



City of Ketchum

August 17th, 2020

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to Hold a Public Hearing and Approve the Readjustment of Lot Lines Application to Remove the Building Footprint from the Wills Condominiums No. 2 Subdivision Plat.

Recommendation and Summary

Staff recommends the Ketchum City Council hold a public hearing and approve the subject Readjustment of Lot Lines application to remove an existing duplex's building footprint from the Wills Condominium No. 2 Subdivision Plat.

Recommended Motion: "I move to approve the Wills Condominiums No. 2 Readjustment of Lot Lines application subject to conditions 1-7."

The reasons for the recommendation are as follows:

- The request to remove the existing duplex's building footprint from the plat meets all applicable standards for Readjustment of Lot Lines contained in Ketchum Municipal Code's (KMC) Subdivision (Title 16) regulations.
- Consistent with KMC §16.04.020, the proposal meets the definition of Readjustment of Lot Lines because: (1) no changes are proposed to the dimensions of the subject lot, (2) the lot complies with the dimensional standards required for properties located within the City's General Residential Low Density (GR-L) Zoning District, and (2) the proposal does not create additional lots or dwelling units.

Analysis

The Readjustment of Lot Lines procedure will vacate an existing duplex's building footprint from the Wills Condominiums No. 2 Subdivision plat. The duplex is located at 3020 Warm Springs Road within the City's General Residential Low Density (GR-L) Zoning District. The existing condominium-duplex building will be demolished. The property will be developed with a new duplex and associated site improvements. The Planning & Zoning Commission approved the Design Review application (P20-031) for the new duplex on June 22nd, 2020. The existing condominium's building footprint must be removed from the recorded plat map to issue a Building Permit for the new duplex. The applicant has also filed a Townhouse Subdivision Preliminary Plat application to subdivide the subject property into two townhouse sublots.

Financial Impact

No financial impact as the application proposes a minor change to an existing plat of record.

Attachments

- A. Draft Findings of Fact, Conclusions of Law, and Decision
- B. Wills Condominiums No. 2 Amended Subdivision Plat

Attachment A:
Draft Findings of Fact,
Conclusions of Law, and
Decision



City of Ketchum
Planning & Building

IN RE:)
)
Wills Condominiums No. 2) **KETCHUM CITY COUNCIL**
Readjustment of Lot Lines Procedure) **FINDINGS OF FACT, CONCLUSIONS OF LAW,**
Date: August 17, 2020) **AND DECISION**
)
File Number: P20-061)

PROJECT: Wills Condominiums No. 2 Readjustment of Lot Lines

APPLICATION TYPE: Lot Line Shift Application

FILE NUMBER: P20-061

ASSOCIATED PERMITS: Design Review P20-031 and Townhouse Subdivision Preliminary Plat P20-058

OWNERS: Doug & Stacey Waddell

REPRESENTATIVE: Garth McClure, Benchmark Associates

REQUEST: Readjustment of Lot Lines procedure to vacate the existing duplex’s building footprint from the Wills Condominium No. 2 Subdivision Plat

LOCATION: 3020 Warm Springs Road (Wills Condominium Subdivision No 2)

NOTICE: A public hearing notice was mailed to all property owners within 300 ft of the development site and political subdivisions on July 29th, 2020. The public hearing notice was published in the Idaho Mountain Express on July 29th, 2020.

ZONING: General Residential Low Density (GR-L) Zoning District

OVERLAY: None

FINDINGS OF FACT

1. The Readjustment of Lot Lines procedure will vacate an existing duplex’s building footprint from the Wills Condominiums No. 2 Subdivision plat.
2. The existing duplex is located at 3020 Warm Springs Road within the City’s General Residential Low Density (GR-L) Zoning District.
3. The existing condominium building will be demolished. The property will be developed with a new duplex and associated site improvements. The Planning & Zoning Commission approved the Design Review application (P20-031) for the new duplex on June 22nd, 2020. The existing condominium’s building footprint must be removed from the recorded plat map to issue a Building Permit for the new duplex. The applicant has also filed a Townhouse Subdivision Preliminary Plat application to subdivide the subject property into two townhouse sublots.

