



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: January 6, 2025 Staff Member/Dept: Morgan Landers, AICP – Director of Planning and Building

Agenda Item: Recommendation to review and approve the Amended Sapp Townhomes Phased Townhouse Subdivision Agreement #22812A.

Recommended Motion:

I move to approve the Amended Sapp Townhomes Phased Townhouse Subdivision Agreement #22812A.

Reasons for Recommendation:

- Due to market conditions and constructions schedules, the completion schedule of the two-unit development was extended to be sequential rather than concurrent.
• All city departments have reviewed and agreed to the revisions in the agreement.
• The Planning and Zoning Commission reviewed the amended agreement at their regular meeting on November 26, 2024 and unanimously recommended approval to the City Council.

Policy Analysis and Background (non-consent items only):

BACKGROUND

The Sapp Townhomes development is for two new 3,655 square foot two-story detached townhomes with attached two-car garages (the "project"), located at 780 N 4th Ave (the "subject property"). Figure 1 shows the subject property, which is within the General Residential – Low Density (GR-L) zone district.



Figure 1: Subject Property

The project received Design Review (File No. P22-052) approval on November 8, 2022, and Preliminary Plat (File No. P22-052A), Lot Line Shift (File No. P22-052B) and Phased Townhouse Development Agreement (#22812) approval on November 21, 2022. A building permit was issued for Sublot 1 on February 7, 2024, and a temporary certificate of occupancy was issued on November 21, 2024.

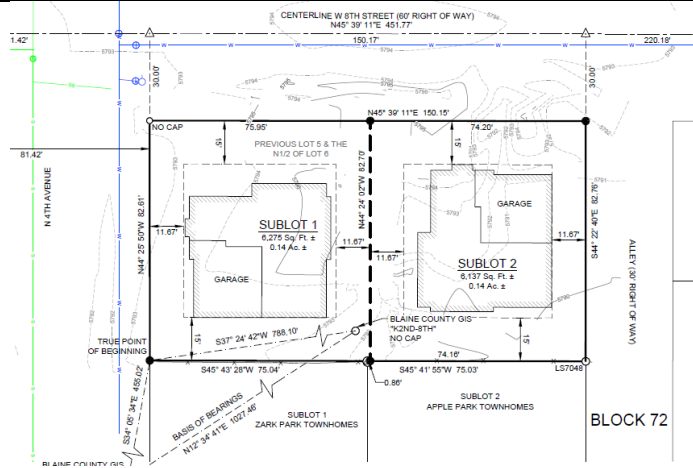


Figure 2: Sublots with Proposed Development

The Phased Townhouse Development Agreement (Attachment A) sets forth the obligations of the developer and city for the development including construction requirements for both sublots, sequence of obligations, and timeframe for completion of the project. The initial agreement required all right-of-way improvements, driveways and walkways to both units, and all alley improvements to be completed prior to a certificate of occupancy for Sublot 1. The agreement was drafted this way as the applicant initially anticipated construction of both Sublots at the same time. However, due to market conditions and construction schedules, only one unit (Sublot 1) was constructed. The applicant is requesting an amendment to the Phased Development Agreement that would allow for the following:

1. Completion of the driveway and walkway improvements for Sublot 2 to occur with the construction of the dwelling unit on that lot
2. Completion of the alley improvements to occur with the construction of the unit on Sublot 2
3. Extension of the timeframe for construction of the dwelling unit on Sublot 2

ANAYLSIS

After review and discussion of the request with the applicant and other city departments, staff is supportive of the requested changes for the following reasons:

1. Construction of the driveway and walkway on Sublot 2 prior to construction of the dwelling unit leads to construction activities that would be significantly damaged during construction and what to be fully reconstructed following completion of the dwelling unit.
2. Construction of the alley improvements prior to construction of the dwelling unit on Sublot 2 creates challenges when tying in the grading and drainage of the alley to the on-site grading and drainage of Sublot 2. Constructing the dwelling unit first and then completing the on-site grading and drainage to tie into the final construction of the alley is the appropriate sequence by which these improvements should be constructed.
3. The city’s municipal code allows a maximum of three years to complete the construction of a project once a building permit is issued. The purpose of the phased development agreement is to ensure the timely completion of the full project and completion of all required improvements associated with the entitled project. To ensure that both townhomes are constructed per the approved design review approval, staff included section 2.A and 2.B to ensure the development is completed.

Staff also revised Section 4 of the agreement to align with KMC section 16.04.080.D.1 related to the recording of final plats. At the time of execution of the initial PDA, the city required that certificates of occupancy be issued prior to final plat recording. This provision of the code was correct in the interim and permanent ordinances approved in the last 2 years to eliminate issues with tax assessment, legal descriptions and warranty deeds, and development financing.

Sustainability Impact:


The first townhouse was permitted prior to the state's House Bill 287 prohibiting the city from requiring sustainability measures above the adopted IECC. Therefore, that unit was still required to meet the requirements of NGBS Silver.

Financial Impact:

None OR Adequate funds exist in account:	None
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Attachments:

- | |
|-----------------------|
| 1. Original Agreement |
| 2. Amended Agreement |

<p>RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:</p> <p>City Clerk, City of Ketchum PO Box 2315 Ketchum Idaho, 83340</p>	<p>Instrument # 697753</p> <p>HAILEY, BLAINE, IDAHO 12-6-2022 01:53:29 PM No. of Pages: 11</p> <p>Recorded for : CITY OF KETCHUM STEPHEN MCDOUGALL GRAHAM Fee: 0.00</p> <p>Ex-Officio Recorder Deputy Index to: ADDENDUM/MEMORANDUM/AGREEMENT</p> 
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(Space Above Line For Recorder's Use)

**SAPP TOWNHOMES
 PHASED TOWNHOUSE SUBDIVISION AGREEMENT #22812**

THIS PHASED TOWNHOUSE SUBDIVISION AGREEMENT ("Agreement") is made and entered into as of the 21st day of Nov. 2022, by and between the City of Ketchum, an Idaho municipal corporation ("City") and Sapp Family Holdings, LLC, owner of real property ("Owner").

