



City of Ketchum

December 19, 2022

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation To Approve Sidewalk In-Lieu Agreement 22819

Recommendation and Summary

Staff is recommending the council approve Agreement 22819 and adopt the following motion:

I move to approve Agreement 22819.

The reasons for the recommendation are as follows:

- The municipal code requires installation of sidewalk as part of the development of new single family dwelling, however, the sidewalk will not connect with any other pedestrian pathway.
- The municipal code allows for the payment of an in-lieu fee for sidewalks in the event the city engineer has determined a sidewalk is not appropriate for the location
- The proposed agreement reflects the cost of installing the sidewalk and the required in-lieu fee.

Introduction and History

The City of Ketchum approved Building Permit Application File No. P22-015 on June 14, 2022 for a new single family residence and accessory dwelling unit on the subject property. The subject property is located within the T-3000 zoning district which requires sidewalks, curbs and gutters to be designed and installed by the applicant when there is new construction per Ketchum Municipal Code 17.124.140.

Pursuant to Ketchum Municipal Code 17.124.140.A.1, any person required to install sidewalk, curb and gutter may submit to the Administrator, as part of the design review or building permit process, a request for consideration of in lieu payment. The City Engineer recommends this property not be subject to the above-mentioned requirement and instead install 8' of gravel adjacent to the existing asphalt. At this time, there is no other sidewalk adjacent to this property and there are no future sidewalks anticipated.

The Owner has followed City Engineer direction and requested consideration to provide a sidewalk in lieu payment for the work associated with the building permit.

Analysis

The municipal code provides for the payment of an in-lieu fee for sidewalks when installation of a sidewalk is not feasible or part of an overall sidewalk plan. The in-lieu fee can be used for installation of sidewalks in other areas of the city.

Financial Impact

There is no financial impact to the city. Funds can be used for sidewalk installation.

Attachments: Agreement 22819

Sidewalk In Lieu Agreement 22819

Parties:

City of Ketchum	"City"	P.O. Box 2315, 151 5 TH Ave W, Ketchum, Idaho 83340
Ken Rizzotti	"Owner"	PO Box 433, Sun Valley, Idaho 83353

This Sidewalk In Lieu Payment Agreement ("Agreement") is entered into as of the ___ day of ___ 2022, by and between the City of Ketchum, an Idaho municipal corporation ("City") and Ken Rizzotti ("Owner").

RECITALS

- A. The Owner is the owner of real property located at 230 Picabo St, Ketchum, ID 83340, Parcel Number RPK0461000003D (the "subject property").
- B. The City of Ketchum approved Building Permit Application File No. P22-015 on June 14, 2022 for a new single family residence and accessory dwelling unit on the subject property.
- C. The subject property is located within the T-3000 zoning district which requires sidewalks, curbs and gutters to be designed and installed by the applicant when there is new construction per Ketchum Municipal Code 17.124.140.
- D. Pursuant to Ketchum Municipal Code 17.124.140.A.1, any person required to install sidewalk, curb and gutter may submit to the Administrator, as part of the design review or building permit process, a request for consideration of in lieu payment.
- E. The City Engineer recommends this property not be subject to the above-mentioned requirement and instead install 8' of gravel adjacent to the existing asphalt.
- F. The Owner has followed City Engineer direction and requested consideration to provide a sidewalk in lieu payment for the work associated with the building permit.
- G. The City received a design plan for construction of sidewalk curb and gutter, together with the estimated cost of construction as outlined in Exhibit A

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. **Payment.** The in-lieu payment shall be made prior to issuance of a certificate of

occupancy.

2. **Amount of Payment.** Consistent with Attachment A to this Agreement, Owner shall pay the City \$24,635.00 in lieu of constructing a sidewalk adjacent to the development at 230 Picabo Street, Ketchum Idaho.
3. **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.
4. **Binding Effect.** This Agreement shall be binding upon the heirs, estates, personal representatives, successors, and assigns of the parties.
5. **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.
6. **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.
7. **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 _____ 2022.

