



City of Ketchum

June 15, 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 Leone/Goldman Lot Line Shift Preliminary Plat

Recommendation and Summary

After holding a public hearing and considering public comment, staff recommends approval of the requests proposed by the Leone/Goldman Lot Line Shift Preliminary Plat application to move to lot line shared by 425 N. Bigwood Dr. (Leone property) and 115 Griffin Ct. (Goldman property) eastward, to amend the building envelope for 425 N. Bigwood Dr., and to allow the building envelope to encroach into the area of 25% slope as proposed. Staff also recommends adopting the Findings of Fact and Conclusions of Law as drafted.

Recommended Motion: "I move to approve the Leone/Goldman Lot Line Shift application, including the waiver request to amend the building envelope for 425 N. Bigwood to encroach into a small, isolated area exceeding 25% in slope."

The reasons for the recommendation are as follows:

- Property owners Douglas and Patricia Leone (452 N. Bigwood Drive) and Andrew and Lisa Goldman (115 Griffin Court) are co-applicants and owners of the respective properties this Lot Line Shift affects.
- The subdivision code governs Lot Line Shift applications and while the code requires building envelopes to be located outside of areas of $\geq 25\%$ slope the code also specifically allows the opportunity to request a waiver from this standard in order to accommodate "small, isolated pockets of 25% or greater slope" provided the encroachment into $\geq 25\%$ sloped area complies with the purpose and standards of the subdivision code and Mountain Overlay code. (KMC §16.04.040.F.2)
- The proposed building envelope amendment is the minimum necessary to accommodate 911 square feet of a proposed 2,398 square foot addition to the Leone residence (425 N. Bigwood Drive). The existing residence is harmoniously integrated into the site, with the existing garage and an existing storage area partially buried into the slope of the hillside.
- The existing building envelope, including an existing encroachment into an area of 25% or greater slope, facilitated harmonious development of the existing residence: the residence is located on the flattest portion of the lot, closest to the street. This siting of the residence maximizes the upslope open space of the parcel and minimized cut and fill needed for the foundation.
- All city departments have reviewed the application and no departments have concerns.
- On May 19, 2020, the Planning and Zoning Commission held a public hearing on this matter and recommended approval. An excerpt of the detailed staff report to the Commission is included as Attachment D. Findings of Fact for each of the subdivision code criteria and waiver request criteria are included in the draft Findings of Fact, Conclusions of Law, and Decision, included as Attachment B.

Financial Impact

None immediately. However, approval of the application will allow the residential addition to proceed and completion of the addition will increase the assessed value of the property and the city's tax base.

Attachments

- A. Preliminary Plat
- B. Draft Findings of Fact, Conclusions of Law, and Decision
- C. Staff Report Analysis, Planning and Zoning Commission meeting of May 19, 2020
- D. Excerpts from the design plans for the proposed addition to 425 N. Bigwood Drive

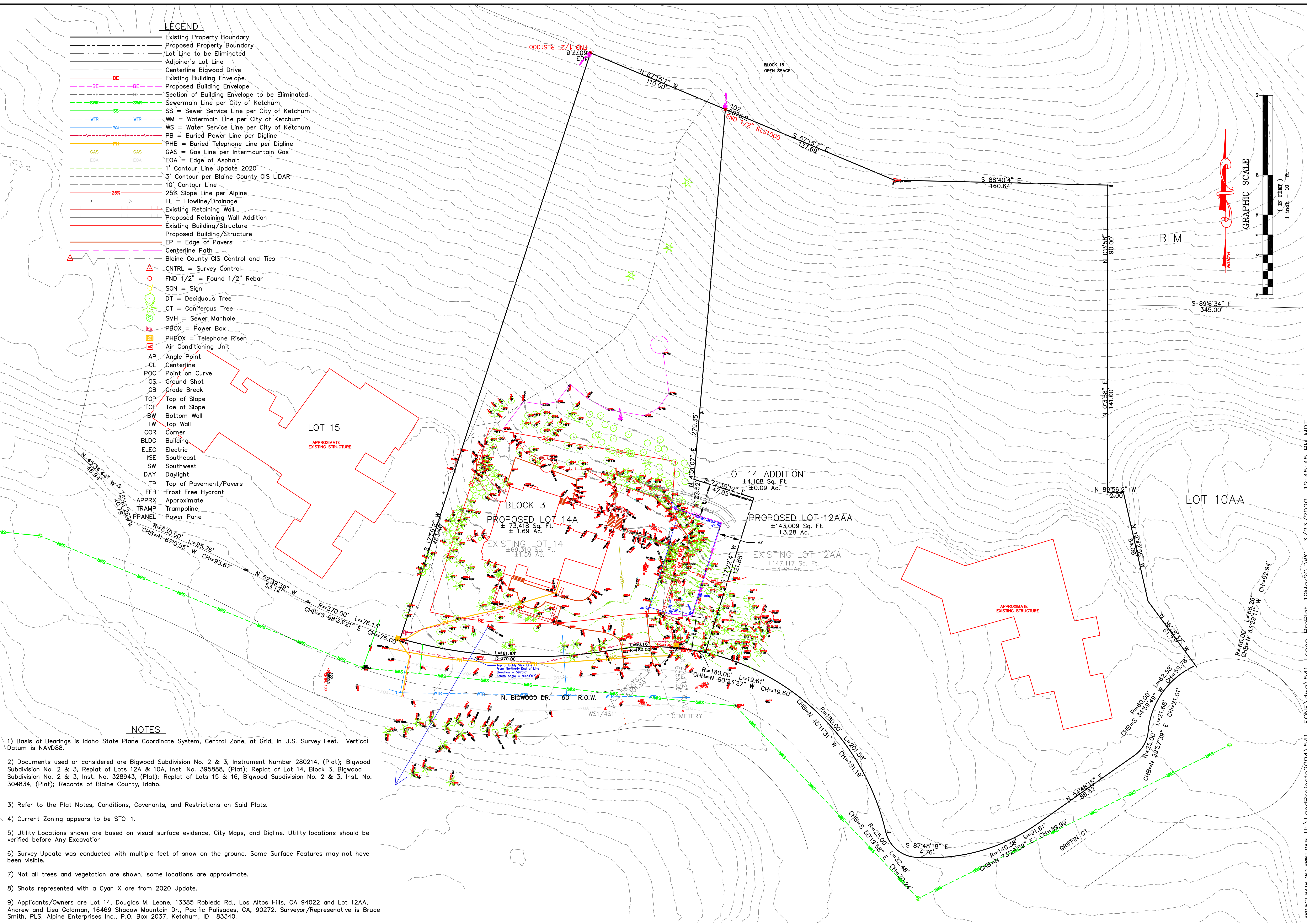
Attachment A.
Preliminary Plat

LEGEND

- Existing Property Boundary
- Proposed Property Boundary
- Lot Line to be Eliminated
- Adjoiner's Lot Line
- Centerline Bigwood Drive
- BE = Existing Building Envelope
- BE = Proposed Building Envelope
- BE = Section of Building Envelope to be Eliminated
- SWR = Sewermain Line per City of Ketchum
- SS = Sewer Service Line per City of Ketchum
- WTR = Watermain Line per City of Ketchum
- WS = Water Service Line per City of Ketchum
- PB = Buried Power Line per Digline
- PHB = Buried Telephone Line per Digline
- GAS = Gas Line per Intermountain Gas
- EOA = Edge of Asphalt
- 1' Contour Line Update 2020
- 3' Contour per Blaine County GIS LIDAR
- 10' Contour Line
- 25% Slope Line per Alpine
- FL = Flowline/Drainage
- Existing Retaining Wall
- Proposed Retaining Wall Addition
- Existing Building/Structure
- Proposed Building/Structure
- EP = Edge of Pavers
- Centerline Path
- Blaine County GIS Control and Ties
- CNTRL = Survey Control
- FND 1/2" = Found 1/2" Rebar
- SGN = Sign
- DT = Deciduous Tree
- CT = Coniferous Tree
- SMH = Sewer Manhole
- PBOX = Power Box
- PHBOX = Telephone Riser
- Air Conditioning Unit
- AP = Angle Point
- CL = Centerline
- POC = Point on Curve
- GS = Ground Shot
- GB = Grade Break
- TOP = Top of Slope
- TOE = Toe of Slope
- BW = Bottom Wall
- TW = Top Wall
- COR = Corner
- BLDG = Building
- ELEC = Electric
- ISE = Southeast
- SW = Southwest
- DAY = Daylight
- TP = Top of Pavement/Pavers
- FFH = Frost Free Hydrant
- APPRX = Approximate
- TRAMP = Trampoline
- PPANEL = Power Panel

NOTES

- 1) Basis of Bearings is Idaho State Plane Coordinate System, Central Zone, at Grid, in U.S. Survey Feet. Vertical Datum is NAVD88.
- 2) Documents used or considered are Bigwood Subdivision No. 2 & 3, Instrument Number 280214, (Plat); Bigwood Subdivision No. 2 & 3, Replat of Lots 12A & 10A, Inst. No. 395888, (Plat); Replat of Lot 14, Block 3, Bigwood Subdivision No. 2 & 3, Inst. No. 328943, (Plat); Replat of Lots 15 & 16, Bigwood Subdivision No. 2 & 3, Inst. No. 304834, (Plat); Records of Blaine County, Idaho.
- 3) Refer to the Plat Notes, Conditions, Covenants, and Restrictions on Said Plats.
- 4) Current Zoning appears to be STO-1.
- 5) Utility Locations shown are based on visual surface evidence, City Maps, and Digline. Utility locations should be verified before Any Excavation
- 6) Survey Update was conducted with multiple feet of snow on the ground. Some Surface Features may not have been visible.
- 7) Not all trees and vegetation are shown, some locations are approximate.
- 8) Shots represented with a Cyan X are from 2020 Update.
- 9) Applicants/Owners are Lot 14, Douglas M. Leone, 13385 Robleda Rd., Los Altos Hills, CA 94022 and Lot 12AA, Andrew and Lisa Goldman, 16469 Shadow Mountain Dr., Pacific Palisades, CA. 90272. Surveyor/Representative is Bruce Smith, PLS, Alpine Enterprises Inc., P.O. Box 2037, Ketchum, ID 83340.



A PRELIMINARY PLAT SHOWING
LOT 14A & LOT 12AAA, BLK 3, BIGWOOD SUBDIVISION NO. 2 & 3
 WITHIN S1, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR WILLIAMS PARTNERS ARCHITECTS, THE LEONE RESIDENCE

Alpine Enterprises Inc.
 Surveying, Mapping and Natural Hazards Consulting
 660 Bell Dr., Unit 1
 P.O. Box 2037, Ketchum, ID 83340 USA
 (208) 727-1988 727-1987 fax
 email alpine7@mindspring.com

PROFESSIONAL LAND SURVEYOR
 Bruce Smith
 No. 7048
 13APR20
 STATE OF IDAHO
 BRUCE

NO.	DATE	BY	REVISIONS

PROJECT PATH AND PRINT DATE U:\LandProjects\2004\541\LEONE.dwg\541_Leone_PrelPlat_19Mar20.DWG 3/23/2020 12:45:45 PM MDT

Sheet 1 of 1

Attachment B.

Draft Findings of Fact, Conclusions of Law, and Decision



City of Ketchum
Planning & Building

IN RE:)
)
Leone/Goldman Lot Line Shift) KETCHUM CITY COUNCIL
Lot Line Shift Preliminary Plat) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: June 15, 2020) DECISION
)
File Number: 19-141)

PROJECT: Leone/Goldman Lot Line Shift

FILE NUMBER: P20-029

REPRESENTATIVE: Bruce Smith, Alpine Enterprises Inc.

OWNER: Douglas M. Leone, Leone Trustees (425 N. Bigwood Dr.) and Andrew and Lisa Goldman, Trustees (115 Griffin Ct.)

