

## Attachment VII; Analysis: I. Preliminary Plat; II. Rezone; III. Floodplain

Included within this sheet are applicable code Analysis. Code Sections are in italic.

### I. Preliminary Plat

#### 16.04.030 Procedure for Subdivision Approval.

*J. Application and preliminary plat contents. A preliminary plat application shall include the following: the preliminary plat, together with all application forms, title insurance report, deeds, maps, and other documents reasonably required, shall constitute a complete subdivision application. The preliminary plat shall be drawn to a scale of not less than one inch equals 100 feet and shall show the following:*

*To be shown on plat:*

1. *The scale, north point and date. **Complies. See sheet C1.0 preliminary plat.***
2. *The name of the proposed subdivision. **Complies. See sheet C1.0 preliminary plat.***
3. *The name and address of the owner of record, the subdivider, and the engineer, surveyor, or other person preparing the plat. **Signature page submitted prior to City Council hearing.***
4. *Legal description of the area platted. **Complies. See sheet C1.0 preliminary plat.***
5. *The names and the intersecting boundary lines of adjoining subdivisions and parcels of property. **Complies. See sheet C1.0 preliminary plat. Greyhawk Sub II amended, Eureka No 2., Tax Lot 6856, USFS***
6. *A contour map of the subdivision with contour lines and a maximum interval of two feet to show the configuration of the land based upon the United States Geodetic Survey data, or other data approved by the City Engineer. **Complies. See sheet C1.0 preliminary plat.***
7. *The scaled location of existing buildings, water bodies and courses and location of the adjoining or immediately adjacent dedicated streets, roadways and easements, public and private. **Complies. See labeled creek, streets, on sheet C1.0 preliminary plat.***
8. *Boundary description and the area of the tract. **Complies.***
9. *Existing zoning of the tract. **Complies. See Note 4.***
10. *The proposed location of street rights-of-way, lots, and lot lines, easements, including all approximate dimensions, and including all proposed lot and block numbering and proposed street names. **Complies. See sheet C1.0 preliminary plat. Plat notes: 1: Access easement for Lot 6 ingress and egress lot , 2: access and utility for Block three across block 2, 4: public utility easement 10', snow storage, private access easement, 7: Public utility easement 10' centered on interior lot lines loots 1-5, Block 1. 10: Fisherman's and Nature Study Easement 10' sunrise to sun set only 11: scenic easement riparian setback 25'.***
11. *The location, approximate size and proposed use of all land intended to be dedicated for public use or for common use of all future property owners within the proposed subdivision. **Complies. See sheet C1.0 preliminary plat. Lot 6, Block 1 Comon Area.***
12. *The location, size and type of sanitary and storm sewers, water mains, culverts and other surface or subsurface structures existing within or immediately adjacent to the proposed sanitary or storm sewers, water mains, and storage facilities, street improvements, street lighting, curbs, and gutters and all proposed utilities. **See Sheet C3.2 Sewer Plan & Profile***
13. *The direction of drainage, flow and approximate grade of all streets. **Complies. See sheet C3***

## Grading and Drainage Plan

14. The location of all drainage canals and structures, the proposed method of disposing of runoff water, and the location and size of all drainage easements, whether they are located within or outside of the proposed plat. **Complies. See sheet C3 Grading and Drainage Plan**

15. Vicinity map drawn to approximate scale showing the location of the proposed subdivision in reference to existing and/or proposed arterials and collector streets. **Complies. See Sheet C3.1 Road Plan and Profile.**

16. The boundaries of the floodplain, floodway and avalanche overlay district shall also be clearly delineated and marked on the preliminary plat or a note provided if the entire project is in the floodplain, floodway or avalanche overlay district. **Complies. See Sheet C1.0 & C2.10.**

17. 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 25 percent or greater; or upon any lot which will be created adjacent to the intersection of two or more streets. **Complies. All building envelopes are outside of overlay districts.**

18. Lot area of each lot. **Complies. Shown on C2.1 Preliminary Plat.** Lot 1: .37 acres, Lot 2: .40 acres, Lot 3: 1.20 acres, Lot 4: .56 acres, Lot 5 0.32 acres, Lot 6 .5 acres Common area lot

19. Existing mature trees and established shrub masses. **Complies: Shown on Sheet C2.10.**

➤ All standards are met within 16.04.030 Procedure for Subdivision Approval. A signature page will be provided prior to council hearing.

### 16.04.040 Development and design.

A. 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. The City engineer reviewed the plans and commented on drainage for berms and a swale conditions . Comments were addressed in 4.16.26 resubmittals.

