



PLANNING AND ZONING COMMISSION AGENDA-SPECIAL MEETING

Monday, June 25, 2018

Ketchum City Hall

480 East Avenue North, Ketchum, ID 83340

1. **4:30 PM - SITE VISIT: Roberts' Bros. Townhomes Subdivision, 108 Fir Drive (WS Village Sub 3, Blk 3 Lot 3)**
2. **4:45 PM – SITE VISIT: Tour of the Light Industrial Zoning District, 298 Northwood Way**
3. **5:30 PM - CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho**
4. **INTRODUCTION OF NEW COMMISSIONER:** Tim Carter
5. **PUBLIC COMMENT** - Communications from the public for items not on the agenda.
6. **CONSENT CALENDAR—ACTION ITEMS**
 - a. **Warfield Distillery & Ale House Design Review Findings of Fact and Conclusions of Law**
 - b. **Minutes:** May 29, 2018
 - c. **Minutes:** June 11, 2018
7. **PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS**
 - a. **ACTION: Roberts Bros. Townhouse Subdivision:** 108 Fir Drive. (WS Village Sub 3, Blk 3 Lot 3) The Commission will consider and recommend a Preliminary Plat Subdivision Application to subdivide 108 Fir Drive into two (2) townhouse sublots.
 - b. **ACTION: WDC Ketch Community Housing Proposal:** 560 N. 1st St. (Lot 6, Blk 35) The Commission will consider and take action on an application for Design Review approval of a new two-story multi-family apartment building with associated site improvements.
 - c. **ACTION: Zone Code Amendment for Live/Work Space in the LI-2:** The Commission will consider and take action on an Application for Amendment to Zoning Code Title 17 for a Live/Work space in the LI-2 zone.
 - d. **ACTION: Zoning Code Amendment:** Residential Use in the Light Industrial Districts. *Continued from March 27th, April 9th, 2018, May 14, 2018, May 29, 2018, and June 11, 2018.* The Commission will consider City-initiated amendments to Title 17, Section 17.124.090, Residential, Light Industrial Districts, and Section 17.12.020, District Use Matrix.
8. **STAFF REPORTS & CITY COUNCIL MEETING UPDATE**
9. **COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE**
 - Appeal Status**
 - Street Standards and Signs Update Workshop**
10. **ADJOURNMENT**

Any person needing special accommodations to participate in the meeting should contact the City Clerk's Office as soon as reasonably possible at 726-3841. All times indicated are estimated times, and items may be heard earlier or later than indicated on the agenda.



City of Ketchum
Planning & Building

IN RE:)	
)	
Warfield Distillery & Ale House Expansion Project)	KETCHUM PLANNING AND ZONING COMMISSION
Design Review)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: June 25, 2018)	DECISION
)	
File Number: 18-069)	

BACKGROUND FACTS

PROJECT: Warfield Distillery & Ale House Expansion Project

FILE NUMBER: #18-069

OWNERS: San Antonio Center, LLC

REPRESENTATIVE: Gretchen Wagner, Scape Design Studio

REQUEST: Design Review for a 7,555 sq ft addition to the existing Warfield Distillery & Ale House. The addition will include an expansion of the distillery operations, a new tasting room, sales space, and two residential units on the upper level.

LOCATION: 280 N. Main St, Ketchum, ID (Ketchum Townsite: Block 3: Lot 3AA)

NOTICE: A public notice was mailed to property owners within 300 ft of the project site on May 30th, 2018.

ZONING: Community Core Retail Core Sub-district (CC-A)

BACKGROUND:

The applicant is requesting Design Review approval for an expansion to the existing Warfield Distillery & Ale House to accommodate a new tasting room, production facility, and sales space. The addition project also includes two housing units on the upper level. The applicant intends to designate these units as affordable housing for employees. The project site is located within the Retail Core Sub-district of the Community Core (CC-A) at 280 N. Main Street (Ketchum Townsite: Block 3: Lot 3AA). The existing Warfield building was remodeled in 2014 (Design Review Application #14-123 & Building Permit #14-091). The total proposed gross floor area is 11,882 sq ft with a Floor Area Ratio of 1.3.

The Planning and Zoning Commission conducted a site visit and reviewed the Pre-Application Design Review for the Warfield Distillery & Ale House Expansion Project at a special meeting on May 29th, 2018. The Commission unanimously approved a motion to advance the subject project to Design Review.

ANALYSIS:

Analysis of the application is provided in Tables 1-5 including the project's compliance with the City of Ketchum 2014 Comprehensive Plan, City Department comments, Community Core (CC) Zoning District requirements, Design Review standards, and other provisions of Ketchum City Code.

COMPREHENSIVE PLAN ANALYSIS:

The proposed Warfield Distillery & Ale House Expansion project demonstrates three of the Core Community Values contained in the 2014 Comprehensive Plan—A Strong and Diverse Economy, Vibrant Downtown, and a Variety of Housing Options. The project is consistent with the uses, goals, and policies listed below as specified within the 2014 Comprehensive Plan.

Table 1. Comprehensive Plan Analysis

SUPPORTING SECTION	SUMMARY OF COMPLIANCE WITH THE 2014 COMPREHENSIVE PLAN
Retail Core	The community's primary shopping district is the Retail Core. The Retail Core provides a variety of mixed-use buildings that have ground-floor storefronts. Specialty shops, restaurants, and outdoor seating areas line the sidewalks, creating an active pedestrian-friendly environment. Convenient shopping and dining is served by sidewalks, parking, and bike access. Upper floors include a mix of residential uses and offices.
Community Design and Neighborhoods	
Policy CD-1.1 Unique Design Elements for Identifiable Neighborhoods	Each neighborhood or district should include a mix of design elements that will reinforce its unique design quality.
Policy CD-1.3 Compatible Infill and Redevelopment Projects	Infill and redevelopment projects should be contextually appropriate to the neighborhood and development in which they will occur. Context refers to the natural and manmade features adjoining a development site; it does not imply a certain style.
Housing	
Goal H-1	Ketchum will increase its supply of homes, including rental and special-needs housing for low-, moderate-, and median-income households.
Policy H-1.2 Local Solutions to Attainable Housing	The City of Ketchum will place greater emphasis on locally-developed solutions to meet the housing needs of low-, moderate-, and median-income households. The City further recognizes that such needs likely will not be met solely through private development. To facilitate affordable housing opportunities, the City will look to new funding mechanisms, and encourage a broad range of regulatory incentives and options for community housing. These may include unit buy-downs, unit reuse, density increases, and height bonuses.
Policy H-1.4 Integrated Housing in Business and Mixed-Use Areas	Housing should be integrated into the downtown core and light industrial areas, and close to the ski base. The resulting mix of land use will help promote a greater diversity of housing opportunities as well as social interactions.
Goal H-3	Ketchum will have a mix of housing types and styles.
Policy H-3.1 Mixture of Housing Types in New Development	The City should encourage the private sector, through land-use regulations and incentive programs, to provide a mixture of housing types with varied price ranges and densities that meet a variety of needs. The City will evaluate the use of incentives, such as flexibility in height, density and parking requirements to achieve greater housing diversity. Additionally, the City will promote the siting of higher density housing near public transportation, the ski base areas, shopping, and designated neighborhoods and districts.
A Strong and Diverse Economy	
Goal E-1	Ketchum will work to retain and help expand existing independent small local business and corporations.
Policy E-1(b) Downtown as a	The community will strive to maintain a single concentrated commercial and retail core. The City will reinforce the downtown core's role as a major asset and visitor attraction by

Major Community Asset and Tourism Attraction	encouraging businesses that fit the downtown character and by developing policies, programs, investment strategies, and organizations that help retain downtown business.
Mobility	
Policy M-1.3 Compact Development and Housing Downtown and in Activity Centers	Encourage compact development, mixed uses, and additional housing density in the downtown and in high-activity areas. This will increase opportunities for walking, bicycling and transit ridership and reduce vehicle traps.
Future Land Use	
Goal LU-2	Support infill and redevelopment in the downtown, major activity areas and specific areas that can take advantage of proximity to services and transportation.
Policy LU-2.1 Infill and Redevelopment	Support intensification of land uses on appropriate infill and redevelopment sites in the following areas: downtown, industrial areas, St Luke's Hospital/McHanville/Cold Springs Canyon, Warm Springs area, and existing neighborhoods with significant vacant parcels.
Policy LU-2.2 Compatible Residential Infill	Appropriate types of infill include new residential units on vacant lots/areas, additions to existing units, accessory dwelling units, and residential units with businesses. Ensure that residential infill is compatible in character and scale within the surrounding neighborhood.
LU-2.3 Land Use Patterns for a Dynamic and Thriving Downtown	Commercial strip development along arterial streets and high intensity retail and office uses outside the downtown core will be discouraged, except to provide neighborhood-scale retail and service uses.

FINDINGS OF FACT

Table 2. Requirements for All Applications

City Department Comments				
Compliant				
Yes	No	N/A	City Code	City Standards and City Department Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.040	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police Department: <i>No comment at this time.</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire Department: <i>The above project shall meet all 2012 International Fire Code requirements in addition to specific City Building and Fire Ordinances.</i> <i>Approved address numbers shall be placed in such a position to be plainly visible and legible from the road fronting the property. Numbers and letters shall be a minimum of four (4) inches tall, contrast with their background and be positioned a minimum of forty-eight (48) inches above final grade.</i> <i>Vehicle parking and material storage during construction shall not restrict or obstruct public streets, access to the fire department sprinkler connection or access to any building. A minimum twenty-foot travel lane for emergency vehicle access shall be maintained clear and unobstructed at all times. All required Fire Lanes, including within 15 feet of fire hydrants, shall be maintained clear and unobstructed at all times.</i> <i>An approved automatic fire sprinkler system shall be installed throughout the building per City of Ketchum Ordinance #1125 (www.ketchumfire.org) and the National Fire Protection Association Standard 13 system for a H-3 Occupancy. An approved fire sprinkler flow bell, Knox box and Fire Department Connection shall be installed in an approved location visible to approaching firefighters. Water service lines to structures shall be hydraulically calculated for size to meet fire sprinkler flow requirements. Fire sprinkler systems shall be annually tested and maintained per NFPA 25. An approved fire department connection and flow bell shall be installed in a location approved by the fire department and the system shall be supervised by an approved alarm system.</i>	

		<p><i>NOTE: One electronic set of fire sprinkler system plans must be submitted to the Ketchum Fire Department as well as the State Fire Marshal's office and a Ketchum Fire Department Permit must be obtained prior to installation of fire sprinkler systems. Inspections of fire sprinkler systems by the Fire Chief or an appointee are required. Inspections must be scheduled at least 48 hours in advance.</i></p> <p><i>An approved monitored fire sprinkler alarm system shall be installed per City of Ketchum Ordinance #1125 (www.ketchumfire.org) and the requirements of NFPA 72. Two (2) sets of alarm system plans shall be submitted to the Ketchum Fire Department for approval and a permit is required prior to installation of alarm systems. Inspections of fire detection systems by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance.</i></p> <p><i>Fire extinguishers shall be installed and maintained per 2012 IFC Section 906 both during construction and upon occupancy of the building.</i></p> <p><i>Equipment or machinery located inside buildings that generates or emits combustible dust shall be provided with an approved dust collection and exhaust system installed in accordance with Chapter 22 and the International Mechanical Code. Equipment or systems that are used to collect, process or convey combustible dusts shall be provided with an approved explosion control system. These dust control units shall be provided in all mixing areas.</i></p> <p><i>Ventilation system shall be provided controlled by a LEL (Lower Explosive Limit) sensor. The system shall be able to maintain a flow of 1 cft/min per sft of storage area. See mechanical code requirements. LEL sensors must be interconnected with alarm system.</i></p> <p><i>Signage: Distillery shall be equipped with "No Smoking" and NFPA (National Fire Protection Association) 704 Placards for hazardous materials.</i></p> <p><i>Spark arresters are required on all solid fuel burning appliance chimneys to reduce potential fires from burning embers.</i></p> <p><i>An approved key box shall be installed, with the appropriate keys, for emergency fire department access in a location approved by the fire department. The key box shall be a Knox box brand and sized to accommodate keys to every door of the project. Note: Current Knox Key Box may not be large enough to accommodate all keys for the new structure and may be required to be update.</i></p> <p><i>Inspections of fire department permit required installations shall be scheduled at least 48 hours in advance.</i></p> <p><i>An 8 ½ by 11 color coded site map of this project shall be provided on paper and electronically to the fire department. This site map shall show the locations of gas shut-offs, power shut-offs, fire sprinkler riser rooms, fire department connections, alarm panels, Knox boxes, access doors, egress windows, stairways and any additional fire department requirements. Exact details for color coded "On-Sites" can be found at www.ketchumfire.org.</i></p> <p><i>Final inspections of all fire department permit required installations by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance. A Final Inspection Checklist can be found at www.ketchumfire.org.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Streets Department:</p> <ul style="list-style-type: none"> • <i>Existing sidewalks border the subject lot along E. Sun Valley Rd and N. Main St. Any portion of the sidewalk damaged during construction shall be replaced according to City standards by the applicant.</i> • <i>The applicant should address potential plans to underground the powerlines located in the adjacent to the alley.</i> • <i>The final location of the public benches shall be reviewed by the Streets Department and approved prior to issuance of a building permit for the project.</i> • <i>The final siting and design of the temporary egress stair shall be reviewed and approved by the Streets Department prior to issuance of a Building Permit for the project.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Utilities: <ul style="list-style-type: none"> The old Ketchum Springs water line now servicing the property from the alley will need to be cut, capped, and abandoned at the main as soon as digging is allowed in the public ROW. A residential meter shall be installed separate from the commercial meter.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parks/Arborist: <ul style="list-style-type: none"> The applicant shall submit a Tree Preservation Plan to be reviewed and approved by the City Arborist prior to issuance of a Building Permit for the project. If trees are damaged during construction, the replacement trees shall be reviewed and approved by the City Arborist prior to issuance of a Building Permit for the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ADA Consultant: <ul style="list-style-type: none"> Dimensions and elevation of restroom area, access to common (public) areas, and paths of travel shall be reviewed and approved by the ADA Consultant prior to issuance of a building permit for the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building: The building must meet 2012 International Building Code.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planning and Zoning: Comments are denoted throughout the Tables 3-5.

Table 3: Zoning Standard Analysis

Compliance with Zoning Standards				
Compliant			Standards and Commission Comments	
Yes	No	N/A	Guideline	City Standards and Commission Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Minimum Lot Area
			Commission Findings	Required: 5,500 square feet minimum Existing: 9,186 square feet existing
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.040	Floor Area Ratios and Community Housing
			Commission Findings	Permitted in Community Core Sub-district A (CC-A) Permitted Gross FAR: 1.0 Permitted Gross FAR with Inclusionary Housing Incentive: 2.25 Existing Warfield Building Gross Floor Area: 4,327 sq ft Proposed Expansion Gross Floor Area: 7,555 sq ft Lot 3AA Area: 9,186 sq ft FAR Proposed: 1.3 (11,882 sq ft/9,186 sq ft lot area) Increase Above Permitted FAR: 2,696 sq ft 20% of Increase: 539 sq ft Net Livable (15% Reduction): 458 sq ft Community Housing In-Lieu Fee: \$109,004
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Minimum Building Setbacks
			Commission Findings	Required: Front (N. Main Street): 0' Adjacent to alleyway (Rear): 3' Side (E. Sun Valley Road): 0' avg. Interior Side: 0' Cantilevered decks and overhangs: 0' Proposed: Front (N. Main St): 0' Adjacent to alleyway (Rear): 7'-11¼" Side (E. Sun Valley Road): 0' Interior Side: 0' Cantilevered decks and overhangs: 0'
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Building Height
			Commission Findings	Maximum Permitted: 42' Proposed: 42'

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.125.030.H	Curb Cut
			<i>Commission Findings</i>	<p>Required: A total of 35% of the linear footage of any street frontage can be devoted to access to off street parking.</p> <p>Proposed: No curb cut is proposed. Vehicular access to the Warfield will be provided from the alleyway.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.40	Parking Spaces
			<i>Commission Findings</i>	<p>Consistent with Condition of Approval 14 of the Warfield Design Review application approved by the Planning and Zoning Commission on June 11th, 2018, the parking requirement has been re-calculated in accordance with newly adopted Ordinance No. 1158. Per Ketchum Municipal Code §17.125.020.A.2, "Additional off street parking spaces shall be required only to serve the enlarged or expanded area, <u>not the entire building or use.</u>" A review of existing assessment records of the buildings that will be demolished and the submitted Design Review plans indicate that a total gross floor area of 4,879 square feet (7,555 sq ft addition-2,676 sq ft existing) of enlarged or expanded area is proposed. These additional square feet include a basement, first floor, and upper levels (mezzanine, etc). Uses within the horizontally and vertically expanded square footage include two 750 square foot multi-family residential units with no parking obligations and approximately 3,315 square feet (4,879 square feet addition-1,564 sq ft upper level residential) of food service and retail trade uses, which are exempt from additional off site parking requirements consistent with §17.125.040, subsections B and C.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130 & 17.18.20	Zoning Matrix
			<i>Commission Findings</i>	<p>17.18.130: Community Core District A. Purpose: The purpose of the CC community core district is to promote a compact and cohesive center of commerce and culture, to promote an attractive and safe pedestrian environment which includes sidewalks, gathering spaces, streetscape amenities and landscaping, to retain the unique small town scale and character and to encourage buildings which respect Ketchum's historical and geographic context while providing diversity. Compatible mixed uses including retail, office, residential and cultural uses are encouraged. Commercial uses are concentrated in the CC district which is consistent with the city's comprehensive plan and the downtown master plan.</p> <p>17.08.020 – Definitions</p> <p>FOOD SERVICE: An establishment where food and drink are prepared, served and consumed on site with associated outdoor dining, or distributed to customers through take out, delivery or catering. Typical uses include, but are not limited to restaurants, cafes, delis, catering services and brewpubs that do not distribute beer produced for off site consumption.</p> <p>RETAIL TRADE: An establishment which provides the final step in the retailing process for the distribution of goods and commodities to customers. Retailers are organized to sell or rent merchandise in small quantities to the general public and operate a fixed point of sale location designed to attract a high volume of walk-in customers. Typical uses include, but are not limited to, establishments selling office supplies and equipment, building materials, plumbing supply, antiques or consignment items, home improvement and garden supplies, books and educational material, clothing, sporting goods, pharmaceuticals, medical devices, health and fitness supplies, art and associated material and household pet supplies. Motor vehicle sales are not included in this definition.</p> <p>BREW PUB: An eating and drinking establishment which produces a maximum of two thousand (2,000) barrels of beer annually.</p> <p>MIXED USE: Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design.</p>

Table 4: Design Review Standards for all projects

Design Review Requirements IMPROVEMENTS AND STANDARDS: 17.96.060				
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(A)(1) Streets	The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.
			<i>Commission Findings</i>	<i>The property is located at the SE corner of E. Sun Valley Rd and N. Main St and the proposed development will be accessed from the alley. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(A)(2) Streets	All street designs shall be approved by the City Engineer.
			<i>Commission Findings</i>	<i>The street design does not change with this proposal.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(B)(1)	All projects under 17.96.010(A) that qualify as a “Substantial Improvement” shall install sidewalks as required by the Public Works Department.
			<i>Commission Findings</i>	<i>Existing sidewalks border the subject lot along E. Sun Valley Rd and N. Main St. Any portion of the sidewalk damaged during construction shall be replaced.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(2)c	Sidewalk width shall conform to the City’s right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.
			<i>Commission Findings</i>	<i>Existing sidewalks border the project site.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(3)	Sidewalks may be waived if one of the following criteria is met: <ul style="list-style-type: none"> a. The project comprises an addition of less than 250 square feet of conditioned space. b. The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.
			<i>Commission Findings</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(4)	The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
			<i>Commission Findings</i>	<i>Existing sidewalks border the subject lot along E. Sun Valley Rd and N. Main St. Any portion of the sidewalk damaged during construction shall be replaced.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(5)	New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.
			<i>Commission Findings</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(6)	The City may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in-lieu contribution shall be paid before the City issues a certificate of occupancy.
			<i>Commission Findings</i>	<i>N/A, Staff does not recommend a voluntary cash contribution in-lieu of improvements for this project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(C)(1)	All storm water shall be retained on site.
			<i>Commission Findings</i>	<i>As indicated on the Civil Survey, all storm water from the existing building and new addition will be collected into a retention system below the slab. A new 24” drywell will be installed on the property to collect surface runoff from the alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(C)(2)	Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
			<i>Commission Findings</i>	<i>See above comment for Ketchum Municipal Code §17.96.060(C)(1). All drainage improvements shall require approval from the Public Works Department prior to issuance of a Building Permit for the project.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(C)(3)	The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.
			<i>Commission Findings</i>	<i>Additional drainage improvements have not been recommended at this stage of the project design.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(C)(4)	Drainage facilities shall be constructed per City standards.
			<i>Commission Findings</i>	<i>The proposed drainage facilities satisfy this requirement. See above comment for Ketchum City Code §17.96.060(C)(1). All drainage improvements shall require approval from the Public Works Department prior to issuance of a Building Permit for the project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(D)(1)	All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
			<i>Commission Findings</i>	<i>The applicant is aware of this requirement and the plans show utility connections and locations.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(D)(2)	Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.
			<i>Commission Findings</i>	<i>The adjacent existing power lines are above ground. All utilities within the development site shall be underground and concealed from public view. See above comment for Ketchum City Code §17.96.060(D)(1).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(D)(3)	When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with city of Ketchum standards and at the discretion of the City Engineer.
			<i>Commission Findings</i>	<i>The applicant is aware of this requirement and will comply with these standards and receive approval from the City Engineer prior to issuance of a Building Permit.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(E)(1)	The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.
			<i>Commission Findings</i>	<i>As indicated on Sheets A210 and A220 of the submittal, all facades include brick, wood, metal, and glazing to match the design and aesthetic of the existing Warfield building.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(E)(2)	Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.
			<i>Commission Findings</i>	<i>N/A. There are no identified landmarks on the property.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(E)(3)	Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.
			<i>Commission Findings</i>	<i>N/A as the existing buildings were built in 1952 and 1964.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(1)	Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.
			<i>Commission Findings</i>	<i>Pedestrian access will remain unchanged to the existing restaurant. The proposed entryway to the new tasting room is clearly defined through architectural features and signage. Both the existing building and proposed expansion provide unobstructed pedestrian access to the sidewalk adjacent to Main Street.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(2)	The building character shall be clearly defined by use of architectural features.
			<i>Commission Findings</i>	<i>The building utilizes stepped building forms and varying roof heights in conjunction with vertical and horizontal elements to break up the mass of the Warfield Distillery & Ale House. The front façade, which faces Main Street, incorporates metal panel siding, clad windows with painted trim, and stucco siding to provide undulation and relief and to reduce the appearance of bulk and flatness. The upper-level terrace incorporates a steel pergola and cable railing, which provides variation.</i> <i>The front façade design incorporates windows and glass doors that showcase a spiral staircase within a silo structure as well as the production facility.</i> <i>The east, north, and south elevations all incorporate brick siding and clad windows with painted trim.</i>

				<i>The proposed design complements the aesthetic of the existing Warfield restaurant.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(3)	There shall be continuity of materials, colors and signing within the project.
			<i>Commission Findings</i>	<i>Building elevations are included on Sheets A210 and A220 of the submittal. The materials, colors, and signing match the aesthetic of the existing Warfield restaurant.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(4)	Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.
			<i>Commission Findings</i>	<i>The proposed landscape features, including the planter boxes and the existing street trees, serve to complement the proposed addition and the existing building. No accessory structures have been proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(5)	Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
			<i>Commission Findings</i>	<i>The proposed elevation views provided by the applicant show that all building walls provide undulation and relief, serving to reduce the appearance of bulk and flatness at all façades. The applicant is proposing a variation in architectural features along all façades, which serves to provide depth and reduce the appearance of bulk and flatness.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(6)	Building(s) shall orient towards their primary street frontage.
			<i>Commission Findings</i>	<i>The building is located on the corner of E. Sun Valley Rd and N. Main St. The front entrance of the building orients towards Main Street.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(7)	Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.
			<i>Commission Findings</i>	<i>Sheet G110 and A220 of the submittal indicates that the dumpster will be screened and is proposed to be located off the alleyway.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(8)	Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.
			<i>Commission Findings</i>	<i>Weather protection is provided through the use of overhangs as well as internal gutters.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(G)(1)	Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.
			<i>Commission Findings</i>	<i>The existing pedestrian access connects with adjacent, existing sidewalks along Sun Valley Road and Main Street.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(G)(2)	Awnings extending over public sidewalks shall extend five (5') feet or more across the public sidewalk but shall not extend within two (2') feet of parking or travel lanes within the right of way.
			<i>Commission Findings</i>	<i>Per KMC §17.08, an awning is defined as a covered architectural projection that extends from the exterior wall of a building for the purpose of providing shade, shelter, or aesthetic value to the building façade. In lieu of an awning, the applicant has proposed a low roof. As indicated on Sheet A210 of the submittal, the low roof extends 3' beyond the front façade at the entrance to the tasting room.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(G)(3)	Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.
			<i>Commission Findings</i>	<i>The proposed parking area is accessed from the adjacent alleyway. Pedestrian access will be provided by the existing sidewalk along Main Street.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(G)(4)	Curb cuts and driveway entrances shall be no closer than twenty (20') feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.
			<i>Commission Findings</i>	<i>No curb cut is proposed. An increase to the minimum distance requirements is not recommended at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(G)(5)	Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.

			Commission Findings	<i>Emergency and service vehicles can access the site from Main Street, Sun Valley Road., and the alleyway, providing unobstructed access for emergency vehicles, snowplows, and garbage trucks.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(H)(1)	Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.
			Commission Findings	<i>The applicant has proposed hauling snow in lieu of providing snow storage areas on-site.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(H)(2)	Snow storage areas shall be provided on-site.
			Commission Findings	<i>See above comment for Ketchum Municipal Code §17.96.060(H)(1).</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(H)(3)	A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty five (25) square feet.
			Commission Findings	<i>See above comment for Ketchum Municipal Code §17.96.060(H)(1).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(H)(4)	In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.
			Commission Findings	<i>The applicant has proposed hauling snow in lieu of providing snow storage areas on-site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(1)	Landscaping is required for all projects.
			Commission Findings	<i>As indicated on Sheets G110 and A210 of the submittal, the applicant has proposed planter boxes at the terraces as well as street trees along Main Street. The applicant will attempt to preserve the street trees during construction. The trees will be replaced if harmed during construction. The applicant shall submit a Tree Preservation Plan prior to issuance of a Building Permit for the project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(2)	Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.
			Commission Findings	<i>See above comment for Ketchum Municipal Code §17.96.060(I)(1).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(3)	All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.
			Commission Findings	<i>The applicant will attempt to preserve the street trees during construction. If harmed during construction, the trees will be replaced. The applicant shall submit a Tree Preservation Plan prior to issuance of a Building Permit for the project. Replacement trees shall be reviewed and approved by the City Arborist prior to installation.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(4)	Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.
			Commission Findings	<i>Landscaping is existing along Main Street, which provides a buffer between the structure and the street.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(J)(1)	Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.
			Commission Findings	<i>The sidewalks are existing.</i>

Table 5: Design Review Standards for Community Core Projects

IMPROVEMENTS AND STANDARDS: 17.96.070 - Community Core (CC) Projects				
In addition to the requirements of section 17.96.060 of this chapter, unless otherwise specified, the standards of this section apply to projects in the Community Core district. The purpose of this section is to ensure the addition of high quality architecture for new development, while maintaining the unique character of existing building stock found in the Community Core.				
Yes	No	N/A	City Code	City Standards and Commission Comments

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070 A(1)	Street trees, street lights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.
			<i>Commission Findings</i>	<i>The sidewalks and street trees are existing. Street trees or any portion of the sidewalk damaged during construction will be replaced according to City standards. The applicant shall submit a Tree Preservation Plan to be reviewed and approved by the City Arborist prior to the issuance of a Building Permit. The final siting and design of the proposed benches shall be reviewed and approved by the Public Works Department prior to issuance of a Building Permit for the project.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(A)(2) Streets	Street trees with a minimum caliper size of three (3") inches, shall be placed in tree grates.
			<i>Commission Findings</i>	<i>Specifications for any replacement street trees including species and caliper size must be submitted to the City Arborist for review and approval prior to installation.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(A)(3)	Due to site constraints, the requirements if this subsection 17.96.070(A) may be modified by the Public Works Department.
			<i>Commission Findings</i>	<i>N/A. No modifications to the requirements of this subsection 17. 96.070(A) have been recommended by the Public Works Department at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070 (B)(1)	Facades facing a street or alley or located more than five (5') feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials, and colors as the front façade.
			<i>Commission Findings</i>	<i>All building facades have been designed to include both solid surfaces and window/door openings intended to avoid the creation of blank walls. Similar architectural elements used to create uniformity include a continuity of materials, windows with mullions and muntins, as well as flat roofs at varying heights.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070 (B)(2)	For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways.
			<i>Commission Findings</i>	<i>Storefront windows and doors into the main entrance of the building are proposed. Landscaping planters are incorporated into the front façade (Main Street), which faces the sidewalk.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070 (B)(3)	For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.
			<i>Commission Findings</i>	<i>The design of the front facing façade (Main Street) does not obscure views into windows. Storefront windows provide a view of the production facility.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070 (B)(4)	Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.
			<i>Commission Findings</i>	<i>The proposed expansion of the Warfield Distillery & Ale House incorporates flat roofs at varying heights. The majority of the existing building and proposed addition includes parapets with a ballast roof or terrace. The proposed metal siding and pergolas will be non-reflective and consistent with the design of the existing Warfield building.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070 (B)(5)	All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts.
			<i>Commission Findings</i>	<i>The project design does not incorporate any pitched roofs. Roofs will drain to internal downspouts.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070 (B)(6)	Roof overhangs shall not extend more than three (3') feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Department.
			<i>Commission Findings</i>	<i>The low roof overhang at the entry to the tasting room will extend 3' from the recessed façade along Main Street.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070 (B)(7)	Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials.
			<i>Commission Findings</i>	<i>Front porches or stoops are not incorporated in the project design. Opening the glass doors of the tasting room provides unenclosed, outdoor seating along Main Street adjacent to the sidewalk.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(C)(1)	Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right of way and shall be screened from public views.
			Commission Findings	The proposed trash disposal area is located at the rear of the building. The plans indicate that the dumpster will be screened. Access to the trash disposal area will be provided off of the alleyway.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(C)(2)	Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.
			Commission Findings	All roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Roof mounted mechanical equipment will not exceed ten-feet (10') over the maximum building height and must be set back a minimum of ten-feet (10') from property lines. The final screening, location, and height of all ground and roof mounted mechanical equipment shall be approved upon final inspection and prior to the issuance of a building permit.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(D)(1)	When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on or off site.
			Commission Findings	The applicant shall submit a Tree Preservation Plan prior for review and approval by the City Arborist prior to issuance of a Building Permit for the project. Existing trees will be replaced if damaged during construction. Replacement trees shall be reviewed and approved by the City Arborist prior to installation.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(D)(2)	Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree grates.
			Commission Findings	See above comment for Ketchum Municipal Code §17.96.060(D)(1).
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(D)(3)	The city arborist shall approve all parking lot and replacement trees.
			Commission Findings	See above comment for Ketchum Municipal Code §17.96.060(D)(1).
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(E)(1)	Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.
			Commission Findings	N/A. No parking lots are proposed with the subject submittal.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(E)(2)	Surface parking lots shall incorporate at least one (1) tree and one (1) additional tree per ten (10) onsite parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public.
			Commission Findings	N/A. See above comment for Ketchum Municipal Code §17.96.060(E)(1).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(E)(3)	Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways.
			Commission Findings	As indicated on Sheets G110 and A210 of the submittal, the applicant has proposed planter boxes at the terraces along Main Street.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(F)(1)	One (1) bicycle rack, able to accommodate at least two (2) bicycles, shall be provided for every four (4) parking spaces as required by the proposed use. At a minimum, one (1) bicycle rack shall be required per development.
			Commission Findings	While none are required, the applicant is proposing to install one (1) new bike rack to accommodate four (4) bikes adjacent to the intersection of Sun Valley Road and the alley. Employee bicycle racks are provided in the basement of the building adjacent to the employee lockers.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(F)(2)	When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or greater than one-half (1/2) shall be adjusted to the next highest whole number.
			Commission Findings	See comment above. The fraction of the calculation is not equal to or greater than one-half.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(F)(3)	Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than fifty (50') feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest. Bicycle racks shall be located to achieve unobstructed access from the public right-of-way and not in areas requiring access via stairways or other major obstacles.
			Commission Findings	The proposed bicycle rack is located at the rear entrance to the building.

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 land use and zoning code, Title 17;
3. The Commission has authority to hear the applicant's Design Review Application pursuant to Chapter 17.96 of Ketchum Code Title 17;
4. The City of Ketchum Planning and Building Department provided adequate notice for the review of this application; and
5. The project **does** meet the standards of approval under Chapter 17.96 of Zoning Code Title 17.

DECISION

THEREFORE, the Ketchum Planning and Zoning Commission **approves** this Design Review application this Monday, June 11th, 2018 subject to the following conditions:

1. All departmental conditions as described in Tables 2, 3, 4, and 5;
2. This Design Review approval is based on the plans and information presented and approved at the meeting on the date noted herein. Building Permit plans must conform to the approved Design Review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal;
3. All building and fire code requirements as dictated by 2012 family of international codes shall apply to all construction onsite;
4. Per Title 17, Section 17.96.090: TERM OF APPROVAL: The term of design review approval shall be twelve (12) months from the date that findings of fact, conclusions of law and decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations;
5. All Design Review elements shall be completed prior to final inspection/occupancy;
6. Any work in the right-of-way will require a right-of-way encroachment permit, reviewed and approved by the City before installation;
7. Per Ketchum Municipal Code §17.132.030, all exterior lighting fixtures shall be full cutoff fixtures with the light source fully shielded and may not exceed 2,700 Kelvin in color temperature. All exterior

lighting on the property shall be in compliance with Ketchum Municipal Code, Chapter 17.132, Dark Skies, and approved prior the issuance of a Certificate of Occupancy;

8. All proposed mechanical equipment affixed to the roof of the proposed building is no greater than ten feet in height (10'), and setback ten feet (10') from the property line and fully screened from public view by the proposed parapet;
9. The project shall comply with the requirements of §17.124.040 Development Standards as adopted on the date a Building Permit is submitted for the project;
10. As a voluntary contribution, in exchange for an increase in FAR, a total community housing contribution of 458 sq ft is required. At the time of Building Permit review, plans will be reviewed to verify FAR calculations and the community housing square footage. An exceedance agreement between the applicant and the City regarding the community housing contribution shall be signed prior to issuance of a Building Permit for the project;
11. Approval of a condominium plat is required before the residential units may be sold separately from the Warfield Mixed-Use building;
12. All utilities standards shall be met prior to the issuance of a Building Permit; and
13. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws; and
14. No parking is required for the Warfield mixed-use project consistent with the exemptions noted herein and the applicant's implementation of its transportation demand management plan, including covered bicycle parking, on-site lock room, and shower facilities. Notwithstanding, an agreement for two off-site shared parking stalls, such as with the neighboring 360 building, is encouraged.

Findings of Fact **adopted** this 25th day of June, 2018

Jeff Lamoureux
Chairperson
Planning and Zoning Commission



Planning and Zoning

Special Meeting

~ Minutes ~

480 East Avenue North
Ketchum, ID 83340

<http://ketchumidaho.org/>

Maureen Puddicombe
Planning Technician

Tuesday, May 29, 2018

5:30 PM

Ketchum City Hall

1. **5:00 PM– SITE VISIT: Warfield Brewery, 280 N. Main Street (AM lot 3AA Blk 3)**
2. **5:30 PM - CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho**

1. ***Call to Order***

The meeting was called to order at 5:30 PM by Chair Jeff Lamoureux. The meeting started with a site visit at the Warfield Brewery by Commissioners Jeff Lamoureux, Neil Morrow, and Kurt Eggers. Staff Brittany Skelton and Abby Rivin were present.

Attendee Name	Title	Status	Arrived
Jeff Lamoureux	Chair	Present	
Neil Morrow	Commissioner	Present	
Matthew Mead	Commissioner	Absent	
Kurt Eggers	Commissioner	Present	

3. **PUBLIC COMMENT - Communications from the public for items not on the agenda.**

Chairperson Jeff Lamoureux called for Public Comment. No comment was given.

4. **PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF**

- a. **Election of Vice-Chairperson**

Jeff Lamoureux asked for nominations to replace Vice-Chairperson Erin Smith. Kurt Eggers nominated Neil Morrow as Vice-Chair.

Motion to elect Neil Morrow as Vice-Chairperson.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kurt Eggers, Commissioner
SECONDER:	Jeff Lamoureux, Chair
AYES:	Jeff Lamoureux, Neil Morrow, Kurt Eggers
ABSENT:	Matthew Mead

- b. **Warfield Distillery and Ale House:** 280 N. Main Street (AM Lot 3AA, Blk 3, Ketchum) The Commission will hear public comment, consider and provide feedback on a Pre-Design Review Application for a Mixed-Use Building.

Associate Planner Abby Rivin presented the Pre-Application Design Review for the Warfield Distillery and Ale House. This is a Pre-Application Design Review for an addition to include

expanded distillery operations, a new tasting room, sales space and two residential units. Courtesy notices were sent for this meeting. Notices will also be sent out at the full Design Review. The project complies with the 2014 Comprehensive Plan and all zoning and dimensional standards. The gross square footage to calculate the parking requirement is 3,927 square feet, which would equal 4 parking spaces. The areas of the restaurant and residential units are exempt. The applicant is requesting a 25% reduction in the requirement through a Shared Parking Reduction Plan and Transportation Demand Management. Two on-site parking spaces are proposed. The two shared parking spaces are yet to be identified. Actions items include an Exceedance Agreement and specifications for the outdoor lighting fixtures. Staff recommends advancement of the project to full Design Review.

Chair Jeff Lamoureux asked how this project, having a manufacturing area, qualifies as a restaurant. Abby Rivin broke out the areas of dining and manufacturing. Since the product is sold in the same location as manufactured, it qualifies as a hybrid production facility.

Gretchen Wagner of Scape Studio presented the project highlighting the exteriors, lighting, the silo, and first and second and third floor plans. Chair Jeff Lamoureux asked for a breakdown on the parking calculation. Gretchen Wagner explained the basement, sales office, tasting room and restaurant areas are exempt. The housing units are also exempt from the calculation. The distillery and production areas were included in the calculations. Chair Jeff Lamoureux asked for consistency in terminology in the full Design Review.

Chair Jeff Lamoureux asked about the loading/unloading of raw materials. Owner Alex Buck spoke to the mechanics of moving the raw materials in and the finished goods out for both the brewery and distillery. He related how kegs would be shipped in the early morning about once or twice a month. The grain silo would be filled once every 2-3 months. The rest of the time the area would be available for parking. An estimated 90% of Warfield employees bus or bike to work. Troy Brown of Conrad Brothers pointed out the staging area will be at 200 Washington Ave.

Chair Jeff Lamoureux called for Public Comment. No public comment was given.