REQUEST: Readjustment of lot lines, building envelope amendment for 425 N. Bigwood Drive, and waiver for building envelope encroachment into area of 25% slope

LOCATION: 425 N. Bigwood Drive (BIGWOOD SUB #2-3 LOT 14 BLK 3) and 115 Griffin Court (BIGWOOD SUB #2-3 AM LOT 12AA BLK 3)

ZONING: Short Term Occupancy - One Acre District (STO-1)

OVERLAY: None

NOTICE: Public hearing was held with the City Council on June 15, 2020; Notice was mailed to properties within a 300 ft radius of the subject property and all political subdivisions on May 27, 2020. Notice was published in the May 27th, 2020 edition of the Idaho Mountain Express.

FINDINGS OF FACT

1. On May 19th, 2020, the Planning and Zoning Commission considered the readjustment of lot lines, building envelope amendment, and waiver request and recommended approval to City Council. City Council held a public hearing on June 15, 2020 and approved the application.
2. The subject properties are located in the STO-1 zoning district.
3. The proposed readjusted lots will meet all required zoning and dimensional standards. The request to amend the building envelope to encroach into additional area of 25% slope is warranted due Findings of Fact detailed in Tables 2 and 3.

Table 1: City Department Comments

City Department Comments			
Compliant			City Standards and <i>City Department Comments</i>
Yes	No	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire: No comment.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City Engineer and Streets Department: 1. See Plat Preliminary Plat Review Check list. Of note: Curve & Line Table needs to be added to the plat. 2. Trees need to be removed from ROW
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Utilities: No comment.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building: No comment.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planning and Zoning: Comments are denoted throughout the Findings.

Table. 2: Building Envelope Standards

16.04.040.F				
Compliant			Standards and Findings	
Yes	No	N/A	City Code	City Standards and Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.F.2	<p>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.</p> <p>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.</p> <p>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.</p> <p>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:</p>

			Findings	<p>Both existing lots contain slopes exceeding 25% and have had platted building envelopes since the original platting of the subdivision as is required by the first portion of this standard.</p> <p>The existing building envelope, including the existing encroachment into an area of 25% or greater slope, facilitated harmonious development of the existing residence: the residence is located on the flattest portion of the lot, closest to the street. This siting of the residence maximizes the upslope open space of the parcel and minimized cut and fill needed for the foundation. Impact to the topography of the site has also been minimized by the placement of the existing structure.</p> <p>In 1990 the building envelope for Lot 14 was amended by a previous property owner to allow partial encroachment into an area containing slopes in excess of 25%. With this application the property owners of 425 N. Bigwood requested a minor expansion (relative to the size of the existing structure and proposed addition) of the encroachment into the 25% sloped area subject to 16.04.040.F.2.b below; see below for more detail.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.F.2.a	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.
			Findings	N/A. The subject property is not eligible for, or seeking, this waiver.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.F.2.b	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.

			<p>Findings</p> <p>The proposed building envelope amendment is to accommodate 911 square feet of the proposed 2,398 square foot addition. The existing residence is harmoniously integrated into the site, with the existing garage and an existing storage area partially buried into the slope of the hillside.</p> <p>Included with the waiver request were design drawings for the proposed addition, including the site plan and landscaping plans. The proposed addition will be integrated into the site topography with the roof of the addition covered by earth and landscaped.</p> <p>The proposed building envelope amendment allows the expansion of the existing residence to occur by integrating the addition deeper into the site rather than expanding the mass of the building laterally/horizontally.</p> <p>Although the site is not located within the Mountain Overlay district, the proposed envelope amendment meets the standards of Mountain Overlay Design Review because visual impact is mitigated.</p> <p>Key purposes of the Mountain Overlay district are to ensure preservation of hills, ridges, ridgelines and their natural features which are visible from the valley floor from obstruction by development; to direct building away from the higher elevations; and to assure the property owner is not deprived of economically viable use of his/her property. The design of the proposed addition accomplishes the first two purposes referenced which facilitates the latter purpose.</p>
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Table 3: Waiver Standards

16.04.130.A and 16.04.130.B				
Compliant			Standards and Findings	
Yes	No	N/A	City Code	City Standards and Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.130.A	A. General Requirements: Waiver of any of the requirements of this chapter may be granted by the council on a case by case basis upon the recommendation of the commission. Application for such waiver(s) must be in writing and must show that there are special physical characteristics or conditions affecting the property in question where literal enforcement of this chapter would result in undue hardship not the result of actions by the subdivider, and that the waiver would not be detrimental to the public welfare, health and safety, nor injurious to property owners in the immediate area.

			Findings	<p>The applicant requested the waiver in writing, see narrative from Brenda Moczygemba, Williams Partners Architects, dated April 13, 2020, included in the project record.</p> <p>The waiver request is not detrimental to the public welfare, health or safety and is not injurious to property owners in the immediate area; the adjacent property owner to the east is co-applicant because the proposal also includes an adjustment of the property line shared by the two parcels.</p> <p>The waiver was requested because the majority of the subject property contains slope of 25% or greater. The rear 300' of depth of the lot is unbuildable due to the city's hillside protection standards and as a result the property owners have only the flattest portion of the site, which is closest to the street, to utilize. The existing residence was constructed to respect the original 25' setback imposed by the building envelope, which is more restrictive than the usual 15' front setback required in the STO-1 zone. The proposed addition is harmonious with the existing structure and in order to accomplish keeping the addition and existing residence in a similar street-facing plane (rather than the addition projecting further toward the street) the addition is designed to burrow into the hillside to the rear.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.130.B	<p>B. Application For Waiver: Applications shall be made to the administrator in writing at the time of subdivision application. Such waiver, together with such related data and maps as are necessary to fully illustrate the relief sought, shall be filed at that time. Such application shall be processed and considered with the preliminary plat application.</p>
			Findings	<p>A detailed application package, including a site survey, site plans, landscaping plans, and architectural plans indicating the existing and proposed structure were submitted concurrently with the Preliminary Plat application.</p>

Table 4: Preliminary Plat Requirements

Preliminary Plat Requirements				
Compliant			Standards and City Council Findings	
Yes	No	N /	City Code	City Standards and City Council Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.C.1	<p>The subdivider shall file with the administrator copies of the completed subdivision application form and preliminary plat data as required by this chapter.</p>
			Findings	<p>The application has been reviewed and determined to be complete.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J	<p>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:</p>

			Findings	All required materials for the Preliminary Plat application have been submitted.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .1	The scale, north point and date.
			Findings	This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J .2	The name of the proposed subdivision.
			Findings	This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J.3	The name and address of the owner of record, the subdivider, and the engineer, surveyor, or other person preparing the plat.
			Findings	This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J.4	Legal description of the area platted.
			Findings	This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J .5	The names and the intersecting boundary lines of adjoining subdivisions and parcels of property.
			Findings	This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J.6	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.
			Findings	This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J.7	The scaled location of existing buildings, water bodies and courses and location of the adjoining or immediately adjacent dedicated streets, roadways and easements, public and private.
			Findings	This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J .8	Boundary description and the area of the tract.
			Findings	This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.9	Existing zoning of the tract.
			Findings	Existing zoning, STO-1, is noted.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.10	The proposed location of street rights of way, lots, and lot lines, easements, including all approximate dimensions, and including all proposed lot and block numbering and proposed street names.
			Findings	This standard has been met.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J .11	The location, approximate size and proposed use of all land intended to be dedicated for public use or for common use of all future property owners within the proposed subdivision.
			Findings	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J .12	The location, size and type of sanitary and storm sewers, water mains, culverts and other surface or subsurface structures existing within or immediately adjacent to the proposed sanitary or storm sewers, water mains, and storage facilities, street improvements, street lighting, curbs, and gutters and all proposed utilities.
			Findings	N/A, the subject properties are developed lots within an existing subdivision.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J .13	The direction of drainage, flow and approximate grade of all streets.
			Findings	Not applicable, the project abuts the existing street Bird Drive.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J .14	The location of all drainage canals and structures, the proposed method of disposing of runoff water, and the location and size of all drainage easements, whether they are located within or outside of the proposed plat.
			Findings	A complementary grading plan to accommodate the addition was submitted with the Preliminary Plat. This standard has been met. No canals exist or are proposed. No drainage easements exist or are proposed. Drainage is currently handled by drywells and is proposed to be managed with on-site drywells going forward.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J.15	Vicinity map drawn to approximate scale showing the location of the proposed subdivision in reference to existing and/or proposed arterials and
			Findings	This application adjusts a shared boundary line. The original subdivision's plat serves as the vicinity map.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030. J.16	The boundaries of the floodplain, floodway and avalanche overlay district shall also be clearly delineated and marked on the preliminary plat or a note provided if the entire project is in the floodplain, floodway or avalanche overlay
			Findings	N/A the property is not currently mapped to be in the floodplain/floodway. The property is not within the avalanche overlay.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J.17	Building envelopes shall be shown on each lot, all or part of which is within a floodway, floodplain, or avalanche zone; or any lot that is adjacent to the Big Wood River, Trail Creek, or Warm Springs Creek; or any lot, a portion of which has a slope of twenty five percent (25%) or greater; or upon any lot which will be created adjacent to the intersection of two (2) or more streets.
			Findings	This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J .18	Lot area of each lot.
			Findings	The existing and proposed size of each lot is indicated.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J .19	Existing mature trees and established shrub masses.
			Findings	Existing mature trees and shrubs are indicated.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J .20	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.
			Findings	This standard has been met. The proposal is to amend to lots within an existing subdivision.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030. J .21	All percolation tests and/or exploratory pit excavations required by state health authorities.
			Findings	N/A both lots contain existing development that is connected to municipal services.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030. J .22	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.
			Findings	N/A the subject parcels are within an existing subdivision.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J .23	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.
			Findings	This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J .24	A digital copy of the preliminary plat shall be filed with the administrator.
			Findings	This standard has been met.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.A	Required Improvements: The improvements set forth in this section shall be shown on the preliminary plat and installed prior to approval of the final plat. Construction design plans shall be submitted and approved by the city engineer. All such improvements shall be in accordance with the comprehensive plan and constructed in compliance with construction standard specifications adopted by the city. 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.
			Findings	This standard has been met. Mature trees, which enhance the attractiveness of the two subject properties, are indicated on the plat.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.B	Improvement Plans: 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.
			Findings	N/A at this time.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.F	<p>Lot Requirements:</p> <ol style="list-style-type: none"> 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. 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"> 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. 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. 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. 4. Side lot lines shall be within twenty degrees (20°) to a right angle or radial line to the street line. 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. 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..
			Findings	<p>Standards 1, 4, 5, and 6 have been met. Standard 3 is not applicable.</p> <p>Standard (2) is the subject of the waiver request submitted with this application. See Tables 2 and 3 for Findings.</p>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.G	<p>G. Block Requirements: The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements:</p> <ol style="list-style-type: none"> 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. 2. Blocks shall be laid out in such a manner as to comply with the lot requirements. 3. The layout of blocks shall take into consideration the natural topography of the land to promote access within the subdivision and minimize cuts and fills for roads and minimize adverse impact on environment, watercourses and topographical features. 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.
			Findings	N/A, the subject properties are within an existing subdivision. No new blocks are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.1	<p>H. Street Improvement Requirements:</p> <ol style="list-style-type: none"> 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;
			Findings	N/A, the subject properties are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.2	<p>2. All streets shall be constructed to meet or exceed the criteria and standards set forth in chapter 12.04 of this code, and all other applicable ordinances, resolutions or regulations of the city or any other governmental entity having jurisdiction, now existing or adopted, amended or codified;</p>
			Findings	N/A, the subject properties are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.3	<p>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;</p>
			Findings	N/A, the subject properties are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.4	<p>4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods;</p>
			Findings	N/A, the subject properties are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.5	<p>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;</p>