RECITALS

WHEREAS, Owner owns certain real property located at 780 N 4th Ave, Ketchum, Idaho legally described as Lot 5 and N ½ of Lot 6, Block 72, Ketchum Townsite, according to the official plat recorded under Instrument Number 302967, 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, and water and sewer utility services for each sublot in one phase. All required improvements will be constructed to City standards and Owner assumes maintenance responsibilities of the paver driveway, water service lines, and sewer service lines to each sublot.

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 N 4th Ave and 8th Streets 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 on N 4th Ave and 8th Streets 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.

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 units; and
 - (3) N 4th Ave and 8th 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 Sapp 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":

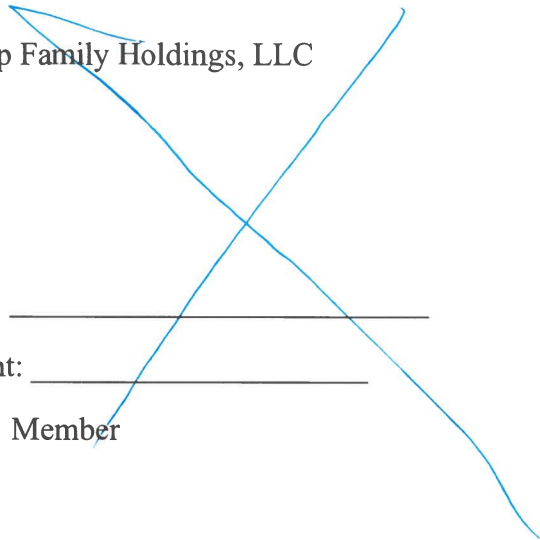
CITY OF KETCHUM,
an Idaho municipal corporation

By: 
Neil Bradshaw, Mayor

"OWNER":

Sapp Family Holdings, LLC

By: _____
Print: _____
Member



ATTEST:

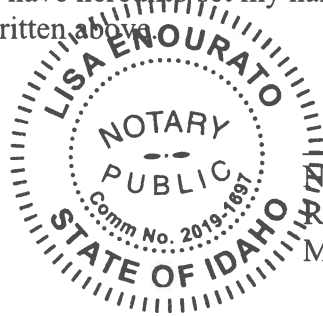

Trent Donat, City Clerk

ACKNOWLEDGEMENT FOR CITY

STATE OF IDAHO)
) ss.
COUNTY OF BLAINE)

On this 23rd day of November, 2022, 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.



[Handwritten signature]

Notary Public for the State of Idaho
Residing at Hailey
My Commission Expires 8/21/25

ACKNOWLEDGEMENT FOR OWNER

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of _____, 2022, before me, a Notary Public in and for said State, personally appeared _____, known to me to be the owner of certain real property at 780 N 4th Ave, 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 _____

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":

CITY OF KETCHUM,
an Idaho municipal corporation

By: 
Neil Bradshaw, Mayor

"OWNER":

Sapp Family Holdings, LLC

By: 
Print: LAYNE E. SAPP
Member



ATTEST:

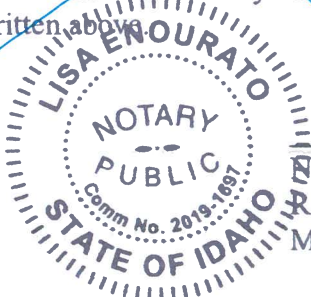

Trent Donat, City Clerk

ACKNOWLEDGEMENT FOR CITY

STATE OF IDAHO)
) ss.
COUNTY OF BLAINE)

On this 23rd day of November, 2022, 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.



[Signature]
Notary Public for the State of Idaho
Residing at Hailey
My Commission Expires 8/21/25

ACKNOWLEDGEMENT FOR OWNER

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 1 day of DECEMBER, 2022, before me, a Notary Public in and for said State, personally appeared WAYNE E. SAPP, known to me to be the owner of certain real property at 780 N 4th Ave, 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.

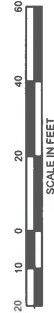
Notary Public
State of Washington
Sharon Dianne Le Roux
Commission No. 187444
Commission Expires 08-03-26

[Signature]
Notary Public for the State of WA
Residing at AMMAMISH
My Commission Expires 08/03/2026