Neil Morrow pointed out the access to the residential units is not ADA Compliant. He felt the alley-side facade needs to be broken up. He suggested a review of the parking situation being shared with the loading/unloading area. Jeff Lamoureux said he felt the shared parking would be problematic to the business and was a stretch to meet the parking requirement. He also encouraged the applicant to review the parking plan. Planner Abby Rivin explained the shared parking spaces calculations and that the applicant still needs an agreement for shared parking. Neil Morrow pointed out the possibility of a different future use, which would limit the usability of the building and how the lack of parking would also negatively impact the neighbors. Jeff Lamoureux agreed the proposed parking plan is inadequate to meet the parking requirement. Commissioner Kurt Eggers agreed with Neil Morrow and Jeff Lamoureux that the parking plan needs work. Jeff Lamoureux thought the Commission should look at the Code and the parking exemption for basements. Kurt Eggers stated he liked the project but shared the same parking concerns. He felt Staff was too lenient in the interpretation of the Code. He also encouraged more bike parking for customers. Jeff Lamoureux pointed out the bike rack in the back does not meet the Code requirement of a bike rack. Gretchen Wagner asked the Commission for suggestions to increase bike parking. Neil Morrow suggested using an empty curb area for bike parking in the summer. Jeff Lamoureux suggested including increased bike parking into the Transportation Demand Management Plan so the applicant could take ownership of the bike parking in the summertime. Gretchen Wagner added this topic had been discussed with Staff, but it was an IDT issue. Jeff Lamoureux asked Staff to research how Hailey worked with IDT on this topic. Gretchen Wagner added the Streets Department was opposed to bump-outs at the corners due to snow-removal. Jeff Lamoureux suggested it only be used in the summer. Owner Alex Buck spoke to the applicant's perspective of contributing to increased vibrancy on Main Street, the viability of the distillery and planning for growth of the manufacturing. He requested leniency from the Commission on the parking requirement

to make the project successful. Neil Morrow feared for future parking issues by being lenient on this one project. Jeff Lamoureux likes the project as a whole but the parking requirement needs work. Neil Morrow agreed, just need to solve the parking issue. Kurt Eggers questioned the type of brick used and would like some clarification at the next Design Review. Gretchen Wagner replied they intend to remove the "bad, old" brick.

Motion to advance Warfield Distillery and Ale House to design review with suggestions as proposed.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neil Morrow, Commissioner
AYES:	Jeff Lamoureux, Neil Morrow, Kurt Eggers
ABSENT:	Matthew Mead

- c. **Zoning Code Amendment – Community Core retail square footage.** Continued from March 12, March 27th, April 9th, and May 14, 2018. The Commission will consider City-initiated amendments to Title 17, Section 17.12.040, Dimensional Standards – CC District Matrix, Section 17.12.010, Zoning Map Districts, and Section 17.12.020, District Use Matrix.

Senior Planner Brittany Skelton gave a review of the Zoning Code Amendment concerning retail square footage in the Community Core. She gave an overview of the research and Commission remarks from prior meetings. The current Staff Report focuses on individual tenant retail vs grouped tenant retail. Existing retail is 52,000 sq. ft. (Giacobbi Square) and 18,000 sq. ft. (Atkinson's). She looked at four chain retailers, from 7,000 sq. ft. to 200,000 sq. ft.. Dollar Stores (7,000 sq. ft.) and Target (17,000 sq. ft.) are developing smaller stores in urban areas. Staff recommends setting a number at 55,000 sq. ft. net leasable square footage for grouped retailers and 36,000 leasable square feet for a single retailer. Alternatively, set the size smaller at the size of a Ketchum Townsite lot at 5,500 or 11, 000 sq. ft. to fit the scale and character of Ketchum. If a lower number is decided, then existing businesses could be Grandfathered in. Could also be addressed by a Conditional Use Permit. She pointed out the need to update the definition of "Retail Trade". Staff recommends continuing to the next meeting but for the Commission to give direction.

Chair Jeff Lamoureux opened the floor to Public Comment.

Bob Crosby asked staff for confirmation of the area of Giacobbi Square.

Neil Morrow thought that Ketchum would not be seen as a good location for larger discount stores as the population too small yet is more affluent and doesn't fit the profile of their customer base. Jeff Lamoureux indicated he would keep the Code simple. Kurt Eggers thought he needed more background. Neil Morrow thought if the limit is 36,000 sq. ft. a Target might build here but felt the small population base would make it unlikely. Brittany Skelton confirmed that 36,000 sq. ft. as an upper number was agreeable and is unlikely to make Ketchum the target of a large chain. Jeff Lamoureux felt the Design Review codes could be strengthened to limit the large box stores.

Motion to continue the Zoning Code Amendment Community Core retail square footage to June 11, 2018.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neil Morrow
SECONDER:	Kurt Eggers
AYES:	Jeff Lamoureux, Neil Morrow, Kurt Eggers
ABSENT:	Matthew Mead

- d. **Zoning Code Amendment – Residential Use in the Light Industrial Districts.** Continued from March 12, March 27th, April 9th, 2018, May 14, 2018. The Commission will consider City-initiated amendments to Title 17, Section 17.124.090, Residential, Light Industrial Districts, and Section 17.12.020, District Use Matrix.

Senior Planner Brittany Skelton gave the introduction to the Zoning Code amendment for Residential use in the Light Industrial area. Brittany Skelton related there was one public comment concerning small residential units opposing the no parking requirement for such units. The intent is to continue the discussion of the amendment and when an amendment is formulated, to hold a public hearing with prior noticing. Brittany Skelton discussed four maps: 1) Residential Occupancy Characteristics showing the area is predominately commercial in nature. 2) Underdeveloped Land where the value of the land exceeds the value of the structure occupying it. 3) Vacant Parcels are those parcels not paved. 4) The Light Industrial Area with Surrounding Zoning Districts including the presence of sidewalks. Brittany Skelton proposed additional maps of Age of Structure or Building Footprints to determine level of lot coverage. Future topics could cover first floor minimum heights, maximum residential percentage of a building, increased lot coverage, anti-nuisance provisions, permitting upper floor residences, encouraging long-term occupancy, building height maximum and sight lines. Areas of importance are: 1) Accessibility (bikes, cars, and walking) 2) Mitigating displacement of existing businesses and mountain town gentrification. 3) Impact Fees not dependent on the size of the residence. These topics are consistent with the Comprehensive Plan. Note that the plan is now 7 years old and can be amended if the Commission feels it is necessary.

Chair Jeff Lamoureux called for Public Comment.

Harry Griffith of Sun Valley Economic Development thought this it is a great initiative and complimented Brittany on her analysis. He noted he has been studying the LI changes for the last 2 years and has a lot of similar information from 2016. The character of the LI has changed, and we need to think about how to leverage those changes in a positive sense for the continued growth and evolution of the community. As it was in 2016, there are a lot of vacant parcels and underdeveloped parcels where the land value is substantially higher than the building. The change in the LI in his view is permanent and it is not going to be reversed. He noted there were 3,000 trade and construction jobs in the LI in 2006. That number has gone down to less than 2,000 and that is not coming back. A lot of those jobs have moved south for a variety of reasons, industrial land is cheaper, a variety of reasons and we think the changes that have occurred are permanent. He would support Ketchum's plans to rethink how to optimize zoning code and architectural and design restrictions to make this land more valuable to the whole of the community without impacting the character of the city or the underlying focus we have on construction and the trades.

William Glenn spoke as a tenant in the Light Industrial, also a property owner but never developed it. He feels it is important to maintain light industrial uses on the first floor and allow residential above. However, he thought the residential tenants should not be allowed to put limits (time, noise, etc.) on the working times of the industrial spaces. He noted we need the proximity of trades and services to the Ketchum population area. He urged the Commission to maintain the viability of the Light Industrial Zone.

David Hurd spoke in support of keeping the Light Industrial, but not opposed to residential above. There currently are no industrial spaces available for rent or purchase in the LI. He

sees a problem with the combination of residential units with small children in close proximity to trucks, fork lifts, etc. He thinks the Community School is a good project but questions the location. He urges the Commission to be mindful of replacing the Industrial Zone with affordable housing.

Bob Crosby, Sun Valley Board of Realtors, thought Ketchum has problems with housing and traffic, and would like to see development north of East Fork Road and Ketchum. He would like to see housing available at all price points. He thought Ketchum needs housing as much or more than we need Light Industrial.

Jacob Tyler, manager of the Scott-Northwood Building, wanted to add some information: The first floor is 50% occupied due to the owner not wanting to rent long-term as the building is for sale. The 2nd floor is a mix of affordable-housing and full-price residential units. All affordable-housing units are occupied full-time. Six units are on the 3rd floor with about 50% full-time occupants. He agrees housing is an issue. This building has not compromised the purpose of the LI with the addition of housing units. It is an example of how it can work with industrial on the first floor and affordable housing above. He agrees once the LI is gone, it will not come back.

Chair Jeff Lamoureux closed Public Comments.

John Gaeddert pointed out the 4 goals to retain the LI as it is an amazing resource and a valuable asset to the community. Doesn't want to see residential at the expense of the LI. 1) Maintain the vitality of the Light Industrial. 2) Minimum 1st floor heights to encourage a variety of businesses. 3) Limits on retail in LI. 4) Minimize conflicts between businesses and residents.

Jeff Lamoureux asked about noise ordinances to allow work and yet shield it from resident complaints. Neil Morrow noted the "quiet enjoyment" of property would not apply. He agrees with protecting the Industrial. He thought the LI 3 could be OK for residential as it is close to the neighborhood and bus stop.

John Gaeddert added what about unit size increase if residences include children. Would live/work allow condominiumize of 1st and 2nd floor as a single unit for live/work. Fire department needs to approve increased height. Staff will be doing analysis of areas at 10th and Warm Springs and Lewis and Warm Springs with the introduction of the new Fire station. He proposed presenting this topic each meeting for more in-depth information and when ready, notice for public comment.

Jeff Lamoureux asked for a compilation of verbal as well as written Public Comment in a file for future reference. Could it be made part of the packets?

Kurt Eggers likes the taller 1st floor and some residential space. A residential component can promote viability and housing options. He supports the live/work type of space. Need to look at every opportunity for housing for the Community.

Motion to continue Zoning Code Amendment – Residential Use in the Light Industrial Districts to June 11, 2018.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neil Morrow, Commissioner
SECONDER:	Kurt Eggers
AYES:	Jeff Lamoureux, Neil Morrow, Kurt Eggers
ABSENT:	Matthew Mead

5. CONSENT CALENDAR

Chair Jeff Lamoureux called for comment on the Consent Calendar. No comments were given.

- a. **Minutes:** April 9, 2018, May 14, 2018
- b. **Findings of Fact and Conclusions of Law for 231 E. Sun Valley Road Condos Subdivision.**
- c. **Findings of Fact and Conclusions of Law for Briscoe and Associates Conditional Use Permit.**

Motion to approve consent calendar in total.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neil Morrow, Commissioner
SECONDER:	Kurt Eggers
AYES:	Jeff Lamoureux, Neil Morrow, Kurt Eggers
ABSENT:	Matthew Mead

6. FUTURE PROJECTS AND NOTICING REQUIREMENTS

Brittany Skelton reported the following items are on the agenda for the June 11, 2018 Planning and Zoning Commission meeting:

- 1) A Subdivision Application for a flag lot on River Run Drive.
- 2) The Sundali Re-Zone on the lot currently GR-L and Tourist.
- 3) Continuation of the Zoning Code Amendments for residential use in the Light Industrial and the standards for Community Core retail establishments.
- 4) The Warfield for Design Review on June 11 or the special meeting on June 25.
- 5) Anticipating a Pre-Application Design Review for a Mountain Overlay for an existing house for a people-mover system. This will have a site visit.

The following items are on the agenda for the June 25th Special Meeting:

- 1) A Text Amendment for Live/Work space in the Light Industrial Zone.
- 2) Design Review for Ketch.
- 3) The 2 continuing text amendments.

Jeff asked for notice for Warfield for 300 feet. The Commission discussed the inadequacy of the current Warfield parking plan and would like to see it improved.

7. STAFF REPORTS & CITY COUNCIL MEETING UPDATE

Brittany Skelton reported the items for the City Council Meeting June 4th will be:

- 1) The first reading for the Short-Term Rentals Text Amendment.
- 2) Consideration to Amend the Trail Creek Fund Development Agreement for the Auberge Project.
- 3) 231 Sun Valley Rd Condominium conversion.

- 4) Exceedance Agreements for the Warfield Brewery and Frantz Building.
- 5) Right-of-Way Encroachment Agreement for the Argyros.

8. COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Jeff Lamoureux asked why the parking and sidewalk plans at the Webb Building have changed. Brittany Skelton will research and have a response for the next meeting.

Kurt Eggers asked about possible CCRs related to the Sundali Re-Zone project. Brittany Skelton indicated she had not been aware of them and did not take them into consideration in her Staff Report. Jeff Lamoureux added the City does not enforce CCRs. Kurt said if the CCR are recorded on the plat, they are enforceable civilly. Kurt Eggers would like to see the CCR's. Brittany Skelton will check Simplot's development agreement with the city for the CCR for the next meeting.

Brittany Skelton said she is working the Streets Department Street and will be ready to bring it before the Commission soon.

Abby Rivin spoke to the Martin Appeal of the Community Library Expansion. The last City Council Meeting set the hearing date for July 16, 2018 at 4:00PM. Their request for a site visit was denied.

Kurt Eggers expressed interest in the survey results from An Affair on the Square. Brittany Skelton replied it would be shared with the Commissioners when the results have been compiled.

Brittany Skelton indicated we are working with the Streets Department on updated standards for sidewalks. Also looking at standards for Signs to be updated.

9. ADJOURNMENT

Motion to adjourn.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neil Morrow, Commissioner
SECONDER:	Kurt Eggers
AYES:	Jeff Lamoureux, Neil Morrow, Kurt Eggers
ABSENT:	Matthew Mead

John Lamoureux
Chairperson



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
SPECIAL MEETING OF JUNE 25, 2018

PROJECT: Roberts' Brothers Townhomes Preliminary Plat

FILE NUMBER: P18-047

REPRESENTATIVE: Benchmark Associates

OWNER: Roberts Duplex #2 LLC (John C Roberts, per Blaine County Assessor, as of 6/15/2018)

REQUEST: Preliminary Plat approval for a two (2) subplot townhouse subdivision.

LOCATION: 108 Fir Drive (Warm Springs Village 3rd Addition: Block 3: Lot 3)

ZONING: General Residential Low Density (GR-L)

OVERLAY: Avalanche Overlay District

NOTICE: Notice was mailed to properties within a 300 ft radius of the subject property and all political subdivisions on June 6th, 2018. Notice was published in the June 6th, 2018 edition of the Idaho Mountain Express.

REVIEWER: Abby Rivin, Associate Planner

BACKGROUND

The applicant is requesting Preliminary Plat approval for a two (2) subplot townhouse subdivision. On March 16th, 2018, the applicant received Design Review approval (Application P18-018) for a new, three-story, 10,675 sq ft duplex at 108 Fir Drive. The subject property is located within the General Residential Low Density (GR-L) Zoning District and also within the Avalanche Overlay District. With the adoption of Ordinance No. 1181, subdivisions within the Avalanche Overlay District are permitted if no new public or private streets or flag lots are created with the proposal. A Building Permit (Application B18-021) for the project was issued on May 10th, 2018 and the duplex is currently under construction. The subject property is located in an existing platted subdivision—Warm Springs Village 3rd Addition: Block 3: Lot 3. Lot 3 is proposed to be subdivided into two (2) townhouse sublots. Sublot 1 is proposed to be 5,680 sq ft and Sublot 2 will be 7,889 sq ft.

All land subdivisions in the City of Ketchum are subject to the standards contained in Ketchum, Municipal Code, Title 16, Subdivision. Many standards are related to the design and construction of multiple new lots that will form new blocks and infrastructure, such as streets that will be dedicated to and maintained by the City. Some standards however, such as the installation of utility service lines, are applicable to the proposed subdivision of the subject property.

The first step in the subdivision process is to receive Preliminary Plat review and a recommendation from the Planning and Zoning Commission. After receiving a recommendation for approval, the Preliminary Plat application is forwarded to the City Council for review and approval. After City Council approval of the

Preliminary Plat, the subdivider may submit an application for Final Plat. If the application substantially conforms to the Preliminary Plat, the Commission shall recommend approval and forward the application to the City Council for review and approval. Per Ketchum Municipal Code §16.04.070, the Final Plat shall not be signed by the City Clerk and recorded until the townhouses have received Certificates of Occupancy issued by the City of Ketchum and completion of all design review elements.

ANALYSIS

Staff recommends the Commission move to recommend approval of the Roberts' Duplex Townhomes Preliminary Plat. A full explanation of this recommendation is contained in Tables 1-3 of the Staff Report.

Table 1: Requirements for All Applications

City Department Comments				
Compliant				
Yes	No	N/A	City Code	City Standards and City Department Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.C	Complete Application
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Police Department: <i>No comment.</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire Department: <i>An approved access roadway per 2012 International Fire Code Appendix D (www.ketchumfire.org) shall be installed prior to any combustible construction on the site. The road shall be a minimum of twenty (20) feet in width and capable of supporting an imposed load of at least 75,000 pounds. The road must be an all weather driving surface maintained free, clear, and unobstructed at all times. Grades shall not exceed 7%. Dead end access roadways exceeding 150 feet in length shall be provided with an approved turnaround. Gates, if installed, are required to be siren activated for emergency vehicle access.</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Streets Department: <i>All required work in the Right-of-way shall be completed prior to issuance of a Certificate of Occupancy for the project.</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Utilities: <i>Curb stops and meter vaults will be located on the property line along Fir Drive. The irrigation tap for Sublot 2 may be sited anywhere after the meter.</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parks/Arborist: <i>No comment.</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building: <i>The duplex must meet 2012 International Building Code.</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planning and Zoning: <i>Comments are denoted throughout the Staff Report.</i>	

Table 2: Zoning Standards Analysis

Compliance with Zoning Standards				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Minimum Lot Area
			<i>Staff Comment</i>	<i>Required: 8,000 square feet minimum. Existing:: 13,612 sq ft</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Minimum Lot Area, Townhouse Sublot
			<i>Staff Comment</i>	<i>Required: Equal to that of the perimeter of the townhouse unit. Proposed: Sublot 1 is proposed to be 7,889 sq ft and Sublot 2 is proposed to be 5,680 sq ft</i>

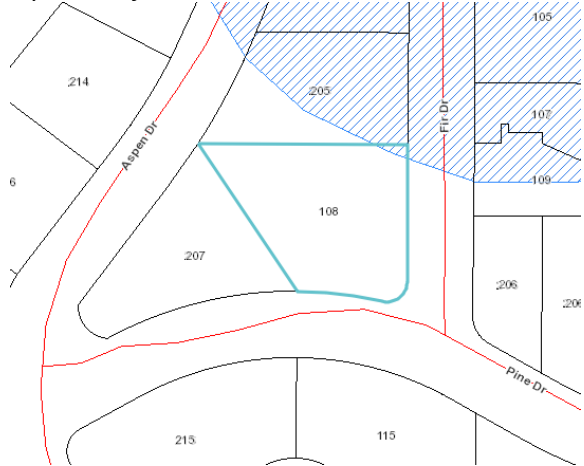
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Building Coverage
			<i>Staff Comment</i>	<p>Permitted: 35%</p> <p>Proposed: 35% (4,764 square feet/13,612 sq ft lot area)</p> <p>Staff has calculated building coverage for the entirety of the duplex development on existing Lot 3 of Block 3, Warm Springs Subdivision Third Addition. The building coverage of the duplex development is 35%, which is the <u>maximum</u> permitted in the GR-L Zone. As building coverage is maxed out under the existing zoning code, no further building coverage, including decks 30" above grade and accessory structures will be permitted on the site. As proposed with the Preliminary Plat application, the building coverage on Sublot 2 will exceed the maximum permitted in the GR-L Zone. Staff has added a condition of approval that the applicant shall add the following plat note:</p> <p>The lot area used to determine building coverage of the townhouse development shall be the entirety of Lot 3, Block 3, Warm Springs Village Subdivision 3rd Addition, which has an area of 13,612 square feet.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Minimum Building Setbacks
			<i>Staff Comment</i>	<p>Minimum:</p> <p>Front: 15'</p> <p>Side: > of 1' for every 3' in building height, or 5' (11'-8" required)</p> <p>Rear: > of 1' for every 3' in building height, or 15' (11'-8" required)</p> <p>Proposed:</p> <p>Front (S): 15"</p> <p>Side (E): 11'-8"</p> <p>Side (W): 11'-8"</p> <p>Rear (N): 15'</p> <p>17.128.020.A. Cornices, canopies, eaves, chimney chases or similar architectural features may extend into a required yard not more than three feet (3').</p> <p>The roof overhang extends into the required yard a maximum of 3 ft as indicated on revised Sheet A100 of the Design Review submittal dated 02/20/2018.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Building Height
			<i>Staff Comment</i>	<p>Maximum Permitted: 35'</p> <p>Proposed: 34.5' as indicated on revised Sheet A301 of the Design Review submittal dated 03/23/2018.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.030.H	Curb Cut
			<i>Staff Comment</i>	<p>Permitted:</p> <p>A total of 35% of the linear footage of any street frontage can be devoted to access off street parking.</p> <p>Proposed: Along Aspen Drive, the proposed curb cut is 16', which is 17% of the linear street frontage. Along Fir Drive, the proposed curb cut is 29'-9", which is 29% of the linear street frontage.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.020.A.2 & 17.125.050	Parking Spaces
			<i>Staff Comment</i>	<p>Off-street parking standards of this chapter apply to any new development and to any new established uses.</p> <p>Required:</p> <p>Residential multiple-family dwelling in all districts except CC, T, T-3000, T-4000, and LI-1, LI-2, and LI-3:</p> <p>Units 2001 square feet and above: 2 parking spaces</p> <p>Proposed:</p> <p>The applicant is proposing a two (2) car garage for each duplex unit.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.050 & 17.08.020	Zoning Districts & Definitions

			<p>Staff Comment</p> <p>17.18.050: General Residential - Low Density District (GR-L): The purpose of the GR-L General Residential - Low Density District is to provide areas where low and medium density uses can be properly developed in proximity to each other while still maintaining neighborhood amenities and favorable aesthetic surroundings. The intent of the general residential - low density district is to permit a reasonable amount of flexibility in both land use and development in residential development areas.</p> <p>17.08.020 – Definitions</p> <p>Dwelling, Multiple-Family: A building, under single or multiple ownership, containing two (2) or more dwelling units used for residential occupancy.</p>
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Table 3: Preliminary Plat Requirements

Preliminary Plat Requirements					
Compliant			Standards and Staff Comments		
Yes	No	N/A	City Code	City Standards and Staff Comments	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.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.	
			Staff Comments	The applicant has submitted a draft Townhome Declaration for the project. The subdivider shall submit to the Planning & Building Department a final copy of the document and file such document prior to recordation of the final plat.	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	16.04.070.E	All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is tied to specific townhouse units on the townhouse plat and in any owner's documents, and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development.	
			Staff Comments	The attached garages are indicated as the unshaded portion of the building footprint on the Preliminary Plat. Staff has added a conditions of approval that the applicant label the garages on the Preliminary Plat prior to forwarding the application to City Council for review.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.C.1	The subdivider shall file with the administrator copies of the completed subdivision application form and preliminary plat data as required by this chapter.	
			Staff Comments	The application has been reviewed and determined to be complete.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I	Contents Of Preliminary Plat: 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:	
			Staff Comments	The applicant has submitted draft Townhome Declaration and Title Report for the subject property.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .1	The scale, north point and date.	
			Staff Comments	This standard has been met.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .2	The name of the proposed subdivision, which shall not be the same or confused with the name of any other subdivision in Blaine County, Idaho.	
			Staff Comments	This standard has been met. This is an amendment to an existing subdivision— Warm Springs Village 3 rd Addition.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .3	The name and address of the owner of record, the subdivider, and the engineer, surveyor, or other person preparing the plat.	

			Staff Comments	<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .4	Legal description of the area platted.
			Staff Comments	<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .5	The names and the intersecting boundary lines of adjoining subdivisions and parcels of property.
			Staff Comments	<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .6	A contour map of the subdivision with contour lines and a maximum interval of five feet (5') to show the configuration of the land based upon the United States geodetic survey data, or other data approved by the city engineer.
			Staff Comments	<i>This standard has been met. The Preliminary Plat indicates contour lines at 1 ft intervals.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .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.
			Staff Comments	<i>This standard has been met. The adjacent existing residences and existing adjacent streets are indicated. All existing and proposed easements are indicated.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .8	Boundary description and the area of the tract.
			Staff Comments	<i>The legal description appears on the proposed Preliminary Plat.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .9	Existing zoning of the tract.
			Staff Comments	<i>Staff has added a condition of approval that the applicant add the zoning designation of the subject property, General Residential Low Density (GR-L), to the proposed plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .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.
			Staff Comments	<i>No new streets are proposed. The dimensions of proposed Sublots 1 and 2 are indicated on the plat. The access and utility easement to access Sublot 1 is indicated on the plat.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .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.
				<i>No land for common or public use is required or proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .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.
			Staff Comments	<i>The plat indicates the proposed locations of all utilities. No street improvements are proposed with this project.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .13	The direction of drainage, flow and approximate grade of all streets.
			Staff Comments	<i>N/A as no new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .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.
			Staff Comments	<i>N/A as no new drainage canals or structures are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .15	All percolation tests and/or exploratory pit excavations required by state health authorities.
			Staff Comments	<i>This standard is not required.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .16	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.
			Staff Comments	<i>The applicant has submitted a draft Townhome Declaration with the Preliminary Plat application submittal.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .17	Vicinity map drawn to approximate scale showing the location of the proposed subdivision in reference to existing and/or proposed arterials and collector streets.
			Staff Comments	<i>A vicinity map is included on the plat.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .18	The boundaries of the floodplain, floodway and avalanche zoning district shall also be clearly delineated and marked on the preliminary plat.
			Staff Comments	<p><i>There is no floodplain or floodway on the subject property. While the site is within the Avalanche Overlay District, only a minimal portion in the northeast corner of the lot is located within the blue/moderate zone. Staff has added a condition of approval that the applicant indicate the blue avalanche zone as specified in the 1977 Wilson Avalanche Study on the Preliminary Plat prior to forwarding the application to City Council for review.</i></p> 
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .19	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.
			Staff Comments	<i>This standard does not apply to the proposed townhouse subdivision.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .20	Lot area of each lot.
			Staff Comments	<i>The area of each subplot is indicated on the plat.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .21	Existing mature trees and established shrub masses.
			Staff Comments	<i>No existing mature trees or established shrub masses are present on the subject site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .22	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.
			Staff Comments	<i>A current title report and a copy of the owner's recorded deed to the subject property were included in the Preliminary Plat application submittal.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .23	Three (3) copies of the preliminary plat shall be filed with the administrator.
			Staff Comments	<i>A digital copy for reproduction was submitted with the application. Therefore, Staff required only one (1) full size copy of the preliminary plat.</i>
<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.

			Staff Comments	<i>Required improvements are indicated on the Preliminary Plat. The construction design plans were reviewed and approved through review of the Building Permit (B18-021).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.
			Staff Comments	<i>Improvement Plans stamped by an Idaho licensed engineer were reviewed and approved through the Building Permit process.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.C	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.
			Staff Comments	<i>Construction of required improvements is not required at this time. The applicant is aware that this is a requirement prior to Final Plat approval.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.D	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.
				<i>The applicant is aware that this is a requirement for completion of the subdivision.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.E	Monumentation: Following completion of construction of the required improvements and prior to certification of completion by the city engineer, certain land survey monuments shall be reset or verified by the subdivider's engineer or surveyor to still be in place. These monuments shall have the size, shape, and type of material as shown on the subdivision plat. The monuments shall be located as follows: <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.
			Staff Comments	<i>The applicant is aware that this requirement shall be completed following construction.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.F	Lot Requirements: <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

				<p>located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings.</p> <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. 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:</p> <ul 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. <p>3. Corner lots 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.</p> <p>4. Side lot lines shall be within twenty degrees (20°) to a right angle or radial line to the street line.</p> <p>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. Should a double frontage lot(s) be created out of necessity, then such lot(s) shall be reversed frontage lot(s).</p> <p>6. Minimum lot sizes in all cases shall be reversed frontage lot(s).</p> <p>7. 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.</p>
			Staff Comments	<p><i>Standard #1 has been met. Standard #2 is not applicable as the Preliminary Plat does not create any new corner lots (existing Lot 3 is a corner lot). Standard #3 is not applicable as Lot 3 is an existing corner lot. Standards #4-6 are not applicable. Standard #7 has been met with the proposed access and utility easement. This easement is incorporated on the Preliminary Plat and will be included on the Final Plat.</i></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> <ul 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

				<p>minimize cuts and fills for roads and minimize adverse impact on environment, watercourses and topographical features.</p> <p>4. Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.</p>
			Staff Comments	<i>This application does not create a new block. This requirement is not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H	<p>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; 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; 3. Where a subdivision abuts or contains an existing or proposed arterial street, railroad or limited access highway right of way, the council may require a frontage street, planting strip, or similar design features; 4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods; 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; 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; 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; 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; 9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°); 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; 11. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be prohibited; 12. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets; 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. <p>The subdivider shall obtain approval of all street names within the proposed</p>

				<p>subdivision from the commission before submitting same to council for preliminary plat approval;</p> <p>14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills;</p> <p>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;</p> <p>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;</p> <p>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;</p> <p>18. Street lighting may be required by the commission or council where appropriate and shall be installed by the subdivider as a requirement improvement;</p> <p>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;</p> <p>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;</p> <p>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;</p> <p>22. Sidewalks, curbs and gutters may be a required improvement installed by the subdivider; and</p> <p>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.</p>
			Staff Comments	<i>This proposal does not create a new street. These standards are not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.I	<p>Alley Improvement Requirements: Alleys shall be provided in business, 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 prohibited. 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.</p>
			Staff Comments	<i>This proposal does not create a new alley. This standard is not applicable.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.J	<p>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> <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>

				<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> <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> <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> <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>
			Staff Comments	<i>The Preliminary Plat contains a utility easement, which coincides with the access easement. Standards #1-6 are not applicable.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.K	<p>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.</p>
			Staff Comments	<i>This standard has been met by indicating the proposed service connections to the sewer main that is located in the Aspen Drive right-of-way.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.L	<p>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.</p>

			Staff Comments	<i>This standard has been met by indicating the proposed service connection to the municipal water main that is located within the Fir Drive right-of-way.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.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.
			Staff Comments	<i>This standard is not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.N	<p>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> <ol style="list-style-type: none"> 1. A preliminary soil report prepared by a qualified engineer may be required by the commission and/or council as part of the preliminary plat application. 2. Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Such plan shall contain the following information: <ol style="list-style-type: none"> a. Proposed contours at a maximum of five foot (5') contour intervals. b. Cut and fill banks in pad elevations. c. Drainage patterns. d. Areas where trees and/or natural vegetation will be preserved. e. Location of all street and utility improvements including driveways to building envelopes. f. Any other information which may reasonably be required by the administrator, commission or council to adequately review the affect of the proposed improvements. 3. Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways. 4. Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision. 5. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as such revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion. 6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply: <ol style="list-style-type: none"> a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability. b. Fills shall be compacted to at least ninety five percent (95%) of maximum density as determined by AASHTO T99 (American Association of State Highway Officials) and ASTM D698 (American standard testing methods). c. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability. d. Fill slopes shall be no steeper than three horizontal to one vertical (3:1). Neither cut nor fill slopes shall be located on natural slopes of

				<p>three to one (3:1) or steeper, or where fill slope toes out within twelve feet (12') horizontally of the top and existing or planned cut slope.</p> <p>e. Toes of cut and fill slopes shall be set back from property boundaries a distance of three feet (3'), plus one-fifth (1/5) of the height of the cut or the fill, but may not exceed a horizontal distance of ten feet (10'); tops and toes of cut and fill slopes shall be set back from structures at a distance of at least six feet (6'), plus one-fifth (1/5) of the height of the cut or the fill. Additional setback distances shall be provided as necessary to accommodate drainage features and drainage structures.</p>
			Staff Comments	<p><i>This is a small-scale subdivision to divide an existing lot within an existing subdivision into two sublots. These standards are not applicable. The only grading that will occur is related to the construction of the proposed duplex.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.O	<p>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>
			Staff Comments	<p><i>This Preliminary Plat application is for the subdivision of an existing lot within an existing subdivision that has frontage on existing streets. No new streets are proposed and no significant alteration to topography, other than as required for the construction of the townhouse units, are proposed with this application. Drainage Plans for the proposed development were reviewed and approved through Design Review P18-018 and Building Permit B18-021.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.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>
			Staff Comments	<p><i>The applicant is aware of this requirement and will connect to existing utilities prior to Final Plat.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.Q	<p>Off Site Improvements: Where the offsite 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>
			Staff Comments	<p><i>No off-site improvements are required.</i></p>

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission recommend approval of the Roberts' Brothers Townhomes Preliminary Plat to the City Council, subject to conditions 1-11 below.

RECOMMENDED MOTION

"I MOVE TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE ROBERTS' BROTHERS TOWNHOMES PRELIMINARY PLAT, WITH CONDITIONS 1-11."

RECOMMENDED CONDITIONS

1. The Townhome Declaration and the Access & Utility Easement shall be simultaneously recorded with the final plat. The City will not now, nor in the future, determine the validity of the Townhome Declaration;
2. The failure to obtain Final Plat approval by the Council, of an approved preliminary plat, within one (1) year after approval by the Council shall cause all approvals of said preliminary plat to be null and void;
3. 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;
4. 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,
5. 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. All requirements of the Fire, Utility, Building, Planning and Public Works departments of the City of Ketchum shall be met. All public improvements shall meet the requirements of the Public Works Department.
8. The final plat shall not be signed by the City Clerk and recorded until the townhouse has received:
 - a. A Certificate of Occupancy issued by the City of Ketchum; and,
 - b. Completion of all design review elements as approved by the Planning and Zoning Administrator.
9. The Council may accept a security agreement for any design review elements not completed on a case by case basis pursuant to Section 17.96.120.

10. The applicant shall incorporate the following changes to the Preliminary Plat prior to forwarding the application to the City Council for review: 1) The applicant shall specify that the proposed subdivision is located in Lot 3, Block 3, of Warm Springs Subdivision Third Addition on the Preliminary Plat; 2) The applicant shall add the zoning designation of the subject property, General Residential Low Density on the Preliminary Plat; 3) The applicant shall indicate the blue avalanche zone as specified in the 1977 Wilson Avalanche Study on the Preliminary Plat; and 4) The applicant shall label the garages for both townhome units on the Preliminary Plat.
11. Prior to forwarding the Preliminary Plat to City Council for review, the applicant shall add a plat note stating that, "the lot area used to determine building coverage of the townhouse development shall be the entirety of Lot 3, Block 3, Warm Springs Village Subdivision Third Addition, which has an area of 13,612 square feet."

ATTACHMENTS:

- A. Application
- B. Preliminary Plat & Associated Application Submittal Materials

ATTACHMENT A. APPLICATION



City of Ketchum
Planning & Building

**CERTIFIED
COMPLETE**

4-16-18
MP

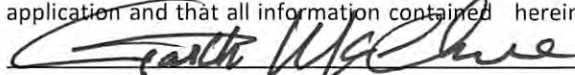
OFFICIAL USE ONLY	
Application Number	P18-047
Date	4-16-18
By	MP
Fee Paid	1050.00
Approved Date:	
By:	

Subdivision Application

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 and click on Municipal Code.

APPLICANT INFORMATION			
Name of Proposed Subdivision: ROBERTS BROTHERS TOWNHOMES			
Owner of Record: ROBERTS DUPLEX #2, LLC			
Address of Owner: PO BOX 4577, HAILEY, ID 83333			
Representative of Owner: BENCHMARK ASSOCIATES			
Legal Description: WS VILLAGE SUB. 3, BLK. 3, LOT 3			
Street Address: 108 FIR DRIVE			
SUBDIVISION INFORMATION			
Number of Lots/Parcels: 2			
Total Land Area: 13,569 SF (0.31 ACRE)			
Current Zoning District: GR-L			
Proposed Zoning District: GR-L			
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: LOT 2: 0.26 AC.			
Easements to be dedicated on the final plat: Mutual, reciprocal easements for utilities. (See Plat Note 2.)			
Briefly describe the improvements to be installed prior to final plat approval: None 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.			