Owner

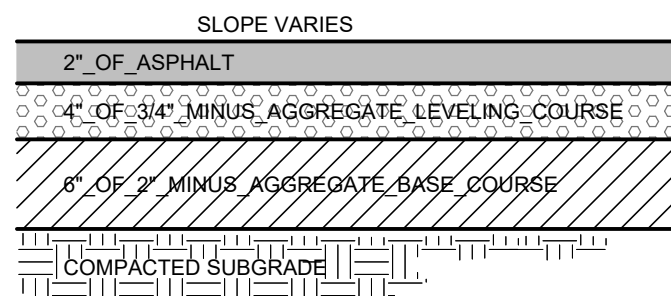
City of Ketchum

Ken Rizotti, Owner

Neil Bradshaw, Mayor

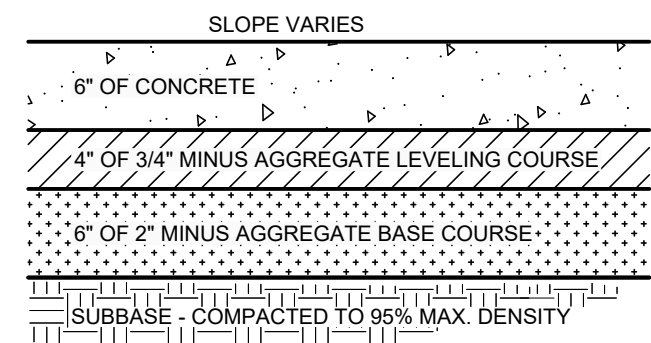
Attest:

Trent Donat, City Clerk



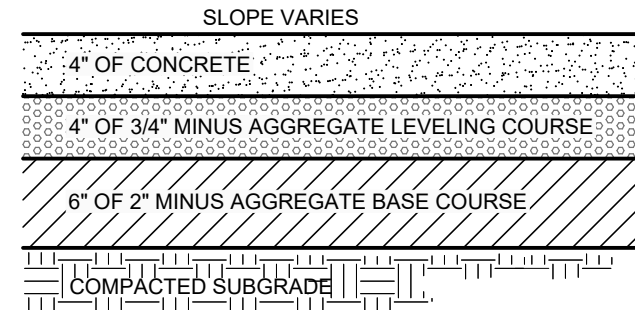
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 1/2" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPMC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

1
C2.0 **DRIVEWAY ASPHALT SECTION**
N.T.S.



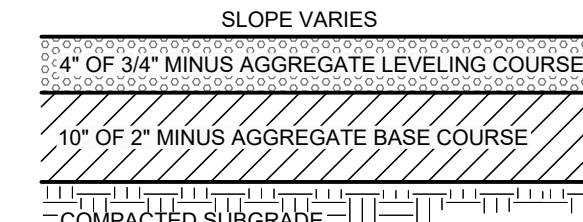
- NOTE:**
- MAXIMUM AND NORMAL TRAVERSE JOINT SPACING IS 15'. THE MINIMUM TRAVERSE JOINT SPACING IS 9'. ALL TRAVERSE JOINTS MUST CONNECT ACROSS THE PAVEMENT. NORMAL LONGITUDINAL JOINT SPACING IS 12' AND THE MAXIMUM IS 15'.
 - JOINTS IN THE CURBS TO COINCIDE WITH TRAVERSE JOINTS IN THE PAVEMENT.
 - CONSTRUCT SAWED JOINTS 1/4" WIDE AND FILL WITH HOT POURED ELASTOMERIC JOINT FILLER MEETING REQUIREMENTS OF ASTM D-3405 OR D-3406.

