



CITY OF KETCHUM, IDAHO REGULAR KETCHUM CITY COUNCIL
Monday, April 15, 2019, 4:00 PM
480 East Avenue, North, Ketchum, Idaho

Agenda

CALL TO ORDER: By Mayor Neil Bradshaw

ROLL CALL

COMMUNICATIONS FROM MAYOR AND COUNCILORS

COMMUNICATIONS FROM THE PUBLIC on matters not on the agenda (Comments will be kept to 3 minutes)

CONSENT AGENDA: Note: **(ALL ACTION ITEMS)** The Council is asked to approve the following listed items by a single vote, except for any items that a Councilmember asks to be removed from the Consent Agenda and considered separately

1. Approval of Minutes: Regular Meeting April 1, 2019
2. Authorization and approval of the payroll register
3. Authorization and approval of the disbursement of funds from the City's treasury for the payment of bills in the total sun of \$773,331.16 as presented by the Treasurer
4. Monthly and Quarterly Financial State of the City - Director of Finance and Internal Services Grant Gager
5. Approval of Plant Healthcare Contract #20328 with Arborcare - Facilities Maintenance Juerg Stauffacher
6. Approval of PO #20332 with Xylem Analytic for Waste Water improvements - Waste Water Superintendent, Mick Mummert

PUBLIC HEARINGS AND DISCUSSIONS (Public comment and input taken on the following items)

7. Mid-year Update from Mountain Rides - Mountain Rides Executive Director Wally Morgus
8. Quarterly update by Sun Valley Economic Development - Executive Director Harry Griffith
9. ACTION: Recommendation to approve the preliminary plat for the West Ketchum Fadeaway Townhomes - Director of Planning and Building John Gaeddert
10. ACTION: Recommendation to approve Emergency Ordinance #1195 enacting flood regulations - Director of Planning & Building John Gaeddert
11. ACTION: Recommendation to approve the First Reading of Ordinance #1192 modifying the development standards for Light Industrial Zones I, II, III - Director of Planning & Building John Gaeddert

STAFF AND COUNCIL COMMUNICATIONS (council deliberation, public comment not taken)

12. ACTION: Approval of the Sludge Lease Agreement Addendum – Waste Water Superintendent Mick Mummert
13. Discussion regarding community-led market – Mayor Neil Bradshaw
14. Discussion about Rural Fire District Contract for Services and Presentation on options — Interim Fire Chief Tom Bowman
15. Discussion of 5G and FCC Regulations – Mayor Neil Bradshaw
16. ACTION: Approval of Property Tax Exemption Support Letter – Mayor Neil Bradshaw

EXECUTIVE SESSION

17. Discussion pursuant to 74-206 (1) (j)

18. Discussion pursuant to 74-206 (1) (f)

19. Discussion pursuant to 74-206 (1) (c)

ADJOURNMENT

If you need special accommodations, please contact the City of Ketchum in advance of the meeting.

This agenda is subject to revisions and additions. Revised portions of the agenda are underlined in bold.

Public information on agenda items is available in the Clerk's Office located at 480 East Ave. N. in Ketchum or by calling 726-3841.

Your participation and input is greatly appreciated. We would like to make this as easy as possible and familiarize you with the process. If you plan to speak, please follow the protocol below.

- Please come to the podium to speak.
- Stand approximately 4-6 inches from the microphone for best results in recording your comments.
- Begin by stating your name.
- Please avoid answering questions from audience members. All questions should come from City officials.
- Public comments will be limited by a time determined by the Mayor.
- You may not give your time to another speaker.
- If you plan to show a slide presentation or video, please provide a copy to the City Clerk by 5:00 p.m. on the meeting date.

Please note that all people may speak at public hearings.

Public comment on other agenda items is at the discretion of the Mayor and City Council.

Public comments may also be sent via email to participate@ketchumidaho.org

Visit www.ketchumidaho.org and sign up for notifications on agendas, meeting packets, dates and more.

Like us on [Facebook](#) and follow us on [Twitter](#).

Thank you for your participation.