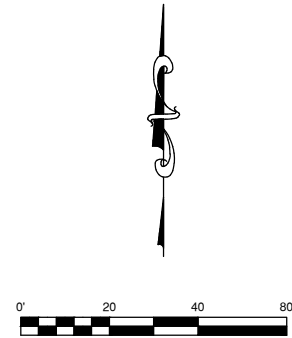
Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Subdivision Application in which the City of Ketchum is the prevailing party to pay reasonable attorney's fees and costs, including fees and costs of appeal for the City of Ketchum. Applicant agrees to observe 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 tortuous 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

4/6/18
Date

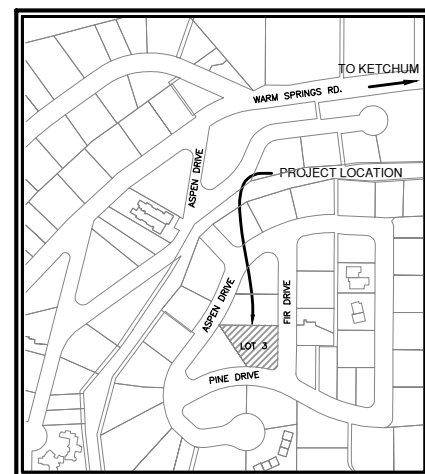
ATTACHMENT B. PRELIMINARY PLAT & ASSOCIATED
APPLICATION SUBMITTAL MATERIALS

A PRELIMINARY PLAT SHOWING:
ROBERTS' BROTHERS TOWNHOMES
A TOWNHOUSE SUBDIVISION OF LOT 3, BLOCK 3, WARM SPRINGS VILLAGE SUBDIVISION.
LOCATED WITHIN: SECTION 12, TOWNSHIP 4 NORTH, RANGE 17 EAST, B.M.,
CITY OF KETCHUM, BLAINE COUNTY, IDAHO
APRIL 2018

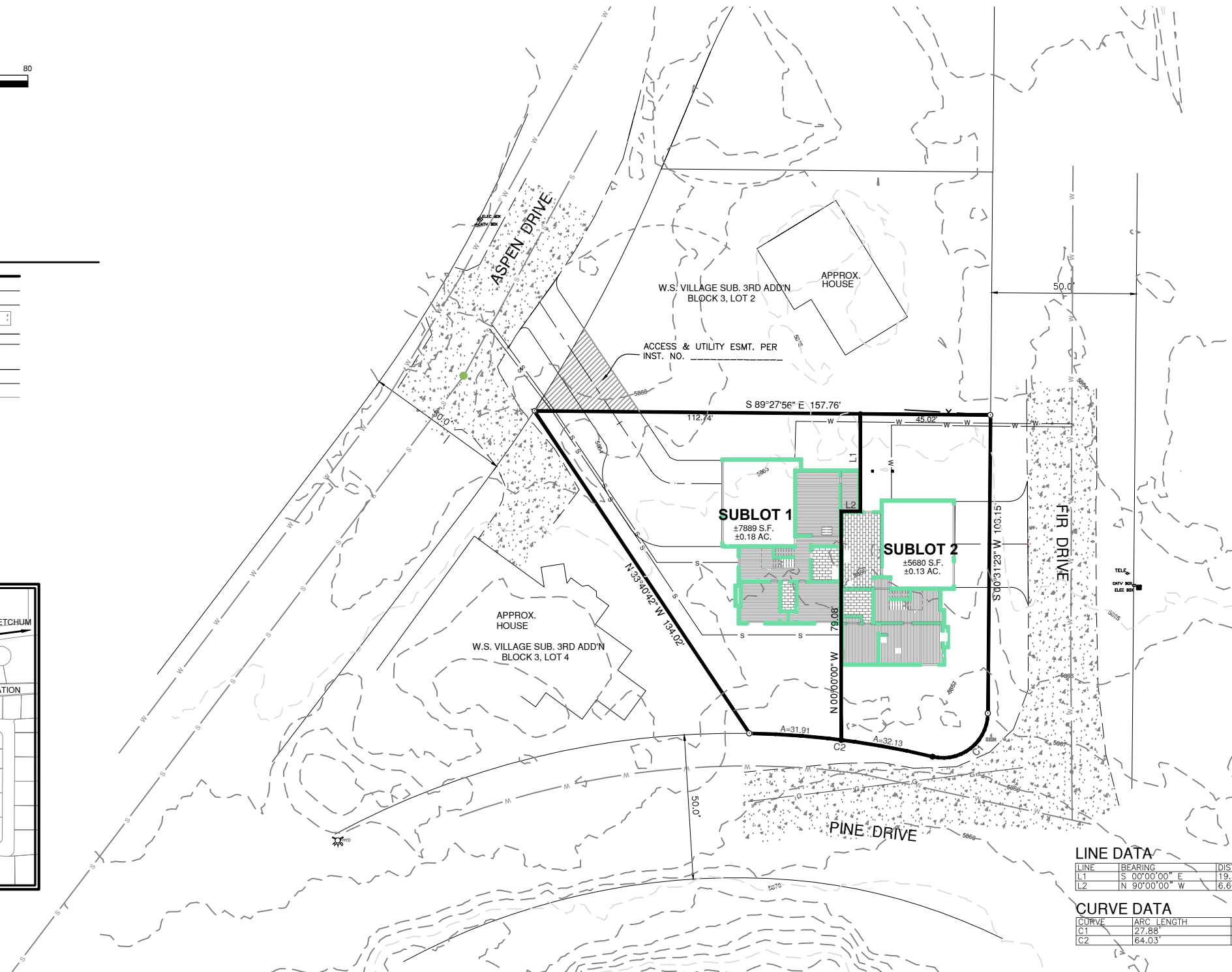


LEGEND

PROPERTY LINE	—————
ADJOINING PROPERTY LINE	—————
CENTERLINE	—————
ASPHALT PAVEMENT	
FENCE	X
SEWER	S
SEWER MANHOLE	●
WATER	W
GAS	G
ELEVATION CONTOUR	5821
FOUND 1/2" REBAR	○
SET 1/2" REBAR	●



VICINITY MAP
NOT TO SCALE



NOTES:

1. BASIS OF BEARINGS IS PER BLAINE COUNTY GIS CONTROL POINTS DERIVED BY GPS OBSERVATIONS. REFER TO PLAT & CC&R'S OF WARM SPRINGS VILLAGE SUBDIVISION FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
2. ALL TOWNHOUSE OWNERS SHALL HAVE MUTUAL RECIPROCAL EASEMENTS FOR EXISTING AND FUTURE PUBLIC AND PRIVATE UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, CABLE TV, SEWER, NATURAL GAS, TELEPHONE, AND ELECTRIC LINES OVER, UNDER AND ACROSS THEIR TOWNHOUSE SUBLOTS AND COMMON AREA FOR THE REPAIR, MAINTENANCE AND REPLACEMENT THEREOF.
3. THE TOWNHOME DECLARATION FOR ROBERTS' BROTHERS TOWNHOMES WAS RECORDED AS INST. NO. _____, RECORDS OF BLAINE COUNTY, IDAHO.
4. CONTOUR INTERVAL: 1' - CONTOURS IN AREAS OF DENSE VEGETATION MAY DEVIATE FROM TRUE ELEVATION BY ONE HALF THE HEIGHT OF THE VEGETATION. DATE OF LIDAR FLIGHT FOR CONTOURS: SUMMER 2015.

LINE DATA

LINE	BEARING	DISTANCE
L1	S 00°00'00" E	19.35'
L2	N 90°00'00" W	6.60'

CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	27.88'	15.48'	103°10'51"	S 51°55'01" W	24.26'
C2	64.03'	291.80'	12°34'21"	N 82°45'14" W	63.90'



ROBERTS' BROTHERS
TOWNHOMES

LOCATED WITHIN:
SECTION 11, TOWNSHIP 4 NORTH, RANGE 17 EAST, B.M.,
CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR: SCOTT ROBERTS

PROJECT NO. 18008	DWG BY: DWS/CPL	18008PRE.DWG
PRELIMINARY PLAT	DATE: 04/06/2018	SHEET: 1 OF 1

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Michael D. Pogue
Lawson Laski Clark & Pogue, PLLC
PO Box 3310
Ketchum, ID 83340

(space above line for recorder's use)

**TOWNHOME DECLARATION
ROBERTS' BROTHERS TOWNHOMES**

THIS DECLARATION IS MADE AS OF APRIL __, 2018, BY ROBERTS DUPLEX
#2, L.L.C. ("DECLARANT")

**ARTICLE I
RECITALS**

A. Declarant is the owner of certain property located in the City of Ketchum, County of Blaine, State of Idaho, which is more particularly described as Lot 3 in Block 3 of WARM SPRINGS VILLAGE SUBDIVISION THIRD ADDITION, according to the official plat thereof, recorded as Instrument No. 114679, records of Blaine County, Idaho ("Property").

B. Declarant is constructing or has constructed multistory townhouse residential dwelling units joined by a common party wall on the Property so that each Townhome is located on a separate parcel of land.

C. Declarant hereby declares that all of the Property shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the Property and be binding on all parties having any rights, title or interest in the Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof.

**ARTICLE II
INTERPRETATION**

2.1 Declarant is Original Owner. Declarant is the Owner of the Property and all improvements located thereon and will continue to be deemed the Owner thereof except as conveyances or documents changing such Ownership regarding specifically described lots within the Property are filed of record.

2.2 Captions and Schedules. Captions given to the various Articles and Sections herein are for convenience only and are not intended to modify or affect the meaning of any of the substantive provisions hereof. Any schedules or exhibits referred to herein and attached hereto shall be deemed incorporated herein by reference as though fully set forth where such reference is made.

2.3 Definitions.

A. "Declarant" shall mean ROBERTS DUPLEX #2, L.L.C., an Idaho Corporation.

B. "Declaration" shall mean this Townhome Declaration and any amendments thereof.

C. "Owner" shall mean and refer to the record Owner, whether one or more persons or entities, of fee simple title to any Townhome including contract purchasers, but excluding those having such interests merely as security for the performance of an obligation.

D. "Party Wall" shall mean the wall which is built as part of the original construction of a Townhome and placed on the dividing line between the Sublots.

E. "Persons" shall include natural persons, partnerships, corporations, associations and personal representatives.

F. "Plat" shall mean the final plat for Roberts' Brothers Townhomes. recorded in the official records of Blaine County, Idaho concurrently herewith.

G. "Property" shall mean and refer to the real property described in Article I, paragraph A above.

H. "Sublot" shall mean and refer to any one of the parcels which constitute a portion of the Property.

I. "Townhome" or "Unit" shall mean the single-family residential unit located on a Sublot and separated from the adjoining townhome unit by a Party Wall.

2.4 Owner Consent or Approval. Whenever any of the provisions of this Declaration required the consent or approval of, or a decision by, the Owners, then, unless otherwise expressly provided herein, the consent, approval or affirmative decision of all of the Owners shall be deemed to be required.

ARTICLE III
PROPERTY RIGHTS

3.1 Sublots. Subject to the provisions of this Declaration, each Owner shall have the right to own, use and enjoy the Sublot owned by said Owner.

3.2 Easements

A. Right to Use. Subject to the provisions of this Declaration, each Owner shall have the right to use, enjoy and receive the benefit of any easements created hereunder.

B. Utility Easement. There is hereby created an easement upon, across, over, through and under the Property for ingress, egress, installation, replacement, repair and maintenance of all utilities and service lines and systems including, but not limited to, water, sewers, gas, telephones, electricity, television, cable, or communication lines and systems for those utilities initially installed by the Declarant.

C. Easement for Owner Duties. There is hereby reserved to Declarant and each Owner, or their duly authorized agents and representatives, such easements as are necessary to perform the duties and obligations of the Owners as set forth herein.

D. Easement for Encroachments. Each Sublot is hereby declared to have an easement over the adjoining Sublot for the purpose of accommodating any encroachment due to engineering errors, errors in original construction, settlement or shifting of any building located on any Sublot, or any other similar cause, and any encroachment due to building overhang or projection. There shall be valid easements for the maintenance of said encroachment so long as they shall exist, and the rights and obligations of the Owner shall not be altered in any way by said encroachment, settling or shifting; provided, however, that in no event shall a valid easement for encroachment be created in favor of an Owner or Owners if said encroachment occurred due to the willful act or acts with full knowledge of said Owner or Owners. In the event any building or improvement on a Sublot is partially or totally destroyed, and then repaired or rebuilt, the Owners agree that minor encroachments over the adjoining Sublot shall be permitted, and that there shall be valid easements for the maintenance of said encroachments so long as they shall exist. The foregoing encroachment shall not be construed to be encumbrances affecting the marketability of title to either Sublot.

E. Easement Over Sublots. There is hereby reserved to each Owner an easement over the adjoining Sublot to the extent reasonably necessary to permit said Owner to repair, maintain and improve the improvements on said Owner's Sublot; and to permit said Owner to move personal property in and out of the improvements on said Owner's Sublot. Provided, each Owner shall utilize only such portion of the other Sublot, and only for such duration as is reasonably necessary to accomplish a permitted purpose and in a manner that will not unnecessarily disturb the peaceful enjoyment of the other Sublot by the Owner thereof; and at said Owner's sole expense, repair any damage caused to the other Sublot and improvements to as near the original condition as reasonably practicable.

3.3 Party Walls

A. General Rules of Law to Apply. To the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply to the Party Walls.

B. Cost of Repair. The cost of reasonable repair and maintenance of a Party Wall shall be shared equally by the two Owners who make use of that wall.

C. Destruction by Fire or Other Casualty. If a Party Wall is destroyed or damaged by fire or other casualty, any Owner who has the use of the wall may restore it, and the other Owner shall contribute one-half of the cost of restoration thereof without prejudice,

however, the right of such Owner to call for a larger contribution from the other Owner under any rule of law regarding liability for negligent or willful acts or omissions.

D. Weatherproofing. Notwithstanding any other provision of this Article, an Owner who by his negligent or willful acts causes the Party Wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

E. Right to Contribution Runs with Land. The right of one Owner to contribution from the other Owner under this Section shall be appurtenant to the land and shall pass to such Owner's successors in title.

ARTICLE IV USE

4.1 Alterations. Neither Owner shall make any exterior alterations or modifications to the building, fences, railings or walls situated within the Property without the prior written consent of the other Owner. Such approval shall not be unreasonably withheld. In the event an Owner fails to approve, modify or disapprove in writing a request from the adjoining Owner within thirty (30) days after the request is made, approval will be deemed denied.

4.2 Nuisances. No nuisance shall be permitted to exist or operate upon any Sublot or improvement thereon so as to be detrimental to any other Sublot or property in the vicinity thereof or to its occupants.

4.3 Maintenance of the Property. Each Owner is responsible for all maintenance, repair and replacement of all improvements on the Owner's Sublot, and shall keep the Sublot owned by him/her, and all improvements therein or thereon, in good order and repair and free of debris, including, but not limited to, the following: plumbing, electrical lines, gas and electric meters, windows, doors, including door hardware such as knobs and locks, keys, garage mechanical system, window and door screens, siding, telephone, television lines or other lines servicing solely a Sublot, weather stripping, chimney cleaning, dryer vents, and each Townhome's fire system. Each Owner shall be responsible for snow removal on and adjacent to his/her Sublot.

4.4 Zoning Regulations. Zoning regulations, building regulations, environmental regulations and other similar governmental regulations applicable to the Property shall be observed. In the event of any conflict between any provision of such governmental regulations and the restrictions of this Declaration, the more restrictive provisions shall apply.

ARTICLE V INSURANCE

5.1 Insurance by Owner. The Owner of each Sublot shall obtain fire insurance, with extended coverage (including vandalism, malicious mischief, debris removal, cost of demolition, windstorm and water damage) endorsement in an amount as near as practicable to the full insurable replacement value (without deduction for depreciation), together with comprehensive liability insurance, with respect to the Sublot. All such policies shall name the Owner of the

adjoining Townhome as co-insured and shall not be cancelled without thirty (30) days' notice to the other Owner.

5.2 Reconstruction. In the event of damage or destruction by fire or other casualty to either Sublot or improvement thereof, the Owner thereof shall, upon receipt of the insurance proceeds, repair or rebuild such damage or destroyed portions of the Sublot and improvements in a good workmanlike manner substantially the same as the original plans and specifications of said property.

ARTICLE VI

GENERAL PROVISIONS

6.1 Duration. The covenants and restrictions of this Declaration shall run with the land and bind the land for a term commencing on the date hereof and ending upon the written revocation of all of the Owners.

6.2 Amendment. This Declaration may not be amended without the written consent of all of the Owners. Any amendment must be recorded.

6.3 Enforcement. Each Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens or charges now or hereafter imposed by the provisions of this Declaration. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. The prevailing party in any such proceeding shall be entitled to recover costs of suit, including reasonable attorney fees.

6.4 Severability. The invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions, which shall remain in full force and effect.

DATED this _____ day of _____, 2018.

ROBERTS DUPLEX #2, L.L.C.,

By: _____
Scott Roberts, Authorized Agent

Instrument # 521193

HAILEY, BLAINE, IDAHO

2005-06-08

09:55:00 No. of Pages: 2

Recorded for : STEPHAN, KVANVIG, STONE

MARSHA RIEMANN

Fee: 6.00

Ex-Officio Recorder Deputy

Index to: WTYQCICORP DEED

QUITCLAIM DEED

RICHARD G. ROBERTS and MARY ANN ROBERTS, as Trustees of the **Richard G. and Mary Ann Roberts Family Trust** dated **October 30, 1987**, hereinafter "Grantors," do release and forever quitclaim unto **ROBERTS DUPLEX #2, L.L.C.**, whose address is P. O. Box 4577, Hailey, Idaho 83333, hereinafter "Grantee," and to its heirs and assigns, all right, title and interest which Grantors now have or may hereafter acquire in the following described real property situated in Blaine County, State of Idaho, to-wit:

Parcel #1:

Lot 2 in Block 3 of WARM SPRINGS VILLAGE SUBDIVISION
THIRD ADDITION, according to the official plat thereof, recorded
as Instrument No. 114679, records of Blaine County, Idaho.


Parcel #2:

Lot 3 in Block 3 of WARM SPRINGS VILLAGE SUBDIVISION
THIRD ADDITION, according to the official plat thereof, recorded
as Instrument No. 114679, records of Blaine County, Idaho.

TO HAVE AND TO HOLD, all singular the said premises, together with the appurtenances, unto Grantee, and to its heirs and assigns forever.

WITNESS the hand of said Grantors this 6th day of June, 2005.

RICHARD G. AND MARY ANN ROBERTS
FAMILY TRUST DATED OCTOBER 30, 1987

By: 
RICHARD G. ROBERTS, Trustee

By: 
MARY ANN ROBERTS, Trustee

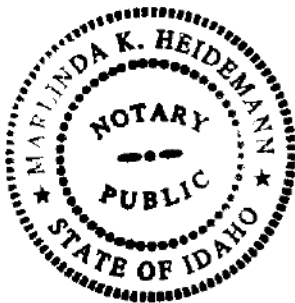
STATE OF IDAHO)

COUNTY OF Twin Falls)

: ss.

On this 16th day of June, 2005, before me the undersigned, a Notary Public for Idaho, personally appeared RICHARD G. ROBERTS, known or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, as trustee of The Richard G. and Mary Ann Roberts Family Trust dated October 30, 1987, and acknowledged to me that he executed the same as such trustee.

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



Marinda K. Heidemann
Notary Public for Idaho
My Commission Expires on 7-10-07

STATE OF IDAHO)

COUNTY OF Twin Falls)

: ss.

On this 16th day of June, 2005, before me the undersigned, a Notary Public for Idaho, personally appeared MARY ANN ROBERTS, known or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, as trustee of The Richard G. and Mary Ann Roberts Family Trust dated October 30, 1987, and acknowledged to me that she executed the same as such trustee.

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



Marinda K. Heidemann
Notary Public for Idaho
My Commission Expires on 7-10-07

State of _____)
) ss.
County of _____)

On this ____ day of _____, in the year of 2018, before me, a Notary Public in and for said State, personally appeared, Scott Roberts, known or identified to me to be the authorized agent of ROBERTS DUPLEX #2, L.L.C., and acknowledged to me that he executed the same on behalf of said limited liability company.

Notary Public for
Residing at _____
My Commission expires _____



CLTA LOT BOOK GUARANTEE

ISSUED BY
STEWART TITLE GUARANTY COMPANY
a corporation, herein called the Company

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE, AND SUBJECT TO THE FURTHER EXCLUSION AND LIMITATION THAT NO GUARANTEE IS GIVEN NOR LIABILITY ASSUMED WITH RESPECT TO THE IDENTITY OF ANY PARTY NAMED OR REFERRED TO IN SCHEDULE A OR WITH RESPECT TO THE VALIDITY, LEGAL EFFECT OR PRIORITY OF ANY MATTER SHOWN THEREIN.

GUARANTEES

the Assured named in Schedule A against actual monetary loss or damage not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

Countersigned by:


Authorized Countersignature

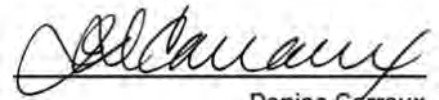
Blaine County Title, Inc.
360 Sun Valley Road
P.O. Box 3176
Ketchum, ID 83340
Agent ID: 120037

stewart
title guaranty company





Matt Morris
President and CEO



Denise Carraux
Secretary

For purposes of this form the "Stewart Title" logo featured above is the represented logo for the underwriter, Stewart Title Guaranty Company.

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File No.: 1820640

Lot Book Guarantee (6-6-92)

Page 1 of 3 of Policy Serial No.: G-0000-719464748

GUARANTEE CONDITIONS AND STIPULATIONS

1. **Definition of Terms** – The following terms when used in this Guarantee mean:
 - (a) "the Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
 - (b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
 - (d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
 - (e) "date": the effective date;
2. **Exclusions from Coverage of this Guarantee** – The Company assumes no liability for loss or damage by reason of the following:
 - (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
 - (b) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water: whether or not the matters excluded by (1), (2) or (3) are shown by the public records.
 - (c) Assurances to title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A)(C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways on which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
 - (d) (1) Defects, liens, encumbrances, or adverse claims against the title, if assurances are provided as to such title, and as limited by such assurances. (2) Defects, liens, encumbrances, adverse claims or other matters (a) whether or not shown by the public records, and which are created, suffered, assumed or agreed to by one or more of the Assureds; (b) which result in no loss to the Assured; or (c) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of assurances provided.
3. **Notice of Claims to be Given by Assured Claimant** – An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required, provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.
4. **No Duty to Defend or Prosecute** – The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.
5. **Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate** – Even though the Company has no duty to defend or prosecute as set forth in Paragraph 4 above:
 - (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
 - (b) If the Company elects to exercise its options as stated in Paragraph 5(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
 - (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
 - (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.
6. **Proof of Loss or Damage** – In addition to and after the notices required under Section 3 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such Assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.
7. **Options to Pay or Otherwise Settle Claims; Termination of Liability** – In case of a claim under this Guarantee, the Company shall have the following additional options:
 - (a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

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File No.: 1820640

Lot Book Guarantee (6-6-92)

Page 2 of 3 of Policy Serial No.: G-0000-719464748

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such Purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of the indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its option under Paragraph 5, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To Pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 5.

8. Determination and Extent of Liability – This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the exclusions stated in Paragraph 2.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

- (a) the amount of liability stated in Schedule A;
- (b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 7 of these Conditions and Stipulations or as reduced under Section 10 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or
- (c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance assured against by this Guarantee.

9. Limitation of Liability –

- (a) If the Company establishes the title or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.
- (b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.
- (c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

10. Reduction of Liability or Termination of Liability – All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 5 shall reduce the amount of liability pro tanto.

11. Payment of Loss

- (a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
- (b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

12. Subrogation Upon Payment or Settlement – Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest and costs of collection.

13. Arbitration – Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is \$1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof. The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules. A copy of the Rules may be obtained from the Company upon request.

14. Liability Limited to This Guarantee; Guarantee Entire Contract –

- (a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
- (b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
- (c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

15. Notices, Where Sent – All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at P.O. Box 2029, Houston, Texas 77252-2029.

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File No.: 1820640

Lot Book Guarantee (6-6-92)

Page 3 of 3 of Policy Serial No.: G-0000-719464748

LOT BOOK GUARANTEE SCHEDULE A

File No.: 1820640

Guarantee No.: G-0000-719464748

Date of Guarantee: February 07, 2018 at 5:00 P.M.

Liability: \$1,000.00

Premium: \$120.00

A. Assured:

Don Sewell, Benchmark Associates P.A.

B. Assurances, given without examination of the documents listed or referred to and only to the specifically named documents and no others:

1. Description of the land in Blaine County, Idaho:

Lot 3 in Block 3 of WARM SPRINGS VILLAGE SUBDIVISION THIRD ADDITION, according to the official plat thereof, recorded as Instrument No. 114679, records of Blaine County, Idaho.

2. The last recorded instrument in the public records purporting to transfer title to said land was:

Quitclaim Deed, recorded as Document No. 521193, conveying said real property to:

Roberts Duplex #2, L.L.C.

3. That there are no mortgages or deeds of trust describing the land that have not been released or reconveyed by an instrument recorded in the public records, other than those shown below under Exceptions.
4. That there are no contracts for sales, contracts for deed, including memorandums giving notice of such contracts, attachments, tax deed recorded within the last 9 years, which purport to affect the land other than shown below under Exceptions.

C. Exceptions:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by Public Records.
2. Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims, or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. Stewart makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interest that are not listed.
8. General taxes for the year 2017, a lien in the amount of \$3,495.58, of which the first half due December 20, 2017 are PAID and the second half are due on or before June 20, 2018. (Parcel No. RPK06000030030)
9. General taxes for the year 2018 and subsequent years, which are a lien not yet payable.
10. Water and sewer charges of the City of Ketchum.
11. Ketchum rubbish charges billed by Clear Creek Disposal.
12. Notes, Easements and Restrictions as shown on the official plat of Warm Springs Village Subdivision, Third Addition, recorded October 24, 1960, as [Instrument No. 114679](#), records of Blaine County, Idaho.
13. Limitations, Restrictions and Covenants including the terms and provisions thereof, as contained in that certain Warranty Deed executed by Mark B. Lloyd and Helen R. Lloyd, Husband and Wife recorded February 9, 1971 as [Instrument No. 138211](#), records of Blaine County, Idaho.
14. Affidavit as to Identification of Plats and Descriptions of Real Property within the avalanche zone, including the terms and provisions thereof, recorded October 10, 1979 as [Instrument No. 197578](#), records of Blaine County, Idaho.

STG Privacy Notice Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes — to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> ▪ request insurance-related services ▪ provide such information to us <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056



Planning and Zoning

Regular Meeting

~ Minutes ~

480 East Avenue North
Ketchum, ID 83340
<http://ketchumidaho.org/>

Maureen Puddicombe
208-726-7801

Monday, June 11, 2018

5:30 PM

Ketchum City Hall

1. **4:45 PM – SITE VISIT: Stevens Subdivision, 314 River Run Drive (Lot 19, Sun Valley Subdivision, 1st Addition)**
2. **5:00 PM– SITE VISIT: Kenworthy Residence, 791 E. 5th St. (Ketchum FR NWNW TL 3155 Sec 18 4N 18E)**
3. **5:30 PM - CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho**
4. **Call to Order**

Attendee Name	Title	Status	Arrived
Jeff Lamoureux	Chair	Present	
Neil Morrow	Commissioner	Present	
Matthew Mead	Commissioner	Absent	
Kurt Eggers	Commissioner	Present	

5. **PUBLIC COMMENT - Communications from the public for items not on the agenda.**

No Public Comment

6. PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF

- a. **Re-Zone Request in the GR-L/Tourist Zones: The Commission will consider and take action on a request by the applicant to rezone lot 1a, block 67 from GR-L/Tourist to Tourist.**

This application for Re-Zone has been withdrawn.

- b. This item has been withdrawn from the agenda.

- c. **Stevens Subdivision:** 314 River Run Drive (Lot 19, Sun Valley Subdivision, 1st Addition)
The Commission will consider a Preliminary Plat subdivision application to subdivide 314 River Run Drive into two lots.

Senior Planner, Brittany Skelton gave the Staff Report for the Stevens Subdivision. Staff recommends the plat be advanced to City Council for approval.

Bruce Smith of Alpine Enterprises, representing the applicant, agreed with the Staff Report.

Commissioner Kurt Eggers questioned if further subdivision was allowed on the plat. Bruce Smith indicated there are at least 12 similarly subdivided lots in the area.

Comments were made by Jim Jorgensen, neighbor of the Stevens, regarding the placement of the proposed driveway, the location of the gas line, and sprinkler system. Kimberly Rogers, former fire inspector with State of Idaho, questioned the fire access and the location of the gas lines. Pat Jorgensen, neighbor, expressed concern about the fire access.

Chair Jeff Lamoureux closed public comment.

Bruce Smith addressed the concerns expressed by the Public. He indicated the easement allows for sufficient space for a fire truck, as the Fire Chief approved. The only thing in the right-of-way is an Arctic Willow, which will be addressed as instructed by the Streets Department.

Chair Jeff Lamoureux re-opened Public Comment.

Kimberly Rogers asked about the out-riggers on the fire truck. Jim Jorgensen is planning to install a fence and asked for a lot marker. Bruce Smith said it could be done.

Public Comment closed.

Commissioner Kurt Eggers was not in favor of the subdivision due to the backlot not having sufficient street access. Chair Jeff Lamoureux feels there are similar lots and such subdivision should be encouraged to promote density. Vice-Chair Neil Morrow supported the project and suggested relocating the gas lines.

Motion To: Advance the Stevens Subdivision project at 314 River Run Drive to City Council for final plat with Conditions 1-11.

RESULT:	ADOPTED
MOVER:	Jeff Lamoureux, Chair
SECONDER:	Neil Morrow
AYES:	Jeff Lamoureux, Neil Morrow
NAYS:	Kurt Eggers
ABSENT:	Matthew Mead

- d. **Kenworthy Residence Lift:** 791 E. 5th Street (Ketchum FR NWNW TL 3155) The Commission will hear public comment, consider and provide feedback on a Pre-Application Mountain Overlay Design Review of a new lift (tram/outdoor elevator) system comprised of two loading platforms, a track, and an enclosed cab designed to enhance access to an existing single-family residence.

Associate Planner Abby Rivin gave the Pre-Design Review for the project. Staff recommends advancement to Design Review concurrently with the granting of a Variance.

Jolyon Sawrey, Architect for the project, gave an overview of the project and addressed the concerns expressed in the written public comment and site visit. Dan Ward, Conrad Bros, spoke to the construction phase of the project.

Chair Jeff Lamoureux opened Public Comment.

Linda Haavik, representing Dr. and Mrs. Benjamin Bierbaum, questioned the safety of the neighbor's property downhill of the project during construction, the plat of the property, vehicular access, and power lines. She questioned the feasibility of a Jersey barrier. Terrance Davitt, Val d'Sol resident, asked for story poles at the bottom and the top of the tram to indicate the cart height. He felt the project would have great visual impact from Sun Valley Road at Val d'Sol, and gave information on the history of the existing road.

Chairperson Jeff Lamoureux closed public comment.

The Commission was concerned with the final design of the car. Options for placement of the car, the driveway, and vehicle access were discussed by the Commission and the applicant's representatives. The need for safety and improved access were considered. Construction techniques and visual impact were discussed.

Motion To: Advance the Kenworthy Residence Lift to Design Review.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neil Morrow, Commissioner
SECONDER:	Kurt Eggers, Commissioner
AYES:	Jeff Lamoureux, Neil Morrow, Kurt Eggers
ABSENT:	Matthew Mead

- e. **Warfield Distillery and Ale House:** 280 N. Main Street (AM Lot 3AA, Blk 3, Ketchum) The Commission will consider and take action on an application for Design Review approval of a 6,375 sq. ft. addition to the existing Warfield Distillery & Ale House. The addition will include an expansion of the distillery operations, a new tasting room, sales space, and two residential units on the upper level.

Associate Planner Abby Rivin gave the Design Review. Staff recommended approval of the project.

Gretchen Wagner, architect, presented for the applicant, going over the areas of concern from the previous meeting, including lighting, parking, bike racks, and mechanical parapet. The Commission presented questions to Gretchen Wagner for clarification. Vice-Chair Neil Morrow was concerned about the lack of parking.

Chair Jeff Lamoureux opened Public Comment.

Jeff Nelson, neighbor, saw no impact to area parking and suggested the Warfield could use the spaces in the 360 Sun Valley Road Building at night.

Public comment closed.

Chair Jeff Lamoureux questioned the calculation of space regarding production vs. retail/restaurant. Vice-Chair Neil Morrow and Commissioner Kurt Eggers were concerned about the lack of parking. The Commissioners held an in-depth discussion of the Retail vs Production aspects of the project as related to the calculation of the parking requirement and Zoning Code. Planning Director John Gaeddert pointed out that calculation of the parking requirement is an administrative decision made by the Planning Department. Alex Buck, applicant, related how the parking issue evolved from two spaces in the Pre-Design Review to the current proposal of no parking spaces. Chair Jeff Lamoureux questioned if the parking proposal was approved administratively, could the staff interpretation of the code be appealed at the City Council. Neil Morrow suggested securing off-site parking as a solution to the parking issue. The Commission compared the project with the Standards of Evaluation, finding it meets the Design Standards.

Motion To: Approve the Design Review for the Warfield Distillery and Ale House with Conditions 1-13; amending Condition #8 for rooftop mechanical equipment to be no closer than 10 feet from the edge and screened by the parapet; the addition of Condition #14 for recalculation of the parking requirement.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Kurt Eggers, Commissioner
SECONDER: Neil Morrow, Commissioner
AYES: Jeff Lamoureux, Neil Morrow, Kurt Eggers
ABSENT: Matthew Mead

- f. **Community Core Retail Square Footage.** *Continued from March 12th, March 27th, April 9th, May 14th, and May 29th, 2018.* The Commission will consider City-initiated amendments to Title 17, Section 17.12.040, Dimensional Standards – CC District Matrix, Section 17.12.010, Zoning Map Districts, and Section 17.12.020, District Use Matrix.

Senior Planner Brittany Skelton presented the latest version of the text amendment for retail square footage.

Chair Jeff Lamoureux called for public comment; no public comments were given.

Motion To: Direct Staff to notice the Community Core Retail Square Footage text amendment for a public hearing on July 9th, 2018.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Neil Morrow, Commissioner
SECONDER: Kurt Eggers, Commissioner
AYES: Jeff Lamoureux, Neil Morrow, Kurt Eggers
ABSENT: Matthew Mead

- g. **Residential Use in the Light Industrial Districts:** *Continued from March 12th, March 27th, April 9th, May 14th, and May 29th, 2018.* The Commission will consider City-initiated amendments to Title 17, Section 17.124.090, Residential, Light Industrial Districts, and Section 17.12.020, District Use Matrix.

Senior Planner Brittany Skelton introduced the text amendment.

Chair Jeff Lamoureux called for public comment.

Kingsley Murphy, LI property owner, thought the area is not perfect, but works well as it is. He would not like to see it evolve too far from what it is now. He thought allowing housing in the LI-3 will not change the use of the rest of the LI. He thought the Building Value vs Land Value Ratio was not a reasonable standard to apply to the LI, as it is a lower cost area. The land is supposed to be less valuable than the Community Core. That is the purpose of the LI. The combination of low-cost land and small living units under 1,000 square feet keep the cost down. If buildings are more valuable than the land, low cost housing will go away. If you lose the low-cost work areas, you will no longer need the low-cost housing. Some of the Industrial has moved south but others have moved in. The last few years have been tough for Construction. With the economy coming back, the availability of smaller units will help businesses start off with lower expenses. He doesn't want to see Ketchum lose that. He disagrees with the Staff observation of empty lots. That is a key feature of the LI. Many businesses use those lots for storage of materials and equipment. An unbuilt lot is still a fully-used lot. He thinks it works great as it is and urged the Commission not change it too much.

Neil Morrow agreed with the comments. Planning Director John Gaeddert asked Kingsley for his opinion as to what constitutes the heart of the LI, what not to change and what could be improved.

Kingsley Murphy thought the majority of the LI is the LI-2 Zone and shouldn't be changed. Introducing residents into the area will cause friction between the two uses. He related how

residents and the LI can be in conflict. Even CCR's stating the Industrial has full rights over the residential does not prevent conflict and complaints to the City.

Director John Gaeddert asked about recommendations for first floor ceiling height.

Kingsley Murphy thought 16-18 feet is best for first floor ceiling height. The occupant can install a loft/living space or mezzanine area for storage. He suggested an area of 1000 sq. ft. living space to keep costs down. He reiterated how the LI needs open space for laydown space.

Motion To: Continue Residential Use in the Light Industrial Districts text amendment to the June 25th special meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neil Morrow, Commissioner
SECONDER:	Kurt Eggers, Commissioner
AYES:	Jeff Lamoureux, Neil Morrow, Kurt Eggers
ABSENT:	Matthew Mead

7. CONSENT CALENDAR

- a. **Minutes:** May 29, 2018

Motion To: Continue to June 25th meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neil Morrow, Commissioner
SECONDER:	Kurt Eggers, Commissioner
AYES:	Jeff Lamoureux, Neil Morrow, Kurt Eggers
ABSENT:	Matthew Mead

- b. **Findings of Fact and Conclusions of Law: Stevens Subdivision**, 314 River Run Drive (Lot 19, Sun Valley Subdivision, 1st Addition)

Motion To: Approve Findings of Fact and Conclusions of Law for the Stevens Subdivision.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neil Morrow, Commissioner
SECONDER:	Kurt Eggers, Commissioner
AYES:	Jeff Lamoureux, Neil Morrow, Kurt Eggers
ABSENT:	Matthew Mead

8. FUTURE PROJECTS AND NOTICING REQUIREMENTS

Senior Planner Brittany Skelton related the future projects:

- Applicant-initiated Text amendment to the LI-2
- Ketch Community Housing for Design Review
- Continuation of the LI-Residential discussion
- Roberts Subdivision for a 2-unit townhouse

For the July 9th Meeting:

- Variance and Design Review for the Kenworthy Lift Project
- Community Core Retail Square Footage text amendment

9. STAFF REPORTS & CITY COUNCIL MEETING UPDATE

Director John Gaeddert informed the Council there are 9 Planning and Zoning items on the City Council agenda, including a Resolution appointing Tim Carter as the new commissioner replacing Erin Smith.

10. Commission reports and ex parte discussion disclosure

Appeal Status: The Appeal Hearing will be held on July 16th at 4:00 PM before the City Council. The hearing will take place before the regularly scheduled City Council meeting.

Staff is working to improve the procedure for Streets and Planning interaction.

11. ADJOURNMENT

Motion To: Adjourn at 9:30 PM.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neil Morrow, Commissioner
SECONDER:	Kurt Eggers, Commissioner
AYES:	Jeff Lamoureux, Neil Morrow, Kurt Eggers
ABSENT:	Matthew Mead

Jeff Lamoureux
Chairman



City of Ketchum
Planning & Building

June 25, 2018

Planning and Zoning Commission
City of Ketchum
Ketchum, Idaho

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
SPECIAL MEETING OF JUNE 25, 2018

PROJECT: WDC Ketch Housing Development Design Review

FILE NUMBER: #18-076

OWNERS: Ketchum PDX LLC

REPRESENTATIVE: Gene Bolante, Studio 3 Architecture

REQUEST: Design Review of a two-story residential building containing 18 apartment units.

LOCATION: 560 N. 1st Avenue (Lot 6, Block 35, Ketchum Townsite)

NOTICE: Notice was mailed to property owners within a 300 ft radius of the subject property and published in the Idaho Mountain Express on June 6, 2018.

ZONING: Community Core (CC) & Sub-District C, Urban Residential

REVIEWER: Brittany Skelton, Senior Planner

ATTACHMENTS: A. Application
B. Plans
C. Fire Department comments

BACKGROUND:

WDC Properties of Portland, OR, represented by Gene Bolante, AIA, Studio 3 Architecture, of Salem, OR, has submitted a Pre-Application Design Review application for a new two-story, 18 unit multi-family development to be located at 560 N. 1st Ave. in the Community Core, subdistrict C – Urban Residential. At the time of Pre-Application Design Review the proposal was to include 20 apartments; the project has been scaled back to include 18 apartments. The first floor will contain 12 alcove-studio units, the second floor will contain two 1-bedroom units and four 2-bedroom units. Alcoves range from 225 to 300 square feet, 1 bedrooms are proposed to be 290 square feet and 2 bedrooms are proposed to be 585 square feet. The applicant intends to designate up to four units for affordable housing. The applicant's development timeline includes breaking ground this year.

The Planning and Zoning Commission conducted a site visit and reviewed the Pre-Application Design Review for the WDC Ketch Housing Development Project at the regular meeting of May 14th, 2018. The Commission unanimously approved a motion to advance the subject project to Design Review.

OUTSTANDING ACTION ITEMS FROM PRE-APPLICATION DESIGN REVIEW:

The following action items were identified during Pre-Application Design Review to be addressed with Design Review:

- Snow storage
- Drainage
- Right-of-way improvements
 - Alley improvements
 - Sidewalk
 - Street trees
 - Public amenities
- Utilities
- Setbacks and compliance with the zoning code
- Exceedance Agreement addressing square footage developed above a 1.0 Floor Area Ratio

All action items, with the exception of street trees and the Exceedance Agreement, have been addressed. The Exceedance Agreement is scheduled to be reviewed by City Council at their July 2nd, 2018 meeting. Staff is still working with the Streets Department and the City Arborist regarding the installation of a street tree; the street tree requirement shall be addressed prior to issuance of a Building Permit.