2
C2.0 **TYPICAL CONCRETE PARKING DETAIL**
N.T.S.



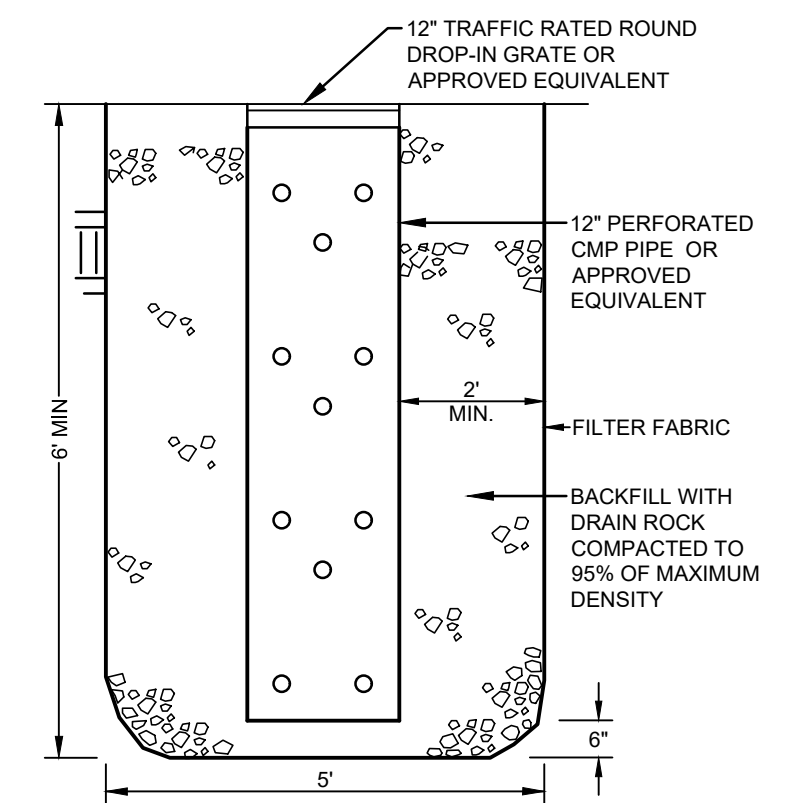
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 - 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADI.
 - CONTINUOUS PLACEMENT PREFERRED. SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET WISIDEWALK).

