



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: 06/26/23 Staff Member/Dept: Adam Crutcher, Associate Planner
Planning and Building Department

Agenda Item: Recommendation to review and approve the Subdivision Final Plat for 131 Topaz St, Adopt the Findings of Fact, approve Security Agreement #22866 for Right-of-Way and Utility Improvements, and approve Right-of-Way Encroachment Agreement #22867 for the placement of a paver driveway in the public right-of-way.

Recommended Motion:

I move to approve the 131 Topaz Final Plat, adopt the Findings of Fact, Conclusions of Law, and Decision, approve Security Agreement #22866 for Right-of-Way and Utility Improvements, and approve Right-of-Way Encroachment Agreement #22867 for the placement of a paver driveway in the public right-of-way.

Reasons for Recommendation:

- The request meets all applicable standards for Final Plats contained in Ketchum Municipal Code (KMC) Subdivision (Title 16) regulations.
- The subdivision preliminary plat application for this project was reviewed and approved by the Planning & Zoning Commission on May 10, 2022 and the Ketchum City Council on May 23, 2022.
- The proposed final plat meets all the requirements of the preliminary plat approval, including conformance with all conditions of approval of the preliminary plat.
- All city departments have reviewed the proposal and have no issue with the proposed subdivision, security agreement, or right-of-way encroachment agreement.

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

Sustainability Impact:

None OR state impact here: Approval of the final plat does not limit the ability of the city to reach the goals of the Ketchum Sustainability Action Plan – 2020.

Financial Impact:

| | |
|--|------|
| None OR Adequate funds exist in account: | None |
|--|------|

Attachments:

| |
|---|
| 1. Application and Supporting Materials |
| 2. Final Plat |
| 3. Draft Findings of Fact, Conclusions of Law, and Decision |
| 4. Security Agreement |
| 5. Right-of-Way Encroachment Agreement |



**City of Ketchum
Planning & Building**

| OFFICIAL USE ONLY | |
|--------------------|-------------|
| Application Number | 192-049 |
| Date Received | 7/21/22 |
| By: | S. McCallen |
| Fee Paid | \$750.00 |
| Approved Date: | |
| By: | |

**Final Plat
Subdivision Application**

Submit completed application and payment to the Planning and Building Department, PO Box 2315, Ketchum, ID 83340 or hand deliver to Ketchum City Hall, 480 East Ave. N., Ketchum. If you have questions, please contact the Planning and Building Department at (208) 726-7801. To view the Development Standards, visit the City website at: www.ketchumidaho.org and click on Municipal Code.


| APPLICANT INFORMATION | | | |
|---|--|------------------------------|------------------------------------|
| Name of Proposed Subdivision: Replat of Lot 1, Gem Street Subdivision | | | |
| Owner of Record: Christopher C. Brown | | | |
| Address of Owner: 287 Hylalite View Dr., Bozeman, MT 59718 | | | |
| Representative of Owner: Sean Flynn / Galena Engineering | | | |
| Legal Description: Lot 1, Block 1, Gem Street Subdivision | | | |
| Street Address: 131 Topaz Street | | | |
| SUBDIVISION INFORMATION | | | |
| Number of Lots/Parcels: 2 | | | |
| Total Land Area: 18,851 Sq. Ft. | | | |
| Current Zoning District: LR | | | |
| Proposed Zoning District: LR | | | |
| Overlay District: None | | | |
| TYPE OF SUBDIVISION | | | |
| Condominium <input type="checkbox"/> | Land <input checked="" type="checkbox"/> | PUD <input type="checkbox"/> | Townhouse <input type="checkbox"/> |
| Adjacent land in same ownership in acres or square feet: | | | |
| Easements to be dedicated on the final plat: Snow storage and public utility easement | | | |
| Briefly describe the improvements to be installed prior to final plat approval: Widening of asphalt in Emerald St, water and sewer services to Lot 2 | | | |
| 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. | | | |

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.

Sean Flynn Sean Flynn / Galena Engineering 06 / 09 / 2022

Applicant Signature Date

Sun Valley Title

 A TitleOne Company

Order Number: 21406768

Warranty Deed

For value received,

**Fritz Xavier Haemmerle, a married man, as his sole and separate property, fifty percent (50%) interest and
Reli Louise Haemmerle, an unmarried woman, fifty percent (50%) interest**

the grantor, does hereby grant, bargain, sell, and convey unto

Christopher C. Brown, a married man, as sole and separate property

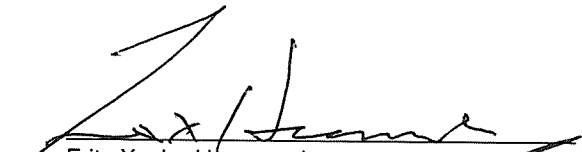
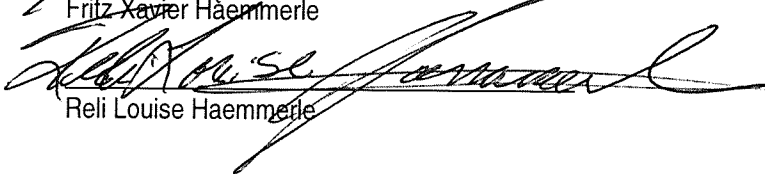
whose current address is 287 Hyalite View Dr Bozeman, MT 59718

the grantee, the following described premises, in Blaine County, Idaho, to wit:

Lot 1, Block 1 of GEM STREET SUBDIVISION, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 675967, records of Blaine County, Idaho.

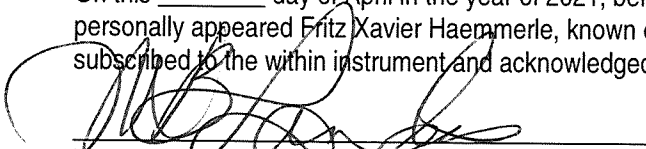
To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: March 27, 2021


Fritz Xavier Haemmerle

Reli Louise Haemmerle

State of Idaho, County of Blaine, ss.

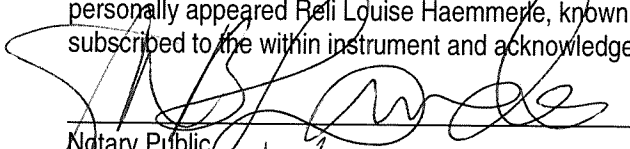
On this 1st day of April in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Fritz Xavier Haemmerle, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.


Notary Public
Residing In: Hailey
My Commission Expires: 09/25/2026
(seal)



State of Idaho, County of Blaine, ss.

On this 31st day of March in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Reli Louise Haemmerle, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.


Notary Public
Residing In: Hailey
My Commission Expires: 09/25/2026
(seal)





Sun Valley Title
Authorized Agent for:
Title Resources Guaranty Company

SCHEDULE A

Name and Address of Title Insurance Company: Title Resources Guaranty Company
8111 LBJ Freeway, Ste. 1200
Dallas, TX 75251

File Number: 21406768

Policy Number: 2470-O-21406768

Date of Policy: April 2, 2021 at 8:52AM

Amount of Insurance: \$1,695,000.00

Premium: \$4,445.00

Property Address Reference: 131 Topaz St, Ketchum, ID 83340

1. **Name of Insured:**
Christopher C. Brown
2. **The estate or interest in the land that is insured by this policy is:**
Fee Simple
3. **Title is vested in:**
Christopher C. Brown, a married man, as sole and separate property
4. **The Land referred to in this policy is described as follows:**
See Attached Schedule C

Sun Valley Title
By:

Nick Busdon, Authorized Signatory

SCHEDULE B
Exceptions from Coverage

File Number: 21406768
Policy Number: 2470-O-21406768

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. Rights or claims of parties in possession not shown by the public records.
2. 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, and that is not shown by the Public Records.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by 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 to title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Taxes or special 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. Proceedings by a public agency which may result in taxes or assessments, or notices to such proceedings whether or not shown by the records of such agency, or by the public records.
7. Taxes, including any assessments collected therewith, for the year 2021.
8. Water and sewer charges, if any, for the City of Ketchum. Paid Current.
9. Easements, reservations, restrictions, and dedications as shown on the official plat of Shelby Dukes Line Shift.
10. Easements, reservations, restrictions, and dedications as shown on the official plat of Gem Street Subdivision.
11. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded June 9, 1934 as Instrument No. [71042](#).
12. Right of way for ditches, tunnels, telephone, and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.
13. Terms, conditions, easements and, obligations, if any, contained in a Well Agreement.
Recorded: February 21, 1990
Instrument No: [316687](#)
14. All matters, and any rights, easements, interests or claims as disclosed by a Record of Survey recorded June 8, 2018 as Instrument No. [652396](#).
15. Terms and provisions contained in an Indemnity Agreement by and between Fritz X. Haemmerle and Reli L. Haemmerle and the City of Ketchum.
Recorded: November 20, 2020
Instrument No.: [675966](#)

File Number: 21406768
Policy Number: 2470-O-21406768

ALTA Owner's Policy (6/17/06)

