



City of Ketchum

October 21, 2019

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to Hold a Public Hearing and Approve the Crossbuck Townhomes Lot 4B Final Plat

Recommendation and Summary

Staff is recommending the council adopt the following motion:

Move to Approve the Crossbuck Townhomes Lot 4B Final Plat subject to City issuance of a Certificate of Occupancy for the Lot 4B unit

The reasons for the recommendation are as follows:

- The Crossbuck Townhomes Preliminary Plat has been approved by the City.
- Sundali/Mace have proceeded with site improvements consistent with the Construction Phasing Agreement #20233 entered into with the City.
- Subject unit is nearing completion and no issues with certificate of occupancy for Townhome Lot 4B have been identified.
- The city holds a security bond to assure all identified improvements are completed for the project.

Analysis

The Project has proceeded consistent with a host of City approvals, including townhome design review, rezone, preliminary plat, building permit, and construction phasing. Preliminary plat approval and subsequent final plat approval / plat recordation for each phase of the project are defined next steps for each of the sublots, starting with Lot 4B of Crossbuck Townhomes once: (a) certificate of occupancy is granted; and, (b) public ROW improvements are confirmed. Staff has no existing concerns with Sundali/Mace complying with the various subdivision, construction phasing agreement and various code provisions.

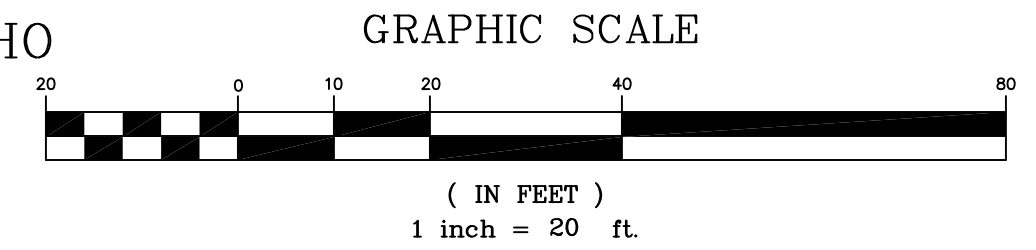
Financial Impact

A surety bond is in place to secure the improvements associated with public right of way improvements referenced in the Construction Phasing Agreement #20233, instrument #657659.

Attachment

Crossbuck Townhome Lot 4B Final Plat
Final Plat Subdivision Design Criteria Compliance Checklist

A PLAT SHOWING
CROSSBUCK TOWNHOMES; PHASE 1
 WHEREIN A PORTION OF LOT 4A, BLOCK 67 IS PLATTED AS A TOWNHOUSE SUBLOT
 LOCATED WITHIN S13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 SEPTEMBER 2019



NOTES

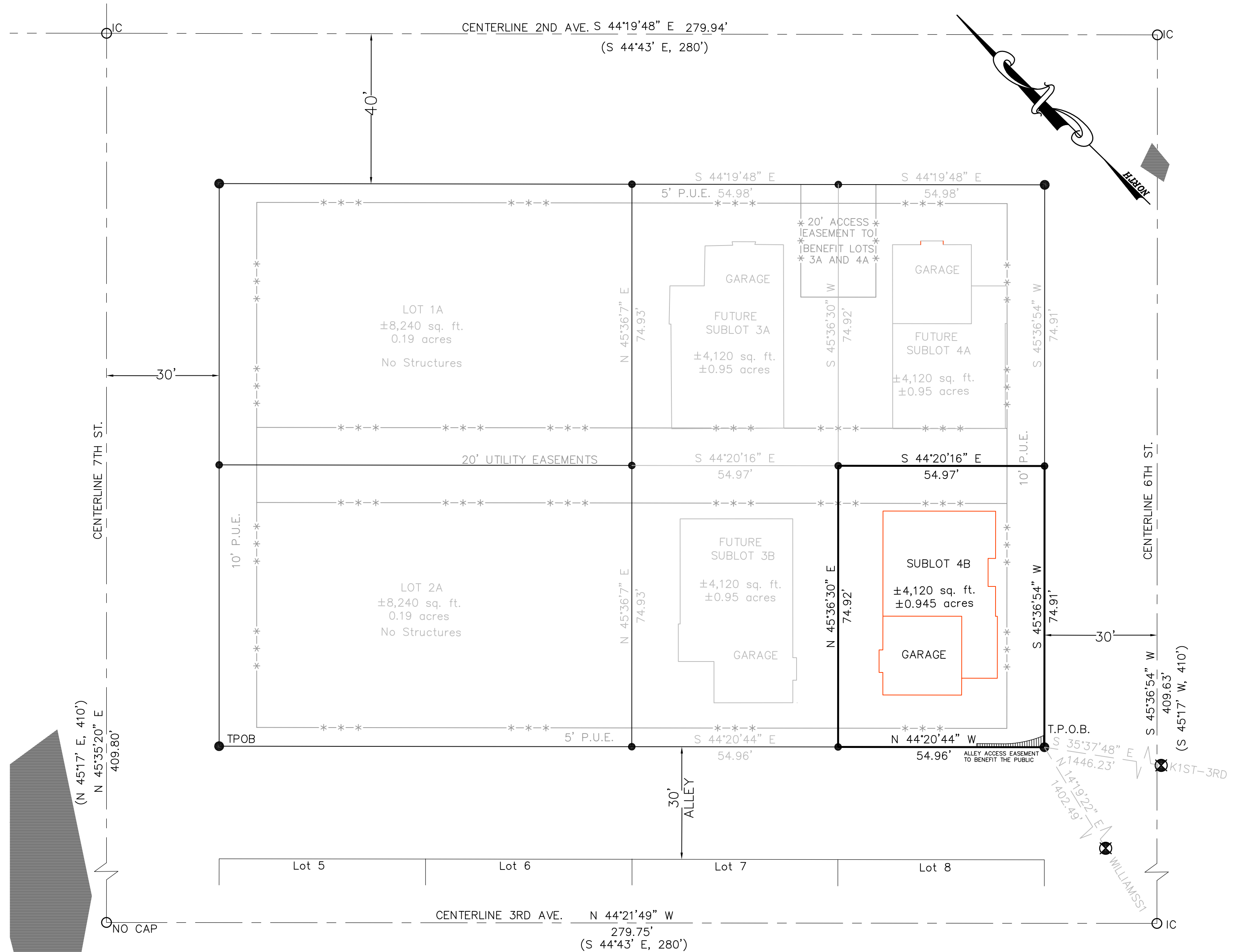
- 1) Basis of Bearing is Idaho State Plane Coordinate System, NAD83(1992), Central Zone, at Grid, in US Survey Feet. Combined Scale Factor is 0.9968071. Ground Distances will be slightly longer.
- 2) Documents that may affect this plat are recorded in Blaine County Records as Instrument Numbers 195385 (Survey), 304411-304414(Municipal Quit Claim Deeds), 657569 (Development Phasing Agreement), and 658996 (Plat)