3
C2.0 **TYPICAL CONCRETE PATIO / ON-SITE SIDEWALK SECTION**
N.T.S.

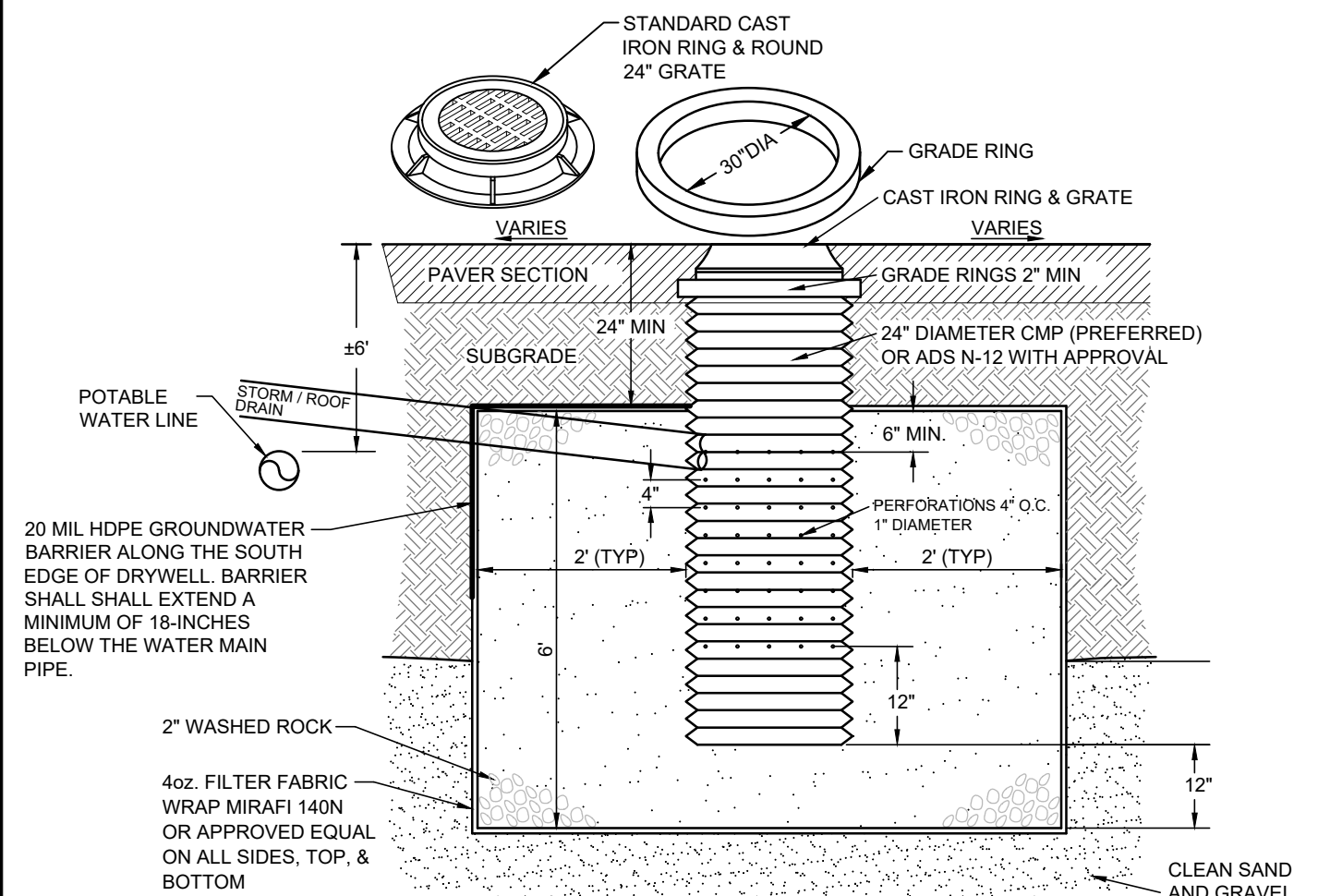


- NOTES:**
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4
C2.0 **TYPICAL GRAVEL SECTION**
N.T.S.