SCHEDULE C
Legal Description

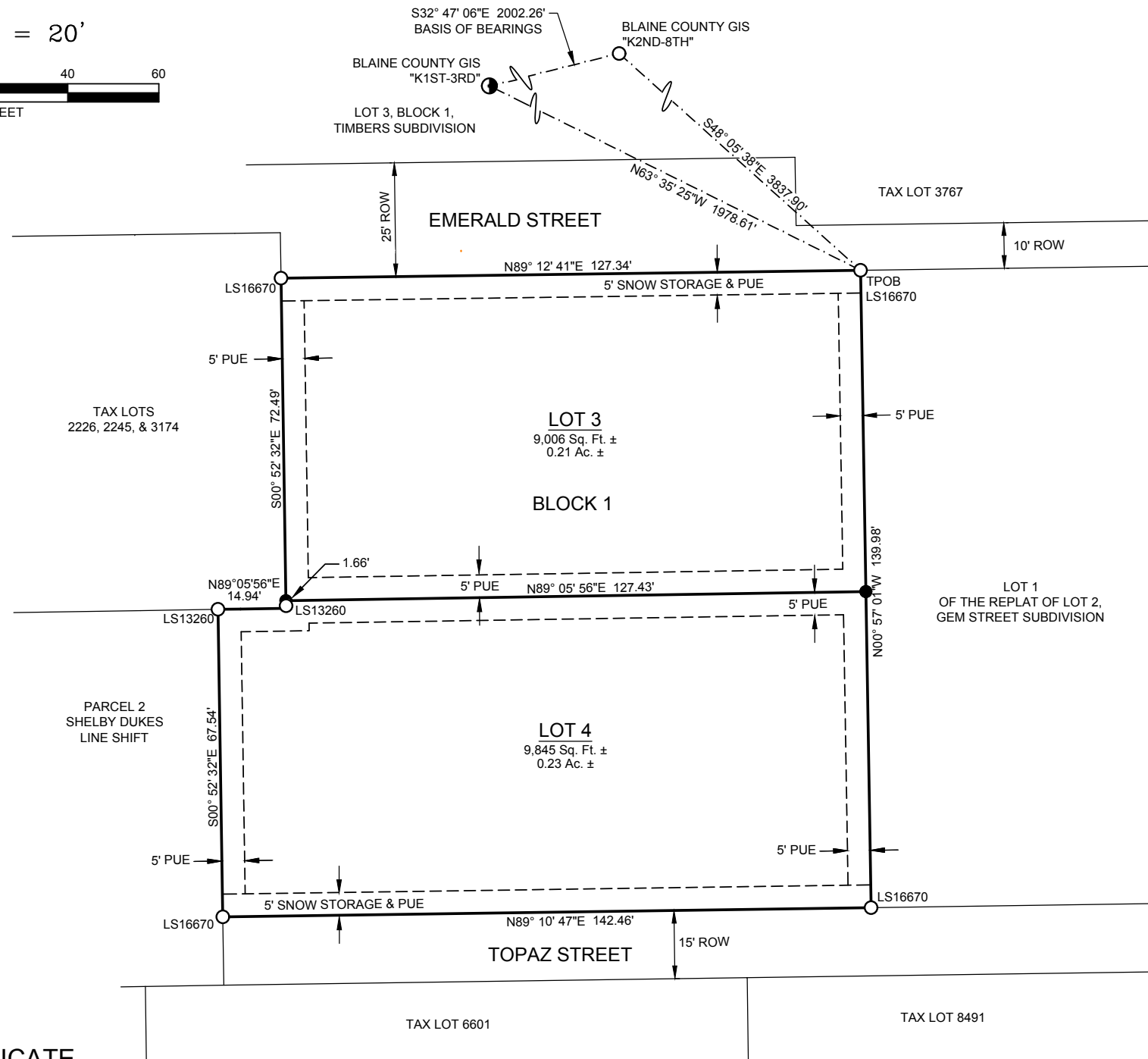
Lot 1, Block 1 of GEM STREET SUBDIVISION, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 675967, records of Blaine County, Idaho.

A PLAT SHOWING
GEM STREET SUBDIVISION: LOTS 3 & 4
 WHEREIN LOT 1, BLOCK 1, GEM STREET SUBDIVISION IS SUBDIVIDED AS SHOWN HEREON
 LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

JUNE 2023



SCALE: 1" = 20'



LEGEND

- Property Line
- - - Adjoiner's Lot Line
- - - Easement, Type & Width as Shown
- - - GIS Tie Line
- Found Aluminum Cap on 5/8" Rebar
- Found 5/8" Rebar, as noted
- Found 1/2" Rebar, as noted
- Set 5/8" Rebar, P.L.S. 16670
- PUE Public Utility Easement

SURVEY NARRATIVE & NOTES

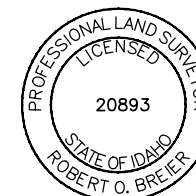
1. The purpose of this plat is to create Lots 3 & 4 within Lot 1, Block 1, Gem Street Subdivision. The boundary shown is based on found monuments, and the plat of Gem Street Subdivision, Instrument Number 675967, records of Blaine County, Idaho. All found monuments have been accepted.
2. A 5' Public Utility Easement exists adjacent to all exterior lot lines and on either sides of all interior lot lines. All utilities to be installed underground.
3. Parking of cars and other vehicles is prohibited along Emerald and Topaz Street within the City Right of Way, or within any asphalted areas of the Streets.
4. A 5' snow storage easement, as shown hereon, is reserved for use by the City of Ketchum for the placement of snow removed from public rights-of-way.

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a certificate of disapproval.

Dated: _____

South Central Public Health District, REHS



GEM STREET SUB'D: LOTS 3 & 4
 GALENA - BENCHMARK ENGINEERING

Job No. 8170
 File: 8170 Final Plat - CURRENT
 SHEET 1 OF 2

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 18, T.4N., R.18E., B.M., City of Ketchum, Blaine County, Idaho, more particularly described as follows:

LOT 1, Block 1, GEM STREET SUBDIVISION, according to the official plat thereof, recorded as Instrument No. 675967, records of Blaine County, Idaho.

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 owners to hereby include said land in this plat.

Christopher C. Brown

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

On this ____ day of _____ 2023, before me, a Notary Public in and for said State, personally appeared Christopher C. Brown, known or identified 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 in and for said State
Residing in _____
My Commission Expires _____

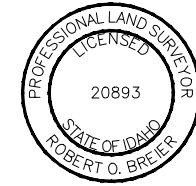
PROJECT ENGINEER'S CERTIFICATE

I, the undersigned, project engineer for a Replat of Lot 2 Gem Street Subdivision, certify that the subdivision is in accordance with the City of Ketchum Subdivision standards.

Matt Smithman, PE 21244, Galena Engineering, INC

SURVEYOR'S CERTIFICATE

This is to certify that I, Robert O. Breier, a duly Registered Professional Land Surveyor in the State of Idaho, do hereby certify that this is a true and accurate map of the land surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to Plats & Surveys.



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 _____, 2023, this plat was duly accepted and approved.

Trent Donat, City Planner

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 _____, 2023, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

Robyn Mattison, City Engineer

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 _____, 2023, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

Adam Crutcher, City Planner

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

GEM STREET SUB'D: LOTS 3 & 4
GALENA - BENCHMARK ENGINEERING

Job No. 8170
File: 8170 Final Plat - CURRENT
SHEET 2 OF 2



City of Ketchum
Planning & Building

IN RE:)
)
 131 Topaz Street) **KETCHUM CITY COUNCIL**
 Subdivision – Final Plat) **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND**
 Date: June 26, 2023) **DECISION**
)
 File Number: 22-049)

PROJECT: 131 Topaz Street Subdivision
 APPLICATION TYPE: Subdivision – Final Plat
 FILE NUMBER: P22-049
 REPRESENTATIVE: Cinda Lewis, Galena-Benchmark Engineering
 OWNER: Christopher Brown
 LOCATION: 131 Topaz (Lot 1, Block 1 – Gem Street Subdivision)
 ZONING: Limited Residential (LR)
 OVERLAY: None

RECORD OF PROCEEDINGS

The City of Ketchum received the application for the Subdivision Final Plat for the project on July 21, 2022. The application was deemed complete on June 9, 2023. City departments conducted a thorough review of the application.

BACKGROUND

The Applicant is proposing to subdivide Lot 1 of the Gem Street Subdivision, located at 131 Topaz Street (the “subject property”) into two lots (the “project”). The subject property is zoned Limited Residential (LR) and is currently vacant. The project proposes to create a 9006 square foot lot fronting Emerald St and a 9,845 square foot lot fronting Topaz St. The subdivision preliminary plat for the project was reviewed and approved by the Planning and Zoning Commission on May 10, 2022 and the City Council on May 23, 2022.

FINDINGS OF FACT

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

FINDINGS REGARDING CONFORMANCE WITH THE PRELIMINARY PLAN

The subdivision preliminary plat was approved by the Ketchum City Council on May 23, 2022 with four conditions of approval. Below is an overview of the conditions and how the project is in conformance with each:

Condition #1: Prior to construction of required improvements, construction plans for proposed improvements to Emerald Street shall be reviewed and approved by the City Engineer.

- The applicant submitted construction plans and an estimate for the cost of construction with the application materials received for the application. The City Engineer approved the plans and cost estimate for the Right-of-Way improvements on May 15, 2023.

Condition #2: All fences located within snow storage easements must either be relocated or removed entirely and verified by a member of the City of Ketchum Planning staff, prior to approval of the Final Plat.

- As of the date of these findings, all fences have been removed.

Condition #3 - All right-of-way improvements shall be completed and accepted by the City of Ketchum City Engineer prior to approval of the Final Plat.

- Due to current weather, the owner is not able to construct the right-of-way improvements at this time. KMC Section 16.04.040.C - Performance Bond, allows the City Council to approve a Security Agreement stipulating the timing of required improvements in situations like this. The regulation requires the Owner to provide a performance bond to the City in the amount of 150% of the construction cost estimate. A Security Agreement was approved by City Council on April 4, 2022. The agreement outlines the required improvements, timing for completion, process for acceptance, and release of the performance bond. If the work is not completed by the date of the agreement, the city may elect to use the funds and complete the work according to the agreement. The Owner has a designated contractor for the work and a bid for the work showing completion of the project no later than May 23, 2024. This is an acceptable timeframe for the work provided it will be completed prior to winter 2022, when the improvements are most critical.

Condition #6 - 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.

- The Final Plat is being brought forward approximately 13 months following preliminary plat approval. The Final Plat will need to be recorded by May 23, 2024 to meet the above mentioned condition.