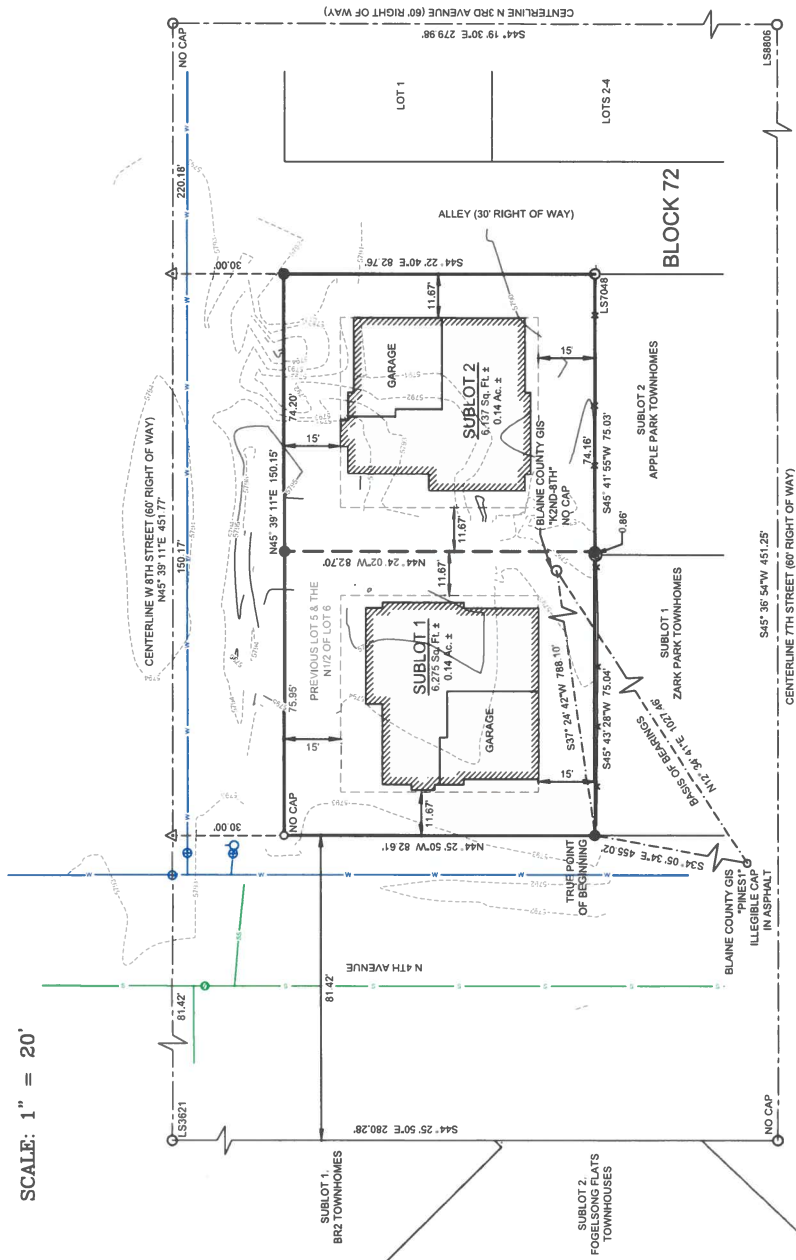
A PLAT SHOWING

SAPP TOWNHOMES

WHERE IN LOT 5 & THE N1/2 OF LOT 6, BLOCK 72, IS SUBDIVIDED INTO TOWNHOME SUBLOTS 1 & 2 AS SHOWN HEREON
 LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 JULY 2022



SCALE: 1" = 20'



LEGEND

- Property Line
- Proposed Lot Line
- Adjacent Lot Line
- Centerline of Right of Way
- Fence Line
- Survey Tie Line
- GIS Tie Line
- Building Setback, Width as Shown
- Water Main Line
- Sewer Main Line
- Sewer Service Line
- 5' Contour Interval
- 1' Contour Interval
- Proposed Building
- Found Aluminum Cap on 5/8" Rebar by LS432
- Found 5/8" Rebar
- Found 1/2" Rebar
- Set 5/8" Rebar, P.L.S. 16670
- Calculated Point, Nothing Set
- Manhole
- Water Valve
- Fire Hydrant

SURVEY NARRATIVE & NOTES

1. The purpose of this survey is to show the monuments found and set during the boundary re-occupation of Lot 5 & the N1/2 of Lot 6, Block 72, Ketchum Township and Blaine County, Idaho. The plat is based on the official plat showing the boundary shown is based on found monuments and lot corner monuments and the Official Map of the Village of Ketchum, Instrument No. 302987, records of Blaine County, Idaho. All found monuments have been accepted. Additional documents used in the course of this survey are: the Plat showing Zark Park Townhomes, Instrument Number 440458, the Plat showing Apple Park Townhomes, Instrument Number 683014, the Plat showing Zark Park Subdivision, Instrument Number 348073, and the Plat showing Apple Park Subdivision, Instrument Number 359568. All records of Blaine County, Idaho.
2. The distances shown are measured. Refer to the above referenced documents for previous record data.
3. Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to obtain a Title Policy and determine whether it should be included. If the client desires this information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.
4. Unless otherwise shown hereon, this survey does not purport to reflect any of the following which may be applicable to subject real property: natural hazards, encroachments, wetlands, easements, building setbacks, restrictive covenants, subdivision restrictions, zoning or any other land-use regulations.
5. All utilities shall be installed underground.
6. All townhome (with) owners shall have mutual reciprocal easements for existing and future water, cable tv, sewage, telephone, natural gas and electrical lines over, under, and across their townhouses and setbacks for the repair, maintenance, and replacement thereof.
7. Garage space shall not be converted to living space or used other than parking of vehicles and household storage.
8. The townhome setbacks shown hereon are considered as one (1) foot lot coverage requirements and other bulk regulations per the City of Ketchum ordinances apply to the subtitle as one parcel.
9. The owner/individual is Sapp Family Holdings LLC, 1100 Bellevue Way, NE Suite 8A, Box 551, Bellevue, Washington 98004. The surveyor/representative is Mark Phillips, Galena Engineering, Inc., 317 N. River St., Hailey, ID 83433.
10. The current zoning is GR-L. Refer to the City of Ketchum Zoning Ordinance for specific information about this zone.



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

Date _____ South Central Public Health District

SAPP TOWNHOMES
 GALENA ENGINEERING, INC.
 HAILEY, IDAHO
 SHEET 1 OF 2
 Job No. 8237-01

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

CERTIFICATE OF OWNERSHIP

This is to certify that the undersigned is the owner in fee simple of the following described parcel of land:
A parcel of land located within Section 13, T.4N., R.17E., B.M., City of Ketchum, Blaine County, Idaho, more particularly described as follows:
LOT 5 & THE N1/2 OF LOT 6, BLOCK 72, KETCHUM TOWNSITE

The easements indicated hereon are not dedicated to the public, but the right to use said easements is hereby reserved for the public utilities and for any other uses indicated hereon and no permanent structures are to be erected within the lines of said easements.

I do hereby certify that all lots in this plat will be eligible to receive water service from an existing water distribution system and that the existing water distribution system has agreed in writing to serve all of units shown within this plat.

It is the intent of the owner to hereby include said land in this plat.

Sapp Family Holdings, LLC, an Idaho Limited Liability Company
BY: Rueben Ortega, Registered Agent

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

On this _____ day of _____, 2022, before me, a Notary Public in and for said State, personally appeared Rueben Ortega, known or identified to me to be a Registered Agent of the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company 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 in and for said State
Residing in _____
My Commission Expires _____

PROJECT ENGINEER'S CERTIFICATE

I, the undersigned, project engineer for Sapp Townhomes, certify that the subdivision is in accordance with the City of Ketchum Subdivision standards.

Sean M Flynn, PE 12497, Galena Engineering, INC

SURVEYOR'S CERTIFICATE

I, Mark E. Phillips, a duly Licensed Professional Land Surveyor in the State of Idaho, do hereby certify that this plat is a true and accurate map of the land and points surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to Plats, Surveys, and Condominiums and the Corner Perpetuation and Filing Act, 55-1601 through 55-1612.



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

BLAINE COUNTY SURVEYOR'S APPROVAL

I, Sam Young, County Surveyor for Blaine County, Idaho, do hereby certify that I have checked the foregoing Plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating to Plats and Surveys.

