



## City of Ketchum

August 17, 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 Preliminary Plat and Phasing Agreement to subdivide a 47,338 square foot lot into ten (10) townhouse sublots for the West Ketchum Residences Townhomes, a 10-unit townhouse development currently under construction at 150 Bird Drive in the General Residential High Density (GR-H) Zoning District.**

### Recommendation and Summary

Staff recommends the City Council hold a public hearing and approve the Preliminary Plat and Phasing Agreement application by West Ketchum Residences, LLC c/o Robert Parker, VP Companies to subdivide an existing 47,338 square foot lot into ten (10) townhouse sublots. Two (2) buildings, each containing two (2) dwelling units, are currently under construction and a third building, also containing two (2) dwelling units, is currently in the Building Permit review process.

The 10-unit development received Design Review approval in 2019, which entitled the developer to apply for building permits. The owner has elected to subdivide the units into townhouse units so each dwelling unit can be sold individually.

Recommended motion: "I move to approve the West Ketchum Residences Preliminary Plat and Phasing Agreement application, subject to conditions 1-7."

The reasons for the recommendation are as follows:

- The request to subdivide meets all applicable standards for Townhouse Preliminary Plats contained in Ketchum Municipal Code's Subdivision (Title 16) and Zoning (Title 17) regulations.
- The Planning and Zoning Commission originally recommended approval of the Preliminary Plat in 2019; the Commission re-reviewed the Preliminary Plat (which was not changed) on July 13<sup>th</sup>, 2020 to incorporate the Phasing Agreement. The Commission recommended approval of the Preliminary Plat and Phasing Agreement at their July 13<sup>th</sup>, 2020 meeting.

### Analysis

The development is located in the GR-H zoning district, which allows development with a Floor Area Ratio (FAR) of up to 1.4 (the by-right FAR in the zone is 0.5), and does not have a units-per-acre maximum. The development is entitled and permitted with approval to construct 10 dwelling units contained in five (5) buildings. The developer has entered into an Exceedance Agreement with the city, agreeing to contribute \$249,274.06 to the in-lieu housing fund prior to issuance of the first Certificate of Occupancy due to the project having a cumulative FAR of 0.63.

Design Review approval for the project is valid for one year, with the ability for two (2) one-year extensions. The Design Review approval also remains valid for the duration of an active building permit.

Typically, when a development is proposed to be platted as individual, for-sale units, the entire project must be completed within two (2) years of the Council approving the Preliminary Plat and Final Plat cannot occur until the entire project has been completed. The purposes of the Phasing Agreement include:

- To allow Final Plat to occur for each two-unit building as each building receives Certificate of Occupancy. Final Plats do not require a public hearing (they are optional at the city's discretion) and may be included as consent agenda items.
- To allow the entire project to be completed by December 31, 2023 and platted by March 1, 2024 (rather than the typical two-year timeframe, which would be August 13<sup>th</sup>, 2022).
- To control the timing and installation of utilities and improvements that affect the entirety of the 5-building/10-unit development.
- To allow the developer to pay the \$249,274.06 in-lieu fee in 10 equal installments, concurrent with issuance of a building permit (since each building permit covers two units, a \$49,854.82 payment will be made with each building permit) rather than in a lump sum prior to issuance of the first Certificate of Occupancy. The Exceedance Agreement anticipated this Phasing Agreement and includes payment in installment concurrent with building permit as an option.

#### Financial Impact

None at this time.

#### **Attachments:**

- Staff Report with Attachments:
  - A. Application
  - B. Preliminary Plat
  - C. Draft Findings of Fact, Conclusions of Law, and Decision, which include an attached Phasing Agreement. Attached to the Phasing Agreement are a copy of the preliminary Plat and the Civil Engineering plans that have been approved for the site in conjunction with the first two (2) building permits issued.

**Attachment A.**

Application



City of Ketchum  
Planning & Building

Preliminary Plat  
Subdivision Application

OFFICIAL USE ONLY	
Application Number:	P 18-141
Date Received:	12-31-19
By:	MP
Fee Paid:	5250 <sup>00</sup>
Approved Date:	
By:	

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](http://www.ketchumidaho.org) and click on Municipal Code.

APPLICANT INFORMATION			
Name of Proposed Subdivision: West Ketchum Residences			
Owner of Record: West Ketchum Residences, LLC c/o Robert Parker, VP Companies			
Address of Owner: PO Box 284, Sun Valley, ID 83353			
Representative of Owner: Galena Engineering			
Legal Description: Bavarian Village Subdivision Lots 5A, 6A, 7A, & 8A (Proposed Lot 5AA)			
Street Address: 150, 152, 154, 156 Bird Drive			
SUBDIVISION INFORMATION			
Number of Lots/Parcels: Existing: 1; Proposed 10 townhouse sublots			
Total Land Area: 47,338 sf			
Current Zoning District: GR-H			
Proposed Zoning District: GR-H			
Overlay District: N/A			
TYPE OF SUBDIVISION			
Condominium <input type="checkbox"/>	Land <input type="checkbox"/>	PUD <input type="checkbox"/>	Townhouse <input checked="" type="checkbox"/>
Adjacent land in same ownership in acres or square feet: N/A			
Easements to be dedicated on the final plat:			
Briefly describe the improvements to be installed prior to final plat approval: Water, sewer, and driveway improvements; each unit will be constructed and obtain c/o prior to final plat approval.			
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 tortious 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.

Applicant Signature

Date



**Attachment B.**

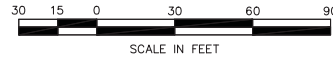
Preliminary Plat dated June 2020

# A PLAT SHOWING WEST KETCHUM RESIDENCES

WHEREIN LOT 5AA, BLOCK 1, BAVARIAN VILLAGE SUBDIVISION IS REPLATTD INTO TOWNHOMES AS SHOWN  
LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

JUNE 2020

SCALE: 1" = 30'



Curve Table						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Direction
C1	18.21'	28.00'	37° 16' 15"	9.44'	17.89'	N71° 56' 41"E
C2	25.77'	28.00'	52° 43' 45"	13.88'	24.87'	N26° 56' 41"E
C3	25.57'	28.00'	52° 20' 00"	13.76'	24.70'	S25° 35' 13"E
C4	18.41'	28.00'	37° 39' 59"	9.55'	18.08'	S70° 35' 12"E
C5	26.65'	28.01'	54° 30' 44"	14.43'	25.65'	N62° 42' 30"E
C6	14.50'	28.00'	29° 40' 29"	7.42'	14.34'	N73° 49' 27"W

Line Table		
Line #	Length	Direction
L1	30.48	N83° 51' 48"E
L2	30.48	N83° 51' 48"E
L3	18.00	N00° 34' 48"E
L4	20.00	S89° 25' 12"E
L5	18.00	S00° 34' 48"W
L6	30.48	N82° 42' 12"W
L7	30.48	S82° 42' 12"E
L8	30.48	N83° 51' 48"E
L9	30.48	S83° 51' 48"W
L10	30.48	N83° 51' 48"E
L11	30.48	S83° 51' 48"W
L12	30.48	S82° 42' 12"E
L13	30.48	N82° 42' 12"W

### LEGEND

- Property Line
- - - Proposed Sublot & Parcel Lines
- Adjoiner's Lot Line
- 5772 Existing Ground Contour (1')
- 5775 Existing Ground Contour (5')
- ▨ Easements per Instrument Numbers 660648, 660804, 661177, & 661178 (See Note 4)
- ▨ Proposed Paver & Hydronic Heating Maintenance Easement (See Note 5)
- - - Easement, type & width as shown
- - - Proposed 10' Water Line Easement (See Note 16)
- - - Proposed 10' Sewer Line Easement (See Note 16)
- Mechanical Room Easement
- Building Setback per Site Plan, AS102
- Building Footprint
- Garage Footprint
- ▨ Proposed Pavements
- GIS Tie Line
- Found 1/2" Rebar
- Found 5/8" Rebar
- Set 5/8" Rebar, PLS 16670