FINDINGS REGARDING FINAL PLAT SUBDIVISION REQUIREMENTS

| Final Plat Requirements | | | | |
|-------------------------------------|--------------------------|--------------------------|-----------------|--|
| Compliant | | | City Code | City Standards |
| Yes | No | N/A | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.04.030.K.1 | Point of beginning of subdivision description tied to at least two governmental survey corners, or in lieu of government survey corners, to monuments recognized by the City Engineer. |
| | | | <i>Findings</i> | The City Engineer verified that the final plat includes this element, as shown on Sheet 1 of the Final Plat. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.04.030.K.2 | Location and description of monuments. |
| | | | <i>Findings</i> | The City Engineer verified that the final plat includes this element, as shown on Sheet 1 of the Final Plat. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.04.030.K.3 | Tract boundary lines, property lines, lot lines, street right-of-way lines and centerlines, other rights-of-way and easement lines, building envelopes as required on the preliminary plat, lot area of each lot, boundaries of floodplain and floodway and avalanche district, all with bearings, accurate dimensions in feet and decimals, in degrees and minutes and radii, arcs, central angles, tangents and chord lengths of all curves to the above accuracy. |

| | | | | |
|-------------------------------------|--------------------------|-------------------------------------|-----------------|--|
| | | | <i>Findings</i> | As shown on Sheet 1, all elements of the final plat are included. The final plat also shows all required easements for snow storage, turnaround access, planting strip, and utilities. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.04.030.K.4 | Names and locations of all adjoining subdivisions. |
| | | | <i>Findings</i> | As shown on Sheet 1, the property is adjacent to the Gem Street Subdivision, and multiple tax lots. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.04.030.K.5 | Name and right-of-way width of each street and other public rights-of-way. |
| | | | <i>Findings</i> | As shown on Sheet 1, rights-of-way and widths are shown for Emerald and Topaz Streets. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.04.030.K.6 | Location, dimension and purpose of all easements, public or private. |
| | | | <i>Findings</i> | As shown on Sheet 1, all easements are outlined and dimensioned. The plat notes on sheet 1 outline the purpose of all the easements. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.04.030.K.7 | The blocks numbered consecutively throughout each block. |
| | | | <i>Findings</i> | As shown on Sheet 1, there is only one block for the subdivision which is identified in the legal description. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.04.030.K.8 | The outline of any property, other than a street, alley or easement, which is offered for dedication to public use, fully dimensioned by distances and bearings with the area marked "Dedicated to the City of Ketchum for Public Use", together with any other descriptive language with regard to the precise nature of the use of the land so dedicated. |
| | | | <i>Findings</i> | N/A - No other dedications are proposed other than the snow storage easement and turnaround easement. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.04.030.K.9 | The title, which shall include the name of the subdivision, the name of the City, if appropriate, county and state, and the location and description of the subdivision referenced to section, township, range. |
| | | | <i>Findings</i> | As shown on Sheet 1, the title of the final plat includes all required information. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.04.030.K.10 | Scale, north arrow and date. |
| | | | <i>Findings</i> | The scale, north arrow, and date are included on Sheet 1 of the final plat. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.04.030.K.11 | Location, width, and names of all existing or dedicated streets and other public ways within or adjacent to the proposed subdivision. |
| | | | <i>Findings</i> | The final plat designates Emerald Street and Topaz Street, which are the only existing streets. No additional streets are being created or dedicated. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.04.030.K.12 | A plat note provision referencing the County Recorder's instrument number where the condominium declaration(s) and/or articles of incorporation of homeowners' association governing the subdivision are recorded. |
| | | | <i>Findings</i> | N/A – this final plat does not include the creation of a condominium or any common area requiring declarations or articles of incorporation. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.04.030.K.13 | Certificate by registered engineer or surveyor preparing the map certifying to the accuracy of surveying plat. |
| | | | <i>Findings</i> | Sheet 2 of the final plat includes a Surveyor Certificate and a Project Engineer Certificate. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.04.030.K.14 | A current title report of all property contained within the plat shall be provided to the City and used, in part, as the basis for the dedication of easements and encumbrances on the property. |

| | | | | |
|-------------------------------------|--------------------------|-------------------------------------|-----------------|---|
| | | | <i>Findings</i> | The title report, prepared by Sun Valley Title and dated on April 2, 2021, was used in the preparation of the final plat. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.04.030.K.15 | Certification of owner(s) of record and all holders of security interest(s) of record with regard to such property. |
| | | | <i>Findings</i> | Sheet 2 of the final plat includes the current owner of record information. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.04.030.K.16 | Certification and signature of engineer (surveyor) verifying that the subdivision and design standards meet all City requirements. |
| | | | <i>Findings</i> | Sheet 2 includes a Project Engineer Certificate. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.04.030.K.17 | Certification and signature of the City Engineer verifying that the subdivision and design standards meet all City requirements. |
| | | | <i>Findings</i> | Sheet 2 includes a City Engineer Certificate. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.04.030.K.18 | Certification and signature of the City Clerk of the City of Ketchum verifying that the subdivision has been approved by the council. |
| | | | <i>Findings</i> | Sheet 2 includes a City Clerk Certificate. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.04.030.K.19 | Notation of any additional restrictions imposed by the council on the development of such subdivision to provide for the public health, safety and welfare. |
| | | | <i>Findings</i> | N/A. This standard is not applicable as no additional restrictions are necessary to provide for public health, safety, and welfare. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.04.040.B | Improvement Plans: 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>Findings</i> | As part of the application materials, the applicant submitted design drawings for the public improvements required. The plans were prepared by a civil engineer licensed in the state. The plans were reviewed and approved by the City Engineer. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.04.040.C | 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>Findings</i> | As outlined above, Security Agreement #22866 was approved by City Council on April 4, 2022 outlining the amount of the performance bond, timing of improvements, and penalties for non-completion per the provisions of this section. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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>Findings</i> | Security Agreement #22866 outlines the requirement for as-built drawings per the provisions of this section. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.04.040.E | <p>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:</p> <ol style="list-style-type: none"> 1. All angle points in the exterior boundary of the plat. 2. All street intersections, points within and adjacent to the final plat. 3. All street corner lines ending at boundary line of final plat. 4. All angle points and points of curves on all streets. 5. The point of beginning of the subdivision plat description. |
| | | | <i>Findings</i> | The applicant shall meet the required monumentation standards prior to recordation of the Final Plat |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.04.040.F | <p>Lot Requirements:</p> <ol style="list-style-type: none"> 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. 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 established outside of hillsides of twenty five percent (25%) and greater |

| | | | |
|--------------------------|--------------------------|-------------------------------------|---|
| | | | <p>and outside of the floodway. A waiver to this standard may only be considered for the following:</p> <ol style="list-style-type: none"> 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. 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. <p>3. Corner lots outside of the original Ketchum Townsite 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. Minimum lot sizes in all cases shall be reversed frontage lot(s).</p> |
| | | | <p>Council Findings <i>Standard #1 has been met. All lots comply with the dimensional standards required for lots within the LR Zone. Standards #2 & 3 are not applicable. Standards #4-6 are met with the newly proposed lots.</i></p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>16.04.040.G</p> <p>G. Block Requirements: The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements:</p> <ol style="list-style-type: none"> 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. 2. Blocks shall be laid out in such a manner as to comply with the lot requirements. 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. 4. Except in the original Ketchum Townsite, corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets. |
| | | | <p>Council Findings <i>This application does not create a new block. This requirement is not applicable.</i></p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>16.04.040.H</p> <p>Street Improvement Requirements:</p> <ol style="list-style-type: none"> 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; 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 |

| | | | |
|--|--|--|---|
| | | | <p>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 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 County Assessor's office 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 shall be required consistent with adopted city standards and where designated 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 and chapter 12.04 of this code;</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 subdivider. Such construction or improvement shall be in accordance with adopted standard specifications;</p> <p>22. Sidewalks, curbs and gutters shall be required consistent with adopted city standards and where designated shall be a required improvement installed by the subdivider;</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; and</p> <p>24. No new public or private streets or flag lots associated with a proposed subdivision (land, planned unit development, townhouse, condominium) are permitted to be developed on parcels within the Avalanche Zone.</p> |
| | | | <p>Council Findings <i>This standard is not applicable. This proposal does not create new street, private road, or bridge.</i></p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>16.04.040.I Alley Improvement Requirements: Alleys shall be provided in, 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 permitted only within the original Ketchum Townsite and only after due consideration of the interests of the owners of property adjacent to the dead-end alley including, but not limited to, the provision of fire protection, snow removal and trash collection services to such properties. 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> |
| | | | <p>Council Findings <i>This standard is not applicable as no new alleys are being created.</i></p> |

| | | | | |
|-------------------------------------|--------------------------|-------------------------------------|-------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.04.040.J | <p>Required Easements: 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 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> |
| | | | Council Findings | <i>Standards #1-6 are not applicable.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.04.040.K | <p>Sanitary Sewage Disposal Improvements: 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</p> |

| | | | | |
|-------------------------------------|--------------------------|-------------------------------------|-------------------------|---|
| | | | | <p>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> |
| | | | Council Findings | <i>Sewer extensions from Topaz St to Lot 2 are proposed. Sewer department has approved of extension. Lot 1 has existing sewer service.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.04.040.L | <p>Water System Improvements: 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 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.</p> |
| | | | Council Findings | <i>Water extensions from Topaz St to Lot 2 are proposed. Water department has approved of extension. Lot 1 has existing water service.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.04.040.M | <p>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.</p> |
| | | | Council Findings | <i>This standard is not applicable as the lots are zoned LR as are all adjacent lots.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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"> 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. 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"> a. Proposed contours at a maximum of five foot (5') contour intervals. b. Cut and fill banks in pad elevations. c. Drainage patterns. d. Areas where trees and/or natural vegetation will be preserved. |

| | | | | |
|-------------------------------------|--------------------------|--------------------------|-------------------------|--|
| | | | | <p>e. Location of all street and utility improvements including driveways to building envelopes.</p> <p>f. Any other information which may reasonably be required by the Administrator, commission or Council to adequately review the affect of the proposed improvements.</p> <p>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.</p> <p>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.</p> <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> <p>a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability.</p> <p>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).</p> <p>c. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability.</p> <p>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.</p> <p>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.</p> |
| | | | Council Findings | <i>The City Engineer has approved of all grading requirements for the subdivision. At time of building permit for each lot, City Engineer will review and confirm that all drainage is kept on site.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.04.040.O | Drainage Improvements: 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 |

| | | | | |
|-------------------------------------|--------------------------|-------------------------------------|-------------------------|--|
| | | | | <p>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, driveways or improved public easements and shall extend across and under the entire improved width including shoulders.</p> |
| | | | Council Findings | <i>City Engineer & Streets department have approved of all drainage proposals including drainage swales along Emerald & Topaz St.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.04.040.P | <p>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.</p> |
| | | | Council Findings | <i>As shown on Sheet 1, utilities such as power lines and gas are shown extending to the proposed lots.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.04.040.Q | <p>Off Site Improvements: Where the off site 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.</p> |
| | | | Council Findings | <i>This standard is not applicable as no off-site improvements are required for the application</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.04.040.R | <p>Avalanche And Mountain Overlay: All improvements and plats (land, planned unit development, townhouse, condominium) created pursuant to this chapter shall comply with City of Ketchum Avalanche Zone District and Mountain Overlay Zoning District requirements as set forth in Title 17 of this Code.</p> |
| | | | Council Findings | <i>This standard is not applicable as the subject property is not within the Avalanche Zone District or Mountain Overlay Zone District.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.04.040.S | <p>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.</p> |
| | | | Council Findings | <i>This standard is not applicable as no changes to existing features on the property are proposed.</i> |

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 Council has authority to review and recommend approval of the applicant's Subdivision Final 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 Subdivision Final Plat application is governed under Chapter 16.04 of Ketchum Municipal Code.
5. The 131 Topaz St Subdivision Final Plat application meets all applicable standards specified in Title 16 of Ketchum Municipal Code.