			Findings	N/A, the subject properties are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.6	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;
			Findings	N/A, the subject properties are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.7	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;
			Findings	N/A, the subject properties are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.8	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
			Findings	N/A, the subject properties are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.9	9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°);
			Findings	N/A, the subject properties are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.10	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
			Findings	N/A, the subject properties are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.11	11. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be prohibited;
			Findings	N/A, the subject properties are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.12	12. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets;
			Findings	N/A, the subject properties are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.13	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

			Findings	N/A, the subject properties are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.14	14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills;
			Findings	N/A, the subject properties are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.15	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;
			Findings	N/A, the subject properties are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.16	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;
			Findings	N/A, the subject properties are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.17	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:
			Findings	N/A, the subject properties are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.18	18. Street lighting shall be required consistent with adopted city standards and where designated shall be installed by the subdivider as a requirement improvement;
			Findings	N/A, the subject properties are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.19	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;
			Findings	N/A, the subject properties are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.20	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;
			Findings	N/A, the subject properties are within an existing subdivision. No new streets are proposed.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.21	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;
			Findings	N/A, this proposal does not require construction of a new bridge or impact any existing bridges.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.22	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;
			Findings	N/A the subject properties abut an existing developed street.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.23	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
			Findings	N/A no gates are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.24	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
			Findings	N/A the subject properties are not located within the Avalanche Zone.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.I	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.
			Findings	N/A the subject properties are located in the STO-1 zone.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.1	<p>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.</p> <p>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.</p>
			Findings	Existing easements are indicated.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.2	<p>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.</p>
			Findings	N/A the subject properties do not border a waterway.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.3	<p>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.</p>
			Findings	N/A the subject properties do not border a waterway.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.4	<p>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.</p>
			Findings	N/A the subject properties do not border a waterway.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.5	<p>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.</p>
			Findings	N/A no changes to ditches, pipes, or other irrigation structures are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.6	<p>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.</p>
			Findings	N/A the subject properties are located within an existing subdivision.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.K	K. Sanitary Sewage Disposal Improvements: Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider. Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the City Engineer, Council and Idaho Health Department prior to final plat approval. In the event that the sanitary sewage system of a subdivision cannot connect to the existing public sewage system, alternative provisions for sewage disposal in accordance with the requirements of the Idaho Department of Health and the Council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the Council may require an increase in the minimum lot size and may impose any other reasonable requirements which it deems necessary to protect public health, safety and welfare.
			Findings	N/A the subject properties are located in an existing developed subdivision that contains all necessary infrastructure.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.L	L. Water System Improvements: A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the City under the supervision of the Ketchum Fire Department and other regulatory agencies having jurisdiction. Furthermore, the central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions, and no dead end systems shall be permitted. All water systems shall be connected to the Municipal water system and shall meet the standards of the following agencies: Idaho Department of Public Health, Idaho Survey and Rating Bureau, District Sanitarian, Idaho State Public Utilities Commission, Idaho Department of Reclamation, and all requirements of the City.
			Findings	N/A the subject properties are located in an existing developed subdivision that contains all necessary infrastructure.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.M	M. Planting Strip Improvements: Planting strips shall be required improvements. When a predominantly residential subdivision is proposed for land adjoining incompatible uses or features such as highways, railroads, commercial or light industrial districts or off street parking areas, the subdivider shall provide planting strips to screen the view of such incompatible features. The subdivider shall submit a landscaping plan for such planting strip with the preliminary plat application, and the landscaping shall be a required improvement.
			Findings	N/A the subject properties are located within an existing developed subdivision. The subdivision has adequate plantings where necessary.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.N.1	<p>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:</p> <p>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.</p>
			Findings	A grading plan has been submitted. See Sheet L-2 dated 3/31/2020. The building envelope amendment, proposed to accommodate an addition to the residence, has been carefully planned to minimize cuts, fills, and alterations of topography.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.N.2	<p>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:</p> <p>a. Proposed contours at a maximum of five foot (5') contour intervals.</p> <p>b. Cut and fill banks in pad elevations.</p> <p>c. Drainage patterns.</p> <p>d. Areas where trees and/or natural vegetation will be preserved.</p> <p>e. Location of all street and utility improvements including driveways to building envelopes.</p> <p>f. Any other information which may reasonably be required by the Administrator, commission or Council to adequately review the affect of the proposed improvements.</p>
			Findings	A civil engineer's grading plan was not required at this time due to this being an existing, developed subdivision. However, civil plans will be reviewed when the proposed addition is submitted for a building permit.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.N.3	<p>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.</p>
			Findings	Grading, as evidenced in sheet L-2, meets this standard.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.N.4	<p>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.</p>
			Findings	None of the upslope open space area, characterized by sage grass hillside, is proposed for development. The building envelope expansion occurs in an area previously altered with landscaping.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.N.5	<p>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.</p>
			Findings	The building envelope amendment and shifting of the lot line will not disturb soil but the proposed development these actions are intended to facilitate will. A grading and proposed landscaping plan accompany this application and detail revegetation.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.N.6	<p>6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply:</p> <p>a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability.</p> <p>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).</p>
			Findings	Cuts, fill, and excavation will occur after approval of a building permit for the proposed addition. These disturbances will be reviewed and approved during the building permit review process.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.0	<p>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.</p>
			Findings	No natural drainage courses are proposed to be disturbed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.P	<p>P. Utilities: In addition to the terms mentioned in this section, all utilities including, but not limited to, electricity, natural gas, telephone and cable services shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements.</p>
			Findings	N/A the subject properties are served by all required utilities.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.Q	<p>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.</p>
			Findings	N/A this readjustment of lot lines does not trigger off-site improvements.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.R	<p>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.</p>

			Findings	N/A the subject properties are not located in the Avalanche or Mountain overlay zoning districts.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.S	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.
			Findings	Existing mature trees to be preserved and additional plantings to enhance the attractiveness of this proposal are indicated in the applicant’s submittal package reviewed by the Commission during the May 19, 2020 meeting.

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 recommend approval of the applicant’s Preliminary Plat 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** this Preliminary Plat application this Monday, June 15th, 2020 subject to the following conditions:

1. In accordance with Ketchum Municipal Code 17.132.010.C.1, existing non-compliant exterior lighting fixtures shall be brought into conformance with the Dark Sky ordinance prior to recordation of the Final Plat;
2. The Final Plat shall be recorded prior to issuance of a Building Permit for the proposed addition;
3. All requirements of the Fire, Utility, Building, Planning and Engineering and Streets departments of the City of Ketchum shall be met as indicated in the City Department Comments table;
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,

6. 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 Department of Planning and Building for the official file on the application;

7. Failure to record a Final Plat within two (2) years of Council’s approval of a Preliminary Plat shall cause the Preliminary Plat to be null and void.

Findings of Fact **adopted** this 15th day of June, 2020.

Neil Bradshaw, Mayor

Robin Crotty, City Clerk

Attachment C.

Excerpt of staff report analysis, Planning and Zoning Commission meeting of May
19, 2020

(complete staff report be viewed here:

<https://mccmeetings.blob.core.usgovcloudapi.net/ketchid-pubu/MEET-Packet-8956c02b8ac84f908bf53961f4b548b5.pdf>)

EXECUTIVE SUMMARY

The subject properties, 425 N. Bigwood Drive (Lot 14) and 115 Griffin Court (Lot 12AA), are in Bigwood Subdivision (Blocks 2 & 3 plat) and were originally platted in 1986. Both properties are developed with single-family homes.

The Lot Line Shift application includes two proposals that are necessary to accommodate a proposed addition to the existing residence located at 425 N. Bigwood:

- 1) Move a portion of the shared lot line (boundary line) between the parcels eastward, which would enlarge 425 N. Bigwood Dr. by 4,108 square feet and reduce 115 Griffin Court by the same. Moving the lot line eastward is necessary to meet the side setback required by the zoning code.
- 2) Amend the Building Envelope for 425 N. Bigwood by expanding it to the east and north in order to accommodate the footprint of a proposed 2,398 square foot addition to the existing single-family residence. The proposed addition will be partially burrowed into the hillside.

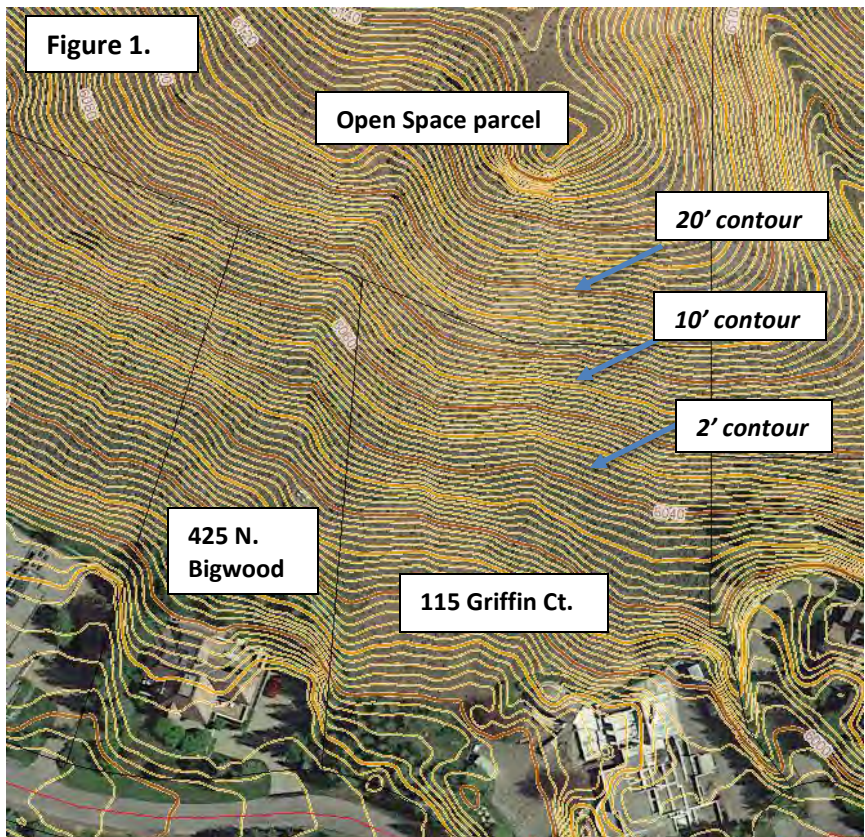
The enlargement of the building envelope to the north would encroach an additional 911 square feet into an area of greater than 25% slope; the building envelope was amended in 1990 and the existing encroachment into area exceeding 25% slope was approved, presumably through a waiver, at that time (more detail below).

The proposed building envelope is the minimum necessary to accommodate the proposed addition, which is currently being designed by Willams Partners Architects. Design plans are attached to the staff report.

The addition is proposed to be partially tucked into the sloped portion of the site, rather than built on top of the existing grade, which is in keeping with the form of the existing residence and minimizes visual impact of the addition.

Both lots abut a hillside open-space parcel owned by the Homeowner’s Association and the rear portions of both lots are steeply sloped and undeveloped. When the Bigwood Subdivision was platted the approximate location of slopes exceeding 25% was indicated and plat note #5 stated “The building envelope for each lot...shall not encroach into any area with a slope greater than 25 percent,” and note #6 stated the exact location of the 25% slope was to be field determined prior to issuing a building permit. The front and side setbacks were also required to be greater than typical for the zoning district.

In 1990 425 N. Bigwood applied for an received Lot Line Shift approval (LLS90-030) to amend the building envelope; the envelope was



enlarged to reduce the side setbacks from 20' to 15' and the building envelope was permitted a partial encroachment into an area of 25% or greater slope. The application materials and Findings of Fact associated with permit LLS90-030 are missing but a city database reflects "waiver request approved". A waiver has been required for building envelopes to encroach into areas of 25% or greater slope since 1979 (Ord. 316, 1979) presumably waiver referenced in the city database was to allow the encroachment into a steeply sloped area. The residence was constructed in 1994 and an addition was constructed in 2006.