### SURVEY NARRATIVE & NOTES

- The purpose of this survey is to replat Lot 5AA, Block 1, Bavarian Village Subdivision, into townhomes as shown. The boundary shown is based on found monuments and the recorded plat of Lot 5AA, Block 1, Bavarian Village Subdivision, Instrument Number \_\_\_\_\_, records of Blaine County, Idaho. All found monuments have been accepted. Additional Documents used in the course of this survey include: Bavarian Village Subdivision, Lots 3A, 4A, 5A, 6A, 7A & 8A, Instrument Number 631181, and Bavarian Village Subdivision, Instrument Number 139821, both records of Blaine County, Idaho.
- Except as specifically stated or depicted on this map, this survey does not purport to reflect any of the following which may be applicable to subject real property: natural hazards, encroachments, wetlands, easements, building setbacks, restrictive covenants, subdivision restrictions, zoning or any other land-use regulations. An independent title search has not been performed by the surveyor for this project.
- An ALTA Commitment for Title Insurance for Lots 5A, 6A, 7A, & 8A, Bavarian Village Subdivision, has been issued by Stewart Title Guaranty Company, File Number 1921742, with a Commitment Date of August 1, 2019. Certain information contained in said title policy may not appear on this map or may affect items shown hereon. It is the responsibility of the owner or agent to review said title policy. Some of the encumbrances and easements listed in the title report are NOT plotted hereon. Review of specific documents is required, if further information is desired.
- The 10' Public Utility Easement, extending from the Northeast Corner of the subject property, along Bird Drive, to the Southeast Corner of the subject property will encompass Utility Easements per Instrument Numbers 660648, 660804, 661177, & 661178, records of Blaine County, Idaho.
- A Paver & Hydronic Heating Maintenance Easement shall be created as shown hereon on all sublots, being the paver areas for garage accesses and front entry walkways. The HOA will maintain this system.
- A Landscape Easement shall be created hereon between all sublot lines and the exterior footprints of each structure on said sublots.
- The West Ketchum Residences Declaration of Covenants, Conditions and Restrictions and Party Wall Agreement are recorded under Instrument Number \_\_\_\_\_, records of Blaine County, Idaho.
- The owner/subdivider is West Ketchum Residences, LLC c/o Robert Parker, PO Box 284, Sun Valley, ID 83353. The surveyor/representative is Mark Phillips, Galena Engineering Inc., 317 N River Street, Hailey, ID 83333.
- The Current Zoning is GR-H. Refer to the City of Ketchum Zoning Code for more information about this zone.
- Refer to the Engineering Base Drawing, prepared by Galena Engineering, Inc., for existing conditions and proposed improvements.
- The Private Access Parcel (Parcel A) is designated as a fire lane. A clear zone of 20' shall be maintained at all times.
- Parcel A is reserved for Common Access, Public Utilities and Snow Storage to benefit and be maintained by Lots within this subdivision. This area is unbuildable except for ingress/egress or utilities. Costs for utilities, snow removal, onsite street maintenance, and maintenance of Parcel A shall be shared on a pro rata basis between the lots.
- Garage space shall not be converted to living space or uses other than parking of vehicles and household storage.
- All Townhome unit owners shall have mutual reciprocal easements for existing and future water, cable tv, sewage, telephone, natural gas and electrical lines over, under, and across their townhouses and sublots for the repair, maintenance, and replacement thereof.
- All Townhome unit owners shall have mutual reciprocal easements for existing and future water, cable tv, sewage, telephone, natural gas and electrical lines over, under, and across their townhouses and sublots for the repair, maintenance, and replacement thereof.
- The proposed 10' Water Line Easement and proposed 10' Sewer Line Easement shown hereon are intended to be centered on the to be constructed piping, with as-constructed location of piping controlling the centerline of said easements.
- The total water and sewer system is private from point of connection with the mains on Bird Drive. Owner and all successors in interest are responsible for the installation, maintenance, repair, and other costs associated with the private and sewer water mains serving sublots 1-10, in accordance with the Phased Townhouse Subdivision Agreement, recorded under Instrument Number \_\_\_\_\_, records of Blaine County, Idaho.
- This plat is subject to a Development Phasing Agreement, recorded under Instrument Number \_\_\_\_\_, records of Blaine County, Idaho.
- A 5' utility easement shall exist along the side and rear lot lines of the exterior boundary.
- The street connecting to Bird Drive (Parcel A) shall be private, and all owners and successors in interest shall be responsible for snow removal, maintenance, and repair.

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 Public Health District



MARK E. PHILLIPS, P.L.S. 16670

WEST KETCHUM RESIDENCES  
GALENA ENGINEERING, INC.  
HAILEY, IDAHO  
SHEET 1 OF 2  
Job No. 7818

**Attachment C.**

**Draft Findings of Fact, Conclusions of Law, and Decision**

**i. Phasing Agreement**

**ii. Preliminary Plat dated June 2020**

**iii. Civil plans approved with issuance of BP20-033 and BP20-035**



City of Ketchum  
Planning & Building

IN RE: )  
)  
West Ketchum Residences ) KETCHUM CITY COUNCIL  
Townhouse Subdivision Preliminary Plat ) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND  
Date: August 17, 2020 ) DECISION  
)  
File Number: 19-141 )

**PROJECT:** West Ketchum Residences Preliminary Plat and Phasing Agreement

**FILE NUMBER:** P19-141

**REPRESENTATIVE:** Robert Parker, VP Companies

**OWNER:** West Ketchum Residences, LLC c/o Robert Parker, VP Companies

**REQUEST:** Preliminary Plat and Phasing Agreement approval to subdivide a 47,338 square foot lot into ten (10) townhouse sublots

**ASSOCIATED PERMITS:** P19-140 – Design Review for the 10-unit development  
P19-142 – Lot Line Shift to combine four exiting lots into one lot so parcel can be re-subdivided into townhouse sublots  
BP20-033 (Future units 1 & 2)  
BP20-035 (Future Units 3 & 4)

**LOCATION:** 150 Bird Drive (Lot 5AA, Block 1, Bavarian Village Subdivision)

**ZONING:** General Residential High Density (GR-H)

**OVERLAY:** None

**NOTICE:** Notice was mailed to properties within a 300 ft radius of the subject property and all political subdivisions on July 30th, 2020. Notice was published in the July 29th, 2020 edition of the Idaho Mountain Express.

**ATTACHMENTS:** A. Phasing Agreement and Exhibits

**FINDINGS OF FACT**

1. On March 9<sup>th</sup>, 2020, the Planning and Zoning Commission considered a Townhouse Subdivision Preliminary Plat application for a 10-unit townhouse development to be located on the subject parcel and recommended approval to City Council.
2. After the application was forwarded to City Council for review and hearing, staff recognized that in order for each townhouse unit to receive eventual Final Plat approval commensurate with completion

of each building a Phasing Agreement was necessary (KMC §16.04.080.C.4). Additionally, during building permit review for the first two buildings (BP20-033 – future sublots 1 & 2, BP20-035 – future sublots 3&4), the Assistant Fire Chief recognized that the private driveway, Parcel A, needed to be recognized as a private street because it serves more than four (4) units. The property owner was entitled to apply for building permits because of the existing Design Review approval.

3. As such, the Preliminary Plat application was re-noticed for a hearing with the Commission so that Phasing Plan could be reviewed and incorporated into the entitlements for this development. The Commission considered the application during a public hearing on July 13<sup>th</sup>, 2020 and recommended approval of the Preliminary Plat and Phasing Agreement to City Council.
4. The subject property is located in the General Residential – High Density (GR-H) zoning district.
5. Townhouse subdivisions are a permitted use in the zoning district.
6. The townhouse subdivision Preliminary Plat application is consistent with the Design Review application approved by the Planning and Zoning Commission on February 10<sup>th</sup>, 2020 and building permit approvals BP20-033 and BP20-035.
7. City Council held a public hearing on the application on August 17<sup>th</sup>, 2020 and approved the Preliminary Plat and Phasing Agreement.

**Table 1: City Department Comments**

City Department Comments				
Compliant				
Yes	No	N/A	City Code	City Standards and <i>City Department Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.C</b>	<b>Complete Application</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Fire Department:</b> The same comments included with the Design Review approval, prior Preliminary Plat review, and BP20-033 and BP20-035 reviews apply.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Engineering/Streets Department:</b> The same comments included with the Design Review approval, prior Preliminary Plat review, and BP20-033 and BP20-035 reviews apply.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Utilities:</b> The same comments included with the Design Review approval, prior Preliminary Plat review, and BP20-033 and BP20-035 reviews apply including addition of the following plat note: <ul style="list-style-type: none"> <li>• Should repairs be required on any part of the public sewer main the City of Ketchum will not be responsible for repair or replacement of pavers, landscaping, or heating system.</li> </ul>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Building:</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Planning and Zoning:</b> Comments are denoted throughout the Staff Report.	