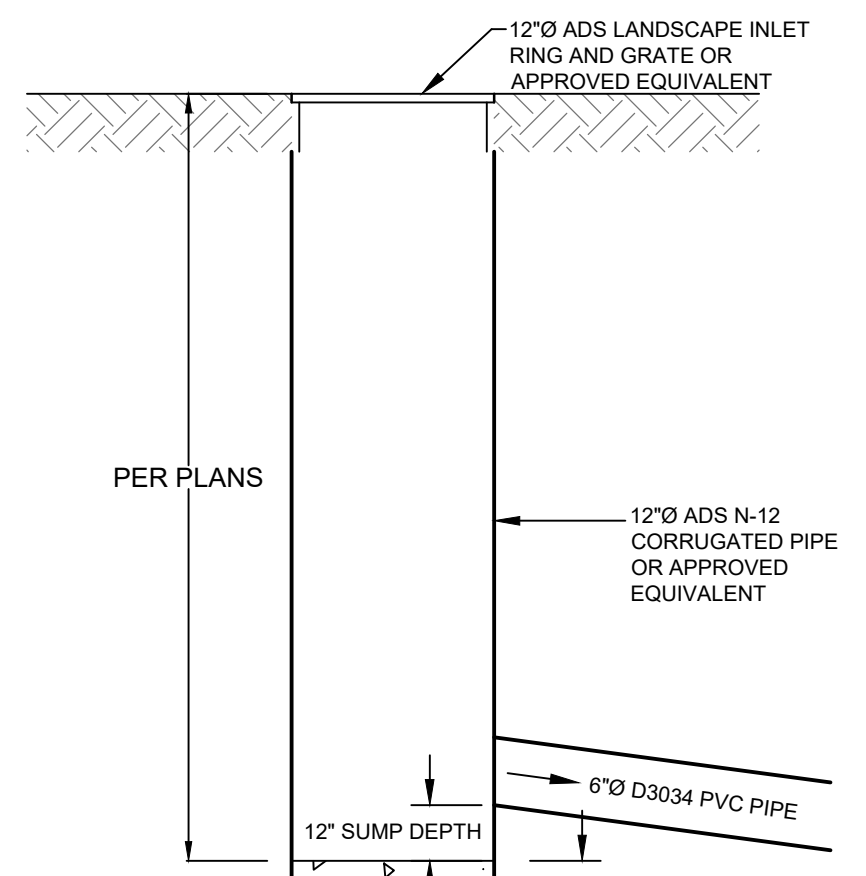


5
C2.0 **LANDSCAPE DRYWELL**
N.T.S.

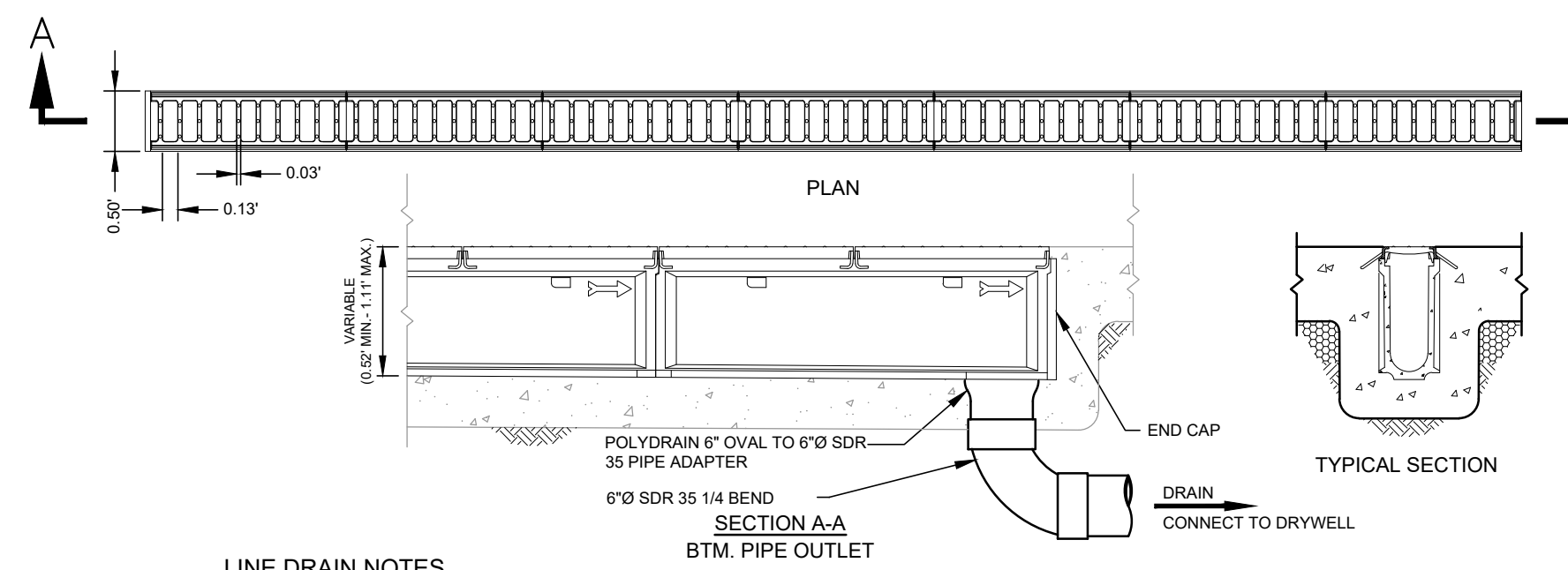


NOTE: THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL. MAXIMUM DEPTH SHALL NOT EXCEED 12 FEET. IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER.