ANALYSIS:
Table 1: Requirements for All Applications

General Requirements for all Design Review Applications				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.080	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Fire Department: 1. See Attachment C.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Streets: 1. Right-of-way improvements will be required in the alley and on 1 st Avenue. 2. The site must maintain its own drainage.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Utilities: 1. There is an old Ketchum Springs water main in the alley, however, the water main is not available for the subject property or the adjacent vacant property. a. If the applicant proposes to change the elevation of the alley the KSW main will have to be lowered to a 6 ft depth. 2. The applicant should address how the project will be metered for water; the configuration of water metering will affect impact fees. 3. Applicant should address whether the project will have fire sprinklers. 4. Sewer impact fees will be calculated according to the city's fee schedule and based on the number of bedrooms.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Building: ○ <i>No comment at this time.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Arborist: ○ <i>No comment at this time.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Planning and Zoning: ○ <i>See comments throughout staff report.</i>

Table 2: Zoning Standard Analysis

Compliance with Zoning Standards				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Minimum Lot Area
			<i>Staff Comments</i>	Required: 5,500 square feet minimum Existing: 5,506 square feet
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.040	Floor Area Ratios and Community Housing
			<i>Staff Comments</i>	Permitted in Community Core Urban Residential Sub-district (CC-C) <i>Permitted Gross FAR: 1.0</i> <i>Permitted FAR with Community Housing requirements satisfied: 2.25</i> Proposed: <i>Gross floor area: 7,750 square feet</i> Proposed FAR: <i>FAR: 7,580 gross square feet / 5,506 square foot lot = 1.376</i>

				<p>2,074 square feet over the 5,506 permitted by right.</p> <p>The applicant is aware than an exceedance agreement for the FAR overage will be required. The applicant would be required to develop 353 square feet of Community Housing on site or to pay a fee in-lieu of construction of \$84,014 (353 square feet * \$238/square foot in lieu fee) or to propose another alternative that the Council approves. Currently, the applicant is developing a proposal to include Community Housing on site.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Minimum Building Setbacks
			<i>Staff Comments</i>	<p>Required: Front (1st Ave – south facade): 5’ average Side (adjacent to existing development - east facade): 0’ Side (adjacent to vacant lot – west facade): 0’ Rear (alley – north facade): 3’</p> <p>Proposed: Front (1st Ave – south facade): 11’-3” Side (adjacent to existing development - east facade): 5’-4” Side (adjacent to vacant lot – west facade): 3’ Rear (alley – north facade): 3’-6”</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Building Height
			<i>Staff Comments</i>	<p>Maximum Permitted: 42’ Proposed: 27’-8”</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.030.H	Curb Cut
			<i>Staff Comments</i>	<p>Required: A total of 35% of the linear footage of any street frontage can be devoted to access to off street parking. Proposed: No curb cut is proposed. The applicant is not proposing on-site parking with this project.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.40.B	Parking Spaces
			<i>Staff Comments</i>	<p>Residential multiple-family dwelling within the Community Core (CC) District and the Tourist (T), Tourist 3000 (T-3000), and Tourist 4000 (T-4000):</p> <p>Units 750 square feet or less - 0 spaces</p> <p>Proposed: The applicant is proposing 20 residential dwelling units. The project is located in the Community Core. All proposed units are under 750 square feet. No parkin spaces are required.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.020	Zoning Matrix
			<i>Staff Comments</i>	<p>Multiple family dwellings are permitted in the Community Core, Subdistrict C, and dwellings may occupy the ground floor in this subdistrict.</p> <p>17.08.020 – Definitions Dwelling, Multiple Family: A building, under single or multiple ownership, containing two (2) or more dwelling units used for residential occupancy.</p> <p>The applicant is proposing an 18-unit multi-family development.</p>

Table 3: Design Review Standards for all projects

Design Review Requirements IMPROVEMENTS AND STANDARDS: 17.96.060				
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(A)(1) Streets	The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.
			<i>Staff Comments</i>	<i>The subject property has frontage along N. 1st Avenue. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(A)(2) Streets	All street designs shall be approved by the City Engineer.
			<i>Staff Comments</i>	<i>No changes to the lanes of travel in the street are required.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(B)(1)	All projects under 17.96.010(A) that qualify as a “Substantial Improvement” shall install sidewalks as required by the Public Works Department.
			<i>Staff Comments</i>	<i>The property has street frontage along N. 1st Avenue and there is not currently an existing sidewalk in front of the property. The applicant proposes to construct a new sidewalk for the entirety of the 55’ linear feet of the property that is adjacent to N. 1st Avenue.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.96.060 (B)(2)c	Sidewalk width shall conform to the City’s right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.
			<i>Staff Comments</i>	<i>The applicant is proposing an 8’ wide sidewalk, which meets the city’s right-of-way standards. The street-fronting edge of the sidewalk will align with the existing sidewalk on the neighboring property to the south, which is 5’. In order to accommodate 8’ in sidewalk width the applicant is proposing to construct 3’ of the width on their private property and to record an access easement so that the full 8’ is accessible by the public.</i>
				<i>The proposed design has been reviewed with the Streets Department and approved.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(3)	Sidewalks may be waived if one of the following criteria is met: a. The project comprises an addition of less than 250 square feet of conditioned space. b. The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.
			<i>Staff Comments</i>	<i>N/A. Per Streets Department comments, right-of-way improvements, which include sidewalk, will be required for this project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060 (B)(4)	The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
			<i>Staff Comments</i>	<i>The property has street frontage along N. 1st Avenue and there is not currently an existing sidewalk in front of the property. The applicant proposes to construct a new sidewalk for the entirety of the 55’ linear feet of the property that is adjacent to N. 1st Avenue.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060 (B)(5)	New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.
			<i>Staff Comments</i>	<i>The proposed sidewalk connects to the existing sidewalk located in front of the adjacent property to the south. An on-site sidewalk wraps around the north and south sides of the proposed building. The applicant owns the adjacent property to the north and is proposing a 6’ wide sidewalk on the north side of the building with 3’ on the subject property and 3’ on the property to the north. Staff recommends constructing the full 6’ width at this time in order to provide safe pedestrian access around the building. The on-site sidewalk on the south side of the building is 5’4” in width.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(6)	The City may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in-lieu contribution shall be paid before the City issues a certificate of occupancy.
			<i>Staff Comments</i>	<i>N/A, Staff does not recommend a voluntary cash contribution in-lieu of improvements for this project.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(C)(1)	All storm water shall be retained on site.
			<i>Staff Comments</i>	<i>The applicant has submitted civil plans that indicate drainage infrastructure designed to retain all storm water on site.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.96.060(C)(2)	Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
			<i>Staff Comments</i>	<i>The applicant has submitted civil plans that indicate drainage infrastructure designed to retain all storm water on site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(C)(3)	The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.
			<i>Staff Comments</i>	<i>The City Engineer has not yet reviewed the drainage plans. Drainage plans will be reviewed prior to issuance of Building Permit and revised if necessary.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(C)(4)	Drainage facilities shall be constructed per City standards.
			<i>Staff Comments</i>	<i>Proposed drainage facilities, a drywell and catch basin, have been designed to city standards.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(D)(1)	All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
			<i>Staff Comments</i>	<i>The applicant is aware of this requirement and proposes to extend all required utilities.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(D)(2)	Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.
			<i>Staff Comments</i>	<i>All on-site utilities will be located underground.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(D)(3)	When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with city of Ketchum standards and at the discretion of the City Engineer.
			<i>Staff Comments</i>	<i>The applicant is aware of this requirement. Staff spoke with the Civil Engineer for the applicant and location of a fiber line to serve the project will be identified.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(E)(1)	The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.
			<i>Staff Comments</i>	<i>The proposed color scheme has been revised from the Pre-Application Design Review proposal.</i> <i>The siding has been revised to be wood siding. Colors now consist of consist of two warm, terracotta/rust hues and a light, natural wood. The cement fiber elements remain painted in a dark gray color. The proposed balconies will be steel framed and clad in 2 x 6 cedar. Cedar, or hardi-board painted in the same tone, are now proposed for corner boards at each corner of the building (see Elevation Drawings, Sheets A 2.11 and A. 2.12). These warm earth tones remain complementary to the adjacent 3-story building to the south, which is primarily light grey in color. Other buildings in the vicinity have muted earth tone hues.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(E)(2)	Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.
			<i>Staff Comments</i>	<i>N/A. There are no identified landmarks on the property.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(E)(3)	Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.
			<i>Staff Comments</i>	<i>N/A. The subject property is currently vacant.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(1)	Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.
			<i>Staff Comments</i>	<i>All first-floor units are proposed to have individual doors are accessed from the on-site sidewalks and the on-site sidewalks connect directly to the sidewalk adjacent to N. 1st Ave.</i> <i>The second-floor units are accessed from an internal hallway. Access to the hallway is provided through an entryway on the N. 1st Avenue street fronting façade; the entry leads to a staircase occupants will use to reach the second floor. An on-site sidewalk will connect directly from the first-floor entry door to the right-of-way sidewalk.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(2)	The building character shall be clearly defined by use of architectural features.
			<i>Staff Comments</i>	<p>The character of the building is clearly defined through the alternating pattern of horizontal siding, a repeating array of windows and doors, the use of second floor balconies, the substantially wide parapet wall and band differentiating between the first and second floors of the same painted fiber cement paneling, the use of the same fiber cement paneling to create a vertical element on the front façade and a complementary element along the bottom of the front façade, and the use of a complementary secondary cornice roofline at the eastern ends of the side facades that wraps around the rear facade.</p> <p>The first and second floor floorplates are differentiated by a horizontal cement fiber board element 1' wide and the second floor balconies that are present on the north, south, and west facades.</p> <p>The character of the building is also defined by the substantial amount of glazing, which is used on both doors and windows for each residential unit.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(3)	There shall be continuity of materials, colors and signing within the project.
			<i>Staff Comments</i>	The proposed materials and colors satisfy this requirement as the use of painted fiber cement paneling, painted and natural wood siding, windows with transoms, and doors with transoms are used on all four facades of the building. Additionally, the same color scheme of dark grey, terracotta/rust, and natural wood is used on all four sides of the building. Signing for the development has not yet been proposed but will be required to complement the proposed building.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(4)	Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.
			<i>Staff Comments</i>	<p>Accessory structures, fences, and walls have not been proposed and are not required.</p> <p>Landscaping features complement the principal building.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(5)	Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
			<i>Staff Comments</i>	<p>While the main mass of the building is primarily rectangular building undulates in alignment with the layout of the proposed units. The appearance of undulation is augmented by the change in color of the wood siding.</p> <p>Additionally, the second-floor balconies and the 4' parapet wall combined with the roof's overhand reduce the appearance of bulk and flatness.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(6)	Building(s) shall orient towards their primary street frontage.
			<i>Staff Comments</i>	The building orients toward N. 1 st Avenue, which is the only street-fronting façade.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(7)	Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.
			<i>Staff Comments</i>	Sheet A 1.22 indicates the garbage storage area will be enclosed within the building. No satellite receivers are proposed.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(8)	Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.
			<i>Staff Comments</i>	<p>There is an awning proposed over the main entry to the building, which provides weather protection for residents who will live in the six second story units.</p> <p>The doors to some, but not all, of the ground floor units are sheltered from weather by the balconies of the second floor units.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(G)(1)	Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.
			<i>Staff Comments</i>	<p>There is one proposed bicycle rack to be located at the front of the building (see sheet A 1.10, detail 8). No equestrian access is proposed or required.</p> <p>Proposed pedestrian accesses on the site connect to the proposed public sidewalk.</p>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(G)(2)	Awnings extending over public sidewalks shall extend five (5') feet or more across the public sidewalk but shall not extend within two (2') feet of parking or travel lanes within the right of way.
			<i>Staff Comments</i>	<i>No awnings are proposed to extend over the right-of-way.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(G)(3)	Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.
			<i>Staff Comments</i>	<i>The applicant has proposed to include 3' of sidewalk of the required 8' sidewalk along N. 1st. Avenue to be on the subject property in order to align with the existing 5' sidewalk to the south and prevent an abrupt transition from 5' to 8' and the need to realign parking spaces. This allows existing vehicle circulation on N. 1st Ave. to continue as it is currently.</i> <i>The on-site sidewalks on the north and south sides of the building are 6' in width, sufficient for pedestrian circulation. The north side of the building has a sidewalk for the entire length. The south side of the building has a sidewalk that leads to a staircase to access the alley at the rear of the lot.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(G)(4)	Curb cuts and driveway entrances shall be no closer than twenty (20') feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.
			<i>Staff Comments</i>	<i>No curb cut is proposed for this development.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(G)(5)	Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.
			<i>Staff Comments</i>	<i>The alley behind the subject property provides access for garbage trucks, snowplows and emergency vehicles. N. 1st Ave. provides access for snowplows and emergency vehicles.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(H)(1)	Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.
			<i>Staff Comments</i>	<i>The Civil Plan (sheet C1) indicates on-site pedestrian circulation is 860 square feet and 360 square feet for snow storage is provided (38%) in the landscaped yard located in the front of the building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(H)(2)	Snow storage areas shall be provided on-site.
			<i>Staff Comments</i>	<i>The Civil Plan (sheet C1) indicates on-site pedestrian circulation is 860 square feet and 360 square feet for snow storage is provided (38%) in the landscaped yard located in the front of the building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(H)(3)	A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty five (25) square feet.
			<i>Staff Comments</i>	<i>One snow storage area is 8'-6" x 20'-1" equal to approximately 170 square feet. The other is 8'-6" x 14'-8" equal to approximately 125 square feet.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(H)(4)	In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.
			<i>Staff Comments</i>	<i>The applicant has proposed on-site snow storage.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(1)	Landscaping is required for all projects.
			<i>Staff Comments</i>	<i>The applicant proposes a landscaped yard 8'-6" in width at the front of the building as well as two street trees along 1st Avenue and shrub groupings. The proposed street trees and plant species shall be reviewed and approved by the City Arborist prior to issuance of a Building Permit for the project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(2)	Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.
			<i>Staff Comments</i>	<i>The proposed landscape enhances the building's front façade and complements the neighborhood. As indicated on Sheet L1 of the Design Review submittal, the applicant has proposed two Autumn Blaze Maple trees on along 1st Avenue. The applicant has</i>

				<i>also proposed shrub groupings comprised of Snowberry Bush, Goldflame Spirea, and Isanti Dogwood. The City Arborist shall review and approve the street trees and plantings prior to issuance of a Building Permit for the project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(3)	All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.
			<i>Staff Comments</i>	<i>The proposed street trees and shrub species are similar to established landscaping within the Community Core. The City Arborists shall review and approve the plant species prior to issuance of a Building Permit for the project.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(4)	Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.
			<i>Staff Comments</i>	<i>The proposed street trees and shrub groupings provide a buffer from 1st Avenue as well as the alley.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.96.060(J)(1)	Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.
			<i>Staff Comments</i>	<i>A new sidewalk along N. 1st Ave. is required. Proposed amenities include a park bench. The final siting and design of the bench shall be reviewed and approved by the Streets Department prior to issuance of a Building Permit for the project.</i>

Table 4: Design Review Standards for Community Core Projects

IMPROVEMENTS AND STANDARDS: 17.96.070 - Community Core (CC) Projects				
In addition to the requirements of section 17.96.060 of this chapter, unless otherwise specified, the standards of this section apply to projects in the Community Core district. The purpose of this section is to ensure the addition of high quality architecture for new development, while maintaining the unique character of existing building stock found in the Community Core.				
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.96.070 A(1)	Street trees, street lights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.
			<i>Staff Comments</i>	<i>The applicant has proposed a park bench sited on the sidewalk within the 1st Avenue right-of-way. The final design and siting of the bench shall be reviewed and approved by the Streets Department prior to issuance of a Building Permit for the project.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.96.070(A)(2) Streets	Street trees with a minimum caliper size of three (3") inches, shall be placed in tree grates.
			<i>Staff Comments</i>	<i>The applicant has proposed two (2) 3" caliper Autumn Blaze Maple street trees on the sidewalk along 1st Avenue. The City Arborist shall review and approve the siting of the proposed street trees prior to issuance of a Building Permit for the project.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(A)(3)	Due to site constraints, the requirements if this subsection 17.96.070. (A) may be modified by the Public Works Department.
			<i>Staff Comments</i>	<i>N/A as the Public Works Department has not waived the requirements of §17.96.070(A).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070 (B)(1)	Facades facing a street or alley or located more than five (5') feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials, and colors as the front façade.
			<i>Staff Comments</i>	<i>All facades include both solid surfaces and window openings. The two side facades and the rear façade utilize the same vertical wood siding, horizontal fiber cement lap siding, and cement parapet wall as the front façade.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070 (B)(2)	For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways.
			<i>Staff Comments</i>	<i>The proposed building is 100% residential.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070 (B)(3)	For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.
			<i>Staff Comments</i>	<i>The proposed building is 100% residential.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070 (B)(4)	Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.
			<i>Staff Comments</i>	<i>The form of the roof is a flat roof. The primary roofline is a 4' wide parapet wall comprised of fiber cement paneling painted grey. A secondary roofline utilized on the front façade as a visual connection between the north and south sides of the building and along the rear façade and adjacent to the alley on the interior side facades is a fiber cement cornice. Both elements of the roof appear are hues of grey and complementary the grey fiber cement lap paneling and the sage and natural wood siding used on the facades of the building.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070 (B)(5)	All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts.
			<i>Staff Comments</i>	<i>The proposed building has a flat roof.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070 (B)(6)	Roof overhangs shall not extend more than three (3') feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Department.
			<i>Staff Comments</i>	<i>No roof overhangs over a public sidewalk are indicated in the site plan or rendering sheet.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070 (B)(7)	Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials.
			<i>Staff Comments</i>	<i>N/A. No front porches or stoops are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(C)(1)	Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right of way and shall be screened from public views.
			<i>Staff Comments</i>	<i>The proposed garbage storage area is located within the building and adjacent to the alley.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(C)(2)	Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.
			<i>Staff Comments</i>	<i>No roof or ground mounted mechanical or electrical equipment has been proposed at this time.</i> <i>However, if roof or ground mounted equipment is proposed at Design Review the zoning code requires that all roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Roof mounted mechanical equipment will not exceed ten-feet (10') over the maximum building height and must be set back a minimum of ten-feet (10') from property lines. The final screening, location, and height of all ground and roof mounted mechanical equipment shall be approved upon final inspection and prior to the issuance of a building permit.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(D)(1)	When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on or off site.
			<i>Staff Comments</i>	<i>There is a cluster of trees on site that are not required to be replaced as they are not significant trees.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(D)(2)	Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree grates.
			<i>Staff Comments</i>	<i>The applicant has proposed two (2) Autumn Blaze Maple street trees. The City Arborist shall review and approve the siting and species of the proposed landscape prior to issuance of a Building Permit for the project.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(D)(3)	The city arborist shall approve all parking lot and replacement trees.
			<i>Staff Comments</i>	<i>There is no parking lot proposed with the project.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(E)(1)	Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.
			<i>Staff Comments</i>	<i>N/A. There is no parking proposed for the project.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(E)(2)	Surface parking lots shall incorporate at least one (1) tree and one (1) additional tree per ten (10) onsite parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public.
			<i>Staff Comments</i>	<i>N/A. There is no parking proposed for the project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(E)(3)	Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways.
			<i>Staff Comments</i>	<i>The applicant has proposed two (2) Autumn Blaze Maple street trees as well as shrub groupings comprised of Snowberry Bush, Goldflame Spirea, and Isanti Dogwood. The City Arborist shall review and approve the siting and species of the proposed landscape prior to issuance of a Building Permit for the project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(F)(1)	One (1) bicycle rack, able to accommodate at least two (2) bicycles, shall be provided for every four (4) parking spaces as required by the proposed use. At a minimum, one (1) bicycle rack shall be required per development.
			<i>Staff Comments</i>	<i>There are no parking spaces required or proposed for the development. However, one bicycle rack has been proposed, to be located at the front of the building.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(F)(2)	When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or greater than one-half (1/2) shall be adjusted to the next highest whole number.
			<i>Staff Comments</i>	<i>Because no parking is required, only the minimum of one bicycle rack is required.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(F)(3)	Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than fifty (50') feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest. Bicycle racks shall be located to achieve unobstructed access from the public right-of-way and not in areas requiring access via stairways or other major obstacles.
			<i>Staff Comments</i>	<i>The bicycle rack is located at the front of the building.</i>

STAFF RECOMMENDATION:

Staff recommends approval of the Design Review application subject to the conditions below:

RECOMMENDED CONDITIONS

1. This Design Review approval is based on the plans and information presented and approved at the meeting on the date noted herein. Building Permit plans must conform to the approved Design Review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal;
2. All building and fire code requirements as dictated by 2012 family of international codes shall apply to all construction onsite;
3. Per Title 17, Section 17.96.090: TERM OF APPROVAL: The term of design review approval shall be twelve (12) months from the date that findings of fact, conclusions of law and decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations;
4. All Design Review elements shall be completed prior to final inspection/occupancy;
5. Any work in the right-of-way will require a right-of-way encroachment permit, reviewed and approved by the City before installation;
6. The applicant shall submit a revised lighting plan indicating exterior light fixtures that comply with all lighting standards per Ketchum Municipal Code §17.132.030. All exterior lighting on the property shall be in compliance with Ketchum Municipal Code, Chapter 17.132, Dark Skies, and approved prior the issuance of a Certificate of Occupancy;

7. The project shall comply with the requirements of §17.124.040 Development Standards as adopted on the date a Building Permit is submitted for the project;
8. As a voluntary contribution, in exchange for an increase in FAR, a total community housing contribution of 353 sq ft is required. At the time of Building Permit review, plans will be reviewed to verify FAR calculations and the community housing square footage. An exceedance agreement between the applicant and the City regarding the community housing contribution shall be signed prior to issuance of a Building Permit for the project;
9. All utilities standards shall be met prior to the issuance of a Building Permit; and
10. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.
11. The inclusion of two street trees and park bench, approved by the City Arborist and Streets Department, will be addressed prior to issuance of a Building Permit.

ATTACHMENTS:

- A. Application
- B. Plans
- C. Fire Department comments

Attachment A.
Application



City of Ketchum
Planning & Building

Design Review Application

OFFICIAL USE ONLY
File Number:
Date Received:
By:
Pre-Application Fee Paid:
Design Review Fee Paid:
Approved Date:
Denied Date:
By:
ADRE: Yes <input type="checkbox"/> No <input type="checkbox"/>

APPLICANT INFORMATION			
Project Name: Ketch PDX, LLC		Phone: 503-270-8675	
Owner: Ketch PDX, LLC		Mailing Address: 2330 NW 31st Ave.	
Email: fstock@wdcproperties.com		Portland, OR 97210	
Architect/Representative: Gene Bolante		Phone: 503-390-6500	
Email: gene@studio3architecture.com		Mailing Address: 275 Court Street NE	
Architect License Number: AR 984973		Salem, OR 97301	
Engineer of Record: Samantha Stahlnecker, P.E.		Phone: (208) 788-1705	
Email: sam@galena-engineering.com		Mailing Address: 317 N. River Street	
Engineer License Number:		Hailey, ID 83333	
All design review plans and drawings for public commercial projects, residential buildings containing more than four (4) dwelling units and development projects containing more than four (4) dwelling units shall be prepared by an Idaho licensed architect or an Idaho licensed engineer.			
PROJECT INFORMATION			
Legal Land Description: Ketchum Lot 5 of Block 35, Ketchum Township			
Street Address: 560 1st Ave			
Lot Area (Square Feet): 5,500			
Zoning District: Community Core, Subdistrict C - Urban Residential			
Overlay District: <input type="checkbox"/> Floodplain <input type="checkbox"/> Avalanche <input type="checkbox"/> Mountain			
Type of Construction: <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Remodel <input type="checkbox"/> Other			
Anticipated Use: Multi Family		Number of Residential Units: 18	
TOTAL FLOOR AREA			
	Proposed		Existing
Basements		Sq. Ft.	Sq. Ft.
1 st Floor	3,790	Sq. Ft.	Sq. Ft.
2 nd Floor	3,790	Sq. Ft.	Sq. Ft.
3 rd Floor		Sq. Ft.	Sq. Ft.
Mezzanine		Sq. Ft.	Sq. Ft.
Total	7,580	Sq. Ft.	Sq. Ft.
FLOOR AREA RATIO			
Community Core:		Tourist:	General Residential-High:
BUILDING COVERAGE/OPEN SPACE			
Percent of Building Coverage:			
DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front: 8' - 8"	Side: 3' - 0"	Side: 6' - 0"	Rear: 3' - 6"
Building Height: 24' - 0"			
OFF STREET PARKING			
Parking Spaces Provided: 0			
Curb Cut:	Sq. Ft.	%	
WATER SYSTEM			
<input checked="" type="checkbox"/> Municipal Service		<input type="checkbox"/> Ketchum Spring Water	

Attachment B.
Plans



VIEW OF WEST FACADE ALONG 1ST STREET



VIEW OF EAST FACADE ALONG ALLEY
(PLEASE NOTE 3D IMAGES DO NOT TAKE EXISTING TOPOGRAPHY INTO ACCOUNT, EXTERIOR ELEVATIONS ARE CORRECT)



VIEW OF NORTH FACADE ALONG VACANT LOT



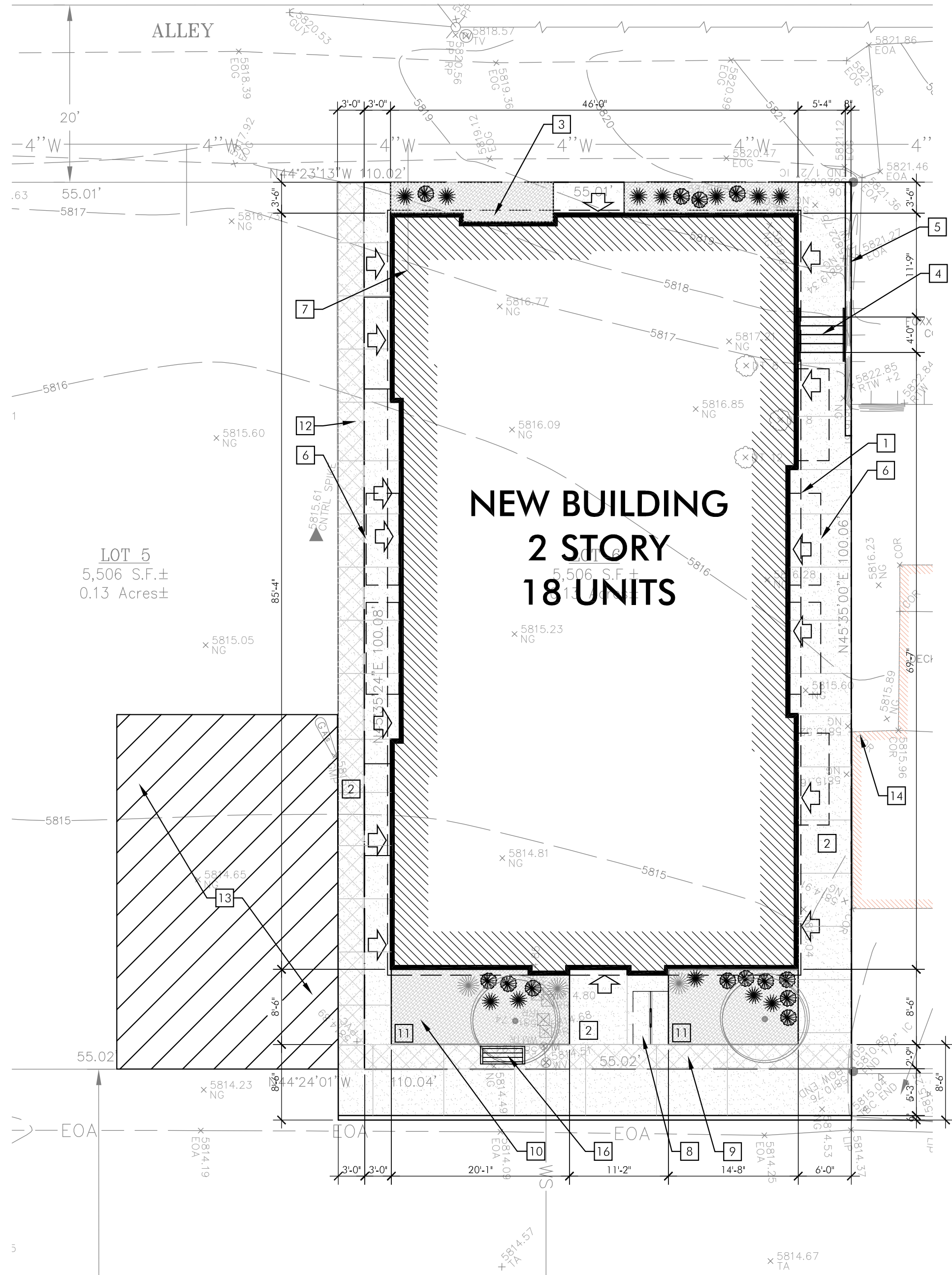
(PLEASE NOTE 3D IMAGES DO NOT TAKE EXISTING TOPOGRAPHY INTO ACCOUNT, EXTERIOR ELEVATIONS ARE CORRECT)
VIEW OF EAST FACADE ALONG NEIGHBORING PROPERTY



A

AERIAL PHOTO

1:300



1 SITE PLAN

0' 5' 10' 20' 40' 60' 1:20



SITE SUMMARY:

TAX NUMBER:	KETCHUM LOT 5 OF BLOCK 35
PARCEL ZONE:	CC, SUB ZONE C
SITE AREA:	5,500
1 BUILDING:	18 UNITS
BUILDING FOOTPRINT:	3,790 s.f.
TOTAL BUILDING AREA:	7,580 s.f.
IMPERVIOUS AREA:	1,410 s.f.
LANDSCAPED AREA:	300 s.f.
PARKING REQUIREMENTS:	0 SPACES
BICYCLE PARKING:	1 SPACE PROVIDED

SITE GENERAL NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
3. EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
4. REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
5. JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS, SEE CIVIL.
6. SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
7. SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.
8. DIMENSIONS ON THIS DRAWING ARE TO FACE OF FOUNDATION WALLS.

SITE PLAN LEGEND:

	NEW BUILDINGS		CONCRETE PAVEMENT
	LANDSCAPE AREA		ASPHALT PAVEMENT
	EASEMENTS		

SITE PLAN KEY NOTES:

- 1 LINE OF PARAPET ABOVE
- 2 NEW SIDEWALK, MAXIMUM SLOPE 5%, MAXIMUM CROSS SLOPE 1.5%
- 3 ELECTRICAL METER LOCATION, SEE CIVIL
- 4 NEW CONCRETE STEPS AND HANDRAIL, SEE CIVIL
- 5 RETAINING WALL, EXISTING, SEE CIVIL
- 6 LINE OF BALCONIES ABOVE, TYP.
- 7 TRASH/RECYCLING AREA WITHIN BUILDING
- 8 GROUND MOUNT BICYCLE HOOP.
- 9 NEW PRIVATE EASEMENT TO ALLOW FOR PUBLIC SIDEWALK.
- 10 DRY WELL LOCATION, SEE CIVIL
- 11 SNOW STORAGE LOCATION, SEE CIVIL
- 12 NEW PRIVATE EASEMENT TO ALLOW FOR SHARED SIDEWALK.
- 13 CONSTRUCTION STAGING AREA.
- 14 ADJOINING BUILDING.
- 15 LINE OF SETBACK
- 16 PARK BENCH TO BE PERMANENTLY INSTALLED IN RIGHT-OF-WAY.

STUDIO

3

ARCHITECTURE
INCORPORATED

275 COURT ST. NE
SALEM, OR 97301-3410
503.390.6500
www.studio3architecture.com

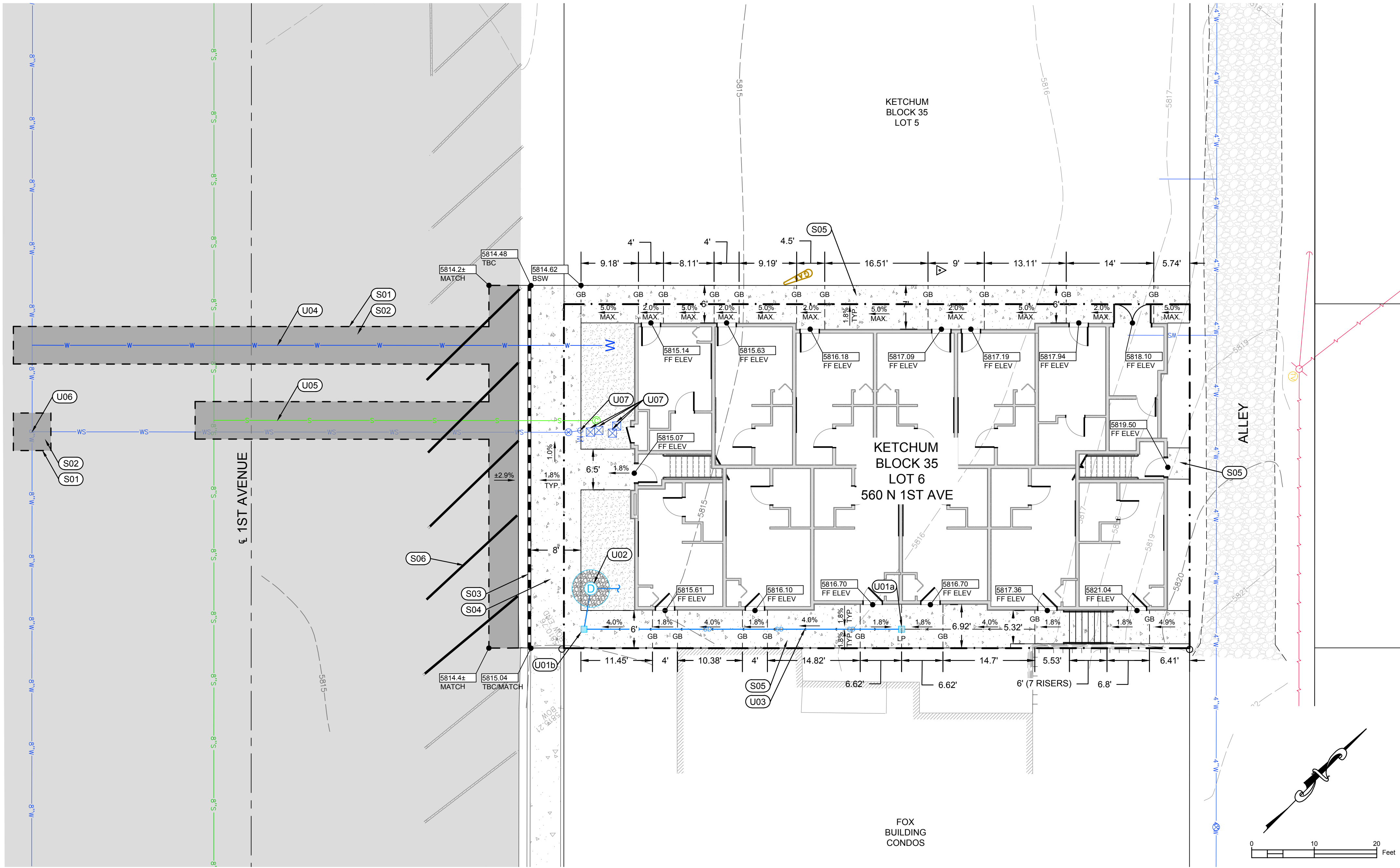
IN THE EVENT CONTACTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2018-061
DATE: 11 JUNE 2018
REVISIONS

NEW MULTIFAMILY BUILDING
KETCH PDX, LLC
560 N 1ST AVE, KETCHUM, IDAHO

SHEET

A1.10



LEGEND

EXISTING ITEMS

PROPERTY LINE

ADJOINERS PROPERTY LINE

CENTERLINE OF RIGHT-OF-WAY

RETAINING WALL

EDGE OF GRAVEL

OVERHEAD POWER LINE

8" WATER MAIN

4" WATER MAIN

WATER SERVICE

8" SEWER MAIN

5" CONTOUR LINE

1" CONTOUR LINE

CURB & GUTTER

ASPHALT

CONCRETE

BUILDING

WHITE PAVEMENT STRIPING

FOUND 5/8" REBAR

FOUND 1/2" REBAR

WATER VALVE

WATER METER

IRRIGATION VALVE BOX

GAS INFRASTRUCTURE

POWER POLE

GUYWIRE

TV RISER

PROPOSED ITEMS

Sewer Service

Sewer Clean Out

Water Service

Storm Pipe

Flow Line

Catch Basin

Drywell

Concrete Curb and Gutter

Proposed Concrete Sidewalk

Proposed Asphalt

Proposed Sawcut

Proposed Snow Storage

Proposed Spot Grade

ABBREVIATIONS

FF ELEV FINISH FLOOR

TBC TOP BACK OF CURB

BSW BACK OF SIDEWALK

MATCH MATCH EXISTING ELEVATION

GB GRADE BREAK

LP LOW POINT

CONSTRUCTION KEYNOTES

SITE IMPROVEMENTS

- S01 SAWCUT EXISTING ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE.
- S02 CONSTRUCT/REPAIR ASPHALT . SEE DETAIL 4, SHEET C2.
- S03 CONSTRUCT CONCRETE CURB AND GUTTER PER DETAIL 3, SHEET C2.
- S04 CONSTRUCT CONCRETE SIDEWALK. WIDTH AS SHOWN HEREON. SEE DETAIL 1, SHEET 1.
- S05 CONSTRUCT CONCRETE SIDEWALK. WIDTH AS SHOWN HEREON. SEE DETAIL 2, SHEET 1.
- S06 INSTALL 4" WIDE WHITE PARKING PAVEMENT MARKING; MATCH EXISTING PARKING SPACE DIMENSIONS

UTILITY IMPROVEMENTS

- U01 INSTALL CATCH BASIN PER DETAIL 9, SHEET C2.
 - a. RIM ELEV= 5816.56
 - IE (OUT)= 5812.56
 - b. RIM ELEV= 5815.05
 - IE (OUT)= 5811.05
- U02 INSTALL DRYWELL PER DETAIL 8, SHEET C2. SEE ARCH. PLANS FOR BUILDING DOWNSPOUT CONNECTIONS.
 - RIM ELEV= 5815.0
 - IE (IN)= 5810.91
- U03 INSTALL 6"Ø D3034 PVC PIPE @ S=2.0% MIN.
- U04 INSTALL WATER SERVICE; SERVICE SIZE PER PLUMBING ENGINEER. CONTRACTOR TO CONFIRM LOCATION AND DEPTH OF WATER MAIN. TRENCH CONSTRUCTION PER DETAIL 5/C2. SEE DETAIL 6/C2 FOR POTABLE, NON-POTABLE WATER LINE SEPARATION REQUIREMENTS.
- U05 INSTALL 4"Ø SEWER SERVICE @ S=2.0% MIN. TRENCH CONSTRUCTION PER DETAIL 5/C2.
- U06 CUT, CAP, AND ABANDON EXISTING WATER SERVICE AT MAIN, REPAIR EXISTING ASPHALT PER DETAIL 4, SHEET C2.
- U07 REMOVE EXISTING WATER METER, IRRIGATION CONTROL BOXES

SNOW STORAGE SUMMARY

PEDESTRIAN CIRCULATION AREAS= 860 SF

REQ'D SNOW STORAGE (30%)= 260 SF
PROVIDED SNOW STORAGE (38%)= 330 SF

CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS," THE CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPCW), AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPCW ON SITE DURING CONSTRUCTION.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, EPA'S NPDES CONSTRUCTION GENERAL PERMIT.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
- CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
- ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANS/NSF STD. 61 COMPLIANT.
- ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL COMPLY WITH THE LOW LEAD ACT REQUIRING ALL MATERIALS TO HAVE A LEAD CONTENT EQUAL TO OR LESS THAN 0.25%.
- THE CONTRACTOR SHALL USE ANS/NSF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.
- CONTRACTOR SHALL COORDINATE LOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) NOT SHOWN ON THE DRAWING WITH IDAHO POWER.
- ALL CLEARING & GRUBBING SHALL CONFORM TO ISPCW SECTION 201.
- ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPCW SECTION 202. EXCAVATED SUBGRADE SHALL BE COMPACTED AND ALL UNSUITABLE SECTIONS REMOVED AND REPLACED WITH STRUCTURAL FILL AS DETERMINED BY THE ENGINEER. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
- ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPCW 802, TYPE II (ITD STANDARD 703.04, 2"). SHALL BE PLACED IN CONFORMANCE WITH ISPCW SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
- ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPCW 802, TYPE I (ITD STANDARD 703.04, 3/4" B). SHALL BE PLACED IN CONFORMANCE WITH ISPCW SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
- ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPCW SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPCW SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPCW SECTION 805.
- ALL EDGES OF EXISTING ASPHALT PAVING SHALL BE SAW CUT 24" TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL CONCRETE FORM WORK SHALL SHALL CONFORM TO ISPCW SECTION 701 AND 703. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPCW SECTION 703, TABLE 1.C.
- ALL TRENCHING SHALL CONFORM TO ISPCW STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND/OR SURVEY CONTROL POINTS. IF ANY OF THE PREVIOUSLY LISTED ITEMS MUST BE REPLACED OR REMOVED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO REMOVAL.