**Table 2: Preliminary Plat Requirements**

Preliminary Plat Requirements				
Compliant			Standards and Findings	
Yes	No	N/A	City Code	City Standards and <i>Findings</i>



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.C.1</b>	<b>The subdivider shall file with the administrator copies of the completed subdivision application form and preliminary plat data as required by this chapter.</b>
			<b>Findings</b>	The application has been reviewed and determined to be complete.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.J</b>	<b>Application and Preliminary Plat Contents: 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 one hundred feet (1" = 100') and shall show the following:</b>
			<b>Findings</b>	All required materials for the Preliminary Plat application have been submitted.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.I .1</b>	<b>The scale, north point and date.</b>
			<b>Findings</b>	This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030. J .2</b>	<b>The name of the proposed subdivision.</b>
			<b>Findings</b>	This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030. J.3</b>	<b>The name and address of the owner of record, the subdivider, and the engineer, surveyor, or other person preparing the plat.</b>
			<b>Findings</b>	This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030. J.4</b>	<b>Legal description of the area platted.</b>
			<b>Findings</b>	This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030. J .5</b>	<b>The names and the intersecting boundary lines of adjoining subdivisions and parcels of property.</b>
			<b>Findings</b>	This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030. J.6</b>	<b>A contour map of the subdivision with contour lines and a maximum interval of two feet (2') to show the configuration of the land based upon the United States geodetic survey data, or other data approved by the city engineer.</b>
			<b>Findings</b>	Contours were indicated in the civil plans reviewed with the Design Review
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030. J.7</b>	<b>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.</b>
			<b>Findings</b>	This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.J .8</b>	<b>Boundary description and the area of the tract.</b>
			<b>Findings</b>	This standard has been met.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.J.9</b>	<b>Existing zoning of the tract.</b>
			<b>Findings</b>	This standard has been met. Existing zoning is GR-H and is noted in plat note #9.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.J.10</b>	<b>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.</b>
			<b>Findings</b>	As conditioned by the utilities department per the Commission's March 2020 review of the Preliminary Plat the following plat notes shall be added to the Final Plat: <ul style="list-style-type: none"> <li>Should repairs be required on any part of the public sewer main the City of Ketchum will not be responsible for repair or replacement of pavers, landscaping, or heating system.</li> </ul> All other standards have been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.J.11</b>	<b>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.</b>
			<b>Findings</b>	Common areas are indicated on the plat – Parcel B, common lawn area, and Parcel A – road and public utility parcel.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.J.12</b>	<b>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.</b>
			<b>Findings</b>	A complementary civil drawing package has been submitted with the Design Review application that was previously reviewed and approved by the Commission. This drawing set is attached for reference.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.030.J</b>	<b>The direction of drainage, flow and approximate grade of all streets.</b>
			<b>Findings</b>	Not applicable, the project abuts the existing street Bird Drive.  The internal private drive and its drainage and grade was reviewed with the Design Review application.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030. J.14</b>	<b>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.</b>
			<b>Findings</b>	A complementary civil drawing package has been submitted with the Design Review application that was previously reviewed and approved by the Commission. This drawing set is attached for reference.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030. J.15</b>	<b>Vicinity map drawn to approximate scale showing the location of the proposed subdivision in reference to existing and/or proposed arterials and collector</b>
			<b>Findings</b>	This application replats an existing lot within Bavarian Village Subdivision. The platted and recorded Bavarian Village Subdivision serves as the vicinity map.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.030. J.16</b>	<b>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.</b>
			<b>Findings</b>	N/A the property is not currently mapped to be in the floodplain/floodway. The property is not within the avalanche overlay.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.030. J.17</b>	<b>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.</b>
			<b>Findings</b>	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030. J.18</b>	<b>Lot area of each lot.</b>
			<b>Findings</b>	Sublot sizes are indicated.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030. J.19</b>	<b>Existing mature trees and established shrub masses.</b>
			<b>Findings</b>	Existing trees and a landscaping plan indicating improvements to the site were included with the Design Review application.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030. J.20</b>	<b>To be provided to Administrator:  20. Subdivision names shall not be the same or confused with the name of any other subdivision in Blaine County, Idaho and shall be approved by the Blaine County Assessor.</b>
			<b>Findings</b>	This standard has been met. The proposed West Ketchum Residences subdivision name has not been used by another project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030. J.21</b>	<b>All percolation tests and/or exploratory pit excavations required by state health authorities.</b>
			<b>Findings</b>	N/A this project will connect to municipal services.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030. J.22</b>	<b>A copy of the provisions of the articles of incorporation and bylaws of homeowners' association and/or condominium declarations to be filed with the final plat of the subdivision.</b>
			<b>Findings</b>	This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030. J.23</b>	<b>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.</b>
			<b>Findings</b>	This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030. J.24</b>	<b>A digital copy of the preliminary plat shall be filed with the administrator.</b>
			<b>Findings</b>	This standard has been met.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.040.A</b>	<b>Required Improvements:</b> 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.
			<b>Findings</b>	This standard has been met. Some existing trees are being removed but a landscaping plan for the development, which includes installation of new trees, was approved with the Design Review application.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.B</b>	<b>Improvement Plans:</b> 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.
			<b>Findings</b>	N/A at this time.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.C</b>	<b>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.</b>
			<b>Findings</b>	N/A at this time.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.D</b>	<b>As Built Drawing:</b> 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.

			<b>Findings</b>	N/A at this time.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.E</b>	<p><b>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:</b></p> <ol style="list-style-type: none"> <li><b>1. All angle points in the exterior boundary of the plat.</b></li> <li><b>2. All street intersections, points within and adjacent to the final plat.</b></li> <li><b>3. All street corner lines ending at boundary line of final plat.</b></li> <li><b>4. All angle points and points of curves on all streets.</b></li> <li><b>5. The point of beginning of the subdivision plat description.</b></li> </ol>
			<b>Findings</b>	N/A at this time.



<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.F</b>	<p><b>Lot Requirements:</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>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 and outside of the floodway. A waiver to this standard may only be considered for the following: <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol> </li> <li>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.</li> <li>4. Side lot lines shall be within twenty degrees (20°) to a right angle or radial line to the street line.</li> <li>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.</li> <li>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..</li> </ol>
			<b>Findings</b>	N/A at this time.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.040.G</b>	<p><b>G. Block Requirements: The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements:</b></p> <ol style="list-style-type: none"> <li><b>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.</b></li> <li><b>2. Blocks shall be laid out in such a manner as to comply with the lot requirements.</b></li> <li><b>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.</b></li> <li><b>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.</b></li> </ol>
			<b>Findings</b>	These standards have been met, this subdivision is essential one "block". Standard four (4) is N/A.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.040.H.1</b>	<p><b>H. Street Improvement Requirements:</b></p> <ol style="list-style-type: none"> <li><b>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;</b></li> </ol>
			<b>Findings</b>	This standard has been met. The proposed development is located on a relatively small infill parcel. Topographical changes are minimal.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.040.H.2</b>	<p><b>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;</b></p>
			<b>Findings</b>	The design of the private street located on Parcel A has been approved by the City Engineer via review and approval of the first two building permits in the development.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.H.3</b>	<p><b>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;</b></p>
			<b>Findings</b>	N/A the development does not abut or contain an arterial street, railroad, or limited access highway.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.H.4</b>	<p><b>4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods;</b></p>
			<b>Findings</b>	N/A due to the subject property abutting the rear yard of a developed parcel.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.040.H.5</b>	<p><b>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;</b></p>
			<b>Findings</b>	This standard has been met.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.H.6</b>	<b>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;</b>
			<b>Findings</b>	N/A Parcel A will be a private street.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.H.7</b>	<b>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;</b>
			<b>Findings</b>	N/A, the private street Parcel A functions as a private driveway for the 10 townhouse units. However, because it serves more than four (4) units, it is classified as a private street.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.040.H.8</b>	<b>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;</b>
			<b>Findings</b>	This standard has been met. The private street is approximately 200' in length.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.040.H.9</b>	<b>9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°);</b>
			<b>Findings</b>	This standard has been met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.H.10</b>	<b>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;</b>
			<b>Findings</b>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.H.11</b>	<b>11. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be prohibited;</b>
			<b>Findings</b>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.H.12</b>	<b>12. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets;</b>
			<b>Findings</b>	N/A

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.H.1 3</b>	<b>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;</b>
			<b>Findings</b>	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.040.H.1 4</b>	<b>14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills;</b>
			<b>Findings</b>	This standard has been met. The subject property is relatively flat as is the private street.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.H.1 5</b>	<b>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;</b>
			<b>Findings</b>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.H.1 6</b>	<b>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;</b>
			<b>Findings</b>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.H.1 7</b>	<b>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;</b>
			<b>Findings</b>	N/A the street is private, no right-of-way is being dedicated.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.H.1 8</b>	<b>18. Street lighting shall be required consistent with adopted city standards and where designated shall be installed by the subdivider as a requirement improvement;</b>
			<b>Findings</b>	N/A street lighting is not required in this zone.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.040.H.1 9</b>	<b>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;</b>
			<b>Findings</b>	It is recommended that Parcel A be a private street rather than a public street. Parcel A functions like a private driveway but because it serves more than four (4) dwellings it is classified as a private street.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.H.2 0</b>	<b>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;</b>
			<b>Findings</b>	N/A street signage for the private street is not required. The units will utilize Bird Drive addresses.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.H.2 1</b>	<b>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;</b>
			<b>Findings</b>	N/A.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.H.2 2</b>	<b>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;</b>
			<b>Findings</b>	N/A, sidewalks, curbs and gutters are not required in this zone.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.H.2 3</b>	<b>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</b>
			<b>Findings</b>	N/A a gate is not proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.H.2 4</b>	<b>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</b>
			<b>Findings</b>	N/A the subject property is not located in the Avalanche Zone.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.I</b>	<b>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.</b>
			<b>Findings</b>	N/A alleys are not required in this zone.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.040.J.1</b>	<b>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.</b>  <b>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.</b>
			<b>Findings</b>	This standard has been met.



