visually appear available for parking.
  - D) Grading and drainage improvements as required by City Engineer - Minimum 5% slope.
  - E) No obstructions, such as boulders or berms.
  - F) No buried irrigation systems within the first eight (8) feet the edge of asphalt (Street). Surface irrigation lines are permitted beyond the first eight (8) feet, however pop-up heads are not permitted anywhere in the ROW.
  - G) No live plant material within the first eight (8) feet from edge of asphalt (Street). Low ground cover plant material, such as turf grass, is permitted beyond the first eight (8) feet. Drought-tolerant species is preferred.
  - H) No snow-melt system.



TYPICAL STREET ASPHALT SECTION

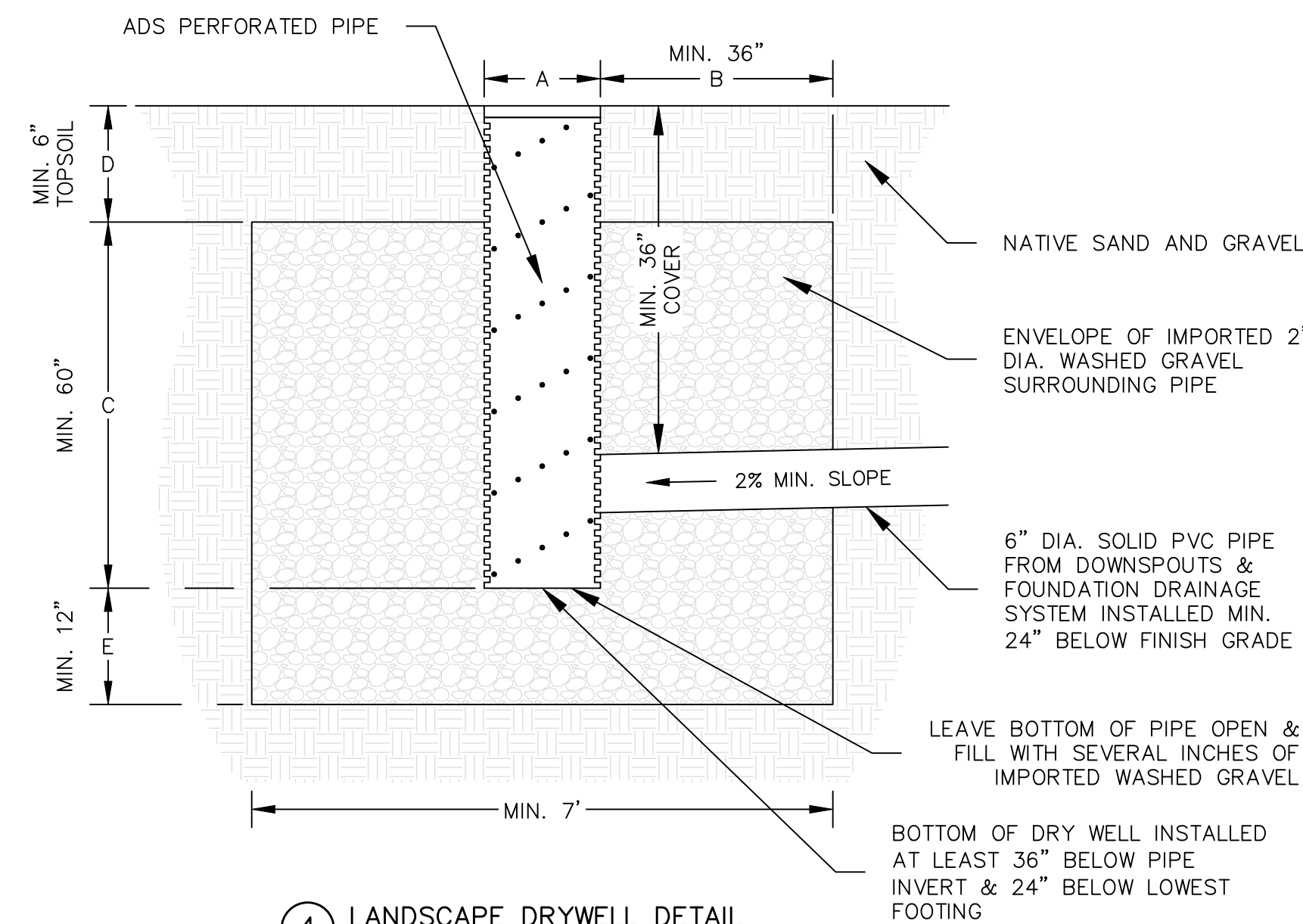


TYPICAL ALLEY ASPHALT SECTION

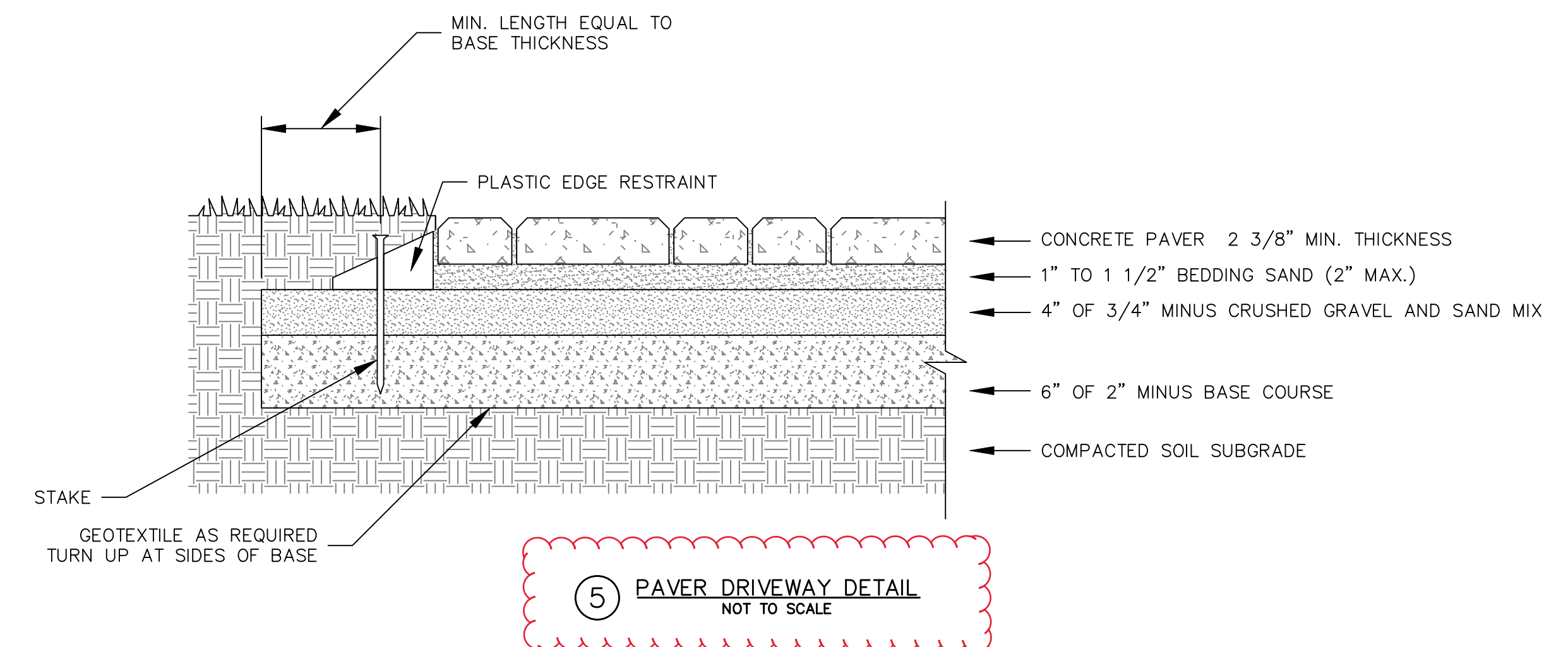
**NOTES:**

1. SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPMC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

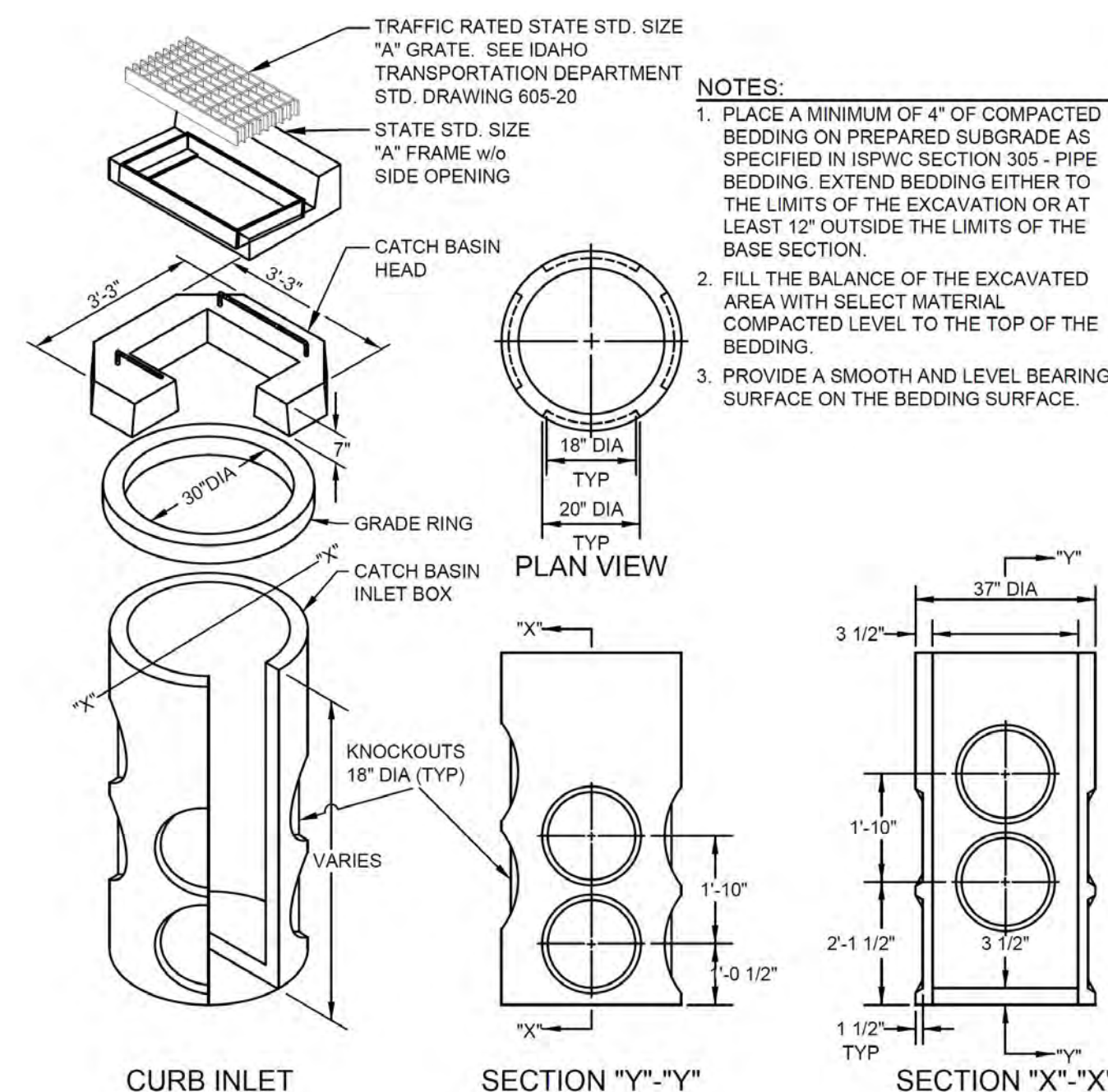
3 TYPICAL ROAD SECTIONS  
CITY OF KETCHUM - SD-3  
NOT TO SCALE



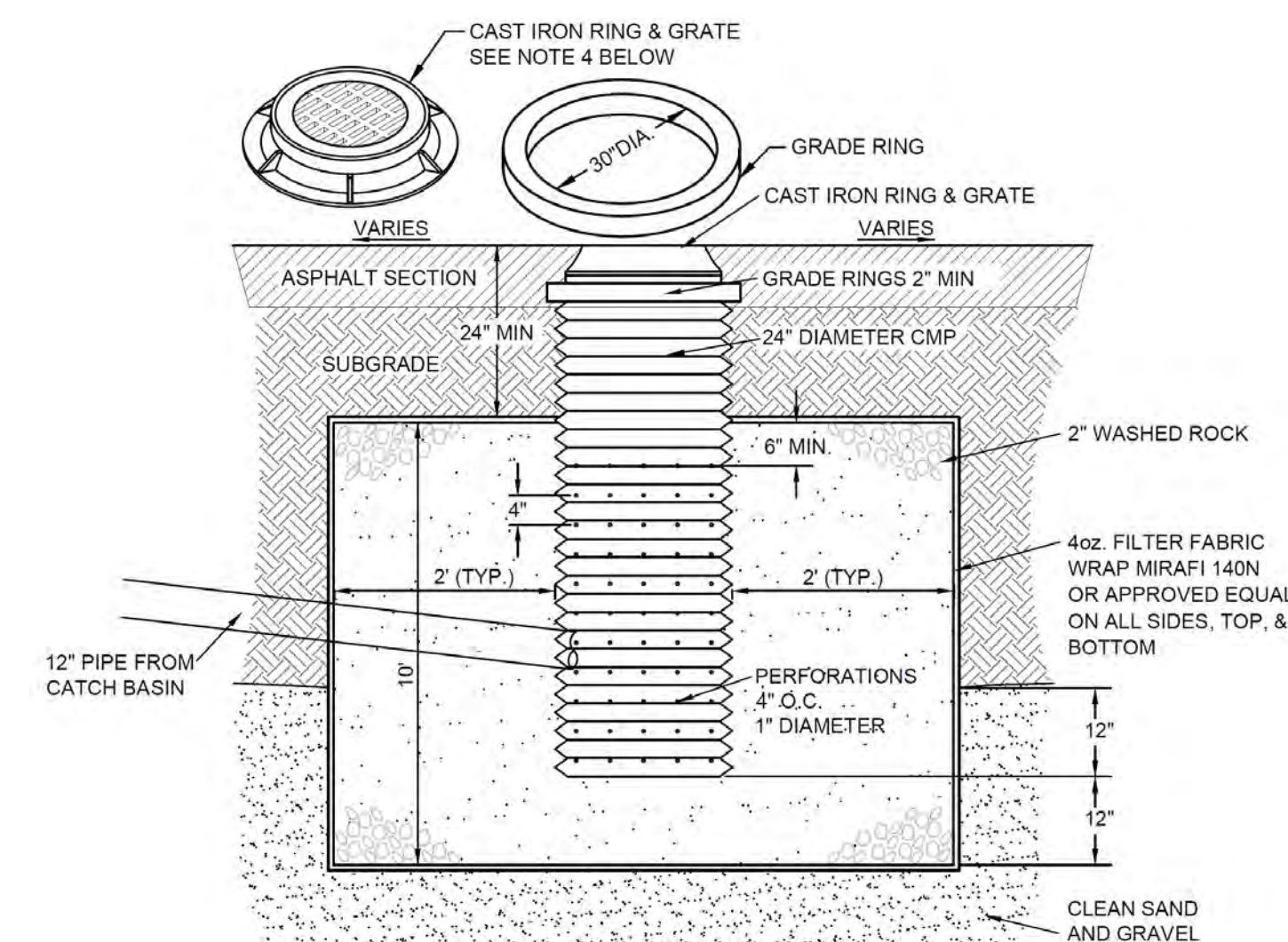
4 LANDSCAPE DRYWELL DETAIL  
NOT TO SCALE



5 PAVER DRIVEWAY DETAIL  
NOT TO SCALE



6 TYPICAL CATCH BASIN  
CITY OF KETCHUM - SD-11  
NOT TO SCALE



- NOTE:**
1. THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL.
  2. MAXIMUM DEPTH SHALL NOT EXCEED 12 FEET.
  3. IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER.
  4. GRATE OR SOLID LID AS APPROVED BY CITY OF KETCHUM.

7 TYPICAL DRYWELL  
CITY OF KETCHUM - SD-10  
NOT TO SCALE

PROJECT PATH AND PRINT DATE U:\LandProjects\2004\1274M\_KBik68\_L13.dwg\1274M\_CS\_KBik68L13\_Civil2022.dwg 2/10/2023 12:57:32 PM MST

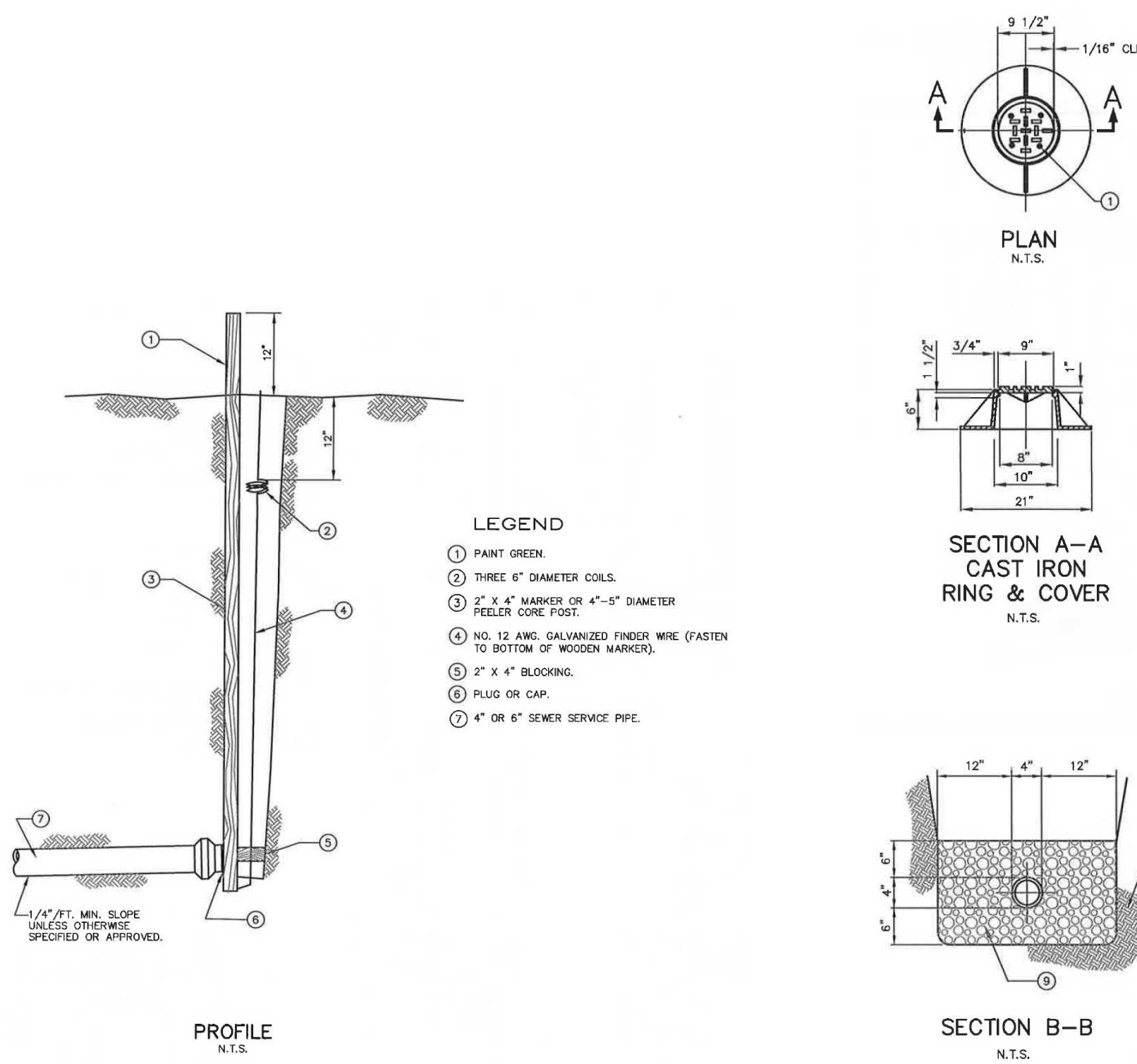
A DETAILS SHEET FOR  
7TH STREET TOWNHOMES ON LOT 3, BLK 68, KETCHUM TOWNSITE  
WITHIN S13, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
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Alpine Enterprises Inc.  
Surveying, Mapping, Civil Engineering,  
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660 Bell Dr., Unit 1 83340 USA  
P.O. Box 2037, Ketchum, ID 83340  
(208) 727-1808 / 208-727-1967 fax  
email: banita@alpineenterprisesinc.com



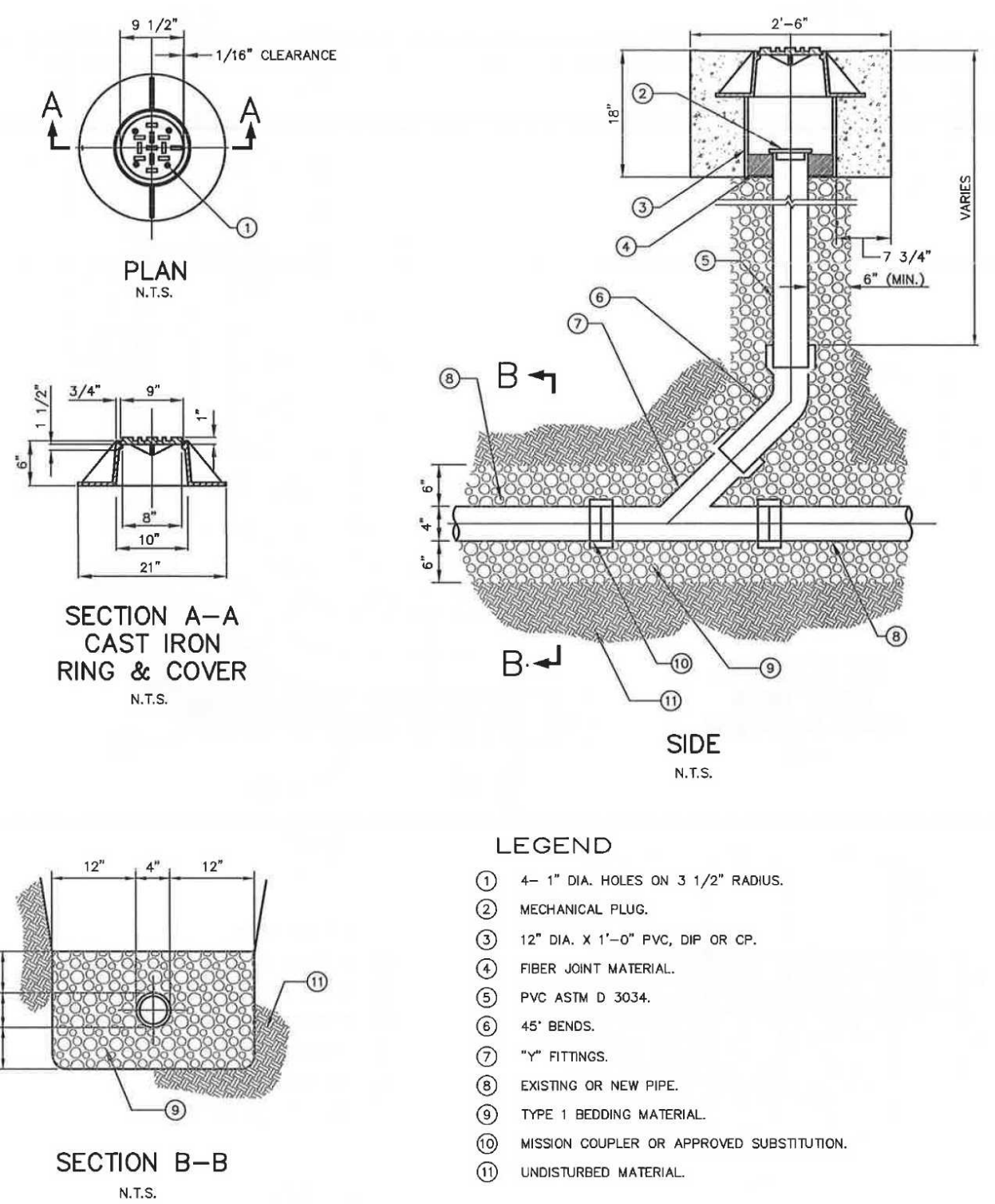
REVISIONS	NO	DATE	BY
PRELIMINARY: NOT FOR CONSTRUCTION			
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REVISED	1	24AUG22	AHN
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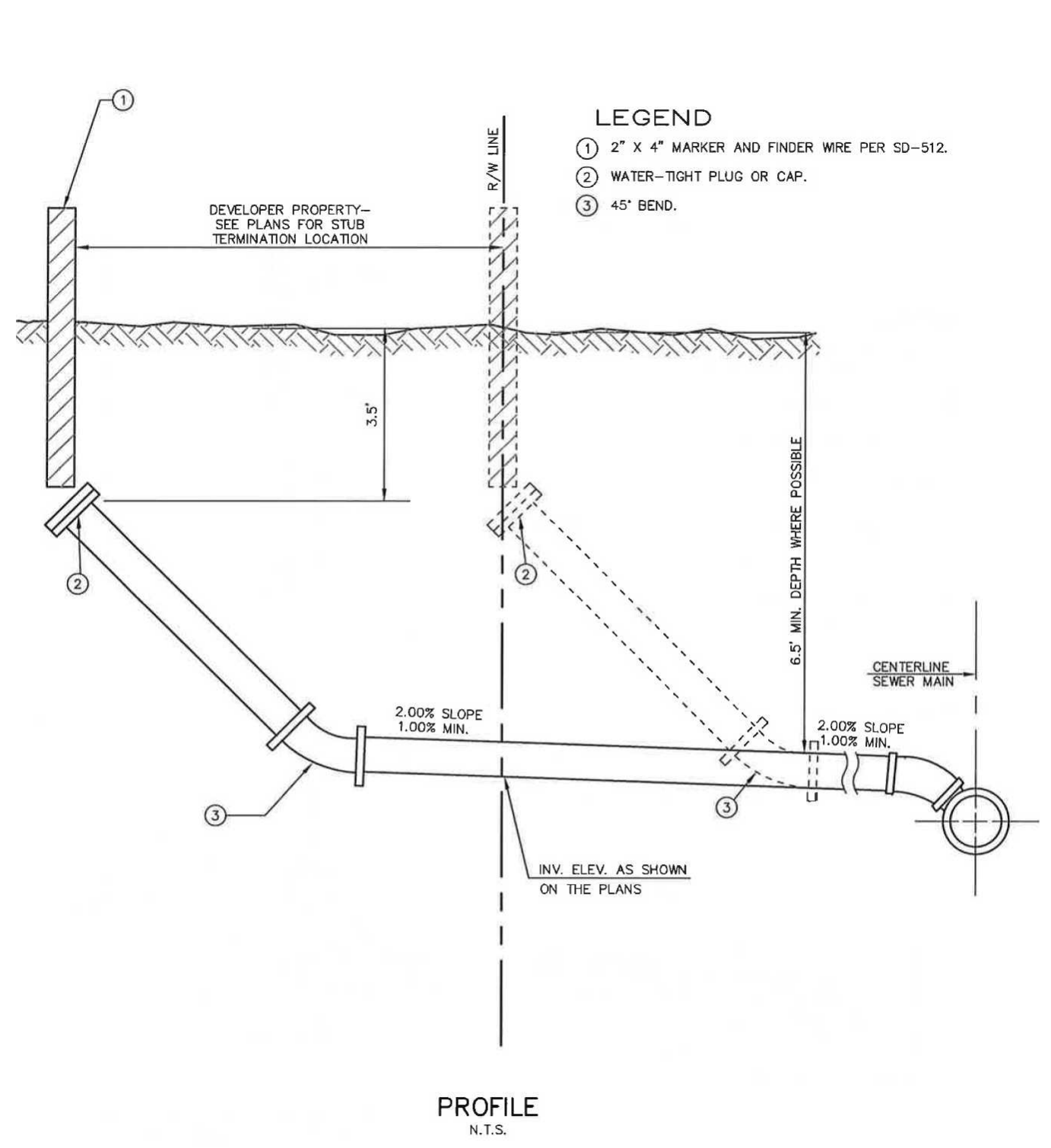
- LEGEND**
- ① PAINT GREEN
  - ② THREE 6" DIAMETER COILS
  - ③ 2" X 4" MARKER OR 4"-5" DIAMETER FEELER CORE POST
  - ④ NO. 12 AWG GALVANIZED FINDER WIRE (FASTEN TO BOTTOM OF WOODEN MARKERS)
  - ⑤ 2" X 4" BLOCKING
  - ⑥ PLUG OR CAP
  - ⑦ 4" OR 6" SEWER SERVICE PIPE

**8 STANDARD SERVICE MARKER**  
ISPC - SD-512  
NOT TO SCALE



- LEGEND**
- ① 4-1" DIA. HOLES ON 3 1/2" RADIUS
  - ② MECHANICAL PLUG
  - ③ 12" DIA. X 1'-0" PVC, DIP OR CP
  - ④ FIBER JOINT MATERIAL
  - ⑤ PVC ASTM D 3034
  - ⑥ 45° BENDS
  - ⑦ "Y" FITTINGS
  - ⑧ EXISTING OR NEW PIPE
  - ⑨ TYPE 1 BEDDING MATERIAL
  - ⑩ MISSION COUPLER OR APPROVED SUBSTITUTION
  - ⑪ UNDISTURBED MATERIAL

**9 STANDARD 4" TRAFFIC RATED CLEAN-OUT**  
ISPC - SD-506A  
NOT TO SCALE



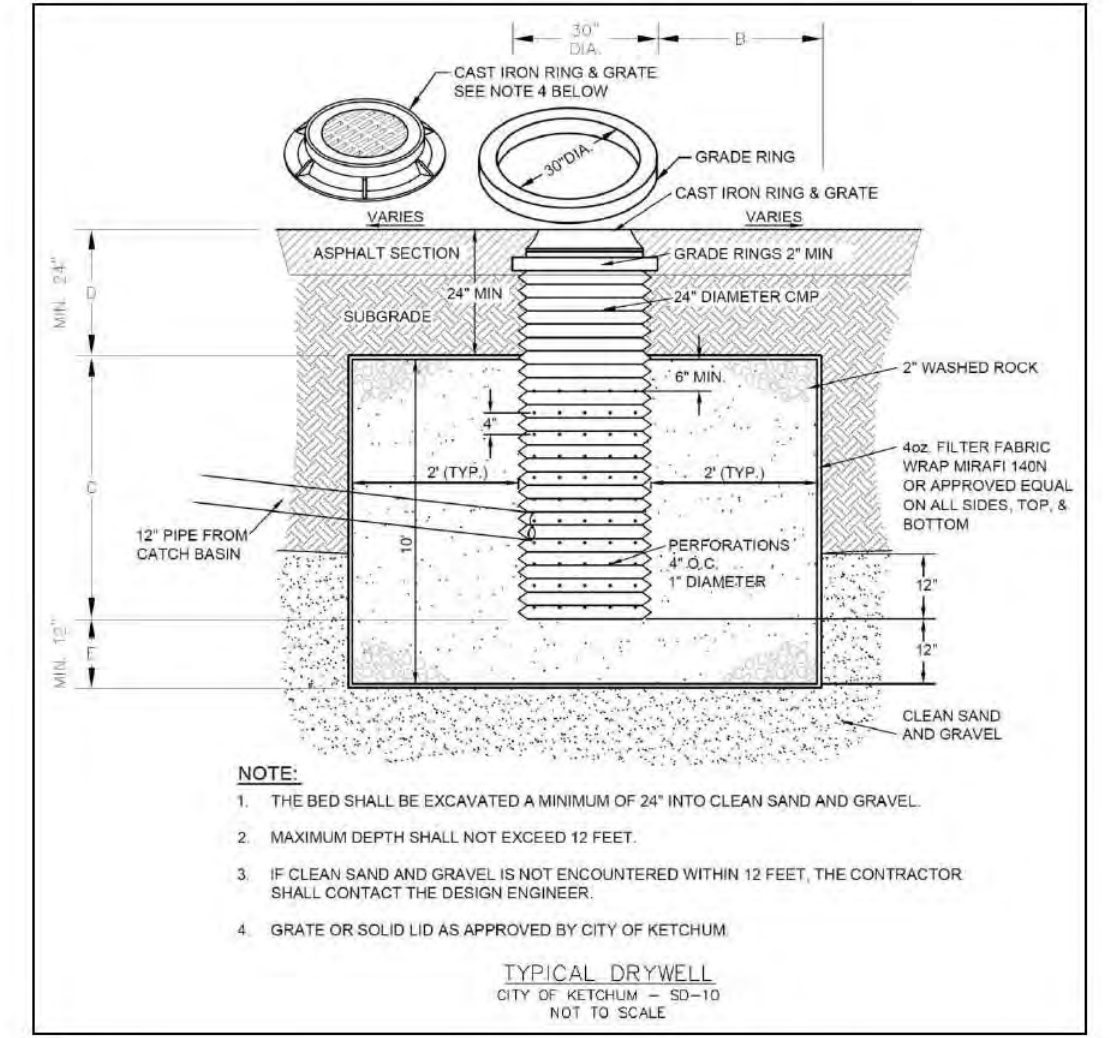
- LEGEND**
- ① 2" X 4" MARKER AND FINDER WIRE PER SD-512
  - ② WATER-TIGHT PLUG OR CAP
  - ③ 45° BEND