Sam Young, P.L.S. 11577
Blaine County Surveyor

KETCHUM CITY COUNCIL CERTIFICATE

I, the undersigned, City Clerk, in and for the City of Ketchum, Blaine County, Idaho, do hereby certify that at a regular meeting of the City Council held on the _____ day of _____, 2022, this plat was duly accepted and approved.

Tara Fenwick, City Clerk, City of Ketchum

KETCHUM CITY ENGINEER CERTIFICATE

I, the undersigned, City Engineer in and for the City of Ketchum, Blaine County, Idaho, do hereby approve this plat on this _____ day of _____, 2022, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

Sherri Newland, City Engineer, City of Ketchum

KETCHUM CITY PLANNER CERTIFICATE

I, the undersigned, Planner in and for the City of Ketchum, Blaine County, Idaho, do hereby approve this plat on this _____ day of _____, 2022, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

Morgan Landers, City of Ketchum

BLAINE COUNTY TREASURER'S APPROVAL

I, the undersigned County Treasurer in and for Blaine County, State of Idaho per the requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

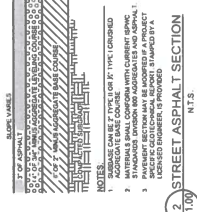
Blaine County Treasurer _____ Date _____

BLAINE COUNTY RECORDER'S CERTIFICATE

SAPP TOWNHOMES
GALENA ENGINEERING, INC.
HAILEY, IDAHO
SHEET 2 OF 2
Job No. 8237-01

CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "DRAINAGE STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (SPWVC) AND CITY OF KETCHIKAN STANDARDS. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND RECORDS. A COPY OF THE SPWVC AND CITY OF KETCHIKAN STANDARDS ON SITE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING ANY WORK. DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES SHALL BE HIS RESPONSIBILITY. THE CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.
- CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.
- THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS MAY INCLUDE CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).
- ALL CLEARING & GRUBBING SHALL CONFORM TO SPWVC SECTION 201.
- ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO SPWVC SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE GRADE AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE WATER OR MEAN SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. RAISED DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER. CORRECTIONS TO THE SUBGRADE SHALL BE MADE IMMEDIATELY UPON THE APPROVAL OF THE ENGINEER. CORRECTIONS SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSATISFACTORY MATERIAL AREAS AND/OR AREAS NOT CAPABLE OF COMPLETION ACCORDING TO THESE SPECIFICATIONS. UNSATISFACTORY OR DAMAGED MATERIAL SHALL BE REMOVED AND REPLACED WITH SATISFACTORY MATERIAL. PUMP AND/OR EQUIPMENT UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
- IF IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO OR CHANGED CHARACTER OF EXISTING UTILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING THE SAME BY OVEREXCAVATION OF UNSATURATED MATERIAL TO FIRM SUBSOIL. LINE EXCAVATION WITH GEOTEXTILE FABRIC AND BACKFILL WITH P100 GRAVEL.
- ALL 2" MINUS GRAVEL SHALL CONFORM TO SPWVC SECTION 202.2. ALL 3/4" MINUS GRAVEL SHALL BE PLACED MATERIAL SHALL BE 8% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY ASTM D 1557.
- ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO SPWVC 802. TYPE II (ITS STANDARD 703.4). 3/4" (B) SHALL BE PLACED IN A 2" MINUS GRAVEL. ALL 3/4" MINUS GRAVEL SHALL BE 8% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY ASTM D 1557 OR 108 (R) 1-41.
- ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO SPWVC SECTIONS 804.610 AND 811 FOR SUBGRADE AND FINISH SURFACE. ALL ASPHALTIC CONCRETE SHALL BE 8% OF MAXIMUM LABORATORY DENSITY IN SPWVC SECTION 802. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A.1 IN SPWVC SECTION 806.
- ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS OR 2" INCHES FROM EDGE OF EXISTING PAVEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A CLEAN PAVEMENT EDGE FOR WHEEL CUTTING SHALL BE ALLOWED.
- CONSTRUCTION OF WATER SERVICES AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE DRAINAGE STANDARDS FOR PUBLIC WORKS CONSTRUCTION (SPWVC) (PART 80.01) AND DRAINAGE RULES FOR PUBLIC DRAINAGE WATER SYSTEMS AND THE CITY OF KETCHIKAN UTILITIES DEPARTMENT STANDARDS.
- THE DRAINAGE STANDARDS FOR PUBLIC WORKS CONSTRUCTION (SPWVC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
- CONTRACTOR TO COORDINATE SIZING AND INSTALLATION OF WATER METER DIRECTLY WITH THE CITY OF KETCHIKAN.
- ALL WATER SUPPLY FEATURES (FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANSISF STD. 81) COMPLIANT.
- ALL WATER SUPPLY FITTINGS, PIPING AND ALL RELATED APPURTENANCES SHALL COMPLY WITH THE LOW LEAD ACT REQUIRING ALL MATERIALS TO HAVE A LEAD CONTENT EQUAL TO OR LESS THAN 0.2%.
- THE CONTRACTOR SHALL USE ANSISF STANDARD 88 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER LINES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE JURISDICTION OF THE CITY OF KETCHIKAN FOR THE RESURFACING OF THE DRIVEWAY. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PRIVATE PROPERTIES THROUGHOUT CONSTRUCTION, OR MUST OTHERWISE COORDINATE ACCESS WITH THE PROPERTY OWNERS THROUGH THE CITY ENGINEER.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND RECORDS. A COPY OF THE SPWVC AND CITY OF KETCHIKAN STANDARDS ON SITE DURING CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND RECORDS. A COPY OF THE SPWVC AND CITY OF KETCHIKAN STANDARDS ON SITE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A MATERIALS TESTING COMPANY DURING CONSTRUCTION TO VERIFY ALL COMPACTION AND MATERIAL PLAN AND SPECIFICATION REQUIREMENTS ARE MET. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS MAY INCLUDE CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A SITE SURVEY BY GALENA ENGINEERING, DATED 10/26/2021.