<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.J.2</b>	<b>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.</b>
			<b>Findings</b>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.J.3</b>	<b>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.</b>
			<b>Findings</b>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.J.4</b>	<b>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.</b>
			<b>Findings</b>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.J.5</b>	<b>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.</b>
			<b>Findings</b>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.J.6</b>	<b>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.</b>
			<b>Findings</b>	N/A, nonvehicular transportation easements are not needed on this parcel due to the parcel being a relatively small infill parcel.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.040.K</b>	<b>K. Sanitary Sewage Disposal Improvements:</b> 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.
			<b>Findings</b>	This standard has been met. All units will be connected to the Ketchum Sun Valley sewage system.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.040.L</b>	<b>L. Water System Improvements:</b> 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.
			<b>Findings</b>	This standard has been met. All units will be connected to the municipal water system.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.M</b>	<b>M. Planting Strip Improvements:</b> 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.
			<b>Findings</b>	N/A this is a residential development adjacent to existing residential developments.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.N.1</b>	<p><b>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:</b></p> <p><b>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.</b></p>
			<b>Findings</b>	N/A the site is relatively flat and grading will be minimal. Additionally, all site grading has been reviewed and approved through the review and approval of the first two building permits for the development.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.040.N.2</b>	<p><b>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:</b></p> <p><b>a. Proposed contours at a maximum of five foot (5') contour intervals.</b></p> <p><b>b. Cut and fill banks in pad elevations.</b></p> <p><b>c. Drainage patterns.</b></p> <p><b>d. Areas where trees and/or natural vegetation will be preserved.</b></p> <p><b>e. Location of all street and utility improvements including driveways to building envelopes.</b></p> <p><b>f. Any other information which may reasonably be required by the Administrator, commission or Council to adequately review the affect of the proposed improvements.</b></p>
			<b>Findings</b>	All site grading has been reviewed and approved through the review and approval of the first two building permits for the development.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.040.N.3</b>	<p><b>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.</b></p>
			<b>Findings</b>	Grading for the site is minimal. Grading has been reviewed and approved through the review and approval process for the fist two building permits.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.N.4</b>	<p><b>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.</b></p>
			<b>Findings</b>	N/A this is a relatively flat lot that is well suited for development.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.040.N.5</b>	<p><b>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.</b></p>
			<b>Findings</b>	A landscaping plan was submitted with Design Review. Because this is a townhouse subdivision, not a land subdivision, landscaping will be installed as part of the building process.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.040.N.6</b>	<p><b>6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply:</b></p> <p><b>a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability.</b></p> <p><b>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).</b></p>
			<b>Findings</b>	All site grading has been reviewed and approved through the review and approval of the first two building permits for the development.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.040.O</b>	<p><b>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.</b></p>
			<b>Findings</b>	All drainage improvements for the development have been submitted and were approved with the first two building permits issued.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.040.P</b>	<p><b>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.</b></p>
			<b>Findings</b>	The applicant is planning to install all necessary utilities as this is an application to subdivide buildings into townhouse units.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.040.Q</b>	<p><b>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.</b></p>
			<b>Findings</b>	N/A this subdivision will not create substantial additional traffic.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.R</b>	<p><b>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 Ketchum Avalanche Zone District and Mountain Overlay Zoning District requirements as set forth in Title 17 of this Code.</b></p>

			<b>Findings</b>	N/A the property is not located in the Avalanche or Mountain Overlay.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.S</b>	<b>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.</b>
			<b>Findings</b>	N/A, this is a small-scale townhouse subdivision on an infill lot that contains no significant natural features.

**Table 3: Townhouse Preliminary Plat Requirements**

<b>Townhouse Preliminary Plat Requirements</b>				
<b>Compliant</b>			<b>Standards and Findings</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Findings</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.080.B</b>	<b>Townhouse Owners' Documents:</b> The subdivider of the townhouse project shall submit with the preliminary plat application a copy of the proposed party wall agreement and any proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control and maintenance of all commonly held facilities, garages, parking and/or open spaces. Prior to final plat approval, the subdivider shall submit to the city a final copy of such documents and shall file such documents prior to recordation of the plat, which shall reflect the recording instrument numbers.
			<b>Findings</b>	The applicant has submitted the HOA articles of incorporation and proposed association bylaws.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.080.C.1</b>	<b>Townhouse developments shall be administered consistent with the procedures and design and development regulations established in §16.04.030 and §16.04.040 and the standards of this subsection.</b>  <b>1. All townhouse developments shall be platted under the procedures contained in the subdivision ordinance in effect and shall be required to obtain design review approval prior to building permit issuance.</b>
			<b>Findings</b>	This project is being reviewed for compliance with all applicable standards and is following the procedure for townhome platting.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.080.C.2</b>	<b>The subdivider may apply for preliminary plat approval from the commission pursuant to subsection 16.04.030D of this chapter at the time application is made for design review approval pursuant to title 17, chapter 17.96 of this code. The commission may approve, deny or conditionally approve such preliminary plat upon consideration of the action taken on the application for design review of the project.</b>
			<b>Findings</b>	This Preliminary Plat application follows Design Review approval of the project.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.080.C.3</b>	<b>The preliminary plat, other data, and the commission's findings may be transmitted to the council prior to commencement of construction of the project under a valid building permit issued by the City. The council shall act on the preliminary plat pursuant to subsection 16.04.030E and F of this chapter.</b>
			<b>Findings</b>	The applicant was entitled to apply for building permits due to the Design Review entitlements; platting is not required for multi-family developments in the GR-H zone.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.080.C.4</b>	<b>In the event a phased townhouse development project is proposed, after preliminary plat is granted for the entirety of a project, the final plat procedure for each phase of a phased development project shall follow §16.04.030.G and comply with the additional provisions of §16.04.110 of this code.</b>
			<b>Findings</b>	A Phasing Plan has been submitted for this development. If approved §16.04.030.G will be followed for Final Plat.

### **CONCLUSIONS OF LAW**

1. The City of Ketchum is a municipal corporation organized under Article XII of the Idaho Constitution and the laws of the State of Idaho, Title 50, Idaho Code.
2. Under Chapter 65, Title 67, of the Idaho Code the City has passed a subdivision ordinance, Title 16.
4. The Council has authority to review and approve the applicant's Preliminary Plat and Phasing Agreement Application pursuant to Chapter 16.04 of Ketchum Code Title 16.
5. The project **does** meet the standards of approval under Chapter 16.04 of Subdivision Code Title 16.

### **DECISION**

**THEREFORE**, the Ketchum City Council **approves** of this Preliminary Plat and Phasing Agreement application this Monday, August 17<sup>th</sup>, 2020 subject to the following conditions:

1. The following notes shall be added to the Final Plat:
  - a. Should repairs be required on any part of the public sewer main the City of Ketchum will not be responsible for repair or replacement of pavers, landscaping, or heating system.
2. The Covenants, Conditions, and Restrictions (CC&R's) shall be simultaneously recorded with the final plat, and the City will not now, nor in the future, determine the validity of the CC&R's.
3. The terms of the Phased Townhome Subdivision Agreement allow Preliminary Plat approval to remain valid for all ten (10) units until March 1, 2024. Failure to obtain Final Plat approval by Ketchum City Council by March 1, 2024 shall cause the Preliminary Plat approval for the units that have not yet received Final Plat to be null and void.
4. 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.

5. 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.
6. The applicant shall provide a copy of the recorded final plat to the Planning and Building Department for the official file on the application.
7. All requirements of the Fire, Utility, Building, Planning, and Public Works departments of the City of Ketchum shall be met. The applicant shall comply with all City Department conditions as described in Tables 1 & 2.

Findings of Fact **adopted** this 17<sup>th</sup> day of August, 2020.

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Neil Bradshaw, Mayor, City of Ketchum

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Robin Crotty, City Clerk

# **ATTACHMENT A.**

## **Phasing Agreement and Exhibits**

<b>RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:</b>	
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(Space Above Line For Recorder's Use)

**PHASED TOWNHOUSE SUBDIVISION AGREEMENT**

THIS PHASED TOWNHOUSE SUBDIVISION AGREEMENT ("Agreement") is made and entered into as of the \_\_ day of \_\_\_\_\_ 2020, by and between the City of Ketchum, an Idaho municipal corporation ("City") and West Ketchum Residences, LLC ("Owner").

