



City of Ketchum

June 21, 2021

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to approve a new driveway exceeding 10% grade at 220 Lava Street.

Recommendation and Summary

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

"I move to approve the driveway concept at 220 Lava Street."

The reasons for the recommendation are as follows:

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

Introduction and History

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

Analysis

The applicant is proposing a new driveway with slopes ranging from 2.24% to 17.74%, traversing 25% slopes to provide access to their new home. Due to the steep slopes, snowmelting of the entire driveway is necessitated for safety and access.

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

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

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

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

Financial Impact

There is no financial impact to the City.

Attachments:

Driveway Design Drawings

Design Exception Request

BIDDLE RESIDENCE

220 LAVA ST. KETCHUM, ID



SHEET INDEX

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PROJECT INFORMATION

OWNER
LESLIE AND GEORGE BIDDLE

PROJECT ADDRESS
220 LAVA STREET KETCHUM, ID 83340
KETCHUM, ID 83340

LEGAL DESCRIPTION
LAVA STREET SUB AM LOT 1A BLK 1

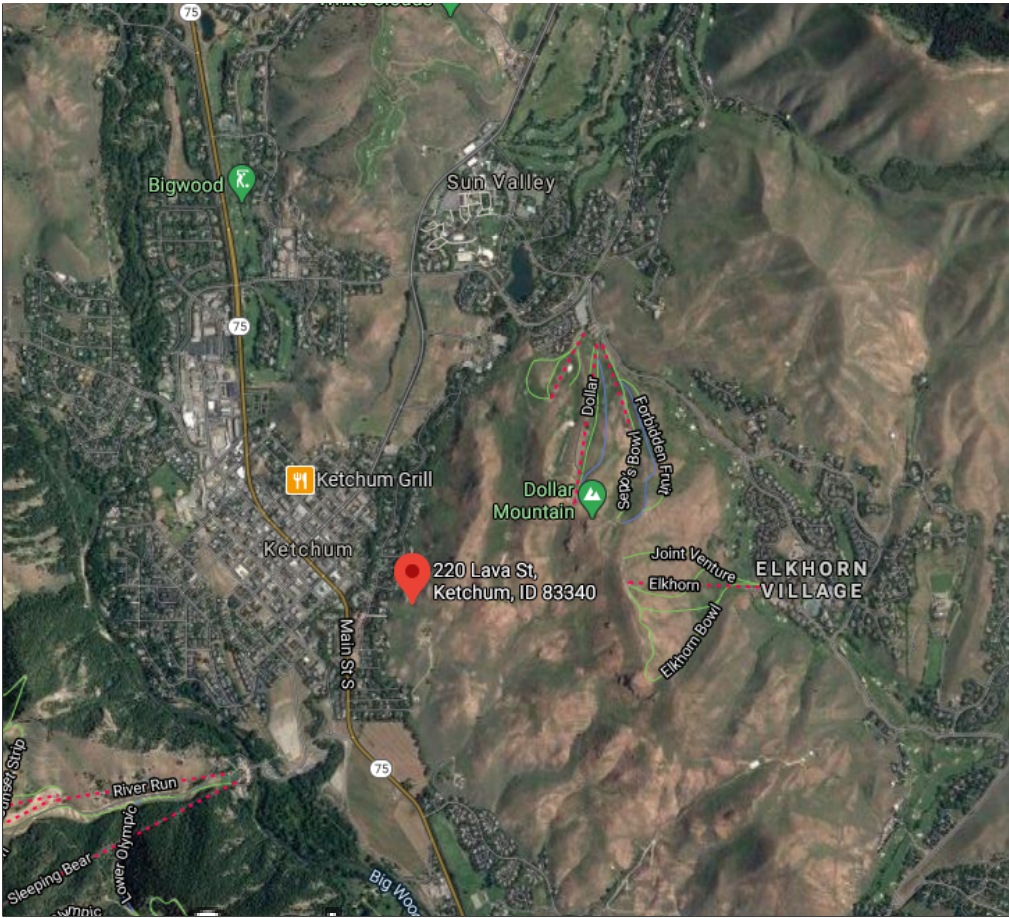
PARCEL NUMBER
RPK0473000001A

ARCHITECT OF RECORD
MCLAUGHLIN ARCHITECTS
100 S. LEADVILLE AVE.
KETCHUM, ID 83340

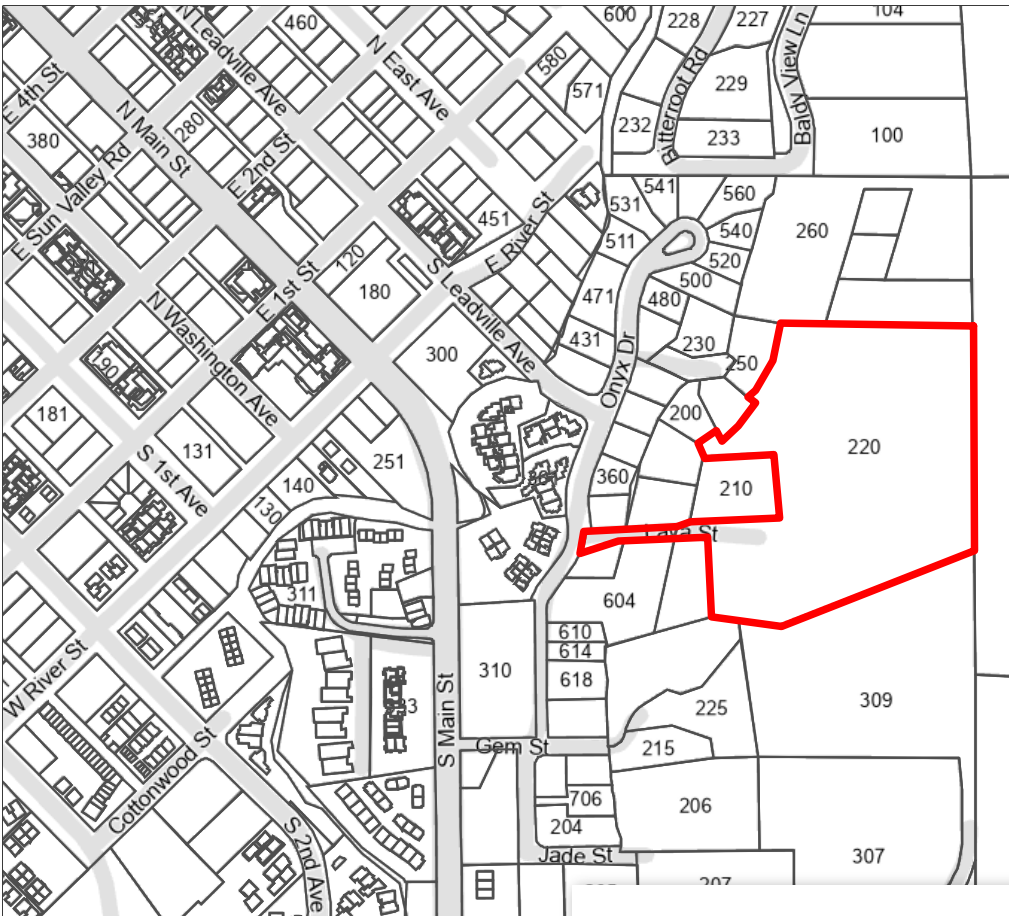
LANDSCAPE ARCHITECT
BYLA LANDSCAPE ARCHITECTS
323 LEWIS ST. | SUITE N.
KETCHUM, ID 83340
208-726-5907

CONTRACTOR/BUILDER
POSTER CONSTRUCTION
120 2ND AVE S
KETCHUM ID 83340

VICINITY MAP



SITE LOCATOR



BYLA
LANDSCAPE ARCHITECTS

323 Lewis St | Ketchum, ID
(208) 726-5907
www.byla.us

ISSUE:
B 4/8/2021
BUILDING PERMIT
REVISIONS:

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BYLA Landscape Architects



FOR BUILDING PERMIT
BIDDLE RESIDENCE
220 LAVA ST. KETCHUM ID

FILENAME: **BIDDLE RES.vwx**
PROJECT MANAGER: **BY**
DRAWN BY: **JH**
ISSUE DATE: **4/8/2021**
PLOT DATE: **4/8/21 2:31:25**

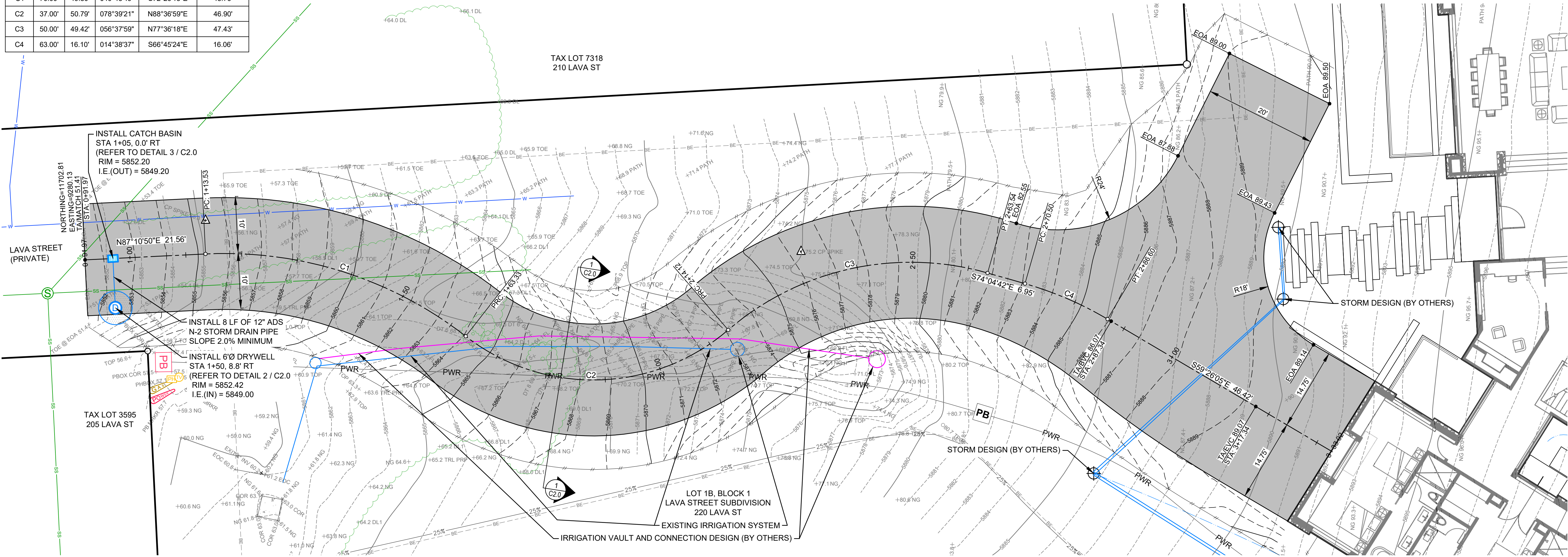
COVER

SHEET NO.

L1.0

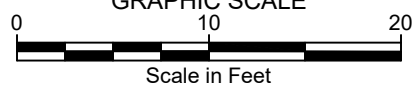
REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Galena Engineering, Inc.