6
C2.0 **DRYWELL DETAIL (6" Ø)**
N.T.S.



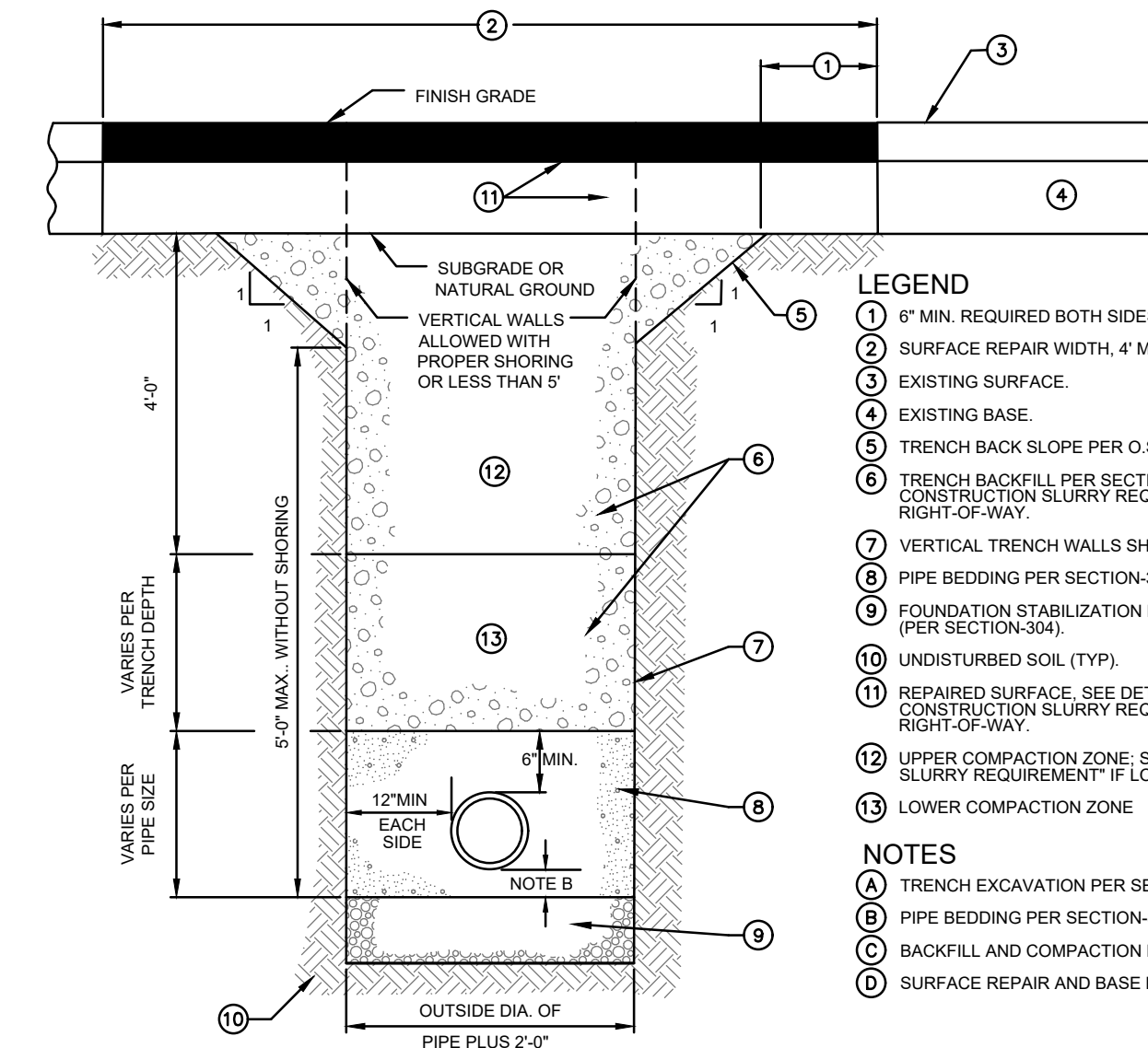
7
C2.0 **12" Ø LANDSCAPE CATCH BASIN**
N.T.S.



LINE DRAIN NOTES

- Line drain is suitable for applications for controlling spread in gutter flow conditions or to intercept sheet flow. Typical application is at the street curb or barrier.
- The frame and grate is suitable for pedestrian and bicycle traffic and rated for H-25 and HS-25 loads.
- Concrete thickness, type, and amount of reinforcement to be same as adjacent pavement or greater. Perform structural analysis to determine requirements for application.
- Top of grate to be installed flush to 1/8" below finished grade. Bevel concrete to top of grate if below flush.

8
C2.0 **TYPICAL TRENCH DRAIN DETAIL**
(ABT INTERCEPTOR LINE DRAIN OR APPROVED EQUAL)
N.T.S.



LEGEND

- 6" MIN. REQUIRED BOTH SIDES, SAWCUT REQUIRED.
- SURFACE REPAIR WIDTH, 4" MINIMUM.
- EXISTING SURFACE.
- EXISTING BASE.
- TRENCH BACK SLOPE PER O.S.H.A. OR SUITABLE SHORING.
- TRENCH BACKFILL PER SECTION-306 OR SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
- VERTICAL TRENCH WALLS SHORING PER O.S.H.A.
- PIPE BEDDING PER SECTION-305 (SEE SD-302).
- FOUNDATION STABILIZATION MAY VARY PER SOIL TYPE AND STABILITY (PER SECTION-304).
- UNDISTURBED SOIL (TYP).
- REPAIRED SURFACE. SEE DETAILS 1 AND 2. SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
- UPPER COMPACTION ZONE. SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
- LOWER COMPACTION ZONE.

NOTES

- TRENCH EXCAVATION PER SECTION-301.
- PIPE BEDDING PER SECTION-305.
- BACKFILL AND COMPACTION PER SECTION-306.
- SURFACE REPAIR AND BASE PER DETAIL 3/C20.