**10 STANDARD SEWER SERVICE CONNECTION FOR NEW DEVELOPMENT PROJECTS**  
ISPC - SD-511A  
NOT TO SCALE

**Infiltration System Sizing Worksheet**  
Dry Well #1

Onsite Native Soil Infiltration	Design Infiltration Rate:	0.6	in/hr	*IDEQ Class B-1 Soils
Total Site Infiltration Sizing				
Proposed Impervious Area:	3340	sf		
Proposed Permeable Area:	0.08	ac		
Runoff Coefficient:	0.98			
25-Year Design Runoff:	0.056	cfs		
25-Year, 24-Hour Total Precipitation:	946.3	cf		

Assumed T <sub>z</sub> :	15	min
Intensity (25-yr, 15 min):	0.43	in/15min
Intensity (25-yr, 1 hr):	0.75	in/hr
Total Precipitation (25-yr, 24 hr):	3.4	in/24hr



**Dry Well Structure Dimensions**

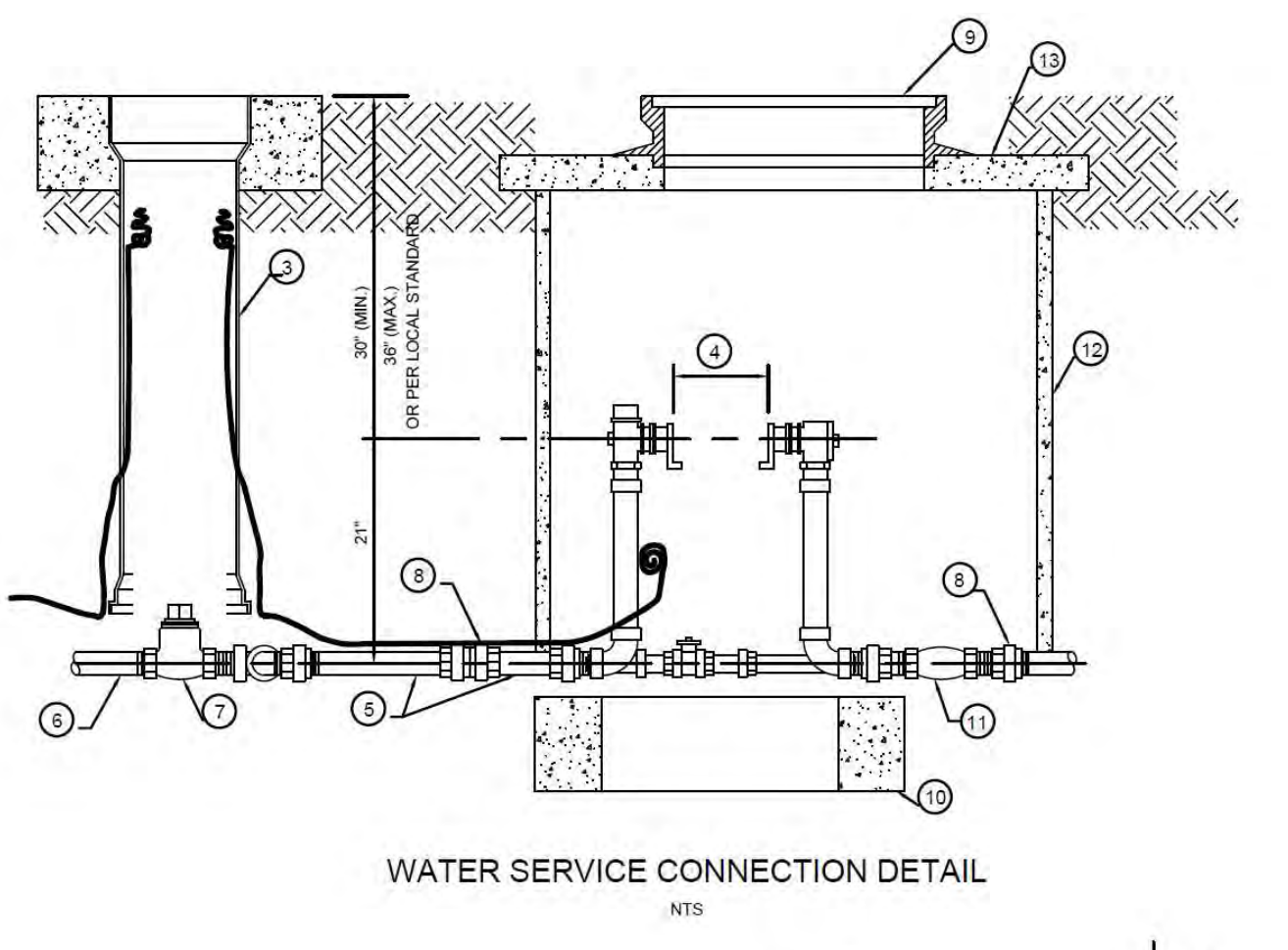
Dry Well Rim Elevation:	5789.05	ft
Drain Rock Void Ratio:	0.4	
Dry Well Dimension A:	30	in
Dry Well Dimension B:	30	in
Dry Well Dimension C:	9	ft
Dry Well Dimension D:	2	ft
Dry Well Dimension E:	1	ft

**Drywell Storage & Infiltration-Discharge Calculations**

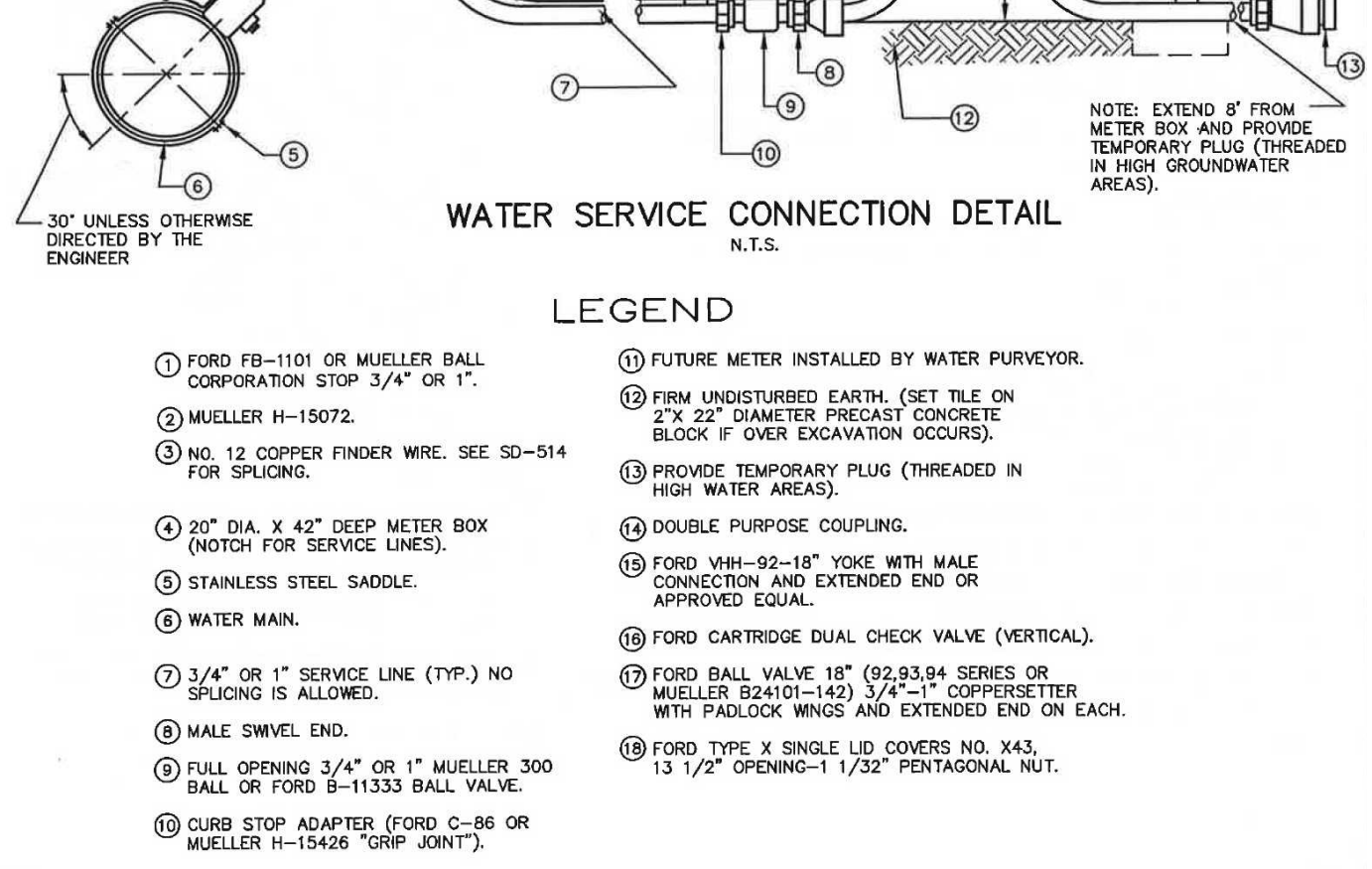
Drywell Total Depth [C+D+E]	3.00	ft
Bottom of Drain Rock Elevation	5787.05	ft
Top of Drain Rock Elevation	5787.05	ft
Bottom of Drain Rock Elevation	5786.05	ft
Storage in Drain Pipe	9.82	(cf)
Storage in Drain Rock	17.67	(cf)
Total Storage	27.49	(cf)
Bottom Wetted Area	44.2	(sf)
Side Wetted Area	44.2	(sf)
Total Wetted Area	88.4	(sf)
Drywell Infiltration Flow Rate	0.001	(cfs)
24 Hour Total Infiltration	106.029	(cf)
48 Hour Total Infiltration	212.058	(cf)
24 Hour Total Infiltration + Total Storage	133.518	(cf)
48 Hour Total Infiltration + Total Storage	255.254	(cf)

**11 DRYWELL SIZING WORKSHEET**

Drywell Total Depth [C+D+E]	Bottom of Drain Rock Elevation	Top of Drain Rock Elevation	Bottom of Drain Rock Elevation	Storage in Drain Pipe	Storage in Drain Rock	Total Storage	Bottom Wetted Area	Side Wetted Area	Total Wetted Area	Drywell Infiltration Flow Rate	24 Hour Total Infiltration	48 Hour Total Infiltration	24 Hour Total Infiltration + Total Storage	48 Hour Total Infiltration + Total Storage
3.00	5787.05	5787.05	5786.05	9.82	17.67	27.49	44.2	44.2	88.4	0.001	106.029	212.058	133.518	161.007
4.00	5786.05	5787.05	5785.05	14.73	33.38	48.11	44.2	88.4	132.5	0.002	159.043	318.086	207.149	255.254
5.00	5785.05	5787.05	5784.05	19.63	49.09	68.72	44.2	132.5	176.7	0.002	212.058	424.115	280.780	349.502
6.00	5784.05	5787.05	5783.05	24.54	64.80	89.34	44.2	176.7	220.9	0.003	265.072	530.144	354.411	443.750
7.00	5783.05	5787.05	5782.05	29.45	80.50	109.96	44.2	220.9	265.1	0.004	318.086	636.173	428.042	537.998
8.00	5782.05	5787.05	5781.05	34.36	96.21	130.57	44.2	265.1	309.3	0.004	371.101	742.201	501.673	632.246
9.00	5781.05	5787.05	5780.05	39.27	111.92	151.19	44.2	309.3	353.4	0.005	424.115	848.230	575.304	726.493
10.00	5780.05	5787.05	5779.05	44.18	127.63	171.81	44.2	353.4	397.6	0.006	477.129	954.259	648.935	820.741
11.00	5779.05	5787.05	5778.05	49.09	143.34	192.42	44.2	397.6	441.8	0.006	530.144	1060.288	722.566	914.989
12.00	5778.05	5787.05	5777.05	54.00	159.04	213.04	44.2	441.8	486.0	0.007	583.158	1166.316	796.197	1009.237
13.00	5777.05	5787.05	5776.05	58.90	174.75	233.66	44.2	486.0	530.1	0.007	636.173	1272.345	869.828	1103.484
14.00	5776.05	5787.05	5775.05	63.81	190.46	254.27	44.2	530.1	574.3	0.008	689.187	1378.374	943.460	1197.732
15.00	5775.05	5787.05	5774.05	68.72	206.17	274.89	44.2	574.3	618.5	0.008	742.201	1484.403	1017.091	1291.980

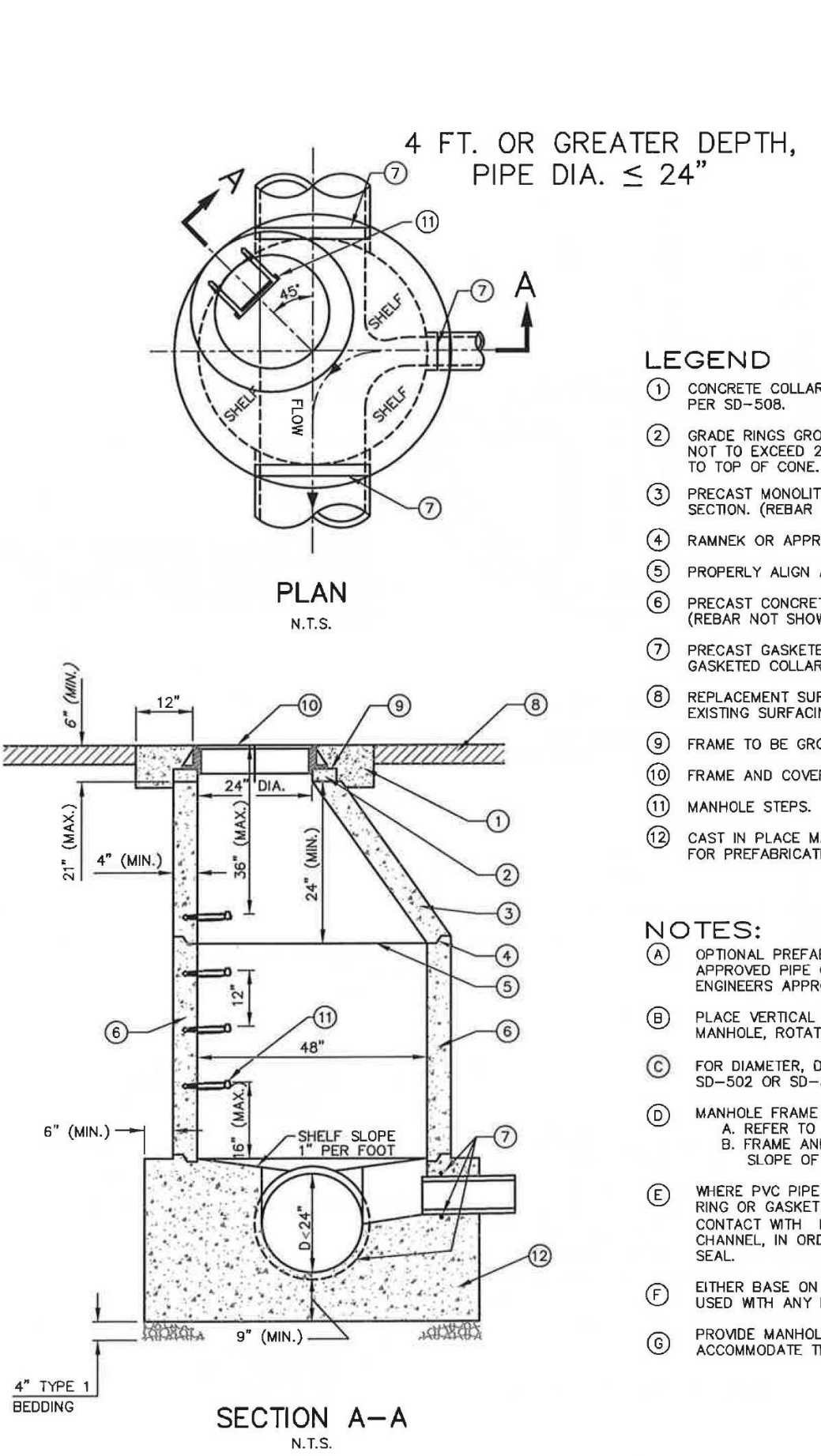


- NOTES:**
- ① ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS.
  - ② NO GALVANIZED PIPE OR YELLOW BRASS FITTINGS TO BE USED.
  - ③ SERVICE PIPE: ULTRA HIGH MOLECULAR WEIGHT POLYETHYLENE PIPE, SD-511, CLASS 200 IN IRON PIPE SIZE (OR ISO PIPE, BOND ULTRA-LINE) 3/4" OR 1".
  - ④ SADDLE COUPLINGS: USED FOR CONNECTION OF ALL SERVICE LINES TO PVC MAIN. SERVICE SADDLES: EPOXY COATED STEEL WITH STAINLESS STEEL BAND AND MULLER THREADS, TYPE CC.
  - ⑤ NO SERVICE CONNECTIONS WITHIN ONE FOOT OF THE PIPE ENDS. STAGGER MULTIPLE CONNECTIONS MADE ON THE SAME JOINT OF PIPE THE ALONG CIRCUMFERENCE AND SEPARATED BY A MINIMUM OF ONE FOOT.
  - ⑥ CENTER METER BOXES LOCATED IN CONCRETE DRIVEWAYS IN A 4' X 4' SQUARE OF CONCRETE, SEPARATED FROM THE REST OF THE DRIVEWAY CONCRETE BY EXPANSION JOINT MATERIAL. USE 30" TILE WITH CONCRETE GRADE RING, STANDARD MANHOLE RING AND LID MARKED "WATER".
  - ⑦ ELEVATION SET OF METER LID PER LOCAL REQUIREMENTS.



- LEGEND**
- ① FORD FB-1101 OR MUELLER BALL CORPORATION STOP 3/4" OR 1".
  - ② MUELLER H-15072.
  - ③ NO. 12 COPPER FINDER WIRE. SEE SD-514 FOR SPLICING.
  - ④ 20" DIA. X 42" DEEP METER BOX (NOTCH FOR SERVICE LINES).
  - ⑤ MALE SWIVEL END.
  - ⑥ FULL OPENING 3/4" OR 1" MUELLER 300 BALL OR FORD B-11333 BALL VALVE.
  - ⑦ CURB STOP ADAPTER FORD C-86 OR MUELLER H-15426 "GRIP JOINT".
  - ⑧ FUTURE METER INSTALLED BY WATER PURVEYOR.
  - ⑨ FIRM UNDISTURBED EARTH. (SET TILE ON 2" X 2" DIAMETER PRECAST CONCRETE BLOCK IF OVER EXCAVATION OCCURS).
  - ⑩ PROVIDE TEMPORARY PLUG (THREADED IN HIGH WATER AREAS).
  - ⑪ DOUBLE PURPOSE COUPLING.
  - ⑫ FORD VHN-92-18" YOKE WITH MALE CONNECTION AND EXTENDED END OR APPROVED EQUAL.
  - ⑬ FORD CARTRIDGE DUAL CHECK VALVE (VERTICAL).
  - ⑭ FORD BALL VALVE 18" (92.93.94 SERIES OR MUELLER B24101-142) 3/4"-1" COPPER/BETTER WITH PADLOCK WINGS AND EXTENDED END ON EACH.
  - ⑮ FORD TYPE X SINGLE LID COVERS NO. X42, 13 1/2" OPENING-1 1/2" PENTAGONAL NUT.
  - ⑯ FORD STOP ADAPTER FORD C-86 OR MUELLER H-15426 "GRIP JOINT".

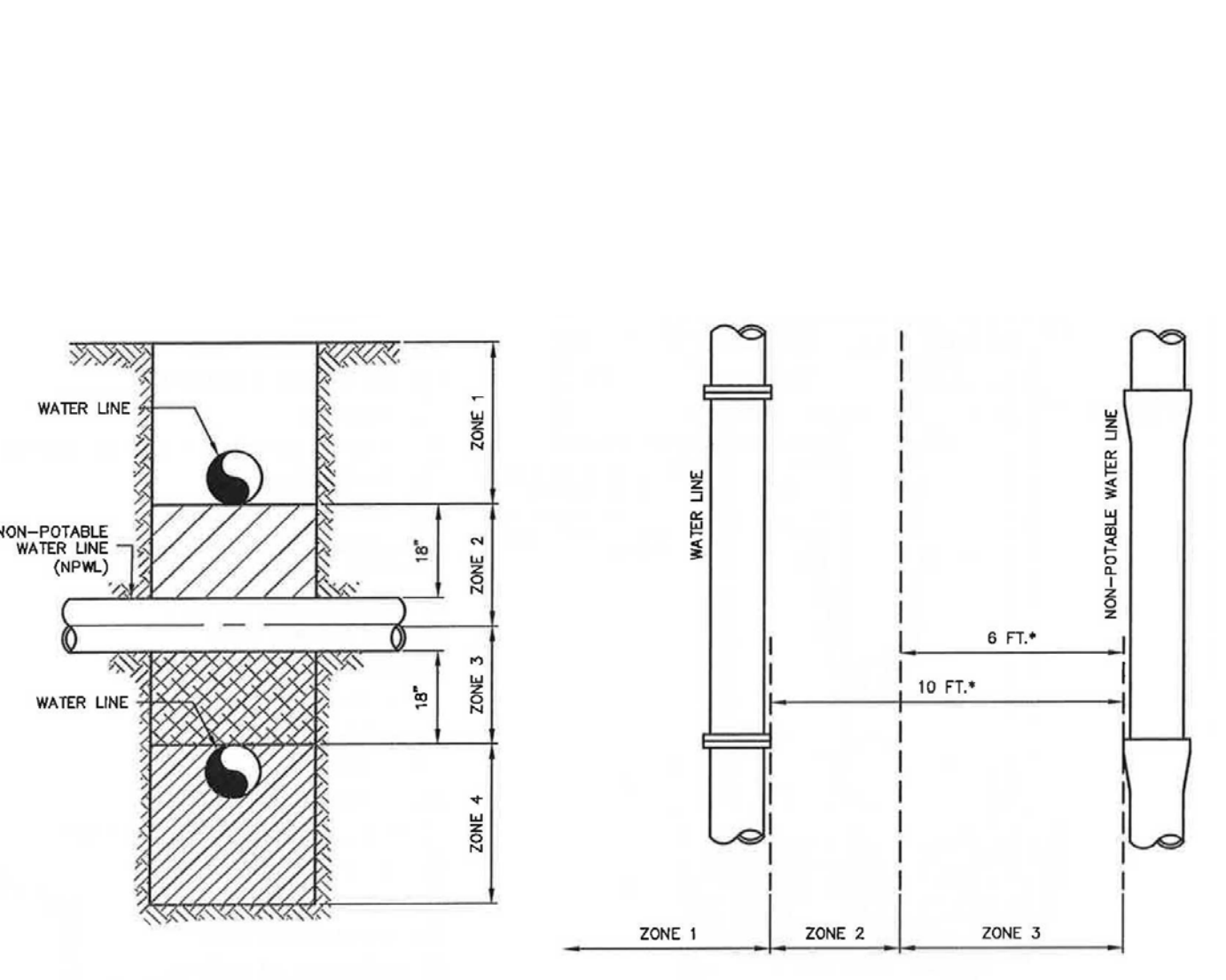
**12 WATER SERVICE CONNECTION (1-1/2" - 2")**  
ISPC - SD-402  
NOT TO SCALE



- LEGEND**
- ① CONCRETE COLLAR IN PAVED STREET SECTIONS PER SD-508.
  - ② GRADE RINGS GROUTED WATER TIGHT IN PLACE. NOT TO EXCEED 2" FROM FINISHED SURFACE TO TOP OF CONE.
  - ③ PRECAST MONOLITHIC ECCENTRIC CONE SECTION. (REBAR NOT SHOWN).
  - ④ RAMMEK OR APPROVED GASKETS ALL JOINTS.
  - ⑤ PROPERLY ALIGN ALL INTERIOR JOINTS.
  - ⑥ PRECAST CONCRETE MANHOLE-BARREL SECTION (REBAR NOT SHOWN). SEE SD-501A.
  - ⑦ PRECAST GASKETED HUB RING OR RUBBER GASKETED COLLAR-FLEXIBLE AND WATER TIGHT.
  - ⑧ REPLACEMENT SURFACING TO MATCH FLUSH WITH EXISTING SURFACING (AC SHOWN).
  - ⑨ FRAME TO BE GROUTED TO GRADE RINGS.
  - ⑩ FRAME AND COVER PER SD-507.
  - ⑪ MANHOLE STEPS.
  - ⑫ CAST IN PLACE MANHOLE BASE. SEE SD-501A FOR PREFABRICATED BASE.

- NOTES:**
- ① OPTIONAL PREFABRICATED MANHOLE BASE WITH APPROVED PVC CONNECTIONS MAY BE USED WITH ENGINEER'S APPROVAL. SEE SD-501A.
  - ② PLACE VERTICAL WALL ON UPSTREAM SIDE OF MANHOLE, ROTATED 45 DEGREES.
  - ③ FOR DIAMETER, D, GREATER THAN 24", SEE SD-502 OR SD-503.
  - ④ MANHOLE FRAME AND COVER: A. REFER TO DRAWING NO. SD-507. B. FRAME AND COVER SHALL BE FLUSH WITH SLOPE OF PAVEMENT.
  - ⑤ WHERE PVC PIPE IS UTILIZED, INSTALL A RUBBER RING OR GASKET COLLAR WHERE THE PIPE IS IN CONTACT WITH MANHOLE BASE AND/OR MANHOLE CHANNEL, IN ORDER TO INSURE A WATER TIGHT SEAL.
  - ⑥ EITHER BASE ON SD-501 OR SD-501A MAY BE USED WITH ANY MANHOLE DESIGN.
  - ⑦ PROVIDE MANHOLE CONCRETE REINFORCING TO ACCOMMODATE TRAFFIC LOADINGS.

**14 STANDARD MANHOLE TYPE-A**  
ISPC - SD-501  
NOT TO SCALE



- LEGEND**
- ① WATER LINE
  - ② NON-POTABLE WATER LINE (NPWL)
  - ③ WATER LINE
  - ④ NON-POTABLE WATER LINE

- VERTICAL SEPARATION REQUIREMENTS**
- ZONE 1: A) WATER AND NPWL MUST BE SEPARATED BY AT LEAST 18" AND B) ONE FULL UNCLUT LENGTH OF BOTH P.W. AND NPWL MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING.
- ZONE 2: A) ONE FULL UNCLUT LENGTH OF BOTH P.W. AND NPWL ARE AS FAR AS POSSIBLE FROM THE CROSSING. AND EITHER B) NPWL MUST BE CONSTRUCTED TO WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS TO DO FOR A HORIZONTAL SEPARATION OF 10 FEET ON BOTH SIDES OF CROSSING.
- ZONE 3: SAME REQUIREMENTS AS ZONE 2 EXCEPT THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.
- ZONE 4: SAME REQUIREMENTS AS ZONE 1 EXCEPT THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.

**15 POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPERATION**  
ISPC - SD-407  
NOT TO SCALE



Issue/Revisions:	Date:
Design Review	05/02/22
RVSD	08/12/22
RVSD	08/31/22
RVSD	02/02/23
RVSD	02/09/23

**General Notes**

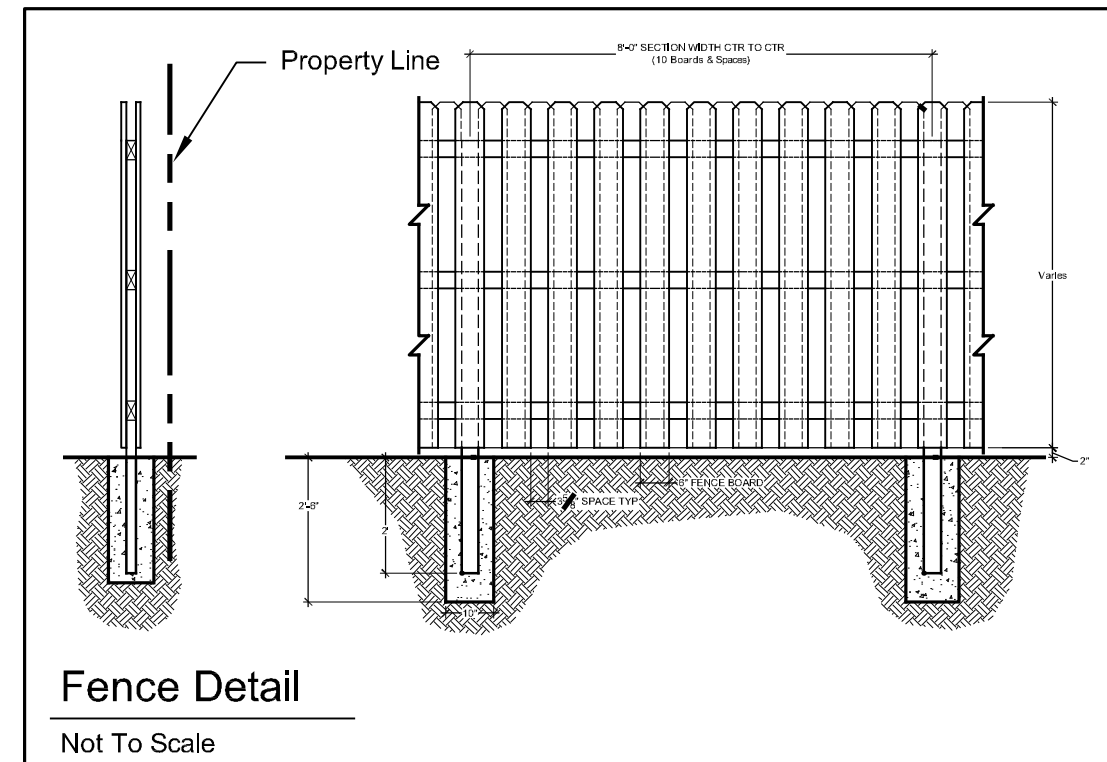
1. Base map information taken from survey by Alpine Enterprises dated 04/13/22 and from on-site information. Architectural information provided by Blincoe Architecture dated 08/24/22. Contractor shall verify conditions in the field prior to construction.
2. Landscape architect is not responsible for any deviation from these plans, unless such changes are authorized by the landscape architect in writing.
3. All existing utilities are underground. All new utilities shall be underground.
4. Site serviced by City of Ketchum.

**Plan Legend**

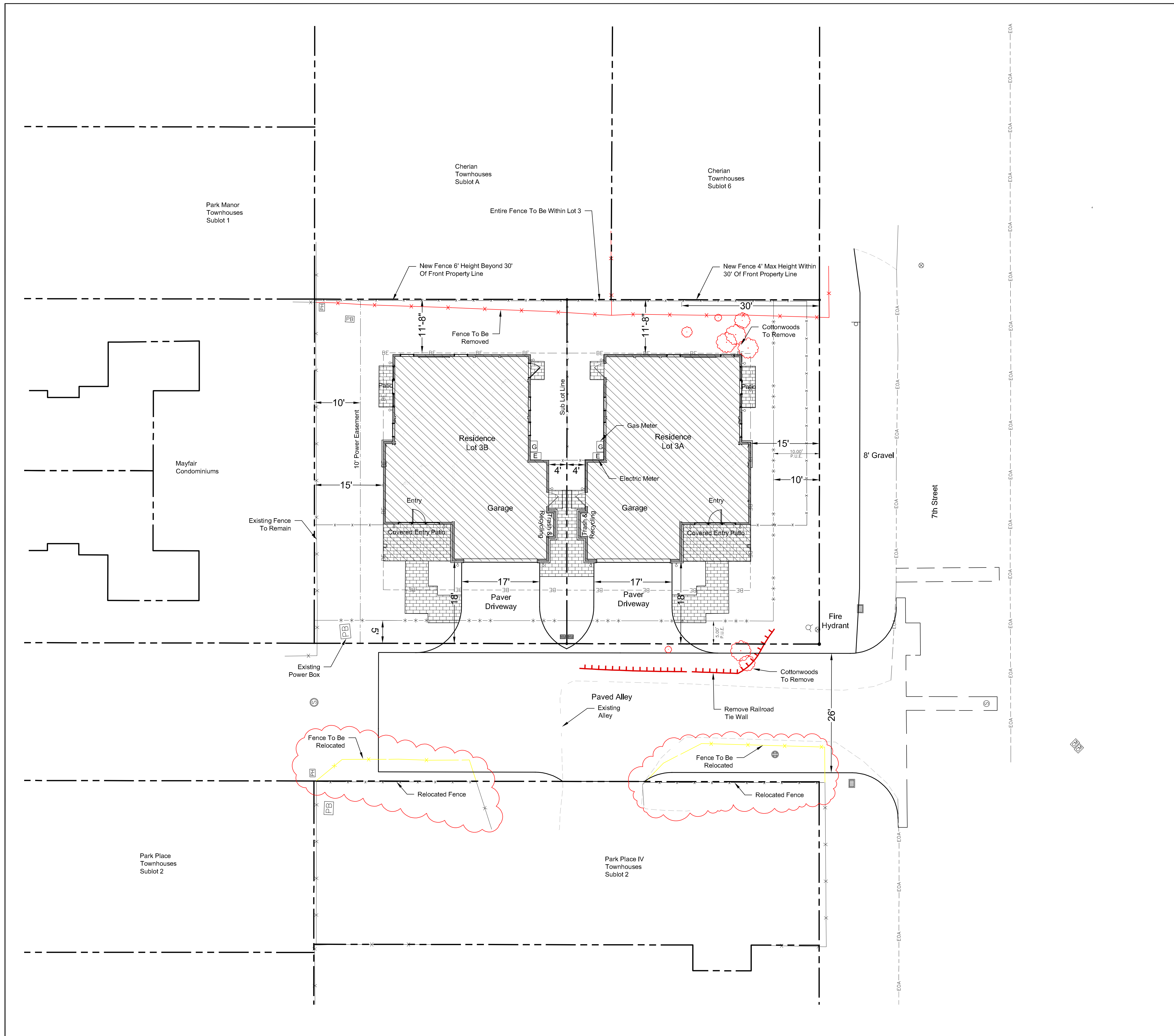
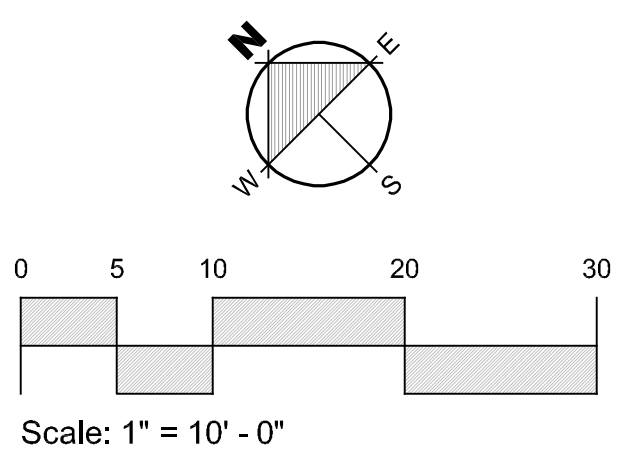
	Property Line
	Building Envelope
	Public Utility Easement
	10' Power Easement
	Existing Fence (To Be Removed)
	Existing Fence (To Be Relocated)
	Existing Fence (To Remain)
	Proposed Fence
	Utilities
	Utilities
	Sewer Manhole
	Water Meter
	Pavers
	Asphalt
	Building Footprint

**Existing Tree Legend**

	Existing Deciduous Tree To Be Removed
--	---------------------------------------



**NOTE:**  
Entire Fence To Be Within Lot 3





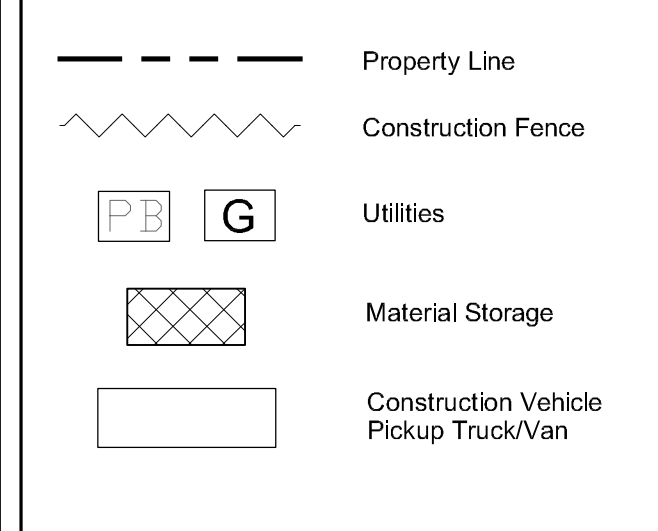
General Notes

1. Base map information taken from survey by Alpine Enterprises dated 04/13/22 and from on-site information. Architectural information provided by Blincoe Architecture dated 08/24/22. Contractor shall verify conditions in the field prior to construction.
2. Landscape architect is not responsible for any deviation from these plans, unless such changes are authorized by the landscape architect in writing.
3. All existing utilities are underground. All new utilities shall be underground.
4. Site serviced by City of Ketchum.