DECISION

THEREFORE, the City Council **approves** this Final Plat Application File No. P22-049 this Monday, June 26, 2023, subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. Prior to recording of the Final Plat, the Security Agreement must be fully executed by all parties, and the performance bond must be received by the City of Ketchum.
2. Failure to record the Final Plat within one year of Council's approval of the Final Plat shall cause the Final Plat to be null and void.

Findings of Fact **adopted** this 26th day of June 2023.

Neil Bradshaw, Mayor
City of Ketchum

**SECURITY AGREEMENT FOR PUBLIC
INFRASTRUCTURE
AGREEMENT #22866**

Parties:

| | | |
|-------------------|---------|---|
| City of Ketchum | "City" | P.O. Box 2315, 151 5 TH Ave W, Ketchum, Idaho 83340 |
| Christopher Brown | "Owner" | 287 Hyalite View Dr, Bozeman, Montana 59718 |

This Security Agreement ("Agreement") is entered into as of the ___ day of _____ 2023, by and between the City of Ketchum, an Idaho municipal corporation ("City") and Christopher Brown ("Owner").

RECITALS

- A. The Owner is the owner of real property located at 131 Topaz Street, Ketchum, ID 83340, Parcel Number RPK06150010010 (the "subject property").
- B. On May 23, 2022, a Subdivision Preliminary Plat was approved for the subject property (File No. 21-101), which subdivides the existing single lot into two separate lots.
- C. Pursuant to Preliminary Plat (File No. P21-101) approvals, the Owner is responsible for widening the asphalt on Emerald Street to a consistent 20 feet wide from the western property boundary to the eastern property boundary. The Owner is also responsible for extension of water and sewer utilities to the newly created lot accessed off Topaz Street. The scope of work, design, and construction details for the asphalt widening and utility extension is shown on Exhibit A (the "Work").
- D. The Owner indicated to the City that required improvements cannot be constructed due to weather and requests approval of the final plat prior to completion of required improvements per the provisions of Ketchum Municipal Code (KMC) 16.04.040.C.- *Performance Bond*.
- E. Pursuant to KMC 16.04.040.C, City has requested certain financial assurance of Owner's performance of obligations relative to the asphalt widening and utility extensions.
- F. City received a cost estimate for the Work from a qualified construction and engineering professional as outlined in Exhibit B.

THEREFORE, in consideration of the mutual agreement herein contained and subject to the terms and conditions stated, it is hereby understood and agreed upon by the Parties as follows:

1. **Performance Bond.** Prior to recording of the Final Plat, the Owner shall supply either a personal check or cashier's check in the amount of 150% of the amount indicated in Exhibit B, which is \$62,800.
2. **Completion.** The deadline for completion of the Work shall be not later than May 23, 2024. In the event the improvements are not constructed within the time allowed by this Agreement, the City may proceed with installation of the improvements. Such improvements shall be installed at the expense of the Owner. Owner shall be notified in writing of intent to draw funds from the performance bond. In the event the cost of installing the required improvements exceeds the amount of the bond, the Owner 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 owned by the Owner.
3. **Inspection.** The Owner, in completing the Work, shall make such available for City inspection, confirmation of compliance with City standards, and acceptance, by the City Engineer, prior to the City's return of the performance bond.
4. **As Built Drawings.** Following acceptance of the Work by the City Engineer, Owner shall provide two (2) sets of as built plans and specifications, certified by the Owner's engineer, to the City.
5. **Return of Guarantee.** Following acceptance of the Work by the City Engineer and receipt of as-built plans and specifications, City shall return the full amount of the performance guarantee to the Owner within 30 working days.
6. **Warranties and Guarantees.** Owner warrants and guarantees to City that all Work will be in accordance with the approvals and contracts associated with the Project and will not be defective. City and its officers, directors, members, partners, employees, agents, consultants, and subcontractors shall be entitled to rely on Owner's warranty and guarantee.
7. **Correction Period.** If within eighteen (18) months after the date of acceptance, any portion of the Work is found to be defective, or if the repair of any damages to the Property, adjacent areas that Owner has arranged to use through construction easements or otherwise, and other adjacent areas used by Owner as permitted by Laws and Regulations, is found to be defective, then Owner shall promptly and without cost to City, correct such defective Work.
8. **Amendments.** This Agreement may not be amended, modified, altered or changed in any respect whatsoever, except by further agreement in writing executed by the parties in the manner the Agreement was approved.
9. **Binding Effect.** This Agreement shall be binding upon the heirs, estates, personal representatives, successors, and assigns of the parties.

- 10. **Attorney Fees and Costs.** If any action at law or in equity is necessary to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees, costs and necessary disbursements in addition to any other relief to which such party may be entitled.

- 11. **Notices.** Any notice under this Agreement shall be in writing and shall be treated as duly delivered if the same is personally delivered or deposited in the United States mail, certified, return receipt requested, postage prepaid, and properly addressed to the contacts as specified at the beginning of this Agreement.

- 12. **Partial Invalidity.** Whenever possible, each provision of this Agreement shall be interpreted in such a way as to be effective and valid under applicable law. If a provision of this Agreement is prohibited by or invalid under applicable law, it shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Agreement.

DATED THIS ____ DAY OF _____ 2023.

Owner

City of Ketchum

Christopher Brown

Neil Bradshaw, Mayor

Attest:

Trent Donat, City Clerk

**RECORDING REQUESTED BY AND WHEN
RECORDED RETURN TO:**

City Clerk, City of Ketchum
PO Box 2315
Ketchum Idaho, 83340

(Space Above Line For Recorder's Use)

RIGHT-OF-WAY ENCROACHMENT AGREEMENT 22867

THIS AGREEMENT, made and entered into this ____ day of ____, 2023, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation ("Ketchum"), whose address is Post Office Box 2315, Ketchum, Idaho 83340 and CHRISTOPHER BROWN, ("Owner"), whose mailing address is 287 Hyalite View Dr Bozeman, MT 59718 and who owns real property located at 131 Topaz Street, Ketchum, ID 83340 ("subject property").

RECITALS

WHEREAS, Owner wishes to permit the placement of a paver driveway adjacent to the subject property from the property line to the edge of asphalt on Topaz Street. These improvements are shown in Exhibit "A" attached hereto and incorporated herein (collectively referred to as the "Improvements") and;

WHEREAS, Ketchum finds that said Improvements will not impede the use of said public right-of-way at this time subject to the terms and provisions of this Agreement;

WHEREAS, following construction of the Improvements, the Owner will restore the right-of-way, as shown in Exhibit "A", acceptable to the Streets and Facilities Director;

NOW, THEREFORE, in contemplation of the above stated facts and objectives, it is hereby agreed as follows:

TERMS AND CONDITIONS

1. Ketchum shall permit Owner to install the Improvements identified in Exhibit "A" within the public right-of-way adjacent to 131 Topaz Street until notified by Ketchum to remove the infrastructure at which time Owner shall remove infrastructure at Owner's expense.

2. Owner shall be responsible for the maintenance of said Improvements and shall repair said improvements within 48 hours upon notice from Ketchum that repairs are needed. Any modification to the improvements identified in Exhibit "A" shall be approved by the City prior to any modifications taking place.

3. Owner shall be responsible for restoring the street, curb and gutter and landscaping that is altered due to the construction and installation of the Improvements, to the satisfaction of the Director of Streets and Facilities.

4. In consideration of Ketchum allowing Owner to maintain the Improvements in the public right-of-way, Owner agrees to indemnify and hold harmless Ketchum from and against any and all claims of liability for any injury or damage to any person or property arising from the Improvements constructed, installed and maintained in the public right-of-way. Owner shall further indemnify and hold Ketchum harmless from and against any and all claims arising from any breach or default in the performance of any obligation on Owner's part to be performed under this Agreement, or arising from any negligence of Owner or Owner's agents, contractors or employees and from and against all costs, attorney's fees, expenses and liabilities incurred in the defense of any such action or proceeding brought thereon. In the event any action or proceeding is brought against Ketchum by reason of such claim, Owner, upon notice from Ketchum, shall defend Ketchum at Owner's expense by counsel satisfactory to Ketchum. Owner, as a material part of the consideration to Ketchum, hereby assumes all risk of damages to property or injury to persons in, upon or about the Improvements constructed, installed and maintained in the public right-of-way arising from the construction, installation and maintenance of said Improvements and Owner hereby waives all claims in respect thereof against Ketchum.

5. Ketchum shall not be liable for injury to Owner's business or loss of income therefrom or for damage which may be sustained by the person, goods, wares, merchandise or property of Owner, its tenants, employees, invitees, customers, agents or contractors or any other person in or about the Subject Property caused by or resulting from the Improvements constructed, installed, removed or maintained in the public right-of-way.

6. Owner understands and agrees that by maintaining the Improvements in the public right-of-way pursuant to this Agreement, Owner obtains no claim or interest in said public right-of-way which is adverse to that of Ketchum and that Owner obtains no exclusive right to said public right-of-way nor any other right to use the public right-of-way not specifically described herein.

7. In the event either party hereto retains an attorney to enforce any of the rights, duties and obligations arising out of this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party reasonable attorney's fees at the trial and appellate levels and, whether or not litigation is actually instituted.

8. This Agreement shall be governed by, construed, and enforced in accordance with the laws and decisions of the State of Idaho. Venue shall be in the District Court of the fifth Judicial District of the State of Idaho.

9. This Agreement sets forth the entire understanding of the parties hereto and shall not be changed or terminated orally. It is understood and agreed by the parties hereto that there are no verbal promises or implied promises, agreements, stipulations or other representations of any kind or character pertaining to the Improvements maintained in the public right-of-way other than as set forth in this Agreement.