4. Consistent with KMC §16.04.020, the proposal meets the definition of Readjustment of Lot Lines because: (1) no changes are proposed to the dimensions of the subject lot, (2) the lot complies with the dimensional standards required for properties located within the City’s General Residential Low Density (GR-L) Zoning District, and (2) the proposal does not create additional lots or dwelling units.

READJUSTMENT OF LOT LINES: *A change or modification of the boundary lines between existing lots or parcels of land or between dwelling units which does not reduce the area, frontage, width, depth or building setback lines of each lot below the minimum zoning requirements and which does not create additional lots or dwelling units. "Readjustment of lot lines" includes other minor changes to a subdivision, condominium, or townhouse plat such as, but not limited to, notation changes, boundary shifts and removal of lot line(s), each of which do not reduce the area, frontage, width, depth or building setback lines of each lot below the minimum zoning requirements nor create additional lots or dwelling units (KMC §16.04.020).*

5. All land, condominium, and townhouse subdivisions in the City of Ketchum are subject to the standards contained in Ketchum Municipal Code, Title 16, Subdivision. Many standards are related to the design and construction of multiple new lots that will form new blocks and infrastructure, such as streets that will be dedicated to and maintained by the City. The standards for certain improvements (KMC §16.04.040) including street, sanitary sewage disposal, planting strip improvements are not applicable to the subject project as the application proposes to remove an existing condominium’s building footprint from the recorded plat map, which is a minor change. The application meets the standards for Readjustment of Lot Lines under Title 16 of Ketchum Municipal Code subject to conditions of approval.

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 City 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 Readjustment of Lot Line application for the development and use of the project site.
2. The Council has authority to hear the applicant’s Condominium Subdivision application pursuant to Chapter 16.04 of Ketchum Code Title 16.
3. The City of Ketchum Planning Department provided adequate notice for the review of this application.
4. The Readjustment of Lot Lines application is governed under Sections 16.04.010, 16.04.020, 16.04.30, 16.04.060, and 16.04.070 of Ketchum Municipal Code Chapter 16.04.
5. The proposed Wills Condominiums No. 2 Readjustment of Lot Lines meets the standards for approval under Title 16 of Ketchum Municipal Code subject to conditions of approval.

DECISION

THEREFORE, the Ketchum City Council **approves** this Readjustment of Lot Lines application this Monday, August 17th, 2020 subject to the following conditions:

CONDITIONS OF APPROVAL

1. The recorded plat shall show a minimum of two Blaine County Survey Control Monuments with ties to the property and an inverse between the two monuments. The Survey Control Monuments shall be clearly identified on the face of the map.
2. An electronic CAD file shall be submitted to the City of Ketchum prior to final plat signature by the City Clerk. The electronic CAD file shall be submitted to the Blaine County Recorder’s office concurrent with the recording of the Plat containing the following minimum data:
 - a. Line work delineating all parcels and roadways on a CAD layer/level designated as “parcel”;
 - b. Line work delineating all roadway centerlines on a CAD layer/level designated as “road”; and,
 - c. Line work that reflects the ties and inverses for the Survey Control Monuments shown on the face of the Plat shall be shown on a CAD layer/level designated as “control”; and,
 - d. All information within the electronic file shall be oriented and scaled to Grid per the Idaho State Plane Coordinate System, Central Zone, NAD1983 (1992), U.S. Survey Feet, using the Blaine County Survey Control Network. Electronic CAD files shall be submitted in a “.dwg”, “.dgn” or “.shp” format and shall be submitted digitally to the City on a compact disc. When the endpoints of the lines submitted are indicated as coincidental with another line, the CAD line endpoints shall be separated by no greater than 0.0001 drawing units.
5. The applicant shall provide a copy of the recorded Final Plat and the associated condominium owners’ documents to the Planning and Building Department for the official file on the application.
6. The Final Plat mylar shall contain all items required under Title 50, Chapter 13, Idaho Code as well as all items required pursuant to KMC §16.04.030J including certificates and signatures.
7. All governing ordinances and department conditions pertinent to the Fire Department, Building Department, Utilities Department, Street Department and Ketchum City Engineer shall be met.

Findings of Fact **adopted** this 17th day of August 2020

Neil Bradshaw
 Mayor
 City of Ketchum

Robin Crotty
 City Clerk

Attachment B:
Wills Condominiums No. 2
Amended Subdivision Plat