NOTES:

- 1) See Civil Plans For Right Of Way Improvements.
- 2) See Civil Plans For Water And Sewer Design.
- 3) Water, Sewer And Utilities Services Have Been Previously Installed For Site - No Street Closure Will Be Necessary.

Plan Legend

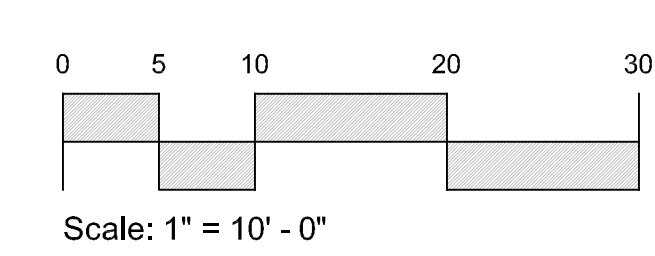
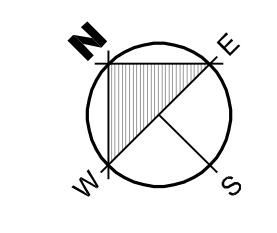
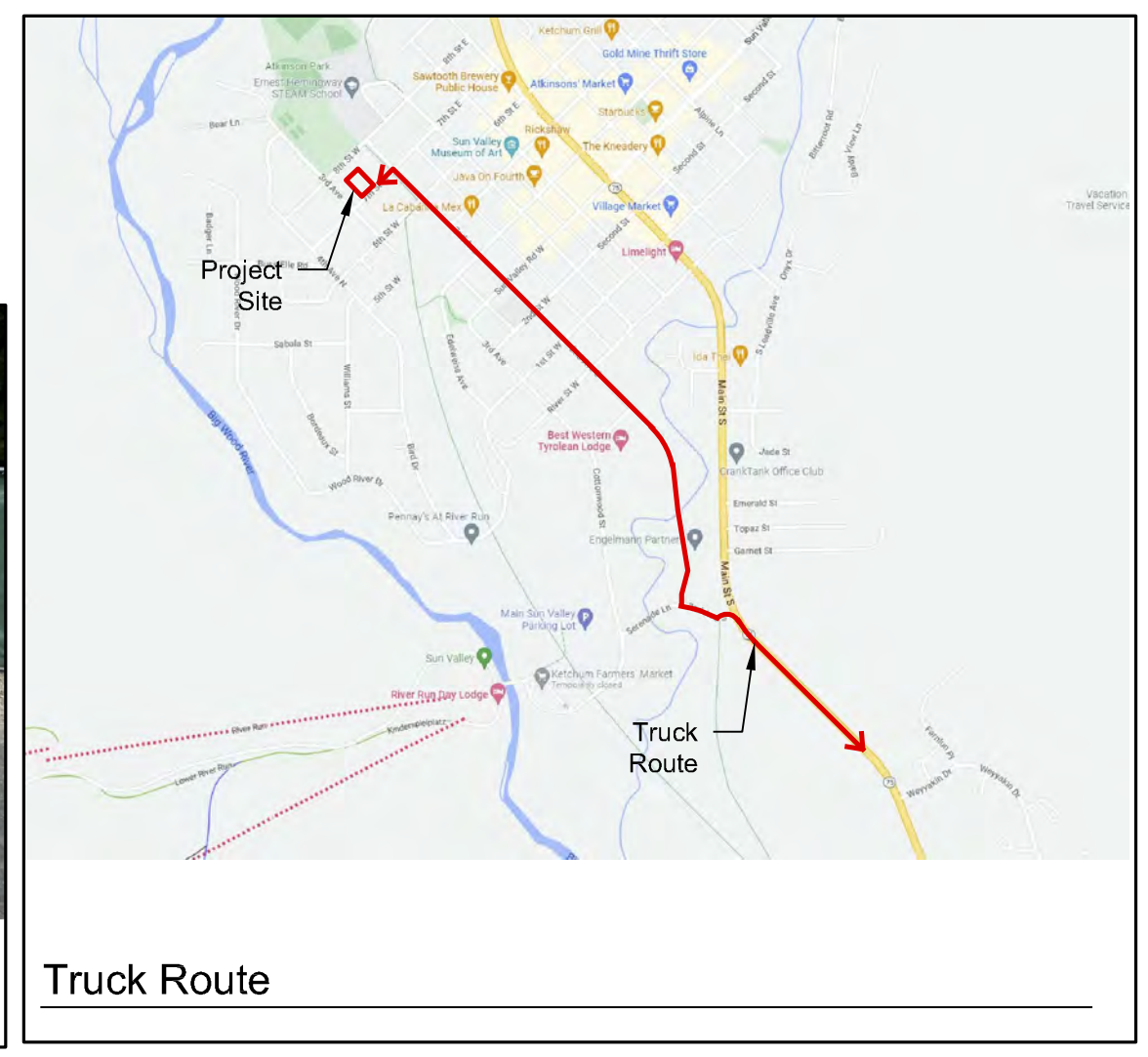
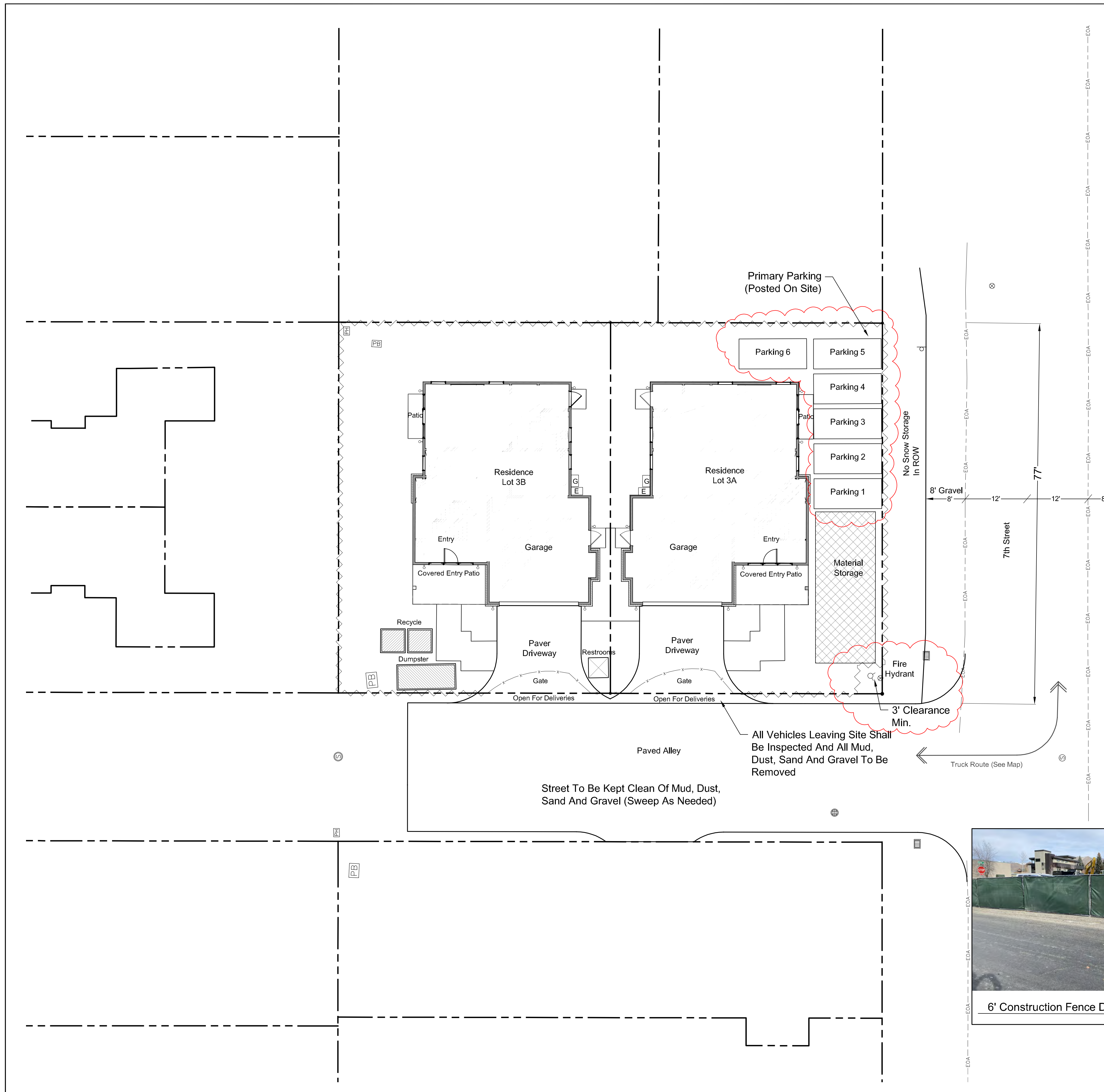


NOTES:

- (1) See Civil Plans for All Work in Right of Way.

CONSTRUCTION ACTIVITY NOTES:

- (1) Dust Control Using Water Truck as Needed.
- (2) All Construction Traffic Shall Have Tires Inspected for Mud, Sand, and Gravel Prior to Leaving Site. Any Material Shall be Removed Prior to Entering City Streets.
- (3) Contractor is Responsible for Snow Removal of Site and Construction Parking.
- (4) Any Temporary Use Of The Public Right-Of-Way Will Require A Temporary Use Right-Of-Way (TURP) Permit From The City.
- (5) All Neighbors In The Project Vicinity Shall Be Provided Notice Of The Project, Schedule And The General Contractor's Contact Information In Advance Of Construction.
- (6) The Job Site Shall Be Kept In A Clean And Orderly Condition, Trash Shall Be Picked Up On The Site And Surrounding Areas On A Daily Basis, And Materials Shall Be Stored In Neat, Tidy Piles.
- (7) The Condition Of The Right-Of-Way Shall Be Documented With Photographs And A Site Visit With Street Department Personnel. Repair Of Damage To The Right-Of-Way Shall Be The Responsibility Of The General Contractor.
- (8) Manholes May Not Be Obstructed At Any Time. In Addition, Minimum Three Feet Clear Shall Be Maintained On Back And Sides Of Fire Hydrants, And Minimum 15 Feet Clear Shall Be Maintained On The Front, Street Side Of Fire Hydrants.
- (9) Speed Limits For Construction Vehicles Shall Be Limited To 15 MPH Within One Block Of The Construction Site, Unless Otherwise Determined Be The Ketchum Police Department.



7th Street Townhomes  
7th Street  
Lot 3, Block 68  
Ketchum, Idaho

Job No: 21.47

Scale: 1" = 10'-0"

Issue/Revisions	Date:
Design Review	05/02/22
RVSD	08/12/22
RVSD	08/31/22
RVSD	11/10/22
RVSD	02/02/23

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Sheet Title:  
Construction Management

Sheet No:  
L1.1



Issue/Revisions:	Date:
Design Review	05/02/22
RVSD	08/12/22
RVSD	08/31/22
RVSD	11/10/22
RVSD	02/02/23

All information appearing herein shall not be duplicated, discharged or otherwise used without the written consent of Eggers Associates P.A.

General Notes

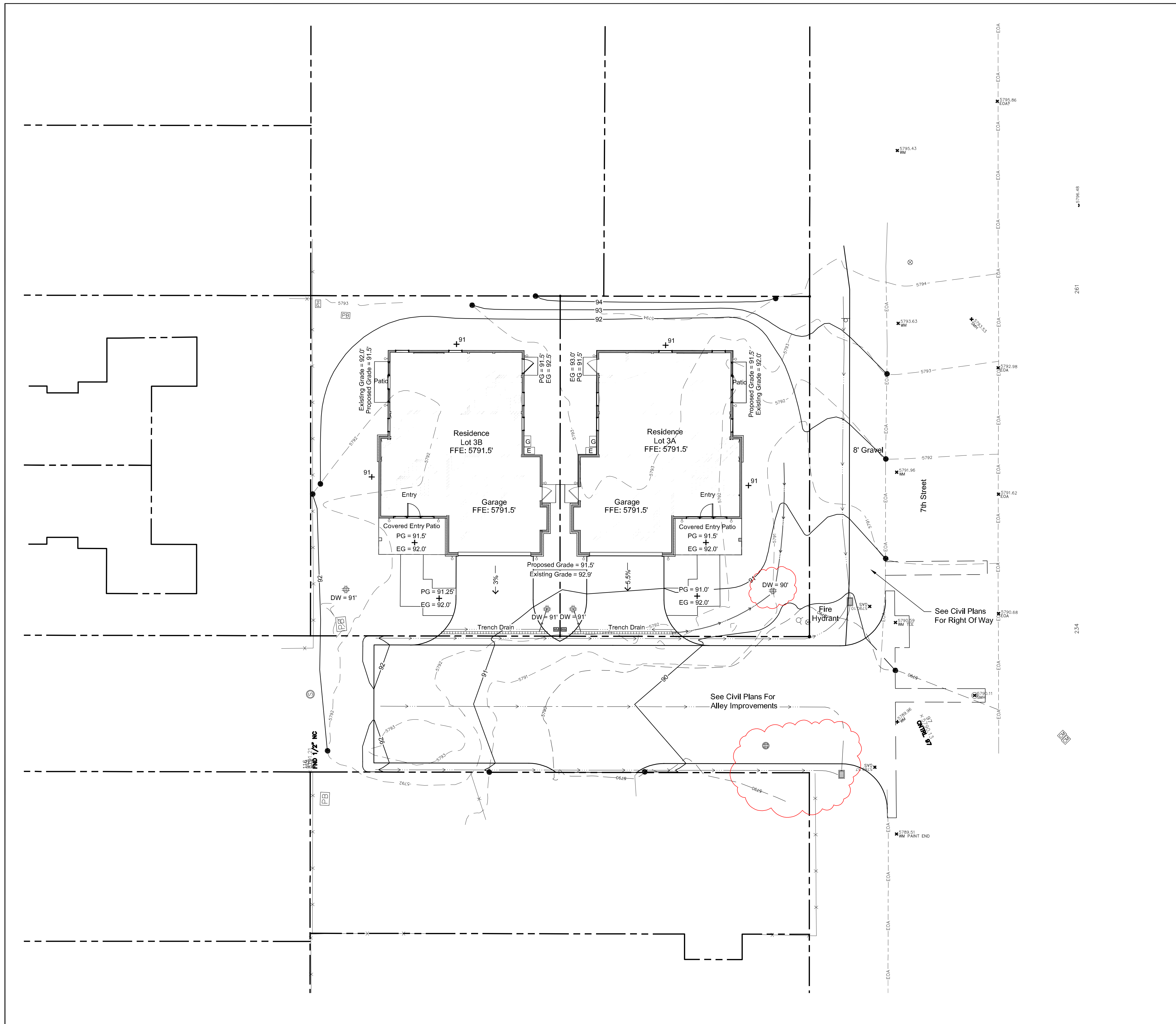
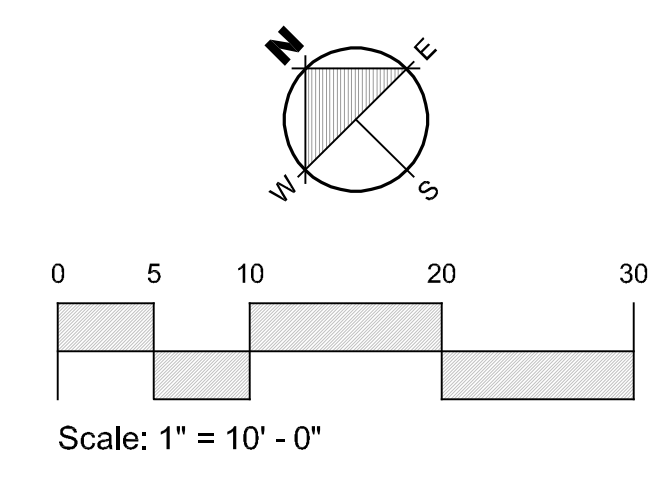
1. Base map information taken from survey by Alpine Enterprises dated 04/13/22 and from on-site information. Architectural information provided by Blincoe Architecture dated 08/24/22. Contractor shall verify conditions in the field prior to construction.
2. Landscape architect is not responsible for any deviation from these plans, unless such changes are authorized by the landscape architect in writing.
3. All existing utilities are underground. All new utilities shall be underground.
4. Site serviced by City of Ketchum.

Grading Plan Notes

1. Landscape architect shall review grading on site prior to completion.
2. Topsoil shall be imported for all lawn and bed areas at depth of 4".
3. Any topsoil shall be retained with vegetation for use in reestablishing new natural areas.

Plan Legend

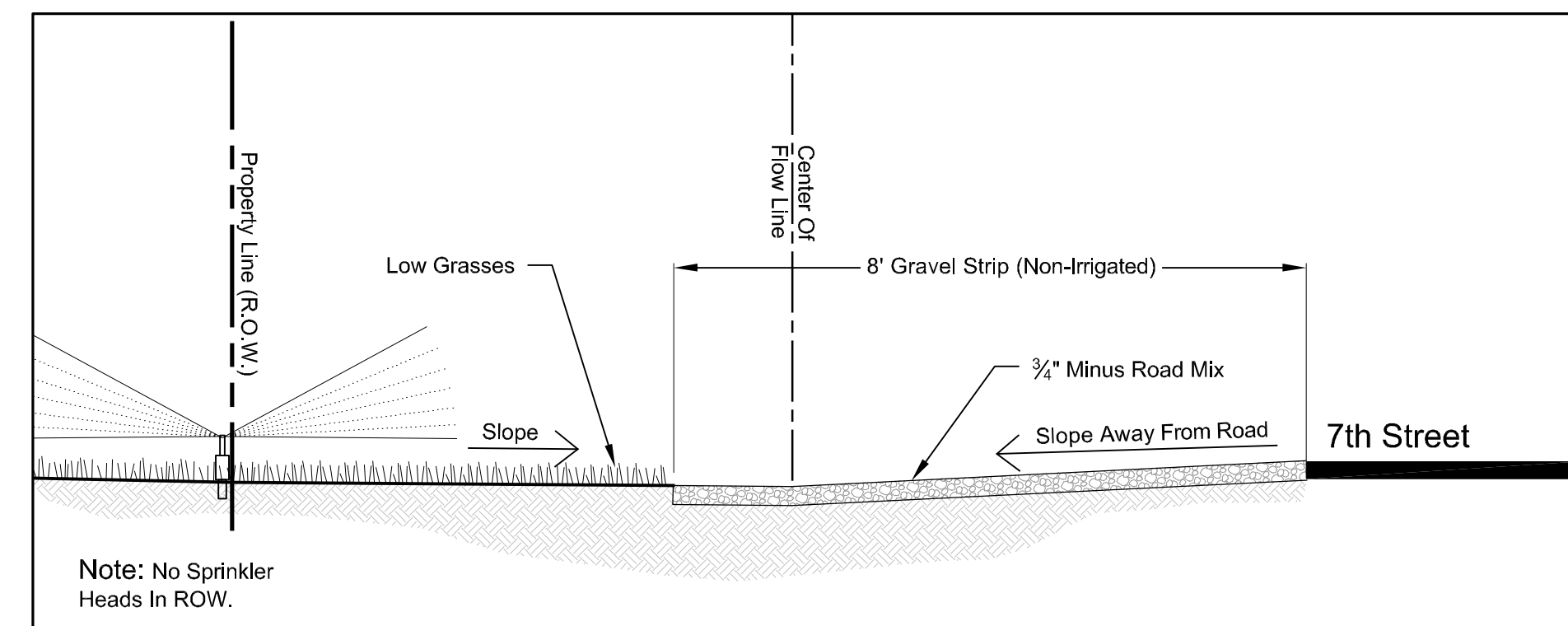
- Property Line
- - - 5787 - Existing Contour
- 95 - Proposed Contour
- Proposed Drainage
- [PB] [G] Utilities
- x 92.7 (92.5) + Existing Spot Elevations
- ⊕ Landscape Drywell
- Catch Basin
- 2% Slope → Proposed Drainage Direction With Slope Percentage
- + 92.5 Proposed Spot Elevations





**Landscape Plan Notes**

- All Disturbed areas shall be revegetated and irrigated with an automatic underground sprinkler system.
- All planting beds to have 3" cover of bark or compost mulch.
- Trees shown at approximately 2/3 mature diameter.
- All utilities are underground and shall be located prior to any work.



Note: No Sprinkler Heads In ROW.

**Cross Section A - Right Of Way**

Scale: 1/2" = 1' - 0"

- Material shall be pervious/permeable to allow drainage
- Surface must allow for vehicle parking and be consistent along the entire property frontage
- Material within the first eight (8) feet from edge of asphalt shall be distinct from driveway and rest of property in order to visually appear to be available for parking
- Grading and drainage improvements as required by City Engineer - Minimum 5% slope
- No obstructions, such as boulders or berms
- No buried irrigation systems within the first eight (8) feet from the edge of asphalt (Street). Subsurface irrigation lines are permitted beyond the first eight (8) feet, however pop up heads are not permitted anywhere in the ROW.
- No live plant material within the first eight (8) feet from edge of asphalt (Street). Low ground cover plant material, such as turf grass, is permitted beyond the first eight (8) feet. Drought-tolerant species is preferred.
- No snow-melt system.

**Plant Legend**

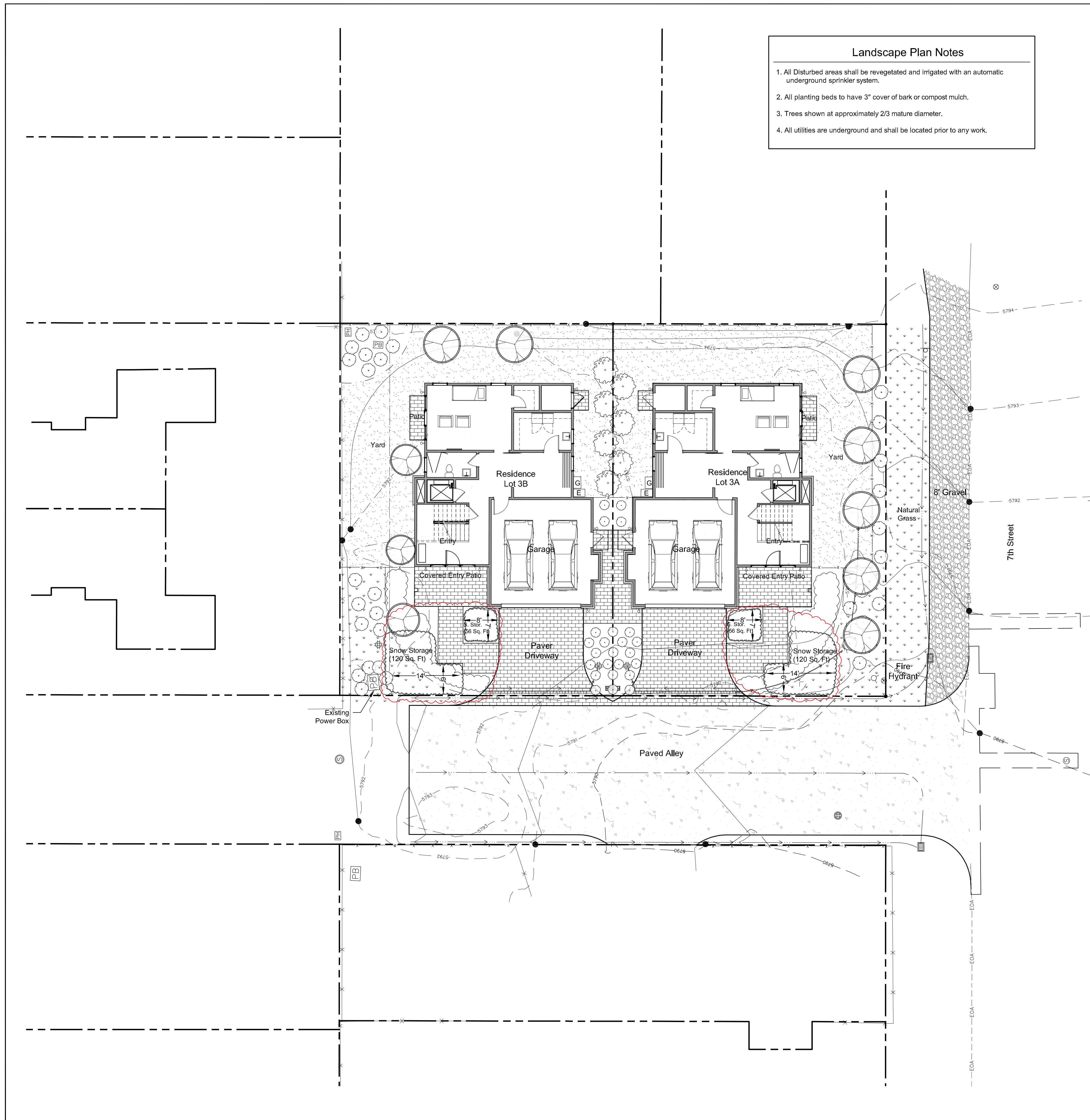
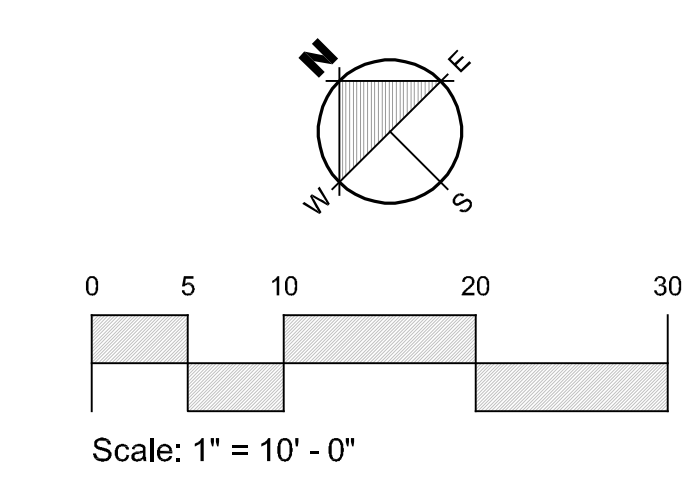
Symbol	Qty.	Common Name	Botanical Name	Size
<b>Deciduous Trees</b>				
	10	Flowering Crab	<i>Malus spp</i>	12' -16'
	7	Swedish Aspen	<i>Populus tremulata</i>	
<b>Deciduous Shrubs</b>				
	43	Alpine Currant	<i>Ribes alpinum</i>	5 gal.
		Burning Bush	<i>Euonymus alatus</i>	
		Cotoneaster	<i>Cotoneaster spp.</i>	
		Dogwood	<i>Cornus spp.</i>	
		Lilac	<i>Syringa spp.</i>	
		Maple	<i>Acer spp.</i>	
		Mockorange	<i>Philadelphus spp.</i>	
		Ninebark	<i>Physocarpus spp.</i>	
		Snowberry	<i>Symphoricarpos spp.</i>	
		Spirea	<i>Spirea spp.</i>	
<b>Perennial/Groundcover</b>				
	30	Lupine	<i>Lupinus spp</i>	Flats
		Echinacea	<i>Echinacea spp</i>	
		Rubdeckia	<i>Rubdeckia spp</i>	
<b>Grasses &amp; Wildflowers</b>				
	1,400 Sq.Ft.	Hard Fescue (20%)	<i>Festuca trachyphylla</i>	Sod or Seed
		Chewing Fescue (20%)	<i>Festuca rubra var. commutata</i>	
		Sheep Fescue (20%)	<i>Festuca ovina</i>	
		Creeping Red Fescue (20%)	<i>Festuca rubra</i>	
		Wildflowers (20%)	Various	
<b>Grasses - Lawn Mix</b>				
	2,200 Sq.Ft.	Tall Fescue (33%)	<i>Festuca arundinacea</i>	Sod or Seed
		Hard Fescue (33%)	<i>Festuca trachyphylla</i>	
		Chewing Fescue (33%)	<i>Festuca rubra var. commutata</i>	

**Plan Legend**

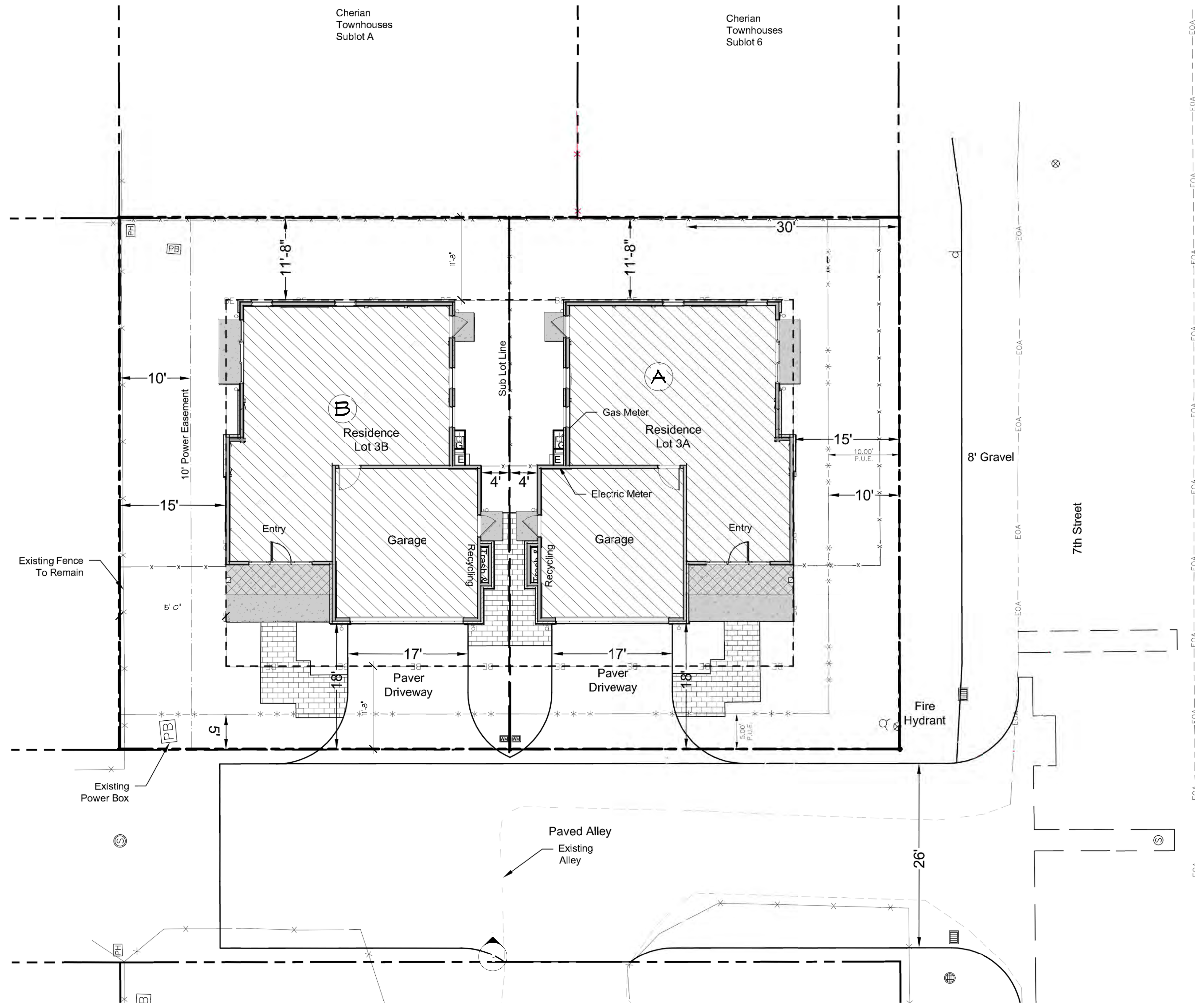
- Property Line
- Existing Contour
- Proposed Contour
- 10' Power Easement
- Proposed Fence - 48"
- Utilities (PB, G)
- Pavers
- Landscape Drywell
- Snow Storage