560 N 1ST AVE

LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR KETCH PDX, LLC

PROJECT INFORMATION
P:\askpdx\17570\Design\Construction\17570_ENG_BASE.dwg 06/13/18 10:35:12 AM

SKS DESIGNED BY

SKS DRAWN BY

SKS CHECKED BY

REUSE OF DRAWINGS

These drawings, or any portion thereof, shall not be used on any project or for any other purpose without the written consent of Galeana Engineering, Inc.

GALENA ENGINEERING, INC.

Civil Engineers & Land Surveyors

Halley, Idaho 83333

(208) 788-1705

(208) 788-4612 fax

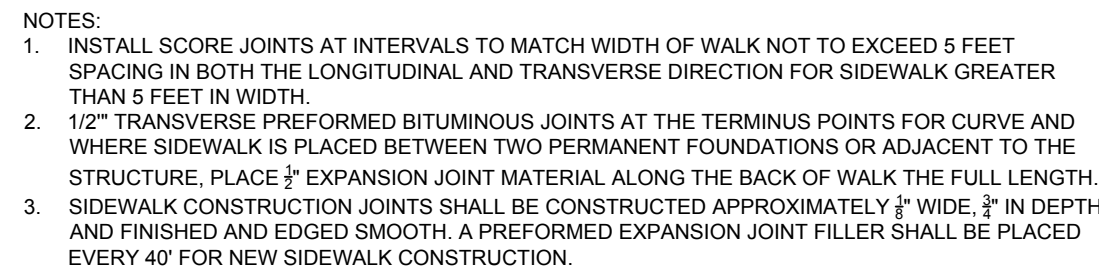
email: galena@galena-engineering.com

NO	DATE	BY	REVISIONS
1	06/14/18	SKS	ISSUE FOR DESIGN REVIEW

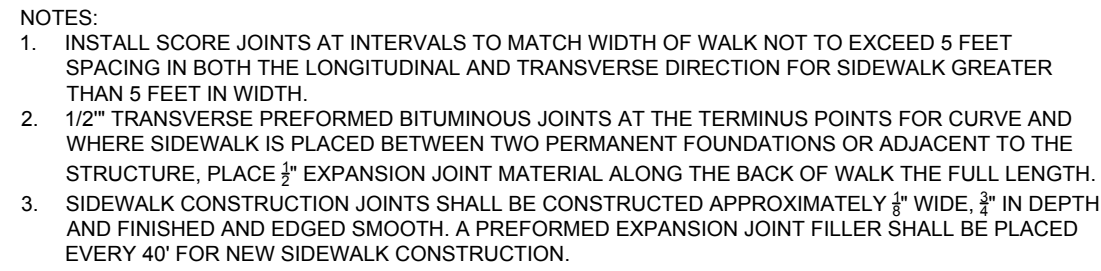
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NOT FOR CONSTRUCTION

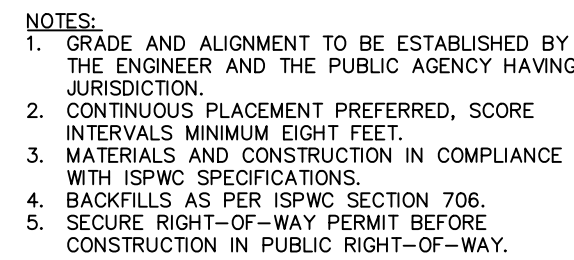
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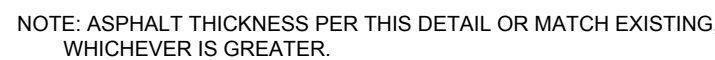
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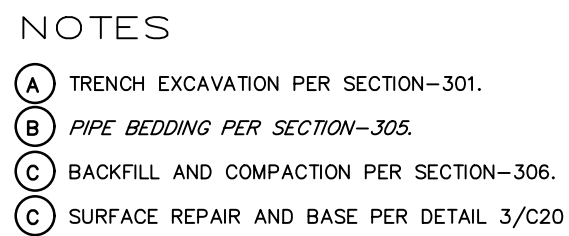
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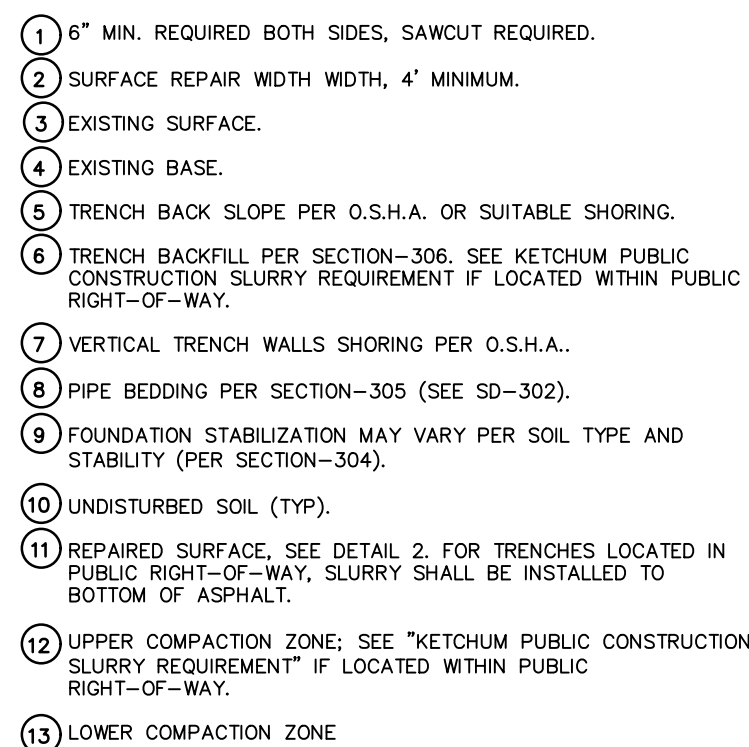
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N.T.S.



N.T.S.



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

COARSE AGGREGATE (% MINUS)
SAND
PORTLAND CEMENT
WATER

WATER CONTENT IS MAXIMUM AND MAY BE REDUCING DOWNWARD.
CARES SHALL BE TAKEN TO ASSURE THAT EXCESS WATER IS NOT
PRESENT IN THE MIXING DRUM PRIOR TO CHARGING THE MIXER WITH
MATERIALS. THOROUGH MIXING WILL BE REQUIRED PRIOR TO DISCHARGE.

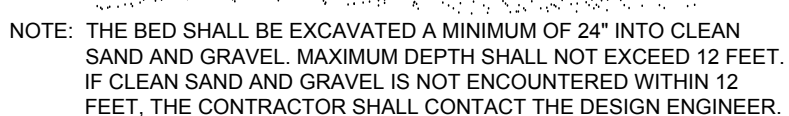
NO COMPACTION, VIBRATION OR FINISHING IS REQUIRED. THE LEAN CONCRETE MIX SHALL BE STRUCK OFF AT OR BELOW THE ELEVATION OF THE PLANTMIX SURFACING WITH A SQUARE-NOSE SHOVEL OR SIMILAR HAND TOOL. THE BACKFILL MIX SHALL BE ALLOWED TO SET FOR A MINIMUM OF 2 HOURS BEFORE THE PERMANENT PLANTMIX SURFACING IS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



N.T.S.



N.T.S.




N.T.S.

Galena Engineering, Inc.
civil engineering & land surveyors



Kichler Cylindrical Up

Wall Wash with Two LED Bulbs



Product Number: 402624

Manufacturer: Kichler Lighting

Model Number: 9246AZ/10W LED

Collection: 6 Outdoor Cylinder

Manufacturer Finish: Architectural Bronze

Shade Color: Bronze Tones

Shade Shape: Cylindrical

Total Wattage: 20 w.

Voltage Type: Line Voltage

Average Rated Life1: 25,000 hrs

Height: 15 in.

Width: 6 in.

Depth: 8.5 in.

Wattage: 10

Bulb Type: LED

Bulb Shape: A19

Base Type: Medium

Number Of Bulbs: 2

Bulb Included: Yes

Shade Material: Metal

Material: Aluminum

Shipping: UPS Regular

Certification Agencies: CUL, UL

Backplate Dimension: 5 x 4.75

Wet Location: No

Damp Location: Yes

Weight: 4 lbs

Kelvin Temperature: 2700

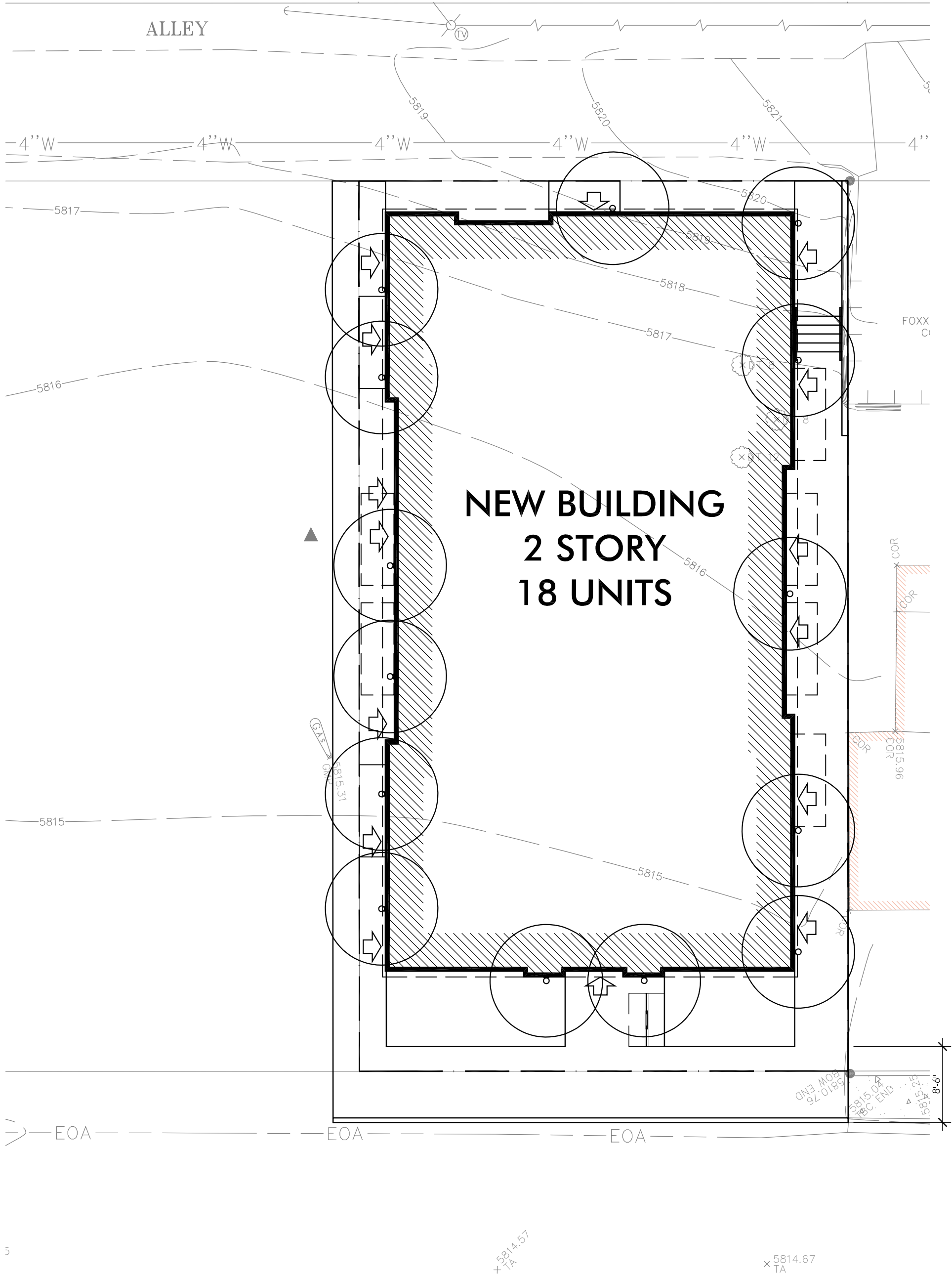
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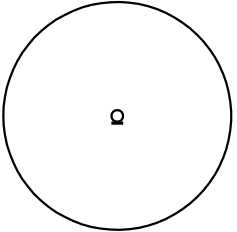
Color Rendering Index: 82

Made In America: No

Dusk To Dawn: No

Title 24: No





PROPOSED NIGHT SKY DOWN LIGHT, OCCURS AT FIRST FLOOR ONLY.



GENERAL NOTES:

1. GENERAL NOTES APPLY TO ALL DRAWINGS.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE DRAWINGS AND ON THE JOB SITE PRIOR TO EXECUTION OF ANY WORK, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED DUE TO HIS FAILURE TO DO SO.

3. WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT, OR WHERE THERE APPEARS TO BE AN ERROR ON THE DRAWINGS, OR WHERE THERE IS A DISCREPANCY BETWEEN THE DRAWINGS AND THE FIELD, THE ARCHITECT (AND ENGINEER WHERE APPLICABLE) SHALL BE NOTIFIED AS SOON AS REASONABLY POSSIBLE FOR PROCEDURE TO FOLLOW. DO NOT SCALE THE DRAWINGS.

4. ALL REVISIONS MUST BE APPROVED IN WRITING BY BOTH THE OWNER AND THE ARCHITECT PRIOR TO THE CONSTRUCTION OF ANY DEVIATION IN THE SCOPE OF WORK.

5. DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF CONCRETE, U.O.N. DIMENSIONS STATED AS CLEAR ARE TO FACE OF FINISH.

6. SEE STRUCTURAL DRAWINGS FOR EXTERIOR SHEATHING LOCATIONS.

7. WALL MATERIAL MAY CHANGE AT WALL INTERSECTIONS, REVIEW SECTIONS AND ELEVATIONS FOR ADDED INFORMATION.

8. PROVIDE FIRE BLOCKING IN CONCEALED SPACES OF WALLS, PARTITIONS AND FURRED SPACES AT 10'-0" O.C. IN ALL DIRECTIONS AND AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES.
9. ADDITIONAL FRAMING, BLOCKING AND FINISHES SHALL BE PROVIDED AS REQUIRED FOR PLUMBING ACCESS PANELS.

10. ALL DOORS TO BE 6'-8" IN HEIGHT UNLESS OTHERWISE NOTED.

11. SEE CIVIL SITE PLAN FOR CONCRETE PAVING, SLOPES AND GRADES TO ALIGN WITH UNIT ENTRIES.

12. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH ALL STATE AND LOCAL JURISDICTIONS AND REGULATORS.

13. ADD ADDITIONAL SHEATHING AS REQUIRED AT NON-SHEAR WALLS TO ALIGN FINISHES WITH ADJACENT SHEAR WALLS.

14. PROVIDE WATER RESISTANT GYPSUM BOARD AT BATH TUB/SHOWER WALLS AND BATHROOM CEILINGS. THE WATER RESISTANT GYPSUM BOARD IS TO BE LOCATED DIRECTLY BEHIND THE TUB/SHOWER ENCLOSURES, AND AT EXPOSED GYPSUM BOARD DIRECTLY ABOVE TUB/SHOWER AND AT BATHS THAT HAVE SHOWERS.

15. REFER TO CODE REVIEW SHEETS FOR FIRE RATING LOCATIONS. REFER TO WALL TYPES SHEETS FOR CONSTRUCTION OF WALLS AND FLOORS IN RATED CONDITIONS.

16. PROVIDE UL APPROVED THROUGH PENETRATIONS AND MEMBRANE PENETRATION FIRESTOP SYSTEMS AS REQUIRED BY CODE AT ALL ELECTRICAL, PLUMBING AND MECHANICAL PENETRATION IN FIRE RATED ASSEMBLIES.

GENERAL PLAN LEGEND:

HWT

STACKED WASHER DRYER UNIT WITH WATER, DRAIN AND VENT HOOKUPS.

COMPACT, ALL IN ONE UNDER COUNTER WASHER DRYER UNIT WITH WATER, DRAIN AND VENT HOOKUPS.

24" WIDE ELECTRIC RANGE WITH DOOR SWING EXTENTS.

REFRIGERATOR.

VANITY MOUNTED LAVATORY WITH 1.0 GPM FAUCET OR LESS.

SINGLE COMPARTMENT S.S. KITCHEN SINK WITH 1.75 GPM FAUCET OR LESS.

FLOOR MOUNTED FLUSH TANK TOILET.

F.E.C.

RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER.

RECESSED ELECTRICAL PANEL.

EXIT LIGHT INTEGRAL EGRESS LIGHTING, PROVIDE MINIMUM 1 FOOT CANDLE AT PATH OF TRAVEL. MAX 5 WATTS AT SIGN.

EMERGENCY EGRESS LIGHTING, PROVIDE MINIMUM 1 FOOT CANDLE AT PATH OF TRAVEL.

SMOKE DETECTOR C/W SOUNDER BEACON.

MULTI-SPEED CONTINUOUSLY OPERATING EXHAUST FAN, SEE G1.01.

HOSE BIB.

SCUPPER.

DOWNSPOUT.

FIBERGLASS TUB UNIT WITH 1.75 GPM OR LESS.

NOTE: SEE G2.01 AND G2.02 FOR ADA CLEARANCE REQUIREMENTS INDICATED BY CLEAR SPACES SHOWN BELOW.

FLOOR PLAN NOTES:

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2. THIS UNIT DESIGNED TO MEET ANSI-117-1.2009 TYPE 'A' UNIT REQUIREMENTS FOR AN APARTMENT UNIT

3. THIS UNIT DESIGNED TO MEET ANSI-117-1.2009 TYPE 'B' UNIT REQUIREMENTS.

4. THIS UNIT DESIGNED TO MEET ANSI-117-1.2009 TYPE 'B' UNIT REQUIREMENTS. MUST MEET HEARING AND VISION IMPAIRED UFAS CRITERIA

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6. CLOSET ROD AND SHELF, ACCESSIBLE, SEE 6/A2.51

7. CLOSET ROD AND SHELF, SEE 7/A2.51

8. ELECTRICAL PANEL WITH 30" x 48" CLEAR SPACE.

9. SEE A2.52 AND A2.53 FOR ENLARGED RESTROOM PLAN AND ELEVATIONS

10. FDC (FIRE DEPARTMENT CONNECTION).

11. PROVIDE SIGN AT DOOR INDICATING FIRE RISER ROOM

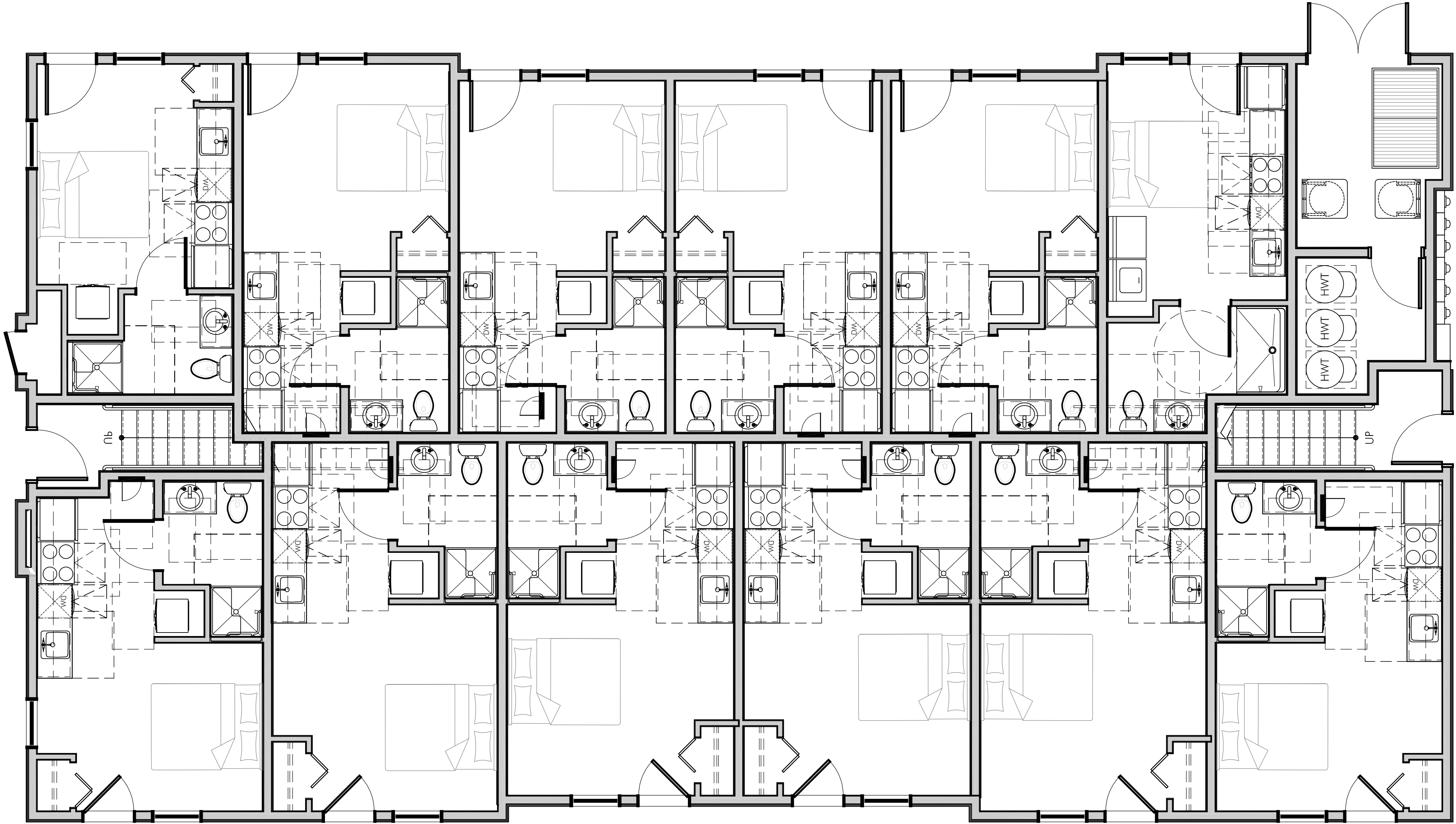
12. RISER ROOM

13. LINE OF ROOF ABOVE

14. RADON MITIGATION, SEE DETAIL 11/A5.41

15. ACCESSIBLE WASHER/DRYER UNIT

16. STACKED WASHER DRYER UNIT.



FIRST FLOOR
3,790 SF
OCCUPANCY R2
CONSTRUCTION TYPE VB



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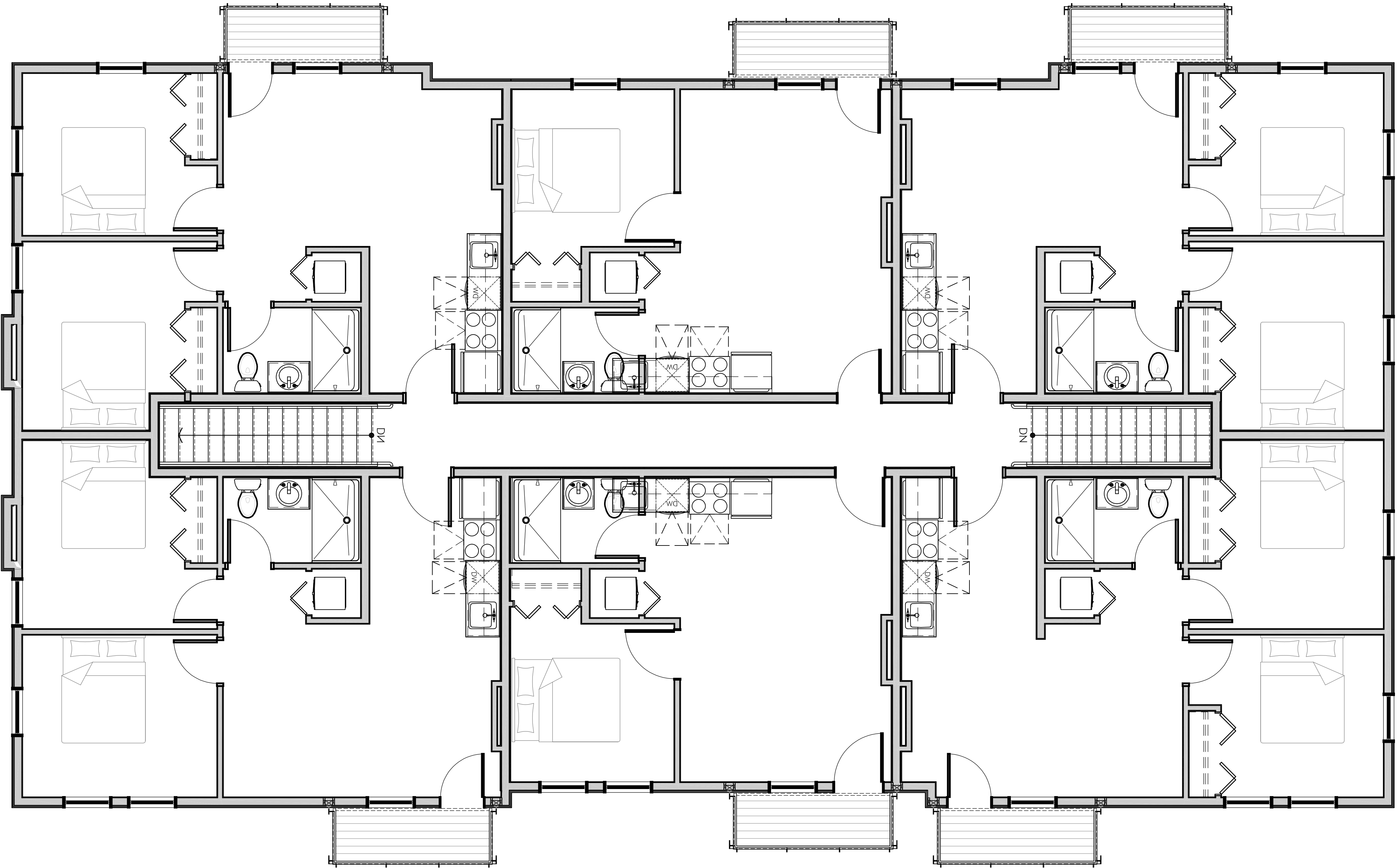
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13. LINE OF ROOF ABOVE

14. RADON MITIGATION, SEE DETAIL 11/A5.41

15. ACCESSIBLE WASHER/DRYER UNIT

16. STACKED WASHER DRYER UNIT.



SECOND FLOOR
3,790 SF
OCCUPANCY R2
CONSTRUCTION TYPE VB



IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2018-061
DATE: 11 JUNE 2018
REVISIONS





ELEVATION NOTES:

- 1 6" EXPOSURE WOOD SIDING SIDING. PROVIDE BUTT JOINT FLASHING AS OCCURS PER DETAIL.
- 2 ALUMINUM AND GLASS ENTRY DOOR PER SCHEDULE.
- 3 DOUBLE HUNG VINYL WINDOW WITH INSULATING GLASS UNITS.
- 4 DOUBLE HUNG VINYL EGRESS WINDOW WITH INSULATING GLASS UNITS.
- 5 DOOR TO FIRE RISER ROOM PAINT TO MATCH WALL AND PROVIDE WITH SIGN "FIRE RISER ROOM".
- 6 FIBER CEMENT PANEL SMOOTH WITH REVEAL JOINTS, PAINT
- 7 BUILT UP CEDAR BELT COURSE AT SECOND FLOOR LEVEL, PER DETAIL.
- 8 CEDAR 3/4" X 4" CORNER BOARDS, SEE HARDI TRIM DETAILS. NOTE: USE EITHER HARDI TRIM BOARDS OR CEDAR TRIM BOARDS AT CORNER. PROVIDE RABETTED JOINERY FOR EQUAL FACES PER DETAIL.
- 9 CEDAR 3/4" X 4" TRIM BOARDS, SEE HARDI TRIM DETAILS. NOTE: USE EITHER HARDI TRIM BOARDS OR CEDAR TRIM BOARDS.
- 10 PRE-FINISHED METAL PARAPET CAP FLASHING PER DETAILS
- 11 EXTERIOR NIGHT SKY APPROVED DOWN LIGHT, LOCATE AS SHOWN.
- 12 STEEL FRAMED WOOD SLAT BALCONY WITH 2 x 6 CEDAR DECKING HUNG FROM WALL.
- 13 STEEL CANOPY HUNG FROM WALL, PAINT.
- 14 ELECTRICAL SERVICE AND METER BASES.
- 15 CONCRETE STEPS TO ACCOMMODATE GRADE CHANGE, SEE DETAILS. RISE NO GREATER THAN 7" RUN AT 11", PROVIDE HANDRAIL EACH SIDE.

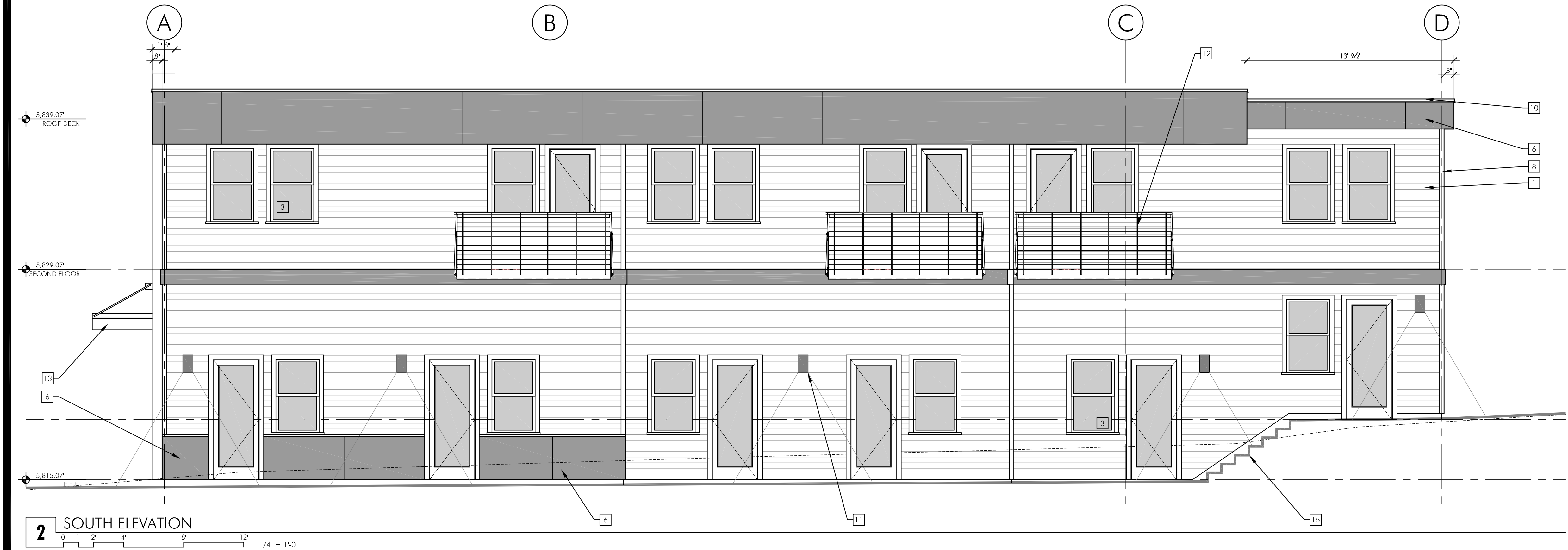
STUDIO

3

ARCHITECTURE
INCORPORATED
275 COURT ST. NE
SALEM, OR 97301-3410
503.390.6500
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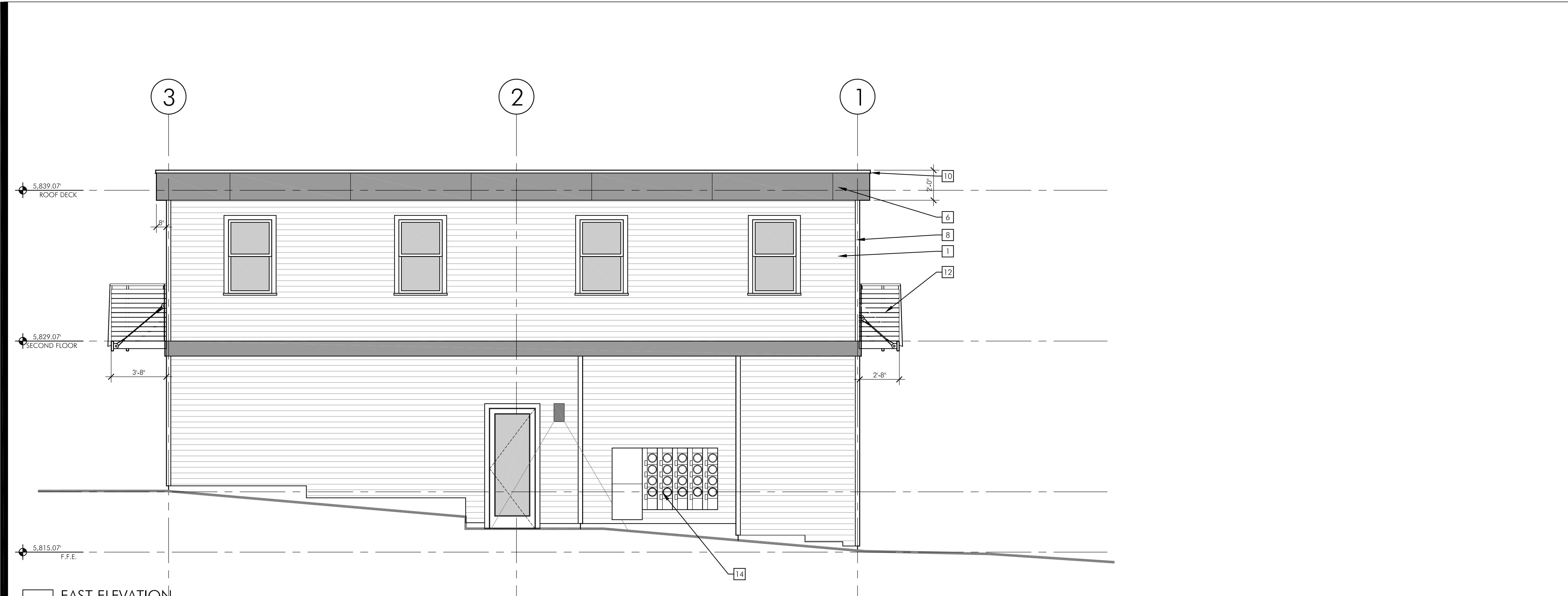
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PROJECT # 2018-061
DATE: 11 JUNE 2018
REVISIONS



NEW MULTIFAMILY BUILDING
KETCH PDX, LLC
560 N 1ST AVE, KETCHUM, IDAHO

SHEET
A2.11



1 EAST ELEVATION



2 NORTH ELEVATION

ELEVATION NOTES:

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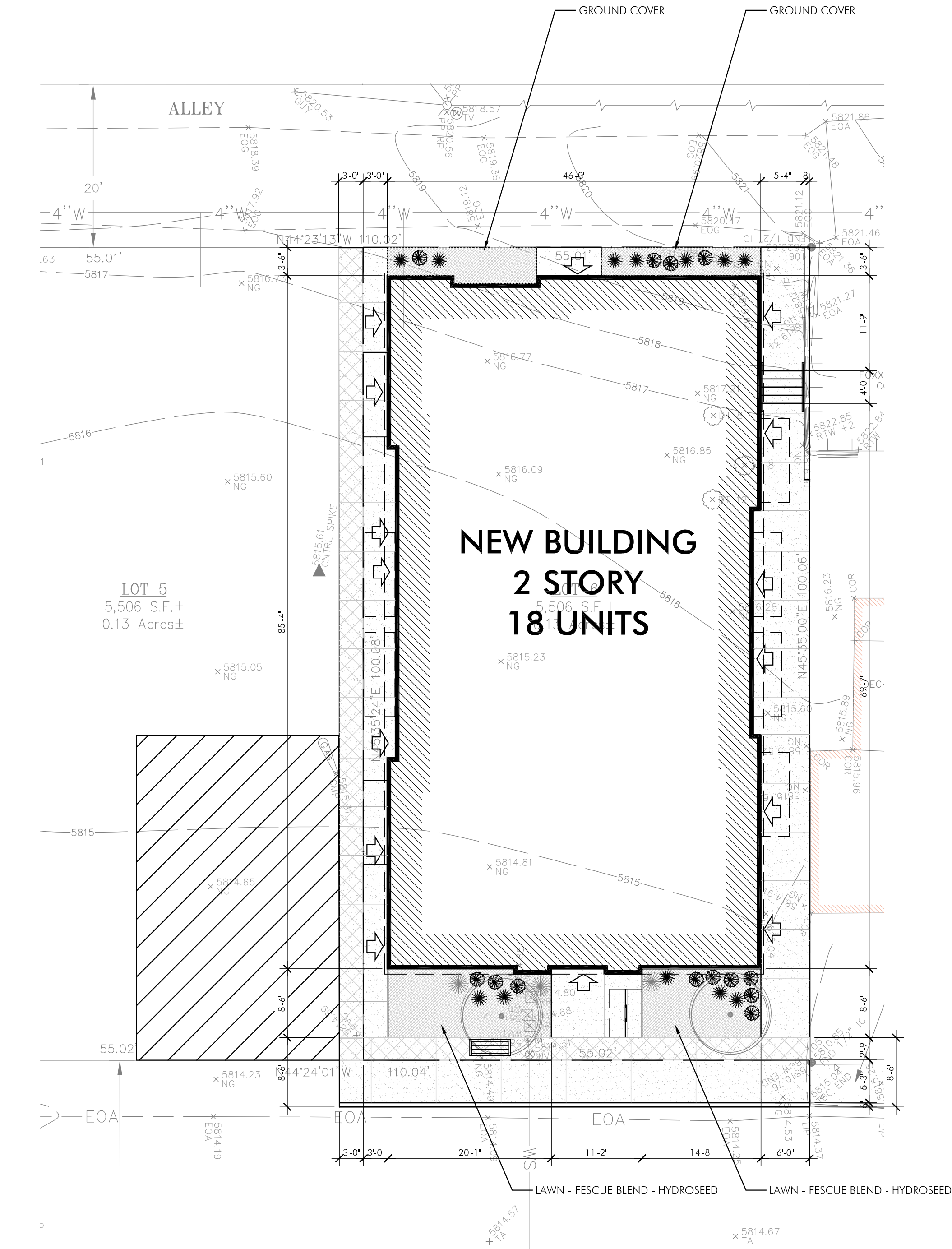
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PROJECT # 2018-061
DATE: 11 JUNE 2018
REVISIONS

NEW MULTI FAMILY BUILDING
KETCH PDX, LLC
560 N 1ST AVE, KETCHUM, IDAHO

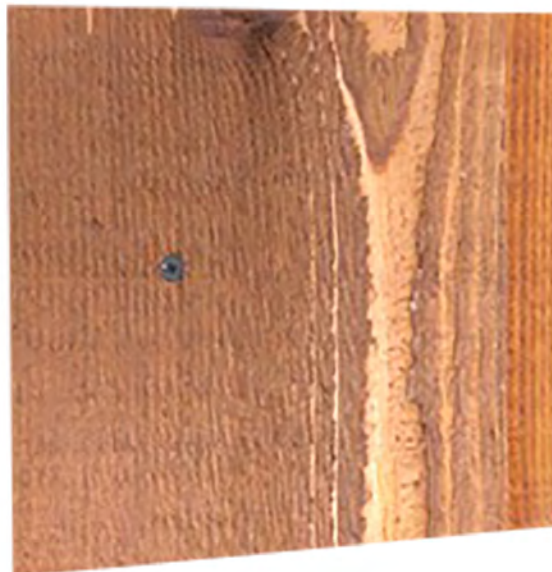
SHEET

A2.12





**FIBER CEMENT
PANEL**



**CEDAR SIDING
LIGHT**



**CEDAR SIDING
DARK**



**VINYL WINDOWS
BLACK**



**ALUMINUM
STOREFRONT**

MATERIALS BOARD FOR:

**NEW MULTI-FAMILY BUILDING
KETCH PDX, LLC
560 N 1ST AVE
KETCHUM, IDAHO**

Attachment C. Fire Department comments

Ketchum Fire Department Comments

The above project shall meet all 2012 International Fire Code requirements in addition to specific City Building and Fire Ordinances.