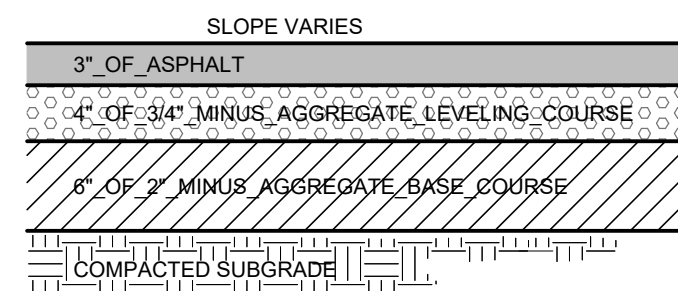
KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT
IN AREAS WHERE IT IS NECESSARY TO CUT THE ASPHALT PAVEMENT AND DIG A TRENCH FOR BURIAL OF CONDUIT CABLE OR OTHER CITY UTILITY, THE TRENCH SHALL BE BACKFILLED WITH A LEAN CONCRETE MIX TO THE BOTTOM OF FINISH SURFACE MATERIAL WITH THE FOLLOWING PROPORTIONS OF MATERIALS:

COARSE AGGREGATE (1/2" 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. THOROUGH MIXING WILL BE REQUIRED PRIOR TO DISCHARGE.

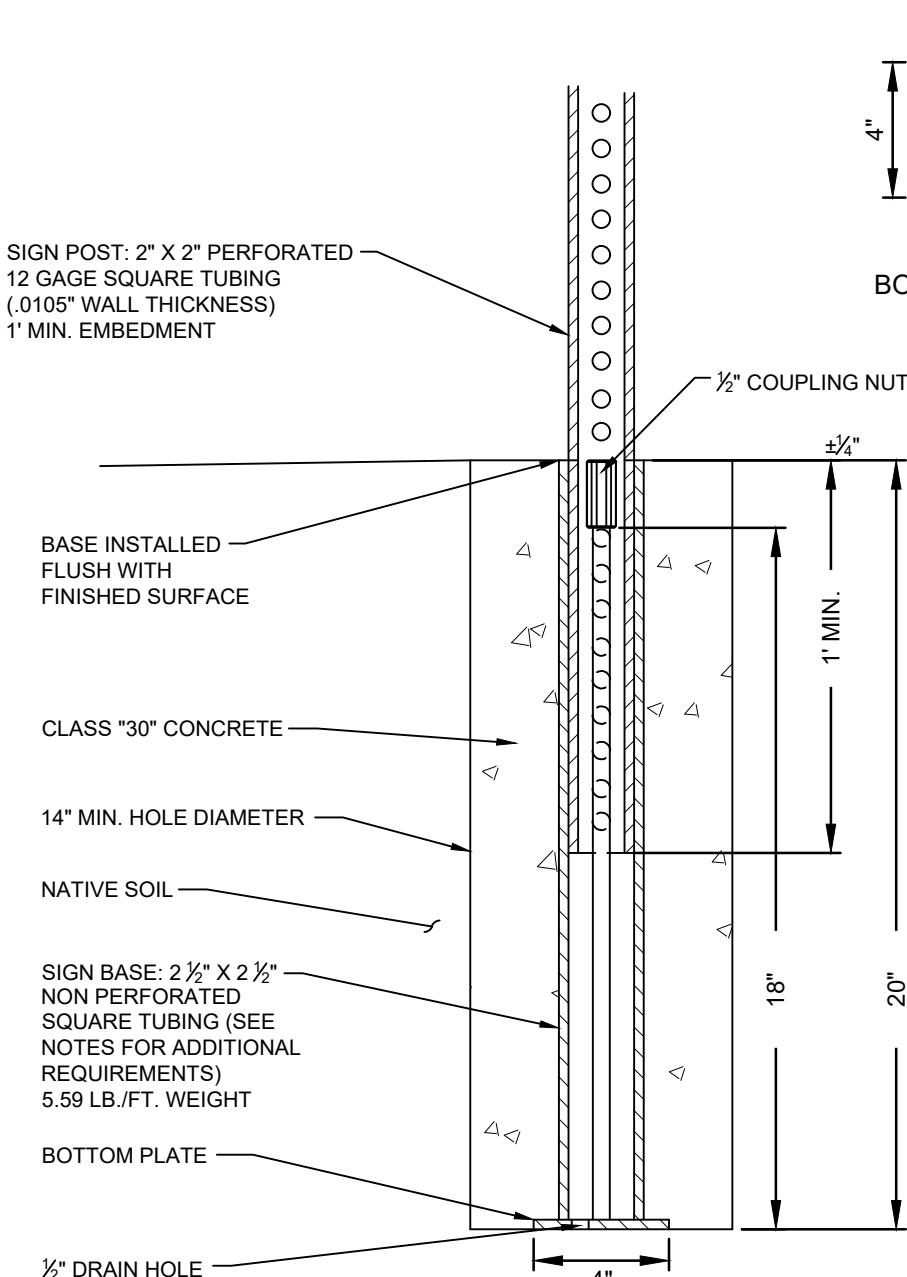
NO COMPACTION, VIBRATION OR FINISHING IS REQUIRED. THE LEAN CONCRETE MIX SHALL BE STRUCK OFF AT OR BELOW THE ELEVATION OF THE PLANT MIX SURFACING WITH A SQUARE NOSE SHOVEL OR SIMILAR HAND TOOL. THE BACKFILL MIX SHALL BE ALLOWED TO SET FOR A MINIMUM OF 2 HOURS BEFORE THE PERMANENT PLANT MIX SURFACING IS PLACED TO COMPLETE THE TRENCH REPAIR. TEMPORARY PLACEMENT OF ASPHALT COLD MIX SURFACING MAY BE NECESSARY TO ACCOMMODATE TRAFFIC WITHIN THE FIRST 2 HOURS OF BACKFILL PLACEMENT PRIOR TO COMPLETING THE PERMANENT REPAIR.