**Snow Storage**

Driveway Area:	700 sq ft
Walkway Area:	336 sq ft
	x .30%
<b>Required Area:</b>	<b>311 sq ft</b>
<b>Snow Storage Provided:</b>	<b>352 sq ft</b>







**1**  
**AO** LOT COVERAGE CALCULATION  
1/8" = 1'-0"

EXTERIOR LIGHTING LUMENS OUTPUT CALCULATION:

MODEL	NO. OF FIXTURES	FIXTURE TYPE	COLOR	LUMENS PER FIXTURE	TOTAL LUMENS OUTPUT
HINKLEY LUNA 1668BZ	26	FULL CUT-OFF SCORCE	7100K	300	7,800

**LEGEND:**

- DECK OVER 30" ABOVE FINISH GRADE
- BUILDING FOOTPRINT

SQUARE FOOTAGE TABULATION:

	ORIGINAL		REVISED	
	UNIT A	UNIT B	UNIT A	UNIT B
BUILDING FOOTPRINT:	1,379 FT <sup>2</sup>	1,379 FT <sup>2</sup>	1,379 FT <sup>2</sup>	1,379 FT <sup>2</sup>
DECK OVER 30" HT:	62.5 FT <sup>2</sup>	62.5 FT <sup>2</sup>	62.5 FT <sup>2</sup>	62.5 FT <sup>2</sup>
BUILDING COVERAGE:	1,441.5 FT <sup>2</sup>	1,441.5 FT <sup>2</sup>	1,441.5 FT <sup>2</sup>	1,441.5 FT <sup>2</sup>
BUILDING COVERAGE LIMIT PER BUILDING:	1,442 FT <sup>2</sup> (35%)	1,442 FT <sup>2</sup> (35%)	1,442 FT <sup>2</sup> (35%)	1,442 FT <sup>2</sup> (35%)
<b>TOTAL LOT COVERAGE:</b>	<b>2,883 FT<sup>2</sup> (35%)</b>		<b>2,883 FT<sup>2</sup> (35%)</b>	

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*Chad E. Blincoc*  
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CHAD E. BLINCOE  
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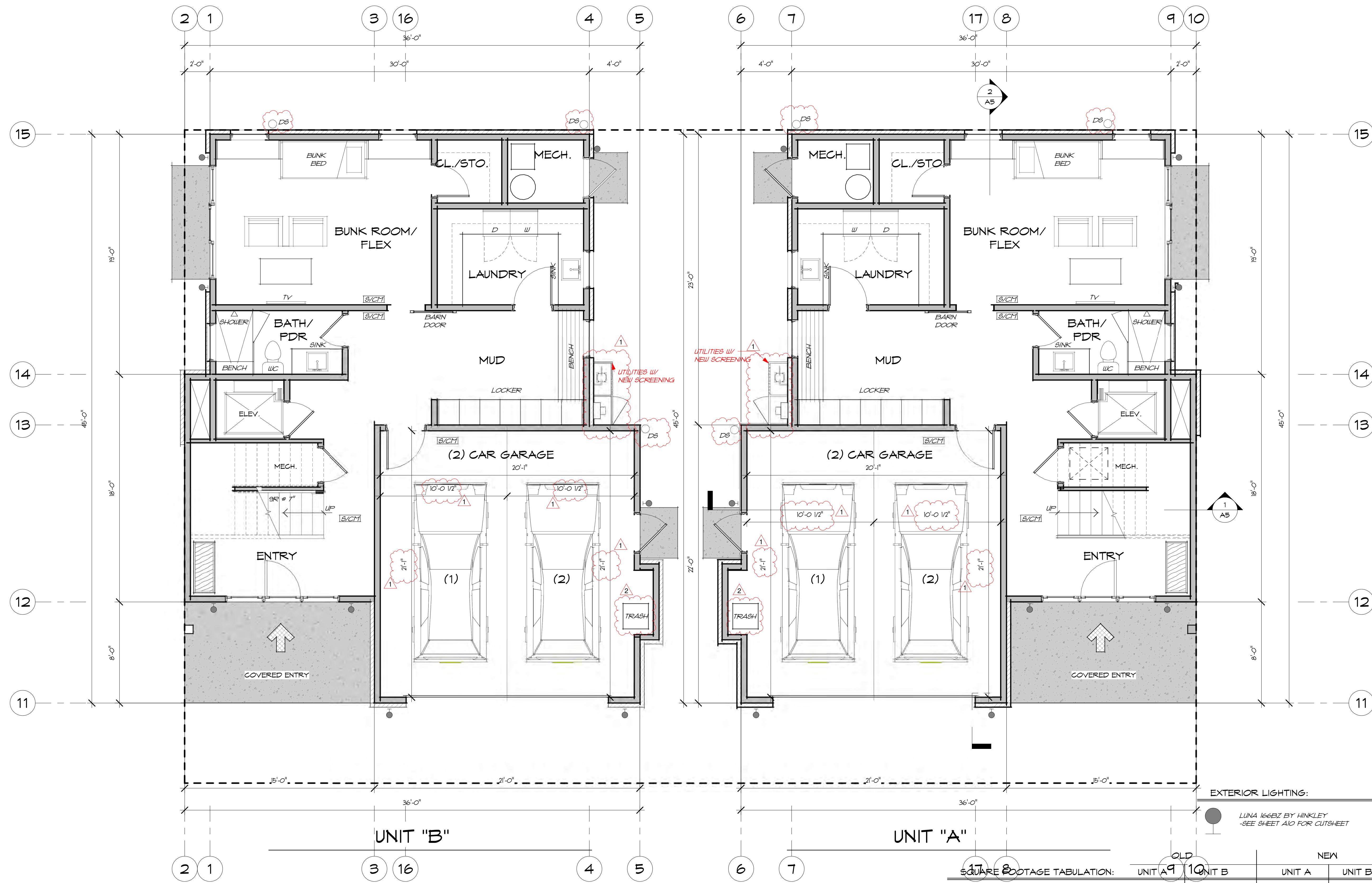
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7th STREET  
KETCHUM, ID 83340

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1  
A1  
GROUND LEVEL FLOOR PLAN  
1/4" = 1'-0"

EXTERIOR LIGHTING:  
LUNA 166BZ BY HINKLEY  
-SEE SHEET A10 FOR CUTSHEET

SQUARE FOOTAGE TABULATION:	OLD		NEW	
	UNIT A	UNIT B	UNIT A	UNIT B
GROUND LEVEL LIVING AREA	908 FT <sup>2</sup>	908 FT <sup>2</sup>	908 FT <sup>2</sup>	908 FT <sup>2</sup>
2ND LEVEL LIVING AREA	1242 FT <sup>2</sup>	1242 FT <sup>2</sup>	1205 FT <sup>2</sup>	1205 FT <sup>2</sup>
3RD LEVEL LIVING AREA	1092 FT <sup>2</sup>	1092 FT <sup>2</sup>	1092 FT <sup>2</sup>	1092 FT <sup>2</sup>
TOTAL LIVING AREA	3,242 FT <sup>2</sup>	3,242 FT <sup>2</sup>	3,205 FT <sup>2</sup>	3,205 FT <sup>2</sup>
GARAGE	471 FT <sup>2</sup>	471 FT <sup>2</sup>	471 FT <sup>2</sup>	471 FT <sup>2</sup>
TOTAL:	3,713 FT <sup>2</sup>	3,713 FT <sup>2</sup>	3,676 FT <sup>2</sup>	3,676 FT <sup>2</sup>
BUILDING FOOTPRINT:	1,379 FT <sup>2</sup>	1,379 FT <sup>2</sup>	1,379 FT <sup>2</sup>	1,379 FT <sup>2</sup>
DECK OVER 30" HT:	62.5 FT <sup>2</sup>	62.5 FT <sup>2</sup>	62.5 FT <sup>2</sup>	62.5 FT <sup>2</sup>
BUILDING COVERAGE:	1,441.5 FT <sup>2</sup>	1,441.5 FT <sup>2</sup>	1,441.5 FT <sup>2</sup>	1,441.5 FT <sup>2</sup>
BUILDING COVERAGE LIMIT PER BUILDING:	1,442 FT <sup>2</sup> (35%)	1,442 FT <sup>2</sup> (35%)	1,442 FT <sup>2</sup> (35%)	1,442 FT <sup>2</sup> (35%)
TOTAL LOT COVERAGE:	2,883 FT <sup>2</sup> (35%)		2,883 FT <sup>2</sup> (35%)	

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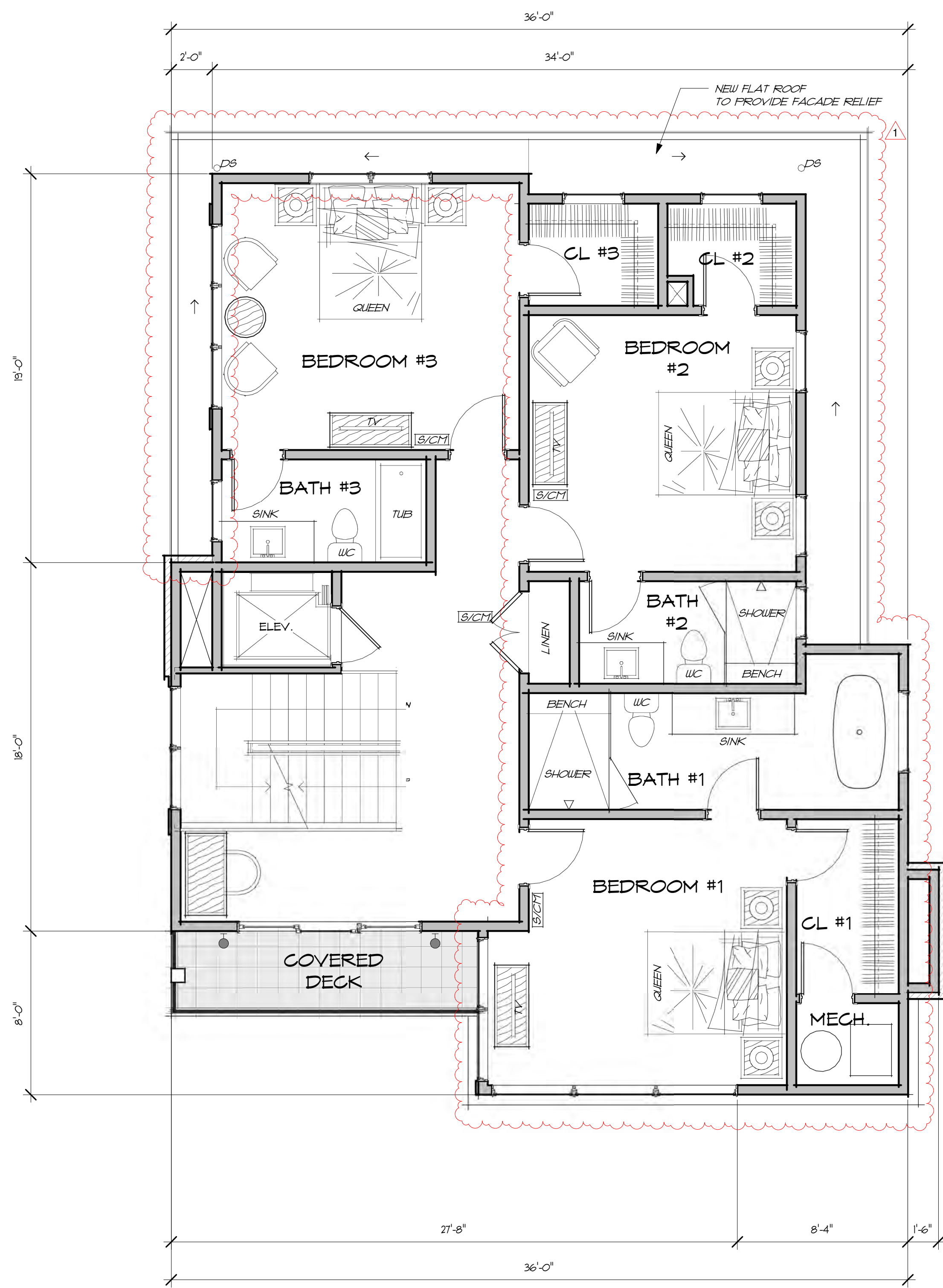
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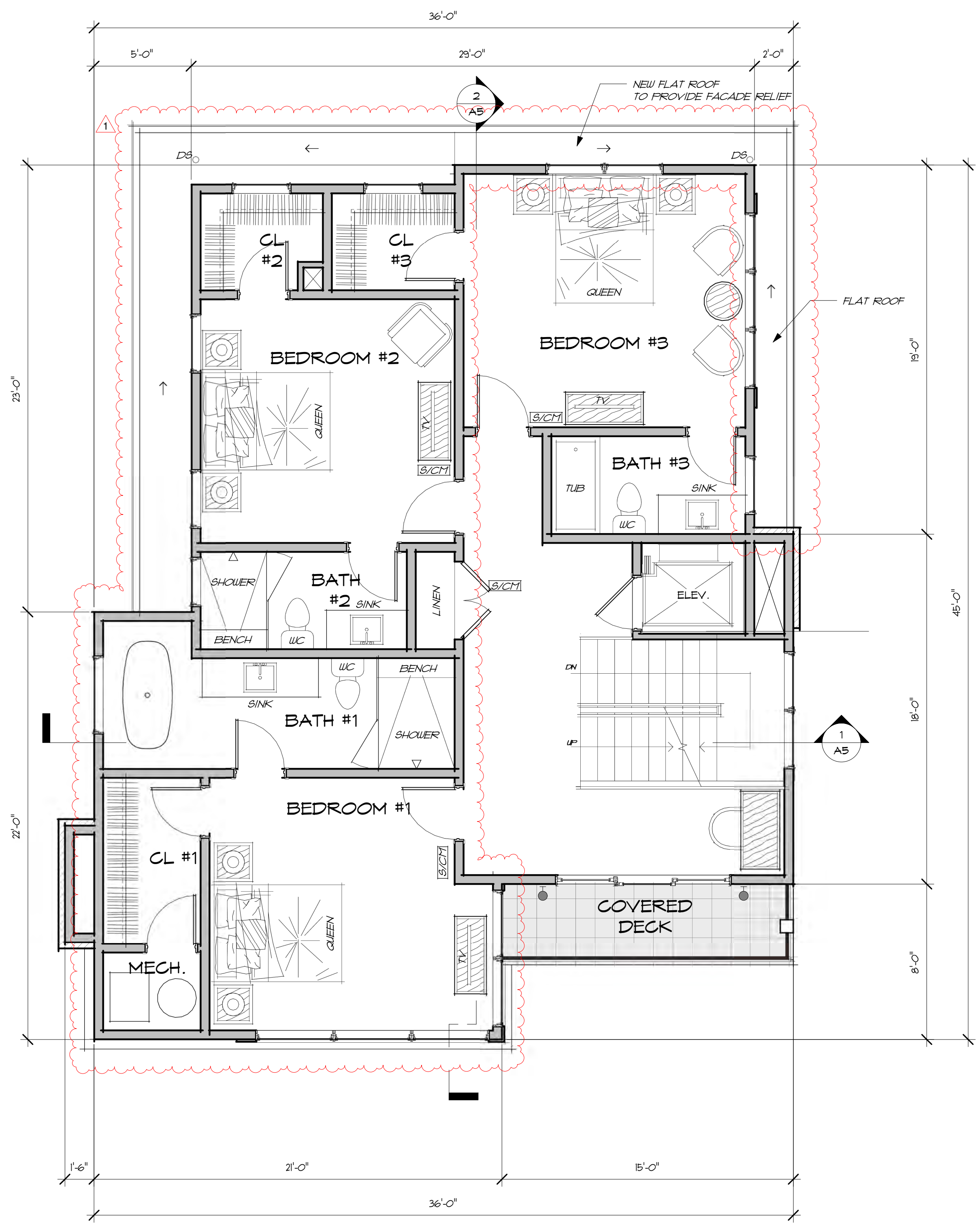
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UNIT "B"



UNIT "A"

EXTERIOR LIGHTING:  
 LUNA 166BZ BY HINKLEY  
 -SEE SHEET A10 FOR CUTSHEET

**1** SECOND LEVEL FLOOR PLAN  
 A2 1/4" = 1'-0"

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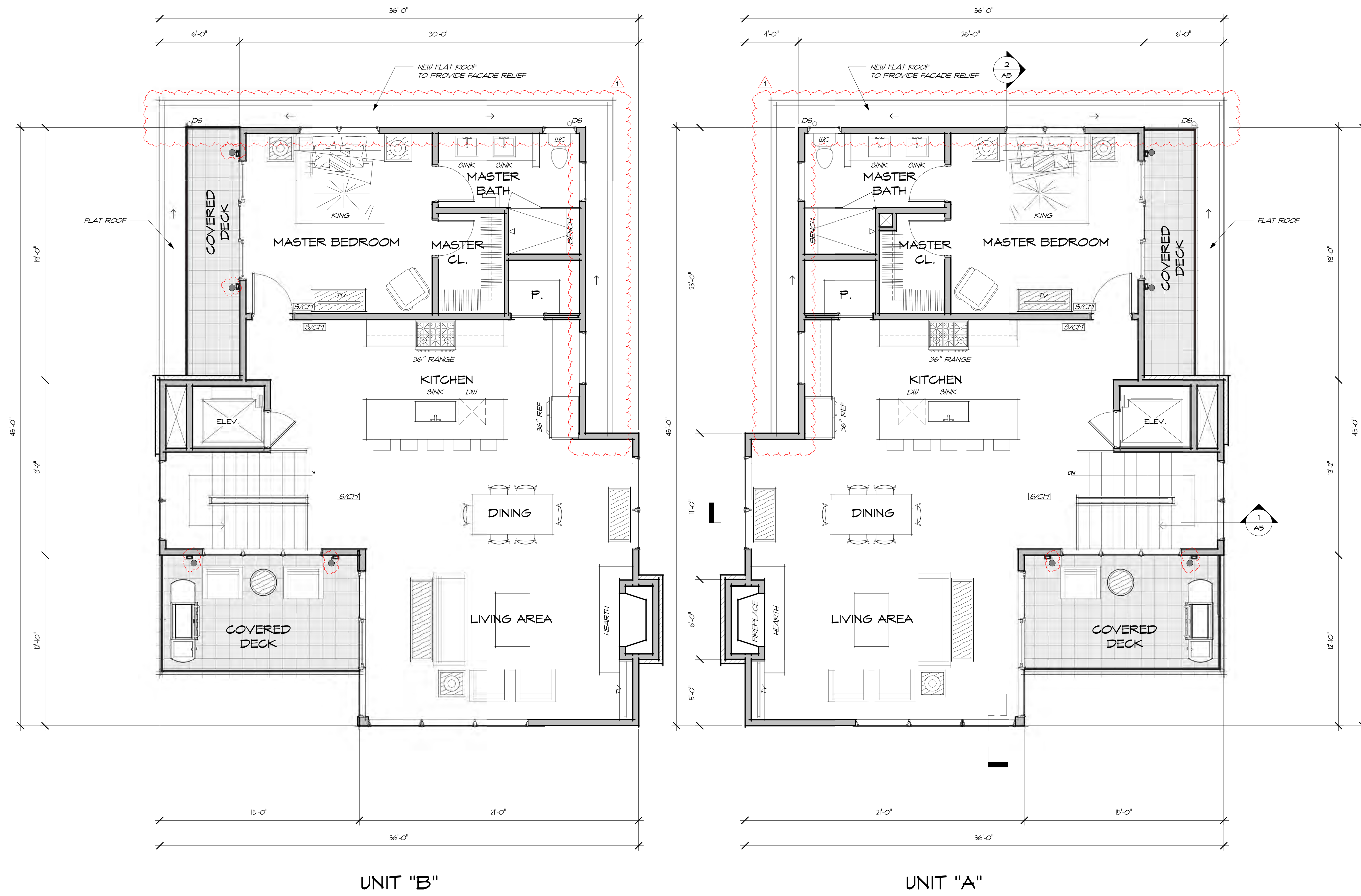
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**A2**

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UNIT "B"

UNIT "A"

1 THIRD LEVEL FLOOR PLAN  
A3 1/4" = 1'-0"

EXTERIOR LIGHTING:  
● LUNA 1666Z BY HINKLEY  
-SEE SHEET A10 FOR CUTSHEET

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BA

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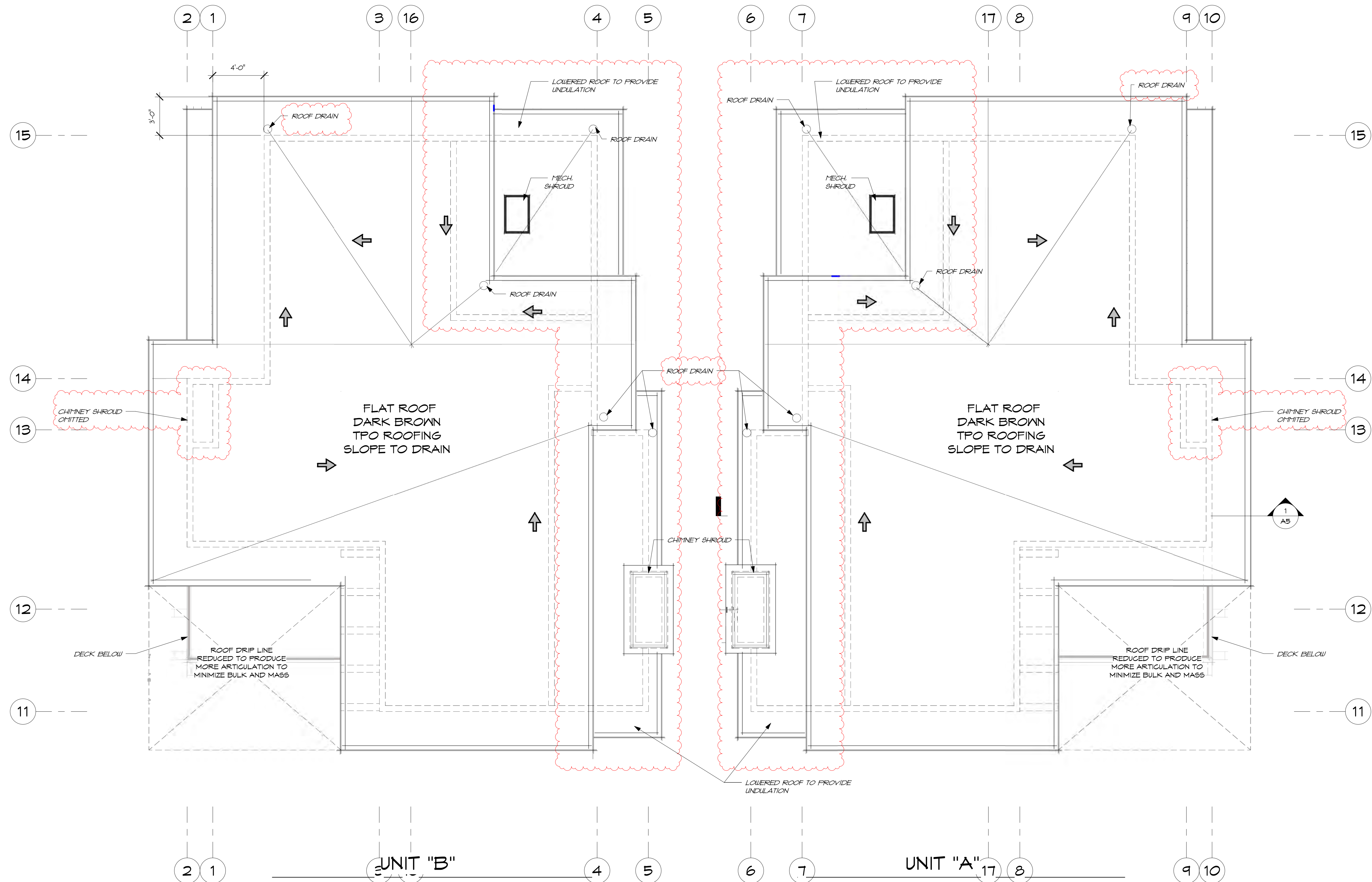
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DESIGN REVIEW SET	RSVD 11/10/22

A3

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1  
A4  
ROOF PLAN  
1/4" = 1'-0"

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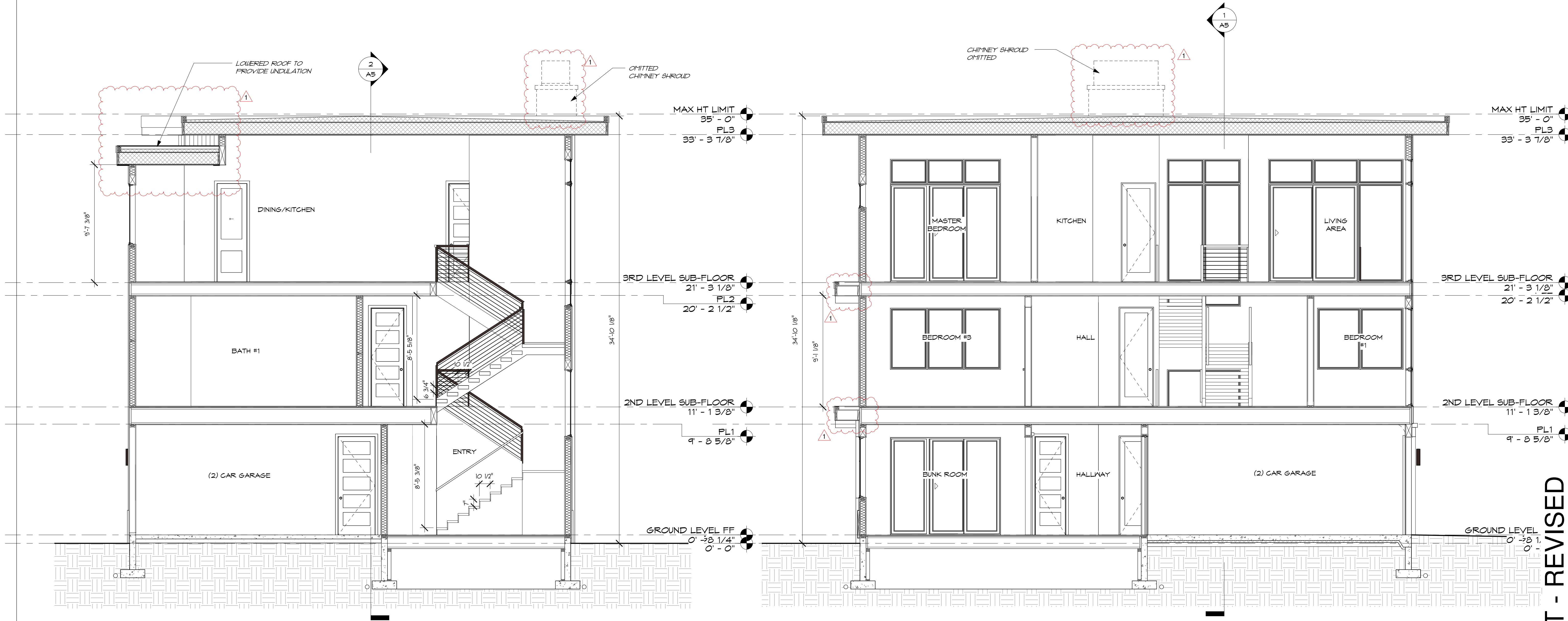
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A4

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1 BUILDING SECTION A - UNIT "A"  
 A5 1/4" = 1'-0"

2 BUILDING SECTION B - UNIT "A"  
 A5 1/4" = 1'-0"

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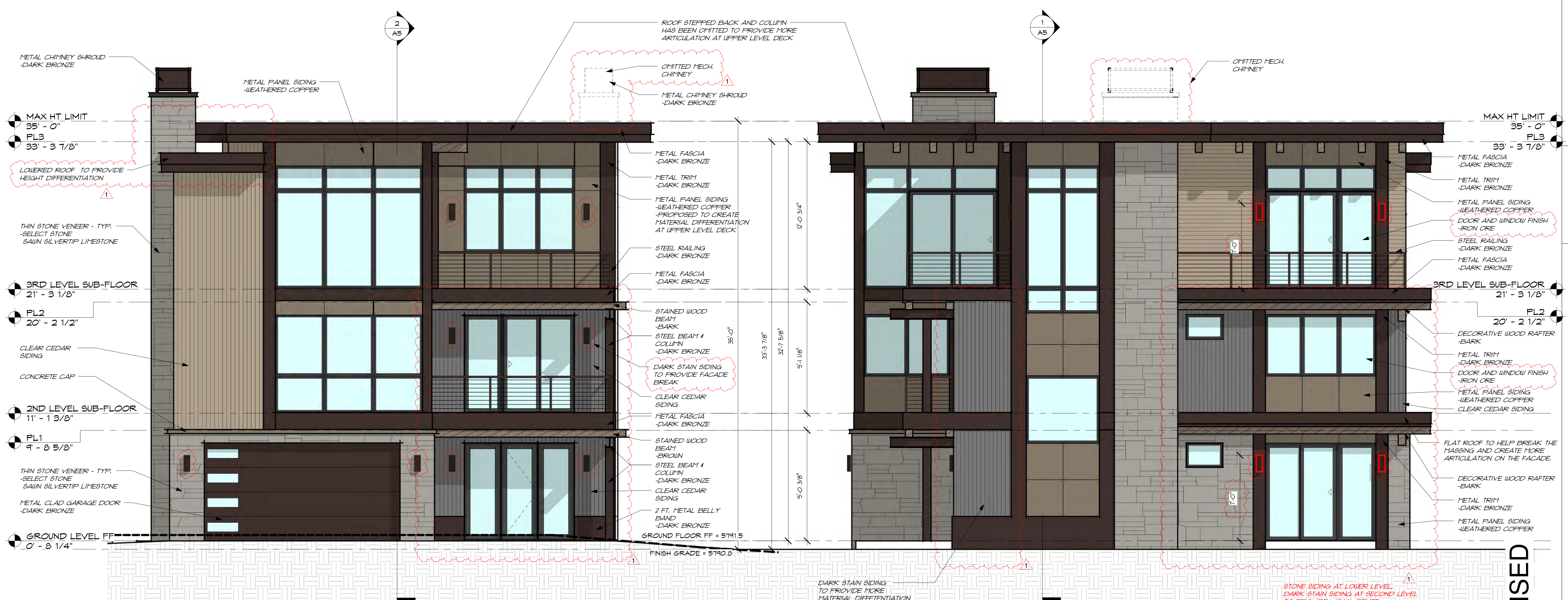
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A5

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1 UNIT "A" WEST ELEVATION  
A6 1/4" = 1'-0"

2 UNIT "A" SOUTH ELEVATION  
A6 1/4" = 1'-0"

# UNIT A

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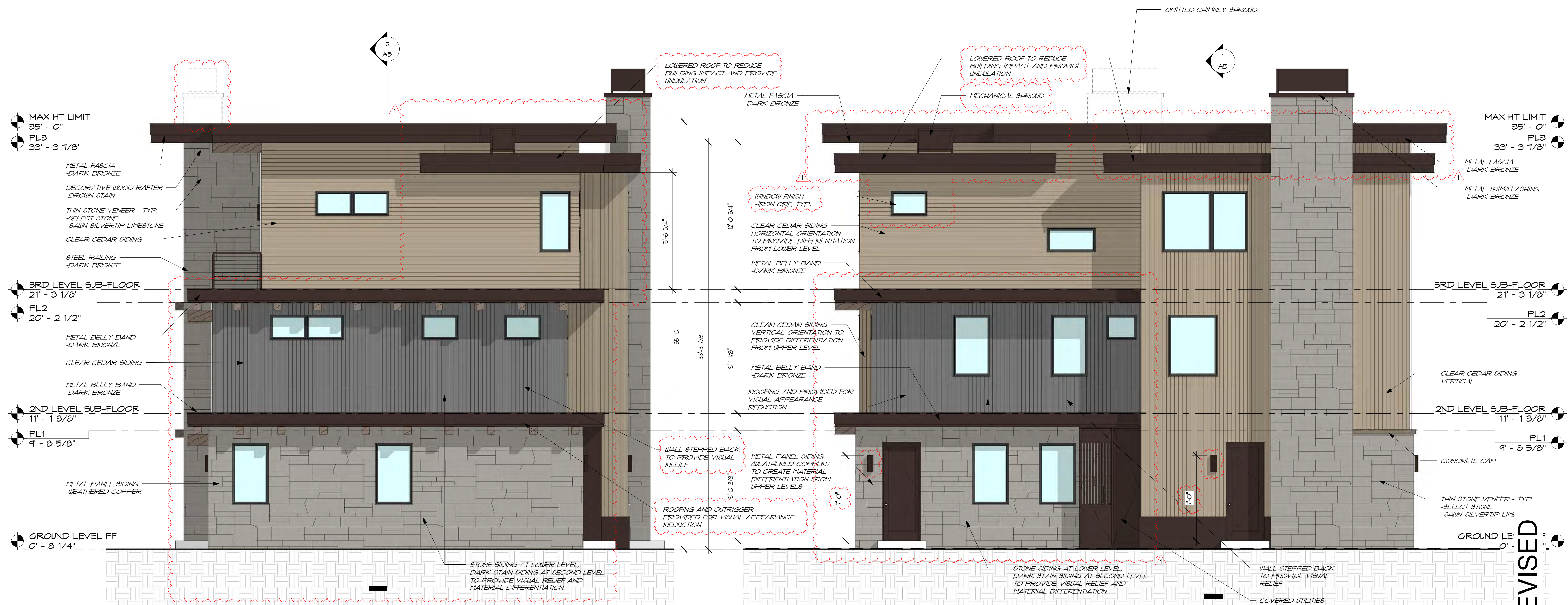
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A6