Both parcels are zoned Short Term Occupancy – 1 Acre (STO-1), a legacy zoning district reflecting a (1) acre minimum lot size and an early version of short term rental regulations that have since been repealed from the city's zoning code. Despite multiple parcels within Bigwood Subdivision containing steeply sloped sites, no parcels within the subdivision are included in the Mountain Overlay zoning district. Some parcels have had site-specific avalanche studies completed, but the subdivision and the subject parcels are not within the city's Avalanche Overlay zoning district. Therefore, the review required for this proposal consists of the Lot Line Shift proposal with waiver request.

Both parcels will meet zoning code dimensional standards upon approval of the Lot Line Shift request. Recommended conditions of approval #1 and #2 note that the existing non-conforming exterior lighting fixtures are required to be brought into conformance prior to recording the Final Plat and that the Final Plat shall be recorded prior to issuance of a Building Permit for the proposed addition.

ANALYSIS

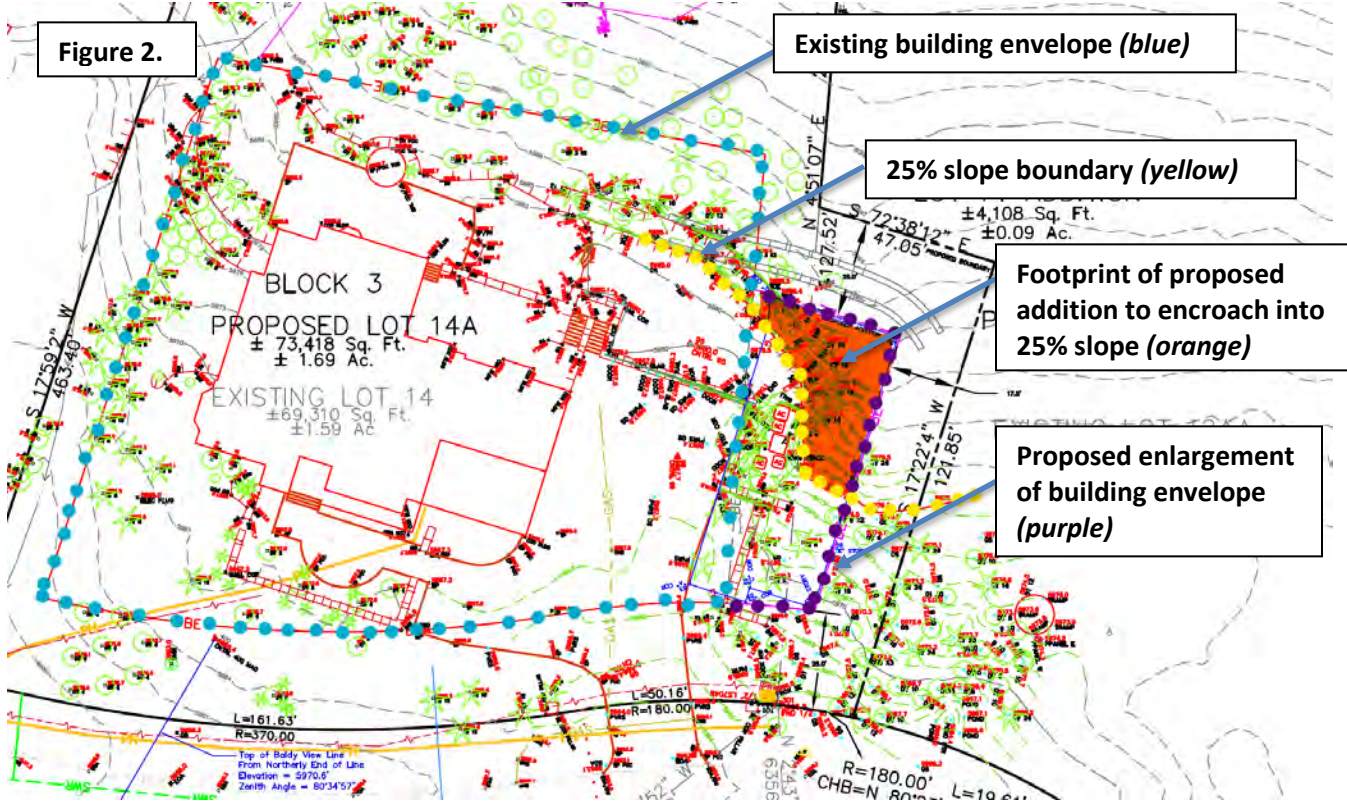


Figure 2., an excerpt of the Preliminary Plat prepared by Alpine Enterprises Inc. and annotated by staff, highlights the existing building envelope, the proposed enlargement of the building envelope, the 25% slope boundary, and the footprint of the proposed addition that would encroach into the 25% sloped area if approved.

A survey of existing site conditions, a full resolution copy of the Preliminary Plat, and detailed site plans, landscaping plans, and architectural plans (including sections, elevations, and renderings) of the proposed addition are attached to this staff report so that the Commission may evaluate the building envelope amendment proposal and request for additional encroachment into the 25% slope in context.

The subdivision ordinance states that building envelopes shall be located in areas of 25% slope or less but includes a specific allowance for property owners to request a waiver from this standard to accommodate small, isolated areas of 25% within a building envelope (§16.05.050.F.2). The Commission's role is to evaluate the waiver request against the purposes of the subdivision ordinance and the intent of the mountain overlay design district. Note: the properties are not located in the mountain overlay district but the staff analysis in **Table 1** nevertheless evaluates the proposal against mountain overlay purpose and intent.

Detailed findings for Preliminary Plat subdivision standards, the building envelope waiver, and waiver standards are contained in Attachment C, Findings of Fact, Conclusions of Law, and Decision.

All city departments have reviewed the proposal and have no substantive concerns or comments. The city engineer requests one minor labeling change to the Preliminary Plat and has noted that removal of trees from the city Right of Way is required in order to conform with the residential right of way standards. City department comments are contained in Attachment A.

The city received one inquiry about the proposal and upon explanation of the proposal the party had no concerns or comments.

STAFF RECOMMENDATION

After holding a public hearing and considering public comment, staff recommends approval of the requests to move to lot line eastward, to amend the building envelope, and to allow the building envelope to encroach into the area of 25% slope as proposed.

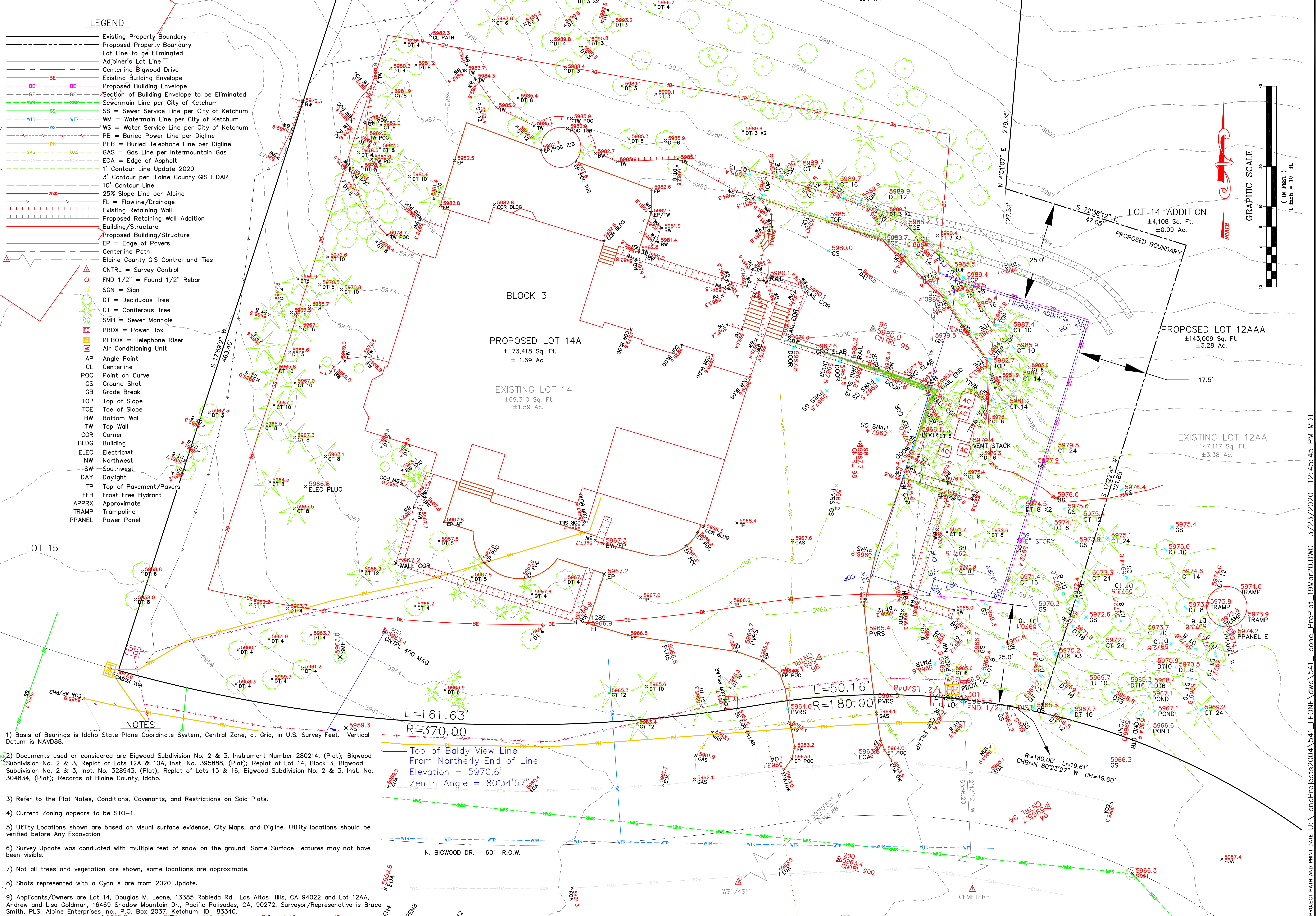
Staff recommends adopting the Findings of Fact and Conclusions of Law as drafted and with any amendments desired by the Commission.

Attachment D.