Curve Table: Alignments					
Curve	Radius	Length	Delta	Chord Direction	Chord Length
C1	70.00'	49.80'	040°45'49"	S72°26'15"E	48.76'
C2	37.00'	50.79'	078°39'21"	N88°36'59"E	46.90'
C3	50.00'	49.42'	056°37'59"	N77°36'18"E	47.43'
C4	63.00'	16.10'	014°38'37"	S66°45'24"E	16.06'



NOTE

1. REFER TO LANDSCAPE DRAWINGS FOR COMPLETE TIE-IN OF DESIGN CONTOURS OUTSIDE WHAT IS SHOWN HEREON.



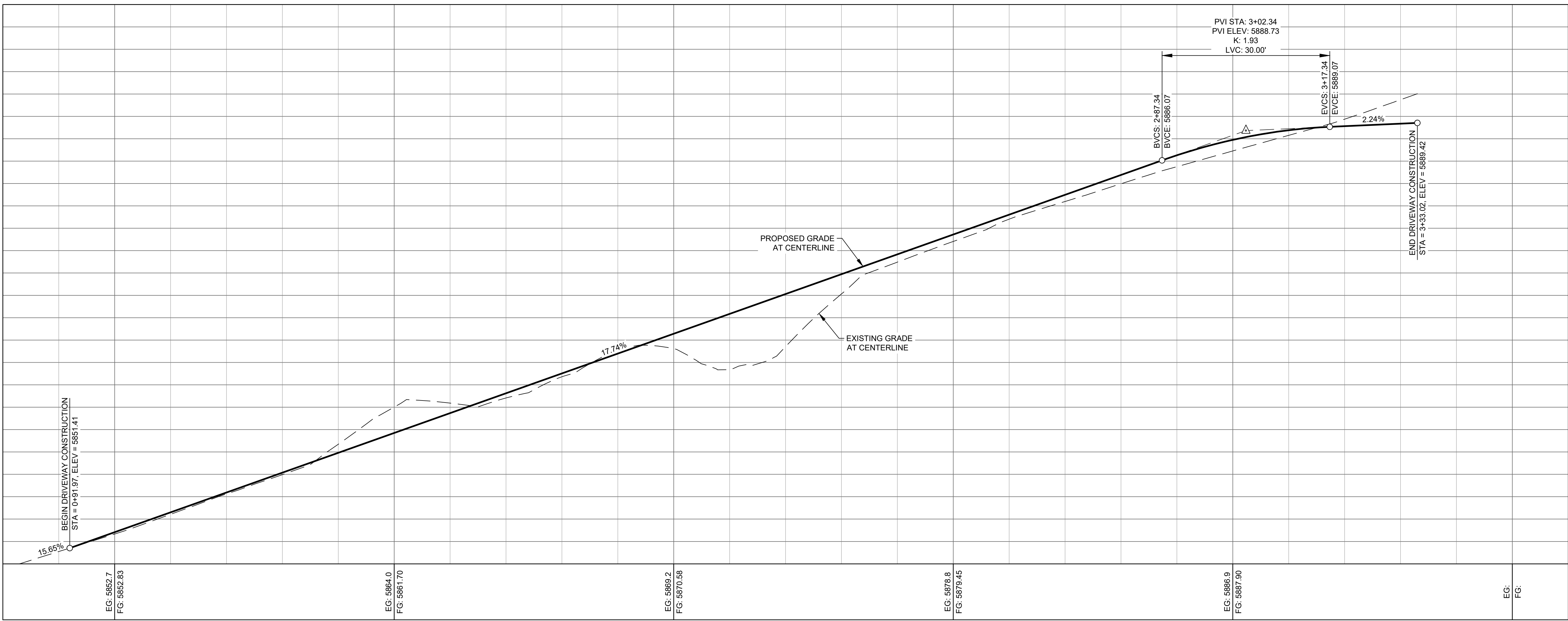
LEGEND

EXISTING ITEMS

- Property Line
- Adjoiner's Lot Line
- Centerline
- Building Envelope
- 25% Slope Line
- Found 5/8" Rebar
- Found 1/2" Rebar
- CNTRL = Survey Control
- 5' Contour Interval
- 1' Contour Interval
- Edge of Asphalt
- DL = Drip Line of Trees
- GMKR = Gas Marker
- TVBOX = Cable TV Riser
- PHBOX = Telephone Riser
- PB MRKR = Power Marker
- PBOX = Power Box
- Sewer Main
- SS = Sewer Service
- SMH = Sewer Manhole
- SCO = Sewer Cleanout
- WM = Water Main
- WS = Water Service
- FH = Fire Hydrant
- WV = Water Valve
- COR = Corner
- DAY = Daylight
- EOA = Edge of Asphalt
- EOC = Edge of Concrete
- FL = Flow Line
- INV = Invert
- NG = Natural Ground
- TOE = Toe of Slope
- TOP = Top of Slope
- TPOST = T-Post Fence Post