10. No presumption shall exist in favor of or against any party to this Agreement as the result of the drafting and preparation of this document.

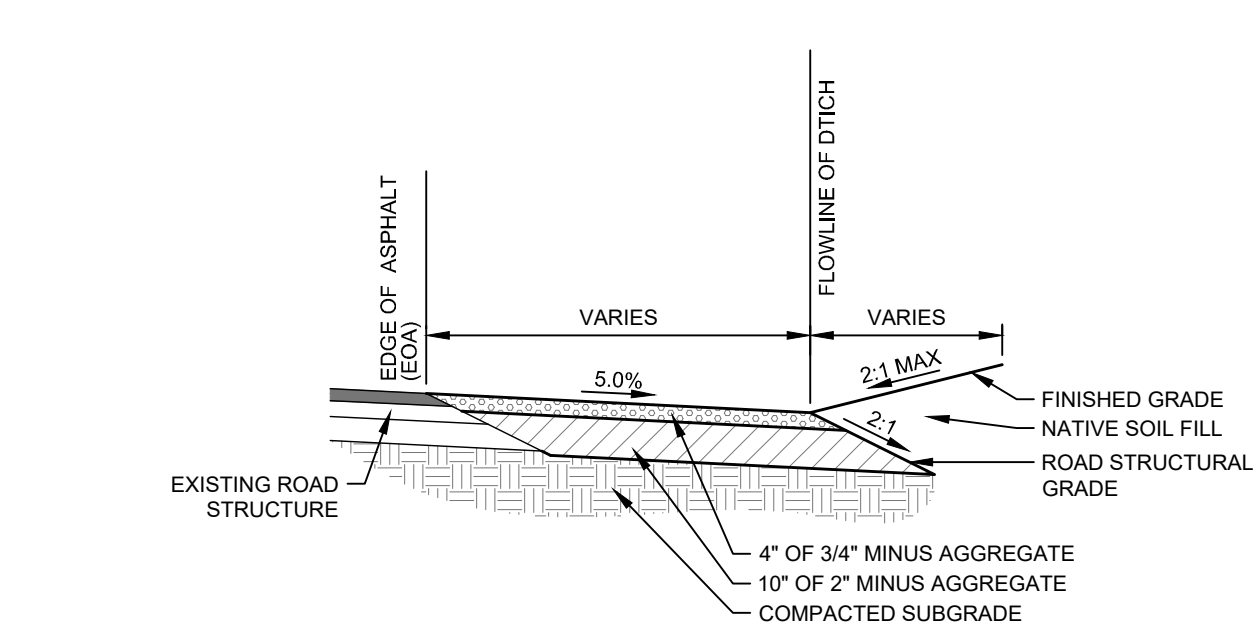
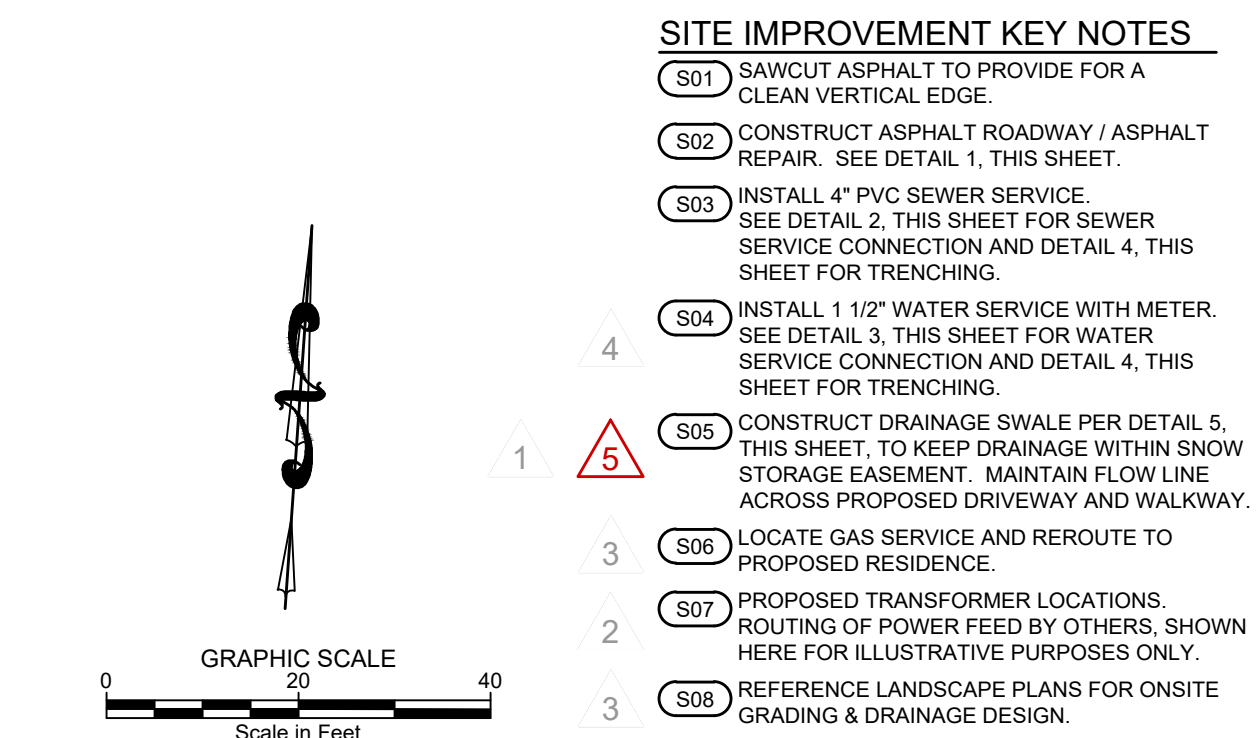
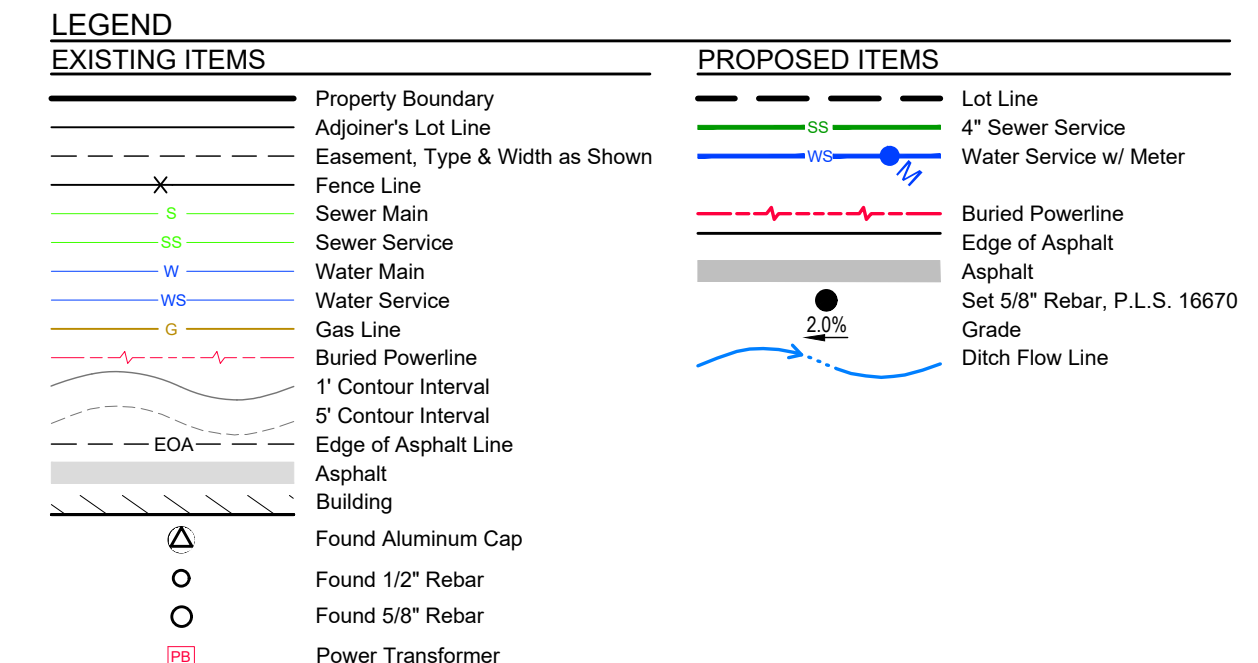
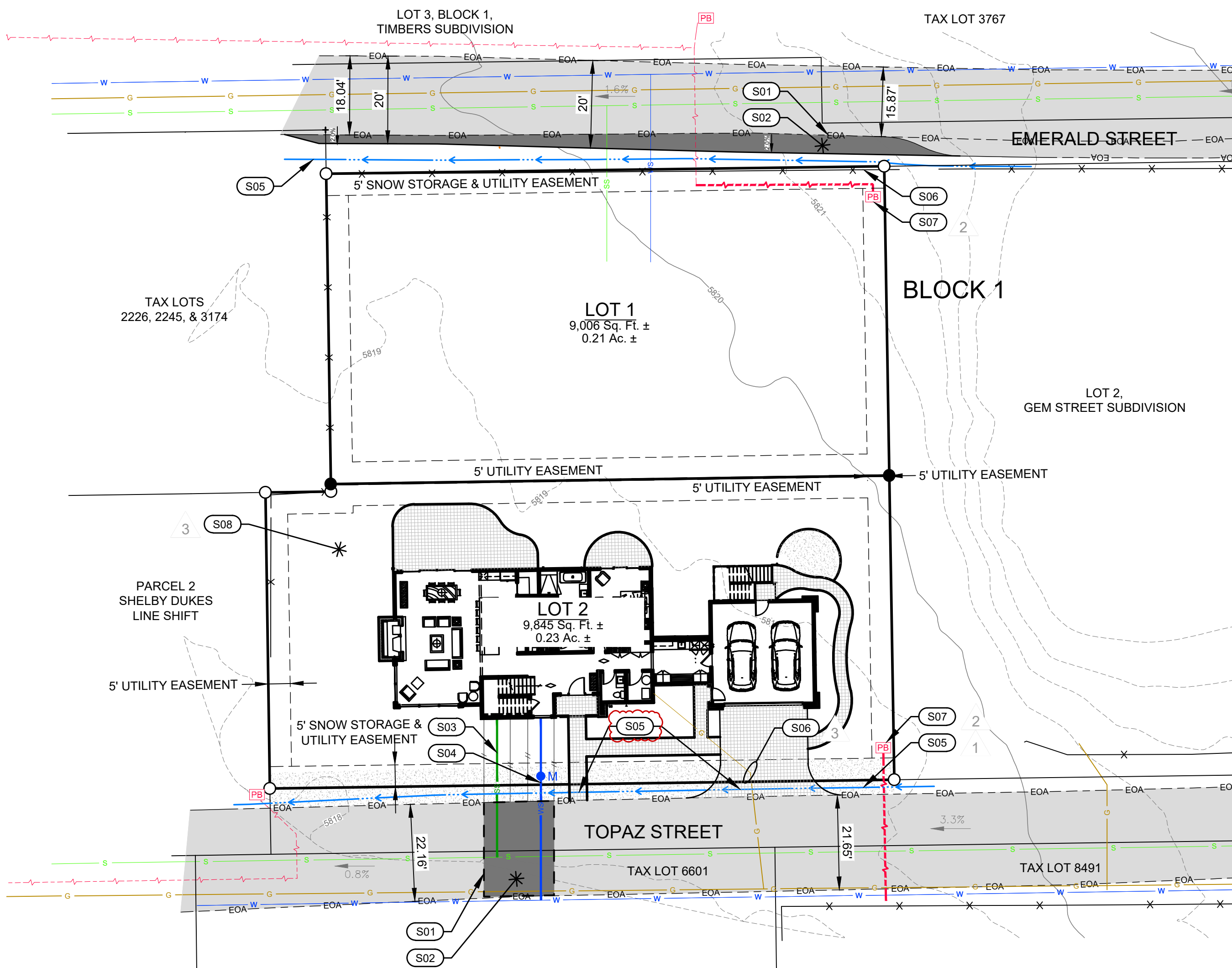
11. This Agreement shall be recorded with the Blaine County Recorder by Ketchum.