Excerpts from the design plans for the proposed addition to 425 N. Bigwood Drive

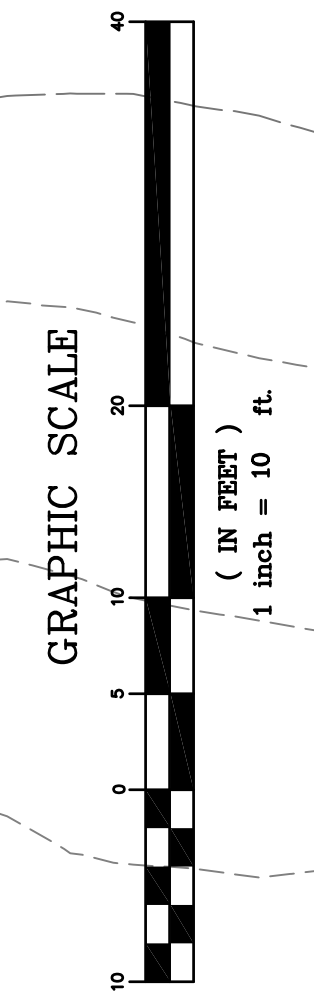
(complete set of plans can be viewed here:

<https://mccmeetings.blob.core.usgovcloudapi.net/ketchid-pubu/MEET-Packet-8956c02b8ac84f908bf53961f4b548b5.pdf>)



LEGEND

- Existing Property Boundary
- - - Proposed Property Boundary
- Lot Line to be Eliminated
- Adjoiner's Lot Line
- Centerline Bigwood Drive
- Existing Building Envelope
- Proposed Building Envelope
- Section of Building Envelope to be Eliminated
- Sewermain Line per City of Ketchum
- SS = Sewer Service Line per City of Ketchum
- WM = Watermain Line per City of Ketchum
- WS = Water Service Line per City of Ketchum
- PB = Buried Power Line per Digline
- PHB = Buried Telephone Line per Digline
- GAS = Gas Line per Intermountain Gas
- EOA = Edge of Asphalt
- 1' Contour Line Update 2020
- 3' Contour per Blaine County GIS LIDAR
- 10' Contour Line
- 25% = 25% Slope Line per Alpine
- FL = Flowline/Drainage
- Existing Retaining Wall
- Proposed Retaining Wall Addition
- Building/Structure
- Proposed Building/Structure
- EP = Edge of Pavers
- Centerline Path
- Blaine County GIS Control and Ties
- CNTRL = Survey Control
- FND 1/2" = Found 1/2" Rebar
- SGN = Sign
- DT = Deciduous Tree
- CT = Coniferous Tree
- SMH = Sewer Manhole
- PBOX = Power Box
- PHBOX = Telephone Riser
- Air Conditioning Unit
- AP = Angle Point
- CL = Centerline
- POC = Point on Curve
- GS = Ground Shot
- GB = Grade Break
- TOP = Top of Slope
- TOE = Toe of Slope
- BW = Bottom Wall
- TW = Top Wall
- COR = Corner
- BLDG = Building
- ELEC = Electricast
- NW = Northwest
- SW = Southwest
- DAY = Daylight
- TP = Top of Pavement/Pavers
- FFH = Frost Free Hydrant
- APPRX = Approximate
- TRAMP = Trampoline
- PPANEL = Power Panel



- NOTES**
- 1) Basis of Bearings is Idaho State Plane Coordinate System, Central Zone, at Grid, in U.S. Survey Feet. Vertical Datum is NAVD88.
 - 2) Documents used or considered are Bigwood Subdivision No. 2 & 3, Instrument Number 280214, (Plat); Bigwood Subdivision No. 2 & 3, Replat of Lots 12A & 10A, Inst. No. 395888, (Plat); Replat of Lot 14, Block 3, Bigwood Subdivision No. 2 & 3, Inst. No. 328943, (Plat); Replat of Lots 15 & 16, Bigwood Subdivision No. 2 & 3, Inst. No. 304834, (Plat); Records of Blaine County, Idaho.
 - 3) Refer to the Plat Notes, Conditions, Covenants, and Restrictions on Said Plats.
 - 4) Current Zoning appears to be ST0-1.
 - 5) Utility Locations shown are based on visual surface evidence, City Maps, and Digline. Utility locations should be verified before Any Excavation
 - 6) Survey Update was conducted with multiple feet of snow on the ground. Some Surface Features may not have been visible.
 - 7) Not all trees and vegetation are shown, some locations are approximate.
 - 8) Shots represented with a Cyan X are from 2020 Update.
 - 9) Applicants/Owners are Lot 14, Douglas M. Leone, 13385 Robleda Rd., Los Altos Hills, CA 94022 and Lot 12AA, Andrew and Lisa Goldman, 16469 Shadow Mountain Dr., Pacific Palisades, CA, 90272. Surveyor/Representative is Bruce Smith, PLS, Alpine Enterprises Inc., P.O. Box 2037, Ketchum, ID 83340.

$L=161.63'$
 $R=370.00$
 — Top of Baldy View Line
 From Northernly End of Line
 Elevation = 5970.6'
 Zenith Angle = 80°34'57"

$L=50.16'$
 $R=180.00$

$R=180.00'$
 $CHB=N 80°23'27" W$
 $CH=19.60'$

A PRELIMINARY PLAT SHOWING

LOT 14A & LOT 12AAA, BLK 3, BIGWOOD SUBDIVISION NO. 2 & 3
 WITHIN S1, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR WILLIAMS PARTNERS ARCHITECTS, THE LEONE RESIDENCE

NO	DATE	BY	REVISIONS

Alpine Enterprises Inc.
 Surveying, Mapping and Natural Hazards Consulting
 660 Bell Dr., Unit 1
 P.O. Box 2037, Ketchum, ID 83340 USA
 (208) 727-1988
 email: alpine7@mindspring.com

PROJECT PATH AND PRINT DATE U:\LandProjects\2004\541\LEONE\dwg\541_Leone_PrelPlat_19Mar20.DWG 3/23/2020 12:45:45 PM MDT
 Sheet 1 of 1

GRADING + DRAINAGE LEGEND

- EXISTING CONTOURS
- - - PROPOSED CONTOURS
- - - LIMIT OF DISTURBANCE
- - - CONSTRUCTION SILT FENCE
- ← DIRECTION OF DRAINAGE
- FFE 00.00 FINISH FLOOR ELEVATION
- GS 00.00 GARAGE SLAB ELEVATION
- +00.00 SPOT ELEVATION - FINISH GRADE
- TW 00.00 TOP OF WALL ELEVATION
- BW 00.00 BOTTOM OF WALL ELEVATION
- DW DRYWELL - 1 @ 24"
Refer to Geotech/Civil plans and specifications
- AD AREA DRAIN - 1 @ 12"
Tie into drywells or foundation drainage system
Refer to Geotech/Civil plans and specifications
- 4" ADS DRAINLINES
Connect to catch basins/drywells or foundation drainage system.

HARDSCAPES

- MASONRY PARAPET/SITE WALL
VENUEER - TO MATCH EXISTING ARCHITECTURE
- DRYSTACK RETAINING WALL
TO MATCH EXISTING
- PAVERS
TO MATCH EXISTING

GRADING + RE-VEGETATION NOTES

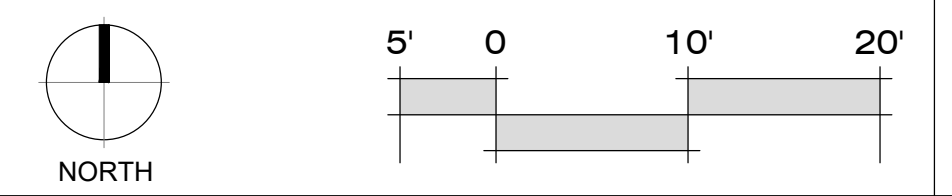
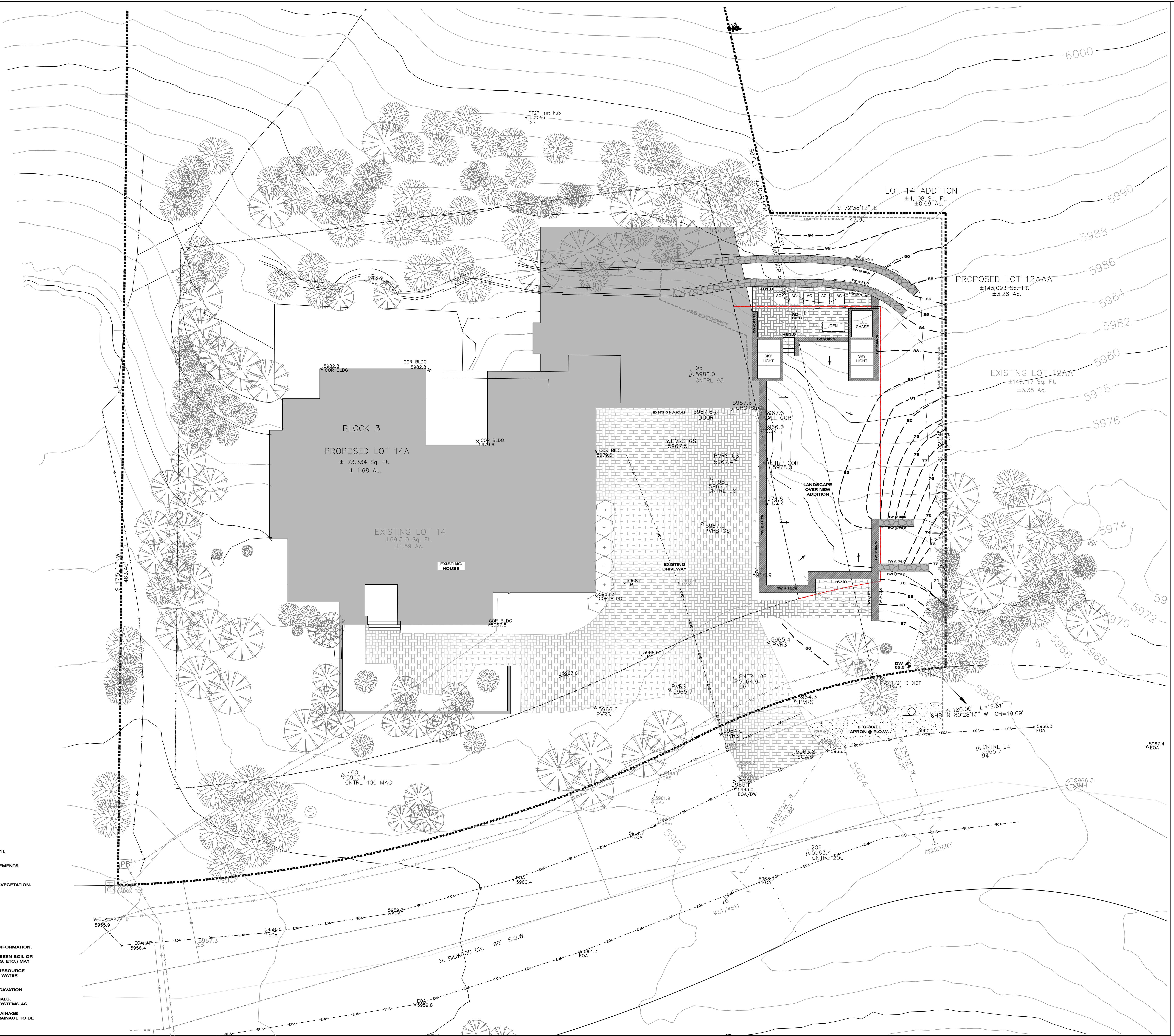
1. ALL DISTURBED AREAS TO BE RESEED WITH A FESCUE - CANADIAN BLUEGRASS MIX, AND IRRIGATED UNTIL ESTABLISHED.
2. PROPOSED WORK TO INCORPORATE ALL APPLICABLE BEST MANAGEMENT PRACTICES (BMP'S) TO PROTECT RESOURCE VALUES AND TO ENSURE COMPLIANCE WITH LOCAL, STATE AND FEDERAL REGULATORY REQUIREMENTS AND WATER QUALITY STANDARDS.
3. SILT FENCE TO BE INSTALLED ALONG MHW AND RIPARIAN SETBACK PRIOR TO EXCAVATION WORK.
4. UNDISTURBED NATIVE VEGETATION TO BE PRESERVED.
5. EXISTING IRRIGATION SYSTEM TO BE UTILIZED AND MODIFIED AS NECESSARY TO ENSURE SUCCESSFUL RE-VEGETATION.