Approved address and unit numbers shall be placed in such a position to be plainly visible and legible from the road fronting the property. Numbers and letters shall be a minimum of four (4) inches tall, contrast with their background and be positioned a minimum of forty-eight (48) inches above final grade.

Vehicle parking and material storage during construction shall not restrict or obstruct public streets or access to any building. A minimum twenty-foot travel lane for emergency vehicle access shall be maintained clear and unobstructed at all times. All required Fire Lanes, including within 15 feet of fire hydrants, shall be maintained clear and unobstructed at all times.

An approved automatic fire sprinkler system shall be installed throughout the building per City of Ketchum Ordinance #1125 (www.ketchumfire.org) and the National Fire Protection Association Standard 13. An approved fire sprinkler flow bell, Knox box and Fire Department Connection shall be installed in an approved location visible to approaching firefighters. Water service lines to structures shall be hydraulically calculated for size to meet fire sprinkler flow requirements. Fire sprinkler systems shall be annually tested and maintained per NFPA 25. An approved fire department connection and flow bell shall be installed in a location approved by the fire department and the system shall be supervised by an approved alarm system.

NOTE: One electronic set of fire sprinkler system plans must be submitted to the Ketchum Fire Department as well as the State **Fire Marshal's office** and a **Ketchum Fire Department Permit must be obtained prior to installation** of fire sprinkler systems. Inspections of fire sprinkler systems by the Fire Chief or an appointee are required. Inspections must be scheduled at least 48 hours in advance.

An approved monitored fire sprinkler alarm system shall be installed per City of Ketchum Ordinance #1125 (www.ketchumfire.org) and the requirements of NFPA 72. Two (2) sets of alarm system plans shall be submitted to the Ketchum Fire Department for approval and a permit is required prior to installation of alarm systems. Inspections of fire detection systems by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance.

Fire extinguishers shall be installed and maintained per 2012 IFC Section 906 both during construction and upon occupancy of the building.

Spark arresters are required on all solid fuel burning appliance chimneys to reduce potential fires from burning embers.

An approved key box shall be installed, with the appropriate keys, for emergency fire department access in a location approved by the fire department. The key box shall be a Knox box brand and sized to accommodate keys to every door of the project.

An 8 ½ by 11 color coded site map of this project shall be provided on paper and electronically to the fire department. This site map shall show the locations of gas shut-offs, power shut-offs, fire sprinkler riser rooms, fire department connections, alarm panels, Knox boxes, access doors, egress windows, stairways and any additional fire department **requirements. Exact details for color coded "On-Sites" can be found at www.ketchumfire.org.**

Final inspections of all fire department permit required installations by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance. A Final Inspection Checklist can be found at www.ketchumfire.org.



City of Ketchum
Planning & Building

June 25, 2018

Planning and Zoning Commission
City of Ketchum
Ketchum, Idaho

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION

PROJECT: Work-Live text amendment

FILE NUMBER: #P18-055

APPLICANT: Steve Lentz

REPRESENTATIVE: Rebecca Bundy, AIA

REQUEST: Applicant-initiated text amendments to Title 17 of the Ketchum Municipal Code to amend Chapter 17.08, Definitions, to add definitions for "Work/Live" and "Secondary", and Section 17.12.020, District Use Matrix, to conditionally permit Work Live units in the Light Industrial District No. 2 (LI-2) zoning district.

NOTICE: Notice appeared in the Idaho Mountain Express, was mailed to outside agencies, and was mailed to properties within 300' of 145 Northwood Way on June 6, 2018.

PUBLIC HEARING: Planning and Zoning Commission
- June 25, 2018

REVIEWER: Brittany Skelton, Senior Planner

ATTACHMENTS:

- A. Applicant submittals (application, narrative, proposal)
- B. Light Industrial Districts Study Area & Points of Interest map
- C. U.S. Census Bureau, American Community Survey 2012-2016, Selected Economic Characteristics, Ketchum, ID
- D. *Williamsburg's Industrial Businesses Are Fleeing*
- E. *Williamsburg Warns East New York About Industrial-Strength Gentrification*

INTRODUCTION

The applicant is requesting to amend Chapter 17.08, Definitions, of the zoning code to create definitions for the terms “Work/Live” and “Secondary” and to amend Section 17.12.020, District Use Matrix, to conditionally permit Work/Live units within the Light Industrial District No. 2 (LI-2) zoning district. The applicant owns and operates a commercial guiding business, Far and Away Adventures, which has been based in Ketchum in the LI-2 zoning district since 1980 and has evolved into a family-run business, with the applicant’s adult children now responsible for integral operations of the business.

The applicant would like 2,000 square foot residential dwellings located above and secondary in nature to commercial enterprises in the LI-2 zoning district to be *permitted* so that families that own or are employed by the on-site business can live above the business.

While staff supports the concept of Work/Live, staff does not recommend approval of the applicant’s proposed text amendments as written, finding 2,000 square foot residential dwellings for families to be:

1. Incompatible with the intent, purpose, existing uses and physical characteristics of the LI-2 district;
2. Incapable of greatly advancing affordable housing options;
3. Threatening the viability of the LI-2 district as the only area in Ketchum set aside for light manufacturing, service industries, and bulk retail; and,
4. Impacts of 2,000 square foot residential units for families cannot be mitigated through the Conditional Use Permit process.

APPLICANT’S PROPOSED TEXT AMENDMENTS

The applicant proposes the following text amendments.

Chapter 17.08, Definitions

Work/Live: a structure or portion of a structure:

1. That combines a commercial/light industrial activity allowed in the zone with a residential living space for the owner of the commercial or manufacturing business, or the owner’s employee, and that person’s household, where the residential use of the space is secondary to the primary use as a place of work;
2. Where the resident owner or employee of the business is responsible for the commercial/light industrial activity performed; and
3. Where the commercial/light industrial activity conducted takes place subject to a valid business license associated with the premises.

Secondary: means that:

1. The secondary use is smaller than the primary use;
2. In no case is the secondary use larger than 2000 square feet;
3. The secondary use is not located at street level; and
4. Access to the secondary use is not located in a prominent, street level location and is, preferably, located to the side or rear of the property.

Section 17.12.020, District Use Matrix

Add Work/Live as a housing type and allow Work/Live units as a permitted use in LI-2, or, allow Work/Live units as a Conditional Use if the Commission determines necessary.

APPLICANT’S PURPOSE

The applicant's stated purpose for the text amendment is to "provide additional housing opportunities for local business owners, or their employees, while maintaining the health and viability of Ketchum's Light Industrial 2 (LI-2) zoning district," and to "allow for a greater variety of housing types than are currently permitted in LI-2 so that family-owned businesses [or their employees] can operate while living relatively affordably in Ketchum." (pg. 1, *Proposed Text Amendment*)

The applicant's supporting claims for the proposed text amendments are:

1. Larger square footage residences are needed to accommodate families.
2. A 2,000 square foot unit can accommodate families and also provide affordable housing for local business owners or their employees.
3. A 1,000 square foot dwelling unit "can hardly accommodate two bedrooms, let alone a third, a den or office space and storage needs," while a 2000 square foot unit would allow a "compact, three-bedroom home, with a small office and adequate storage to support Ketchum's multi-season, outdoor lifestyle." (pg. 6, *Proposed Text Amendment*)
4. The 2,000 square foot threshold is intended in part to prevent "units so large that they would be outside the financial reach of local, working families." (pg. 2, 7, *Proposed Text Amendment*)
5. Combining work and living in a single business has been the norm throughout history, modern technology has increased the ability to do so, and modern planning theories of Smart Growth and New Urbanism support work/live and live/work land use. (pg. 6, *Proposed Text Amendment*)
6. Combining working and living meets Comprehensive Plan goals and policies related to the economy, housing, community design, land use.
7. The proposed text amendment will "retain the functionality of the light industrial district without eroding its purpose as a light industrial/commercial support to the city." (pg. 2, *Proposed Text Amendment*)
8. The LI-2 has existing infrastructure (well connected sidewalk, access to Mountain Rides and the Wood River Trail) and proximity to amenities within 0.5 mile ("parks, schools, church, theater, restaurants, athletic clubs, golf course, a variety of shops, including a convenience store"). (pg. 7, *Proposed Text Amendment*)
9. This amendment "allows a small additional degree of flexibility to current housing regulations in the LI-2 without suggesting larger more comprehensive changes more appropriately addressed as a larger scope..." (pg. 1, *Proposed Text Amendment*)

HISTORY OF RESIDENTIAL USE IN THE LIGHT INDUSTRIAL ZONING DISTRICTS

The City of Ketchum's first zoning ordinance and zoning map were adopted in 1974 via Ordinance 208. The first zoning ordinance contained a single Light Industrial zone and there was not a provision for any type of housing. However, just three years later in 1976 the first consideration of housing in the Light Industrial zone was adopted via Ord. 231. In the four decades that have followed regulations for housing in the Light Industrial evolved, each time expanding the size and types of housing permitted.

1974 – Ord. 207

- Created the Light Industrial zone
- No mention of housing as a use

1976 – Ord. 231

- Allowed housing for security personnel through a Conditional Use Permit

1984 – Ord. 389

- Separated the Light Industrial zone into the three zones still in place today: Light Industrial-1, 2, and 3
- Added the limitation that housing for security personnel could not exceed 600 square feet

1991 – Ord. 556

This ordinance cited two studies about the need for affordable housing in Ketchum as rational and justification for expanding the scope of housing in all three Light Industrial zones. The intent was to allow housing for long term residents active in the workforce to be constructed in the LI zones. The regulations adopted in this 1991 ordinance are mainstays that have largely been in place ever since. Regulatory highlights of Ord. 556 include:

- Expanded residential uses allowed in through CUP beyond housing for security personnel
- No dwellings permitted on the first floor
- Up to 50% of building may be devoted to dwelling units
- Units shall be 400-800 square feet
- Units shall not have more than 2 bedrooms
- 1 parking space per bedroom required on site
- Units must either be owner occupied or used for long term occupancy (90 days+)
- Dwellings shall not be separated for sale
- CUPs to be recorded with County
- Residential uses shall be subordinate to other permitted Light Industrial uses

1999 – Ord 801

- Increased permitted square footage of residential units to 1000 sf

2005 – Ord. 954

With this ordinance housing regulations for the Light Industrial – 3 district diverged from the regulations for LI-1 and LI-2. This ordinance change paved the way for the Scott building to be developed.

- Differentiated between deed restricted units and units for owner occupation
- Conditional Use Permit still required
- Allowed up to 66% of a building to be housing provided all other standards were met
- The area designated as non-residential use shall be a minimum of 24% of the total floor area; this floor area can't include areas for personal storage for dwelling occupants
- 1/3 of the total housing square footage shall be deed restricted Community Housing units
- Dwellings up to 1400 sq ft permitted
- Three-bedroom units permitted
- No dwelling units on the ground floor

2016 – Ord 1150

This ordinance was the result of a zoning code text amendment initiated by the Community School.

- Added "School Residential Campus" as a use
- Added provision for dormitory rooms
- Added provision allowing dwelling units for school employees to be located on the ground floor

Table 1. Comments from City Departments

City Department Comments				
Compliant			City Code	City Standards and <i>Staff Comments</i>
Yes	No	N/A		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.152.030	Complete Application
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Police Department: No comments at this time.	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire Department: 1. All buildings retrofitted with a work/live unit will have to meet current fire and building code.	

			<p>2. The building where Far and Away Adventures is currently based, 145 Northwood Way, has a kitchen in it that is used to supply food for river trips. The kitchen has no separation between it and the living space and the kitchen does not meet commercial standards.</p> <p>3. The fire code requires that all buildings containing commercial space with residential above be sprinklered. 145 Northwood Way does not have a fire sprinkler system. (An automatic sprinkler system installed in accordance with section 903.3 shall be provided throughout all buildings with a group R fire area.)</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Streets Department:</p> <p>1. More residents in that area will possibly increase the need for upgraded sidewalks. We do not have the funds in our maintenance budget to make the needed improvements, so this would require a Local Improvement District (LID) to upgrade, replace or install missing sidewalks.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Utilities:</p> <p>1. Due to the fact that a dwelling of 2,000 square feet is bigger than an ADU we will charge impact fees on both water and sewer, and a separate water meter.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Building:</p> <p>No comments at this time.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Planning and Zoning:</p> <p>Comments are denoted throughout the staff report.</p>

STAFF ANALYSIS

Staff raises the following points for consideration:

1. Introduction of 2,000 square foot residential units suitable and intended in size for families conflicts with the intent of, uses in, and design of the LI-2 zoning district.
 - a. Purpose and intent conflict

Introduction of 2,000 square foot residential units suitable and intended in size for families conflicts with the intent of and uses in the LI-2 zoning district. The LI-2 district is the heart of Ketchum's light industrial zone and is buffered from low density residential uses by the LI-3 to the north and from the Community Core by LI-1 to the south. State Highway 75 and the topography separate the LI-2 district from the Big Wood Golf Course to the east and the YMCA, large parking lot, and the high-density residential Northwood Place apartment development buffer the LI-2 district from low-density residential and institutional (church, school) uses to the west. The LI-2 district is the largest of the industrial districts and the topography and other zoning districts that encircle the LI-2 serve to insulate the LI-2 from the residential, commercial, and recreational activity that serves the general public and occurs in the rest of the city.

These spatial and topographic buffers complement the purpose of LI-2, with the LI-2 identified as the only area in Ketchum set aside for light manufacturing, service industries, and bulk retail. The purpose of LI-2 differs from LI-1 and LI-3 with LI-1 and LI-3 both identified as transition areas and the LI-1 specified for small light manufacturing and the LI-3 specified for providing a mix of deed restricted and market rate housing.

Table 2. Light Industrial District Purposes, Title 17, Chapter 17.18, Zoning Districts

District	Purpose
LI-1	"...established as a transition area providing limited commercial service industries, limited retail, small light manufacturing, research and development, and offices related to building, maintenance and construction and which generate little traffic from tourists and the general public."

LI-2	"...established to provide for a permanent year round employment base and the location of light manufacturing, wholesale trade and distribution, research and development, service industries, limited related, bulk retail and offices related to building, maintenance and construction and which generate little traffic from tourists and the general public."
LI-3	"...established as a transition area providing for a permanent year round employment base and the location of research and development, wholesale trade and distribution and high technology industries along with offices related to building, maintenance and construction and which generate little traffic from tourists and the general public and providing a mix of deed restricted and market rate housing."

b. Permitted uses conflict

The differences in purpose of the three LI zones are complemented by the District Use Matrix, which permits heavier commercial uses and light industrial uses in LI-2 and LI-1, including industrial laundry, maintenance service facilities, manufacturing, motor vehicle fueling stations, vehicle sales and service, truck terminals, business support service ("The use of land for the sale, rental, or repair of office equipment, supplies, and materials, or the provision of services used by office and service establishments."), wholesale trade, and boarding kennels. The LI-3 district, in contrast, does not permit these uses. Additional contrast between the LI-2 district and LI-1 and LI-3 are that Adult Only Businesses and Recycling Centers are permitted in the LI-2 only, while daycare centers and daycare facilities are permitted in LI-1 and LI-3 and general office use is permitted in LI-3 only (Professional Service, "an establishment that specializes in performing professional, scientific, and technical services and may include light manufacturing as an accessory use. Typical uses include, but are not limited to, construction contractors, physical distribution and logistics, engineering and specialized design services...." is permitted in LI-1 and LI-2). With the primary land uses for the Light Industrial area identified in the Comprehensive Plan as light manufacturing, wholesale, services, automotive, workshops, studios, research, storage, construction supply, distribution and offices Comprehensive Plan policy E-2(a) stating the light industrial area is "the Primary Location for New Traditional Light Industrial and Corporate Park Business Growth and Jobs," protecting land area in the LI-2 district is of the utmost importance in achieving these goals.

c. Design - health, safety, welfare of families

With the intent of 2,000 square foot residential units to serve families, considerations regarding health, safety, and welfare of families must be examined. Broadly, these considerations fall into two categories of infrastructure and improvements: on-site and off-site.

On-site improvements and infrastructure include building and fire code requirements, such as fire separation and sprinkler systems required when residential and commercial uses co-exist in a building. Other improvements include parking and storage of ample size to serve the needs of a family. Regarding fire and building codes, the Fire Marshal provided comment that the building used by the applicant as the base of operations for their business does not currently meet fire codes requirements necessary for residential use and commercial use to co-exist within the building. Specifically, a fire sprinkler system would need to be installed within the building. To do so would require a new water line to be extended from the water main in the street.

Off-site improvements include infrastructure such as sidewalks, school bus pickups, crosswalks, and signage indicating pedestrians and children may be present. Although the Light Industrial district has existing sidewalk in most areas, the condition and usability of the sidewalks varies and is incomplete. The Light Industrial Districts Study Area & Points of Interest map indicates where sidewalks do not exist that also classifies existing sidewalk segments as good or poor condition. The Streets Department provided comment that the city does not have a budget to maintain existing or construct new sidewalks in the Light Industrial area.

Further, although residential use has been permitted through a Conditional Use Permit in the LI zones since 1976, and recently youth have been permitted to live in the LI-3 district within the Community School's School

Residential Campus, the existing uses in the LI-2 zone are predominately commercial in nature and many serve the construction trades and are dependent on the daily influx of commercial vehicles. The physical character of the LI-2 district is in stark contrast to a predominantly residential area where the presence of homes, townhomes, and multi-family residential buildings indicates families and children are likely to be present.

FINDING

Introduction of 2,000 square foot residential units suitable and intended in size for families conflicts with the intent of, uses in, and design of the LI-2 zoning district.

2. Affordability challenges

Part of the applicant's rationale for permitting 2,000 square foot residential units in a Work/Live housing type are that this provides a living option within Ketchum that is not likely to be outside of the financial reach of local, working families. However, local construction costs will make new construction of a Work/Live building out of financial reach for families in Ketchum earning the Median Family Income, and will likely make remodeling a space within an existing building out of financial reach as well.

At the absolute minimum, new construction costs in Ketchum are \$238/square foot. This cost per square foot was calculated by Blaine County Housing Authority on behalf of the City of Ketchum in 2016 and was based on the gap between the market rate median cost per square foot of housing listed for sale and the cost per square foot affordable to a family of four at the Area Median Income (AMI); the City adopted this cost per square foot as the Community Housing in-lieu fee via resolution R16-001. However, it is not uncommon for construction costs in Ketchum to greatly exceed this. A 2017 student by EcoNorthwest on behalf of the City of Ketchum cited construction costs of \$325/square foot for market rate condominiums, \$275/square foot for market rate rentals, and \$275/square foot for Community Housing units; these construction costs were based on the consultants' interviews with local developers in 2016 and 2017 (*pg 21, Community Housing Policy Evolution, City of Ketchum, ID, November 2017*).

The Idaho Department of Building Services states the average remodel cost in Ketchum is \$125/square foot. Remodel costs can greatly exceed \$125/square foot, depending on finishes, or retrofitting costly improvements such as fire sprinkler systems.

Nevertheless, using the conservative estimates for construction costs, costs are as follows:

Table 3. Construction Costs

Construction type	Cost per square foot	Square footage	Total Cost
New construction	\$238	2,000	\$476,000
Remodel	\$125	2,000	\$250,000

Meanwhile, the Median Family Income in Ketchum is \$73,163 according to the U.S. Census Bureau's 2012-2016 American Community Survey 5-year Estimates (Attachment C). The Census Bureau defines "family" as "a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family". While the U.S. Department of Housing and Urban Development (HUD) publishes and uses the calculation of affordability for rental housing that rental housing shall cost no more than 30% of a household's monthly income to be deemed affordable, no such rule of thumb for affordability for home purchase price exists. Using a simplified mortgage loan calculator available on BankRate.com and the Median Family Income in Ketchum the maximum home purchase prices with varying down payments are as follows:

Table 4. Housing Purchase Prices

Median Family Income – Ketchum 2016 ACS	Mortgage Rate	Length of Loan (years)	Down Payment	Maximum Purchase Price	Down Payment %
\$76,163.00	4.50%	30	\$10,000.00	\$294,900.00	3.39%
\$76,163.00	4.50%	30	\$20,000.00	\$304,900.00	6.56%
\$76,163.00	4.50%	30	\$40,000.00	\$324,900.00	12.31%
\$76,163.00	4.50%	30	\$60,000.00	\$344,900.00	17.40%
\$76,163.00	4.50%	30	\$80,000.00	\$364,900.00	21.92%

source: <https://www.bankrate.com/calculators/mortgages/new-house-calculator.aspx>

The calculator assumes no other revolving debt (auto loan, student loan, credit card), \$2,500 per year in real estate taxes and \$1,500 per year to insure the property. No Homeowners Association (HOA) or Common Area Maintenance (CAM) fees are assumed. The mortgage rate of 4.5% is based on the average 30-year fixed mortgage rate in all 50 states on June 15th, 2018.

It is feasible that an uncomplicated remodel of an existing building at \$125/square foot could result in a residential unit that is affordable to a family in Ketchum. The \$125/square foot amount is dependent on there being adequate space within an existing, up-to-code building, and there being no outstanding mortgage or other debt associated with the business or building. At the lowest conservative value for new construction, a stand-alone residential unit of this size could not be constructed and be affordable based on Median Family Income, let alone a Work/Live unit in a building with an additional 2,000 square feet or more of commercial space.

FINDING

Introduction of 2,000 square foot residential units suitable and intended in size for families are incapable of greatly advancing affordable housing options.

3. Broader implications to LI viability

While Work/Live facilitates a variety of goals enumerated in the Comprehensive Plan, many of which are sited by the applicant, introduction of 2,000 square foot residential units suitable for families into the LI-2 zone must be cautioned because residential encroachment has proven a harbinger of the loss of industrial uses in other cities in the United States; larger square footage exacerbates this issue and facilitates misuse abuse of the Work/Live intent.

For example, Aspen, Colorado no longer allows market rate residential and commercial uses to occur within the same building in the majority of their commercial zones, including their light industrial area and their community core. Due to the dynamics of the market in Aspen, “mixed-use” properties in commercial areas were being remodeled to include modern residential units and the property owners were then choosing to leave the commercial storefronts vacant in order to avoid the noise and activity associated with commerce. In response to this trend Aspen issued a moratorium on residential/commercial mixed-use development, which in 2017 led to a permanent zoning code text amendment prohibiting new residential/commercial mixed-use buildings.

Similar misuse, or abuse, of a Work/Live zoning code text amendment permitting 2,000 square foot residential units could occur in Ketchum. The LI-2 zoning district in Ketchum permits uses that are arguably not, or not always, “light industrial” – such as commercial studios (artist studios), health and fitness facilities, and professional service offices. The proposed text amendment would allow a property owner to develop an artist studio, boutique health or fitness studio, or other use that does not meet the true intent of the Light Industrial

area per the zoning code and Comprehensive Plan and may see little or no customer or client activity, with a spacious 2,000 square foot residential unit that could be lived in only occasionally. Meanwhile, land intended for light industrial purposes would be unavailable for such uses.

Looking to metropolitan areas, rezoning of industrial areas in New York City has resulted time and time again in residential development pushing the land values upward and both industrial land owners either selling out in order to profit from the increased land values and new industrial uses being unable to afford land or rents in areas that were formerly residential. A 2015 Pratt Center for Community Development study, *Making Room for Housing and Jobs*, confirms this phenomenon, with selected findings reported in a 2015 article in the online publication Gothamist (Attachment E). Anecdotes from developers were shared in a 2017 Village Voice article, *Williamsburg's Industrial Businesses Are Fleeing* (Attachment D). While Ketchum, Idaho is not New York and its boroughs, Ketchum experiences the same phenomenon of residential uses driving land values upward due to the desirability of living, or owning real estate for occasional or vacation use, in an amenity-rich place. Additionally, the phenomenon of rising land values in industrial areas is not limited to New York; whether an active industrial area is rezoned or a formerly industrial area is gentrified (first by artists, then others – termed the “SoHo effect”, after the first documented case, which occurred in New York’s SoHo in the 1960s), the occurrence is widespread (see the cities of Baltimore, Oakland, San Francisco, Cincinnati, Chicago, St. Louis, Portland, OR and Portland, ME, etc. for examples).

FINDING
Threatening to the viability of the LI-2 district as the only area in Ketchum set aside for light manufacturing, service industries, and bulk retail due to the phenomenon evidenced in other jurisdictions of residential land uses causing land values to rise.

4. Impacts of 2,000 square foot units for families cannot be mitigated through the Conditional Use Permit process

The evaluation criteria for granting Conditional Use Permits are as follows:

17.116.030: CONDITIONAL USE PERMIT CRITERIA:

- A. The characteristics of the conditional use will not be unreasonably incompatible with the types of uses permitted in the applicable zoning district;
- B. The conditional use will not materially endanger the health, safety and welfare of the community;
- C. The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;
- D. The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area, or conditions can be established to mitigate adverse impacts; and
- E. The conditional use is not in conflict with the policies of the comprehensive plan or the basic purposes of this chapter.

Criteria D can likely be met by all Work/Live uses because the LI-2 zone is served by existing streets and utilities. Allowing the Work/Live use with residential units up to 2,000 square feet effectively negate Criteria A, B, and E – if the use is permitted Conditionally, the zoning code is indicating that the use is not unreasonably incompatible, the use will not endanger health, safety, and welfare, and the use does not conflict with the Comprehensive Plan. Developments with a single Work/Live unit likely nullify Criterion C, since a strong case can be made that one single residential unit, on a case by case basis, will not cause conflict with existing and anticipated traffic in the neighborhood.

Rather, it is the cumulative effect of many residential dwellings designed for families that are unreasonably incompatible with the other uses in the zoning district (Criteria A), or may cause unsafe pedestrian traffic (Criteria C), for example. As such, permitting Live/Work units with a residential component up to 2,000 square

feet should not be allowed either by-right, as a Permitted Use, or as a Conditional Use because the Conditional Use Permit criteria is not strong enough to mitigate the cumulative effect of families living in the LI-2 district.

FINDING
Impacts of 2,000 square foot residential units for families cannot be mitigated through the Conditional Use Permit process.

COMPREHENSIVE PLAN ANALYSIS

Table 5. Comprehensive Plan Analysis

2014 Comprehensive Plan Goals and Policy Analysis		
Comprehensive Plan statement	Analysis of Amendment Request	Consistent with Comp Plan: Yes/No
Goal H-3 Ketchum will have a mix of housing types and styles.	The proposed Work/Live unit type represents a new housing type, which would increase the mix of housing types and styles available in Ketchum.	Yes
Goal H-1 Ketchum will increase its supply of homes, including rental and special-needs housing for low-, moderate and median-income households.	Due to the cost of new construction, and the cost of retrofitting life safety systems (fire sprinklers, fire separation) into existing buildings, which would increase the baseline \$125/square foot remodel cost, it is unlikely that 2,000 square foot Work/Live units would greatly advance housing available for Low and Moderate income households. If a remodel could be accomplished affordably, the Work/Live housing type could be affordable to Median income families.	Generally, No
Policy H-1.4 Integrated Housing in Business and Mixed-Use Areas Housing should be integrated into the downtown core and light industrial areas, and close to the ski bases. The resulting mix of land use will help promote a greater diversity of housing opportunities as well as social interactions.	Integration of housing in general into the light industrial area is supported by this Comprehensive Plan policy. However, as analyzed in the staff report, residential units 2,000 square feet in size and suitable for families are likely to undermine the purpose and intent of the Light Industrial area. Therefore, staff finds the proposal for housing of this size in the LI-2 district to be inconsistent with the Comprehensive Plan.	No
Mixed-Use Industrial Land Use PRIMARY USES Light manufacturing, wholesale, services, automotive, workshops, studios, research, storage, construction supply, distribution and offices make up the bulk of development within this district. SECONDARY USES A limited range of residential housing	Commercial uses are intended to comprise the bulk of development in the Light Industrial area. A “limited range” of residential housing types are intended. The Comprehensive Plan does not specify square footage for housing units or specific housing types. However, as analyzed in the staff report, larger residential units for families conflict with many of the Primary Uses identified.	No

types, and supporting retail are provided for within this category. Uses should generate little traffic from tourists and the general public.		
E-2(a) – Light Industrial Area as the Primary Location for New Traditional Light Industrial and Corporate Park Business Growth and Jobs New employment opportunities will focus primarily on clean industries within the City’s industrial areas which are evolving into vibrant, mixed-use business places. Traditional light industrial includes service, warehousing, manufacturing, wholesaling, autorelated businesses, rec-tech, biotechnology, and construction.	As analyzed in the staff report, 2,000 square foot residential units intended for families have the potential for misuse and abuse, which would undermine the viability of the Light Industrial area.	No

TEXT AMENDMENT OPTIONS AND IMPLICATIONS

Because the text amendments proposed by the applicant are changes to definitions and the District Use Matrix, if the text amendments are approved and adopted the standards will apply to the entirety of the LI-2 zoning district.

The table below contains an analysis of the implications of approving the text amendment as proposed by the applicant and analysis of alternatives to the applicant’s proposal.

Table 6. Text Amendment Options and Implications

Option	Description	Implication
1.	Approve text amendment as proposed by the applicant	<ul style="list-style-type: none"> • Intent, uses, and design of LI-2 will conflict with 2,000 square foot residential units • Affordability claims unlikely to be met • Potential broader implications for viability of LI introduced
2.	Recommend denial of proposed text amendment	Status quo, residential units up to 1,000 square feet will continue to be allowed with a Conditional Use Permit
3.	Continue hearing to a date certain with direction to staff for additional analysis	<ul style="list-style-type: none"> • Further analysis may reveal additional negative or positive implications of proposed text amendment • Further analysis could lead to modifications of proposed text amendment that would mitigate implications identified in #1 while meeting applicant’s goals
4.	Table hearing	<ul style="list-style-type: none"> • Tabling hearing would allow city-initiated holistic analysis of amendments to LI zones to mature • Could lead to modifications of proposed text amendment that would mitigate implications identified in #1 while meeting applicant’s goals

STAFF RECOMMENDATION

Based on the staff report, the applicant's presentation and public comment, the Planning and Zoning Commission should do one of the following:

1. Recommend approval of the text amendment as proposed by the applicant
2. Recommend denial of the text amendment as proposed by the applicant
3. Continue the hearing to a date certain, direct further staff analysis on possible modifications
4. Table the hearing until the city-initiated, more comprehensive analysis of the Light Industrial areas matures

Staff recommends proceeding with either Option #1, recommend denial of proposed text amendment, or Option #4, table proposed text amendment.

OPTIONAL MOTIONS

3. "I MOVE TO RECOMMEND DENIAL OF THE ZONING CODE TEXT AMENDMENTS PROPOSED BY STEVE LENTZ TO CITY COUNCIL FINDING THE APPLICATION IS NOT IN COMPLIANCE WITH THE COMPREHENSIVE PLAN AND (COMMISSION TO INSERT ADDITIONAL REASONS FOR DENIAL)."

2. "I MOVE TO RECOMMEND APPROVAL OF THE ZONING CODE TEXT AMENDMENTS PROPOSED BY STEVE LENTZ TO CITY COUNCIL, WITH THE FOLLOWING MODIFICATIONS, (COMMISSION TO INSERT MODIFICATIONS), FINDING THE APPLICATION IS (COMMISSION TO INSERT REASONS FOR APPROVAL)."

3. "I MOVE TO CONTINUE THE PUBLIC HEARING ON THE ZONING CODE TEXT AMENDMENTS PROPOSED BY STEVE LENTZ TO A DATE CERTAIN _____ AND DIRECT STAFF TO _____."

4. "I MOVE TO TABLE THE PUBLIC HEARING ON THE ZONING CODE TEXT AMENDMENTS PROPOSED BY STEVE LENTZ UNTIL THE CITY-INITIATED ANALYSIS OF THE LIGHT INDUSTRIAL ZONES PROGRESSES TO A POINT AT WHICH RESIDENTIAL USES AND THEIR IMPLICATIONS HAVE BEEN ANALYZED."

ATTACHMENTS

- A. Applicant submittals (application, narrative, proposal)
- B. Light Industrial Districts Study Area & Points of Interest map
- C. U.S. Census Bureau, American Community Survey 2012-2016, Selected Economic Characteristics, Ketchum, ID
- D. *Williamsburg's Industrial Businesses Are Fleeing*
- E. *Williamsburg Warns East New York About Industrial-Strength Gentrification*

A. Applicant submittals (application, narrative, proposal)



City of Ketchum
Planning & Building

OFFICIAL USE ONLY	
File Number:	P18-055
Date Received:	5-3-18
By:	MP
Fee Paid:	\$1925.00
Approved Date:	
Denied Date:	
By:	

Application for Amendment to Zoning Code Title 17 or Subdivision Code Title 16

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 and click on Municipal Code.

APPLICANT INFORMATION
Name: STEVE LEUTZ
Mailing Address: PO BOX 54, KET SUN VALLEY, ID 83353
Phone: 208-726-8888
Representative: REBECCA F. BUNDY, ARCHITECT, PLLC
Phone: 208-720-1832
Mailing Address: PO BOX 2313 KETCHUM, ID 83340
AMENDMENT
Section of code to be amended: 17.12.020, 17.08
Please describe the proposed change or amended language (attach separate sheet if necessary): SEE ATTACHED
ADDITIONAL INFORMATION
Please describe any additional information, if necessary: SEE ATTACHED
APPLICATION REQUIREMENTS
Applications should include the following: <ul style="list-style-type: none">a) Narrative describing zoning amendmentb) Description of how the Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance support the proposed changec) Proposed ordinance language showing all revisions suggested

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.

Rebecca Bundy
Applicant Signature
APPLICANT'S REPRESENTATIVE

5/3/2018
Date



P.O. Box 54
401 Lewis Street
145 Northwood Way
Sun Valley, ID 83353
208-726-8888 office 208-726-2288 fax
www.TheAmericanSafari.com

April 27, 2018

Mr. John Gaeddert
Planning and Building Department Director
City of Ketchum
480 East Avenue North
Ketchum, Idaho 83340

Re: Proposed text amendment to the Light Industrial 2 (LI-2) zoning district

Dear John,

I've been a business owner in Ketchum's LI for 38 years. My wife, Annie and I operate a wilderness river outfitting company on three Wild and Scenic rivers in Idaho. Our operations base is 145 Northwood Way. Within the property, our daughter manages a commercial kitchen purchasing, preparing, and packaging 1000 plates of food per week from May - October. In the field, our oldest son is a lead guide licensed by the State of Idaho who guides with 10 other homegrown WRV natives. We define a family business. When I first located the business at 220 Lewis Street in 1980, the street ended at what's now the Cox building and the Tuesday train still ran down the west side of the street.

When the current Light Industrial district policies were written, industrial use was a fading light in Ketchum. Home and office based businesses that operated online hadn't been realized. From editors, to marketers, to artists, the definition of industrial in Ketchum has changed and the LI is a recipient of that change. The Spot reflects the welcome direction. Two thirds of the year, our business is committed to marketing outreach bringing people from all over the world to Ketchum so they can experience the pristine environments in which we outfit. We meet our guests the day before their departure at Memory Park and talk about last minute purchases and where to obtain them. Every established hotel, retail outdoor shop and restaurant in town knows our business and appreciates the people we bring to Ketchum.

The Ketchum Comprehensive Plan stated in 2014 to "Reevaluate Light Industrial Use and Development Standards, P&B, P&Z immediately". This direction has sat quietly on the back burner for the last three years, but needed change will hopefully proceed with the new administration elected last fall.

In light of recent renewed interest in solving Ketchum's problem with a lack of housing within the financial reach of its working citizens and small business owners, I would like to propose a minor text amendment to the LI-2 zoning district ordinance. The amendment would allow a work/live use, in which a business, operating under an allowed use in the district, would be allowed to have an associated residential unit in excess of the currently allowed 1000 sf maximum. This would be allowed only when the residential and business uses are owned by the same entity and are occupied by either the business owner and his/her family or an employee of the business and his/her family. This will create opportunities for a new variety of housing in the city, to attract new and retain existing businesses, to keep business owners and their families in Ketchum year-round and after hours and to reduce commute traffic and environmental impacts. It will create these opportunities without negatively impacting the ability of the city's LI-2 zoning district to perform its important economic function or to impact parking availability in any way. The proposed text change is strongly supported by the City's Comprehensive Plan, as outlined in the attached code amendment proposal.

Thank you for your consideration in this matter.

Sincerely,

Steve Lentz



Steve Lentz
Far and Away Adventures
401 Lewis Street
P.O. Box 54
Sun Valley, Idaho 83353
800-232-8588
208-726-8888 office
208-726-2288 facsimile
www.TheAmericanSafari.com

Proposed Text Amendment to Allow Work-Live Units in the Light Industrial 2 (LI-2) Zoning District

Request: Add a new Work-Live use to Section 17.12.020: District Use Matrix:

Allow as permitted (or conditional use, if the Planning and Zoning Commission determines that is necessary) Work-Live units in LI-2 zoning district.

Add two new definitions to Chapter 17.08: Definitions:

WORK/LIVE: a structure or portion of a structure:

1. That combines a commercial/light industrial activity allowed in the zone with a residential living space for the owner of the commercial or manufacturing business, or the owner's employee, and that person's household, where the residential use of the space is secondary to the primary use as a place of work;
2. Where the resident owner or employee of the business is responsible for the commercial/light industrial activity performed; and
3. Where the commercial/light industrial activity conducted takes place subject to a valid business license associated with the premises.

SECONDARY: means that:

1. The secondary use is smaller than the primary use;
2. In no case is the secondary use larger than 2000 square feet (See discussion on size, page 6.);
3. The secondary use is not located at street level; and
4. Access to the secondary use is not located in a prominent, street level location and is, preferably, located to the side or the rear of the property.