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1 UNIT "A" EAST ELEVATION  
A7 1/4" = 1'-0"

2 UNIT "A" NORTH ELEVATION  
A7 1/4" = 1'-0"

# UNIT A

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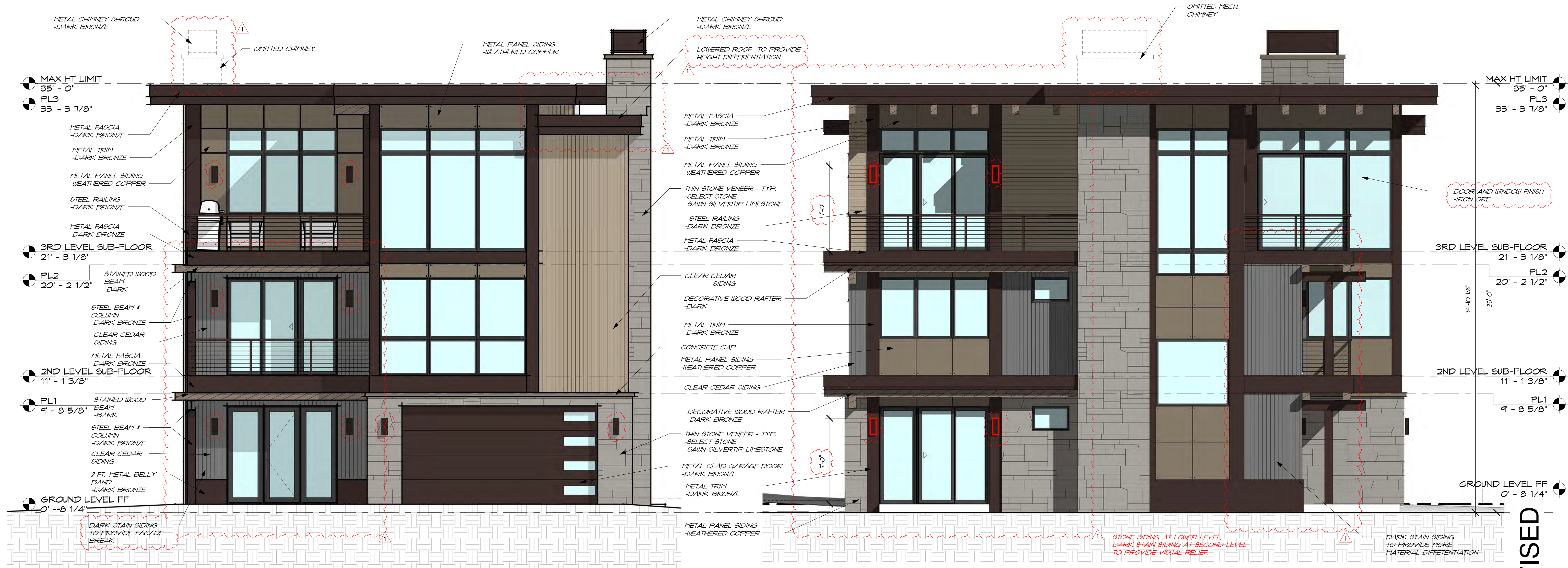
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SUBMISSIONS/REVISIONS:	
DESIGN REVIEW SET	5/3/22
DESIGN REVIEW SET	RSVD 9/30/22
DESIGN REVIEW SET	RSVD 11/10/22
DESIGN REVIEW SET	RSVD 2/13/22

A7

OWNERSHIP OF DOCUMENTS: This Drawing and specifications are instruments of service and are the property of the Architect, Blincoe Architecture, and is not to be used, in whole or in part, for any other project without written authorization.





**DESIGN REVIEW SET - REVISED**  
**NOT FOR CONSTRUCTION**

www.BlincoeArchitecture.com  
**Blincoe Architecture**  
 BA  
 MAIL: P.O. Box 4424  
 Ketchum, Idaho 83340  
 TEL: 208-720-1325  
 INFO@BlincoeArchitecture.com

LICENSED ARCHITECT  
 AR 984802  
 CHAD E. BLINCOE  
 STATE OF IDAHO

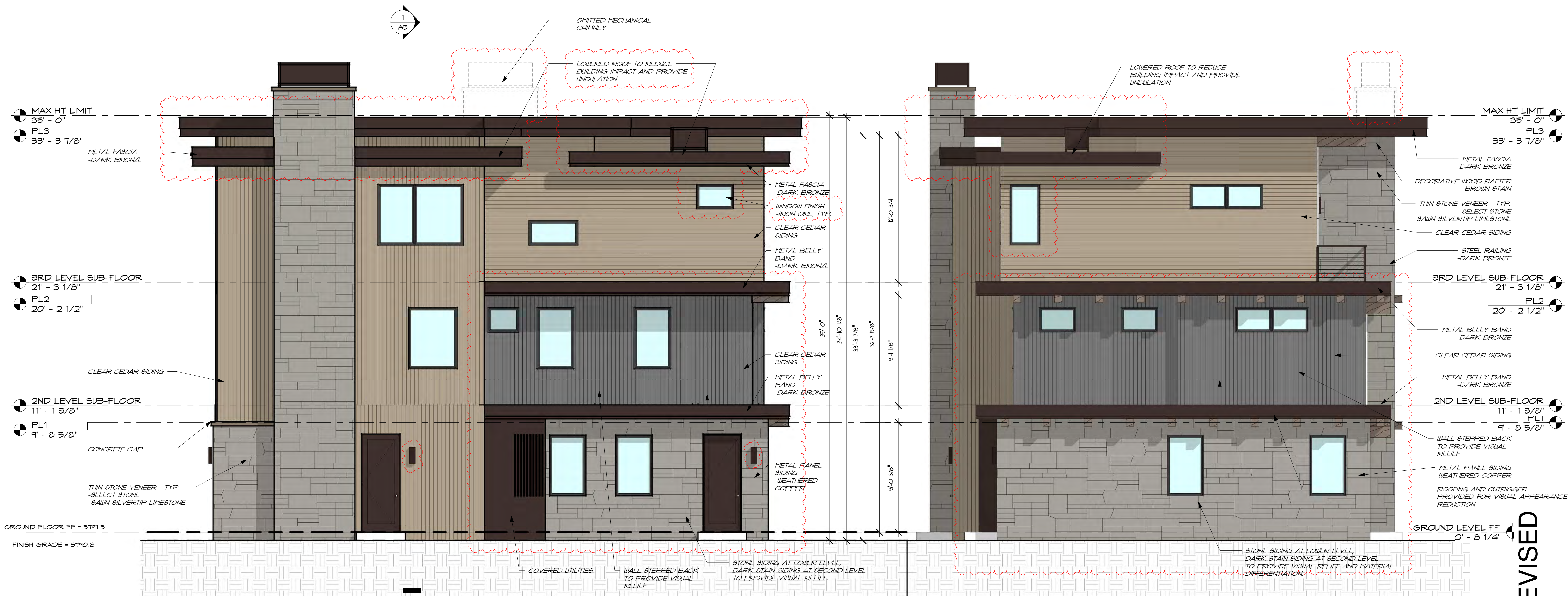
**7TH STREET TOWNHOMES**  
 7th STREET  
 KETCHUM, ID 83340

JOB #:	009.21
PLOT DATE:	11/11/22
DESIGN REVIEW:	5/3/22
PERMIT:	
CONSTRUCTION:	
SUBMISSIONS/REVISIONS:	
DESIGN REVIEW SET	5/3/22
DESIGN REVIEW SET	RSVD 9/30/22
DESIGN REVIEW SET	RSVD 11/10/22
DESIGN REVIEW SET	RSVD 2/13/22

**A8**

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2 UNIT "B" SOUTH ELEVATION  
A9 1/4" = 1'-0"

1 UNIT "B" EAST ELEVATION  
A9 1/4" = 1'-0"

# UNIT B

DESIGN REVIEW SET - REVISED  
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**Blincoe Architecture**  
 Mail: P.O. Box 4424  
 Ketchum, Idaho 83340  
 Tel: 208-720-1325  
 Info@BlincoeArchitecture.com

LICENSED ARCHITECT  
 AR 984802  
 CHAD E. BLINCOE  
 STATE OF IDAHO

**7TH STREET TOWNHOMES**  
 7th STREET  
 KETCHUM, ID 83340

JOB #:	009.21
PLOT DATE:	11/11/22
DESIGN REVIEW:	5/3/22
PERMIT:	
CONSTRUCTION:	
SUBMISSIONS/REVISIONS:	
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	DESIGN REVIEW SET RSVD 2/13/22

A9

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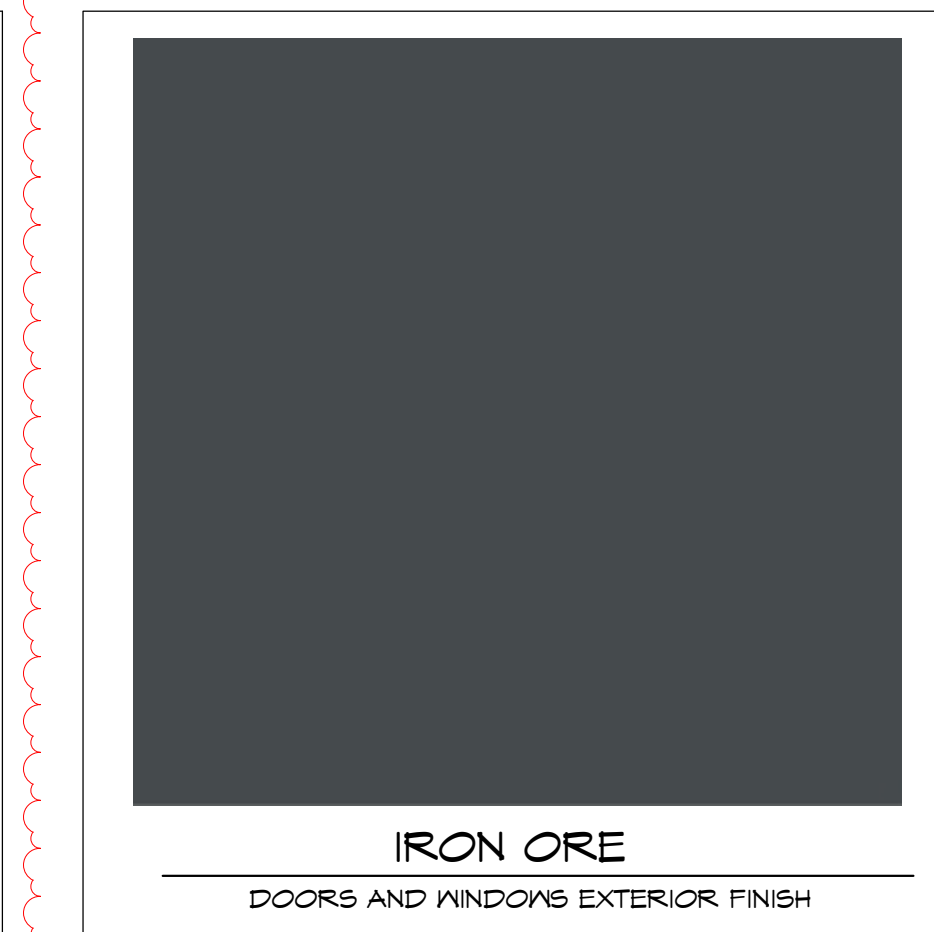
SPANISH MOSS STAIN  
SIDING 1



BARK STAIN  
WOOD RAFTERS



DARK BRONZE METAL  
METAL FASCIAS, CHIMNEY SHROUD, STEEL RAILING



IRON ORE  
DOORS AND WINDOWS EXTERIOR FINISH



WALL IS STEPPED BACK TO HELP BREAK MASSING

FLAT ROOF TO CREATE MORE ARTICULATION ON THE FACADE

FLAT ROOF TO CREATE MORE ARTICULATION ON THE FACADE

STONE VENEER IS PROPOSED TO PROVIDE MATERIAL DIFFERENTIATION

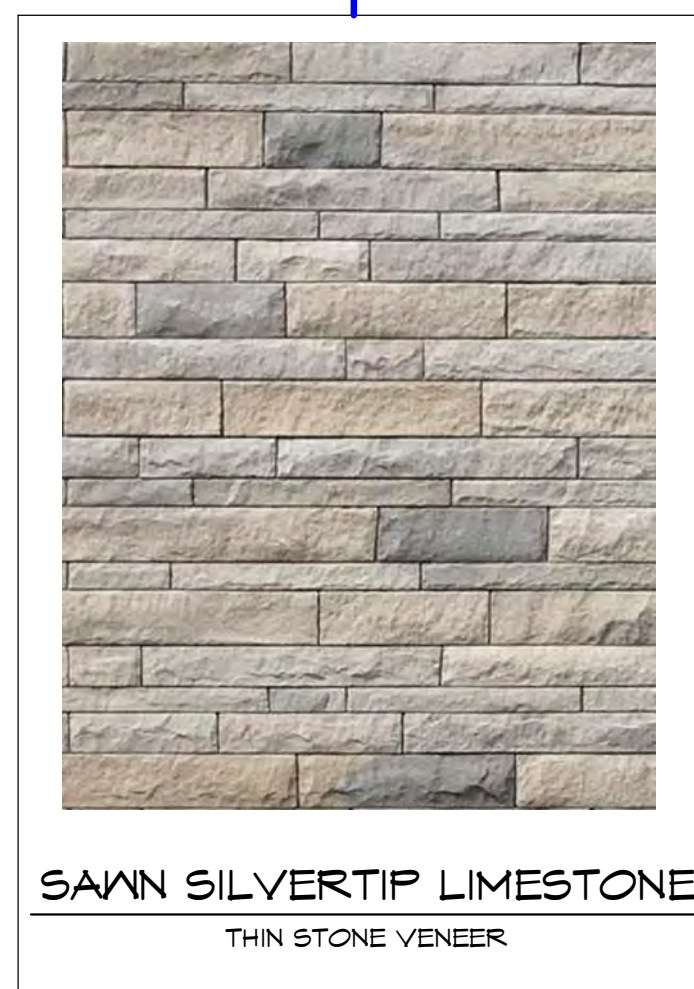
ROOF IS STEPPED BACKED AND COLUMN HAS BEEN OMITTED TO PROVIDE MORE ARTICULATION AT UPPER LEVEL DECK. METAL PANEL SIDING IS PROPOSED TO PROVIDE MATERIAL DIFFERENTIATION FROM LOWER LEVELS



DARK BRONZE METAL  
GARAGE DOOR/METAL BELLY BAND



WEATHERED COPPER METAL PANEL  
METAL PANEL SIDING



SAWN SILVERTIP LIMESTONE  
THIN STONE VENEER

**LUNA**  
1668BZ  
MEDIUM WALL MOUNT LANTERN

Luna is a modern collection of solid aluminum fixtures offered in a unique combination of contemporary styles, including sleek wall lanterns. Luna also offers chic pocket wall sconces and compact ceiling mounts that are ideal for indoors or out.

<b>DETAILS</b>	
FINISH:	Bronze
MATERIAL:	Aluminum
GLASS:	Etched Lens

<b>DIMENSIONS</b>	
WIDTH:	6"
HEIGHT:	16.3"
WEIGHT:	5lb.
BACK PLATE:	4.5" Sq.
EXTENSION:	3.5"
TOP TO OUTLET:	8.25"

<b>LIGHT SOURCE</b>	
LIGHT SOURCE:	Socket
WATTAGE:	2-20w GU10
VOLTAGE:	120v

<b>SHIPPING</b>	
CARTON LENGTH:	19"
CARTON WIDTH:	9.5"
CARTON HEIGHT:	6"
CARTON WEIGHT:	6"



- PRODUCT DETAILS:**
- Suitable for use in wet (outdoor direct rain or sprinkler) locations as defined by NEC and CEC; Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
  - Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky
  - Fixture is ADA compliant and adheres to the standards and guidelines listed by the Americans with Disabilities Act
  - 2 year finish warranty
  - Bold lines and a clean, minimalist style complement contemporary architecture
  - Warm rich light bronze tone

**HINKLEY**  
EXTERIOR LIGHTING

HINKLEY 33000 Pin Oak Parkway Avon Lake, OH 44012 PHONE: (440) 653-6600 hinkley.com Toll Free: 1 (800) 446-5539

**LED LAMP SPECIFICATIONS**

FEIT ELECTRIC

Softwhite 2700K

**Ideal For**  
Track Lighting

**Features**

- Instant On To Full Brightness
- Suitable for Damp Locations
- Dimmable
- UL Listed
- FCC Compliant
- RoHS Compliant
- 100% Mercury Free
- 5 Year Warranty
- Softwhite
- T10 Compliant

**Benefits**

- Full Range Dimming
- No Ultraviolet - Safe for artwork
- Color Consistency
- Low Heat
- Durable
- Long Life

Specifications			
Item Number	Input Power (Watts)	Incandescent Equiv. (Watts)	Input Line Voltage
MR16GU10927/LED/CAN	4	35	120
Base Type	Lumens	Lumen Efficiency (lm/W)	CCT
GU10	300	75	2700K
CRI	Beam Angle	MOL	Diameter
90+	38°	2.2"	2"
Life Hours	Minimum Starting Temperature		
25,000	-13°F		

Feit Electric Company 4901 Gregg Rd. Fico Rivera, CA 90660 1-800-543-Feit www.feit.com

DESIGN REVIEW SET - REVISED  
NOT FOR CONSTRUCTION

www.BlincoeArchitecture.com  
**Blincoe Architecture**  
P.O. Box 4424 Ketchum, Idaho 83340  
Tel: 208-720-1325  
Info@BlincoeArchitecture.com

LICENSED ARCHITECT  
AR 984602  
CHAD E. BLINCOE  
STATE OF IDAHO

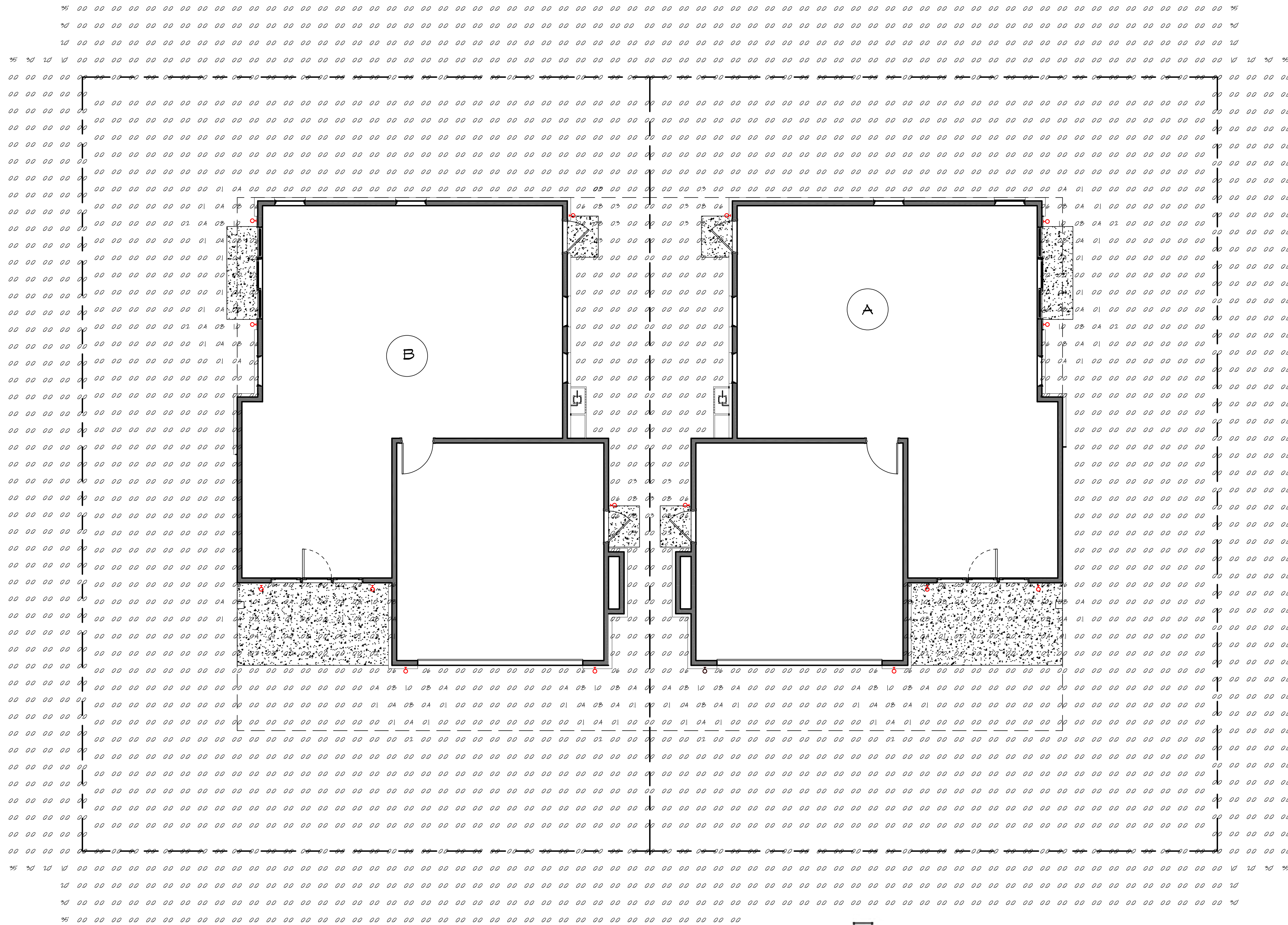
**7TH STREET TOWNHOMES**  
7th STREET  
KETCHUM, ID 83340

JOB #: 009.21  
PLOT DATE: 11/11/22  
DESIGN REVIEW: 5/3/22  
PERMIT:  
CONSTRUCTION:  
SUBMISSIONS/REVISIONS:  
DESIGN REVIEW SET 5/3/22  
DESIGN REVIEW SET RSDV 9/30/22  
DESIGN REVIEW SET RSDV 11/10/22  
DESIGN REVIEW SET RSDV 2/13/22

**A10**

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### PHOTOMETRIC STUDY

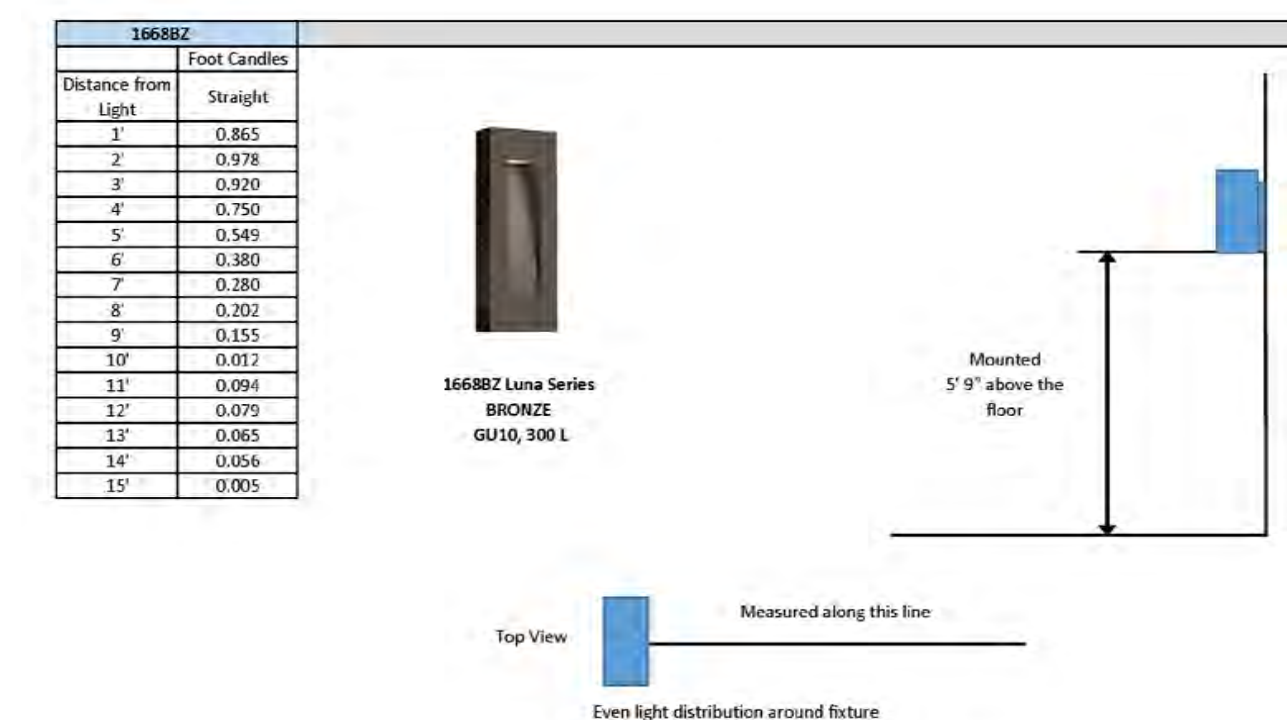
SCALE: 3/16" = 1'-0"

#### GENERAL NOTES:

- EXTERIOR LIGHTING
- \* ALL FIXTURE ARE SHOWN @ 1'-0" AFF.
- \* PHOTOMETRIC LEVELS ARE REFLECTED AT GROUND LEVEL.



FIXTURE LOCATION



HINKLEY LIGHTING

FIXTURE PHOTOMETRICS

## LED LAMP SPECIFICATIONS

**Ideal For**  
Track Lighting

Softwhite  
2700K

**Features**

- Instant On to Full Brightness
- Suitable for Down Locations
- Dimmable
- UL Listed
- FCC Compliant
- RoHS Compliant
- 100% Mercury Free
- 5 Year Warranty
- Ballastless
- ETL Compliant

**Benefits**

- Full Range Dimming
- No Ultrasound - Safe for artwork
- Color Consistency
- Low Heat
- Durable
- Long Life

**Specifications**

Item Number	Input Power (watt)	Incandescent Equiv. (watt)	Input Line Voltage
MR16GU10S27LEDICAN 4	4	35	120
Base Type	Lumens	Lumen Efficiency (lm)	CCT
GU10	300	75	2700K
CRI	Beam Angle	MOL	Diameter
80+	30°	2.2"	2"
Life Hours	Minimum Starting Temperature		
25,000	-13°F		

Feit Electric Company 4701 Gregg Rd. Folsom, CA 95640 1-800-543-Feit www.feit.com

**LUNA 1668BZ**  
MEDIUM WALL MOUNT LANTERN

Luna is a modern collection of solid aluminum lanterns offered in a unique combination of contemporary styles, including sleek wall lanterns. Luna also offers the perfect wall sconces and compact ceiling mounts that are ideal for indoors or out.

DETAILS	
Finish	Brass
Material	Aluminum
Glass	Etched Lens

DIMENSIONS	
Width	6"
Height	16 1/4"
Weight	9lb
Back Plate	4 1/2"
Extension	3 1/2"
Top to Outlet	8 3/4"

LIGHT SOURCE	
Light Source	Socket
Wattage	2700mA/10
Voltage	120v

SHIPPING	
Carton Length	18"
Carton Width	8 1/2"
Carton Height	6"
Carton Weight	8"

**PRODUCT DETAILS:**

- Suitable for use in wet (location listed on or optional) locations as defined by NEC and CEC.
- Glass is made of tempered safety glass.
- Powder Coated Finish.
- Fixture is ETL listed and approved to UL listing.
- Fixture is ADA compliant and adheres to the standards and guidelines listed by the Americans with Disabilities Act.
- 2 year finish warranty.
- Made from solid aluminum.
- Warm white light source.

HINKLEY 1668BZ Luna Series BRONZE GU10, 300 L

Mounted 5' 9" above the floor

Top View Measured along this line

Even light distribution around fixture

DESIGN REVIEW SET - UPDATED NOT FOR CONSTRUCTION

www.BlincoeArchitecture.com

**Blincoe Architecture**

UPSI/FE/EC  
251 Northwood Way Suite E  
Ketchum, Idaho 83340  
Tel: 208-726-1925  
Email: info@blincoearchitecture.com

BA

LICENSED ARCHITECT  
AR 984802

*Chad E. Blincoe*

CHAD E. BLINCOE  
STATE OF IDAHO

# 7TH ST TOWNHOMES

7TH ST  
KETCHUM, IDAHO 83340

JOB #:	009.21
PLOT DATE:	11/11/22
DESIGN REVIEW:	11/11/22
PERMIT:	
CONSTRUCTION:	
REVISIONS:	
△	DESIGN REVIEW SET 5/3/22
△	DESIGN REVIEW UPDATE 9/30/22
△	DESIGN REVIEW UPDATE 11/11/22
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△	
△	

## A11

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City of Ketchum

**Attachment C:**  
**Townhouse Preliminary Plat**  
**Application Materials &**  
**supporting documents**





City of Ketchum  
Planning & Building

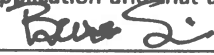
OFFICIAL USE ONLY
P21-032
S McCallum
#1050

### Subdivision Application

Submit completed application and payment to the Planning and Building Department electronically to [planningandzoning@ketchumidaho.org](mailto:planningandzoning@ketchumidaho.org). Once your application has been received, we will review it and contact you with 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](http://www.ketchumidaho.org) and click on Municipal Code.

APPLICANT INFORMATION	
Name of Proposed Subdivision: 7TH STREET TOWNHOMES	
Owner of Record: MMDM12 LLC.	
Address of Owner: PO Box 2028, SUN VALLEY, ID 83353	
Representative of Owner: BRUCE SMITH, PLS ALPINE ENTERPRISES INC.	
Legal Description: KETCHUM TOWNSITE, BLOCK 6B, LOT 3	
Street Address: NONE ASSIGNED	
SUBDIVISION INFORMATION	
Number of Lots/Parcels: 2 TOWNHOUSE SUBLOTS	
Total Land Area: 8,238 SQ. FT., 0.19 AC.	
Current Zoning District: GR-L, GENERAL RESIDENTIAL LOW-DENSITY	
Proposed Zoning District: GR-L, GENERAL RESIDENTIAL LOW-DENSITY	
Overlay District: NONE	
TYPE OF SUBDIVISION	
Condominium <input type="checkbox"/>	Land <input type="checkbox"/>
PUD <input type="checkbox"/>	Townhouse <input checked="" type="checkbox"/>
Adjacent land in same ownership in acres or square feet: NONE	
Easements to be dedicated on the final plat: 10' P.U.E. ALONG W. 7TH ST. ROW, 5' P.U.E. ALONG ALLEY R.O.W., AND MUTUAL RECIPROCAL UTILITY EASEMENTS ON SUBLOTS 1 AND 2 FOR USE, MAINTENANCE, AND REPAIR.	
Briefly describe the improvements to be installed prior to final plat approval:  CONSTRUCT BUILDINGS, INFRASTRUCTURE, AND LANDSCAPING.	
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 <a href="mailto:planningandzoning@ketchumidaho.org">planningandzoning@ketchumidaho.org</a>	

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 tortuous 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.


 ALPINE ENTERPRISES INC.
 11 APR 22  
 Applicant Signature Date  
 REPRESENTATIVE  
 Once your application has been received, we will review it and contact you with next steps. No further action is required at this time.





The USDA-FSA Aerial Photography Field office asks to be credited in derived products.



1 inch = 200 feet

A Vicinity Map Showing  
7th Street Townhomes  
City of Ketchum  
Blaine County, Idaho

**ALPINE ENTERPRISES INC.**

PO Box 2037  
660 Bell Drive, Unit 1  
Ketchum, Idaho  
208-727-1988

April 2022





## OWNER'S POLICY OF TITLE INSURANCE

Policy Number **OX 13546069**

Issued by Old Republic National Title Insurance Company

**Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.**

### COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Florida Corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from:
  - (a) A defect in the Title caused by
    - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
    - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
    - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
    - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
    - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
    - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
    - (vii) a defective judicial or administrative proceeding.
  - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
  - (c) 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. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (a) the occupancy, use, or enjoyment of the Land;
  - (b) the character, dimensions, or location of any improvement erected on the Land;
  - (c) the subdivision of land; or
  - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
  - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
  - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal



bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records  
(i) to be timely, or  
(ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.