GRADING + DRAINAGE NOTES:

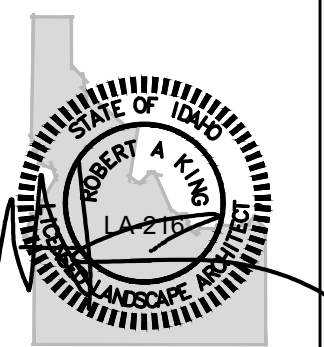
1. ALL SITE INFORMATION IS APPROXIMATE ONLY. REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION. ALL ELEVATIONS TO BE FIELD VERIFIED ACCORDINGLY.
2. REFER TO GEOTECH REPORT FOR INFORMATION REGARDING SOIL AND SUB-SURFACE CONDITIONS. UNFORSEEN SOIL OR SUB-SURFACE CONDITIONS (INCLUDING BEDROCK, POOR SOIL STRUCTURE, SUB-SURFACE WATER, UTILITIES, ETC.) MAY REQUIRE FIELD ADJUSTMENTS TO THE PROPOSED DESIGN INCLUDING GRADING AND DRAINAGE SYSTEMS.
3. PROPOSED WORK TO INCORPORATE ALL APPLICABLE BEST MANAGEMENT PRACTICES (BMP'S) TO PROTECT RESOURCE VALUES AND TO ENSURE COMPLIANCE WITH LOCAL, STATE AND FEDERAL REGULATORY REQUIREMENTS AND WATER QUALITY STANDARDS.
4. SILT FENCE TO BE INSTALLED ALONG MHW AND RIPARIAN SETBACK PRIOR TO EXCAVATION WORK.
5. UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE LOCATED AND VERIFIED IN THE FIELD PRIOR TO ANY EXCAVATION WORK.
6. ALL PLANTING AREAS TO BE AERATED AFTER CONSTRUCTION AND PRIOR TO INSTALLATION OF PLANT MATERIALS.
7. FINISH GRADE TO SLOPE AWAY FROM BUILDING IN ALL CASES, AND DIRECTED TO DRAINAGE PATTERNS OR SYSTEMS AS SHOWN.
8. ALL DRAINAGE WITHIN THE PROJECT BOUNDARIES TO BE COLLECTED ON-SITE OR DIRECTED TO EXISTING DRAINAGE PATTERNS AS DEPICTED ON THE GRADING PLAN AND/OR CIVIL ENGINEERING DRAWINGS. NO ADDITIONAL DRAINAGE TO BE DIRECTED ONTO NEIGHBORING PROPERTIES.

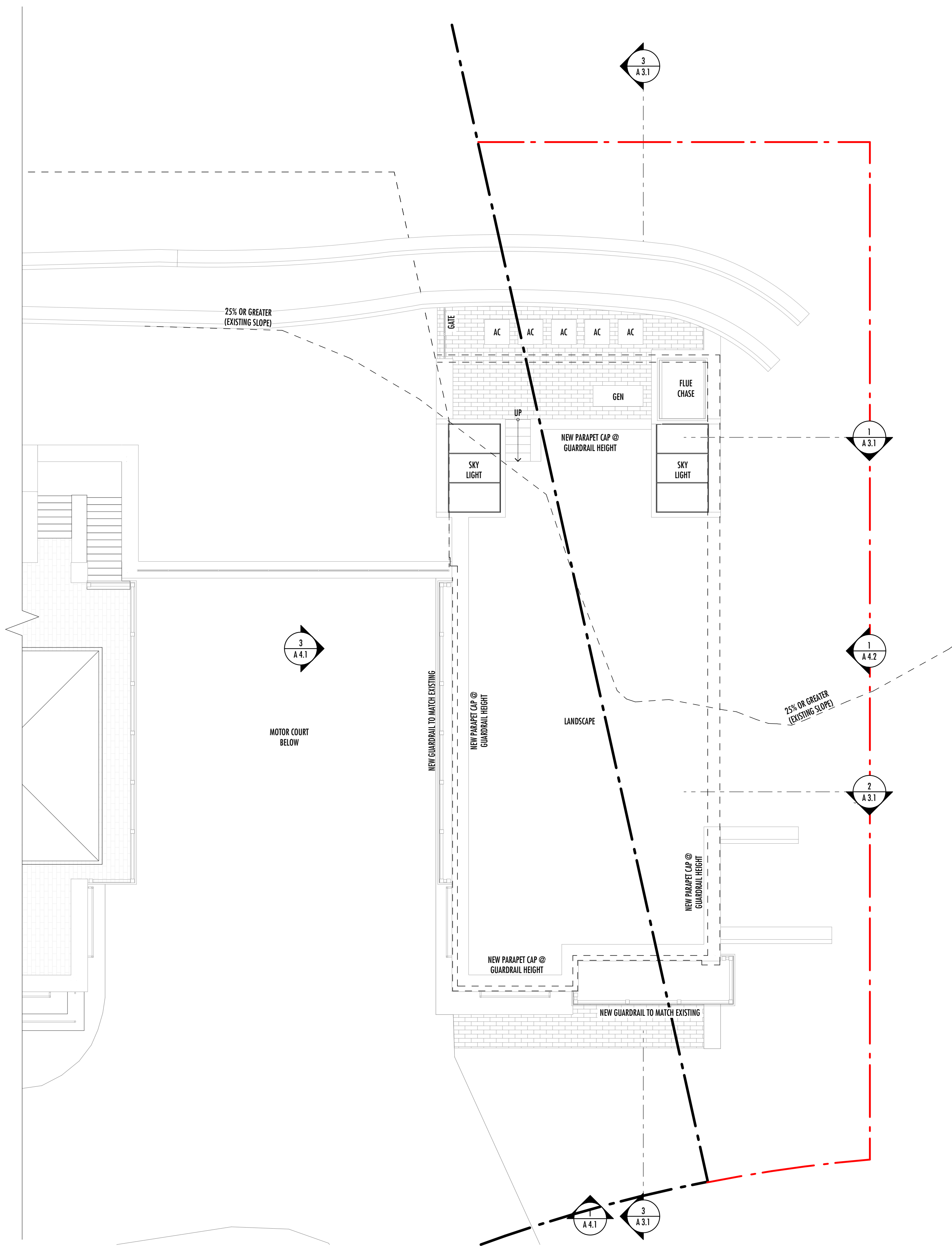
GRADING PLAN

SCALE: 1" = 10' - 0"

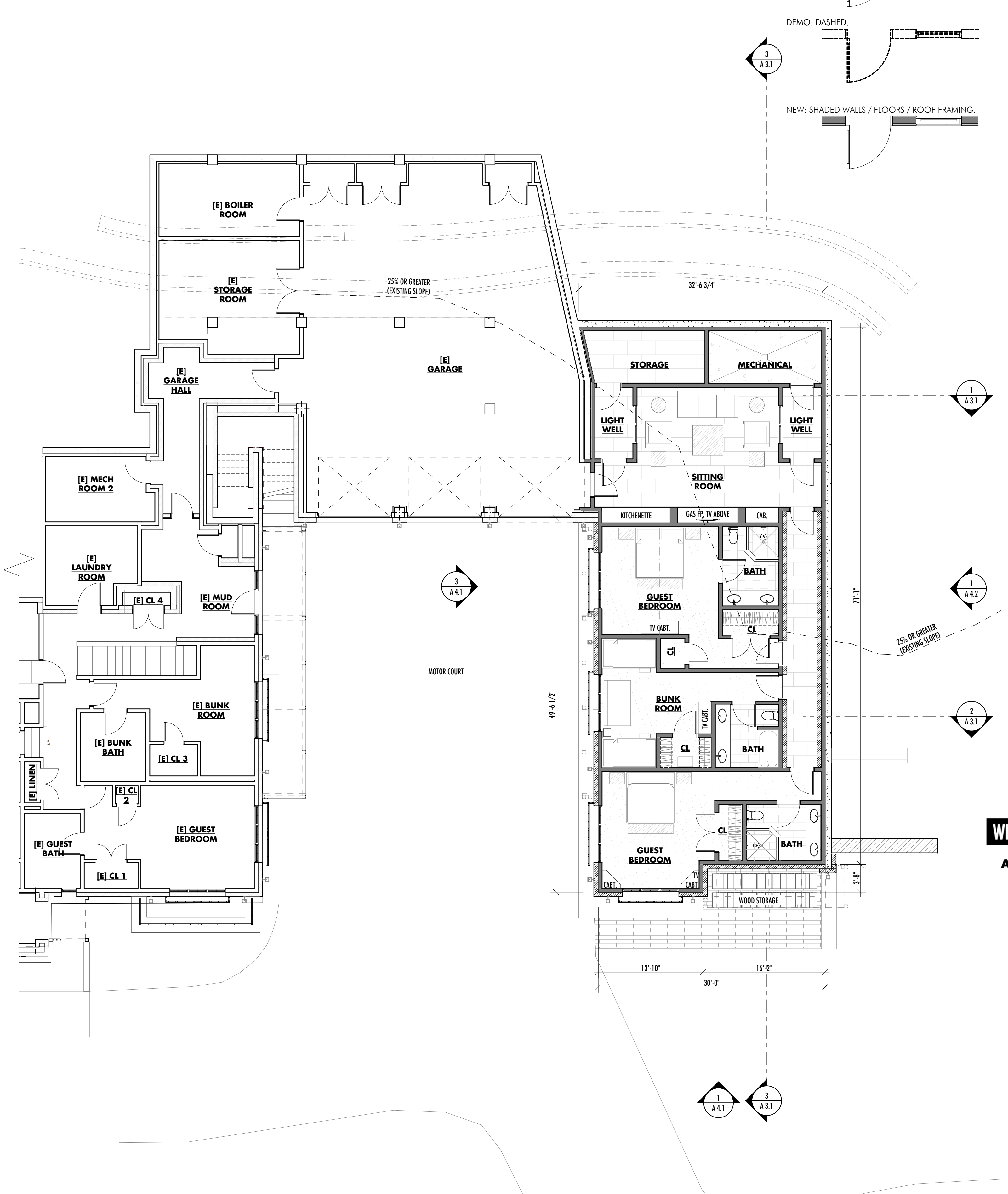


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PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"
2



PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
1

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CONSTRUCTION**

Leone Residence Addition

425 North Bigwood Drive, Ketchum, Idaho

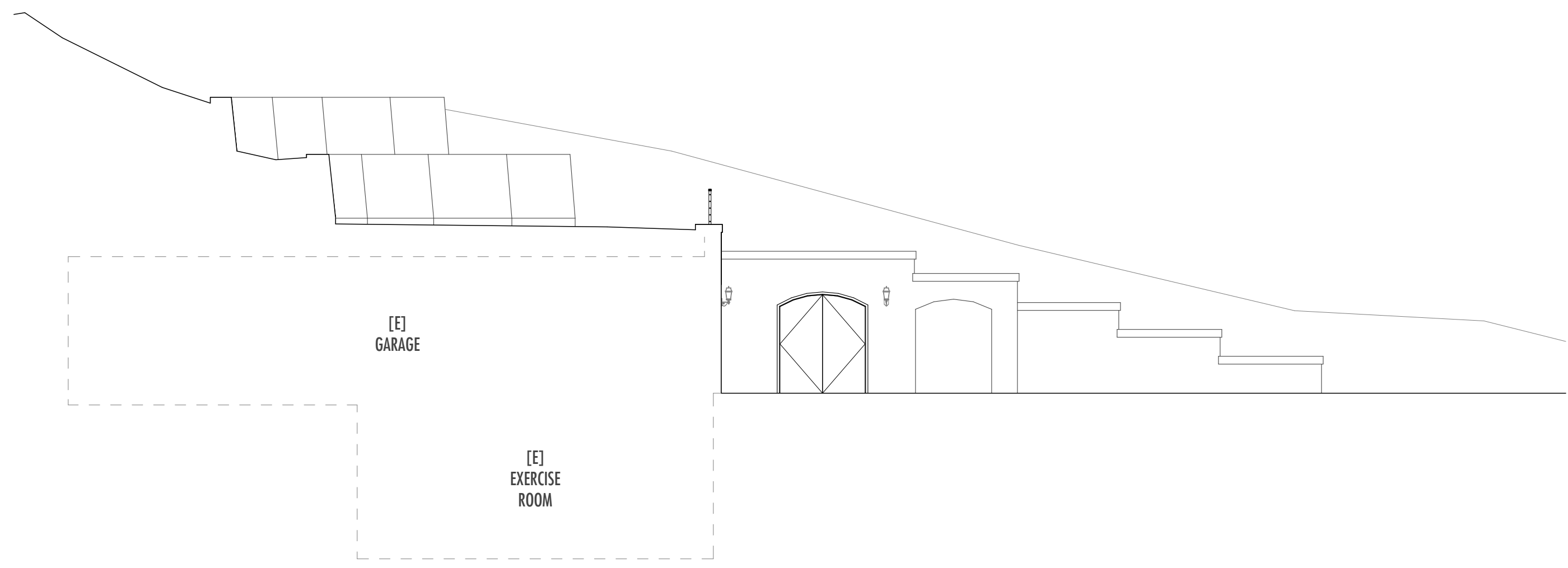
WILLIAMS PARTNERS

ARCHITECTS
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KETCHUM, IDAHO
83340
PHONE 208.726.0020
FAX 208.726.0019
WWW.WILLIAMS-PARTNERS.COM