The above definitions are adapted from the American Planning Association's Planning Advisory Service Report #556, Smart Codes: Model Land-Development Regulations, Chapter 4.2. Model Live/Work Ordinance.

Purpose:

The purpose of this proposed text amendment is to provide additional housing opportunities for local business owners, or their employees, while maintaining the health and viability of Ketchum's Light Industrial 2 (LI-2) zoning district. It is intended to allow a small additional degree of flexibility to the current housing regulations in the LI-2, without suggesting larger more comprehensive changes that would be more appropriately addressed as a larger scope, City-initiated undertaking. It is intended to allow for a greater variety of housing types than the current zoning structure allows, so that family-owned businesses can operate while living relatively affordably in Ketchum. It will not increase the amount of housing that is allowed in the zoning district, or will it change parking requirements or the allowed uses in the district.

Work/Live History:

Combining work and living in a single building has been the norm, rather than the exception, for much of human history. Most work was done in or near the home until the industrial revolution, after which, in the 20th century, modern zoning began requiring strict separation of commercial, industrial and residential uses. However, live/work units, including an artist's loft, a residential unit housing a family above a "mom and pop" general store in a small rural community, a lawyer's office at the street front with a residential cottage behind or even a family farm with a produce stand out on the road, have persisted and flourished up until current times. With the advent of the internet and wireless technology, our ability to work from where we live has been dramatically increased. Working where you live eliminates the commute to work, thus helping to limit our greenhouse gas production, quality of life is enhanced by reducing commute time and work/live situations contribute to the vibrancy and safety of the community when a full-time presence, with eyes on the street and year-round purchasing power, is located in a community. Many communities, including Seattle, WA; Austin, TX and Oakland, CA have implemented codes to allow live/work situations. The history and current trends, including Smart Growth and New Urbanism principles, in work/live/play opportunities are well documented on-line and in various publications, a few of which are included the list of resources at the end of this proposal.

Comprehensive Plan Compliance:

Analysis of the City of Ketchum's Comprehensive Plan finds that the proposed text amendment is supported by and is in conformance with the comprehensive plan sections below. Allowing work/live units in the LI-2 zoning district will provide additional employment and housing opportunities, help attract and keep full-time residents in Ketchum, contribute to Ketchum's environmental goals, and retain the functionality of the light industrial district without eroding its purpose as a light industrial/commercial support district to the city. It will support the future land use map goals and policies and will be a small step towards implementing the vision of the comprehensive plan in the City's regulatory structure.

Chapter 1: Community Vision and Core Values

1. A Strong and Diverse Economy

Ketchum sees itself with a stable and diverse economy melding the benefits of our traditional tourism economy with businesses that serve the year-round population. Our town promotes its friendly and safe small-town character, including our excellent schools and openness to entrepreneurship. We value a thriving year-round population of people who can work, live and engage in a dynamic Ketchum community. We value and support local businesses that contribute to our uniqueness and vibrancy. We welcome new companies. We have excellent infrastructure, including state-of-the-art broadband, to support a wide range of businesses. We also realize that the changing and competitive tourism industry requires us to strive to be an exciting place and aggressively broaden our marketing efforts to reach new potential visitors.

4. A Variety of Housing Options

Ketchum values a community where people who wish to work and live here can do so. With housing and land prices expected to grow and wages expected to remain relatively constant, the community must explore ways to ensure that citizens have a reasonable choice of housing.

Ketchum strives to use creative solutions to housing diversity by looking to partnerships, evaluating zoning, density, and infill policies; removing barriers, and creating incentives to achieve our goals. In order to maintain a strong economy with a base of jobs and a diverse demographic of residents, it is important for the community to provide a varied supply of housing choices—both year-round work force housing and second homes for seasonal residents.

10. A “Greener” Community

Ketchum understands that there are global challenges too large for any one community to solve, but believes in doing its share to address them. We will strive to integrate best practices in energy conservation, renewable energy use, multimodal transportation, waste reduction and recycling, low-impact development, storm water management, tree preservation, and local food production, among other areas. We value the quality and quantity of our water resources that we have and will work to conserve them. We will work to build partnerships with businesses, the resort and lodging industry, the development sector, and others in order to raise awareness about the importance of being a “greener” community.

Chapter 2: A Strong and Diverse Economy

Goal E-1: *Ketchum will work to retain and help expand existing independent small local businesses and corporations. Our unique existing businesses are an important component to our economic sustainability. They provide opportunities for local asset accumulation, and contribute to the small-town character and uniqueness of Ketchum.*

Policy E-1(a) Support for Local, Independent Businesses: *Our community will foster a business climate that helps to retain our existing businesses and to attract and support new independent local businesses. This will reduce economic leakages to other communities and provide residents with essential goods and services. We also will work to encourage a greater local purchasing culture and identify voids in businesses or services that are contributing to the leakage.*

Goal E-2: *Ketchum will support and attract businesses and industries that diversify and sustain the local economy and level out seasonal fluctuations. Businesses have used local entrepreneurial talent to build on the outdoor recreation, biotechnology, computer, and web-based industries, including the financial sector. These businesses are models for the future “innovation economy” that our community seeks. The community also supports recruiting other small businesses, whether they are sole proprietorships or satellite offices of larger businesses. The key to our success is making Ketchum an attractive place to live and providing necessary infrastructure, affordable housing, transportation, good schools, medical services, and adequate land for businesses.*

Policy E-2 (a) Light Industrial Area as the Primary Location for New Traditional Light Industrial and Corporate Park Business Growth and Jobs: *New employment opportunities will focus primarily on clean industries within the City’s industrial areas, which are evolving into vibrant, mixed-use business places.*

Chapter 3: Housing

Goal H-1: Ketchum will increase its supply of homes, including rental and special-needs housing for low, moderate and median-income households.

Policy H-1.4: Integrated Housing in Business and Mixed-Use Areas: Housing should be integrated into the downtown core and light industrial areas, and close to the ski bases. The resulting mix of land use will help promote a greater diversity of housing opportunities as well as social interactions.

Goal H-3: Ketchum will have a mix of housing types and styles.

Policy H-3.1 Mixture of Housing Types in New Development: The City should encourage the private sector, through land-use regulations and incentive programs, to provide a mixture of housing types with varied price ranges and densities that meet a variety of needs. The City will evaluate the use of incentives, such as flexibility in height, density and parking requirements to achieve greater housing diversity. Additionally, the City will promote the siting of higher density housing near public transportation, the ski base areas, shopping, and designated neighborhoods and districts.

Chapter 4: Community Design and Neighborhoods

Goal CD-1: Our community will preserve its small-town character and the distinct image of neighborhoods and districts. The community already has adopted a number of measures in its various planning and regulatory documents to help preserve small-town character. Therefore, the approaches to improve community design generally build on and refine some of the tools already in use.

Policy CD-1.1: Unique Design Elements for Identifiable Neighborhoods: Each neighborhood or district should include a mix of design elements that will reinforce its unique design quality.

Policy CD-1.3 Compatible Infill and Redevelopment Projects: Infill and redevelopment projects should be contextually appropriate to the neighborhood and development in which they will occur. Context refers to the natural and manmade features adjoining a development site; it does not imply a certain style.

Goal NR6: Promote and support energy conservation and reduction of greenhouse gases.

Policy NR6.3 Energy-efficient Land Use: The City will encourage energy conservation of energy and GHG reductions through land-use policies and regulations governing placement, orientation, design, and clustering of development.

Goal M-1: Promote land use patterns, densities and mobility planning that maximizes investments and promotes safe and efficient mobility.

Policy M-1.1 Balanced Land Uses and Transportation System: Balance land uses and the transportation system to maintain and improve current levels of mobility.

Policy M-1.3 Compact Development and Housing Downtown and in Activity Centers: Encourage compact development, mixed uses, and additional housing density in the downtown and in high activity areas. This will increase opportunities for walking, bicycling and transit ridership and reduce vehicle trips.

Chapter 12: Future Land Use

Future Land Use Plan: Mixed-Use Industrial category:

PRIMARY USES: Light manufacturing, wholesale, services, automotive, workshops, studios, research, storage, construction supply, distribution and offices make up the bulk of development within this district.

SECONDARY USES: A limited range of residential housing types, and supporting retail are provided for within this category. Uses should generate little traffic from tourists and the general public.

CHARACTERISTICS AND LOCATION: The Mixed-Use Industrial category is intended to provide critical lands for Ketchum's economic growth and entrepreneurial opportunity within a vibrant business district where people can work and live in the same area.

Goal LU-1: Promote a functional, compact, and mixed-use pattern that integrates and balances residential and non-residential land uses. Communities strive to integrate a mix of land uses and to keep residential and non-residential lands in balance. The reasons include promoting housing affordability, lessening commuter traffic and generating sufficient revenues to provide services and facilities for residents. The Future Land Use Plan intends to strike a reasonable mix and balance of different land uses, particularly residential and non-residential uses. Analysis of current land use patterns in Ketchum indicates that a continued shortage of affordable housing for workers. (See Blaine County Housing Authority and Sun Valley Board of Realtors data, referenced in Appendix A.). This shortage of affordable housing relative to local jobs increases commuter traffic.

Policy LU-1.1 Integrated and Compatible Mix of Land Uses: Use the Future Land Use Plan to guide decisions about growth and development. The Future Land Use Plan identifies locations of land-use classifications within both the city limits and the ACI.

Policy LU-1.4 Balance between Jobs and Housing: The City will strive to ensure that a reasonable balance exists between housing demand, created by growth in jobs, and residential development in order to support a year-round resident population.

Goal LU-2: Support infill and redevelopment in the downtown, major activity areas and specific areas that can take advantage of proximity to services and transportation. Infill means the creation of new buildings on vacant sites in a built up area. Redevelopment means the more intensive use of existing underused buildings and sites or the replacement of buildings with larger buildings. If properly designed, infill and redevelopment can complement existing neighborhoods to keep the city dynamic, competitive, and economically viable in the marketplace. Appropriate change and activity can provide useful improvements while meeting

new needs and challenges. While infill and redevelopment is desirable infill standards are needed to ensure compatibility with neighborhoods and districts.

Policy LU-2.1 Infill and Redevelopment: Support intensification of land uses on appropriate infill and redevelopment sites in the following areas:

- *Downtown;*
- *Industrial areas;*
- *St. Luke's Hospital/McHanville/Cold Springs Canyon*
- *Warm Springs area; and*
- *Existing neighborhoods with significant vacant parcels.*

Policy LU-2.2: Compatible Residential Infill Appropriate types of infill include the new residential units on vacant lots/areas, additions to existing units, accessory dwelling units, and residential units with businesses. Ensure that residential infill is compatible in character and scale within the surrounding neighborhood.

Goal LU-3: Create land use patterns that reinforce the use of transit and other alternative transportation modes. The community supports a development pattern that encourages the use of diverse transportation modes. The intent is to enhance opportunities to use alternative modes through the creation of a convenient, affordable and user- friendly transit system and walking and bicycling facilities.

Policy LU-3.1 Land Use Densities to Support Transit: The Future Land Use Plan promotes the concept of mixed-use districts to support transit. The plan promotes more intensively developed activity areas surrounded by walkable neighborhoods with a variety of residential densities compatible with the transit.

Chapter 13: Plan Implementation and Monitoring

Regulatory Changes: The City's development regulations will need to be consistent with the goals and policies of the Plan for it to be realized. The City may need to revise the development regulations and standards in some instances to achieve these goals and policies. For example, the Plan recommends reevaluation of the form based code, infill and affordable housing provisions. Generally, revisions to land development regulations should occur soon after adoption of the Plan.

Proposed size of secondary unit:

According to the 2010 census, in the United States, the median household size was 2.58 people, and the median single-family home size was 2169 square feet (sf). The median single-family home size rose to 2422 sf in 2016, and the median for-sale multi-family home built in 2016 had an area of 1706 sf. The current LI-2 zoning allows 50% of a building to be dedicated to residential uses, but it limits residential unit size to 1000 sf. A 1000 sf unit can hardly accommodate two bedrooms, let alone a third, a den or office space and storage needs. The 2000 sf threshold was chosen as a compromise between the median US home size and the denser, more urban character of Ketchum's LI-2 district, without allowing units so large that they would likely be outside the financial reach of local, working families. A maximum of 2000 sf would allow design of a compact, three-bedroom home, with a small office and adequate storage to support Ketchum's multi-season, outdoor lifestyle.

Mobility:

While the existing LI-2 zoning district has a light industrial/commercial feel, it has an existing, well-connected sidewalk system and is located within just a few blocks of the Mountain Rides transit system route and the Wood River Trail system on Saddle and Warm Springs Roads. The existing sidewalk connections are complete from Northwood Way, down Lewis Street to Warm Springs Road on the west sides of the streets, almost complete (with the exception of the southern-most section of Lewis Street) on the east side of the streets, and an existing easement provides access from Lewis Street through City property to the YMCA. The current municipal code requires that missing sections of sidewalks shall be installed as the adjacent properties develop or perform any substantial improvements, so, once the property at 1000 Warm Springs Road redevelops, the sidewalk system will be close to complete. Within a half mile radius, there are multiple amenities for residents, including parks, schools, a church, a theater, restaurants, athletic clubs, a golf course and a variety of shops, including a convenience store.

Summary:

The long-standing tradition of living and working in one place has been revived with current Smart Growth/New Urbanism planning theory and the opportunities provided by the internet. Live/work situations provide opportunity for a healthy, year-round economy, housing variety, intact neighborhoods and addressing environment concerns. The work/live proposal submitted herein fine tunes the live/work concept to Ketchum's light industrial area by emphasizing the work component, while still providing opportunity for local business people and their families to live, work (and play) in the same community. The proposal will not change currently allowed housing/business area ratios, parking requirements or the allowed uses in the zoning district.

Resources:

American Planning Association's Planning Advisory Service Report #556, Smart Codes: Model Land-Development Regulations, Chapter 4.2. Model Live/Work Ordinance

What is Smart Growth?: <https://smartgrowthamerica.org/our-vision/what-is-smart-growth/>

Congress for the New Urbanism: <https://www.cnu.org/>

A Brief History of the Work Home: <http://www.theworkhome.com/history-workhome/>

The Ten Truths of Live-Work Planning Policy, Thomas Dolan Architecture: <http://live-work.com/live-work/the-ten-truths-of-live-work-planning-policy/>

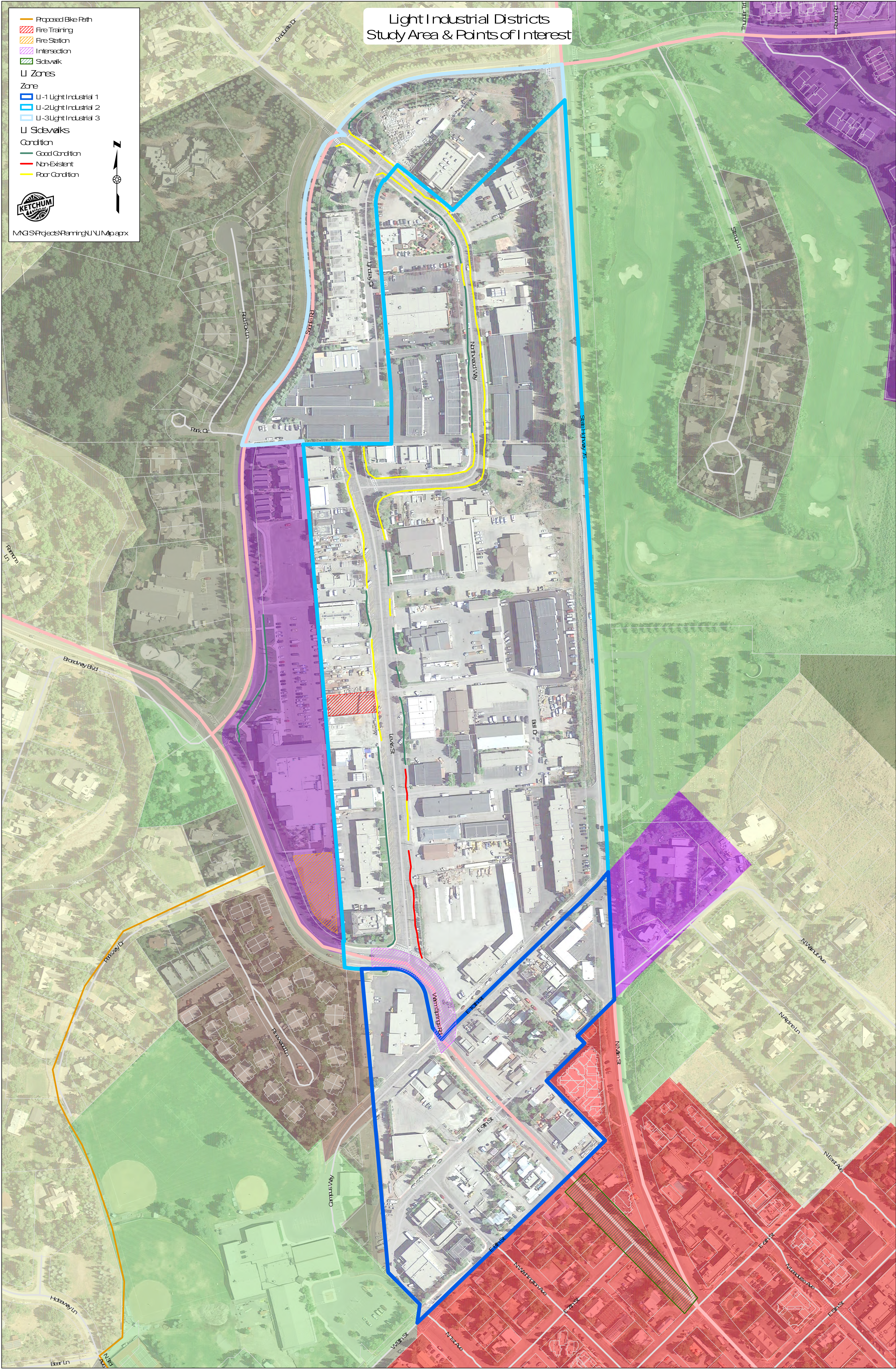
B. Light Industrial Districts Study Area & Points of Interest map

Light Industrial Districts
Study Area & Points of Interest

- Proposed Bike Path
- Fire Training
- Fire Station
- Intersection
- Sidewalk
- U Zones
- Zone
- U-1 Light Industrial 1
- U-2 Light Industrial 2
- U-3 Light Industrial 3
- U Sidewalks
- Condition
- Good Condition
- Non-Existent
- Poor Condition



MGS Projects Planning ULI Map.aprx



C. U.S. Census Bureau, American Community Survey 2012-2016, Selected Economic Characteristics, Ketchum, ID

DP03

SELECTED ECONOMIC CHARACTERISTICS
2012-2016 American Community Survey 5-Year Estimates

Tell us what you think. [Provide feedback to help make American Community Survey data more useful for you.](#)

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the [Data and Documentation](#) section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the [Methodology](#) section.

Versions of this table are available for the following years:

2016
2015
2014
2013
2012
2011
2010

1 137 of 137	Subject	Ketchum city, Idaho			
		Estimate	Margin of Error	Percent	Percent Margin of Error
	EMPLOYMENT STATUS				
	Population 16 years and over	2,450	+/-104	2,450	(X)
	In labor force	1,919	+/-201	78.3%	+/-6.8
	Civilian labor force	1,919	+/-201	78.3%	+/-6.8
	Employed	1,859	+/-204	75.9%	+/-7.0
	Unemployed	60	+/-70	2.4%	+/-2.8
	Armed Forces	0	+/-11	0.0%	+/-1.2
	Not in labor force	531	+/-163	21.7%	+/-6.8
	Civilian labor force	1,919	+/-201	1,919	(X)
	Unemployment Rate	(X)	(X)	3.1%	+/-3.6
	Females 16 years and over	1,317	+/-128	1,317	(X)
	In labor force	964	+/-161	73.2%	+/-9.0
	Civilian labor force	964	+/-161	73.2%	+/-9.0
	Employed	964	+/-161	73.2%	+/-9.0
	Own children of the householder under 6 years	84	+/-55	84	(X)
	All parents in family in labor force	48	+/-42	57.1%	+/-35.2
	Own children of the householder 6 to 17 years	185	+/-95	185	(X)
	All parents in family in labor force	145	+/-91	78.4%	+/-19.4
	COMMUTING TO WORK				
	Workers 16 years and over	1,824	+/-213	1,824	(X)
	Car, truck, or van -- drove alone	1,328	+/-210	72.8%	+/-8.4
	Car, truck, or van -- carpooled	92	+/-77	5.0%	+/-4.1
	Public transportation (excluding taxicab)	0	+/-11	0.0%	+/-1.6
	Walked	102	+/-84	5.6%	+/-4.4
	Other means	142	+/-86	7.8%	+/-4.9
	Worked at home	160	+/-86	8.8%	+/-4.6
	Mean travel time to work (minutes)	8.9	+/-1.5	(X)	(X)
	OCCUPATION				
	Civilian employed population 16 years and over	1,859	+/-204	1,859	(X)
	Management, business, science, and arts occupations	861	+/-175	46.3%	+/-8.0
	Service occupations	330	+/-145	17.8%	+/-7.4
	Sales and office occupations	425	+/-129	22.9%	+/-6.4
	Natural resources, construction, and maintenance occupations	188	+/-95	10.1%	+/-5.1
	Production, transportation, and material moving occupations	55	+/-42	3.0%	+/-2.3
	INDUSTRY				
	Civilian employed population 16 years and over	1,859	+/-204	1,859	(X)
	Agriculture, forestry, fishing and hunting, and mining	0	+/-11	0.0%	+/-1.6
	Construction	181	+/-95	9.7%	+/-5.1
	Manufacturing	44	+/-46	2.4%	+/-2.5
	Wholesale trade	12	+/-18	0.6%	+/-1.0
	Retail trade	245	+/-108	13.2%	+/-5.9
	Transportation and warehousing, and utilities	44	+/-49	2.4%	+/-2.7
	Information	31	+/-36	1.7%	+/-2.0
	Finance and insurance, and real estate and rental and leasing	163	+/-88	8.8%	+/-4.5
	Professional, scientific, and management, and administrative and waste management services	369	+/-156	19.8%	+/-7.8
	Educational services, and health care and social assistance	201	+/-88	10.8%	+/-4.6
	Arts, entertainment, and recreation, and accommodation and food services	437	+/-195	23.5%	+/-9.9
	Other services, except public administration	47	+/-53	2.5%	+/-2.9
	Public administration	85	+/-52	4.6%	+/-3.0
	CLASS OF WORKER				
	Civilian employed population 16 years and over	1,859	+/-204	1,859	(X)
	Private wage and salary workers	1,344	+/-222	72.3%	+/-7.5
	Government workers	119	+/-65	6.4%	+/-3.7
	Self-employed in own not incorporated business workers	396	+/-125	21.3%	+/-6.5
	Unpaid family workers	0	+/-11	0.0%	+/-1.6
	INCOME AND BENEFITS (IN 2016 INFLATION-ADJUSTED DOLLARS)				
	Total households	1,520	+/-149	1,520	(X)
	Less than \$10,000	56	+/-52	3.7%	+/-3.4
	\$10,000 to \$14,999	12	+/-14	0.8%	+/-0.9
	\$15,000 to \$24,999	165	+/-99	10.9%	+/-6.0
	\$25,000 to \$34,999	193	+/-88	12.7%	+/-5.4

Subject	Ketchum city, Idaho			
	Estimate	Margin of Error	Percent	Percent Margin of Error
\$35,000 to \$49,999	287	+/-108	18.9%	+/-7.2
\$50,000 to \$74,999	290	+/-109	19.1%	+/-7.0
\$75,000 to \$99,999	196	+/-97	12.9%	+/-6.3
\$100,000 to \$149,999	180	+/-81	11.8%	+/-5.4
\$150,000 to \$199,999	42	+/-39	2.8%	+/-2.6
\$200,000 or more	99	+/-61	6.5%	+/-4.1
Median household income (dollars)	51,119	+/-4,638	(X)	(X)
Mean household income (dollars)	76,833	+/-13,749	(X)	(X)
With earnings	1,300	+/-150	85.5%	+/-6.7
Mean earnings (dollars)	68,674	+/-14,622	(X)	(X)
With Social Security	401	+/-113	26.4%	+/-7.3
Mean Social Security income (dollars)	14,935	+/-2,194	(X)	(X)
With retirement income	164	+/-89	10.8%	+/-5.9
Mean retirement income (dollars)	42,457	+/-17,528	(X)	(X)
With Supplemental Security Income	0	+/-11	0.0%	+/-2.0
Mean Supplemental Security Income (dollars)	-	**	(X)	(X)
With cash public assistance income	12	+/-19	0.8%	+/-1.3
Mean cash public assistance income (dollars)	N	N	N	N
With Food Stamp/SNAP benefits in the past 12 months	12	+/-19	0.8%	+/-1.3
Families	571	+/-113	571	(X)
Less than \$10,000	0	+/-11	0.0%	+/-5.1
\$10,000 to \$14,999	0	+/-11	0.0%	+/-5.1
\$15,000 to \$24,999	45	+/-48	7.9%	+/-7.9
\$25,000 to \$34,999	48	+/-45	8.4%	+/-7.7
\$35,000 to \$49,999	83	+/-56	14.5%	+/-9.8
\$50,000 to \$74,999	158	+/-83	27.7%	+/-14.0
\$75,000 to \$99,999	49	+/-50	8.6%	+/-8.5
\$100,000 to \$149,999	76	+/-54	13.3%	+/-9.4
\$150,000 to \$199,999	42	+/-39	7.4%	+/-6.8
\$200,000 or more	70	+/-56	12.3%	+/-9.2
Median family income (dollars)	73,163	+/-11,909	(X)	(X)
Mean family income (dollars)	104,916	+/-29,511	(X)	(X)
Per capita income (dollars)	44,143	+/-6,837	(X)	(X)
Nonfamily households	949	+/-202	949	(X)
Median nonfamily income (dollars)	41,675	+/-10,508	(X)	(X)
Mean nonfamily income (dollars)	59,656	+/-10,781	(X)	(X)
Median earnings for workers (dollars)	32,372	+/-2,749	(X)	(X)
Median earnings for male full-time, year-round workers (dollars)	40,095	+/-5,005	(X)	(X)
Median earnings for female full-time, year-round workers (dollars)	33,611	+/-7,836	(X)	(X)
HEALTH INSURANCE COVERAGE				
Civilian noninstitutionalized population	2,719	+/-27	2,719	(X)
With health insurance coverage	2,392	+/-151	88.0%	+/-5.4
With private health insurance	2,001	+/-224	73.6%	+/-8.2
With public coverage	590	+/-165	21.7%	+/-6.1
No health insurance coverage	327	+/-147	12.0%	+/-5.4
Civilian noninstitutionalized population under 18 years	269	+/-105	269	(X)
No health insurance coverage	0	+/-11	0.0%	+/-10.5
Civilian noninstitutionalized population 18 to 64 years	1,867	+/-178	1,867	(X)
In labor force:	1,683	+/-216	1,683	(X)
Employed:	1,644	+/-210	1,644	(X)
With health insurance coverage	1,369	+/-209	83.3%	+/-7.9
With private health insurance	1,337	+/-204	81.3%	+/-8.0
With public coverage	40	+/-39	2.4%	+/-2.3
No health insurance coverage	275	+/-136	16.7%	+/-7.9
Unemployed:	39	+/-64	39	(X)
With health insurance coverage	0	+/-11	0.0%	+/-45.6
With private health insurance	0	+/-11	0.0%	+/-45.6
With public coverage	0	+/-11	0.0%	+/-45.6
No health insurance coverage	39	+/-64	100.0%	+/-45.6
Not in labor force:	184	+/-104	184	(X)
With health insurance coverage	184	+/-104	100.0%	+/-15.0
With private health insurance	173	+/-100	94.0%	+/-10.2
With public coverage	11	+/-18	6.0%	+/-10.2
No health insurance coverage	0	+/-11	0.0%	+/-15.0
PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL				
All families	(X)	(X)	0.0%	+/-5.1
With related children of the householder under 18 years	(X)	(X)	0.0%	+/-12.0
With related children of the householder under 5 years only	(X)	(X)	0.0%	+/-29.5
Married couple families	(X)	(X)	0.0%	+/-5.9
With related children of the householder under 18 years	(X)	(X)	0.0%	+/-14.9
With related children of the householder under 5 years only	(X)	(X)	0.0%	+/-33.6
Families with female householder, no husband present	(X)	(X)	0.0%	+/-34.6
With related children of the householder under 18 years	(X)	(X)	0.0%	+/-48.9
With related children of the householder under 5 years only	(X)	(X)	0.0%	+/-76.1

Subject	Ketchum city, Idaho			
	Estimate	Margin of Error	Percent	Percent Margin of Error
All people	(X)	(X)	5.4%	+/-3.2
Under 18 years	(X)	(X)	0.0%	+/-10.5
Related children of the householder under 18 years	(X)	(X)	0.0%	+/-10.5
Related children of the householder under 5 years	(X)	(X)	0.0%	+/-29.2
Related children of the householder 5 to 17 years	(X)	(X)	0.0%	+/-14.9
18 years and over	(X)	(X)	6.0%	+/-3.5
18 to 64 years	(X)	(X)	5.4%	+/-4.5
65 years and over	(X)	(X)	7.7%	+/-7.7
People in families	(X)	(X)	0.0%	+/-2.1
Unrelated individuals 15 years and over	(X)	(X)	11.0%	+/-6.1

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Explanation of Symbols:

An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.

An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.

An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.

An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.

An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.

An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.

An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.

An '(X)' means that the estimate is not applicable or not available.

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see [Accuracy of the Data](#)). The effect of nonsampling error is not represented in these tables.

Employment and unemployment estimates may vary from the official labor force data released by the Bureau of Labor Statistics because of differences in survey design and data collection. For guidance on differences in employment and unemployment estimates from different sources go to [Labor Force Guidance](#).

Workers include members of the Armed Forces and civilians who were at work last week.

Occupation codes are 4-digit codes and are based on Standard Occupational Classification 2010.

Industry codes are 4-digit codes and are based on the North American Industry Classification System (NAICS). The Census industry codes for 2013 and later years are based on the 2012 revision of the NAICS. To allow for the creation of 2012-2016 tables, industry data in the multiyear files (2012-2016) were recoded to 2013 Census industry codes. We recommend using caution when comparing data coded using 2013 Census industry codes with data coded using Census industry codes prior to 2013. For more information on the Census industry code changes, please visit our website at <https://www.census.gov/people/io/methodology/>.

Logical coverage edits applying a rules-based assignment of Medicaid, Medicare and military health coverage were added as of 2009 -- please see https://www.census.gov/library/working-papers/2010/demo/coverage_edits_final.html for more details. The 2008 data table in American FactFinder does not incorporate these edits. Therefore, the estimates that appear in these tables are not comparable to the estimates in the 2009 and later tables. Select geographies of 2008 data comparable to the 2009 and later tables are available at <https://www.census.gov/data/tables/time-series/acs/1-year-re-run-health-insurance.html>. The health insurance coverage category names were modified in 2010. See https://www.census.gov/topics/health/health-insurance/about/glossary.html#par_textimage_18 for a list of the insurance type definitions.

While the 2012-2016 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

D. Williamsburg's Industrial Businesses Are Fleeing



NEIGHBORHOODS

Williamsburg's Industrial Businesses Are Fleeing

While City Hall works on a plan to preserve manufacturing in East Williamsburg, the gentrification buzzsaw is already taking its toll

by GWYNNE HOGAN

NOVEMBER 30, 2017





Workers at Joyva's confectionary plant in East Williamsburg, which may relocate after 99 years to take advantage of soaring real estate values. GWYNNE HOGAN

The Radutzky family has been making halvah, tahini, and jelly rings at their factory in East Williamsburg since 1918. But rising utility and property tax costs, combined with the soaring value of their property — a full three city blocks in the designated industrial zone that sits on the eastern edge of Williamsburg and Greenpoint — are making the family consider leaving Brooklyn behind for the first time in the company's nearly 100 years.

“We’re not in the real estate [game]. We make candy,” says Richard Raduzky, grandson of Joyva’s founder, on a recent tour of the impressive factory, which is equipped with much of the same machinery they’ve used for decades, including a massive underground tunnel system that funnels tahini between buildings. His small office inside the sweet-smelling brick building is decorated with decades-old wooden boxes in which the company once delivered candy bars.

At the same time, “we’ve been approached about our real estate — the market has come to us,” says Raduzky. “It’s on the table because it never was before.”

The North Brooklyn Industrial Business Zone, a 721-acre swath of land stretching from Newtown Creek to the northern edge of Bushwick, was established in 2013 (as an expansion of the East Williamsburg Industrial Park that had been in place since 1982) to help protect what remained of what had once been a hub for breweries and other industrial uses. Like other manufacturing zones across the city, its zoning designation allowed for a broad array of uses that includes not only light and heavy industry, but also hotels, department stores, and office buildings, though for many years the area remained predominantly industrial.

As of 2015, according to the Department of City Planning’s analysis of state labor data, the district was home to around 20,000 jobs, 15,000 of them industrial, including jobs in manufacturing, transportation, and warehousing.

While North Brooklyn has been bleeding industrial jobs for decades, a transition which sped up along the waterfront following Mayor Michael Bloomberg's 2005 residential rezoning of Williamsburg and Greenpoint, it's just begun to kick into high gear as East Williamsburg and Bushwick have grown increasingly attractive to residents and businesses alike. East Williamsburg's first new office building opened up on Bogart Street in August, and a handful more are in the pipeline. Three massive music venues — Elsewhere, Brooklyn Steel, and Avant Gardner – have opened this year, all on former industrial land.



Tahini pours into tins stamped with Joyva's signature sultan logo.

GWYNNE HOGAN

The renewed interest in East Williamsburg has actually led to a slight uptick in industrial jobs, which rose 15 percent between 2010 and 2015, the first increase in the area in decades that included spikes in jobs in the wholesale trade, waste management, construction. But jobs in offices, as well as in retail, entertainment, and

hospitality, have increased at a far greater clip — up 27 percent and 58 percent respectively, according to the Department of City Planning.

Leah Archibald, head of Evergreen Exchange, an advocacy group for the area's industrial businesses, says that since 2015, the transition from industrial to other uses has kicked into high gear. She cites several office buildings under construction, as well as the departure of a handful of industrial businesses in the last two years, including printing company Alvin J. Bart and Sons and food packers Trans-Packers, which is leaving East Williamsburg at the end of the year.

“If the city does nothing, the entire East Williamsburg industrial area will no doubt turn into an attractively distressed office park, replete with reused timber and Edison light bulbs,” warns Archibald. “Is that what we want?”

The city has acknowledged these concerns, and says it plans to address them. In 2015, Mayor Bill de Blasio made a commitment to bolster jobs in the industrial sector, and the Department of City Planning began a [study of the North Brooklyn Industrial Business Zone](#), with the goal of finding ways of “preserving and growing industrial jobs, as well as other compatible jobs in the creative and innovative sectors.”

But a year has passed since the final study was supposed to be released, with the Department of City Planning now saying it expected to have the report out by the end of the year.

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MEDIA

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by TATIANA CRAINE

Advocates like Archibald, who suspect the delay is related more to slow-moving bureaucracy than to intentional ill will, are hoping that the city’s recommendations will include a zoning mechanism to slow non-industrial development. “Things that are not compatible should have some sort of speed bump to slow their development like hotels or very large venues or homeless shelters,” she says. “We’re not even saying they should be forbidden. Just put in some sort of public review process.”

A [draft of the report released this summer](#) proposed splitting the industrial zone by transit access, restricting use of the land farther away from L train stops to heavy industrial use, while creating higher density for mixed office and industrial use closer to the train stops. Once the official recommendations come out, they’ll have to go

through a formal land use rezoning process, which will take months; during that time, there's the risk that pressures from the real estate industry could alter or impede them from being implemented.

Real estate mogul Jamie Wiseman of Cayuga Capital, which has redeveloped a handful of plots of industrial land into commercial and residential buildings across Williamsburg and Bushwick — including 321 Starr Street, on track to becoming a climbing gym — argues that the trend toward offices and nightlife venues isn't some nefarious land grab by developers. Rather, he says, industrial business owners are making a calculation to cash in on the value of the land they own and relocating to areas where it's cheaper for them to operate.

“Industrial businesses need to go where their labor is cheap and their power is cheap and their space is cheap,” says Wiseman. “And unfortunately in New York, none of those things is true.” Of Evergreen Exchange's opposition to redevelopment, he says, “Leah Archibald is putting up the good fight, but she's kind of fighting gravity.”



Richard Radutzky, co-owner of Joyva in East Williamsburg.

GWYNNE HOGAN

While the area's new uses may not be industrial, says Wiseman, "at least these businesses are growing and employing a lot of people." Though, he adds: "It may not be the same people."

Indeed, the majority of the new jobs created in offices and nightlife cater to younger, tech-savvier millennials. The area's industrial businesses have offered a foot in the economic door for many first-generation immigrants, who may not have higher education or English language skills, but who do have craftsmanship. About half of the workers in the North Brooklyn industrial area come from the surrounding neighborhoods of Bushwick, Williamsburg, Maspeth, Ridgewood, and Middle Village, according to an unscientific survey of local businesses, says Archibald.

Some property owners are listening to the concerns of the community and are undertaking creative solutions on their own to bridge the gap.

The owners of a plot of land at 79 Bogart Street say they plan to set aside part of their forthcoming office building for manufacturing businesses at below market rate, similar to a model put forth by Williamsburg developer Toby Moskovits, whose 25 Kent Ave. building near the waterfront is under construction.

But relying on the goodwill of individual property and business won't be enough, says Tod Greenfield, second-generation owner of Martin Greenfield Clothiers, a hand-tailored suit factory that's been located in East Williamsburg since 1917. Standing on the roof of his Varet Street factory, Greenfield gestures to massive apartment complexes and hotels under construction all around. "It's under attack from all angles," he says.

RELATED

NEWS & POLITICS

What Would Amazon's Arrival in Sunset Park Mean for Locals — and City Taxpayers?

by SARAH AZIZA

Back on the factory floor, amid the whir of Singer sewing machines, Greenfield points to employees who hail from nations including Poland, Haiti, Italy, the Dominican Republic, and Ecuador.

Ana Sanchez, 61, moved to the city from El Salvador in the 1980s. A few days later she found a job at a women's clothing factory in Long Island City. While her English was shaky, she was an expert seamstress, having perfected her craft designing and hand-sewing dresses for her friends in El Salvador. When the factory she worked for closed in 2001, she ended up at Martin Greenfield Clothiers a few months later.

Sanchez didn't like the work at first, she says. Menswear was much simpler than the ornate and intricate women's clothing she was used to sewing, but she got used to it, she says, and was able to raise three kids on her earnings.

“I never asked for help from the government, even now,” she says in Spanish, looking up from the hem of a woolen pant leg. “Here, I survived.”

While Sanchez isn’t at risk of losing her job, and the Greenfields are determined to stay put and continue operations in the building they own, Greenfield worries that the more time passes, the less there will be left to fight for.