10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

Issued through the Office of:

First American Title Company

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

*A Stock Company*

400 Second Avenue South, Minneapolis, Minnesota 55401

(612) 371-1111



\_\_\_\_\_  
Authorized Signature

By



President

Attest



Secretary



---

## EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
  - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.



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## CONDITIONS AND STIPULATIONS

### 1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
  - (i) The term "Insured" also includes
    - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
    - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
    - (C) successors to an Insured by its conversion to another kind of Entity;
    - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
      - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
      - (2) if the grantee wholly owns the named Insured,
      - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
      - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
  - (ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.
- (j) "Title": The estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

### 2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

### 3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

### 4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a



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condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

#### **5. DEFENSE AND PROSECUTION OF ACTIONS**

- (a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.
- (b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.
- (c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

#### **6. DUTY OF INSURED CLAIMANT TO COOPERATE**

- (a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.
- (b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

#### **7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY**

In case of a claim under this policy, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Insurance.  
To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.  
Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.
- (b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.
  - (i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under



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this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

- (ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

#### **8. DETERMINATION AND EXTENT OF LIABILITY**

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

- (a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of
  - (i) the Amount of Insurance; or
  - (ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.
- (b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,
  - (i) the Amount of Insurance shall be increased by 10%, and
  - (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.
- (c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

#### **9. LIMITATION OF LIABILITY**

- (a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.
- (b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.
- (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

#### **10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY**

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

#### **11. LIABILITY NONCUMULATIVE**

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

#### **12. PAYMENT OF LOSS**

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

#### **13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT**

- (a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the



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exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

- (b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

#### **14. ARBITRATION**

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

#### **15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT**

- (a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
- (b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.
- (c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.
- (d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

#### **16. SEVERABILITY**

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

#### **17. CHOICE OF LAW; FORUM**

- (a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located. Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.
- (b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

#### **18. NOTICES, WHERE SENT**

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at 400 Second Avenue South, Minneapolis, Minnesota 55401-2499.



**SCHEDULE A**

**First American Title Company  
120 2nd Avenue Suite 101, PO Box 7999  
Ketchum, ID 83340**

File No.: **912512K**  
Address Reference: **Lot 3 Blk 68 Ketchum Ketchum, ID  
83340**

Policy No.: **OX 13546069**

Amount of Insurance: **\$825,000.00**  
Date of Policy: **January 11, 2021 at 12:42 P.M.**

Premium: **\$2,618.00**

1. Name of Insured:

**MMDM12, LLC, an Idaho limited liability company**

2. The estate or interest in the Land that is insured by this policy is:

**Fee Simple**

3. Title is vested in:

**MMDM12, LLC, an Idaho limited liability company**

4. The Land referred to in this policy is described as follows:

**Lot 3 in Block 68 of the REPLAT OF BLOCK 68, TOWN OF KETCHUM, according to the  
official plat thereof, recorded as Instrument No. 185154, records of Blaine County,  
Idaho.**



**SCHEDULE B**

**Policy No.: OX 13546069**

File No. 912512K

**EXCEPTIONS FROM COVERAGE**

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. Taxes or 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.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in 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 or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Any lien, or rights to a lien, for services, labor or materials theretofore or hereafter furnished, imposed by law and not shown by the public records.
7. 2021 taxes are an accruing lien, not yet payable.
8. Levies and Assessments for service charges of the City of Ketchum Water and Sewer Department.
9. Easement and Notes, as shown on the plat of REPLAT OF BLOCK 68, TOWN OF KETCHUM, recorded as Instrument No. 185154, records of Blaine County, Idaho.
10. Restrictive Covenants, executed by CASA BLANCA COMPANY, recorded 3-29-1979 as Instrument No. 192290, records of Blaine County, Idaho.
11. Underground Power Line Easement, in favor of Idaho Power Company, recorded 11-12-1978, Instrument No. 289842, records of Blaine County, Idaho.
12. Deed of Trust dated January 08, 2021, to secure an original indebtedness of \$552,500.00, and any other amounts and/or obligations secured thereby.  
Recorded: January 11, 2021, as Instrument No. 678102  
Grantor: MMDM12, LLC, an Idaho limited liability company  
Trustee: First American Title Company  
Beneficiary: Mountain West Bank, Division of Glacier Bank





<b>FACTS</b>	<b>WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?</b>
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: <ul style="list-style-type: none"> <li>• Social Security number and employment information</li> <li>• Mortgage rates and payments and account balances</li> <li>• Checking account information and wire transfer instructions</li> </ul> When you are <b>no longer</b> our customer, we continue to share your information as described in this notice.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

<b>Reasons we can share your personal information</b>	<b>Does Old Republic Title Share?</b>	<b>Can you limit this sharing?</b>
<b>For our everyday business purposes</b> – such as to process your transactions, maintain your accounts(s), or respond to court orders and legal investigations, or report to credit bureaus	<b>Yes</b>	<b>No</b>
<b>For our marketing purposes</b> – to offer our products and services to you	<b>No</b>	<b>We don't share</b>
<b>For joint marketing with other financial companies</b>	<b>No</b>	<b>We don't share</b>
<b>For our affiliates' everyday business purposes</b> – information about your transactions and experiences	<b>Yes</b>	<b>No</b>
<b>For our affiliates' everyday business purposes</b> – information about your creditworthiness	<b>No</b>	<b>We don't share</b>
<b>For our affiliates to market to you</b>	<b>No</b>	<b>We don't share</b>
<b>For non-affiliates to market to you</b>	<b>No</b>	<b>We don't share</b>

<b>Questions</b>	<b>Go to <a href="http://www.oldrepublictitle.com">www.oldrepublictitle.com</a> (Contact Us)</b>
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<b>Who we are</b>	
Who is providing this notice?	Companies with an Old Republic Title names and other affiliates. Please see below for a list of affiliates.
<b>What we do</b>	
<b>How does Old Republic Title protect my personal information?</b>	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit <a href="http://www.OldRepublicTitle.com/newnational/Contact/privacy">http://www.OldRepublicTitle.com/newnational/Contact/privacy</a> .
<b>How does Old Republic Title collect my personal information?</b>	We collect your personal information, for example, when you: <ul style="list-style-type: none"> <li>• Give us your contact information or show your driver's license</li> <li>• Show your government-issued ID or provide your mortgage information</li> <li>• Make a wire transfer</li> </ul> We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.



<b>Why can't I limit all sharing?</b>	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> <li>• Sharing for affiliates' everyday business purposes - information about your creditworthiness</li> <li>• Affiliates from using your information to market to you</li> <li>• Sharing for non-affiliates to market to you</li> </ul> <p>State laws and individual companies may give you additional rights to limit sharing. See the "Other important information" section below for your rights under state law.</p>
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**Definitions**

<b>Affiliates</b>	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> <li>• <i>Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.</i></li> </ul>
<b>Non-affiliates</b>	<p>Companies not related by common ownership or control. They can be financial and non-financial companies.</p> <ul style="list-style-type: none"> <li>• <i>Old Republic Title does not share with non-affiliates so they can market to you</i></li> </ul>
<b>Joint marketing</b>	<p>A formal agreement between non-affiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> <li>• <i>Old Republic Title doesn't jointly market.</i></li> </ul>

**Affiliates Who May Be Delivering This Notice**

American First Abstract, LLC	American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.
eRecording Partners Network, LLC	Genesis Abstract, LLC	Kansas City Management Group, LLC	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mara Escrow Company	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Exchange Company	Old Republic National Title Insurance Company	Old Republic Title and Escrow of Hawaii, Ltd.
Old Republic Title Co.	Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma
Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.
Old Republic Title, Ltd.	Republic Abstract & Settlement, LLC	Sentry Abstract Company	The Title Company of North Carolina	Title Services, LLC
Trident Land Transfer Company, LLC				



**RECORDING REQUESTED BY**  
First American Title Company

**AND WHEN RECORDED MAIL TO:**  
First American Title Company  
120 2nd Avenue Suite 101, PO Box 7999  
Ketchum, ID 83340

**Instrument # 678101**

HAILEY, BLAINE, IDAHO  
01-11-2021 12:42:49 PM No. of Pages: 2  
Recorded for: FIRST AMERICAN TITLE - KETCHUM  
JOLYNN DRAGE Fee: \$15.00  
Ex-Officio Recorder Deputy: JB  
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

**WARRANTY DEED**

File No.: **912512K (smw)**

Date: **January 04, 2021**

For Value Received, **Andrew C. Fehr as his sole and separate property**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **MMDM12, LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **PO Box 2028, Sun Valley, ID 83353**, the following described premises, situated in **Blaine County, Idaho**, to-wit:

**Lot 3 in Block 68 of the REPLAT OF BLOCK 68, TOWN OF KETCHUM, according to the official plat thereof, recorded as Instrument No. 185154, records of Blaine County, Idaho.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.







RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS that Casa Blanca Company, a general partnership, hereby covenants and agrees with all persons, firms or corporations hereafter acquiring any property or lots described as Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 68, City of Ketchum, State of Idaho, all of which lots are presently owned by Casa Blanca Company, are hereby subjected to the following restrictions as to the use thereof running with said property by whomsoever owned, to-wit:

1. Each and every owner of the whole or any portion of said lots shall comply with the City of Ketchum Zoning Ordinance together with any and all other governmental regulations regarding said lots.

2. No trailers or temporary residences shall be used for any purpose and no temporary building of any kind shall be used except during the actual course of construction.

3. No trash cans or clothes lines shall be visible but shall be protected by enclosures or fences.

4. No power, utility or television lines shall be above the surface of the ground and no radio or television antennae shall be allowed.

5. Fences four feet high shall be allowed on boundary lines and to within ten feet of the street line; boundary fences may be increased in height to a maximum of six feet if the consent of the adjoining owner is given, and screen fences of six feet may be allowed around patios connected to the residence. (All materials used shall be submitted to the Design Committee for approval.)

6. No exposed cinder-block construction shall be allowed, except as shall be allowed by the Grantor or such committee designated thereby.

7. No single family residence shall be constructed on these premises of less than 1500 square feet of floor space plus a double car garage. No multi-family unit shall be constructed on these premises of less than 1000 square feet per unit plus a double car garage.

8. No trash or weeds shall be allowed to accumulate on the premises, and the full lot shall be landscaped according to the Master Plan developed by Casa Blanca Company.

9. No signs shall be allowed, except a sign indicating the number of the residence, the name of the resident, or such temporary signs as "for sale" signs.

10. All structures shall be stained or painted with natural or earth tone color to be approved by Design Committee, and all roofs shall be wood shingle or shake.

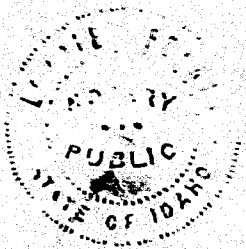
11/1/82



11. Grantors or their designated committee comprised of Lot owners, shall act as a design review board. Each Lot shall be given one vote with five a majority. Each residence shall be located within the building envelope designated by Grantors. All building plans, site plans, landscaping plans and all structures to be placed on said premises shall be specifically approved by said board previous to any construction or development. Approval of said plans shall not be unreasonably withheld.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1999, at which time said covenants shall be automatically extended for successive periods to ten years unless by vote of two-thirds of the then-owners of the lots, it is agreed to change said covenants in whole or in part.

Dated this March 23, 1979



By: *Emil J. Capiak*  
EMIL J. CAPIK

By: *Alex Higgins*  
ALEX HIGGINS

STATE OF IDAHO }  
County of Blaine )

On this 28th day of March, 1979 before me, the undersigned Notary Public in and for said State, personally appeared EMIL J. CAPIK and ALEX HIGGINS, known to me to be the Individuals, and acknowledged to me that they executed the within instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

*Louis Lewis*  
NOTARY PUBLIC for IDAHO

Residing at *Ketchum, Idaho*

My commission expires *7/1*

*Sawtooth title Co*  
*3:45*  
*March 29, 1979*

*Misc*  
MARIE ME LUYA  
*Hazel Barber*  
*L. J. Boyd*

No: 198290



# Idaho Power Company UNDERGROUND POWER LINE EASEMENT

Emil J. CAPIK and BARBARA R. CAPIK  
 his wife, Grantor(s) of BLAINE County, State of IDAHO do hereby  
 grant and convey to IDAHO POWER COMPANY, a corporation, with its principal office located at 1220 Idaho Street,  
 Boise, Idaho, its licensees, successors and assigns, Grantee, for One Dollar and other valuable considerations, receipt of  
 which is hereby acknowledged, a permanent and perpetual easement and right of way, sufficient in width to install and  
 maintain an underground electric power line, including the perpetual right to enter upon the real estate hereinafter de-  
 scribed, at all reasonable times, to construct, maintain and repair underground power lines over, through, under and  
 across said lands, together with the right, at the sole expense of Grantee, to excavate and refill ditches and trenches for  
 the location of said power lines, and the further right to remove trees, bushes, sod, flowers and shrubbery and other ob-  
 structions and improvements, interfering with the location, construction and maintenance of said power lines, over, on and  
 across the following premises, belonging to the said Grantor(s) in Blaine County,  
 State of Idaho, in the following location, to-wit:

A parcel of land in the SE1/4 Section 13, T4N, R17E, B.M., Blaine County, Idaho.  
 Said parcel is located in Lot 3, Replat of Block 68, Kechna Townsite as shown  
 on the official plat thereof now on file and of record in the office of the  
 County Recorder of Blaine County, Idaho. More particularly described as  
 follows:

A 10.0 foot strip of land being 5.0 feet on each side of the following described  
 line:  
 Commencing at the Western most corner of said Lot 3 and running thence  
 S 44° 43' E a distance of 5 feet to the REAL POINT OF BEGINNING; thence  
 N 45° 17' E a distance of 75 feet to the point of terminus....

The electrical system generally will consist of buried power wires, transformers, junction boxes and other  
 equipment, part of which may extend above ground, necessary to serve electric power to these premises and adjacent  
 premises.

Executed and delivered this 4 day of MAY, 19 87  
[Signature]  
Barbara R. Capik

STATE OF IDAHO  
 County of BLAINE } ss.

On this 4 day of MAY, 19 87, before me, DAVID D. JOHNSON  
EMIL J. CAPIK  
 a Notary Public, personally appeared AND BARBARA R. CAPIK and  
 instrument and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes  
 therein mentioned.

(Notarial Seal)

David D. Johnson  
 Notary Public, residing at HAILEY  
 Commission expires MARCH 20, 19 92

536-2M-10 77

48-05

PLAINE CO  
 REQUEST  
 1987 MAY 12 AM 11 42  
 DEPUTY  
 289842



**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
OF  
THE 7<sup>TH</sup> STREET TOWNHOMES**

THIS DECLARATION is made on the date hereunder set forth by **MMDM12, LLC**, an Idaho limited liability company, hereinafter referred to as "Declarant".

RECITALS

This Declaration is made in contemplation and furtherance of the following facts and purposes:

- A. Declarant is the owner of certain real property located in the City of Ketchum, Blaine County, State of Idaho, more particularly described as follows: Lot 3 in Block 68 of the REPLAT OF BLOCK 68 Town of Ketchum, as shown on the official plat thereof recorded as Instrument No. 185154, records of Blaine County, Idaho (hereinafter sometimes referred to as "Subdivision.
- B. The Lot, and all improvements and structures to be erected and maintained thereon, is a Townhome project developed pursuant to applicable zoning, subdivision and land use ordinances of the City of Ketchum, Idaho.
- C. It is the intent of the Declarant to create a quality residential Townhome project in Ketchum for the enjoyment and convenience of persons living within said project, and to secure said objectives through the covenants, conditions and restrictions hereinafter set forth.

**DECLARATION**

Declarant hereby declares that The 7<sup>th</sup> Street Townhomes, and all real property, parcels, lot, Townhome sub-lots and common area now or hereafter situated within, or otherwise made subject hereto, shall all be held, conveyed, encumbered, leased and used subject to the following covenants, conditions, restrictions and equitable servitudes hereinafter set forth or provided for, which shall run with said land and be binding upon, and benefit, all parties now or hereafter having or acquiring any right, title or interest therein, or to any part thereof.

**ARTICLE I  
DEFINITIONS**

Unless the context otherwise specifies or requires, the following words and phrases when used herein shall have the following meaning:



**Section 1.** "Architectural Design Committee" shall mean the committee created pursuant to Article VII hereof.

**Section 2.** "Articles" shall mean the Articles of Incorporation of the 7<sup>th</sup> Street Townhomes Owners Association, Inc.

**Section 3.** "Assessments" shall mean assessments described in Article VI.

**Section 4.** "Association" shall mean and refer to The 7<sup>th</sup> Street Townhomes Owners Association, Inc., a non-profit corporation organized pursuant to Article V of this Declaration under the laws of the State of Idaho, its successors and assigns.

**Section 5.** "Common Area" means the roadways, driveways and other properties so designated as "common area" on the townhouse unit plat map, a copy of which is attached hereto as Exhibit "A", as well as any other lots or real property purchased by Association.

**Section 6.** "Lot" shall mean and refer to a Townhome Sub-lot as shown on the official plat of the development.

**Section 7.** "7<sup>th</sup> Street Townhomes Owners Association, Inc." shall mean and refer to the association of owners of Townhome Sub-lots within the Subdivision.

**Section 8.** "Member" shall mean a member of the Association, who shall be an Owner and shall qualify for membership in the Association in the manner hereinafter set forth.

**Section 9.** "Owner" shall mean and refer to the record owner, whether one or more persons or entities of a fee simple title to either Townhome Sub-lot; provided, however, that the term "Owner" shall not include those having only a security interest in either Lot through a lien, encumbrance, deed of trust or mortgage, or other similar security instrument.

**Section 10.** "Property" shall mean and refer to the real property within either Sub-lot.

**Section 11.** "Townhome" shall mean and refer to a Townhome residential unit, as that term is defined in the applicable land use ordinances of the City of Ketchum, Idaho, to be built and maintained on each Sub-lot as depicted on the plat.

## ARTICLE II PROJECT DEVELOPMENT

**Section 1.** Development of Sub-lots. Declarant has or shall construct, or cause to be constructed, pursuant to plans and specifications approved by the City of Ketchum, Idaho, a Townhome on each Sub-lot.



**Section 2.** Common Area. Any Common Area shown on the Plat for the Townhomes shall be deeded by the Declarant to the Association, to be held, improved, maintained, managed and used by the Association for the common benefit, use and enjoyment of the Owners and their respective family members, guests and invitees subject to the provisions of this Declaration. Prior to being deeded to the Association, the Declarant, at its sole cost and expense, shall improve or make appropriate provisions for the improvement of the Common Area in a manner consistent with the official Plat for the Subdivision and specifications approved by the City of Ketchum, Idaho.

### **ARTICLE III TOWNHOME RESTRICTIONS**

**Section 1.** Residential Purposes. Sub-lots shall be restricted exclusively to residential use. No structures of a temporary character, trailer, tent, shack, carport, garage or other similar improvement shall be used as a residence, either temporarily or permanently, on either Sub-lot.

**Section 2.** Exterior Changes and Alterations. No changes or alterations to the exterior of any Townhome or other improvement on either Sub-lot may be made or undertaken without the prior approval of the Architectural Design Committee of the 7<sup>th</sup> Street Townhomes; provided, however, that this provision shall not preclude exterior painting provided there is no change in existing color, or the replacement or repair of broken or damaged exterior windows, siding, roofing, trim, decking, sidewalks, driveways, fences, exposed structural members or foundations, if the same does not alter the size of the Townhome, the configuration of its exterior, or the architectural features of the Townhome, including the size and shape of windows, or the pitch or configuration of roof lines, eaves and exposed gables.

**Section 3.** Animals and Pets. No animals, livestock or poultry of any kind shall be raised, bred or kept on either Sub-lot, except that not more than a total of two (2) dogs, cats, or other household pets may be kept by Owners, provided they are not kept, bred or maintained for any commercial purpose, do not endanger the health of other residents, are not allowed outside the Townhome except when kenneled in an approved dog run, leashed or otherwise under someone's direct control, and do not unreasonably disturb the occupants of any other Townhome, or the owners, occupants or residents of the 7<sup>th</sup> Street Townhomes. The term "household pets" is defined as dogs and cats.

**Section 4.** Signs and Business Activities. No advertising signs, billboards, or commercial equipment or supplies shall be erected, placed, or permitted to remain on either Sub-lot or Common Area, nor shall any Sub-lot or Common Area be used in any way or for any purpose which may endanger the health or unreasonably disturb the Owner or occupant of either Townhome.

**Section 5.** Service Facilities. No outside clotheslines shall be permitted, and all garbage cans, maintenance tools, and similar items shall be kept screened or enclosed to conceal them from the view of the neighboring Sub-lot.



**Section 6.** Exterior Antennas. No exterior television or radio antennas or similar communication installations shall be placed on any Lot without prior written approval from the Architectural Design Committee of the 7<sup>th</sup> Street Townhomes.

**Section 7.** Nuisances. No rubbish, waste or debris of any kind shall be placed or permitted to accumulate upon any Sub-lot, and no odor shall be permitted to arise therefrom so as to render any such property or any portion thereof unsanitary, unsightly, offensive or detrimental to the other Sub-lot or to the occupants of either residence within the 7<sup>th</sup> Street Townhomes. No exterior lights or noise, including but not limited to, noise created by people, animals, equipment and/or machinery, shall be permitted to exist, emanate from, or operate upon either Sub-lot or Common Area so as to be offensive or detrimental to the other Sub-lot, or its occupants, or to the occupants of any residence within the 7<sup>th</sup> Street Townhomes.

**Section 8.** Hazardous Activities. No activities shall be conducted, and no improvements shall be constructed on either Sub-lot or Common Area which are or might be unsafe or hazardous to any person or property. Without limiting the foregoing, no firearms shall be discharged upon either Sub-lot or Common Area and no open fires shall be lighted or permitted except in a contained barbecue unit while attended and in use for cooking purposes, or within a safe and well designed interior fireplace or stove.

**Section 9.** Unsightly Articles. No unsightly articles shall be permitted to remain on either Sub-lot so as to be visible from the adjoining Sub-lot, including, without limitation, trailers, campers, motorhomes, boats, tractors, vehicles, inoperable vehicles, snowmobiles, and snow removal, garden, or maintenance equipment.

**Section 10.** Exterior Maintenance. The Association shall at all times keep the exterior of each Townhome and appurtenant exterior decks, fences, sidewalks, porches and patios in good condition and repair, and shall not let the condition thereof deteriorate to the point where it has a negative impact on the value, use or enjoyment of the other Townhome, Common Area, or properties within the 7<sup>th</sup> Street Townhomes. For the common good of the Owners, it is the intent of this provision that both Townhomes and related improvements be maintained in a first class manner. Every Owner, by accepting a deed to a Sub-lot, is deemed to grant unto the Association such easements, rights to access and other authorizations as may be necessary to permit the Association, or their designated agents, to complete the necessary exterior repairs and maintenance, and upon completion, to recover any costs reasonably incurred therefor, through the levy of annual or special assessments as provided for in Article VI hereinafter.

**Section 11.** Townhome Alterations. Notwithstanding anything to the contrary herein contained, no Townhome shall be increased in size, exterior, configuration or square footage through any remodel, addition or replacement, or through the conversion or enclosure of any storage areas, porches, patios, decks or garage space into residential living area.



**Section 12.** Garage Use. Garages are intended and shall be used primarily for the parking and temporary storage of automobiles belonging to the owners of said garages. No garage shall be used for any storage or other purpose which would prevent its use for such automobile parking or temporary storage.

#### **ARTICLE IV COMMON AREA**

**Section 1.** Conveyance to the Association. Prior to the sale of either Sub-lot, the Declarant at its sole cost and expense shall improve or make appropriate provision for the improvement of said Common Area in a manner consistent with the plat and development plans approved by the City of Ketchum, and deed the same to the Association, which the Association shall accept, at no cost to it, free and clear of all liens and encumbrances other than easements of record.

**Section 2.** Snow storage areas have been provided for the project. However, in the event a heavy snowfall necessitates removal of the snow by hauling it away, such expense shall be deemed a common area expense of the Association.

**Section 3.** Enjoyment of Common Area. Subject to the following provisions and limitations, each Owner shall have a non-exclusive right and easement of enjoyment, in common with all other Owners, in and to any Common Area, and such right and easement shall be appurtenant to and pass with the title to each Sub-lot:

- A. The right of Association to assess reasonable fees for operation, repairs and maintenance of the Common Area.
- B. The right of the Association to suspend the voting rights and right to use Common Area by an Owner for any period during which said Owner remains delinquent in the payment of any assessment duly levied against any Sub-lot owned by said Owner.
- C. The right of the Association to promulgate reasonable rules and regulations governing the use and enjoyment of Common Area by Owners, their family members, and guests.
- D. The right of the Association, in accordance with its Articles and Bylaws, to borrow money for the purpose of further improving Common Area and related facilities; and in aid thereof to place a mortgage, deed of trust or other security instrument upon the Common Area.

**Section 4.** Improvement of Common Area. The Association may, from time-to-time, further modify, improve, or equip the Common Area for the benefit of the Owners, and make such



Assessments or borrow such funds therefor as may be reasonably necessary, subject to the provisions and limitations set forth herein.

**Section 5.** Common Area Obstructions. Notwithstanding anything to the contrary herein contained, the Common Area shall not be used for the storage of equipment, recreational vehicles (including boats, trailers, campers, watercraft, snowmobiles, motorcycles and similar vehicles), inoperable automobiles and trucks, trash, debris, or other items which may impede the use of the paved access of the Common Area for access and temporary vehicular parking.

## **ARTICLE V THE ASSOCIATION**

**Section 1.** Membership. Each Owner shall be entitled and required to be a Member of the Association. If title to a Lot is held by more than one person or entity, the membership related to that Lot shall be shared by all such persons or entities in the same proportionate interest and by the same type of tenancy in which title to the Lot is held. An Owner shall be entitled to one membership for each Lot owned by that Owner. No person or entity other than an Owner may be a member of the Association.

**Section 2.** Voting Rights. The Declarant shall have two (2) votes for every Sub-lot unit it owns. The total number of votes which may be cast by all Members of the Association shall be the same as the total number of Sub-lots, and each membership shall be entitled to one (1) vote, except as pointed out above.

**Section 3.** Governance. The Association shall be governed by a Board of Directors and officers in accordance with its Articles of Incorporation and Bylaws. The Board of Directors shall be composed of two directors each of whom shall be appointed by each of the Sub-lot owners.

**Section 5.** Management of the Common Area. The Association shall be responsible for exclusive management and control of the Common Area. All driveways, parking areas, landscaping and other improvements situated on or included in Common Area, shall be kept in good condition and repair and all driveways and parking areas belonging to the Association shall be kept reasonably free of debris, obstructions, and snow by the Association. The Association shall keep the Common Area and its improvements fully insured against reasonable risks of casualties, and shall maintain public liability insurance coverage on the Common Area in an amount the Board of Directors deems appropriate.

**Section 6.** Miscellaneous Services. The Association may obtain and pay for the services of any person or entity to manage the Association's affairs, or any part thereof, to the extent the Association deems advisable, as well as such other personnel as the Association shall determine to be necessary or desirable for the proper operation of its purposes and obligations, whether such personnel are furnished or employed directly by the Association or any person or entity with whom the Association contracts. The Association may obtain and pay for legal and accounting services



necessary or desirable in connection with the operation of the Property, or the enforcement of this Declaration. The Association may arrange with others to furnish insurance, electricity, water, sewer, snow removal, trash collection, landscaping, or other services for the Common Area or other property owned or managed by the Association pursuant to this Declaration.

**Section 7.** Rules and Regulations. The Association may make reasonable rules and regulations governing the use of the Common Area, which rules, and regulations shall be consistent with the rights and duties established in this Declaration. Such rules and regulations may include, without limitation, govern the use of all driveways and parking areas owned or controlled by the Association for the benefit of the Owners. The Association may also take judicial action against any Owner to enforce compliance with any of its rules or regulations, or the other terms or provisions of this Declaration.

**Section 8.** Assessments. The Association shall be empowered to levy, enforce, and collect annual assessments and special assessments, against Townhomes and the Owners thereof in the manner and amounts set forth in Article VI hereinbelow.

**Section 9.** Implied Rights. The Association may exercise any other right or privilege given to the Association expressly by this Declaration or by law, and every other right or privilege reasonably to be implied from the existence of any right or privilege given to the Association herein or reasonably necessary to effectuate any such right or privilege.

## **ARTICLE VI ASSESSMENTS**

**Section 1.** Agreement to Pay Assessments. Declarant, for each Sub-lot owned by the Declarant, hereby covenants, and each subsequent Owner of either Sub-lot, by the acceptance of a deed therefor, whether or not it be so expressed in said deed, shall be deemed to covenant and agree with each other and with the Association, to pay to the Association the assessments provided for in this Declaration. In the case of joint or co-ownerships, this liability shall be joint and several. Such assessments shall be levied against Sub-lots and collected from time-to-time in the manner provided in this Article VI.

**Section 2.** Annual Assessments. Annual assessments against the Sub-lots are hereby authorized which shall be based upon advance annual estimates of cash requirements by the Association to provide for the payment of all estimated expenses to be incurred in the ensuing twelve-month period in the conduct of the Association's affairs. Such expenses may include, among other things, those incurred for taxes, fire and casualty insurance, liability insurance, legal and accounting services, road maintenance, snow removal, landscaping installation and maintenance, Common Area utilities, Common Area improvements and equipment, the repair, maintenance and replacement of Common Area improvements and equipment, the repair and maintenance of the exterior components of Townhomes, and the creation of a reasonable contingency reserve, surplus and/or sinking fund for



capital improvements, replacements and repair.

**Section 3.** Special Assessments. In addition to the annual assessments authorized hereinabove, the Association may levy at anytime a special assessment payable over such a period as the Association may determine for the purpose of defraying in whole or in part the unanticipated cost of any expenses duly incurred or to be incurred as provided in this Declaration, but not adequately provided for by the annual assessment. This section shall not be construed as independent authority for the Association to incur expenses, but shall be construed to prescribe an alternative manner of assessing for expenses authorized in other sections hereof.

**Section 4.** Apportionment of Assessments. Unless otherwise provided to the contrary herein, annual and special assessments shall be apportioned equally among the Owners and their respective Sub-lots.

**Section 5.** Exemption from Assessment. Notwithstanding anything to the contrary herein contained, no annual or special assessments shall be levied against either Sub-lot owned by the Declarant, nor be payable by, or collected from the Declarant.

**Section 6.** Notice of Assessments and Time for Payment Thereof. The Association shall establish an annual assessment each year, the exact date to be determined by its Board of Directors, and shall further establish and levy special assessments whenever circumstances, in the opinion of the Board of Directors, require it to meet the financial obligations and necessities of the Association. Such assessments shall be payable annually, quarterly, monthly, or in a lump sum, as the Association from time-to-time determines. The Association shall provide each Owner with notice specifying the amount of the assessment levied against its Sub-lot and the date or dates of payment of the same. No payment shall be due less than 15 days after said written notice has been given and each assessment shall bear interest at the rate of 12 percent per annum from and after the date it becomes due and payable if not paid within 30 days after such date. Failure of the Association to give notice of the assessment shall not affect the liability of the Owner for such assessment, but the date when payment shall become due in such a case shall be deferred to a date 15 days after such notice has been given.

**Section 7.** Lien of Assessment. All sums assessed against any Sub-lot shall be secured by a lien on said Sub-lot in favor of the Association upon recordation of a notice of assessment as herein provided. Such lien shall be superior to all other liens and encumbrances on said Sub-lot, with exception of: (a) valid tax and assessment liens imposed by governmental entities; (b) the lien of prior mortgages, deeds of trust or other security instruments perfected and recorded in Blaine County, Idaho; and (c) valid prior labor and materialman's liens duly perfected and recorded in Blaine County, Idaho.

To create a lien for sums assessed pursuant to this Declaration, the Association may prepare a written notice of said assessments, setting forth the amount thereof, the date due, the unpaid balance, the name of the record Owner of the Sub-lot the legal description of said Sub-lot. Such notice shall



be signed by an officer of the Association and may be recorded in the office of the County Recorder of Blaine County, Idaho. No such notice of assessment shall be recorded until there is a delinquency in the payment of the assessment to which it relates. The priority date of the lien shall be the date of its recordation, and it may be foreclosed and enforced in the manner permitted for consensual liens by the laws of the State of Idaho. In addition to all other sums which may be due and owing for which a lien is recorded, the Owner shall be obligated to pay all costs and expenses incurred by the Association in preparing, filing, foreclosing said lien, or otherwise collecting the assessment to which it is related, including all attorney's fees. All such costs and expenses shall be deemed to be secured by the lien being foreclosed.

Unless sooner satisfied and released, or the enforcement initiated as provided earlier in this section, any lien created pursuant to this section shall expire and be of no further force or effect one year from the date of recordation of said notice of assessment; provided, however, said one year period may be extended by the Association for an additional period not to exceed one year by a written extension signed by an officer of the Association and recorded in the office of County Recorder of Blaine County, Idaho, prior to the expiration of the initial one year period.

**Section 8.** Personal Obligation of Owner. The amount of any assessment against either Sub-lot shall be the personal obligation of the Owner thereof to the Association. A suit to recover a money judgment for such obligation can be maintained by the Association without foreclosure or waiver of the lien securing the same, and no owner may avoid or diminish such personal obligation by waiver of the use and enjoyment of any of the common area, or by the sale or abandonment of the Sub-Lot.

**Section 9.** Personal Liability of Purchasers. Subject to the provisions of Section 7 immediately hereinabove, the purchaser of a Sub-lot shall be jointly and severally liable with the seller for all unpaid assessments appurtenant thereto including any such assessments due and owing prior to said purchaser's acquisition of said Sub-lot.