12. The parties fully understand all of the provisions of this Agreement, and believe them to be fair, just, adequate, and reasonable, and accordingly accept the provisions of this Agreement freely and voluntarily.

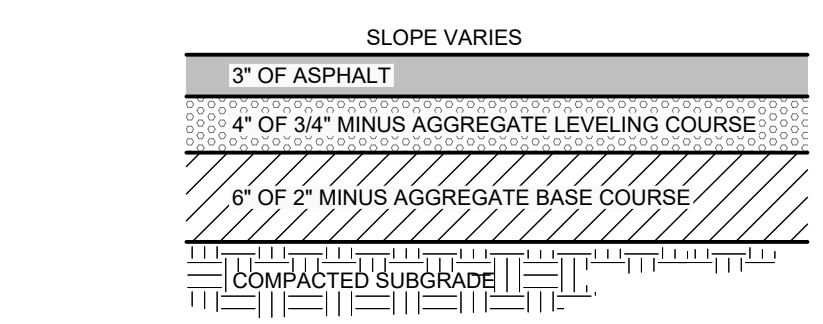
EXHIBIT A

GENERAL CONSTRUCTIONS NOTES

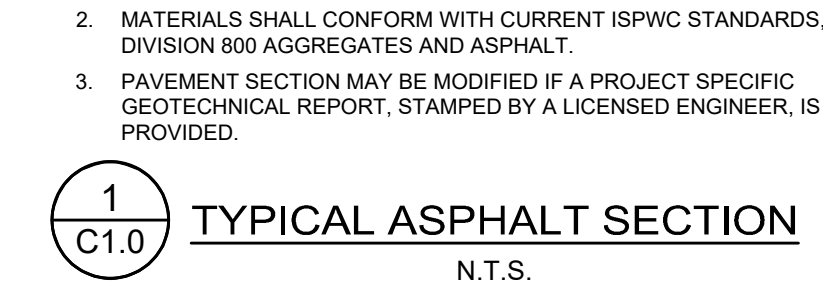
- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPMC) AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPMC AND CITY OF KETCHUM STANDARDS ON SITE DURING CONSTRUCTION.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.
- 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 ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).
- ALL CLEARING & GRUBBING SHALL CONFORM TO ISPMC SECTION 201.
- ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPMC SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN IN THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.
- PROOF-ROLLING:** AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF-ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
- IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.
- ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPMC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPMC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
- ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPMC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPMC SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
- ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPMC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPMC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPMC SECTION 805.
- ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED. PRIOR TO REPLACING ASPHALT, THE UNDERLYING SURFACE INCLUDING VERTICAL SAWCUT JOINTS SHALL BE CLEANED OF ALL DEBRIS AND A TACK COAT SHALL BE APPLIED TO ALL CURBS, SAWCUTS, OR OVERLAY SURFACES.
- TRAFFIC CONTROL SHALL BE PER THE TRAFFIC CONTROL PLAN. CONTRACTOR WILL NEED TO MAINTAIN ACCESS TO ALL PRIVATE PROPERTIES, UNLESS OTHERWISE COORDINATE WITH THE PROPERTY OWNER THROUGH THE CITY ENGINEER.
- ALL CONCRETE WORK SHALL CONFORM TO ISPMC SECTIONS 701, 703, AND 705. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPMC SECTION 703, TABLE 1, IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C 309-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- ALL TRENCHING SHALL CONFORM TO ISPMC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS. ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.
- CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
- CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
- CONSTRUCTION OF WATER SERVICES AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
- CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
- ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANSI/NSF STD. 61 COMPLIANT.
- ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL COMPLY WITH THE LOW LEAD ACT REQUIRING ALL MATERIALS TO HAVE A LEAD CONTENT EQUAL TO OR LESS THAN 0.25%.
- THE CONTRACTOR SHALL USE ANSI/NSF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER LINES.
- CONTRACTOR SHALL COORDINATE LOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) NOT SHOWN ON THE DRAWING WITH IDAHO POWER AND/OR UTILITY FRANCHISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A MATERIALS TESTING COMPANY DURING CONSTRUCTION TO VERIFY ALL COMPACTION AND MATERIAL PLAN AND SPECIFICATION REQUIREMENTS ARE MET. QUALITY CONTROL DOCUMENTATION OF TESTING FOR WORK IN RIGHT-OF-WAY MEETING CITY OF KETCHUM CODE SECTION 12.04.040 (CONCRETE, AGGREGATE BASE COMPACTION, ASPHALT COMPACTION) WILL BE NECESSARY FOR CERTIFICATE OF OCCUPANCY.
- NO SNOWMELT INSTALLATIONS ARE TO OCCUR WITHIN CITY OF KETCHUM ROW.
- BOUNDARY INFORMATION SHOWN HEREON ARE PER A SURVEY CONDUCTED BY GALENA ENGINEERING 12/02/2019. CONTOUR DATA IS PER BLAINE COUNTY LIDAR DATED 2017.