PROPOSED ITEMS

- 5' Contour Interval
- 1' Contour Interval
- Asphalt
- Catch Basin
- Drywell
- PC = Point of Curve
- PRC = Point of Reverse Curve
- PT = Point of Tangent
- Ta = Top Of Asphalt
- Power Buried
- Power Box
- Approximate Limits of Disturbance



DRIVEWAY PROFILE
SCALE: 1"=10' H; 1"=5' V

DRIVEWAY PLAN AND PROFILE AND DRAINAGE SHEET
AM LOT 1A, BLK 1, LAVA STREET SUBDIVISION
220 LAVA ST

LOCATED WITHIN SECTION 18, T.24N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PROJECT INFORMATION
Prepared by: 6033-022-04ng Construction: 030302, Cw: 2021-05-01, dwg: 0501021, 3:56:54 PM



DESIGNED BY
DRAWN BY
SMF
CHECKED BY

GALENA
ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Hailey, Idaho 83333
(208) 768-1705
email: galena@galena-engineering.com

PURPOSE: ISSUE FOR REVIEW		REVISIONS	
NO	DATE	BY	

PROJECT: BIDDLE RESIDENCE
220 Lava St, Ketchum, ID

DATE: 6.7.2021

SUBJECT: BIDDLE DRIVEWAY OVERVIEW 220 Lava St.

Dear Sherri,

Attached you will find a review of the driveway information as requested.

Please contact me if you have any questions.

Thank you,

Ben Young

208.720.0215

ben@byla.us

**CITY OF KETCHUM
DESIGN STANDARD EXCEPTION REQUEST**

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

RE: 220 Lava St. - Driveway Grade Design Exception Request

The following is a request for design standard exception;

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

The request is to have a driveway steeper than allowed standard.

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

The lot is a hillside lot with a narrow "neck" that connects to Lava Street. This narrow neck of the lot and the natural slope of the parcel limit a driveway to a pitch that is steeper than the standard.

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

There are no modifications that will affect public safety. An existing trail easement traverses the property. The trail is routed away from the private driveway as soon as possible given the narrow neck of the lot.

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

The modifications will have no effect on public roads. The private driveway will be snowmelted.

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

Any driveway constructed will be private and will not financially affect the city. Meeting the standard may not be possible given the terrain of the parcel. The visual cost would be even significant, especially considering the hillside/ scenic nature of the site and the overlay district intent.

Other comments: [Provide any additional relevant information]

As mentioned above the entire site would need to be altered (destroyed) in order to meet the standard. This would obliterate any sense of preservation of the hillside and the large retaining walls needed would pose a potential hazard to the adjacent hiking trail.

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

Name: Ben Young

Applicant/Firm BYLA

Please submit the completed request electronically to:

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

For City use only

Request is:

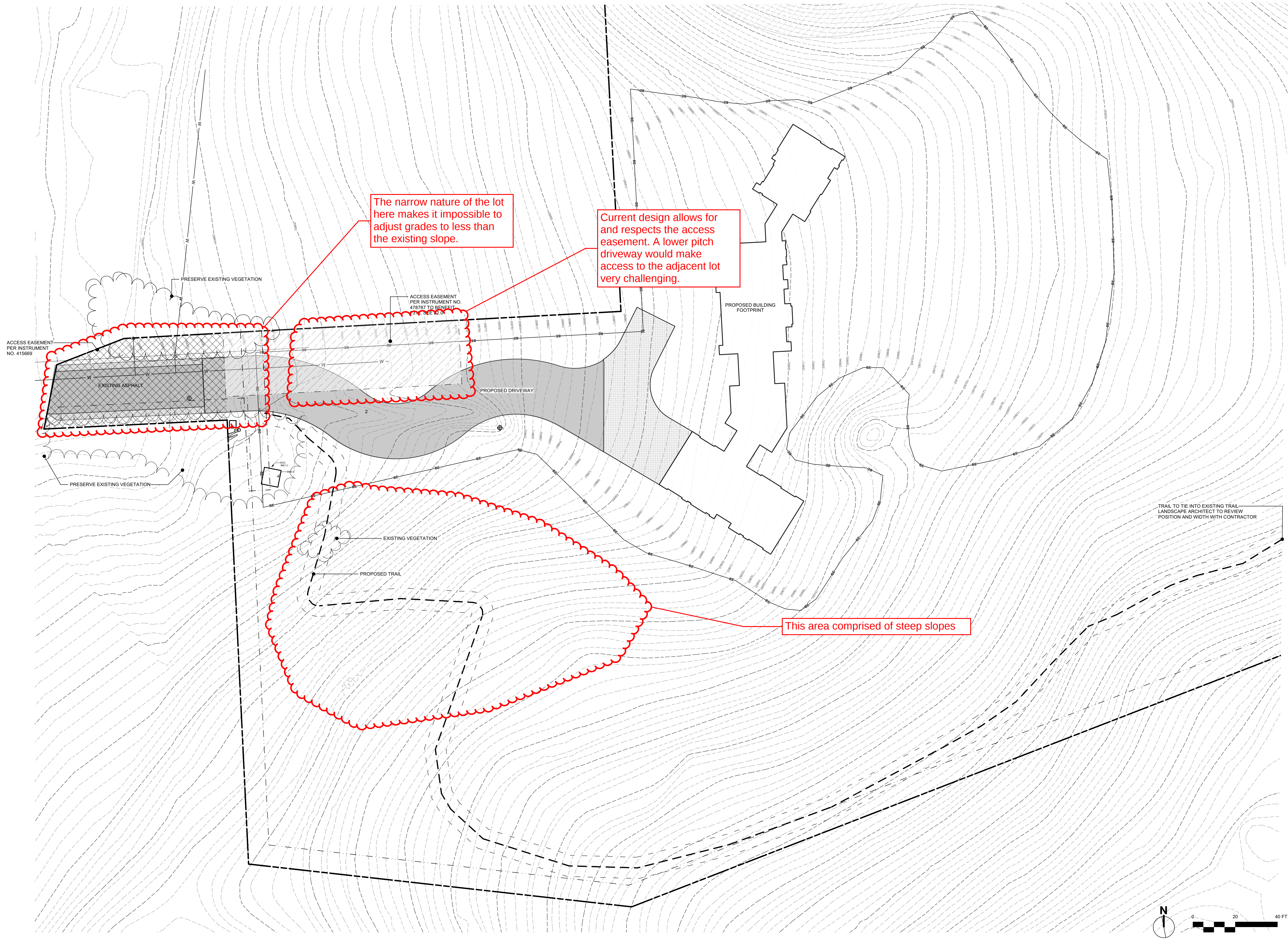
- ☐ Approved
☐ Approved with conditions (see below)
☐ Denied

City decision/conditions

City Engineer's Signature

Date

C:\Users\humb\Documents\BYLA\Drawings\2021\Biddle\Biddle_220_Lava_St_Ketchum_ID.dwg 6/7/2021 3:46:48



FOR BUILDING PERMIT

BIDDLE RESIDENCE

220 LAVA ST. KETCHUM ID

21 04-09
FILENAME: BIDDLE_Building
PROJECT MANAGER: Permit Set.vg
DRAWN BY: JH
ISSUE DATE: 6/7/2021
PLOT DATE: 6/4/21 3:46:48

**DRIVEWAY
OVERVIEW**

SHEET NO.

D-1