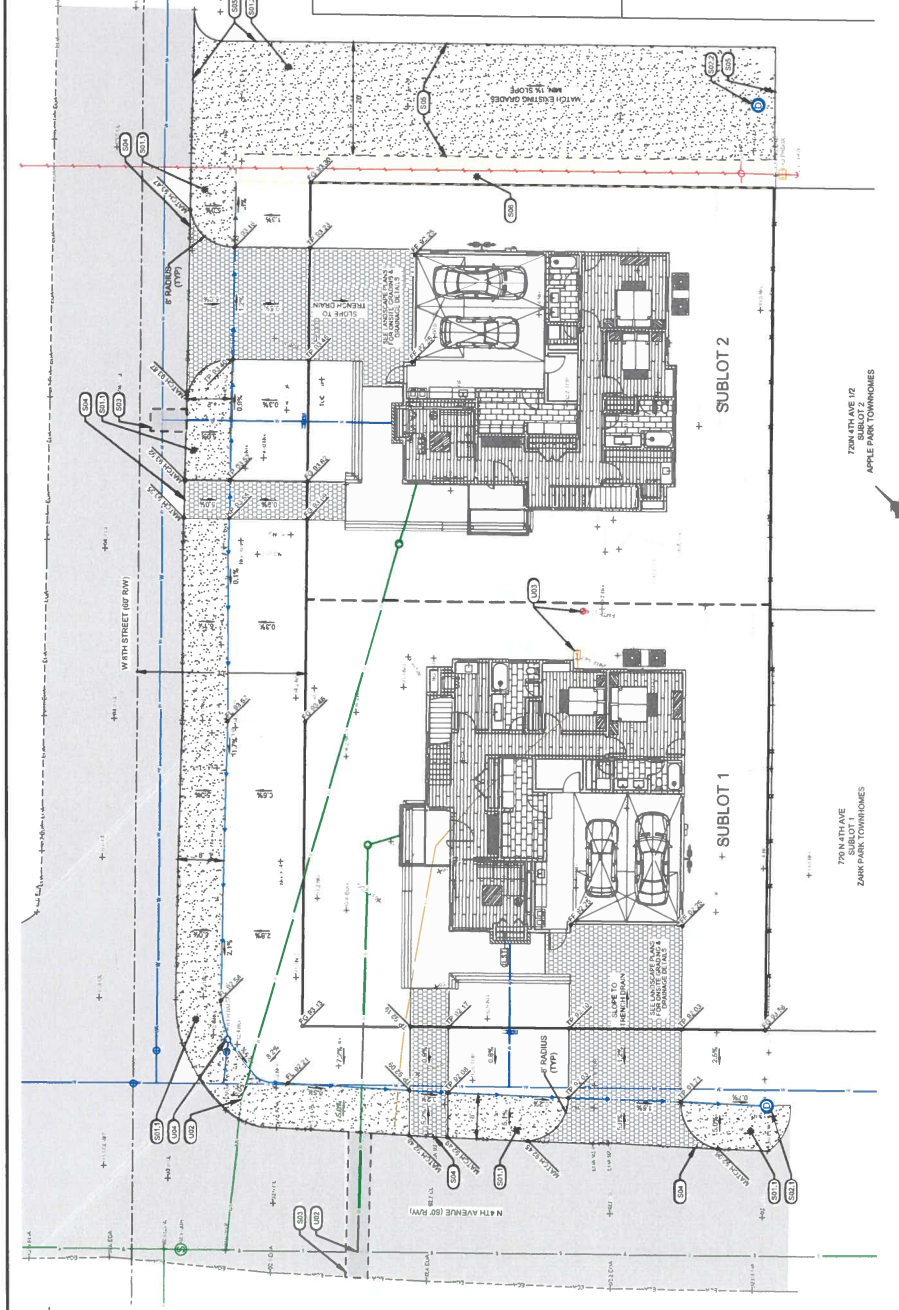


- NOTES:**
- ALL PAVEMENT SHALL BE TYPE I CHANGED.
 - MATERIALS SHALL CONFORM WITH CURRENT SPWVC.
 - ALL MATERIALS SHALL CONFORM WITH CURRENT SPWVC AND CITY OF KETCHIKAN STANDARDS FOR PUBLIC WORKS CONSTRUCTION (SPWVC).
- STANDARD PAVEMENT DETAIL**
N.T.S.
- 1. TYPICAL GRAVEL SECTION**
N.T.S.
- 2. STREET ASPHALT SECTION**
N.T.S.
- 3. PAVER DETAIL**
N.T.S.

- SITE IMPROVEMENT KEY NOTES**
- 651: 2\"/>
- UTILITY CONSTRUCTION KEY NOTES**
- 652: 1\"/>

LEGEND

SYMBOL	DESCRIPTION
(Symbol)	Proposed Lot Line
(Symbol)	Green Shaded 4' Retention
(Symbol)	Proposed 4' Retention
(Symbol)	Proposed 3' Retention
(Symbol)	Proposed 2' Retention
(Symbol)	Proposed 1' Retention
(Symbol)	Proposed 0' Retention
(Symbol)	Proposed 1\"/>



PROJECT INFORMATION
 PROJECT NO: 2014-0001
 PROJECT NAME: SAPP TOWNHOMES
 PROJECT LOCATION: 1374 N. R.I.T.E. B.M. CITY OF KETCHIKAN BLAINE COUNTY, IDAHO
 PREPARED BY: JACOBSON PARTNERS ARCHITECTS, P.C.
 CHECKED BY: []
 DATE: []
 REVISIONS: []

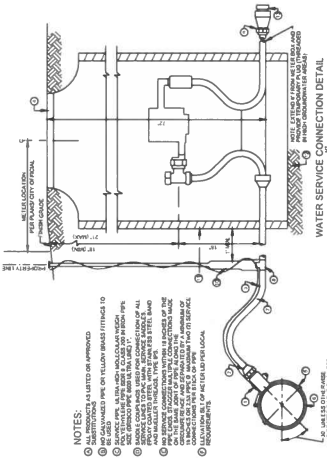
PURPOSE: ISSUE FOR PERMIT
 NO. DATE BY
 REVISIONS

GALENA ENGINEERS & LAND SURVEYORS
 INC.
 317 N. River Street
 Ketchikan, Alaska 99901
 (907) 788-1778
 email: galena@galena-engineers.com