**RECITALS**

WHEREAS, Owner owns that certain real property located at 150 Bird Drive, Ketchum, Idaho legally described as Bavarian Village Subdivision, Block 1, Lot 5AA within the City of Ketchum, according to the official plat thereof, on file in the office of the County Recorder of Blaine County, Idaho (the "Property"); and

WHEREAS, Owner has applied for a Preliminary Plat, creating Sublots 1-10, Parcel A- Road & Public Utility Easement, and Parcel B- Common Parcel, within the City of Ketchum ("Preliminary Plat Property") and requested an extension to complete certain improvements and City is agreeable to certain extensions to address Owner's request.

WHEREAS, Owner has applied to construct infrastructure improvements to City standards and assume private maintenance of the improved private street and water main within the Preliminary Plat Property and City is agreeable to private maintenance of the improvements to address Owner's request.

**AGREEMENT**

NOW THEREFORE, in consideration of the above recitals and the mutual covenants and agreements herein contained and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Maintenance Responsibilities.

A. *Owner.*

(1) *Water Main Serving Sublots 1-10.* Owner and all successors in interest are responsible for the installation, maintenance, repair, and other costs associated with the private water main serving the

Preliminary Plat Property. The private line is from the point of connection with the city's main sewer line on Bird Drive.

- (2) *Private Road.* The road connecting to Bird Drive shall be a private road. Owner and all successors in interest are responsible for the installation, maintenance, repair, and other costs associated with the private road serving the Preliminary Plat Property.

*B. City.*

- (1) The City is responsible for the maintenance, repair and all costs associated with the public sewer main that is located on Bird Drive. The sewer line that connects to the main line on Bird Drive that serves the development shall be private.

2. Construction and Completion Schedule.

- A. Prior to recordation of the any sublots a part of the Plat Amendment Property, each lot shall be adequately served by both water and sewer services as generally depicted on Exhibit A, as affirmed in writing by the City. The City must approve the timing of water and sewer connections to the existing system.
- B. Prior to issuance of a building permit for sublots 5-10 an Encroachment Agreement for the snowmelt and pavers proposed for the Bird Drive right-of-way shall be approved by City Council.
- C. By September 30, 2021 and prior to obtaining Certificate of Occupancy for any one unit, the following services as generally depicted on Exhibit A shall be completed and/or extended to Sublots 1-10:
  - (1) Dry utility services (power, IMG, cable, etc); and
  - (2) Residential private road improvements within Parcel A.
  - (3) Bird Drive right-of-way road ballast consistent with Ketchum Municipal Code, Title 12.04.030.H.1. Bonding for the right-of-way road ballast improvements is allowed if the Owner wishes to obtain Certificate of Occupancy and record a plat of any sublots a part of the Preliminary Plat Property prior to completing improvements. See Exhibit B for Schedule of Costs. Completion of road ballast shall occur prior to Certificate of Occupancy is issued for the last townhouse unit.
  - (4) Water and sewer mains serving sublots 1-10.
- D. By September 30, 2021 and prior to obtaining Certificate of Occupancy for any one unit, the following services as generally depicted on Exhibit A shall

be completed for and/or extended to the units requesting Certificate of Occupancy:

(1) Private driveway improvements.

E. By September 30, 2022 and prior to obtaining Certificate of Occupancy for any one Sublot 5-10, the following services as generally depicted on Exhibit A shall be completed for Sublots 5-10:

(1) Private driveway improvements.

F. By December 31, 2023 all townhomes on sublots 1-10 shall be completed, as evidenced by a receipt of Certificate of Occupancy for each townhouse unit.

G. By March 1, 2024 the Final Plat for each townhouse unit shall be recorded.

3. Sublot Releases. The City agrees to release individual Sublots for Final Plat approval by City Council provided a Certificate of Occupancy has been issued for each half of each two-unit (duplex) building should Owner comply with the above recitals.

4. In Lieu Affordable Housing Payments - Payment Schedule. Owner agrees to pay the \$249,274.06 in-lieu affordable housing fee in ten equal installments of \$24,927.41. An installment payment will be made each time a unit is granted a building permit by the City.

5. Owners' Association Assumption of Responsibilities. Upon the recording of the final plat or the final Sublot (the tenth Sublot), Owner may assign and transfer its maintenance responsibilities and obligations under this Agreement to the West Ketchum Residences Owners' Association, Inc.

6. General Provisions.

A. *Recitals and Construction.* The City and Owner incorporate the above recitals into this Agreement and affirm such recitals are true and correct.

B. *Effective Date.* This Agreement is effective as of the date on which the last of the City and Owner execute this Agreement. Neither party shall have any rights with respect to this Agreement until both have executed this Agreement.

C. *Owner Representations.* Owner represents and warrants to City that (a) Owner holds fee simple title to the Property, and (b) no joinder or approval of another person or entity is required with respect to Owner's authority to make and execute this Amendment.

D. *Neutral Interpretation.* City and Owner acknowledge they and, if they so choose, their respective counsel have reviewed this Agreement and the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party will not be employed in the interpretation of the Agreement, or any exhibits, attachments and addenda to the Agreement.

E. *Counterparts.* This Agreement may be executed in multiple counterparts, each of which taken together shall constitute one and the same agreement binding upon the parties. Signatures transmitted by facsimile or via e-mail in a "PDF" format shall have the same force and effect as original signatures on this Amendment. The Original of this Amendment shall be recorded with the Blaine County Recorder.

IN WITNESS WHEREOF, the parties, having been duly authorized, have hereunder caused this Agreement to be executed, the same being done after public notice and statutory requirements having been fulfilled.

"CITY":

CITY OF KETCHUM,

an Idaho municipal corporation

"OWNER":

WEST KETCHUM RESIDENCES LLC

**an Idaho LLC**

By: \_\_\_\_\_

Neil Bradshaw, Mayor

By: \_\_\_\_\_

Robert Parker, Managing Member

\_\_\_\_\_

\_\_\_\_\_

ATTEST:

---

Robin Crotty, City Clerk



***ACKNOWLEDGEMENT FOR CITY***

STATE OF IDAHO            )  
  ) ss.  
COUNTY OF BLAINE        )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me, the undersigned Notary Public in and for said State, personally appeared NEIL BRADSHAW, known or identified by me to be the Mayor of the City of Ketchum, Idaho, and the person who executed the foregoing instrument and acknowledged to me that he executed the same on behalf of such city.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first written above.

\_\_\_\_\_  
Notary Public for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

***ACKNOWLEDGEMENT FOR OWNER***

STATE OF \_\_\_\_\_ )  
  ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me, a Notary Public in and for said State, personally appeared \_\_\_\_\_, known to me to be the trustee of the \_\_\_\_\_ Trust, the Managing Member of \_\_\_\_\_ LLC, an Idaho limited liability company, and known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of said limited liability company.

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 for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

# EXHIBIT A

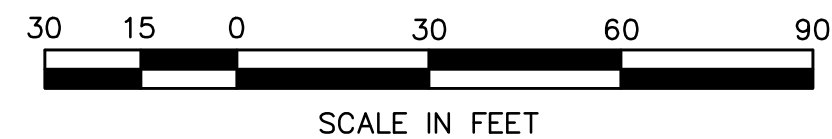
# A PLAT SHOWING WEST KETCHUM RESIDENCES

WHEREIN LOT 5AA, BLOCK 1, BAVARIAN VILLAGE SUBDIVISION IS REPLATTD INTO TOWNHOMES AS SHOWN  
LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

JUNE 2020

SCALE: 1" = 30'

Curve Table						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Direction
C1	18.21'	28.00'	37° 16' 15"	9.44'	17.89'	N71° 56' 41"E
C2	25.77'	28.00'	52° 43' 45"	13.88'	24.87'	N26° 56' 41"E
C3	25.57'	28.00'	52° 20' 00"	13.76'	24.70'	S25° 35' 13"E
C4	18.41'	28.00'	37° 39' 59"	9.55'	18.08'	S70° 35' 12"E
C5	26.65'	28.01'	54° 30' 44"	14.43'	25.65'	N62° 42' 30"E
C6	14.50'	28.00'	29° 40' 29"	7.42'	14.34'	N73° 49' 27"W



Line Table		
Line #	Length	Direction
L1	30.48	N83° 51' 48"E
L2	30.48	N83° 51' 48"E
L3	18.00	N00° 34' 48"E
L4	20.00	S89° 25' 12"E
L5	18.00	S00° 34' 48"W
L6	30.48	N82° 42' 12"W
L7	30.48	S82° 42' 12"E
L8	30.48	N83° 51' 48"E
L9	30.48	S83° 51' 48"W
L10	30.48	N83° 51' 48"E
L11	30.48	S83° 51' 48"W
L12	30.48	S82° 42' 12"E
L13	30.48	N82° 42' 12"W