We look forward to hearing from you



City Council

Regular Meeting

~ Minutes ~

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

Robin Crotty
208-726-3841

Monday, April 1, 2019

4:00 PM

Ketchum City Hall

Present: Mayor Neil Bradshaw
Council President Michael David
Councilor Jim Slanetz
Councilor Courtney Hamilton

Absent: Councilor Amanda Breen

Also Present: Ketchum City Administrator Suzanne Frick
Ketchum City Attorney Matt Johnson
Director of Planning & Building John Gaeddert
Waste Water Superintendent Mick Mummert

CALL TO ORDER: By Mayor Neil Bradshaw

Mayor Neil Bradshaw called the meeting to order at 4:00 p.m.

ROLL CALL

COMMUNICATIONS FROM MAYOR AND COUNCILORS

Councilor Courtney Hamilton talked about the cancellation of the contract for services with Ketchum Rural Fire Department (KRFD). She would like to know who is working on this and what is happening. She would like to have a discussion and is requesting a special meeting. Courtney Hamilton would also like to see some research done regarding 5 G and would like to see what policy's exist in other cities. She would like the city to be proactive on this topic.

Mayor Neil Bradshaw clarified that there will be a presentation on April 15th regarding the KRFD Contract and he talked about the letter sent to KRFD regarding the steps they are taking. Councilor Courtney Hamilton clarified that she wants a discussion, not a presentation. Council President Michael David agrees with Courtney Hamilton and talked about the discussion improving the relationship. He would also like to look at merging of services with the North Valley and would like the entire focus of the meeting to be on this topic. Mayor Bradshaw will check the calendar and consider a special meeting. Councilor Jim Slanetz was also in agreement and would like to explore more conversation regarding 5G. Mayor Bradshaw confirmed that this will be on the next agenda and directed Attorney Matt Johnson to bring the FCC rules.

1. Proclamation declaring April 8-12 2019 Week of the Young Child

Mayor Neil Bradshaw proclaimed the week of April 8-12 as Week of the Young Child in Ketchum Idaho.

2. Proclamation declaring April 7-13 2019 as National Volunteer Week

Mayor Neil Bradshaw proclaimed the week of April 7-13, 2019 as National Volunteer week.

COMMUNICATIONS FROM THE PUBLIC on matters not on the agenda (Comments will be kept to 3 minutes)

Jim Hungleman talked about wellness and sustainability and the cities responsibility to provide protection of health and welfare to the community. He is asking council to take a leadership role to protect us and our children. He is happy to see Councilors Hamilton and Slanetz support the 5 G conversation and talked about the threats that 5G brings to our community. He then addressed the vaccine approval process and forced injections of our children. He talked about Roundup Ready, the elephant in the sky and questioned what they are spraying out there. He requested the city take lead on this topic.

Richard Canfield, East Fork resident advised that he served under the current KRFD contract and suggested a workshop to assist in moving forward.

Lara McLean secretary treasurer for Local #4758 offered her services to work with Ketchum to help restore the contract.

CONSENT AGENDA: Note: (ALL ACTION ITEMS) The Council is asked to approve the following listed items by a single vote, except for any items that a Councilmember asks to be removed from the Consent Agenda and considered separately.

Mayor Neil Bradshaw asked for approval of the consent agenda. Councilor Jim Slanetz pulled item 3. Councilor Courtney Hamilton pulled item 8 & 10.

- 3. Approval of Minutes: Regular Meeting March 18, 2019**
- 4. Authorization and approval of the payroll register**
- 5. Authorization and approval of the disbursement of funds from the City's treasury for the payment of bills in the total sum of \$395,536.27as presented by the Treasurer.**

Councilor Jim Slanetz questioned the payment to Cole Architecture. Mayor Neil Bradshaw explained the work has been tabled going forward. Director of Finance and Internal Services Grant Gager clarified what is being paid for in the current bill. This is 1/3 of the charges that has been agreed upon and explained how we will move forward. Within the next 90 days, if we can come up with a plan, we would be able to give direction to the architects to move forward.