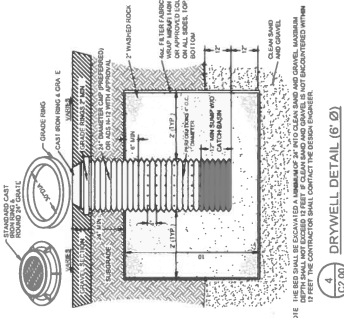
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 CHECKED BY: []
 DATE: []
 REVISIONS: []

PURPOSE: ISSUE FOR PERMIT
 NO. DATE BY
 REVISIONS



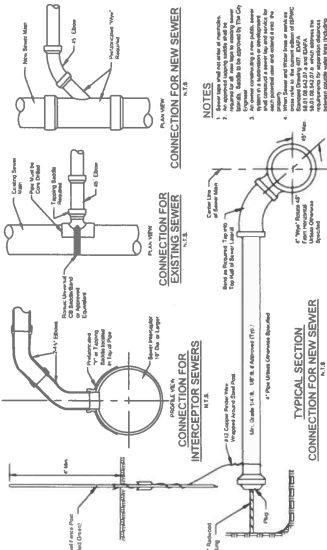
WATER SERVICE CONNECTION DETAIL
 N.T.S.

NOTES:
 1. WATER SERVICE CONNECTION SHALL BE INSTALLED IN ACCORDANCE WITH IBC AND APPLICABLE LOCAL CODES.
 2. WATER SERVICE CONNECTION SHALL BE INSTALLED IN ACCORDANCE WITH IBC AND APPLICABLE LOCAL CODES.
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 10. WATER SERVICE CONNECTION SHALL BE INSTALLED IN ACCORDANCE WITH IBC AND APPLICABLE LOCAL CODES.



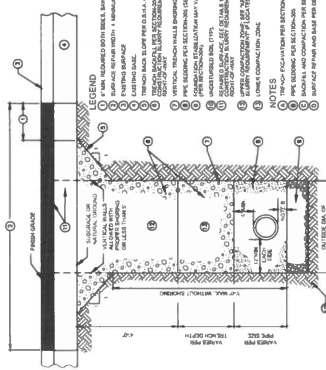
DRYWELL DETAIL (6' Ø)
 N.T.S.

NOTE:
 1. DRYWELL SHALL BE INSTALLED IN ACCORDANCE WITH IBC AND APPLICABLE LOCAL CODES.
 2. DRYWELL SHALL BE INSTALLED IN ACCORDANCE WITH IBC AND APPLICABLE LOCAL CODES.
 3. DRYWELL SHALL BE INSTALLED IN ACCORDANCE WITH IBC AND APPLICABLE LOCAL CODES.
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 9. DRYWELL SHALL BE INSTALLED IN ACCORDANCE WITH IBC AND APPLICABLE LOCAL CODES.
 10. DRYWELL SHALL BE INSTALLED IN ACCORDANCE WITH IBC AND APPLICABLE LOCAL CODES.



SEWER SERVICE CONNECTION DETAIL
 N.T.S.

NOTES:
 1. SEWER SERVICE CONNECTION SHALL BE INSTALLED IN ACCORDANCE WITH IBC AND APPLICABLE LOCAL CODES.
 2. SEWER SERVICE CONNECTION SHALL BE INSTALLED IN ACCORDANCE WITH IBC AND APPLICABLE LOCAL CODES.
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 10. SEWER SERVICE CONNECTION SHALL BE INSTALLED IN ACCORDANCE WITH IBC AND APPLICABLE LOCAL CODES.



TYPICAL TRENCH SECTION
 N.T.S.

LEGEND:
 1. 1" DIA. PE (POLYETHYLENE) PIPE
 2. 1" DIA. PE (POLYETHYLENE) PIPE
 3. 1" DIA. PE (POLYETHYLENE) PIPE
 4. 1" DIA. PE (POLYETHYLENE) PIPE
 5. 1" DIA. PE (POLYETHYLENE) PIPE
 6. 1" DIA. PE (POLYETHYLENE) PIPE
 7. 1" DIA. PE (POLYETHYLENE) PIPE
 8. 1" DIA. PE (POLYETHYLENE) PIPE
 9. 1" DIA. PE (POLYETHYLENE) PIPE
 10. 1" DIA. PE (POLYETHYLENE) PIPE
 11. 1" DIA. PE (POLYETHYLENE) PIPE
 12. 1" DIA. PE (POLYETHYLENE) PIPE
 13. 1" DIA. PE (POLYETHYLENE) PIPE
 14. 1" DIA. PE (POLYETHYLENE) PIPE
 15. 1" DIA. PE (POLYETHYLENE) PIPE

KETCHIKAN PUBLIC CONSTRUCTION SLURRY REQUIREMENT
 THE KETCHIKAN PUBLIC CONSTRUCTION SLURRY REQUIREMENT IS AS FOLLOWS:
 1. ALL NEW CONSTRUCTION SHALL BE INSTALLED IN ACCORDANCE WITH THE KETCHIKAN PUBLIC CONSTRUCTION SLURRY REQUIREMENT.
 2. ALL NEW CONSTRUCTION SHALL BE INSTALLED IN ACCORDANCE WITH THE KETCHIKAN PUBLIC CONSTRUCTION SLURRY REQUIREMENT.
 3. ALL NEW CONSTRUCTION SHALL BE INSTALLED IN ACCORDANCE WITH THE KETCHIKAN PUBLIC CONSTRUCTION SLURRY REQUIREMENT.
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 9. ALL NEW CONSTRUCTION SHALL BE INSTALLED IN ACCORDANCE WITH THE KETCHIKAN PUBLIC CONSTRUCTION SLURRY REQUIREMENT.
 10. ALL NEW CONSTRUCTION SHALL BE INSTALLED IN ACCORDANCE WITH THE KETCHIKAN PUBLIC CONSTRUCTION SLURRY REQUIREMENT.

<p>RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:</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)

**AMENDED SAPP TOWNHOMES
PHASED TOWNHOUSE SUBDIVISION AGREEMENT (AGREEMENT #22812A)**

THIS PHASED TOWNHOUSE SUBDIVISION AGREEMENT (“Agreement”) is made and entered into as of the __ day of _____ 2024, by and between the City of Ketchum, an Idaho municipal corporation (“City”) and Sapp Family Holdings, LLC, owner of real property (“Owner”).