**LEGEND**

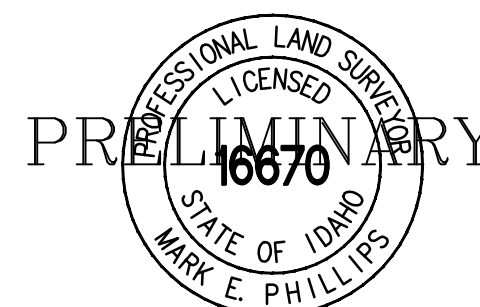
- Property Line
- Proposed Sublot & Parcel Lines
- Adjoiner's Lot Line
- Existing Ground Contour (1')
- Existing Ground Contour (5')
- Easements per Instrument Numbers 660648, 660804, 661177, & 661178 (See Note 4)
- Proposed Paver & Hydronic Heating Maintenance Easement (See Note 5)
- Easement, type & width as shown
- Proposed 10' Water Line Easement (See Note 16)
- Proposed 10' Sewer Line Easement (See Note 16)
- Mechanical Room Easement
- Building Setback per Site Plan, AS102
- Building Footprint
- Garage Footprint
- Proposed Paviers
- GIS Tie Line
- Found 1/2" Rebar
- Found 5/8" Rebar
- Set 5/8" Rebar, PLS 16670

**SURVEY NARRATIVE & NOTES**

1. The purpose of this survey is to replat Lot 5AA, Block 1, Bavarian Village Subdivision, into townhomes as shown. The boundary shown is based on found monuments and the recorded plat of Lot 5AA, Block 1, Bavarian Village Subdivision, Instrument Number \_\_\_\_\_, records of Blaine County, Idaho. All found monuments have been accepted. Additional Documents used in the course of this survey include; Bavarian Village Subdivision: Lots 3A, 4A, 5A, 6A, 7A & 8A, Instrument Number 631181, and Bavarian Village Subdivision, Instrument Number 139821, both records of Blaine County, Idaho.
2. Except as specifically stated or depicted on this map, this survey does not purport to reflect any of the following which may be applicable to subject real property: natural hazards, encroachments, wetlands, easements, building setbacks, restrictive covenants, subdivision restrictions, zoning or any other land-use regulations. An independent title search has not been performed by the surveyor for this project.
3. An ALTA Commitment for Title Insurance for Lots 5A, 6A, 7A, & 8A, Bavarian Village Subdivision, has been issued by Stewart Title Guaranty Company, File Number 1921742, with a Commitment Date of August 1, 2019. Certain information contained in said title policy may not appear on this map or may affect items shown hereon. It is the responsibility of the owner or agent to review said title policy. Some of the encumbrances and easements listed in the title report are NOT plotted hereon. Review of specific documents is required, if further information is desired.
4. The 10' Public Utility Easement, extending from the Northeast Corner of the subject property, along Bird Drive, to the Southeast Corner of the subject property will encompass Utility Easements per Instrument Numbers 660648, 660804, 661177, & 661178, records of Blaine County, Idaho.
5. A Paver & Hydronic Heating Maintenance Easement shall be created as shown hereon on all sublots, being the paver areas for garage accesses and front entry walkways. The HOA will maintain this system.
6. A Landscape Easement shall be created hereon between all sublot lines and the exterior footprints of each structure on said sublots.
7. The West Ketchum Residences Declaration of Covenants, Conditions and Restrictions and Party Wall Agreement are recorded under Instrument Number \_\_\_\_\_, records of Blaine County, Idaho.
8. The owner/subdivider is West Ketchum Residences, LLC c/o Robert Parker, PO Box 284, Sun Valley, ID 83353. The surveyor/representative is Mark Phillips, Galena Engineering Inc., 317 N River Street, Hailey, ID 83333.
9. The Current Zoning is GR-H. Refer to the City of Ketchum Zoning Code for more information about this zone.
10. Refer to the Engineering Base Drawing, prepared by Galena Engineering, Inc., for existing conditions and proposed improvements.
11. The Private Access Parcel (Parcel A) is designated as a fire lane. A clear zone of 20' shall be maintained at all times.
12. Parcel A is reserved for Common Access, Public Utilities and Snow Storage to benefit and be maintained by Lots within this subdivision. This area is unbuildable except for ingress/egress or utilities. Costs for utilities, snow removal, onsite street maintenance, and maintenance of Parcel A shall be shared on a pro rata basis between the lots.
13. Garage space shall not be converted to living space or uses other than parking of vehicles and household storage.
14. All Townhome unit owners shall have mutual reciprocal easements for existing and future water, cable tv, sewage, telephone, natural gas and electrical lines over, under, and across their townhomes and sublots for the repair, maintenance, and replacement thereof.
15. All Townhome unit owners shall have mutual reciprocal easements for existing and future water, cable tv, sewage, telephone, natural gas and electrical lines over, under, and across their townhomes and sublots for the repair, maintenance, and replacement thereof.
16. The proposed 10' Water Line Easement and proposed 10' Sewer Line Easement shown hereon are intended to be centered on the to be constructed piping, with as-constructed location of piping controlling the centerline of said easements.
17. The total water and sewer system is private from point of connection with the mains on Bird Drive. Owner and all successors in interest are responsible for the installation, maintenance, repair, and other costs associated with the private and sewer water mains serving sublots 1-10, in accordance with the Phased Townhouse Subdivision Agreement, recorded under Instrument Number \_\_\_\_\_, records of Blaine County, Idaho.
18. This plat is subject to a Development Phasing Agreement, recorded under Instrument Number \_\_\_\_\_, records of Blaine County, Idaho.
19. A 5' utility easement shall exist along the side and rear lot lines of the exterior boundary.
20. The street connecting to Bird Drive (Parcel A) shall be private, and all owners and successors in interest shall be responsible for snow removal, maintenance, and repair.