Motion to approve bills from the consent calendar

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jim Slanetz, Councilor
SECONDER:	Michael David, Council President
ABSENT:	Amanda Breen, Councilor
AYES:	Michael David, Jim Slanetz, Courtney Hamilton

6. **Authorization to approve Resolution 19-008 Destruction of Temporary Records – City Clerk Robin Crotty**
7. **Recommendation to approve Purchase Order #20326 with Idaho Traffic Safety for Paint Striping – Street Superintendent, Brian Christiansen**
8. **Recommendation to approve the KETCH II Exceedance Agreement 20325 – Director of Planning & Building John Gaeddert**

Councilor Courtney Hamilton questioned agreement with Ketch I, inquiring if we offered to make it not in perpetuity in exchange for them to drop it down to category 3 and if that is what were doing for Phase II as well? Director of Planning & Building John Gaeddert confirmed that is correct. Courtney Hamilton advised that this is a special condition outside the code and this item should not be in the consent items. She then questioned if this should be a category 4. John Gaeddert said that is not the dialogue they have had with the applicant, however, if council would like, he will take it back to the applicant. Mayor Neil Bradshaw advised that this was vetted thru the P & Z commission. Housing and contributions were discussed. Courtney Hamilton questioned the involvement with the Blaine County Housing Organization. Mayor Neil Bradshaw talked about all the benefits of this Agreement and how the City of Ketchum will be involved in setting up the qualifications for housing in Ketch II. Councilor Jim Slanetz agrees with Courtney Hamilton and brought up parking issues. Council President Michael David agrees these items need to be discussed however, we need to look at our requirements in the future. Mayor Neil Bradshaw talked about the last discussion and the size of the units. In the future these types of agreements will not be under Consent.

Motion to authorize the Mayor to sign the Exceedance Agreement Contract #20325 with Ketchum 2 PDX LLC for Property at 100 E. 6th Street (Ketch II Project)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Courtney Hamilton, Councilor
SECONDER:	Michael David, Council President
ABSENT:	Amanda Breen, Councilor
AYES:	Michael David, Jim Slanetz, Courtney Hamilton

9. **Recommendation to approve Contract 20327 with Northwest ADA—Director of Planning and Building John Gaeddert**
10. **Recommendation to approve MOU 20329 between Hennessy Company, City of Hailey, City of Ketchum, and Sun Valley Water and Sewer District-Wastewater Division Supervisor Mick Mummert**

Councilor Courtney Hamilton questioned where the Sludge goes.

Waste Water Superintendent Mick Mummert clarified that it is taken to Ohio Gulch.

Motion to approve Memorandum of Understanding 20329 with Hennessy Company, County of Blaine, City of Ketchum, City of Hailey and Sun Valley Water and Sewer District to allow Quigley Farm Water Recycling Facility to dispose of sludge at the Ohio Gulch Sludge Management Facility.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Courtney Hamilton, Councilor
SECONDER:	Michael David, Council President
ABSENT:	Amanda Breen, Councilor
AYES:	Michael David, Jim Slanetz, Courtney Hamilton

Motion to approve consent calendar items 4, 5, 6, 7 and 9

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Courtney Hamilton, Councilor
SECONDER:	Michael David, Council President
ABSENT:	Amanda Breen, Councilor
AYES:	Michael David, Jim Slanetz, Courtney Hamilton

PUBLIC HEARINGS AND DISCUSSIONS (Public comment and input taken on the following items)

11. Recommendation to provide input to the Ketchum Arts Commission on three finalists selected to provide proposals for the city's interactive Art Project – Asst. City Admin Lisa Enourato

Mayor Neil Bradshaw opened the meeting for public comment. There was none.

Mayor Neil Bradshaw thanked Courtney Gilbert and the team and asked Courtney Gilbert if she is excited about the proposals. Courtney Gilbert advised she is very excited and talked about the artists before them. She advised that the artists will provide sketches and schematics. Councilor Courtney Hamilton questioned if a maintenance plan will be provided. Courtney Gilbert will be sure that is included along with size restrictions.

12. ACTION: Recommendation to approve Contract 20330 with Eagan Real Estate for Property Management Services – Director of Finance and Internal Services, Grant Gager

Mayor Neil Bradshaw advised that this will be brought back in a future meeting. More information is being gathered.