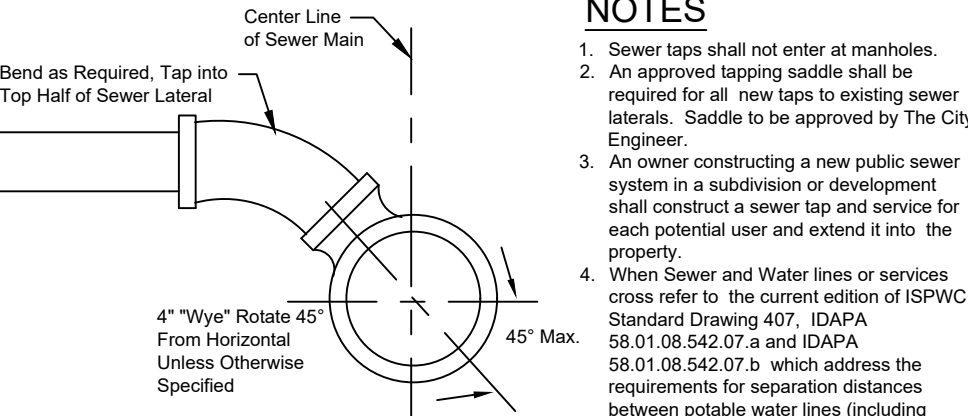
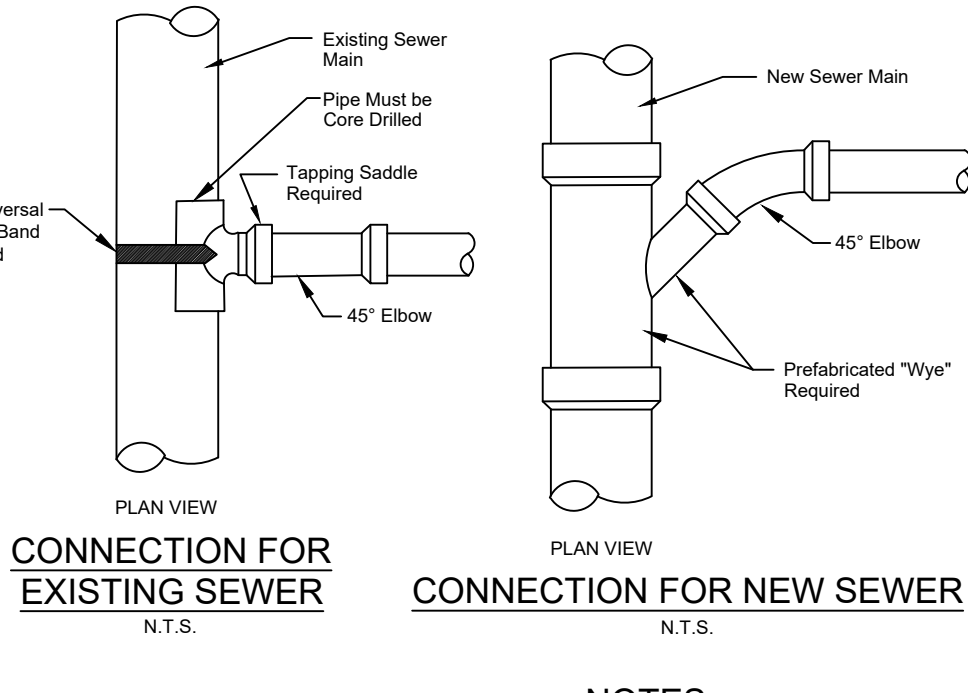
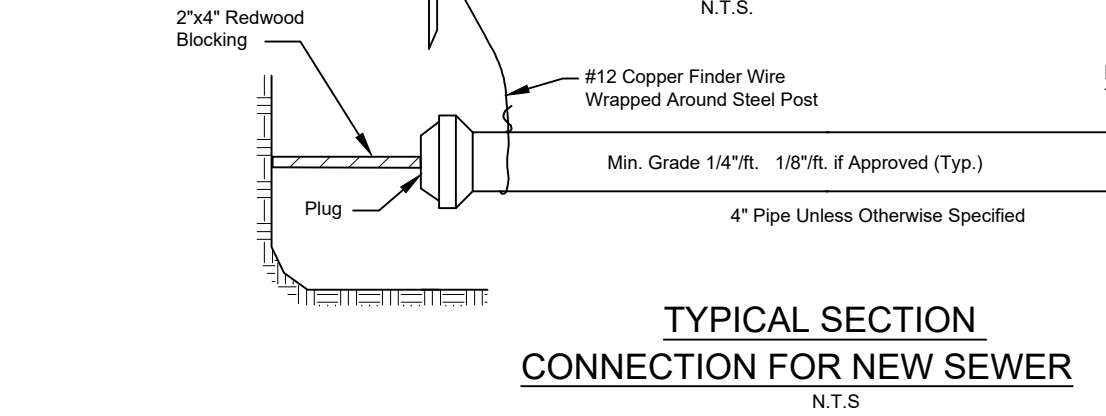
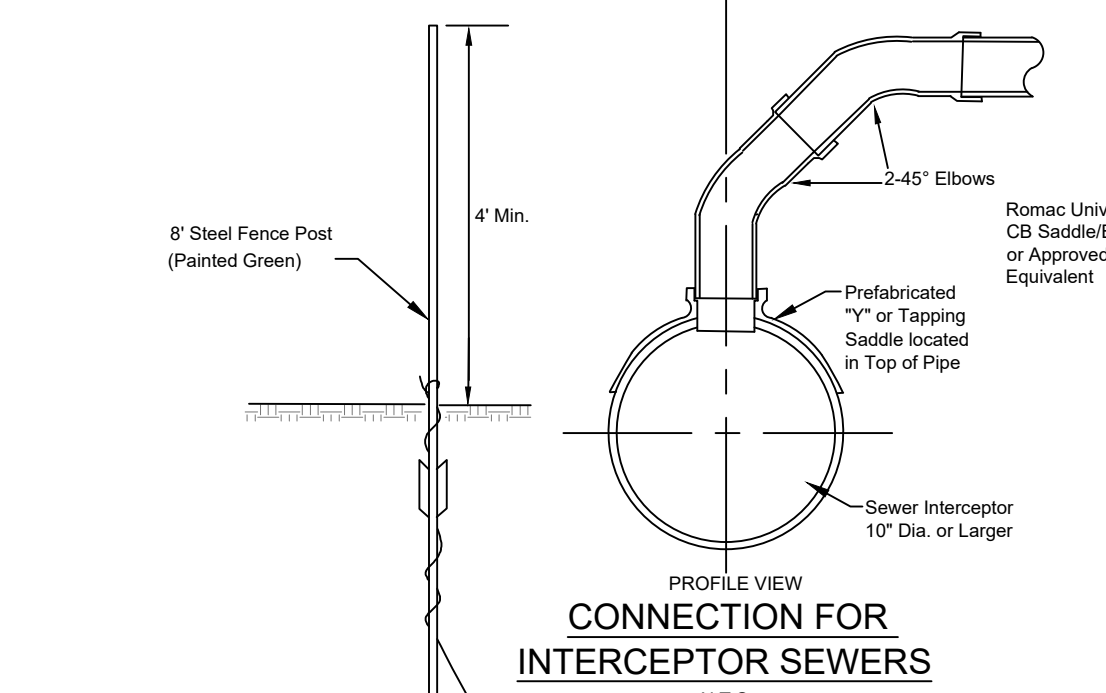
NOTES:
 1. SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 2. MATERIALS SHALL CONFORM WITH CURRENT ISPMC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.



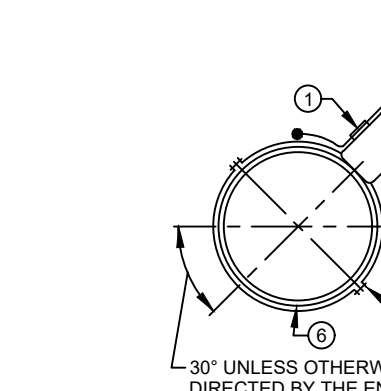
NOTES:
 1. SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 2. MATERIALS SHALL CONFORM WITH CURRENT ISPMC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.



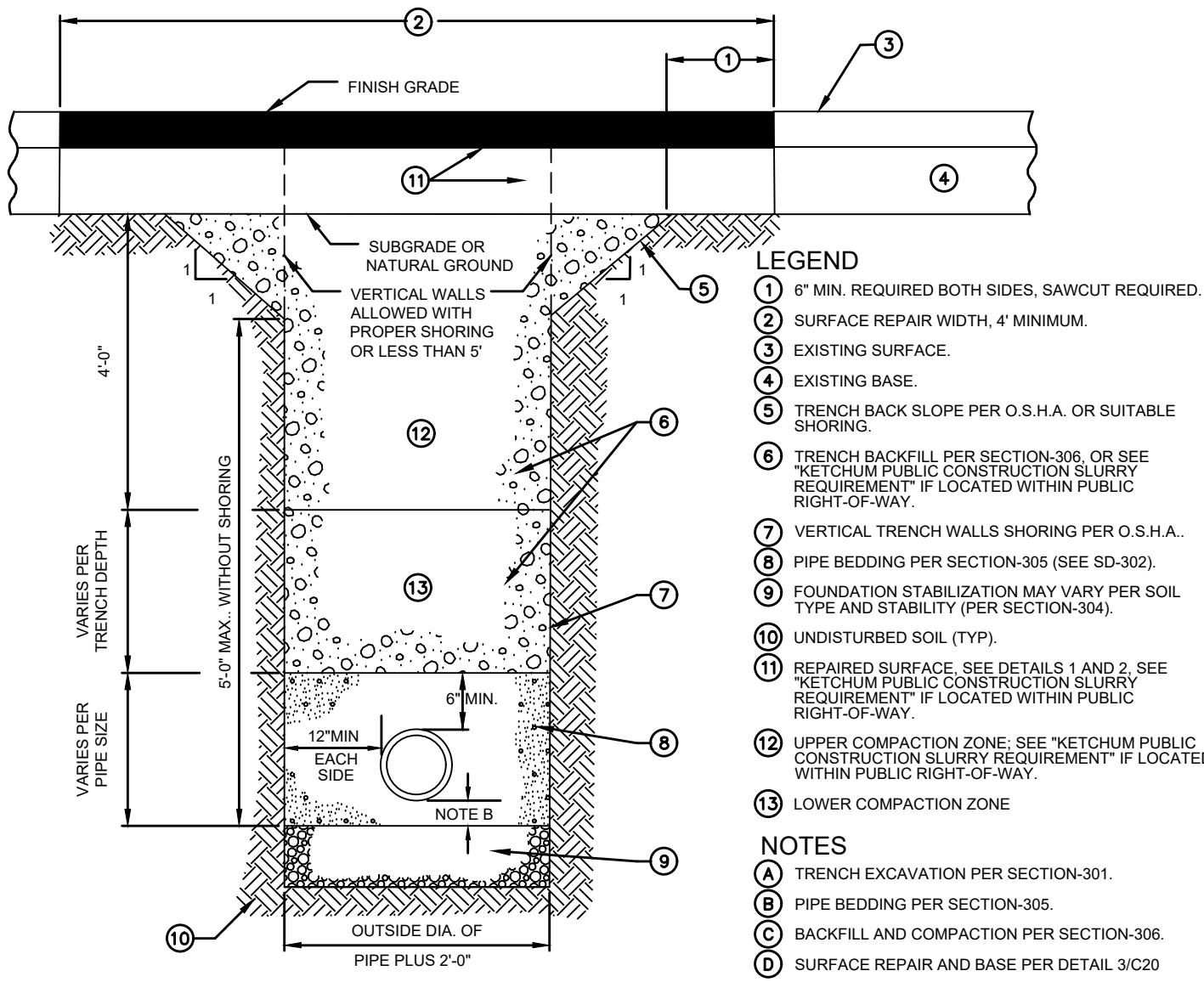
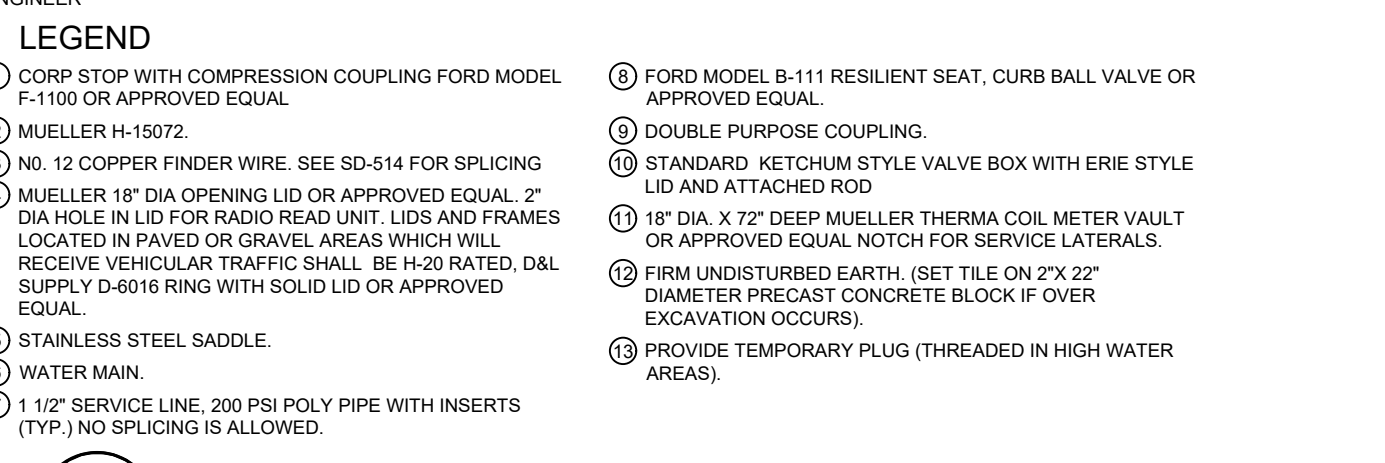
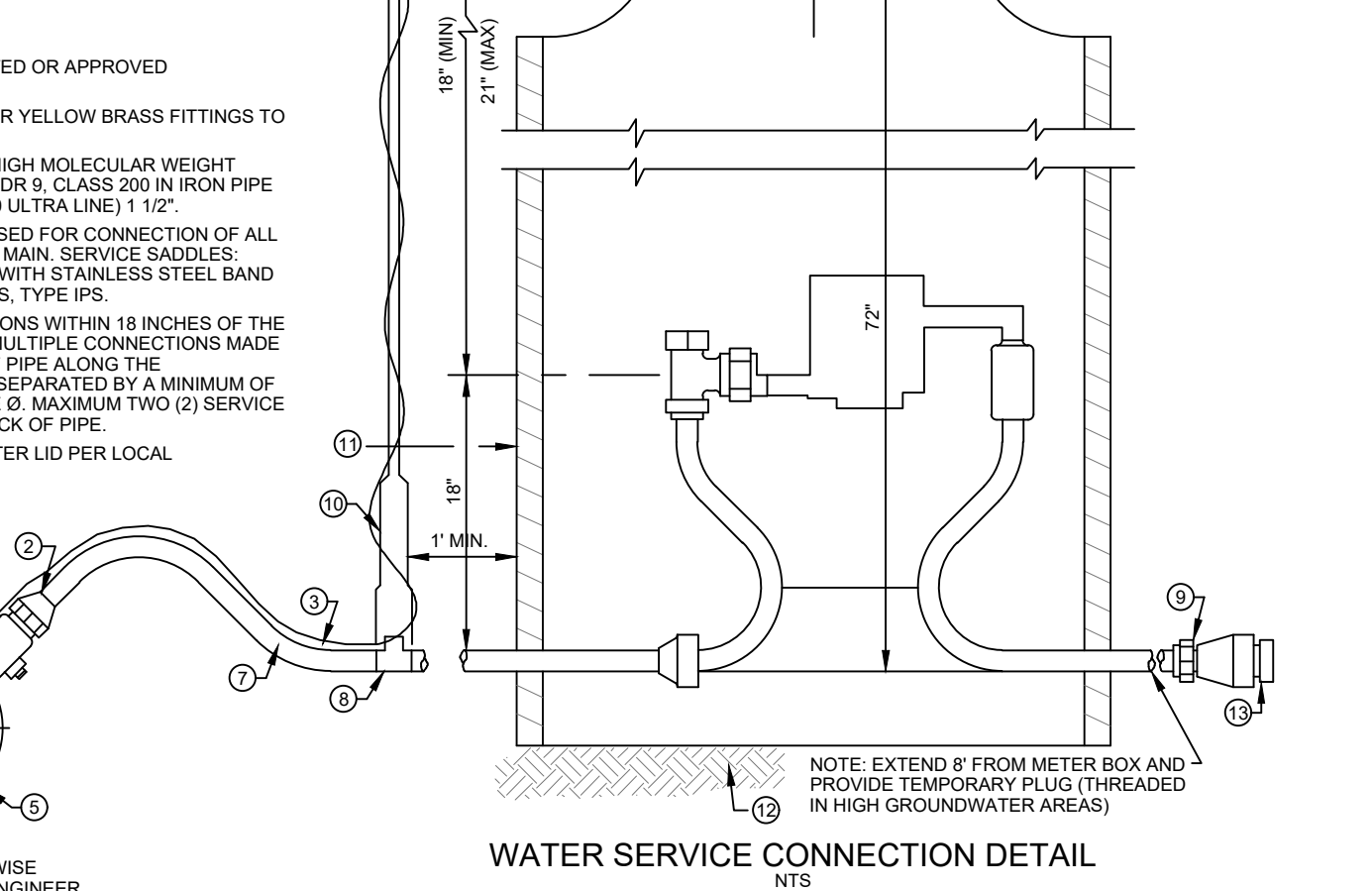
NOTES:
 1. Sewer taps shall not enter at manholes.
 2. An approved tapping saddle shall be required for all new taps to existing sewer laterals. Saddle to be approved by The City Engineer.
 3. An owner constructing a new public sewer system in a subdivision or development shall construct a sewer tap and service for each potential user and extend it into the property.
 4. When Sewer and Water lines or services cross refer to the current edition of ISPMC Standard Drawing 407, 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.