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 Public Health District



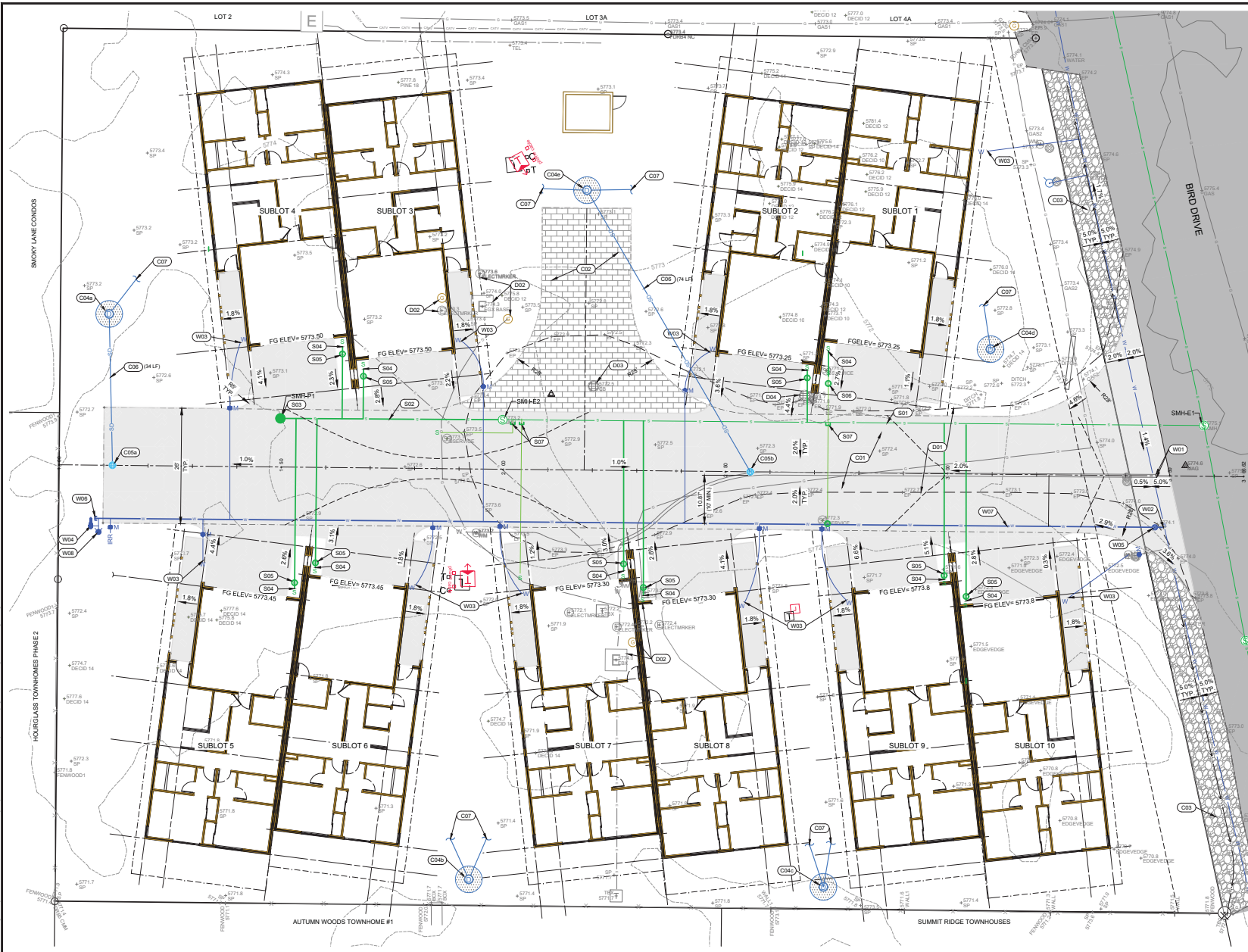
MARK E. PHILLIPS, P.L.S. 16670

WEST KETCHUM RESIDENCES  
GALENA ENGINEERING, INC.  
HAILEY, IDAHO  
SHEET 1 OF 2  
Job No. 7818



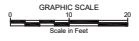


RELEASE OF DRAWINGS: These drawings are to be used for the project indicated on the title block by agreement with the client. Galena Engineering, Inc. is not responsible for any errors or omissions in these drawings.



- GENERAL NOTES**
- SEE SHEET C0.1 FOR CONSTRUCTION NOTES AND LEGEND.
  - SEE SHEET C1.1 FOR DRIVEWAY GRADING.
- CONSTRUCTION KEYNOTES**
- DEMOLITION**
- D01** DEMOLISH AND REMOVE EXISTING ASPHALT DRIVEWAY
  - D02** REMOVE OR ABANDON EXISTING UTILITY IN PLACE. COORDINATE WITH IDAHO POWER OR INTERMOUNTAIN GAS
  - D03** REMOVE EXISTING DRYWELL
  - D04** REMOVE EXISTING CATCH BASIN
- SITE AND DRAINAGE IMPROVEMENTS**
- C01** CONSTRUCT HEATED PAVER DRIVEWAY PER DETAIL 4, SHEET C2.0.
  - C02** INSTALL TURF CELL PRODUCT WITH PAVER EDGE DELINEATION PER LANDSCAPE ARCHITECT IN FIRE TRUCK TURN AROUND.
  - C03** INSTALL GRAVEL SHOULDER PER DETAIL 5, SHEET C2.0.
  - C04** INSTALL DRYWELL
    - a. RIM ELEV = +5772.5 (PER DETAIL 7(C2.0) IE IN EAST) = 5765.52
    - b. RIM ELEV = +5771.5 (PER DETAIL 8(C2.0) IE IN WEST) = 5768.35
    - c. RIM ELEV = +5771.5 (PER DETAIL 8(C2.0) IE IN SOUTH) = 5766.38
    - d. RIM ELEV = +5772.50 (PER DETAIL 8(C2.0) IE IN NORTH) = 5768.46
    - e. RIM ELEV = +5771.90 (PER DETAIL 7(C2.0) IE IN SOUTH) = 5766.38
  - C05** INSTALL CATCH BASIN PER DETAIL 2, SHEET C2.0
    - a. RIM ELEV = 5772.35
    - b. RIM ELEV = 5772.46
    - c. RIM ELEV = 5772.46
    - d. RIM ELEV = 5772.46
    - e. IE OUT (NORTH) = 5768.46
  - C06** INSTALL 12"Ø D3034 PVC PIPE @ 3=2.0% MIN.
  - C07** CONNECT DOWNSPOUT TO DRYWELL PER ARCHITECT

- SEWER KEY NOTES**
- S01** RETAIN AND PROTECT EXISTING SEWER MAIN
  - S02** INSTALL SEWER MAIN. SEE PROFILE SHEET C1.1
  - S03** INSTALL SANITARY SEWER MANHOLE. SEE PROFILE SHEET C1.1.
  - S04** INSTALL 4" SEWER SERVICE.
  - S05** INSTALL CLEAN-OUT PER ISPCA SD-506A
  - S06** INSTALL CLEAN-OUT AND EXTEND 4" SEWER SERVICE TO PROPOSED BUILDING.
  - S07** LOCATE, CUT, CAP, AND ABANDON EXISTING SEWER SERVICE.
- WATER KEY NOTES**
- W01** LOCATE, CUT, CAP, AND ABANDON EXISTING WATER SERVICE AT THE MAIN IN BIRD DRIVE
  - W02** POINT OF WATER CONNECTION. COORDINATE TAP AND INSTALLATION OF TAPPING VALVE WITH CITY
  - W03** INSTALL 1" WATER SERVICE PER CITY OF KETCHUM STANDARDS
  - W04** INSTALL FROST FREE HYDRANT WITH DRAIN FIT PER DETAIL 6, SHEET C2.0
  - W05** INSTALL 6" GATE VALVE
  - W06** INSTALL 6" CAP W/ THRUST BLOCK
  - W07** INSTALL 6"Ø WATER MAIN PER CITY OF KETCHUM AND ISPCA STANDARDS
  - W08** INSTALL FIRE HYDRANT ASSEMBLY WITH MOUNTAIN EXTENSION PER DETAIL 1, SHEET C3.0



**DRIVEWAY GRADING, DRAINAGE, AND UTILITY PLAN**  
**WEST KETCHUM RESIDENCES**

LOCATED WITHIN SECTION 13, T.4N., R.7E., E.8M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
 PREPARED FOR: WAGLEBY CONSTRUCTION  
 PROJECT NO.: 2023-001  
 DATE: 05/22/2023

ORIGINAL, SIGNED BY: SAMANTHA STRAIN, REGISTERED PROFESSIONAL ENGINEER, IDAHO  
 DATE ORIGINAL SIGNED: 05/22/2023

PROFESSIONAL ENGINEER  
 LICENSED UNDER  
 STATE OF IDAHO  
 SINCE 1988  
 ENGINEERING (HAILEY, ID)

DESIGNED BY: SSKS  
 DRAWN BY: SMF  
 CHECKED BY: SMF

ORIGINAL ON FILE AT:  
 OFFICE OF THE REGISTERED PROFESSIONAL ENGINEER  
 GALENA ENGINEERING (HAILEY, ID)  
 317 N. River Street  
 Hailey, ID 83401  
 (208) 788-1703  
 email: galena@galena-engineering.com

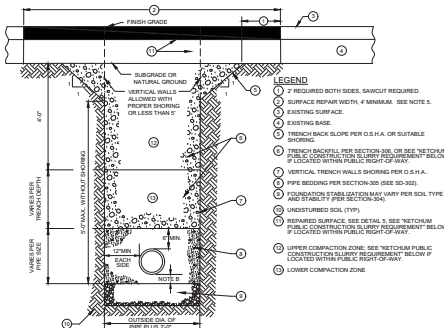
PURPOSE: ISSUE FOR BUILDING PERMIT (04/03/2023)

NO	DATE	BY	REVISIONS
1	05/22/2023	SSKS	ISSUE FOR BUILDING PERMIT
2	05/22/2023	SSKS	ISSUE FOR BUILDING PERMIT
3	05/22/2023	SSKS	RESPONSE TO BUILDING PERMIT COMMENTS 05/22/2023
4	05/22/2023	SSKS	RESPONSE TO BUILDING PERMIT COMMENTS 05/22/2023

**C1.0**



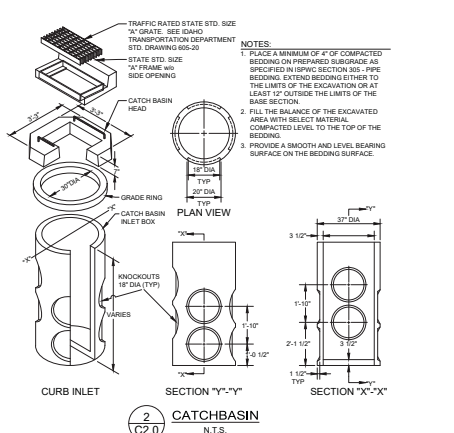




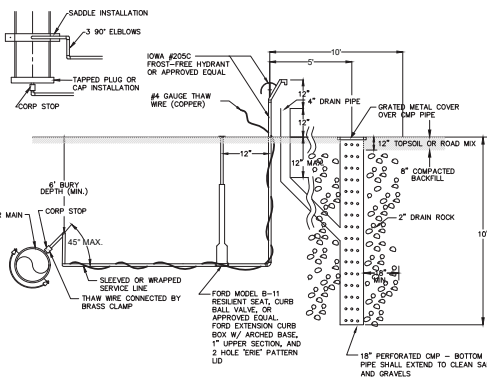
**KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT**  
 DETAILS WHERE IT IS NECESSARY TO CUT THE ASPHALT PAVEMENT AND SET A TRENCH FOR BURIAL OF CONDUIT CABLE OR OTHER CITY UTILITY, THE TRENCH SHALL BE BACKFILLED WITH A CLEAN CONCRETE MIX TO THE BOTTOM OF FINISH SURFACE MATERIALS, WITH THE FOLLOWING PROPORTIONS OF MATERIALS:  
 COARSE AGGREGATE (0-3/8") 2.000 LBS  
 SAND 1.000 LBS  
 PORTLAND CEMENT 1.000 LBS  
 WATER 0.500 GAL