ADJOURNMENT

Motion to adjourn at 4:45 pm

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jim Slanetz, Councilor
SECONDER:	Courtney Hamilton, Councilor
ABSENT:	Amanda Breen, Councilor
AYES:	Michael David, Jim Slanetz, Courtney Hamilton

Ben Franz requested Public Comment be reopened at 4:46 pm. Mayor Neil Bradshaw allowed.

Ben Franz advised that he has an issue with parking by his office and talked about the changes/exceptions that were made for the Argyros Theatre. He said he has had to provide 8 parking spots and handicapped parking and explained that providing parking is expensive, but it needs to happen and can be done. Ben Franz talked about making a sacrifice to live here and about the city bending over backwards to get the KETCH project done. The Council needs to re-evaluate the parking ordinance as well as Ketch I & II. He had to make sacrifices and he said the City keeps giving a lot of things but gave nothing to him. Mayor Neil Bradshaw thanked him for his comments and his investment into this community. Ben Franz declared that there is a double standard going on and it needs to stop. Mayor Neil Bradshaw advised the council is reviewing this.

Motion to adjourn at 5:39 p.m.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael David, Council President
SECONDER:	Courtney Hamilton, Councilor
ABSENT:	Amanda Breen, Councilor
AYES:	Michael David, Jim Slanetz, Courtney Hamilton

Neil Bradshaw, Mayor

Robin Crotty, City Clerk

Report Criteria:

Invoices with totals above \$0 included.
 Paid and unpaid invoices included.
 [Report].GL Account Number = "0110000000"- "9648008200", "9910000000"- "9911810000"
 Invoice Detail.Voided = No,Yes

Vendor Name	Invoice Number	Description	Net Invoice Amount
GENERAL FUND			
01-2175-8000 P/R DEDUC PBL--EMPLOYEE CAF-MD			
NBS-NATIONAL BENEFIT SERVI	CP215986	FSA	1,411.75
01-2175-9000 P/R DEDUC PBL--EMPLOYEE CAF-DC			
NBS-NATIONAL BENEFIT SERVI	CP215986	DCA	384.60
Total :			1,796.35
LEGISLATIVE & EXECUTIVE			
01-4110-2515 VISION REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	695925	HRA Vision March 2019	22.95
01-4110-4910 MYR/CNCL-TRAINING/TRAVEL/MTG			
US BANK	4322 032519	4322 - Lunch Meeting	41.49
Total LEGISLATIVE & EXECUTIVE:			64.44
ADMINISTRATIVE SERVICES			
01-4150-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP215986	HRA	3,703.65
01-4150-2515 VISION REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	695925	HRA Vision March 2019	64.75
NBS-NATIONAL BENEFIT SERVI	CP215986	HRAVIS	300.00
01-4150-3100 OFFICE SUPPLIES & POSTAGE			
KETCHUM KITCHENS	220000075699	microwave	99.99
SUN VALLEY NATURAL SPRING	00028714	Spring Water	69.99
UPS STORE #2444	5273	5273	63.73
US BANK	3077 032519	3077 - Business Cards	103.22
US BANK	6806 032519	6806 - Coffee Filters	41.58
01-4150-4200 PROFESSIONAL SERVICES			
CASELLE, INC.	94305	May 2019 Support	2,204.00
EXPRESS PUBLISHING, INC.	10002196 0331	12594533	439.20
EXPRESS PUBLISHING, INC.	10002196 0331	12595633	439.20
SHRED-IT USA	8126884308	Shredding	140.20
01-4150-4400 ADVERTISING & LEGAL PUBLICATIO			
EXPRESS PUBLISHING, INC.	10002196 0331	12594201	90.94
EXPRESS PUBLISHING, INC.	10002196 0331	12595634	39.68
EXPRESS PUBLISHING, INC.	10002196 0331	12594747	18.40
EXPRESS PUBLISHING, INC.	10002196 0331	12595650	69.00
EXPRESS PUBLISHING, INC.	10002196 0331	12594201	90.93
EXPRESS PUBLISHING, INC.	10002196 0331	12595633	32.20
EXPRESS PUBLISHING, INC.	10002196 0331	12594201	90.94