LEGEND

- Centerline Street/Avenue
- Subject Boundary Lines
- *-*- Easements as Shown
- Adjoiners Lot Line
- Future Property Line
- BCGIS Control and Ties
- ▨ Alley Easement
- Set 1/2" Rebar PLS 7048
- Set 5/8" Rebar PLS 7048
- Found 5/8" As Shown
- IC Illegible Cap
- () Record Dimensions

SURVEYORS NARRATIVE

This is Phase one of Crossbuck Townhomes. It is anticipated that the remaining proposed Sublots will be platted in future phases as construction is completed.



PRELIMINARY

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

Date _____ South Central District Health Dept., EHS



City of Ketchum
Planning & Building

Subdivision Application Standards – Lot 4B Final Plat/Development & Design Criteria				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .19	<p>Building envelopes shall be shown on each lot, all or part of which is within a floodway, floodplain, or avalanche zone; or any lot that is adjacent to the Big Wood River, Trail Creek, or Warm Springs Creek; or any lot, a portion of which has a slope of twenty five percent (25%) or greater; or upon any lot which will be created adjacent to the intersection of two (2) or more streets.</p> <p>NA</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .22	<p>A current title report shall be provided at the time that the preliminary plat is filed with the administrator, together with a copy of the owner's recorded deed to such property.</p> <p><i>Title report provided</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.A	<p>Required Improvements: The improvements set forth in this section shall be shown on the preliminary plat and installed prior to approval of the final plat. Construction design plans shall be submitted and approved by the city engineer. All such improvements shall be in accordance with the comprehensive plan and constructed in compliance with construction standard specifications adopted by the city. Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.</p> <p><i>Improvements set forth in phased construction agreement, including alley, have been constructed to plan. Sidewalk along 6th Street to be re-poured in Spring 2020. Surety bond and other pending phases assures completion.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H	<p>Street Improvement Requirements:</p> <p>...</p> <p>2. All streets shall be constructed to meet or exceed the criteria and standards set forth in chapter 12.04 of this code, and all other applicable ordinances, resolutions or regulations of the city or any other governmental entity having jurisdiction, now existing or adopted, amended or codified;</p> <p>...</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>...</p>

				<p>18. Street lighting may be required by the commission or council where appropriate and shall be installed by the subdivider as a requirement improvement;</p> <p>...</p> <p>22. Sidewalks, curbs and gutters may be a required improvement installed by the applicant; and</p> <p>...</p>
				<p><i>Sidewalk, curb, landscaping, street light, driveway to Lots 3A/4A require final inspection. Security bond in place.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.I	<p>Alley Improvement Requirements: Alleys shall be provided in business, commercial and light industrial zoning districts. The width of an alley shall be not less than twenty feet (20'). Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. Dead end alleys shall be prohibited. Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in subsection H2 of this section.</p>
				<p><i>Improved consistent with city engineer requirements. See easement on Lot 4B.</i></p>
			16.04.040.O	<p>Drainage Improvements: ... 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>
				<p><i>Provided in city right of way consistent with approved engineered drawings.</i></p>
			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>
				<p><i>Utility corridor for project completed. Water and sewer services approved and installed per code.</i></p>