RECITALS

WHEREAS, Owner owns certain real property located at 780 N 4th Ave, Ketchum, Idaho legally described as Lot 5 and N ½ of Lot 6, Block 72, Ketchum Townsite, according to the official plat recorded under Instrument Number 302967, 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; and

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; and

WHEREAS, A Phased Townhouse Subdivision Agreement (#22812) was executed between City and Owner and recorded under Instrument #697753 in the office of the County Recorder of Blaine County, ID; and

WHEREAS, the townhouse unit on Sublot 1 had been under construction and Owner has requested a final inspection on the townhouse unit. All improvements related to the construction of Sublot 1 have been completed, however, due to changes in the phasing and schedule of Sublot 2 those improvements related to Sublot 2 have not been completed; and

WHEREAS, Owner has requested to amend the terms of the Phased Townhouse Subdivision Agreement to allow for construction of the remaining improvements to be completed with construction of Sublot 2; and

WHEREAS, City agrees to defer certain improvements for completion with Sublot 2 to allow for an efficient and cost effective approach to completion of the development.

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 N 4th Ave and 8th Streets 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 on N 4th Ave and 8th Streets 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.

2. Construction and Completion Schedule.

A. A building permit for the townhouse unit on Sublot 2 shall be filed and all fees paid no later than December 31, 2024.

B. The townhouse unit on Sublot 2 shall be completed no later than three years from the date of issuance of a building permit, as evidenced by issuance of a Certificate of Occupancy for the townhouse unit.

C. Prior to obtaining a Certificate of Occupancy for the townhouse unit on Sublot 2, the following improvements as generally depicted on Exhibit B shall be completed and/or extended to each Sublot:

(1) All hardscape pathways and access points for adequate and safe egress from the unit; and

(2) 8th 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

(3) Alley surfacing and drainage improvements; and

(4) Water and sewer mains and services serving Sublot 2; and

D. Prior to obtaining a Certificate of Occupancy for the townhouse unit on Sublot 2, 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 in accordance with KMC 16.04.080.D.1 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 Sapp 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”:

CITY OF KETCHUM,
an Idaho municipal corporation

“OWNER”:

Sapp Family Holdings, LLC

By: _____
Neil Bradshaw, Mayor

By: _____
Print: _____
Member

ATTEST:

Trent Donat, City Clerk

ACKNOWLEDGEMENT FOR OWNER

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, 2024, before me, a Notary Public in and for said State, personally appeared _____, known to me to be the owner of certain real property at 780 N 4th Ave, 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.

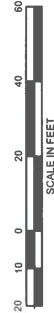
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at _____
My Commission Expires _____

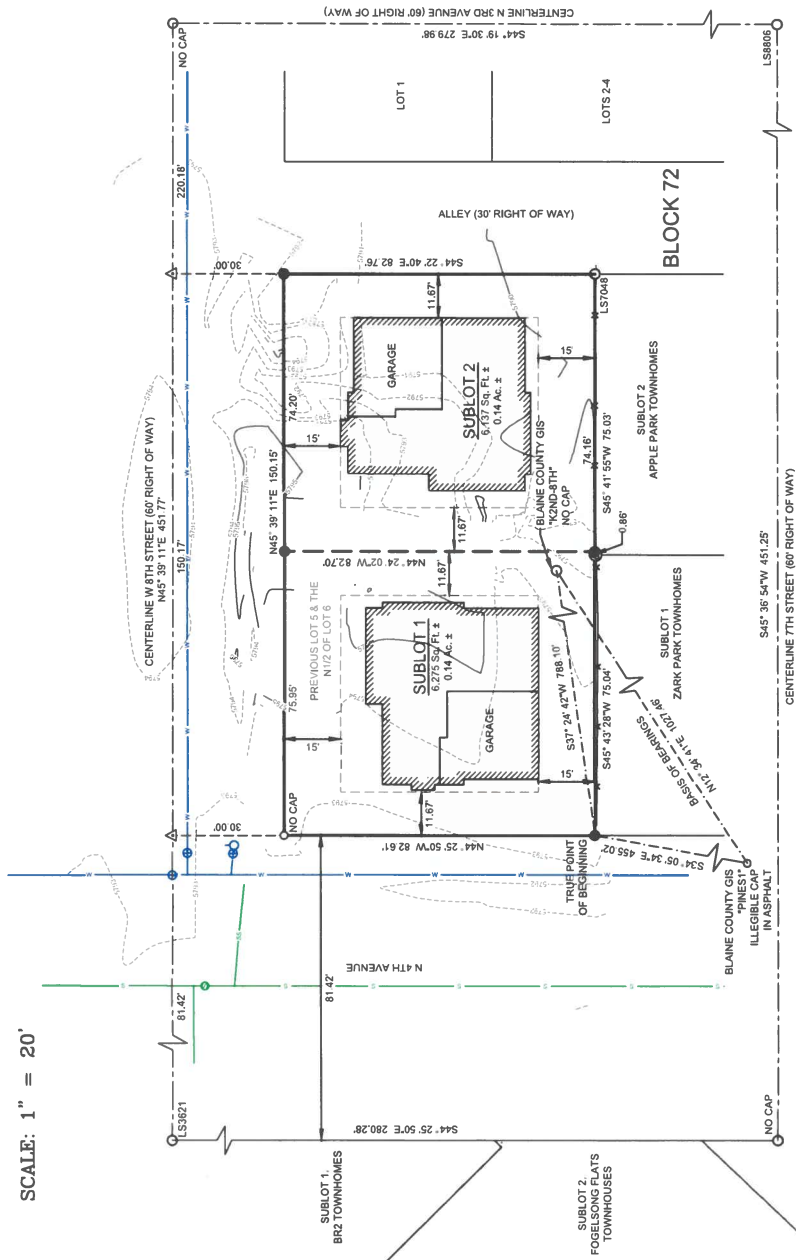
A PLAT SHOWING

SAPP TOWNHOMES

WHERE IN LOT 5 & THE N1/2 OF LOT 6, BLOCK 72, IS SUBDIVIDED INTO TOWNHOME SUBLOTS 1 & 2 AS SHOWN HEREON
 LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 JULY 2022