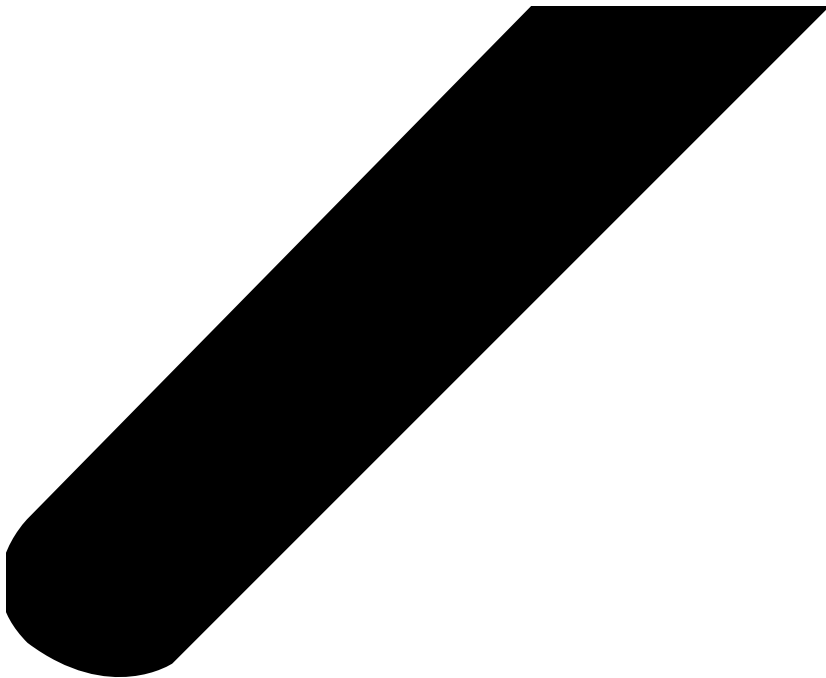
“People need freshly baked bread; school buses need a place to park,” he says. “The city could die if it doesn’t have these areas protected.”

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PRIDE

E. Williamsburg Warns East New York About Industrial-Strength Gentrification



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Williamsburg Warns East New York About Industrial-Strength Gentrification

by [Nathan Tempey](#) in [News](#) on Mar 8, 2016 9:44 am

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Nominal efforts to protect industry in rezoned Williamsburg and Greenpoint failed. ([Runs With Scissors/Flickr](#))

The City Council hearing yesterday ran long, so long that it had to relocate from the Council chambers across Broadway to a fluorescent-lit room in a tertiary city office building because someone needed to use the space. It was not a typical meeting for the zoning subcommittee of the Council's Land Use Committee. The subject was the [planned rezoning](#) of [part of East New York](#) to allow taller residential buildings and stack 6,500 new apartments on top of the neighborhood. Lined up to voice their opposition were dozens of neighborhood residents and advocates. Their testimony carried the hearing nearly to the eight-hour mark.

The thrust of the opposition to the rezoning, familiar by now, conveyed in English and Spanish, through tears and research citations, was that the rezoning would create too few below-market rate apartments (half of a planned 7,000), and too few of those would be affordable to current residents (East New York's median income is \$35,000 and just a quarter of the planned apartments would be available to people making \$31,000 or less), while opening up the floodgates to luxury development that will drive up rents and send low-income residents packing.

Speakers on all sides of the issue emphasized that the specter of speculative real estate has already arrived in the form of tenant harassment, [incessant home-buying offers](#), and rising rents.

"Neighbors on my street are already jacking up the rents to \$1,800," East New York Councilman Rafael Espinal said.

During hours in the hot seat, Department of Housing Preservation and Development Commissioner Vicki Been disputed an often-cited Comptroller's Office analysis saying that the rezoning puts 50,000 people at risk of displacement. Been argued that 50,000 are already at risk of displacement, given that there are 24,000

non-rent-regulated apartments in the neighborhood. (A spokesman for the Comptroller's Office indicated that those ideas [aren't mutually exclusive](#).)

"If you did nothing gentrification would actually accelerate in East New York," said Meredith Marshall, co-founder of the development firm BRP Companies, and along with other affordable housing developers who spoke, the only private citizens who expressed full support of the plan. "Where you have transportation you have movement eastward in Brooklyn, and people are gravitating to those sites and those neighborhoods."

Legal Services NYC deputy housing director Luis Henriquez, who oversees tenant lawyers, many of them newly hired as part of [de Blasio's anti-harassment push](#), spoke in opposition, but said his office is already seeing decades-long tenants being taken to housing court for the first-time as landlords aggressively offer buyouts and real estate LLCs proliferate.

"We have spoken about gentrification in East New York as a future thing, but it's something we are seeing now as housing lawyers," Henriquez said.

East New York is the first of 15 neighborhoods up for rezoning under Mayor de Blasio's contentious [affordable housing plan](#), but it also follows a long line of neighborhoods rezoned by former mayor Michael Bloomberg. On hand at the hearing were veterans of the 2005 Williamsburg-Greenpoint waterfront rezoning, who argued the obvious: that luxury towers sprouted like mushrooms across the neighborhoods while barely any affordable housing got built (just 2 percent of promised units [by 2013](#), while only two years of financing for 1,200 affordable units have been lined up for East New York). They also warned that the rezoning delivered a crippling blow to the area's warehouses and small factories.

The East New York rezoning plan nominally relies on two mechanisms to keep industrial small businesses around: MX zoning, which allows for both residential and light industrial uses, and industrial business zones, designated manufacturing areas where companies moving in are eligible for tax credits and business owners are supposed to have access to services. A recent Pratt Center for Community Development [report](#) [[PDF](#)] found that both mechanisms failed to keep speculative real estate out of Williamsburg and Greenpoint's factory areas.



East New York's industrial business zone is mostly left out of the rezoned area, but it could still be seriously affected. (Nathan Tempey/Gothamist)

In the MX-zoned areas along the East River, near the Brooklyn Navy Yard and Bushwick Inlet, industrial square footage decreased by over 60 percent over the decade since the rezoning.

"Where in the city has MX ever led to industrial or commercial preservation?" Williamsburg Councilman Antonio Reynoso demanded of de Blasio administration officials during a testy exchange.

According to the report, there has only been one MX-zoned area where industrial growth has taken place since the designation was created in 1997, in West Harlem. Other researchers found that of 32 manufacturing businesses in an area rezoned MX in Greenpoint and Williamsburg, only 8 remain today.

Department of City Planning executive director Purnima Kapur explained that the MX rezoning of Ocean Hill, just west of Broadway Junction, is meant to reflect a mix of light industry and single family homes that has existed since the mid-20th century. City Planning Commission chairman Carl Weisbrod offered, "We're protecting the homeowners that are there, and we're also protecting the jobs."

But Reynoso questioned the effectiveness of the rezoning's ability to protect jobs in industrial areas once those areas can profitably become residential. "Given the choice, developers are always going to convert to residential," Reynoso said. "You're giving away [industrial] land for pennies on the dollar for residential."

Kapur and Weisbrod offered that the nearby IBZ, south of Broadway Junction, had been left out of the rezoning entirely to keep businesses. Williamsburg and Greenpoint's experience is instructive here, too.

A representative from the Evergreen Exchange, a membership organization serving industrial companies in Williamsburg and Greenpoint, recounted how since rezoning, the number of businesses it serves has dropped from 300 to 66, and that though there are pockets where industry still predominates, in the Williamsburg-Greenpoint IBZ, the "majority of the zone is now populated by hotels, nightclubs, and large-scale amusements."

The Pratt report backs this up most of the way, saying, "The proliferation of non-industrial uses has fueled speculation and commercial gentrification, even within the IBZs." Though they "remained zoned for manufacturing, the penetrable character of manufacturing zoning combined with the real estate pressure stemming from adjacent areas that had been rezoned for market-rate residential development led to substantial encroachment by as-of-right, non-industrial uses. In 2004, the year before the rezoning was approved, 87% of the lot square footage in the IBZ was occupied by 'Industrial and Manufacturing' uses; there were no 'Commercial and Office' uses. By 2014, 'Industrial and Manufacturing Uses' decreased by over 378,000 square feet and now only comprise 65% of the lot square footage. In contrast, commercial uses have increased by 236,000 square feet and now constitute 14% of all lot square footage."

East Brooklyn Business Improvement District manager Bill Wilkins represents 95 East New York businesses, including metal fabricators, bakeries, and sign makers. He testified that the rezoning, particularly the use of MX zoning, which also extends to parts of Liberty and Atlantic avenues, spells certain displacement of businesses that have served as life rafts in the red-lined, poverty- and crime-stricken neighborhood.

"We are very concerned about the manufacturing sector in our community, which has long been the backbone of an otherwise bleak economy," Wilkins said, noting that member businesses pay an average salary of \$50,000.

Real estate and resources are already tight, he said:

"We don't have inventory available for businesses to expand, grow and relocate. If you do approve this plan, we are in need of funding for industrial relocation grants."

Espinal said he expects the rezoning to go up for a vote in 40 days. He must sign off on the plan first.

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City of Ketchum

June 25, 2018

Ketchum Planning and Zoning Commission

STAFF REPORT KETCHUM PLANNING AND ZONING COMMISSION SPECIAL MEETING JUNE 25, 2018

- PROJECT:** City-initiated Text Amendments to Title 17, Zoning, to amend regulations for residential use in the Light Industrial zones
- REPRESENTATIVE:** City of Ketchum Planning and Building Department
- DESCRIPTION:** Amendments to Section 17.12.020, District Use Matrix, Section 17.124.070 and Section 17.124.090, Residential, Light Industrial Districts
- NOTICE:** Notice appeared in the Idaho Mountain Express, was mailed to outside agencies, and was posted in three (3) public locations on February 14, 2018. The hearing was continued to the March 27, 2018, April 9, 2018, May 14, 2018, May 29, 2018, June 11, 2018 and June 25, 2018 meetings.
- PUBLIC HEARINGS:** Planning and Zoning Commission
- March 12, 2018
 - March 27, 2018
 - April 9, 2018
 - May 14, 2018
 - May 29, 2018
 - June 11, 2018
 - June 25, 2018
- PLANNER:** Brittany Skelton, Senior Planner
- ATTACHMENTS:**
- a. New public comment
 - b. Staff report dated 06-11-2018

INTRODUCTION

The staff report prepared for the June 11, 2018 meeting, which was not discussed, is attached. New public comment is also attached.

STAFF RECOMMENDATION AND RECOMMENDED MOTION

Staff recommends continuing the public hearing to July 9th, 2018.

"I MOVE TO CONTINUE THE PUBLIC HEARING TO July 9th, 2018."

ATTACHMENTS

- a. New public comment
- b. Staff report dated June 11, 2018

Attachment A.

New Public Comments:

Written comment received after 6-11-2018 meeting

Verbal public comment given at 6-11-2018 meeting

On Jun 13, 2018, at 9:15 PM, John and Janet Crews <jjcrews@me.com> wrote:

Dear Mayor and Council Members,

I have heard that the possibility of allowing apartments to be built in the current Industrial Zone is being discussed by some, and I wanted to weigh in with my thoughts on the matter as a 48 year resident who has watched Ketchum grow and develop.

It is critical that every city have an Industrial Zone to provide convenient locations for Industrial businesses that would not fit well elsewhere in the city, but which are critical to the needs of city residents. It is also important that this zone be reasonably close to city services and the customer base in order to provide easy access for the residents to visit these businesses, and a reasonable distance for the businesses to get out and service their customers. Currently, Ketchum has an ideal Industrial Zone that is well located and thriving. However, due to its location, it would be very difficult for this Zone to ever be expanded, so it is critical that the city keep future needs in mind, and not allow any of the Industrial Zoned area to be rezoned or used for other purposes. To do otherwise would be very shortsighted.

Others will make the argument that Ketchum needs more housing, particularly affordable housing. While this is true and would be a nice issue to address, it must not take priority over the future Industrial business needs of the city to serve all of its residents, both current and future. I do not see that there is any shortage of land for housing in our valley. Yes, land is scarcer and more expensive in Ketchum, but we are fortunate to have a valley that is capable of accommodating current and future land needs for housing by moving progressively south to our neighboring cities and county areas. It would be ideal if everyone that wanted to work or play in Ketchum could live at the base of the mountain or a block from their job, just like it would be nice if everyone that lived in Seattle could either live on Lake Washington or across the street from their job. However, the reality is that almost everyone in Seattle commutes much farther than anyone living anywhere in the valley, both due to zoning priorities and to real estate cost in more desirable areas. In some parts of the country, real estate is very expensive throughout large regions. People in the valley are fortunate in that every housing budget can be accommodated by moving a few miles north or south along our main corridor. If one looks at the average daily commutes for people living in the Bay Area, or in the greater Seattle area, it is hard to argue that the beautiful drive from Bellevue to Ketchum is an extreme hardship. When I first moved to Aspen 50 years ago as a very young person just out of school, the best housing that I could afford was in a trailer park 20 miles out of town. I did not resent this nor see it as a hardship, but just as a reasonable starting point from which to build towards eventual goals.

Bottom line: We have a current Industrial Zone that we cannot afford to take any land away from without it negatively impacting the future of the city and its residents. We do have virtually unlimited land to our south for future housing needs. We must prioritize our current Industrial Zone versus housing needs based on these two realities, and not let these two priorities become confused or reversed.

Thank you for your time and consideration,

John Crews

Verbal Comment – June 11, 2018 Planning and Zoning Commission meeting

Kingsley Murphy, LI property owner, thought the area is not perfect, but works well as it is. He would not like to see it evolve too far from what it is now. He thought allowing housing in the LI-3 will not change the use of the rest of the LI. He thought the Building Value vs Land Value Ratio was not a reasonable standard to apply to the LI, as it is a lower cost area. The land is supposed to be less valuable than the Community Core. That is the purpose of the LI. The combination of low-cost land and small living units under 1,000 square feet keep the cost down. If buildings are more valuable than the land, low cost housing will go away. If you lose the low-cost work areas, you will no longer need the low-cost housing. Some of the Industrial has moved south but others have moved in. The last few years have been tough for Construction. With the economy coming back, the availability of smaller units will help businesses start off with lower expenses. He doesn't want to see Ketchum lose that. He disagrees with the Staff observation of empty lots. That is a key feature of the LI. Many businesses use those lots for storage of materials and equipment. An unbuilt lot is still a fully-used lot. He thinks it works great as it is and urged the Commission not change it too much.

Kingsley Murphy thought the majority of the LI is the LI-2 Zone and shouldn't be changed. Introducing residents into the area will cause friction between the two uses. He related how residents and the LI can be in conflict. Even CCR's stating the Industrial has full rights over the residential does not prevent conflict and complaints to the City.

Kingsley Murphy thought 16-18 feet is best for first floor ceiling height. The occupant can install a loft/living space or mezzanine area for storage. He suggested an area of 1000 sq. ft. living space to keep costs down. He reiterated how the LI needs open space for laydown space.

Attachment B.

June 11th, 2018 staff report



City of Ketchum

June 11, 2018

Ketchum Planning and Zoning Commission

STAFF REPORT KETCHUM PLANNING AND ZONING COMMISSION REGULAR MEETING JUNE 11, 2018

- PROJECT:** City-initiated Text Amendments to Title 17, Zoning, to amend regulations for residential use in the Light Industrial zones
- REPRESENTATIVE:** City of Ketchum Planning and Building Department
- DESCRIPTION:** Amendments to Section 17.12.020, District Use Matrix, Section 17.124.070 and Section 17.124.090, Residential, Light Industrial Districts
- NOTICE:** Notice appeared in the Idaho Mountain Express, was mailed to outside agencies, and was posted in three (3) public locations on February 14, 2018. The hearing was continued to the March 27, 2018, April 9, 2018, May 14, 2018, May 29, 2018 and June 11, 2018 meetings.
- PUBLIC HEARINGS:** Planning and Zoning Commission
- March 12, 2018
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 - May 29, 2018
 - June 11, 2018
- PLANNER:** Brittany Skelton, Senior Planner
- ATTACHMENTS:**
- a. KMC §§ 17.18.140, 17.18.150, and 17.18.160
 - b. KMC §17.12.030, Dimensional Standards
 - c. reading: first floor clear height
 - d. KMC §9.08.040. Loud or Unnecessary Noises
 - e. KMC §17.124.150.E
 - f. Record of public comment

INTRODUCTION

This staff report includes the four following topics and/or documents for the Commission's review and consideration:

1. Purpose/Intent

- a. Attachment A - KMC §§ 17.18.140, 17.18.150, and 17.18.160

Chapter 17.18 of the zoning code contains a purpose section for each of the zoning districts in the city. Staff has marked up the purpose sections for the LI-1, LI-2, and LI-3 to include potential amendments intended to clarify distinctions between each district and further the overarching goal of preserving light industrial uses. The purpose sections are offered for the Commission's review and comment.

2. Bulk Standards

- a. Attachment B - KMC §17.12.030, Dimensional Standards

The Dimensional Standards matrix in the zoning code contains the bulk and setback standards permitted in each zoning district. The dimensional standards for the light industrial zones are attached for reference. Staff has suggested adding a minimum first floor clear height requirement in order to further the goal of facilitating light industrial uses; the height appropriate for Ketchum is to be determined. With respect to a minimum first floor height building height should be considered. Currently, three (3) stories can typically be accommodated within a 35' building. The higher a minimum first floor height is set the greater impact this will have on the ability for a second and third floor to be accommodated within the existing 35' height limit.

Other dimensional standards to consider amending include setbacks and building coverage.

- b. Attachment C – reading: first floor clear height

Staff offers three brief articles on the topic of first floor clear heights for industrial buildings for the Commission's review. These articles are included in order to generate discussion on a utilitarian first floor height appropriate for Ketchum's light industrial zones in order to facilitate new light industrial development.

3. Mitigating Conflict Between Uses – Decibels and Hours of Operation

- a. Attachment D - KMC §9.08.040. Loud or Unnecessary Noises

The municipal code contains regulations for the maximum noise levels, as measured at the property line and in decibels, permitted in each zoning district during daytime (7:30 a.m. – 7:00 p.m.), evening (7:00 p.m. – 10:00 p.m.), and nighttime (10:00 p.m. – 7:30 a.m.) hours.

- i. Staff provides this existing regulation for the Commission's reference and recommends a field visit, at a later date, to existing light industrial businesses that would be willing to give a tour of operations and decibel measurements.

- b. Attachment E - KMC §17.124.150.E

Chapter 17.124, Development Standards, subsection 17.124.150, Commercial Studio Events contains a section regarding the times during which commercial studio events can occur. This amendment to the code was made to permit The Spot to operate. This excerpt from the zoning code is included as an example of an existing regulation designed to mitigate conflict between uses in the Light Industrial zones.

4. Public Comment

a. Attachment F – Record of public comment

Attachment E contains a compilation of written public comment submitted for and verbal public comment expressed to the Commission during the following meeting dates:

- i. March 12, 2018
- ii. March 27, 2018
- iii. April 9, 2018
- iv. May 14, 2018
- v. May 29, 2018

STAFF RECOMMENDATION AND RECOMMENDED MOTION

Staff recommends continuing the public hearing to June 25th, 2018.

"I MOVE TO CONTINUE THE PUBLIC HEARING TO JUNE 25TH, 2018."

ATTACHMENTS

- g. KMC §§ 17.18.140, 17.18.150, and 17.18.160
- h. KMC §17.12.030, Dimensional Standards
- i. reading: first floor clear height
- j. KMC §9.08.040. Loud or Unnecessary Noises
- k. KMC §17.124.150.E
- l. Record of public comment

Attachment A.

KMC §§ 17.18.140, 17.18.150, and 17.18.160

17.18.140: LIGHT INDUSTRIAL DISTRICT NUMBER 1 (LI-1)

- A. Purpose: The LI-1 light industrial district number 1 is established as a transition area providing (1) limited commercial service industries; (2) limited retail; (3) small light manufacturing; (4) research and development; and (5) offices related to building, maintenance and construction; and, (6) multiple-family dwellings, constructed to be secondary and subordinate to the primary light industrial purpose of the LI-1. Uses in the LI-1 are intended to and which generate traffic primarily from construction trades and other light industrial uses with little traffic from tourists. and the general public.

17.18.150: LIGHT INDUSTRIAL DISTRICT NUMBER 2 (LI-2)

- A. Purpose: The LI-2 light industrial district number 2 is established with the foremost purpose of providing to provide for a permanent year round employment base and the location of for (1) light manufacturing, (2) wholesale trade and distribution, (3) research and development, (4) service industries, and (5) limited related, bulk retail and offices related to building, maintenance and construction. A secondary purpose of the LI-1 is to provide multiple-family dwellings, constructed to be secondary and subordinate to the primary light industrial purpose of the LI-2. Uses in the LI-2 are intended to and which generate traffic primarily from construction trades and other light industrial uses with little traffic from tourists. and the general public.

17.18.160: LIGHT INDUSTRIAL DISTRICT NUMBER 3 (LI-3)

- A. Purpose: The LI-3 light industrial district number 3 is established as a transition area providing for a permanent year round employment base and the location of research and development, wholesale trade and distribution and high technology industries along with offices related to building, maintenance and construction and which generate little traffic from tourists and the general public and providing a mix of deed restricted and market rate housing.

Attachment B.

KMC §17.12.030, Dimensional Standards

Attachment C.

Reading: first floor clear height

Clear Height Considerations

Posted by Miriah On February 2015

By Rob Harley, HTG Architects – Tampa, FL

In 1962, the National Aeronautics and Space Administration purchased 80,000 acres of land on Merritt Island Florida. This land would become Cape Canaveral, and the Saturn V space program was underway. A collective of four New York Firms, known as URSAM, began designing the Vehicle Assembly Building for that site. Max Urbahn was heading up the Architectural efforts and the completed design was formerly approved on September 23rd, 1963. The building was, of course, where the Saturn rockets were made, and subsequently, where the space shuttle was assembled. Being that it housed some very tall rockets, it had to have an extraordinary “clear height”. There were many challenges to building a structure with such a tall clear height. It is so vast for example that rain clouds form inside near the top on humid days. The VAB’s clear height is around 465 feet. Fortunately for those of us in the Commercial building world, clear heights are a good bit lower.





Interior of VAB – source, NASA

The simplest definition of “Clear Height” is the distance from the finished floor of a building to any object overhead. In Industrial shell buildings, it is often qualified as “clear height to any steel” since the building hasn’t been fully fitted out. The actual clear height in an occupied building however, must also take into account other items such as suspended lighting, fire protection systems, mechanical equipment, etc. Clear height is one of a handful of basic specifications for industrial buildings, and its dimension has significant implications for a potential user; storage stacking height, forklift maneuverability and safety being the most obvious.

There is a natural “tension” that exists between the need for optimal clear height inside a building and the desire to minimize the buildings overall height for cost savings. For this reason, it was once common in Industrial buildings to specify clear height while ignoring the joist girder depth, since the joist girders typically

fell between back to back loading racks and thus did not cause an overhead obstruction. Under this scenario, a buildings overall height could be lowered, while still claiming a certain clear height within the aisles. This practice has fallen out of favor for new Industrial building designs and the current trend is the “clear to any steel” approach.

Not very long ago, maybe 15 years ago, the standard clear height for class A industrial buildings in most industrial markets, was 24 feet clear. And it is still considered a minimum for class A industrial buildings. Increasingly however, a 30-32 foot clear height is becoming the new normal. For the really large distribution users, 36 feet clear is common. I recently provided a proposal to design a build-to-suit facility that was 50 feet clear. The trend then, is that optimizing cubage is driving clear heights up across the board. The higher clear heights however, do tend to be built in higher through-put, distribution intense markets around the country. From a sheer numbers perspective, most industrial users don't require the higher clear heights, but the trend is still toward more efficiency, and thus, higher clear heights for new buildings.

When an industrial building has a clear height of more than 24 feet, a series of issues begins to become more important to the successful design of the building than they otherwise would. For example, the design of the slab needs to be re-examined relative to lower clear height buildings. Taller racks mean larger slab loads. A 6 inch slab in a 28 or 30 foot clear building, would need to be increased in thickness in a 36 foot clear structure. As clear height goes over 32 feet, the flatness of the slab surface itself may need a tighter specification to ensure rack and load stability. Column spacing's often must be increased to accommodate the larger forklifts required to reach the taller pallet positions, and if exterior walls are load bearing, they'll likely get thicker. Adequate lighting levels at the floor can also become more of a challenge. As a related issue, it is also easy to think of a tall clear height building conceptually like any single story building and overlook the possibility that in some industrial areas, particularly around airports, the building could encroach on height restrictions.

Fire protection systems will most likely need to be upgraded to higher flow rate heads in taller clear height buildings. According to a local fire protection Engineer I spoke with recently, FM and the NFPA are in the process of re-organizing storage sprinkler system nomenclature and it's all based on the height of the underside of the roof deck. “Head pressures increase in 5 foot intervals. If your roof deck is 30 feet one inch, your system will be designed for 35 feet” the Engineer said. This is a useful thing to keep in mind when helping to determine the final clear height of a building.

The majority of pallets in use around the country are 64 inches high. There are other sizes, but if we take this typical dimension and allow for space between levels, a 32 foot clear building will be able to rack 4 to 6 pallets. At 36 feet clear, users can typically rack one more position. Pretty straight forward cost benefit analysis is used by both speculative developers and users to assess whether the added cost of the additional clear height results in a payback via increased efficiency or marketability to users seeking that efficiency. According to a VP at a major national real estate trust, for buildings over 300,000 square feet, the added cost to go from 32 foot clear to 36 feet is around a \$1.20 to \$1.25 per square foot. This will vary regionally to some degree, but it's a ball park figure. The three primary cost drivers are slab, structure and fire protection.

In the 1970's, a typical industrial building had a clear height of 20 feet or less. This means that in current markets around the country there are a lot of buildings with inefficient clear heights that are sitting empty or

are preventing an owners desire to modernize storage capacity. Another clear height trend that is beginning to emerge are companies that specialize in literally, “raising the roof” on existing buildings. These proprietary systems have become efficient enough at hydraulically raising the clear height of existing steel roof structures that in many instances, they are an economically viable option for users or developers of lower clear height buildings.

So while we don’t have to contend with storm clouds forming in our buildings, there are still a number of considerations that present themselves to the designers of higher clear height structures. It looks like we’ll need to get used to it, “30 is the new 24”.

Next Post: “Hey, Concrete Cracks”

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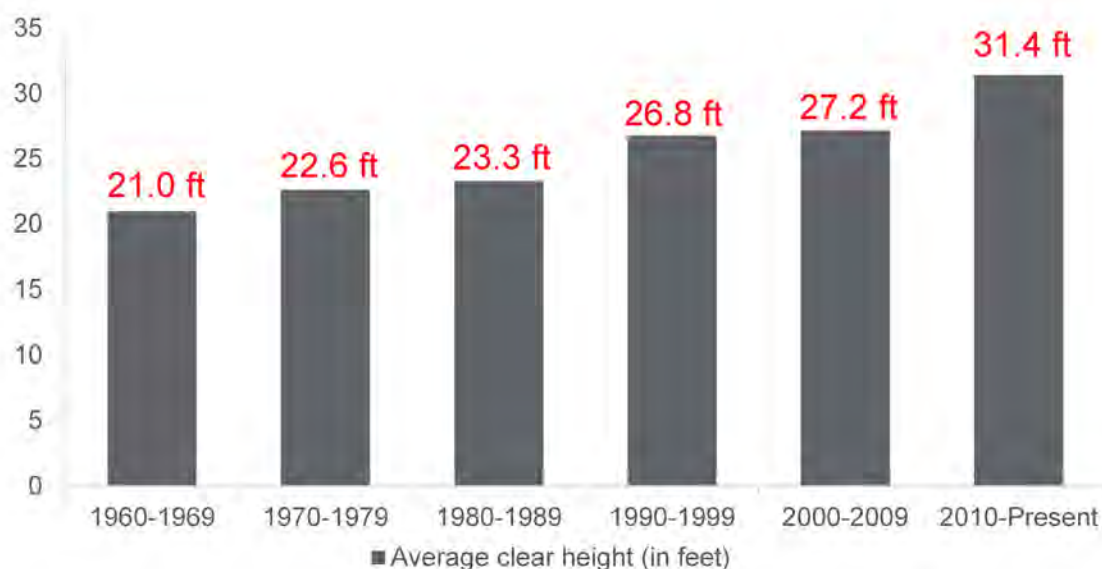
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Recent Posts / Blogs



22 May, 2018

Average industrial building clear heights increase by 50 percent in the last 60 years

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- Industrial buildings have experienced a 50 percent increase in average clear height in the last 60 years.
- In Orange County, industrial clear heights have increased from an average of 21 feet for buildings constructed in the 1960's to 31.4 feet for buildings delivered in the last decade.
- With vacancy hitting record lows, the extremely low level of available land in Orange County and shifting preferences among tenants, high volume users are "looking up" to increase warehouse efficiency practices.
- Moreover, e-commerce as well as just-in-time inventory management are also making an impact on the industrial landscape as logistics and courier industries benefit from these increased efficiencies (thus cost reductions) obtained through increased stacking heights.

Source: JLL Research

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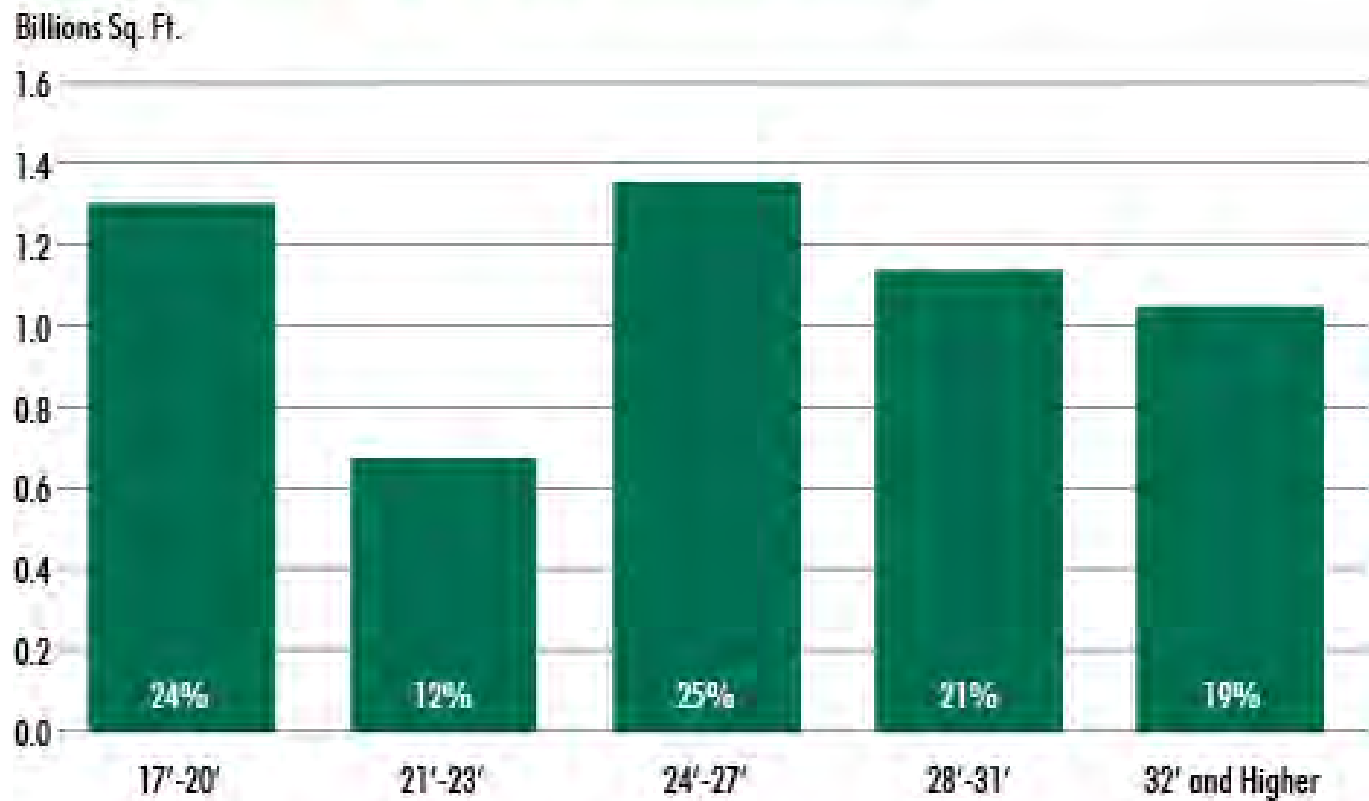


U.S. MarketFlash | 32' Clear: The over and under by industrial market



April 21, 2017

Evolving distribution and fulfillment supply chains are creating opportunities to modernize warehouse stock nationwide. A disproportionate share of modern warehouse demand is for buildings with a clear height of at least 32 feet. While only 19% of warehouses nationally meet this threshold, they accounted for 40% of total demand as measured by net absorption since 2014. Of the 30 largest warehouse markets, 10 are over and 20 are under the national average of total inventory that meets this height requirement.

Figure 1: Clearance Height for U.S. Warehouse Inventory

Source: CBRE Research, CBRE Econometric Advisors, 2017.

Figure 2: Warehouse Inventory 32 feet and Higher by Market

Rank	Market	% 32' or Higher	Rank	Market	% 32' or Higher
1	Indianapolis	43%	16	Cleveland	12%
2	Pennsylvania I-78/I-81 Corridor	35%	17	Sacramento	12%
3	Inland Empire	33%	18	Denver	12%
4	Central NJ	25%	19	Boston	11%
5	Cincinnati	24%	20	Charlotte	9%
6	Dallas/Ft. Worth	24%	21	Oakland/East Bay	8%
7	Columbus	23%	22	Los Angeles	8%
8	Baltimore	23%	23	Washington, D.C.	8%
9	Kansas City	20%	24	Seattle	7%
10	Atlanta	20%	25	Miami	6%
11	Chicago	18%	26	Orange County	6%
12	St. Louis	17%	27	Northern NJ	5%
13	Phoenix	15%	28	Minneapolis	3%
14	Houston	14%	29	Long Island	3%
15	Detroit	13%	30	Portland	3%

Source: CBRE Research, CBRE Econometric Advisors, 2017.

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Attachment D.

KMC §9.08.040. Loud or Unnecessary Noises

§9.08.040. Loud or Unnecessary Noises:

C. Enumeration Of Violations: The following noises and acts, among others, are declared to be loud, disturbing and unnecessary noises in violation of this section, but such enumeration shall not be deemed to be exclusive:

8.Noise Levels: Noises in excess of the following levels as measured at the property line in the following zones within the city during the following times unless permitted pursuant to an approved noise suppression plan or special community event permit:

Zone	Nighttime 10:00 P.M. To 7:30 A.M.	Daytime 7:30 A.M. To 7:00 P.M.	Evening 7:00 P.M. To 10:00 P.M.
LR, LR-1, LR-2, GR-L, GR-H, T, T-3000, T-4000	50 dBA	90 dBA	55 dBA
MH, STO-.4, STO-1, STO-H, RU, AF, FP, A, ADU, AHO		90 dBA	
CC	60 dBA	90 dBA	65 dBA
LI-1, LI-2, LI-3	70 dBA	90 dBA	75 dBA

Attachment E.

KMC §17.124.150.E

§17.124.150 COMMERCIAL STUDIO EVENTS

E. Events shall only occur according to the following times:

1. Monday through Friday: Five thirty o'clock (5:30) P.M. to twelve o'clock (12:00) midnight.
2. Saturday and Sunday: Twelve o'clock (12:00) noon to twelve o'clock (12:00) midnight.

Attachment F.

Record of public comment

Zoning Code Text Amendment

Residential Use in the Light Industrial Area

Master Public Comment Compilation – Verbal Comments During Hearings

March 12, 2018 - Continued to Special Meeting March 27, 2018

March 27, 2018 –

Brian Barsotti - owner of the only 2 undeveloped lots in the LI, stated the housing crisis in Ketchum is an important issue but deed restricted projects don't work. Now looking at micro apartments (350 to 450 square feet) to keep price down. There is a need to create density. He supports the LI-3 zone for apartments and proposes a mix of Industrial and Housing in the LI-2. Brian stated it is hard to make a project work due to the high land and labor costs. He would like to look at the best uses of the land.

April 9, 2018 –

David Hurd – resident of Ketchum, gave information on the affordable housing issue in many cities requiring creative thinking. He strongly opposes housing in the LI, but strongly encourages live/work spaces.

May 14, 2018 – Continued to Special Meeting May 29, 2018

May 29, 2018 –

Harry Griffith of Sun Valley Economic Development. He thinks it is a great initiative. Complimented Brittany on her analysis. Has been studying the LI changes for the last 2 years and has a lot of similar information from 2016. The character of the LI has changed and need to think about how to leverage those changes in a positive sense for the continued growth and evolution of the community. As it was in 2016, there are a lot of vacant parcels and underdeveloped parcels where the land value is substantially higher than the building.

The change in the LI in our view is permanent and it is not going to be reversed. There were 3,000 trade and construction jobs in the LI. That number since its peak in 2006 has gone down to less than 2,000 and that is not coming back. A lot of those jobs have moved south for a variety of reasons, industrial land is cheaper, a variety of reasons and we think the changes that have occurred are permanent.

I would support Ketchum's plans to rethink how to optimize zoning code and architectural and design restrictions to make this land more valuable to the whole of the community without impacting the character of the city or the underlying focus we have on construction and the trades.

William Glenn - a tenant in the Light Industrial, also a property owner but never developed it. He feels it is important to maintain light industrial uses on the first floor and

allow residential above. However, he thought the residential tenants should not be allowed to put limits (time, noise, etc.) on the working times of the industrial spaces. He noted we need the proximity of trades and services to the Ketchum population area. He urged the Commission to maintain the viability of the Light Industrial Zone.

David Hurd - spoke in support of keeping the Light Industrial, but not opposed to residential above. There currently are no industrial spaces available for rent or purchase in the LI. He sees a problem with the combination of residential units with small children in close proximity to trucks, fork lifts, etc. He thinks the Community School is a good project but questions the location. He urges the Commission to be mindful of replacing the Industrial Zone with affordable housing.

Bob Crosby, Sun Valley Board of Realtors, thought Ketchum has problems with housing and traffic, and would like to see development north of East Fork Road and Ketchum. He would like to see housing available at all price points. He thought Ketchum needs housing as much or more than we need Light Industrial.

Jacob Tyler - manager of the Scott-Northwood Building, wanted to add some information: The first floor is 50% occupied due to the owner not wanting to rent long-term as the building is for sale. The 2nd floor is a mix of affordable-housing and full-price residential units. All affordable-housing units are occupied full-time. Six units are on the 3rd floor with about 50% full-time occupants. He agrees housing is an issue. This building has not compromised the purpose of the LI with the addition of housing units. It is an example of how it can work with industrial on the first floor and affordable housing above. He agrees once the LI is gone, it will not come back.

June 11, 2018

Zoning Code Text Amendment

Residential Use in the Light Industrial Area

Master Public Comment Compilation – Written Comments

On May 26, 2018, at 2:58 PM, Jack Kueneman <jkueneman@gmail.com> wrote:

Dear Mayor - I understand the P&Z meeting on May 29th will be discussing the potential rezone of the above captioned lots. Unfortunately I will be out of town the next few weeks and unable to attend this meeting. I hope you will send this on to the appropriate person or group so it can be entered in the public record.

I am a full time resident of 110 Lindsay Circle. While I support residential development, including on the ground floor, in this part of the Light Industrial District III, I am concerned and strongly opposed to no on site parking requirements for small units (less than 750 sq ft) or any size. Please do not extend the current downtown Ketchum parking provisions to these parcels. I should add, I'm also opposed to the recently passed on site parking exclusions for small units in the downtown area. No on site parking for residential units in Ketchum is unrealistic, impractical and unworkable.

I will appreciate your consideration of my views.

Sincerely,

Jack Kueneman