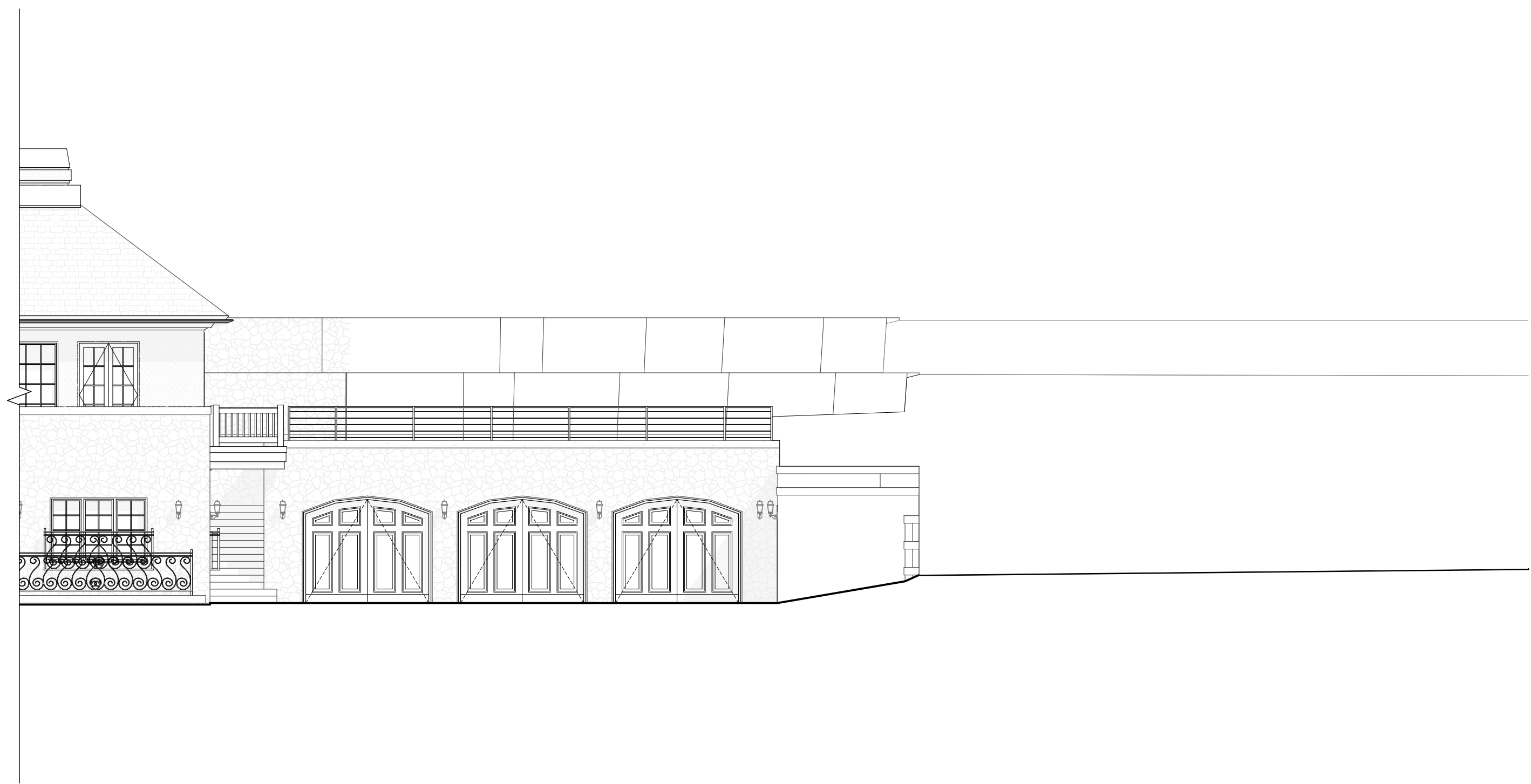
DRAWINGS
DATE: 03/11/2020
ISSUED: PROPOSED PROP. LINE SHIFT, REV'D
03/31/2020
BIGWOOD DESIGN REVIEW
04/13/2020
CITY OF KETCHUM LOT LINE SHIFT

REVISIONS
NUMBER: DATE:

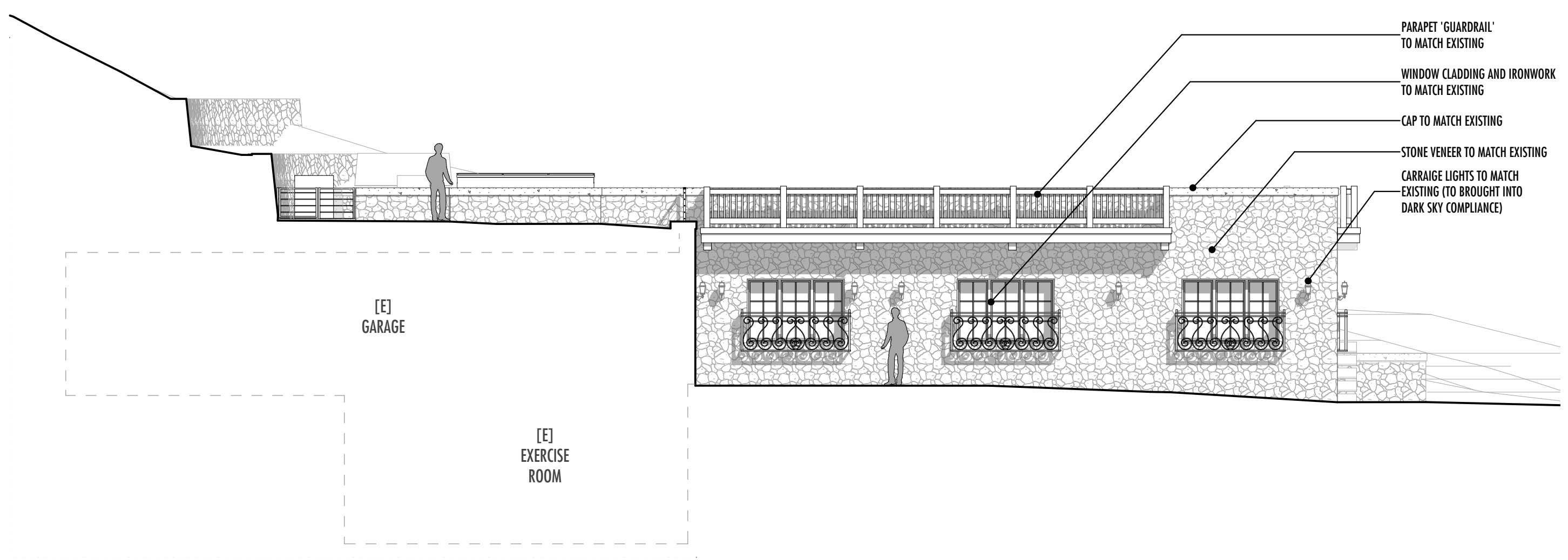
A 2.1
PLANS



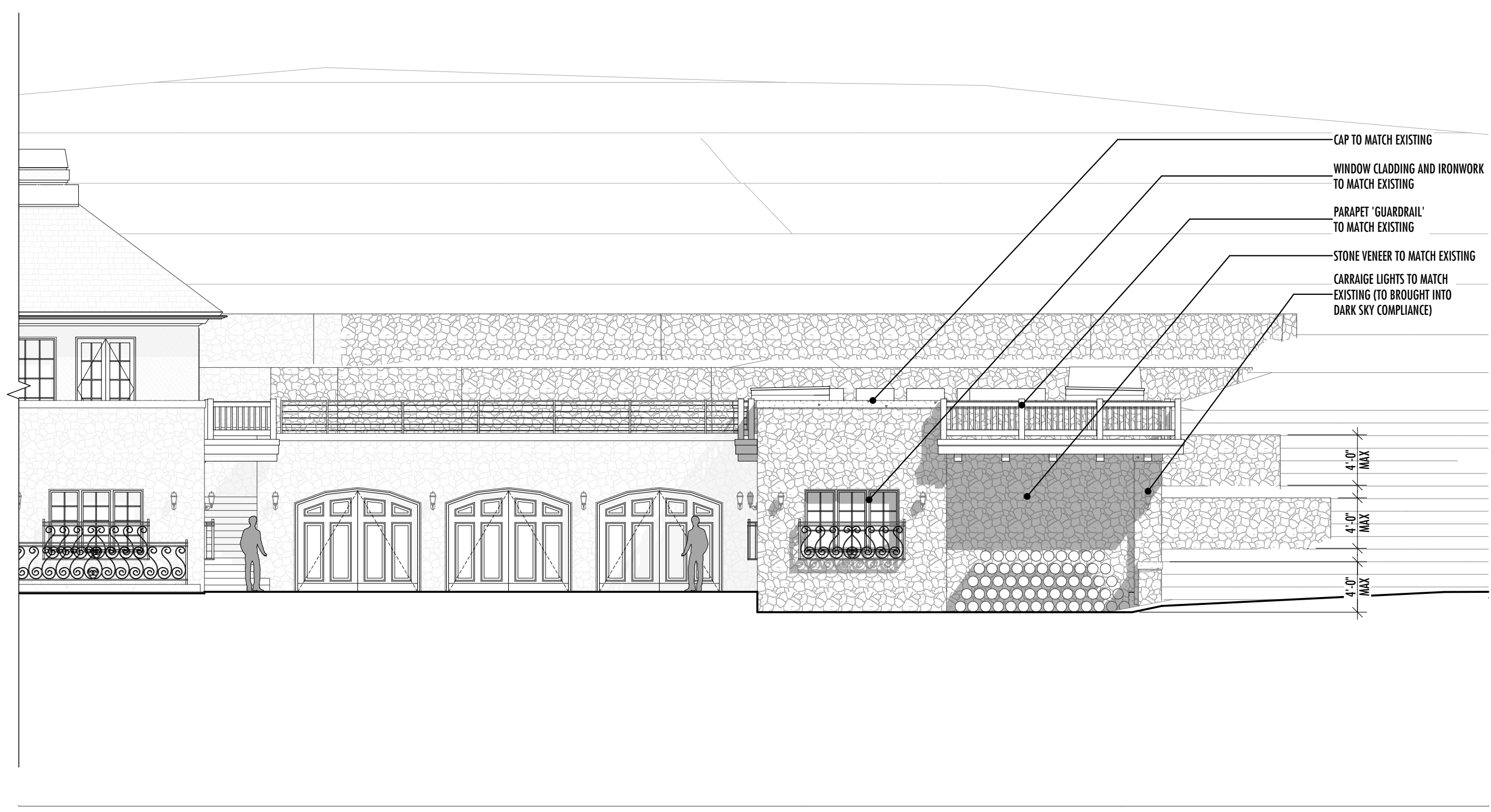
EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0" 4



EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0" 2



PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0" 3



PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0" 1

Leone Residence Addition

425 North Bigwood Drive, Ketchum, Idaho

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CITY OF KETCHUM LOT LINE SHIFT

REVISIONS
NUMBER: DATE:

A 4.1

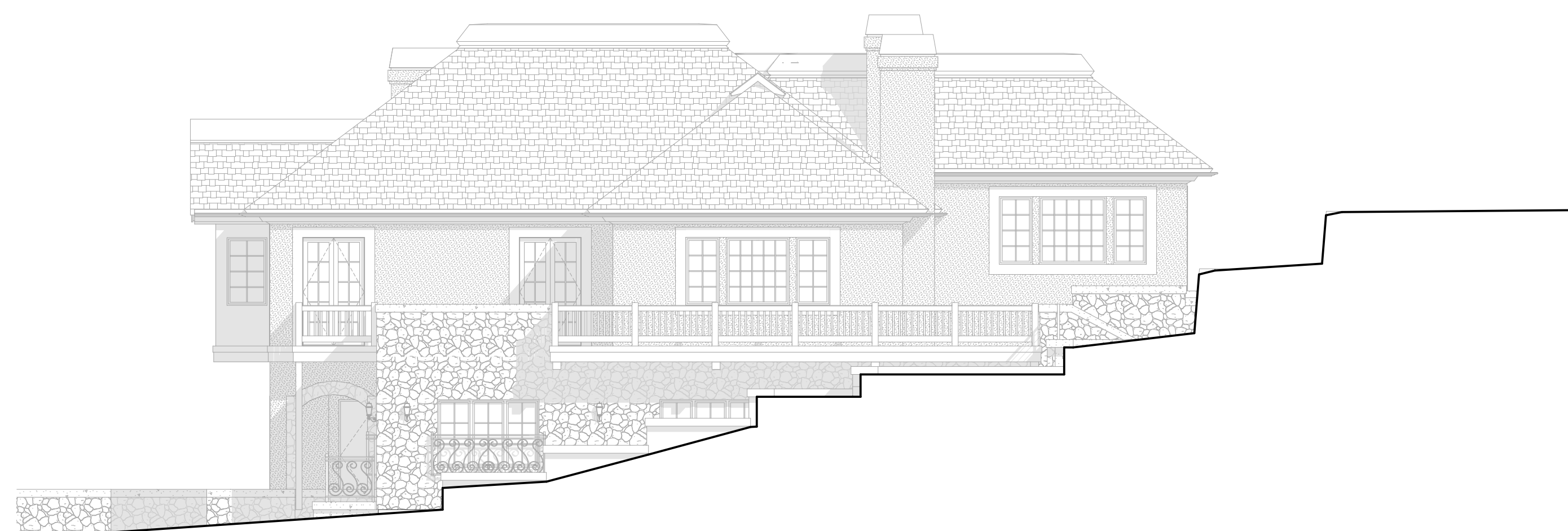
EXTERIOR ELEVATIONS

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EXTERIOR MATERIALS: TO MATCH EXISTING AS LABELED IN THE EXISTING PHOTO ABOVE



EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"

2



PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

1

Y:\Leone\04 - BIM Project Files\Leone Residence.pln

Leone Residence Addition

425 North Bigwood Drive, Ketchum, Idaho

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03/31/2020 BIGWOOD DESIGN REVIEW
04/13/2020 CITY OF KETCHUM LOT LINE SHIFT

REVISIONS

NUMBER: DATE:

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EXTERIOR ELEVATIONS

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VIEW FROM DRIVEWAY APPROACH



VIEW LOOKING NORTHEAST TOWARDS ADDITION



VIEW FROM SOUTH PATIO



VIEW FROM NORTH TERRACE

Leone Residence Addition

425 North Bigwood Drive, Ketchum, Idaho

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REVISIONS

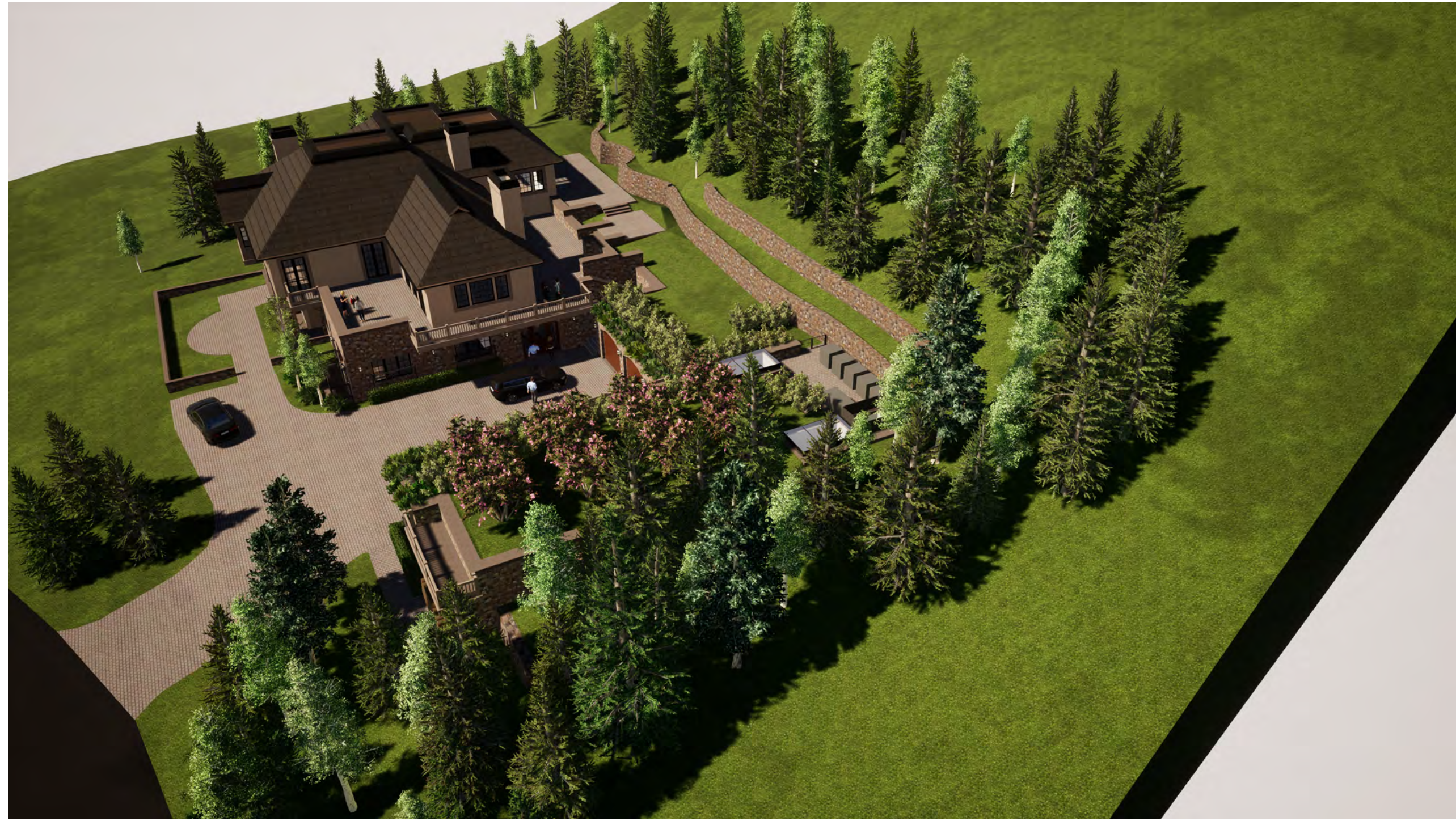
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3D VIEWS

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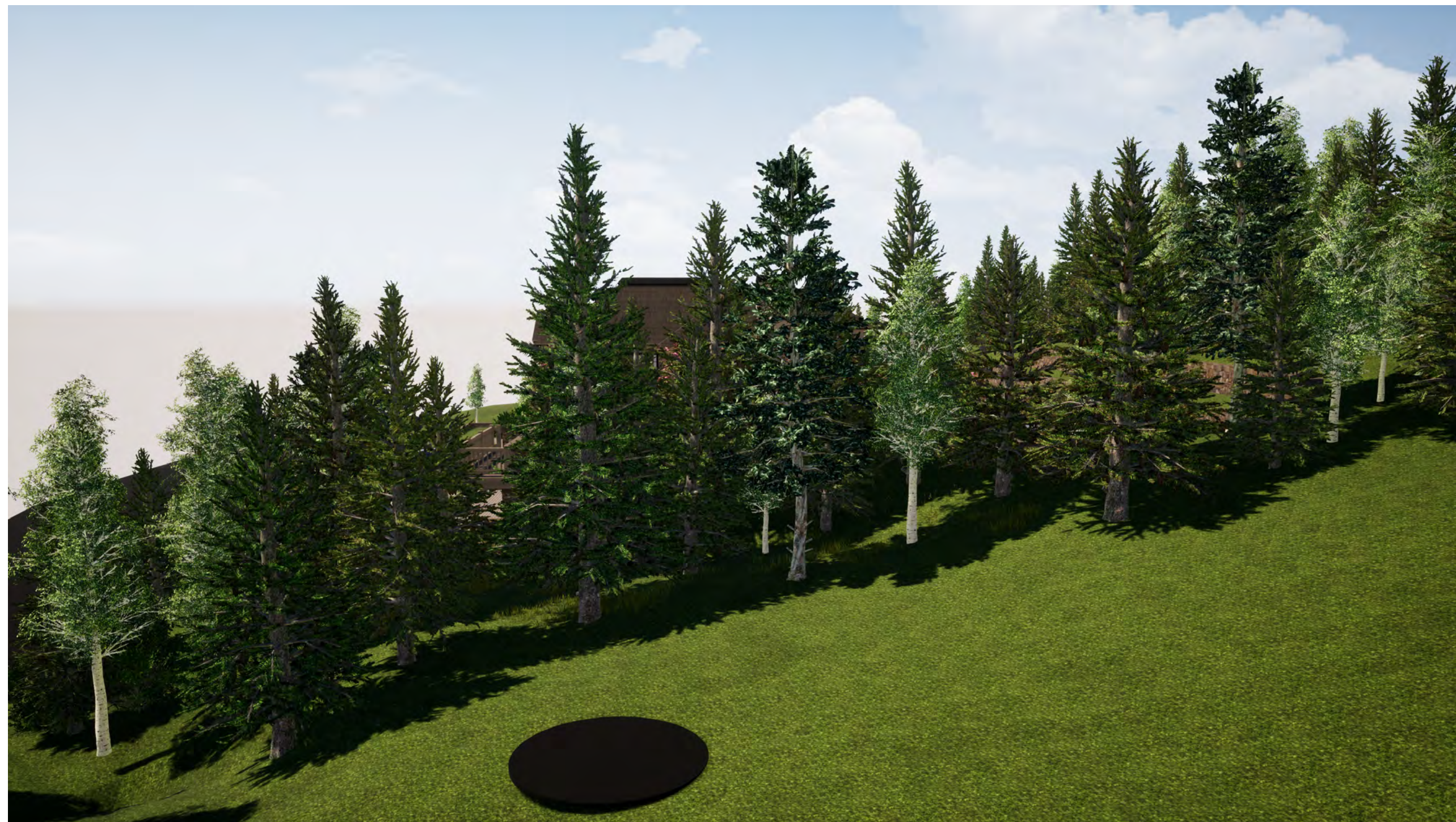
**IN PROGRESS:
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CONSTRUCTION**



AERIAL VIEW, WITH TREES



AERIAL VIEW, WITHOUT TREES
(RED "LINE" REPRESENTS EXISTING PROPERTY LINE)



VIEW FROM NEIGHBOR, WITH TREES



VIEW FROM NEIGHBOR, WITHOUT TREES
(RED "LINE" REPRESENTS EXISTING PROPERTY LINE)

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04/13/2020 CITY OF KETCHUM LOT LINE SHIFT

REVISIONS

NUMBER: DATE:

A 5.2

3D VIEWS