9
C2.0 **TYPICAL TRENCH SECTION**
N.T.S.



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10
C2.0 **STREET ASPHALT SECTION**
N.T.S.



NOTES:

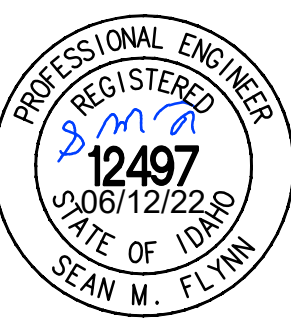
- BASES SHALL BE INSTALLED TO BE FLUSH WITH SURFACE.
- ALL INSTALLATIONS SHALL HAVE 14" MINIMUM FOUNDATION OR GROUTED INTO SOLID ROCK.
- ALL STREET SIGNS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE MUTCD.
- SIGN PLACEMENT SHALL BE APPROVED BY THE CITY OF KETCHUM.
- CITY TO PROVIDE BASES.

SIGN BASE MATERIAL & DIMENSION REQUIREMENTS	
2 1/2" OUTSIDE TUBE STEEL (20" LENGTH)	
2 1/2" INSIDE TUBE STEEL	
3/8" THICK	
INTERNAL ROD MATERIAL & DIMENSION REQUIREMENTS	
1/2" GOLD ROLLED ROD (18" LENGTH)	
1/2" COUPLING NUTS	
BOTTOM PLATE MATERIAL & DIMENSION REQUIREMENTS	
4" X 4" X 1/2" STEEL STRAP	

11
C2.0 **TYPICAL SIGN BASE**
N.T.S.

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

DETAIL SHEET
LOT 3D, BLK 2, GREYHAWK (230 PICABO STREET LN)
LOCATED WITHIN SECTION 14, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR KEIN AND LINDA RIZOTTI



DESIGNED BY
CT
DRAWN BY
SMF
CHECKED BY

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

PURPOSE:	ISSUE FOR REVIEW		
NO.	DATE	BY	REVISIONS

C2.0

230 Picabo St Sidewalk In Lieu Fee Calculation

#	Item	Unit	Qty	Unit Cost	Item Cost
1	clearing, grubbing,excavation (assume L*(W+2')*1' D)	sy	350	\$ 4.00	\$ 1,400.00
2	Concrete Sidewalk (8' wide)	sy	233	\$ 75.00	\$ 17,475.00
3	2"(-) crushed aggregate subbase (6" compacted depth)	cy	52	\$ 65.00	\$ 3,380.00
4	3/4"(-) crushed aggregate base (4" compacted depth)	cy	34	\$ 70.00	\$ 2,380.00
TOTAL					\$ 24,635.00