**NOTES:**  
 1. TRENCH EXCAVATION PER SECTION 301.  
 2. PIPE BEDDING PER SECTION 302.  
 3. BACKFILL AND COMPACTION PER SECTION 303.  
 4. SURFACE REPAIR AND SLOPE PER DETAIL 5.  
 5. ASPHALT PAVEMENT FOR SURFACE REPAIR SHALL BE IN ACCORDANCE WITH PLANS AND ISPWV SECTIONS 801, 811, AND 813 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 57 (CLASS) NORMAL, SIZE CONFORMING TO TABLE 808 IN ISPWV SECTION 803. ASPHALT SANDER SHALL BE 30.33 CONFORMING TO TABLE 1.19 IN ISPWV SECTION 803.  
 6. IF TRENCH IMPACTS CROWN OF ROADWAY, CROWN MUST BE MAINTAINED AND POSITIVE DRAINAGE PROVIDED.

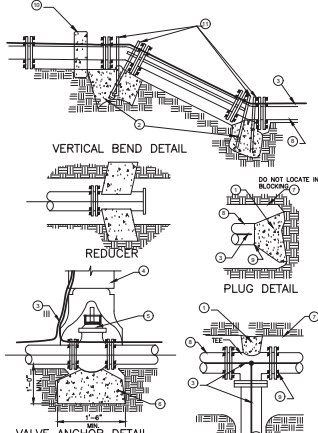
1 TYPICAL TRENCH  
N.T.S.



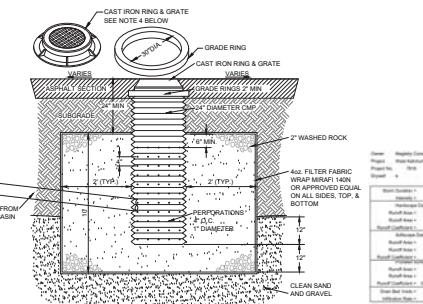
2 CATCHBASIN  
N.T.S.



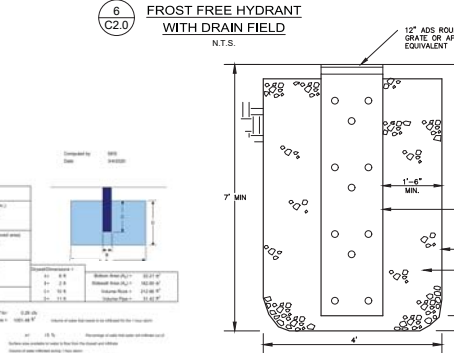
6 FROST FREE HYDRANT WITH DRAIN FIELD  
N.T.S.



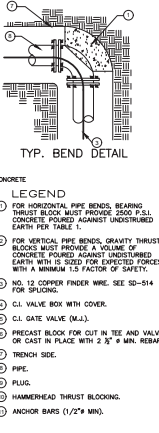
3 THRUST BLOCK AND ANCHOR DETAILS (ISPWV SD-403)  
N.T.S.



7 DRYWELL  
N.T.S.



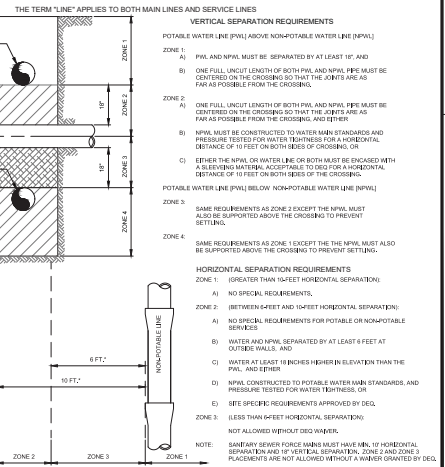
8 LANDSCAPE DRYWELL  
N.T.S.



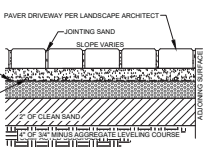
**LEGEND**  
 1 FOR HORIZONTAL PIPE BENDS, BEARING THRUST BLOCK MUST PROVIDE 2500 P.S.I. CONCRETE PADDED AGAINST UNDISTURBED EARTH PER TABLE 1.  
 2 FOR VERTICAL PIPE BENDS, GRAVITY THRUST BLOCKS MUST PROVIDE A VOLUME OF CONCRETE PADDED AGAINST UNDISTURBED EARTH WITH IS SIZED FOR EXPECTED FORCES WITH A MINIMUM 1.5 FACTOR OF SAFETY.  
 3 NO. 12 COPPER FINER WIRE, SEE SD-514 FOR SPLICING.  
 4 CL VALVE BOX WITH COVER.  
 5 CL VALVE VALVE (W.A.).  
 6 PRECAST BLOCK FOR CUT IN TEE AND VALVE OR CAST IN PLACE WITH 2" X 4" MIN. REBAR.  
 7 TRENCH SIDE.  
 8 PIPE.  
 9 HAMMERHEAD THRUST BLOCKING.  
 10 ANCHOR BARS (1/2" DIA.).

**NOTES:**  
 1 ANCHOR ALL VALVES CONNECTED TO P.V.C. PIPE AS SHOWN.  
 2 COVER BOLTS AND FLANGES WITH PLASTIC TO PROTECT FROM CONCRETE ADHERENCE DURING CONSTRUCTION OF THRUST BLOCKS.  
 3 SEE CHART FOR MIN THRUST BLOCKS BEARING AREAS.  
 4 ALL CONCRETE TO BE 2500 P.S.I. STRENGTH FORTED AGAINST UNDISTURBED EARTH.  
 5 PROVIDE 8 MIL POLYPROPYLENE BETWEEN FITTINGS AND CONCRETE.  
 6 NOTIFY ENGINEER FOR ANY CONDITION OR PIPE SIZE NOT INDICATED.  
 7 ALL BLOCKS TO BE CENTERED AROUND PIPE SPRING LINE.

9 POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION  
N.T.S.



9 POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION  
N.T.S.

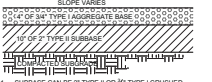


**PAVER DRIVEWAY PER LANDSCAPE ARCHITECT**

**LEGEND**  
 1 SUBBASE CAN BE 2" TYPE I OR 3" TYPE I CRUSHED AGGREGATE BASE COURSE.  
 2 MATERIALS SHALL CONFORM WITH CURRENT ISPWV STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.  
 3 PAVEMENT SECTION MAY BE MODIFIED IF A PRODUCT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.  
 4 INSTALL INSULATION PER PLUMBER.  
 5 THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER IF ANY SOFT SPOTS ARE EXPOSED. SOFT SPOTS SHALL BE REPAIRED PER THE GEOTECHNICAL REPORT.

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

4 PAVEMENT DETAIL  
N.T.S.



5 TYPICAL GRAVEL SECTION  
N.T.S.

**GALENA ENGINEERING, INC.**  
 317 N. River Street  
 (248) 748-1703  
 email: galena@galena-engineering.com

**PROFESSIONAL ENGINEER**  
 LICENSED STATE OF IOWA  
 1788  
 SPECIALTY IN LAND SURVEYING

**PURPOSE: ISSUE FOR BUILDING PERMIT (04/03/2020)**  
 NO CHANGES TO PERMIT  
 04/03/2020 SRS ADD HYDRANT FOR PERMIT REVISIONS  
 04/03/2020 SRS ISSUE FOR BUILDING PERMIT  
 04/03/2020 SRS ISSUE FOR BUILDING PERMIT COMMENTS 05/22/2020  
 04/03/2020 SRS RESPONSE TO BUILDING PERMIT COMMENTS 05/22/2020  
 04/03/2020 SRS RESPONSE TO BUILDING PERMIT COMMENTS 05/22/2020

**DESIGNED BY:** SRS  
**DRAWN BY:** SRS  
**CHECKED BY:** SRS

**DATE:** 04/03/2020

C2.0