4. The City Engineer states the Grading and Drainage plan also shows a swale at the back of Lots 1,2 and 3. Swale should be relocated outside of the BE and an easement in place. If the swales are for lot drainage, per KMC, drainage must remain on site. 60' Row on the Preliminary Plat Sheet C2. Please also show the 60ft ROW measured 30 feet on each side from the centerline of the road. If any of the 60 ft ROW overlays the subject property, a ROW dedication for that amount will be required as part of the preliminary plat. Both of these comments were addressed in the 4.16.26 resubmittal.

B. Improvement plans. Prior to approval of final plat by the council, the subdivider shall file two 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. TBD

C. *Performance bond.* 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, factors beyond the control of the subdivider, or other conditions as determined acceptable at the sole discretion of the City, 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 150 percent 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 two years 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. **To be added with Development Agreement.**

D. *As built drawing.* Prior to acceptance by the City Council of any improvements installed by the subdivider, two sets of as built plans and specifications, certified by the subdivider's engineer, shall be filed with the City Engineer. Within ten 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. **TBD**

E. *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:

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.

**TBD at Final Plat-Preliminary Plat shows monumnetation**

F. *Lot requirements.*

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. **The Rezone will place the 5 buildable lots within the T-3000. Front-15' Side 10' min. (The greater of 1 ft for every 3 ft in building height) Rear 15' Current setbacks are met with designated building envelopes. All zoning codes met with current proposal.**

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 25 percent, based upon natural contours, or creates corner lots at the intersection of two 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 25 percent and greater and outside of the floodway. A waiver to this standard may only be considered for the following:
  - a. For lot line shifts of parcels that are entirely within slopes of 25 percent 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 25 percent or greater that are found to be in compliance with the purposes and standards of the mountain overlay district and this section.

**Complies: Applicant is not building in areas of 25% slope or in floodplain.**

3. Corner lots outside of the original Ketchum Townsite shall have a property line curve or corner of a minimum radius of 25 feet unless a longer radius is required to serve an existing or future use. **This standard is met See Preliminary Plat C2.10.**
4. Side lot lines shall be within 20 degrees to a right angle or radial line to the street line. **This standard is met See Preliminary Plat C2.10.**
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. **Landscaping is shown adjacent to Warm Springs Rd.**
6. Every lot in a subdivision shall have a minimum of 20 feet of frontage on a dedicated public street or legal access via an easement of 20 feet 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. **Legal access is provided off of Warm Springs Rd (public road) and a private road named Geyer Hot Springs Rd under Common ownership of HOA.**

G. Block requirements. The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements: **N/A**

1. No block shall be longer than 1,200 feet, nor less than 400 feet between the street intersections, and shall have sufficient depth to provide for two 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. **Roads are laid out to minimize cuts and fill. See Sheet C3.10**
4. Except in the original Ketchum Townsite, corner lots shall contain a building envelope outside of a 75-foot radius from the intersection of the streets.

H. Street improvement requirements.

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; See Sheet C3.10 Complies.*
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; See Sheet C3.10.*

Street department asked for additional conditions of approval. Clarification added within Construction note 21 in a suggested condition.

Added as condition 5 & 6.

1) Protect and retain (repair or replace if damaged) signage along warm springs road during water and sewer line installation.

2) Warm Springs Road water line sawcut and asphalt replacement should be extended a full lane width to the double yellow center line of the roadway to prevent asphalt cut/joint from being placed in travel lane/wheel path.

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;*
4. *Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods; Infrastructure shall be included in development agreement to connect phase II road access.*
5. *Street grades shall not be less than three-tenths percent and not more than seven percent so as to provide safe movement of traffic and emergency vehicles in all weather and to provide for adequate drainage and snow plowing; Complies. See Sheet C3.10*
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;n/a*
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 lots, a temporary turnaround easement shall be provided, which easement shall revert to the adjacent lots when the street is extended; Phase I has a dead end with a Fire turn around See C3.10. Future stub is provided for Phase II extension within Lot 6 Block 1.*
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 400 feet from entrance to center of turnaround, and all cul-de-sacs shall have a minimum turnaround radius of 60 feet at the property line and not less than 45 feet at the curb line; N/A*
9. *Streets shall be planned to intersect as nearly as possible at right angles, but in no event at*



*less than 70 degrees; Geyer Hot Springs Road meets this with the intersection onto Warm Springs Road and the stub to Phase II. See Sheet C2.10.*

10. *Where any street deflects an angle of ten degrees or more, a connecting curve shall be required having a minimum centerline radius of 300 feet for arterial and collector streets, and 125 feet for minor streets; N/A*
11. *Streets with centerline offsets of less than 125 feet shall be prohibited; N/A*
12. *A tangent of at least 100 feet long shall be introduced between reverse curves on arterial and collector streets; N/A*
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; Only 1 street in Phase 1 Geyer Hot Springs Rd.*
14. *Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills; Complies No comments from Streets.*
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; Stub to Phase II in Phase I plat.*
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; Landscaping shown on Lot 1 & 6.*
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; N/A 5 lots. Center line shown on road plan.*
18. *Street lighting may be required consistent with adopted City standards and where designated shall be installed by the subdivider as a requirement improvement; No street lighting proposed.*
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 H.2. of this section and chapter 12.04 of this Code; Private Street Proposed. Standards are met.*
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; Added as Condition 6.*
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; N/A No Bridge proposed.*