## **ARTICLE VII**

### **REVOCATION OR AMENDMENT**

**Section 1.** Method of Revocation or Amendment. This Declaration may be amended or revoked, in part in whole, by an instrument duly executed by the record Owners of both Sub-lots to the provisions of this Declaration on the effective date of the amendment or revocation, and by all mortgagees and deed of trust beneficiaries under any mortgage or deed of trust encumbering either Sub-lot appearing of record at the time of revocation or amendment. Any such revocation or amendment duly adopted shall be binding upon every Owner and Sub-lot, whether the burdens thereon are increased or decreased by any such amendment or revocation, and whether or not the Owner consents thereto.

## **ARTICLE VIII**

### **MISCELLANEOUS**



**Section 1. Compliance.** Each Owner shall comply with the provisions of this Declaration, the Articles of Incorporation and Bylaws of the Association, and all rules and regulations duly enacted by the Association. Failure to comply shall be grounds for an action to recover sums due for damages or injunctive relief, or both, maintainable by the Association or any Owner.

**Section 2. Mailing Address.** Each Owner shall provide the Association with such Owner's mailing address, which address shall be used for the mailing or other service of any and all notices, assessments or communications from the Association. Any notice referred to in this section shall be deemed given by the Association when it has been deposited in the United States mail, postage prepaid, addressed to the Owner at the given address.

**Section 3. Transfer of Rights.** Any right or interest reserved hereby to the Declarant may be transferred or assigned by the Declarant to any person or entity.

**Section 4. Number and Gender.** Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

**Section 5. Severability.** If any of the provisions of this Declaration, or any clause, paragraph, sentence, phrase or word or the application thereof in any circumstance shall be invalidated, such invalidity shall not affect the validity of the remainder of this Declaration, and the application of any such provision, paragraph, sentence, clause, phrase or word in any other circumstance shall not be affected thereby.

**Section 6. Prevailing Law.** The provisions of this Declaration shall be construed and enforced pursuant to the laws of the State of Idaho, and all applicable statutes of the City of Ketchum, Idaho.

**Section 7. Third Party Beneficiaries.** The 7<sup>th</sup> Street Townhomes Homeowners Association, Inc., and each of its Members, are hereby declared to be expressed beneficiaries of this Declaration, and all covenants, conditions and restrictions herein contained, and may enforce the same by injunction or other appropriate equitable or legal action in the event of a default or failure to perform by the 7<sup>th</sup> Street Townhomes Owners Association, Inc., or any Owner. Any and all costs, including attorney fees, incurred by 7<sup>th</sup> Street Townhomes Homeowners Association or any of the members may be recovered from the 7<sup>th</sup> Street Townhomes Owners Association, Inc.

**Section 8. Enforcement.** This Declaration, and each and every covenant, condition and restriction herein contained, may be enforced by all legal and equitable means available by any Owner; by the Association, by and through its Board of Directors; or by the 7<sup>th</sup> Street Townhomes Homeowners Association, Inc., by and through its Board of Directors.

This Declaration is executed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.





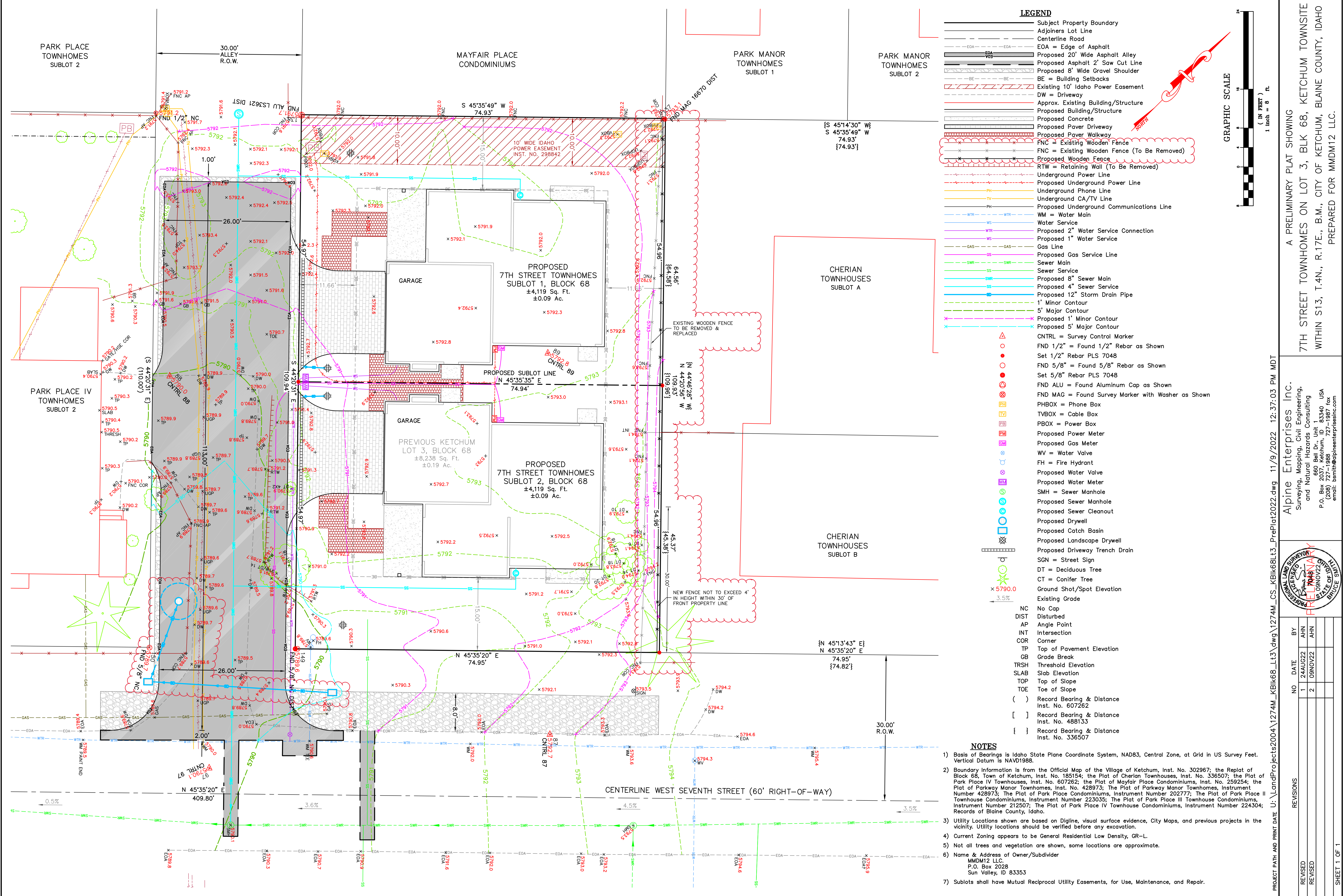




City of Ketchum

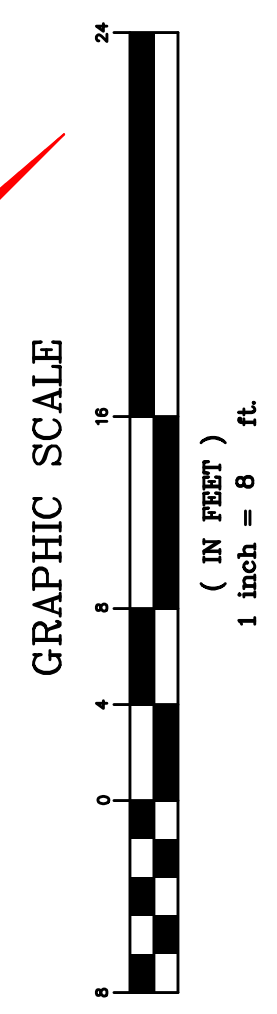
# Attachment D: Townhouse Preliminary Plat





**LEGEND**

- Subject Property Boundary
- Adjoiners Lot Line
- Centerline Road
- EOA = Edge of Asphalt
- Proposed 20' Wide Asphalt Alley
- Proposed Asphalt 2' Saw Cut Line
- Proposed 8' Wide Gravel Shoulder
- BE = Building Setbacks
- Existing 10' Idaho Power Easement
- DW = Driveway
- Approx. Existing Building/Structure
- Proposed Building/Structure
- Proposed Concrete
- Proposed Paver Driveway
- Proposed Paver Walkway
- FNC = Existing Wooden Fence
- FNC = Existing Wooden Fence (To Be Removed)
- Proposed Wooden Fence
- RTW = Retaining Wall (To Be Removed)
- Underground Power Line
- Proposed Underground Power Line
- Underground Phone Line
- Underground CA/TV Line
- Proposed Underground Communications Line
- WM = Water Main
- Water Service
- Proposed 2" Water Service Connection
- Proposed 1" Water Service
- Gas Line
- Proposed Gas Service Line
- Sewer Main
- Sewer Service
- Proposed 8" Sewer Main
- Proposed 4" Sewer Service
- Proposed 12" Storm Drain Pipe
- 1' Minor Contour
- 5' Major Contour
- Proposed 1' Minor Contour
- Proposed 5' Major Contour
- CNTRL = Survey Control Marker
- FND 1/2" = Found 1/2" Rebar as Shown
- Set 1/2" Rebar PLS 7048
- FND 5/8" = Found 5/8" Rebar as Shown
- Set 5/8" Rebar PLS 7048
- FND ALU = Found Aluminum Cap as Shown
- FND MAG = Found Survey Marker with Washer as Shown
- PHBOX = Phone Box
- TVBOX = Cable Box
- PBOX = Power Box
- Proposed Power Meter
- Proposed Gas Meter
- WW = Water Valve
- FH = Fire Hydrant
- Proposed Water Valve
- Proposed Water Meter
- Proposed Sewer Manhole
- Proposed Sewer Manhole
- Proposed Sewer Cleanout
- Proposed Drywell
- Proposed Catch Basin
- Proposed Landscape Drywell
- Proposed Driveway Trench Drain
- SGN = Street Sign
- DT = Deciduous Tree
- CT = Conifer Tree
- Ground Shot/Spot Elevation
- Existing Grade
- NC = No Cap
- DIST = Disturbed
- AP = Angle Point
- INT = Intersection
- COR = Corner
- TP = Top of Pavement Elevation
- GB = Grade Break
- TRSH = Threshold Elevation
- SLAB = Slab Elevation
- TOP = Top of Slope
- TOE = Toe of Slope
- ( ) Record Bearing & Distance  
Inst. No. 607262
- [ ] Record Bearing & Distance  
Inst. No. 488133
- { } Record Bearing & Distance  
Inst. No. 336507



- NOTES**
- 1) Basis of Bearings is Idaho State Plane Coordinate System, NAD83, Central Zone, at Grid in US Survey Feet. Vertical Datum is NAVD1988.
  - 2) Boundary information is from the Official Map of the Village of Ketchum, Inst. No. 302967; the Replat of Block 68, Town of Ketchum, Inst. No. 185154; the Plat of Cheriann Townhouses, Inst. No. 336507; the Plat of Park Place IV Townhouses, Inst. No. 607262; the Plat of Mayfair Place Condominiums, Inst. No. 259254; the Plat of Parkway Manor Townhomes, Inst. No. 428973; the Plat of Parkway Manor Townhomes, Instrument Number 428973; the Plat of Park Place Condominiums, Instrument Number 202777; the Plat of Park Place II Townhouse Condominiums, Instrument Number 223035; the Plat of Park Place III Townhouse Condominiums, Instrument Number 212507; the Plat of Park Place IV Townhouse Condominiums, Instrument Number 224304; Records of Blaine County, Idaho.
  - 3) Utility Locations shown are based on Digline, visual surface evidence, City Maps, and previous projects in the vicinity. Utility locations should be verified before any excavation.
  - 4) Current Zoning appears to be General Residential Low Density, GR-L.
  - 5) Not all trees and vegetation are shown, some locations are approximate.
  - 6) Name & Address of Owner/Subdivider  
MMDM12 LLC.  
P.O. Box 2028  
Sun Valley, ID 83353
  - 7) Sublots shall have Mutual Reciprocal Utility Easements, for Use, Maintenance, and Repair.

PROJECT PATH AND PRINT DATE: U:\LandProjects\2004\1274M\_KBik68\_Lit3.dwg\1274M\_CS\_KBik68Lit3\_PrefPlat2022.dwg 11/9/2022 12:37:03 PM MDT

A PRELIMINARY PLAT SHOWING  
7TH STREET TOWNHOMES ON LOT 3, BLK 68, KETCHUM TOWNSITE  
WITHIN S13, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
PREPARED FOR MMDM12 LLC.

Alpine Enterprises Inc.  
Surveying, Mapping, Civil Engineering,  
and Natural Hazards Consulting  
660 Bell Dr., Unit 1  
P.O. Box 2037, Ketchum, ID 83340 USA  
(208) 727-1888  
email: bamt@alpineenterprisesinc.com

NO	DATE	BY
1	24AUG22	AHN
2	09NOV22	AHN

REVISIONS

REVISOR

REVISION

SHEET 1 OF 1





City of Ketchum

# Attachment E: Draft Findings of Fact, Conclusions of Law, and Decision (Design Review)





**City of Ketchum  
Planning & Building**

IN RE: )  
)  
7<sup>th</sup> Street Townhomes ) KETCHUM PLANNING & ZONING COMMISSION  
Design Review ) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND  
Date: April 11, 2023 ) DECISION  
)  
File Number: 22-031 )

**PROJECT:** 7<sup>th</sup> Street Townhomes  
**APPLICATION TYPE:** Design Review  
**FILE NUMBER:** P22-031  
**ASSOCIATED APPLICATIONS:** Townhouse Subdivision Preliminary Plat (P22-031A)  
**REPRESENTATIVE:** Chad Blincoe, Blincoe Architecture (Architect)  
**OWNER:** MMDM12, LLC  
**LOCATION:** Lot 3, Block 68, Ketchum Townsite  
**ZONING:** General Residential Low Density (GR-L)  
**OVERLAY:** None

**RECORD OF PROCEEDINGS**

The City of Ketchum received the application for Design Review and Preliminary Plat on May 31, 2022. The Planning Department provided comments and requested revisions to the plan set to the applicant on July 18, 2022. The applicant submitted revised plans on October 4, 2022. The Final Design and Preliminary Plat applications were reviewed concurrently and deemed complete on February 13, 2023, after one review for completeness. Following receipt of the application, staff routed the application materials to all city departments for review. City Department comments were provided to the applicant on October 25, 2022. The applicant submitted a revised plan set on November 11, 2022, and a final plan set on February 3, 2023. A letter of completeness was sent to the applicant on February 13, 2023. As of the date of this letter, all department comments have been resolved or addressed through conditions of approval recommended below.



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 March 22, 2023. The public hearing notice was published in the Idaho Mountain Express on March 22, 2023. A notice was published on the project site and on the city website on April 4, 2023. Story poles were documented on the project site as of April 4, 2023.

The Planning and Zoning Commission considered the 7<sup>th</sup> Street Townhomes Design Review (Application File No. 22-031) and Townhouse Subdivision Preliminary Plat (Application File No. 22-031A) applications during their regular meeting on April 11, 2023. The development applications were considered concurrently, and the associated public hearings were combined in accordance with Idaho Code §67-6522. After considering Staff’s analysis, the applicant’s presentation, and public comment, the Planning & Zoning Commission approved the Design Review (Application File No. P22-031) and recommended approval of the Townhouse Subdivision Preliminary Plat (Application File No. P22-031A) application to the City Council.

**FINDINGS OF FACT**

The Planning & Zoning Commission, having reviewed the entire project record, provided notice, and conducted the required public hearing, does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

**BACKGROUND**

The applicant is proposing two new 3,713 square foot three-story detached townhomes with attached two-car garages (the “project”), located at Lot 3, Blok 68, Ketchum Townsite (the “subject property”). The subject property is zoned General Residential – Low Density (GR-L) and the lot is currently vacant. Detached townhomes are a permitted use within the GR-L zone district provided that all dimensional standards are met. The project proposes to subdivide the property into two townhouse sublots and construct a new detached dwelling unit on each of the newly created sublots.

The project will construct improvements in the right-of-way per the City of Ketchum improvement standards. The project proposes access to both sublots from the alley off 7<sup>th</sup> Street. The project proposes paver driveways with no snowmelt for both driveways. All improvements to the right-of-way have been preliminarily reviewed by the Streets Department and the City Engineer. Final review of the proposed improvements will be conducted by the City Engineer and Streets Department prior to issuance of building permit.

**FINDINGS REGARDING COMPLIANCE WITH ZONING CODE AND DIMENSIONAL STANDARDS**

Ketchum Municipal Code Standards and Staff Comments				
Yes	No	N/A	KMC §	Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	<b>Minimum Lot Area and Lot Width</b>
			<b>Staff Comments</b>	<b>Required:</b> Minimum lot area of 8,000 square feet, minimum lot width average of 80 feet  <b>Existing:</b> Lot Area – 8,238 square feet per topographic survey submitted with project plans



				Lot Width – 74.95 feet along the front property line and 82.76 feet along the rear property line
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.12.030</b>	<b>Lot Coverage</b>
			<b>Staff Comments</b>	<p><b>Permitted Lot Coverage: 35%</b></p> <p><b>Proposed:</b>  Total Lot Area – 8,238 SF  Building Coverage – 1,441 x 2 = 2,883 SF  Lot Coverage – 35%</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.12.030</b>	<b>Minimum Building Setbacks</b>
			<b>Staff Comments</b>	<p><b>Permitted:</b>  Front (7<sup>th</sup> Street/east): 15 feet  Street Side (alley/south): The greater of 1' for every 3' in building height, or 5' <sup>1</sup>  Interior Sublot Line: 0 feet  Side (north): The greater of 1' for every 3' in building height, or 5' <sup>1</sup>  Rear (west): The greater of 1' for every 3' in building height, or 15' <sup>1</sup></p> <ul style="list-style-type: none"> <li>- In measuring the rear yard of a principal building where the rear lot line abuts an alley, measurement may be made to the centerline of the alley, provided no building is located within the right-of-way of the alley.</li> </ul> <p>Building Height: Sublot 1 and Sublot 2 are both 34'-10 1/8" (11.33-foot setback required)</p> <p><b>Proposed:</b>  Front (7<sup>th</sup> Street/east): 15 feet  Street Side (alley/south): 19.7 feet, 32.7 feet to centerline of the alley  Side (north): 11.66 feet  Rear (west): 15 feet</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.12.030</b>	<b>Building Height</b>
			<b>Staff Comments</b>	<p><b>Permitted:</b> 35 feet</p> <p>Height of building: The greatest vertical distance measured at any point from the roof to natural, existing, or finished grade, whichever is lowest. The maximum vertical distance from the lowest exposed finished floor to the highest point of the roof (regardless of vertical alignment) shall be no more than five feet greater than the maximum height permitted in the zoning district (see illustration B on file in the office of the City Clerk). No facade shall be greater than the maximum height permitted in the zoning district. (See definition of "facade" in this section and illustration B on file in the office of the City Clerk.) Facades which step up or down hillsides shall be set back from the lower facade a minimum of 50 percent of the height of the lower facade; except, that roof overhangs may extend up to three feet into this area (see illustration B on file in the office of the City Clerk). This building height provision shall apply to parapets, Boston roofs and any other portion of a building roof, but shall not apply to flagpoles, lightning rods, weather vanes, antennas or chimneys.</p> <p><b>Proposed:</b></p>



				As shown on Sheets A6, A8, and A9 of the project plans, the total building height for both sublots is 34'-10 1/8" from existing grade to the top of the roof.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.125.03.H</b>	<b>Curb Cut</b>
			<b>Staff Comments</b>	<p><b>Permitted:</b> A maximum of thirty five percent (35%) of the linear footage of any street frontage may be devoted to access off street parking.</p> <p><b>Proposed:</b> The street frontage for Sublot 1 and Sublot 2 is 7<sup>th</sup> Street, but both are accessed from internal driveways off the alley. Alley Curb Cut: 109.94 linear feet of frontage, 34-foot driveway (17 feet each), 31% curb cut</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.125.040</b>	<b>Parking Spaces</b>
			<b>Staff Comments</b>	<p><b>Required:</b> Detached townhomes are considered multi-family dwelling units: Units up to 2,000 square feet require 1 parking space Units 2,001 square feet and above require 2 parking spaces</p> <p>The project proposes a total of 2 detached townhome units that are 3,713 square feet each, which requires 2 parking spaces each.</p> <p><b>Proposed:</b> As shown on Sheet L3.0 and A1 of , each detached townhome has a two-car garage, meeting all parking requirements for the development.</p>

### FINDINGS REGARDING COMPLIANCE WITH DESIGN REVIEW STANDARDS

Improvements and Standards (KMC §17.96.060)				
Yes	No	N/A	KMC §	Standards and Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.A1 Streets</b>	<b>The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.</b>
			<i>Commission Findings</i>	The project will remove all existing trees, shrubs and other obstructions within the right-of-way and construct street improvements per the city's requirements. All improvements to the right-of-way will be at the expense of the applicant.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.A2 Streets</b>	<b>All street designs shall be approved by the City Engineer.</b>
			<i>Commission Findings</i>	No new streets are proposed for the project, however, all required improvements to the right-of-way as shown on the project plans has been reviewed by the City Engineer. Final review of all improvements to the right-of-way will be completed prior to issuance of a building permit for the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.B1 Sidewalks</b>	<b>All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks as required by the Public Works Department.</b>
			<i>Commission Findings</i>	KMC 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 within the GR-L zone district, which is not a district where sidewalks are required per the development standards.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060.B2 Sidewalks</b>	<b>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.</b>
			<i>Commission Findings</i>	This standard is not applicable as sidewalks are not required for the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060.B3 Sidewalks</b>	<b>Sidewalks may be waived if one of the following criteria is met:</b> a. The project comprises an addition of less than 250 square feet of conditioned space. b. 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>Commission Findings</i>	This standard is not applicable as sidewalks are not required for the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060.B4 Sidewalks</b>	<b>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.</b>
			<i>Commission Findings</i>	This standard is not applicable as sidewalks are not required for the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060.B5 Sidewalks</b>	<b>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.</b>
			<i>Commission Findings</i>	This standard is not applicable as sidewalks are not required for the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060.B6 Sidewalks</b>	<b>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 one hundred ten percent (110%) 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.</b>
			<i>Commission Findings</i>	This standard is not applicable as sidewalks are not required for the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.C1 Drainage</b>	<b>All storm water shall be retained on site.</b>
			<i>Commission Findings</i>	Stormwater management was reviewed for the entire site during department review. The preliminary grading plan shows all stormwater being retained on site. The City Engineer will review the final grading and drainage plan at the time of building permit review.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.C2 Drainage</b>	<b>Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.</b>



			<i>Commission Findings</i>	Drainage improvements associated with improvements to the right of way have been designed for the full length of the property along the 7 <sup>th</sup> Street frontage as shown in the project plans.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.C3 Drainage</b>	<b>The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.</b>
			<i>Commission Findings</i>	During department review, the Streets Department and City Engineer identified potential drainage improvements required in the alley. These improvements will be finalized during the building permit review process to ensure drainage of the surrounding area is properly managed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.C4 Drainage</b>	<b>Drainage facilities shall be constructed per City standards.</b>
			<i>Commission Findings</i>	The proposed drainage improvements to the right-of-way are designed to meet city standards. Final design will be reviewed and approved by the City Engineer prior to issuance of a building permit.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.D1 Utilities</b>	<b>All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.</b>
			<i>Commission Findings</i>	The applicant is the responsible party for improvements and installation of utilities for the project. The applicant is responsible for all expenses related to these improvements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.D2 Utilities</b>	<b>Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.</b>
			<i>Commission Findings</i>	The project proposes to underground all utilities. A 5-foot public utility easement along the western property boundary is being dedicated through the subdivision process to accommodate the Idaho Power infrastructure required for the project. This meets the criteria for underground utilities as all new structures within the project will be served with underground utilities.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060.D3 Utilities</b>	<b>When extension of utilities is necessary all developers will be required to pay for and install two (2") 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.</b>
			<i>Commission Findings</i>	Extension of utilities is not required for the project; therefore, this standard does not apply.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.E1 Compatibility of Design</b>	<b>The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.</b>
			<i>Commission Findings</i>	The property is located in close proximity to downtown and is just south of Atkinson's Park. The surrounding properties primarily consist of townhouses and a few vacant lots. Most existing developments are two stories in height with a more traditional pitched roof, however, some of the more recent projects to the west/southwest are three stories in height with flat roofs. Many of the buildings to the north and west are of an older vintage with a variety of colors and natural materials on the exterior of the buildings including natural wood or brown shades of siding and stucco to lighter shades of grey and beige.  The project proposes two three-story structures with flat roofs and a mix of wood, stone, and metal siding. As shown in the project plans, the color palette for the



				project includes dark bronze, iron, and copper metal features, limestone siding and chimney, and medium and dark wood. The units are identical in size and layout. The project proposes a section of lowered roof and wall step backs to reduce the building height and mass and to provide undulation.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060.E2 Compatibility of Design</b>	<b>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.</b>
			<i>Commission Findings</i>	The subject property does not include significant landmarks; therefore, this standard does not apply.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060.E3 Compatibility of Design</b>	<b>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.</b>
			<i>Commission Findings</i>	The proposed project does not include an addition to an existing building; therefore, this standard does not apply.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.F1 Architectural</b>	<b>Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.</b>
			<i>Commission Findings</i>	The new detached townhouse has pathways from the building to the alley by the driveway and a separate walkway. As discussed above, sidewalks are not required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.F2 Architectural</b>	<b>The building character shall be clearly defined by use of architectural features.</b>
			<i>Commission Findings</i>	The building is intended to have a mountain modern character defined by a flat roof, clean lines, and a mix of rustic and industrial materials such as wood and stone siding, and metal fascia and garage doors. The project also proposes a tall stone chimney and metal panel siding features.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.F3 Architectural</b>	<b>There shall be continuity of materials, colors and signing within the project.</b>
			<i>Commission Findings</i>	The project proposes a consistent use of materials including wood and stone siding, metal accents, and black trimmed windows.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.F4 Architectural</b>	<b>Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.</b>
			<i>Commission Findings</i>	The project proposes paver walkways and driveways and a four-foot wooden fence, both features are complimentary to the primary building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.F5 Architectural</b>	<b>Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.</b>
			<i>Commission Findings</i>	The new detached townhouse is a three-story structure with flat roofs. Each unit includes roof step backs and lowered roof sections of the units to reduce the perceived mass of the structure. There is a fairly large cutout on the front and a smaller cutout on the side of third level for balconies. The second level also includes a smaller cutout for a balcony. The building façade also steps back on the second level along the building with a material change that accentuates the undulation.  This project is unique because, even though the units are identical in size and layout, only one is visible from 7 <sup>th</sup> Street and the other is tucked into the alley. This placement of the structures re-emphasizes the one-off architectural style of developments in the neighborhood.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.F6 Architectural</b>	<b>Building(s) shall orient towards their primary street frontage.</b>
			<i>Commission Findings</i>	The front property line is 7 <sup>th</sup> Street; however, the property is accessed via the alley. The proposed structures both face the alley.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.F7 Architectural</b>	<b>Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.</b>
			<i>Commission Findings</i>	Garbage will be stored within the garage and no satellite receivers are anticipated.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.F8 Architectural</b>	<b>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.</b>
			<i>Commission Findings</i>	The new detached townhouse proposes flat roofs, sloped to drain, with a six-inch curb on the perimeter of the roofs to ensure snow does not slide onto pedestrian areas or adjacent properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.G1 Circulation Design</b>	<b>Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.</b>
			<i>Commission Findings</i>	The project provides pedestrian access to 7 <sup>th</sup> Street. As this street is considered a residential street, all pedestrian, equestrian and bicycle movements are contained within the street. There are no easements or pathways in the area requiring connectivity to the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060.G2 Circulation Design</b>	<b>Awnings extending over public sidewalks shall extend five (5') feet or more across the public sidewalk but shall not extend within two (2') feet of parking or travel lanes within the right of way.</b>
			<i>Commission Findings</i>	The project does not propose any building feature encroachments into the right-of-way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.G3 Circulation Design</b>	<b>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.</b>
			<i>Commission Findings</i>	Sidewalks are not required for this project. The alley improvements have been reviewed by the City Engineer. Final review of all right-of-way improvements will be completed prior to issuance of a building permit for this project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.G4 Circulation Design</b>	<b>Curb cuts and driveway entrances shall be no closer than twenty (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.</b>
			<i>Commission Findings</i>	The project proposes two driveways off the alley from 7 <sup>th</sup> Street. Neither of the proposed driveways are within 20 feet of the intersection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.G5 Circulation Design</b>	<b>Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.</b>
			<i>Commission Findings</i>	Access for emergency vehicles, snowplows, garbage trucks, and delivery vehicles is from 7 <sup>th</sup> Street and the alley. 7 <sup>th</sup> Street is classified as a residential street, requiring a minimum right-of-way of 60 feet. The right-of-way for 7 <sup>th</sup> Street is 60 feet. The



				alley is classified as a local road directly serving dwelling units with no through or collector traffic, requiring a minimum right-of-way of 26 feet. The right-of-way for the alley is 26 feet. Final civil drawings for right-of-way improvements will be reviewed and approved by the City Engineer and Streets Department prior to issuance of a building permit.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.H1 Snow Storage</b>	<b>Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.</b>
			<i>Commission Findings</i>	Both sublots are required to provide their own snow storage. There is a total of 1,040 SF of driveway and pedestrian areas. The project proposes a total of 350 square feet of snow storage divided evenly between the two lots commensurate of driveway and pedestrian areas. This amounts to 34% of snow storage.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.H2 Snow Storage</b>	<b>Snow storage areas shall be provided on-site.</b>
			<i>Commission Findings</i>	As shown in the project plans, all snow storage is provided on-site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.H3 Snow Storage</b>	<b>A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty-five (25) square feet.</b>
			<i>Commission Findings</i>	As shown in the project plans, the snow storage areas for both sublots meet these dimensional requirements.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060.H4 Snow Storage</b>	<b>In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.</b>
			<i>Commission Findings</i>	Snow storage is being provided, therefore no snowmelt or hauling of snow will be required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.I1 Landscaping</b>	<b>Landscaping is required for all projects.</b>
			<i>Commission Findings</i>	The project plans include a comprehensive landscape plan, and planting plan for the proposed project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.I2 Landscaping</b>	<b>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.</b>
			<i>Commission Findings</i>	Proposed plant materials are drought tolerant and are consistent with landscaping of surrounding properties within the neighborhood.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.I3 Landscaping</b>	<b>All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.</b>
			<i>Commission Findings</i>	All proposed plant materials are drought tolerant.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.I4 Landscaping</b>	<b>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.</b>
			<i>Commission Findings</i>	The landscape plan for the project provides buffer between the new detached townhouses to the surrounding properties to the north, west, and east.



<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.J1 Public Amenities	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>Commission Findings</i>	This standard is not applicable as sidewalks are not required.

### CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code (“KMC”) and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant’s Design Review application for the development and use of the project site.
2. The Commission has authority to hear the applicant’s Design Review Application pursuant to Chapter 17.96 of Ketchum Municipal Code Title 17.
3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §17.96.080.
4. The Design Review application is governed under Ketchum Municipal Code Chapters 17.96, 17.124, 17.08, 17.12, 17.18, and 17.128.
5. The 7<sup>th</sup> Street Townhomes Design Review application meets all applicable standards specified in Title 17 of Ketchum Municipal Code.

### DECISION

**THEREFORE**, the Commission **approves** this Design Review Application File No. P22-031 this Tuesday, April 11, 2023, subject to the following conditions of approval.

### CONDITIONS OF APPROVAL

1. Final civil drawings prepared by an engineer registered in the State of Idaho which include specifications for right-of-way, utilities, and drainage improvements shall be submitted for review and approval by the City Engineer, Streets, and Utilities departments prior to issuance of a building permit for the project.
2. 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.
3. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

Findings of Fact **adopted** this 11<sup>th</sup> day of April 2023.

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Neil Morrow, Chair  
City of Ketchum  
Planning and Zoning Commission





City of Ketchum

**Attachment F:  
Draft Findings of Fact,  
Conclusions of Law, and  
Decision (Townhouse  
Preliminary Plat)**



**City of Ketchum  
Planning & Building**

IN RE:	)	
	)	
7 <sup>th</sup> Street Townhomes	)	KETCHUM PLANNING & ZONING COMMISSION
Townhouse Subdivision – Preliminary Plat	)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: April 11, 2023	)	DECISION
	)	
File Number: 22-031A	)	

**PROJECT:** 7<sup>th</sup> Street Townhomes

**APPLICATION TYPE:** Townhouse Subdivision Preliminary Plat

**FILE NUMBER:** P21-031A

**ASSOCIATED APPLICATIONS:** Design Review (P22-031)

**REPRESENTATIVE:** Chad Blincoe, Blincoe Architecture (Architect)

**OWNER:** MMDM12, LLC

**LOCATION:** Lot 3, Block 68, Ketchum Townsite

**ZONING:** General Residential Low Density (GR-L)

**OVERLAY:** None

**RECORD OF PROCEEDINGS**

The City of Ketchum received the application for Design Review and Preliminary Plat on May 31, 2022. The Planning Department provided comments and requested revisions to the plan set to the applicant on July 18, 2022. The applicant submitted revised plans on October 4, 2022. The Final Design and Preliminary Plat applications were reviewed concurrently and deemed complete on February 13, 2023, after one review for completeness. Following receipt of the application, staff routed the application materials to all city departments for review. City Department comments were provided to the applicant on October 25, 2022. The applicant submitted a revised plan set on November 11, 2022, and a final plan set on February 3, 2023. A letter of completeness was sent to the applicant on February 13, 2023. As of the date of this letter, all department comments have been resolved or addressed through conditions of approval recommended below.