- NOTES:**
- ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS.
 - NO GALVANIZED PIPE OR YELLOW BRASS FITTINGS TO BE USED.
 - SERVICE PIPE, ULTRA HIGH MOLECULAR WEIGHT POLYETHYLENE PIPE SDR 8, CLASS 200 IN IRON PIPE SIZE (DRISCO PIPE 8600 ULTRA LINE) 1 1/2".
 - NO SERVICE CONNECTIONS WITHIN 18 INCHES OF THE PIPE ENDS. STAGGER MULTIPLE CONNECTIONS MADE ON THE SAME JOINT OF PIPE ALONG THE CIRCUMFERENCE AND SEPARATED BY A MINIMUM OF 18 INCHES OR 2.5X PIPE Ø. MAXIMUM TWO (2) SERVICE CONNECTIONS PER STICK OF PIPE.
 - ELEVATION SET OF METER LID PER LOCAL REQUIREMENTS.



- LEGEND**
- CORP STOP WITH COMPRESSION COUPLING FORD MODEL F-1100 OR APPROVED EQUAL.
 - MUELLER H-15072.
 - NO. 12 COPPER FINDER WIRE. SEE SD-514 FOR SPLICING.
 - MUELLER 18" DIA OPENING LID OR APPROVED EQUAL. 2" DIA HOLE IN LID FOR RADIO READ UNIT. LIDS AND FRAMES LOCATED IN PAVED OR GRAVEL AREAS WHICH WILL RECEIVE VEHICULAR TRAFFIC SHALL BE H-20 RATED. D&L SUPPLY D-6016 RING WITH SOLID LID OR APPROVED EQUAL.
 - STAINLESS STEEL SADDLE.
 - WATER MAIN.
 - 1 1/2" SERVICE LINE. 200 PSI POLY PIPE WITH INSERTS (TYP.) NO SPLICING IS ALLOWED.
 - FORD MODEL B-111 RESILIENT SEAT, CURB BALL VALVE OR APPROVED EQUAL.
 - DOUBLE PURPOSE COUPLING.
 - STANDARD KETCHUM STYLE VALVE BOX WITH ERIE STYLE LID AND ATTACHED ROD.
 - 18" DIA. X 72" DEEP MUELLER THERMO CIL METER VAULT OR APPROVED EQUAL. NOTCH FOR SERVICE LATERALS.
 - FIRM UNDISTURBED EARTH. (SEE TILE ON 2" X 2" DIAMETER PRECAST CONCRETE BLOCK IF OVER EXCAVATION OCCURS).
 - PROVIDE TEMPORARY PLUG (THREADED IN HIGH WATER AREAS).



KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT
 IN AREAS WHERE IT IS NECESSARY TO CUT THE ASPHALT PAVEMENT AND DIG A TRENCH FOR BURIAL OF CONDUIT CABLE OR OTHER CITY UTILITY, THE TRENCH SHALL BE BACKFILLED WITH A LEAN CONCRETE MIX TO THE BOTTOM OF FINISH SURFACE MATERIAL WITH THE FOLLOWING PROPORTIONS OF MATERIALS:
 COARSE AGGREGATE (3/4" MINUS) 2,600 LBS.
 SAND 800 LBS.
 PORTLAND CEMENT 94 LBS.
 WATER 11 GAL (MAX.)
 WATER CONTENT IS MAXIMUM AND MAY BE REDUCING DOWNWARD. CARES SHALL BE TAKEN TO ASSURE THAT EXCESS WATER IS NOT PRESENT IN THE MIXING DRUM PRIOR TO CHARGING THE MIXER WITH MATERIALS. THROUGH MIXING WILL BE REQUIRED PRIOR TO DISCHARGE.
 NO COMPACTION, VIBRATION OR FINISHING IS REQUIRED. THE LEAN CONCRETE MIX SHALL BE STRUCK OFF AT OR BELOW THE ELEVATION OF THE PLANT MIX SURFACING WITH A SQUARE-SHOE SHOVEL OR SIMILAR HAND TOOL. THE BACKFILL MIX SHALL BE ALLOWED TO SET FOR A MINIMUM OF 2 HOURS BEFORE THE PERMANENT PLANT MIX SURFACING IS PLACED TO COMPLETE THE TRENCH REPAIR. TEMPORARY PLACEMENT OF ASPHALT OR D&L MIX SURFACING MAY BE NECESSARY TO ACCOMMODATE TRAFFIC WITHIN THE FIRST 2 HOURS OF BACKFILL PLACEMENT PRIOR TO COMPLETING THE PERMANENT REPAIR.

REPEAT OF LOT 2 GEM ST. SUBD. (131 TOPAZ ST) ROW IMPROVEMENT PLAN

LOCATED WITHIN SECTION 18, T.4N., R.18E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR CHRIS BROWN

PROJECT INFORMATION
 P:\sub\eng\170\row\Construction\170_Eng.dwg 05/10/23 2:50:56 PM

PROFESSIONAL ENGINEER
 21244
 05/10/23
 STATE OF IDAHO
 MITT SMITHMAN

MS DESIGNED BY
 MS DRAWN BY
 MS CHECKED BY

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

| NO. | DATE | BY | REVISIONS |
|-----|------------|----|--|
| 1 | 08/24/2022 | MS | REVISIONS PER CITY OF KETCHUM REVIEW |
| 2 | 09/06/2022 | MS | IFCO TRANSFORMER LOCATION UPDATE |
| 3 | 04/25/2023 | MS | REVISIONS PER CITY COMMENTS & UPDATED BACKGROUND |
| 4 | 04/27/2023 | MS | REVISE WATER SERVICE SIZE PER CLIENT REQUEST |
| 5 | 05/10/2023 | MS | ADD CALLOUT TO FLOW LINE |

PURPOSE: ISSUE FOR PERMIT

C1.0