22. *Sidewalks, curbs and gutters shall be required consistent with adopted City standards and where designated and shall be required improvement installed by the subdivider; No sidewalks proposed.*
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 No gates are proposed*
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. No parcels within the Avalanche Zone*
  - 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 20 feet. 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 H.2. of this section. No alleys proposed.*
  - J. *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.*
    1. *A public utility easement at least ten feet in width shall be required within the street right-of-way boundaries of all private streets. A public utility easement at least five feet 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. Complies. See Plat Note 6.*
    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. Complies. See Plat Note 4 and suggested condition 1.g. requiring maintenance easement no added to plat for reference, "Easement Record No. \_\_\_\_\_; Geyer Hot Springs HOA Riparian Maintenance & Preservation Easement Lots 3 & 4."*
    3. *All subdivisions which border the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a ten-foot 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 subdivi-*

sion. **Complies. See Plat Note 10.**

4. *All subdivisions which border on the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a 25-foot 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. **Complies. See Plat Note 11.***
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. **Hot water pipe is existing on Block 2&3.***
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. **Plat Note 10 provides a 10' fisherman's access easement during daylight hours only..***

K. *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 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. **See Sheet C3.2 for Sewer Plan and Profile and Att. IV.***

L. *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. **See Sheet C3.30 Water Main Plan and Att. IV.***

M. *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. Landscaping shown within Preliminary Plat See C2.10 for Preliminary Plat showing landscaping on Lot 1, block 1. 18' wide. See Landscaping Plan Att. V. for full details.

N. *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:*

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:*
  - a. *Proposed contours at a maximum of five-foot contour intervals.*
  - b. *Cut and fill banks in pad elevations.*
  - c. *Drainage patterns.*
  - d. *Areas where trees and/or natural vegetation will be preserved.*
  - e. *Location of all street and utility improvements including driveways to building envelopes.*
  - f. *Any other information which may reasonably be required by the Administrator, commission or council to adequately review the affect of the proposed improvements.*

**Grading Plan seen on sheet C3.0. See General Construction note 18 Att. III, p11, stating all drainage to be contained onsite.**

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.*
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.*
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.*

**Added this #5 above as a suggested condition of approval #7. A note of this nature was on the watermain sheet notes however not on the general construction notes.**

6. *Where cuts, fills, or other excavations are necessary, the following development standards shall apply:*
  - a. *Fill areas shall be prepared by removing all organic material detrimental to proper*

*compaction for soil stability.*

- b. *Fills shall be compacted to at least 95 percent of maximum density as determined by AASHTO T-99 (American Association of State Highway Officials) and ASTM D698 (American Standard Testing Methods).*
- c. *Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability.*
- 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 12 feet horizontally of the top and existing or planned cut slope.*
- e. *Toes of cut and fill slopes shall be set back from property boundaries a distance of three feet, plus one-fifth of the height of the cut or the fill, but may not exceed a horizontal distance of ten feet; tops and toes of cut and fill slopes shall be set back from structures at a distance of at least six feet, plus one-fifth of the height of the cut or the fill. Additional setback distances shall be provided as necessary to accommodate drainage features and drainage structures.*

**Engineer had no comments.**

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 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.*

**Engineer had no comments.**

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. Added as a suggested condition 8 and Plat note 10 states; Utility Locations shown are based on visual surface evidence, a Digline locate, City maps, and should be verified before any excavation.*

Q. *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. N/A Less than 10 lots within Phase I. May be requested at second phase.*

R. *Avalanche and mountain overlay. All improvements and plats (land, planned unit development, townhouse, condominium) created pursuant to this chapter shall comply with City of Ketchikan Avalanche Zone District and Mountain Overlay Zoning District requirements as set forth in title 17 of this Code. Complies. No structures proposed outside of MOD or Mapped Avalanche Areas.*

S. 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. The floodplain, riparian setback area, and wetlands are not proposed as part of the area for disturbance.