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 March 22, 2023. The public hearing notice was published in the Idaho Mountain Express on March 22, 2023. A notice was published on the project site and on the city website on April 4, 2023. Story poles were documented on the project site as of April 4, 2023.

The Planning and Zoning Commission considered the 7<sup>th</sup> Street Townhomes Design Review (Application File No. 22-031) and Townhouse Subdivision Preliminary Plat (Application File No. 22-031A) applications during their regular meeting on April 11, 2023. The development applications were considered concurrently, and the associated public hearings were combined in accordance with Idaho Code §67-6522. After considering Staff’s analysis, the applicant’s presentation, and public comment, the Planning & Zoning Commission approved the Design Review (Application File No. P22-031) and recommended approval of the Townhouse Subdivision Preliminary Plat (Application File No. P22-031A) application to the City Council.

**FINDINGS OF FACT**

The Planning & Zoning Commission, having reviewed the entire project record, provided notice, and conducted the required public hearing, does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

**BACKGROUND**

The applicant is proposing two new 3,713 square foot three-story detached townhomes with attached two-car garages (the “project”), located at Lot 3, Blok 68, Ketchum Townsite (the “subject property”). The subject property is zoned General Residential – Low Density (GR-L) and the lot is currently vacant. Detached townhomes are a permitted use within the GR-L zone district provided that all dimensional standards are met. The project proposes to subdivide the property into two townhouse sublots and construct a new detached dwelling unit on each of the newly created sublots.

The project will construct improvements in the right-of-way per the City of Ketchum improvement standards. The project proposes access to both sublots from the alley off 7<sup>th</sup> Street. The project proposes paver driveways with no snowmelt for both driveways. All improvements to the right-of-way have been preliminarily reviewed by the Streets Department and the City Engineer. Final review of the proposed improvements will be conducted by the City Engineer and Streets Department prior to issuance of building permit.

**FINDINGS REGARDING COMPLIANCE WITH TOWNHOUSE SUBDIVISION REQUIREMENTS**

Townhouse Plat Requirements				
Compliant			Standards	
Yes	No	N/A	City Code	City Standards
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.080.B	Townhouse Owners' Documents: The subdivider of the townhouse project shall submit with the preliminary plat application a copy of the proposed party wall agreement and any proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control and maintenance of all commonly held facilities, garages, parking and/or open spaces. Prior to final plat approval, the subdivider shall submit to the city a final copy of such documents and

				shall file such documents prior to recordation of the plat, which shall reflect the recording instrument numbers.
			<i>Commission Findings</i>	The project proposes detached townhouses; therefore, no party wall agreement is required. The applicant has provided draft covenant documents as part of the application materials.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.C.1	<p><b>Preliminary Plat Procedure: Townhouse developments shall be administered consistent with the procedures and design and development regulations established in §16.04.030 and §16.04.040 and the standards of this subsection.</b></p> <p><b>All townhouse developments shall be platted under the procedures contained in the subdivision ordinance in effect and shall be required to obtain design review approval prior to building permit issuance.</b></p>
			<i>Commission Findings</i>	The applicant submitted a Design Review application for the project in conjunction with the townhouse subdivision application. Both applications were reviewed and approved by the Planning and Zoning Commission at the April 11, 2023, meeting.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.C.2	<b>The subdivider may apply for preliminary plat approval from the commission pursuant to subsection 16.04.030D of this chapter at the time application is made for design review approval pursuant to title 17, chapter 17.96 of this code. The commission may approve, deny or conditionally approve such preliminary plat upon consideration of the action taken on the application for design review of the project.</b>
			<i>Commission Findings</i>	The applicant submitted a Design Review application for the project in conjunction with the townhouse subdivision application. Both applications were reviewed and approved by the Planning and Zoning Commission at the April 11, 2023, meeting.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.C.3	<b>The preliminary plat, other data, and the commission's findings may be transmitted to the council prior to commencement of construction of the project under a valid building permit issued by the City. The council shall act on the preliminary plat pursuant to subsection 16.04.030E and F of this chapter.</b>
			<i>Commission Findings</i>	Following adoption of the Findings of Fact for the Townhouse Subdivision application, staff will transmit the application and findings to the City Council for review and approval prior to issuance of a building permit for the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.080.C.4	<b>In the event a phased townhouse development project is proposed, after preliminary plat is granted for the entirety of a project, the final plat procedure for each phase of a phased development project shall follow §16.04.030.G and comply with the additional provisions of §16.04.110 of this code.</b>
			<i>Commission Findings</i>	A phased townhouse development is proposed. The phased development agreement was reviewed and recommended for approval to the City Council as part of the review of this townhouse preliminary plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.D	<b>D. Final Plat Procedure:</b>



			<p>1. The final plat procedure contained in subsection 16.04.030G of this chapter shall be followed. However, the final plat shall not be signed by the city clerk and recorded until the townhouse has received either:</p> <p>a. A certificate of occupancy issued by the city of Ketchum for all structures in the townhouse development and completion of all design review elements as approved by the planning and zoning administrator; or</p> <p>b. Signed council approval of a phased development project consistent with §16.04.110 herein.</p> <p>2. The council may accept a security agreement for any design review elements not completed on a case by case basis pursuant to title 17, chapter 17.96 of this code.</p>
		<i>Commission Findings</i>	Following receipt of a certificate of occupancy, the applicant shall submit an application for final plat following all procedures as outlined in Title 16 of the Ketchum Municipal Code.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.04.080.E. 1</p> <p><b>Required Findings:</b> In addition to all Townhouse Developments complying with the applicable provisions of Title 17 and this Subdivision Chapter (§16.04), the Administrator shall find that</p> <p>All Townhouse Developments, including each individual subplot, shall not exceed the maximum building coverage requirements of the zoning district.</p>
		<i>Commission Findings</i>	The maximum building coverage in the GR-L zone district is 35% of the lot. The subject property is 8,238 square feet. The proposed detached townhomes have a building coverage of 2,883 square feet. This results in a total building coverage of 35% of the lot.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.04.080.E. 2</p> <p><b>Garage:</b> All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is tied to specific townhouse units on the townhouse plat and in any owner's documents, and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development.</p>
		<i>Commission Findings</i>	Both sublots include two car garages. Staff recommends condition of approval #3 to include a plat note stating the garages may not be subdivided and sold separately and shall only be used for vehicle parking and household storage.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.04.080.E. 3</p> <p><b>General Applicability:</b> All other provisions of this chapter and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse subdivisions. (Ord. 1061 § 3, 2009: Ord. 879 § 4, 2001: Ord. 460 § 2, 1987)</p>
		<i>Commission Findings</i>	During department review of the Design Review application, staff reviewed the project for compliance with the Zoning Regulations, dimensional standards, and development standards for the City of Ketchum. As conditioned, the townhouse subdivision application meets all applicable regulations.

**FINDINGS REGARDING PRELIMINARY PLAT SUBDIVISION REQUIREMENTS**

Preliminary Plat Requirements					
Compliant					
Ye s	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>Commission Findings</i>	The City of Ketchum Planning and Building Department received the subdivision application and all applicable application materials on May 31, 2022.	
<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>Commission Findings</i>	The subdivision application was deemed complete on February 13, 2023.	
<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>Commission Findings</i>	This standard is met as shown on the preliminary plat.	
<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>Commission Findings</i>	As shown on the preliminary plat, the subdivision is named "7 <sup>th</sup> Street Townhomes" which is not the same as any other subdivision in Blaine County, Idaho.	
<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>Commission Findings</i>	As shown on the preliminary plat, the owner and subdivider is MMDM12, LLC. The plat was prepared by Bruce Smith of Alpine Enterprises Inc.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.4	Legal description of the area platted.	
			<i>Commission Findings</i>	The legal description of the area platted is not shown on the preliminary plat. Staff recommends condition of approval #4 requiring the final plat to include a Certificate of Ownership.	
<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>Commission Findings</i>	The preliminary plat indicates the boundary lines of the adjoining lots including condominium lots and townhouse lots.	
<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>Commission Findings</i>	The preliminary plat shows the contour lines for the subject property.
<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>Commission Findings</i>	The preliminary plat shows the location of the proposed units and all adjacent streets and easements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J .8	Boundary description and the area of the tract.
			<i>Commission Findings</i>	The preliminary plat provides the boundary description of the area and includes square footage and acreage of both sublots.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J .9	Existing zoning of the tract.
			<i>Commission Findings</i>	Plat note #4 of the preliminary plat lists the existing zoning of the subject property.
<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>Commission Findings</i>	The preliminary plat shows the locations and lot lines for the proposed townhouse sublots. 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>Commission Findings</i>	This standard is not applicable as there is no requirement or proposal for land dedicated for public or common use.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>Commission Findings</i>	As shown on the preliminary plat, each detached townhouse will have separate services for sewer and water from the main lines on 7 <sup>th</sup> Street.
<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>Commission 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>Commission Findings</i>	This standard does not apply as no new drainage canals or structures are proposed.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J .21	All percolation tests and/or exploratory pit excavations required by state health authorities.
			<i>Commission Findings</i>	This standard does not apply as no addition tests are required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J .22	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>Commission Findings</i>	A draft for the 7 <sup>th</sup> Street Townhomes Covenants, Conditions and Restrictions is included in the project plans.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J .15	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>Commission Findings</i>	The project plans include a vicinity map sheet that satisfies this requirement.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J .16	The boundaries of the floodplain, floodway and avalanche zoning district shall also be clearly delineated and marked on the preliminary plat.
			<i>Commission Findings</i>	The subject property is not within a floodplain, floodway, or avalanche zone district.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J .17	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>Commission Findings</i>	A building envelope is not required as the subject property is not within the floodway, floodplain, or avalanche zone. The subject property is not adjacent to the Big Wood River, Trail Creek, or Warm Springs. The subject property does not contain slopes greater than 25% and is not adjacent to an intersection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J .18	Lot area of each lot.
			<i>Commission Findings</i>	As shown on the preliminary plat, the area of Sublot 1 is 4,119 square feet and the area of Sublot 2 is 4,119 square feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J .19	Existing mature trees and established shrub masses.
			<i>Commission Findings</i>	As shown on the preliminary plat, there are a variety of trees and shrubs existing on the property and within the right-of-way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J .23	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>Commission Findings</i>	The applicant provided a title report issued by Old Republic National Title Insurance Company dated January 11, 2021, recorded at Instrument Number Ox 13546069 and a warranty deed issued by First American Title Company dated January 4, 2021 recorded at Instrument Number 678101 with the initial application.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J .24	A digital copy of the preliminary plat shall be filed with the administrator.



			<i>Commission Findings</i>	The City of Ketchum received a digital copy of the preliminary plat at the time of application.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.A	<b>Required Improvements:</b> 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>Commission Findings</i>	All proposed improvements to the public right-of-way are shown in the project plans. The applicant also submitted a set of preliminary construction design plans for review by the City Engineer. Final review and approval of the right-of-way improvements will be conducted during building permit review per the conditions of approval. The subject property does not include any watercourses, rock outcroppings, shrub masses or historic areas.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.B	<b>Improvement Plans:</b> 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>Commission Findings</i>	This standard does not apply as this is a preliminary plat application, not a final plat application.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.C	<b>Performance Bond:</b> 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.
			<i>Commission Findings</i>	This standard does not apply as this is a preliminary plat application, not a final plat application.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.D	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.
			<i>Commission Findings</i>	This standard does not apply as this is a preliminary plat application, not a final plat application.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.E	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 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: <ol style="list-style-type: none"> <li>1. All angle points in the exterior boundary of the plat.</li> <li>2. All street intersections, points within and adjacent to the final plat.</li> <li>3. All street corner lines ending at boundary line of final plat.</li> <li>4. All angle points and points of curves on all streets.</li> <li>5. The point of beginning of the subdivision plat description.</li> </ol>
			<i>Commission Findings</i>	This standard does not apply as this is a preliminary plat application, not a final plat application.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.F	Lot Requirements: <ol style="list-style-type: none"> <li>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.</li> <li>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</li> </ol>



			<p>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:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol> <p>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> <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>Commission Findings</i>	<ol style="list-style-type: none"> <li>1. The proposed townhouse subdivision meets all dimensional standards as outlined in the GR-L zone district for the parent lot. The minimum lot size is 8,000 square feet and the parent lot is 8,238 square feet. The new detached townhouses meet minimum setback requirements in the GR-L for the front, side, and rear. There are no minimum setbacks to the interior lot line of a townhouse lot.</li> <li>2. Building envelopes are not required as the subject property is not within the floodplain/floodway, avalanche zone, does not contain slopes greater than 25%, nor is it located adjacent to an intersection of two streets.</li> <li>3. The subject property is a not a corner lot.</li> <li>4. The parent lot of the townhouse subdivision and the newly created subplot lot line is within 20 degrees to a right angle to the street lot line along 7<sup>th</sup> Street.</li> <li>5. The subject property is not a double frontage lot.</li> <li>6. Both Sublots have a minimum of 20 feet of frontage on 7<sup>th</sup> Street.</li> </ol>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>16.04.040.G</b></p> <p><b>Block Requirements: The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements:</b></p> <ol style="list-style-type: none"> <li>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.</li> </ol>

			<p>2. Blocks shall be laid out in such a manner as to comply with the lot requirements.</p> <p>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 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>Commission Findings</i>	This standard does not apply as no new blocks are being created.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>16.04.040.H 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</p>



			<p>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 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</p>
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				<p>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>
				This standard does not apply as no new streets are proposed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.I	<p><b>Alley Improvement Requirements:</b> 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>Commission Findings</i>	A 26-foot alley exists off 7 <sup>th</sup> Street. Access for the detached townhouses is proposed off the alley. The project will improve the alley to meet city standards triggered by the clearing and grubbing of existing vegetation in the alley and the necessity to manage drainage within the right-of-way and alley appropriately.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.J	<p><b>Required Easements:</b> 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 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</p>



			<p>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><b>Commission Findings</b></p> <p>As shown on the preliminary plat, an existing 10-foot-wide Idaho Power easement exists along the northern property line. An additional 5-foot-wide public utilities easement is proposed along the western property line to accommodate the Idaho Power infrastructure required for the project. Standards 2-6 do not apply to the project as the property is not adjacent to any of the listed waterways, not adjacent to Warm Springs, does not contain any irrigation infrastructure, and does not include pedestrian or equestrian pathways.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>16.04.040.K</b></p> <p><b>Sanitary Sewage Disposal Improvements:</b> 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><b>Commission Findings</b></p> <p>This standard does not apply as this application does not create a new subdivision. Both sublots are directly connected to the City of Ketchum sewer system main found in 7<sup>th</sup> Street.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>16.04.040.L</b></p> <p><b>Water System Improvements:</b> 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</p>

				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.
			<i>Commission Findings</i>	This standard does not apply as this application does not create a new subdivision. Both sublots are directly connected to the City of Ketchum water system main found in 7 <sup>th</sup> Street.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.M	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.
			<i>Commission Findings</i>	This standard does not apply as this application does not create a new subdivision. There are no incompatible uses adjacent to the proposed townhouse sublots.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.N	<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"> <li>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.</li> <li>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"> <li>a. Proposed contours at a maximum of five foot (5') contour intervals.</li> <li>b. Cut and fill banks in pad elevations.</li> <li>c. Drainage patterns.</li> <li>d. Areas where trees and/or natural vegetation will be preserved.</li> <li>e. Location of all street and utility improvements including driveways to building envelopes.</li> <li>f. Any other information which may reasonably be required by the administrator, commission or council to adequately review the affect of the proposed improvements.</li> </ol> </li> <li>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.</li> <li>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.</li> </ol>



			<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> <ul style="list-style-type: none"> <li>a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability.</li> <li>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).</li> <li>c. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability.</li> <li>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.</li> <li>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.</li> </ul>
			<p><i>Commission Findings</i></p> <p>This standard does not apply as this application is the subdivision of an existing lot. On-site grading for the new detached townhouses meets all grading requirements and all disturbance will be revegetated per the landscape plan included in the project plans.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.04.040.O</p> <p><b>Drainage Improvements:</b> 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,</p>

				<b>driveways or improved public easements and shall extend across and under the entire improved width including shoulders.</b>
			<i>Commission Findings</i>	The applicant submitted a site grading and drainage plan with the townhouse subdivision application showing drainage for each subplot. No common drainage courses are utilized or disturbed. The grading and drainage plan meets all requirements and each subplot is managing stormwater runoff independently, not impacting adjacent properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.040.P</b>	<b>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.</b>
			<i>Commission Findings</i>	All utilities are proposed underground per the KMC requirements. During the due diligence stages of the project, Idaho Power reviewed the project for electrical service to the project and determined that additional infrastructure would be required. The project is providing a 5-foot-wide public utility easement along the western property line in addition to the 10-foot-wide Idaho Power easement along the northern property line to accommodate the Idaho Power infrastructure required for the project. The utility easements are shown in the landscape plan, civil plan, and subdivision applications.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.Q</b>	<b>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.</b>
			<i>Commission Findings</i>	The proposed townhouse development does not create substantial additional traffic; therefore, no improvements are required.

### CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code (“KMC”) and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant’s Townhouse Preliminary Plat application for the development and use of the project site.
2. The Commission has authority to review and recommend approval of the applicant’s Townhouse Subdivision Preliminary Plat Application pursuant to Chapter 16.04 of Ketchum Code Title 16.



3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §16.04.030.
4. The Townhouse Subdivision Preliminary Plat application is governed under Chapter 16.04 of Ketchum Municipal Code.
5. The 7<sup>th</sup> Street Townhouse Subdivision Preliminary Plat application meets all applicable standards specified in Title 16 of Ketchum Municipal Code.

#### **DECISION**

**THEREFORE**, the Commission **recommends approval** of this Townhouse Preliminary Plat Application File No. P22-031A to City Council this Tuesday, April 11, 2023, subject to the following conditions of approval.

#### **CONDITIONS OF APPROVAL**

1. The preliminary plat is subject to all conditions of approval associated with Design Review approval P22-031.
2. 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.
3. The applicant shall add a plat note to the Townhouse Final Plat stating the garage shall not be subdivided and sold separately and shall only be used for parking of vehicles and household storage.
4. The applicant shall add a Certificate of Ownership to the Townhouse Final Plat.

Findings of Fact **adopted** this 11<sup>th</sup> day of April 2023.

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Neil Morrow, Chair  
City of Ketchum  
Planning and Zoning Commission



City of Ketchum

**Attachment G:  
Phased Development  
Agreement Application  
Materials & supporting  
documents**





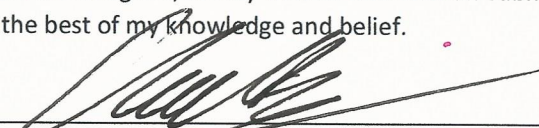
City of Ketchum  
Planning & Building

OFFICIAL USE ONLY
File Number:
Date Received:
By:
Approved Date:
Denied Date:
By:

## Development Agreement Amendment Application

<b>ORIGINAL DEVELOPMENT AGREEMENT</b>	
<b>Project Name:</b> 7Th St Townhomes	
<b>Development Agreement:</b> Phased Development	
<b>Phone:</b> 208-622-5502	<b>Email:</b> info@hscorp.com
<b>Mailing Address:</b> PO Box 2028 Sun Valley, ID 83353	
<b>Representative:</b> Chad Blincoe	
<b>Mailing Address:</b> PO Box 4424 Ketchum ID, 83340	
<b>Phone:</b> 208-720-1325	<b>Email:</b> chad@ba-idaho.com
<b>PROJECT INFORMATION</b>	
<b>Legal Land Description:</b> Lot 3 Blk 68	
<b>Street Address:</b> N/A	
<b>Lot Area:</b> 8,238 sq ft	
<b>Zoning District:</b> GR-L	
<b>Overlay District:</b> <input type="checkbox"/> Flood <input type="checkbox"/> Avalanche <input type="checkbox"/> Mountain	
<b>Anticipated Use:</b> Residential	
<b>SECOND AMENDMENT</b>	
<b>Date of Agreement:</b>	
<b>Parties Named in Original Agreement:</b>	
<b>Summary of Significant Changes:</b>	
<b>THIRD AMENDMENT</b>	
<b>Date of Agreement:</b>	
<b>Parties Named in Original Agreement:</b>	
<b>Summary of Significant Changes:</b>	
<b>OTHER AMENDMENTS</b>	
<b>Date of Agreement:</b>	
<b>Parties Named in Original Agreement:</b>	
<b>Summary of Significant Changes:</b>	

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

2/3/23  
\_\_\_\_\_  
Date

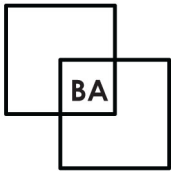
Once your application has been received, we will review it and contact you with next steps. No further action is required at this time.

**COMMENTS:**

191 5th St. West | P.O. Box 2315 | Ketchum, ID 83340 | main  
208.726.7801 | fax 208.726.7812

Facebook/CityofKetchum | [twitter.com/Ketchum\\_Idaho](https://twitter.com/Ketchum_Idaho) |  
[www.ketchumidaho.org](http://www.ketchumidaho.org)





## 7<sup>th</sup> St Townhomes Phased Development Lot 3 Blk 68

In addition to the application, this letter is to provide an outline for the phased development for 7<sup>th</sup> St Townhomes project located in a property on 7<sup>th</sup> St in Ketchum which legally described as Lot 3 in Block 68 of the Replat of Block 68 within the City of Ketchum.

The owner would like to construct infrastructure improvements to City standards and assume private maintenance of the improved alleyway known as 7<sup>th</sup> Street City Alley accessing Sublots 1A and 1B and water and sewer lines within the preliminary plat.

In line with the aforementioned circumstances, the Owner is applying for a phased development. First phase of the development to start in the beginning of June 2023 will include all the site utility work for both units, alley way and right of way improvements, excavation and foundation work for both Sublots, Unit B Certificate of Occupancy ready structure, and Sublot 1B landscapes and hardscapes to be completed first.

Second Phase of the development will include the completion of Sublot 1A final work, Unit A Certificate of Occupancy ready structure, finish all landscape work and finish all right of way improvements.



City of Ketchum

# Attachment H: Draft Phased Development Agreement



<p><b>RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:</b></p> <p>City Clerk, City of Ketchum  PO Box 2315  Ketchum Idaho, 83340</p>	
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(Space Above Line For Recorder’s Use)

**7<sup>TH</sup> STREET TOWNHOMES  
PHASED TOWNHOUSE SUBDIVISION AGREEMENT #22844**

THIS PHASED TOWNHOUSE SUBDIVISION AGREEMENT (“Agreement”) is made and entered into as of the \_\_ day of \_\_\_\_\_ 2023, by and between the City of Ketchum, an Idaho municipal corporation (“City”) and MMDM12, LLC, an Idaho limited liability company (“Owner”).

**RECITALS**

WHEREAS, Owner owns that certain real property located on 7<sup>th</sup> Street in Ketchum, Idaho, and legally described as Lot 3, Block 68, Ketchum Townsite, according to the official plat recorded under Instrument Number 185154, on file in the office of the County Recorder of Blaine County, Idaho (the “Property”); and

WHEREAS, Owner has submitted a Design Review application for the development of the Property with two detached townhomes (the “Project”) and requests a phased development agreement for the development of the Project under the provisions of Section 16.04.110 – *Phased Development Projects* within Title 16 of the Ketchum Municipal Code.

WHEREAS, Owner has submitted an application for a townhouse preliminary plat to create two townhome sublots referred to as Sublot 1 and Sublot 2 (the “Townhouse Preliminary Plat”), included as Exhibit A.

WHEREAS, Owner proposes to construct all required right-of-way infrastructure improvements including paver driveways with no snowmelt, drainage in the alley, grading along 7<sup>th</sup> Street, and water and sewer utility services to each subplot in one phase. All required improvements will be constructed to City standards and Owner assumes maintenance responsibilities of the paver driveway, grading, drainage, and water and sewer service lines to each subplot, for the full width of the alleyway and for the length of the subject property.

**AGREEMENT**

NOW THEREFORE, in consideration of the above recitals and the mutual covenants and agreements herein contained and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Maintenance Responsibilities.

A. *Owner.*

(1) *Water Service Lines Serving Sublots 1 and 2.* Owner and all successors in interest are responsible for the installation, maintenance, repair, and other costs associated with the private water lines serving the Project. The private water line is from the point of the meter on 7<sup>th</sup> Street to each detached townhouse unit.

(2) *Sewer Service lines Serving Sublots 1 and 2.* Owner and all successors in interest are responsible for the installation, maintenance, repair, and other costs associated with the private sewer lines serving the Project. The private sewer line is from the point of the meter to each detached townhouse unit.

(3) *Paver Driveway.* Owner and all successors in interest are responsible for the installation, maintenance, repair, and other costs associated with the private driveways serving Sublots 1 and 2.

(4) *Alley.* Owners and all successors in interest are responsible for the installation, maintenance, repair, and other costs associated with the alleyway serving both sublots. A separate Alley Maintenance Agreement must be approved by City Council concurrent with the Townhouse Final Plat. The Alley Maintenance Agreement must be recorded prior to or in conjunction with recording of the Townhouse Final Plat and shall be referenced by note on the Townhouse Final Plat.

2. Construction and Completion Schedule.

A. All townhouse units on Sublots 1 and 2 shall be completed no later than three years from the date of issuance of a building permit for the first townhouse unit, as evidenced by issuance of a Certificate of Occupancy for each townhouse unit.

B. Prior to issuance of a Certificate of Occupancy for the first detached townhouse unit, each subplot shall be adequately served by both water and sewer services as generally depicted on Exhibit A, as affirmed in writing by the City. The City must approve the timing of water and sewer connections to the existing system.

C. Prior to obtaining Certificate of Occupancy for the first townhouse unit, the following improvements as generally depicted on Exhibit B shall be completed and/or extended to each Sublot:



- (1) Dry utility services (power, gas, cable, etc); and
- (2) All hardscape pathways and access points for adequate and safe egress from the unit; and
- (3) 7<sup>th</sup> Street right of way improvements consistent with Ketchum Municipal Code, Title 12.04.030.H.1 and current right of way standards completed and installed to the satisfaction of the City Engineer; and
- (4) Alley surfacing and drainage improvements; and
- (5) Water and sewer mains and services serving sublots 1 and 2; and

D. Prior to obtaining a Certificate of Occupancy for the last detached townhouse unit, all landscaping as generally depicted in Exhibits A and B shall be installed.

3. Building Permits for Each Townhouse Unit. Owner shall apply for individual building permits for each townhouse unit to be constructed. Each townhouse unit shall obtain a separate Certificate of Occupancy. The first building permit shall include plans and improvements as identified in Sections 2A and B of this Agreement.
4. Townhouse Sublot Final Plat. The City agrees to accept and process a townhouse final plat application for approval by City Council provided a Certificate of Occupancy has been issued for the first townhouse unit on the Property should Owner comply with all above recitals.
5. Owners' Association Assumption of Responsibilities. Upon the recording of the Townhouse Sublot Final Plat, Owner may assign and transfer its maintenance responsibilities and obligations under this Agreement to the 7<sup>th</sup> Street Townhomes Homeowner's Association.

6. General Provisions.

A. *Recitals and Construction.* The City and Owner incorporate the above recitals into this Agreement and affirm such recitals are true and correct.

B. *Effective Date.* This Agreement is effective as of the date on which the last of the City and Owner execute this Agreement. Neither party shall have any rights with respect to this Agreement until both have executed this Agreement.

C. *Owner Representations.* Owner represents and warrants to City that (a) Owner holds fee simple title to the Property, and (b) no joinder or approval of another person or entity is required with respect to Owner's authority to make and execute this

Amendment.

D. *Neutral Interpretation.* City and Owner acknowledge they and, if they so choose, their respective counsel have reviewed this Agreement and the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party will not be employed in the interpretation of the Agreement, or any exhibits, attachments and addenda to the Agreement.

E. *Counterparts.* This Agreement may be executed in multiple counterparts, each of which taken together shall constitute one and the same agreement binding upon the parties. Signatures transmitted by facsimile or via e-mail in a "PDF" format shall have the same force and effect as original signatures on this Amendment. The Original of this Amendment shall be recorded with the Blaine County Recorder.

IN WITNESS WHEREOF, the parties, having been duly authorized, have hereunder caused this Agreement to be executed, the same being done after public notice and statutory requirements having been fulfilled.

"CITY":

"OWNER":

CITY OF KETCHUM,

MMDM12, LLC

an Idaho municipal corporation

By: \_\_\_\_\_

By: \_\_\_\_\_

Neil Bradshaw, Mayor

Print: \_\_\_\_\_

Member

ATTEST:

\_\_\_\_\_  
Trent Donat, City Clerk



***ACKNOWLEDGEMENT FOR CITY***

STATE OF IDAHO            )  
  ) ss.  
COUNTY OF BLAINE        )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me, the undersigned Notary Public in and for said State, personally appeared NEIL BRADSHAW, known or identified by me to be the Mayor of the City of Ketchum, Idaho, and the person who executed the foregoing instrument and acknowledged to me that he executed the same on behalf of such city.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first written above.

\_\_\_\_\_  
Notary Public for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

***ACKNOWLEDGEMENT FOR OWNER***

STATE OF \_\_\_\_\_ )  
  ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me, a Notary Public in and for said State, personally appeared \_\_\_\_\_, known to me to be the owner of certain real property at Lot 3, Block 68, Ketchum Townsite, and known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My Commission Expires \_\_\_\_\_



City of Ketchum

# Attachment I: Public Comment



March 3, 2023

Dear Planning and Zoning Commissioners,

We object to the proposed Seventh Street Townhouses. We live at 211 Seventh Street West. We bought this property knowing that the vacant lots south of us and adjacent to us on the west would be built on at some time. However, we did not anticipate that the buildings would be so big they would destroy the ambiance of living there.

If the townhouses to the west are built as proposed we will be boxed in as if we live in a big city apartment. We will have lost all views. WE will have no natural sunlight and the joy we have had sitting on our deck will be greatly diminished. Instead of looking at the mountains we will be looking at a wall only a few feet away from our deck.

We think it is a real shame that developers are allowed to destroy the charm of living in Ketchum. We wrongly assumed appropriate residences like those built before the ones agree the street to the south would be built on the vacant lots.

If the townhouses are built as designed it is likely the dryer and bathroom vents will impact our quality on our deck. Additionally, because of the height of these buildings their lighting, even if consistent with the dark sky ordinance, will allow light to shine into the west side of our home.

As it is now, we frequently cannot easily access our driveway because the developers' workers park their vehicles over our property line. The developers used the lot next door to stage the townhouses across the street. We know from experience they will unlikely consider their impact on us as neighbors.

Most importantly, we own the property inside the existing fence . Through adverse possession and boundary by agreement which will require reduction to the bulk and scale of their design.

Please do not allow these townhouses to be built as designed. Their height and width need to be diminished to appropriately blend into the neighborhood as it existed before the development of the townhouses on the south side of 7<sup>th</sup> Ave W. the west side of 2<sup>nd</sup> Ave.

Sincerely,

Becky and Dick Worst

Dick Worst (Richard W. Worst)  
Becky Worst (Rebecca B. Worst)

3/3/23

3/3/23

**From:** [Participate](#)  
**To:** [Heather Nicolai](#)  
**Subject:** Fwd: Seventh Street Townhouses  
**Date:** Saturday, March 25, 2023 8:20:54 AM

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Public comment.

Sent from my iPhone

Begin forwarded message:

**From:** Ben Worst <[ben@benworstlaw.com](mailto:ben@benworstlaw.com)>  
**Date:** March 24, 2023 at 9:31:14 AM GMT-7  
**To:** Participate <[participate@ketchumidaho.org](mailto:participate@ketchumidaho.org)>  
**Subject:** FW: Seventh Street Townhouses

Please confirm that you received the email below and that it has been included in the official record.

Thank you.

Ben Worst

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**From:** Ben Worst <[ben@benworstlaw.com](mailto:ben@benworstlaw.com)>  
**Sent:** Thursday, February 23, 2023 1:22 PM  
**To:** Participate <[participate@ketchumidaho.org](mailto:participate@ketchumidaho.org)>  
**Cc:** Ben Worst <[ben@benworstlaw.com](mailto:ben@benworstlaw.com)>  
**Subject:** Seventh Street Townhouses

Dear Planning and Zoning Commissioners,

We are writing this letter in opposition to the proposed Seventh Street Townhouses. We have lived at 711 Second Avenue North for 19 years. This is one of the few neighborhoods left in Ketchum that is predominantly populated with year around residents. Our back yard abuts the back yard of the proposed project which will be southwest of our home.

If approved, the proposed project will consist of two massive blocks rising 35 feet straight up less than 12 feet from our back fence. The blocks will tower over us eliminating almost all of our sunlight, views and privacy. The proposed project is incompatible with the surrounding homes in both bulk and height. It is simply too massive for this neighborhood.

Please help us by reducing the bulk of the proposed project. Require undulation of the massive wall facing our home at the rear of the property. Step the top floors back and create notches in the second floors with corner decks to mitigate



loss of views and sunlight. Last, please prohibit any and all venting, laundry or otherwise, at the rear.

With your reasonable corrections, this project can be an asset to our neighborhood, not a liability.

Thank you.

Sincerely,

Ben and Susan Worst

BENJAMIN W. WORST, P.C.  
671 First Avenue North  
P.O. Box 6962  
Ketchum, Idaho 83340  
Tel. (208) 622-6699  
Fax (208) 726-1187

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