SCALE: 1" = 20'



LEGEND

- Property Line
- Proposed Lot Line
- Adjacent Lot Line
- Centerline of Right of Way
- Fence Line
- Survey Tie Line
- GIS Tie Line
- Building Setback, Width as Shown
- Water Main Line
- Sewer Main Line
- Sewer Service Line
- 5' Contour Interval
- 1' Contour Interval
- Proposed Building
- Found Aluminum Cap on 5/8" Rebar by LS432
- Found 5/8" Rebar
- Found 1/2" Rebar
- Set 5/8" Rebar, P.L.S. 16670
- Calculated Point, Nothing Set
- Manhole
- Water Valve
- Fire Hydrant

SURVEY NARRATIVE & NOTES

1. The purpose of this survey is to show the monuments found and set during the boundary re-creation of Lot 5 & the N1/2 of Lot 6, Block 72, Ketchum Township and Blaine County, Idaho. The survey was conducted on July 20, 2022. The boundary shown is based on found monuments and lot corner monuments and the Official Map of the Village of Ketchum, Instrument No. 302887, records of Blaine County, Idaho. All found monuments have been accepted. Additional documents used in the course of this survey are: Survey of the Blaine County GIS, Instrument Number 440458, the Plat showing Apple Park Townhomes, Instrument Number 683014, the Plat showing Zark Park Subdivision, Instrument Number 348073, and the Plat showing Apple Park Subdivision, Instrument Number 35988. All records of Blaine County, Idaho.
2. The distances shown are measured. Refer to the above referenced documents for previous record data.
3. Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to obtain a Title Policy and determine whether it should be included. If the client desires this information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.
4. Unless otherwise shown hereon, this survey does not purport to reflect any of the following which may be applicable to subject real property: natural hazards, encroachments, wetlands, easements, building setbacks, restrictive covenants, subdivision restrictions, zoning or any other land-use regulations.
5. All utilities shall be installed underground.
6. All townhome (with) owners shall have mutual reciprocal easements for existing and future water, cable tv, sewage, telephone, natural gas and electrical lines over, under, and across their townhouses and setbacks for the repair, maintenance, and replacement thereof.
7. Garage space shall not be converted to living space or used other than parking of vehicles and household storage.
8. The townhome setbacks shown hereon are considered as one (1) level lot coverage requirements and other bulk regulations per the City of Ketchum ordinances apply to the subtitle as one parcel.
9. The owner/individual is Sapp Family Holdings LLC, 1100 Bellevue Way, NE Suite 8A, Box 551, Bellevue, Washington 98004. The surveyor/representative is Mark Phillips, Galena Engineering, Inc., 317 N. River St., Hailey, ID 83433.
10. The current zoning is GR-L. Refer to the City of Ketchum Zoning Ordinance for specific information about this zone.



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

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

South Central Public Health District

Date

SAPP TOWNHOMES
 GALENA ENGINEERING, INC.
 HAILEY, IDAHO
 SHEET 1 OF 2
 Job No. 8237-01

CERTIFICATE OF OWNERSHIP

This is to certify that the undersigned is the owner in fee simple of the following described parcel of land:
A parcel of land located within Section 13, T.4N., R.17E., B.M., City of Ketchum, Blaine County, Idaho, more particularly described as follows:

LOT 5 & THE N1/2 OF LOT 6, BLOCK 72, KETCHUM TOWNSITE

The easements indicated hereon are not dedicated to the public, but the right to use said easements is hereby reserved for the public utilities and for any other uses indicated hereon and no permanent structures are to be erected within the lines of said easements.

I do hereby certify that all lots in this plat will be eligible to receive water service from an existing water distribution system and that the existing water distribution system has agreed in writing to serve all of units shown within this plat.

It is the intent of the owner to hereby include said land in this plat.

Sapp Family Holdings, LLC, an Idaho Limited Liability Company
BY: Rueben Ortega, Registered Agent

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

On this _____ day of _____, 2022, before me, a Notary Public in and for said State, personally appeared Rueben Ortega, known or identified to me to be a Registered Agent of the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company 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 in and for said State
Residing in _____
My Commission Expires _____

PROJECT ENGINEER'S CERTIFICATE

I, the undersigned, project engineer for Sapp Townhomes, certify that the subdivision is in accordance with the City of Ketchum Subdivision standards.

Sean M Flynn, PE 12497, Galena Engineering, INC

SURVEYOR'S CERTIFICATE

I, Mark E. Phillips, a duly Licensed Professional Land Surveyor in the State of Idaho, do hereby certify that this plat is a true and accurate map of the land and points surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to Plats, Surveys, and Condominiums and the Corner Perpetuation and Filing Act, 55-1601 through 55-1612.



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

BLAINE COUNTY SURVEYOR'S APPROVAL

I, Sam Young, County Surveyor for Blaine County, Idaho, do hereby certify that I have checked the foregoing Plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating to Plats and Surveys.

Sam Young, P.L.S. 11577
Blaine County Surveyor

KETCHUM CITY COUNCIL CERTIFICATE

I, the undersigned, City Clerk, in and for the City of Ketchum, Blaine County, Idaho, do hereby certify that at a regular meeting of the City Council held on the _____ day of _____, 2022, this plat was duly accepted and approved.

Tara Fenwick, City Clerk, City of Ketchum

KETCHUM CITY ENGINEER CERTIFICATE

I, the undersigned, City Engineer in and for the City of Ketchum, Blaine County, Idaho, do hereby approve this plat on this _____ day of _____, 2022, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

Sherri Newland, City Engineer, City of Ketchum

KETCHUM CITY PLANNER CERTIFICATE

I, the undersigned, Planner in and for the City of Ketchum, Blaine County, Idaho, do hereby approve this plat on this _____ day of _____, 2022, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

Morgan Landers, City of Ketchum

BLAINE COUNTY TREASURER'S APPROVAL

I, the undersigned County Treasurer in and for Blaine County, State of Idaho per the requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

Blaine County Treasurer _____ Date _____

BLAINE COUNTY RECORDER'S CERTIFICATE

SAPP TOWNHOMES
GALENA ENGINEERING, INC.
HAILEY, IDAHO
SHEET 2 OF 2
Job No. 8237-01