## **II. Development Agreement Rezone**

### **17.154.010 Intent and Purpose**

C. Where, in the opinion of the City Council (council), the Commission, or the administrator, approval of a requested zone or rezone by itself cannot satisfy the requirements set forth in this title and the comprehensive plan, this chapter is intended to provide reasonable standards and procedures in order to:

1. Implement the goals and policies of the Ketchum Comprehensive Plan, specifically, but not inclusively, the provision of affordable housing, passive and active open space, transportation improvements, public infrastructure improvements and sensitive areas (riparian, avalanche, steep slopes and floodplain) protection;
  2. Preserve and protect the character of Ketchum;
  3. Assure the safety, health, and general welfare of present and future inhabitants of the City of Ketchum;
  4. Protect and enhance the natural, cultural, and historic resources of the City from adverse impacts and to integrate new development harmoniously into the City's natural and built environment;
  5. Promote the development of an economically sound and stable community;
  6. Accommodate other necessary or innovative types of development while balancing and respecting private property rights;
  7. Encourage and promote affordable housing;
- Provide the integration of specific land uses in neighborhoods that are determined compatible, but prohibited by current zoning; and
9. Improve circulation and reduce traffic congestion and hazards on existing and proposed roadways.

The Intent and Purpose is met for requiring a Development Agreement between the applicant and the city to ensure development meets the intent and purposes listed above. The applicant is proposing to meet the intent by proposing 4 workforce housing units and protecting open space through plat design. Please See Development Agreement Memo Attachment X for City requests for security for housing, number of desirable units requested, and infrastructure and timing etc. The City recommends 30% community housing.

### **17.154.040 Standards.**

B. Comprehensive plan compliance. The proposal is in conformance with and promotes the purposes and goals of the comprehensive plan, this title and other applicable ordinances of the City, and not in conflict with the public interest.

1. There will be no significant adverse effect(s) resulting from the proposed zone change and use(s) authorized upon the public health, safety and general welfare of the neighborhood o

- r the community as a whole.*
2. *Includes community or employee housing, as defined in section 16.08.030 of this code, for rezones requesting a higher density zone. Payment in lieu may be accepted for fractions of units as determined by the council.*

The adjacent subdivision to the east is Zoned T-3000. The lots are not located in any natural resource area. Therefore standard one appears to be met. The applicant has proposed 4 housing units. The Ketchum housing department has requested 30% or 6 units if 20 lots are realized. This request is reflected in the Development Agreement Draft Memo Attachment X

*C. Compliance with City codes.*

1. *All design review standards in chapter 17.96 of this code shall be carefully analyzed and considered for all proposals. This includes detailed analysis of building bulk, undulation and other design elements. The site plan should be sensitive to the architecture and scale of the surrounding neighborhood.*
2. *A project encompassing three or more acres or otherwise meeting the requirements under subsection 16.08.080.A of this code is required to submit a planned unit development conditional use permit pursuant to chapter 16.08 of this code.*
3. *The project shall be in conformance with this title; title 16, "Subdivision regulations", of this code; title 12, "Streets, sidewalks, public utility easements and public places", of this code, and all other applicable City ordinances and regulations.*

Compliant with suggested conditions listed within the staff report. Subdivision standards and design standards reviewed above. A pud cup is not necessary for this two phased development the Administrator recommended a Rezone DA.

### III. Floodplain

See Floodplain Manager Review.IV-VI. All components below have been met.

**17.88.040 General Provisions; D, 3. Special requirements for subdivision plats .**

- a. *United States Geological Survey (USGS) datum shall be used and identified on the plat and a permanent benchmark shall be identified and shown on the plat.*
- b. *All subdivision plats shall contain a plat note including a certification by a registered surveyor that the boundaries were established consistent with the FIRM for the City or Blaine County, whichever applies. The note shall include the FEMA FIRM panel number(s), FIRM effective date(s), and a note stating that "Flood Zones are subject to change by FEMA and all lands within the Special Flood Hazard Area are regulated by City of Ketchum Municipal Code. Condition 1 G suggests adding this to plat.*
- c. *All subdivision plats shall identify and designate the Special Flood Hazard Area, the 0.2 percent annual chance (500-year) floodplain boundary, the floodway boundary, the mean high-water mark, and the riparian zone. All flood zone(s), and base flood elevation(s) shall be shown on the plat. On plat*
- d. *All subdivision plats shall contain a note or notes that warn prospective buyers of*

*property that sheet flooding can and will occur and that flooding may extend beyond the floodway and floodplain boundary lines identified. See suggested Condition H.*

*e. All subdivision plats shall contain a note that refers to the required 25-foot setback from all waterways, called the riparian zone, in which no development is permitted, and require that riparian vegetation shall remain in its natural state for the protection and stabilization of the riverbank unless alterations are approved in accordance with Ketchum Municipal Code. On plat. In addition, the Floodplain Manager has added plat note suggestions included within Staff Report regarding activity in riparian setback area.*

*f. All subdivisions which border the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a ten-foot fish and nature study easement adjacent to the waterway, measured horizontally from the mean high-water mark. In addition, there shall be a plat note stating that the fish and nature study easement shifts in accordance with the location of the channel and its mean high-water mark. On plat*

*g. The council may require, in appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access easement. 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. On plat*