Vendor Name	Invoice Number	Description	Net Invoice Amount
01-4150-4600 PROPERTY & LIABILITY INSURANCE			
ICRMP	02097 1819 2	Annual Member Contribution for Policy Period 10-01-18 to 09-30-19	24,975.50
01-4150-5100 TELEPHONE & COMMUNICATIONS			
CENTURY LINK	2087264135 03	2087264135 031319	882.88
US BANK	6806 032519	6806 - 8x8	2,532.86
US BANK	6806 032519	6806 - 8x8	22.00
COX WIRELESS	047131901 032	047131901 032419	89.00
01-4150-5110 COMPUTER NETWORK			
CIVICPLUS	182188	2nd Quarter 2019 Fee for Hosting	1,415.47
KETCHUM COMPUTERS, INC.	15926	Computer maintenance & support	6,570.45
KETCHUM COMPUTERS, INC.	15927	Computer maintenance & support	1,647.00
US BANK	6806 032519	6806 - Microsoft	11.43
01-4150-5150 COMMUNICATIONS			
US BANK	3077 032519	3077 - Cosco Credit	10.20-
US BANK	3077 032519	3077 - Constant Contact	9.50
US BANK	3077 032519	3077 - DLXPS Printing	10.33
US BANK	3077 032519	3077 - Mailchimp	75.00
US BANK	3077 032519	3077 - DRI Printing	119.01
US BANK	3077 032519	3077 - Shutterstock	30.74
US BANK	3077 032519	3077 - DLXPS Printing	129.69
SNEE, MOLLY	1908	March Retainer Fee	4,500.00
GRANICUS	111302	Civic Streaming	523.69
01-4150-5200 UTILITIES			
CITY OF KETCHUM	040819	360 - March	46.48
CITY OF KETCHUM	040819	772 - March	55.58
CITY OF KETCHUM	040819	9994 - March	149.10
CITY OF KETCHUM	040819	9997 - March	303.26
CLEAR CREEK DISPOSAL	0001212263	960 032519	35.50
CLEAR CREEK DISPOSAL	0001213024	322 032519	70.20
CLEAR CREEK DISPOSAL	0001213206	597 032519	70.20
CLEAR CREEK DISPOSAL	0001217094	951449 032519	60.00
IDAHO POWER	2200749261 03	2200749261 032519	650.69
INTERMOUNTAIN GAS	32649330001 0	32649330001 032519	662.54
INTERMOUNTAIN GAS	44919030005 0	44919030005 032519	32.23
01-4150-5900 REPAIR & MAINTENANCE-BUILDINGS			
IRISH ELECTRIC	39219	Cop Shop Wiring	300.00
BLACK DIAMOND CARPET CLE	1068	Carpet Cleaning	180.00
01-4150-7400 OFFICE FURNITURE & EQUIPMENT			
US BANK	6806 032519	6806 - Headset	287.95
Total ADMINISTRATIVE SERVICES:			54,539.68
LEGAL			
01-4160-4200 PROFESSIONAL SERVICES			
WHITE PETERSON	24892R 022819	24892R 022819	15,500.00
Total LEGAL:			15,500.00
PLANNING & BUILDING			

Vendor Name	Invoice Number	Description	Net Invoice Amount
01-4170-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP215986	HRA	119.00
01-4170-2515 VISION REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	695925	HRA Vision March 2019	19.60
NBS-NATIONAL BENEFIT SERVI	CP215986	HRAVIS	100.00
01-4170-3100 OFFICE SUPPLIES & POSTAGE			
US BANK	4221 032519	4221 - Flash Drives	28.99
US BANK	4221 032519	4221 - Office Calendar	10.53
US BANK	7926 032519	7926 - Planning Dept USB Dongle	6.99
01-4170-4210 PROFESSIONAL SERVICES - IDBS			
DIVISION OF BUILDING SAFETY	040119	March 2019 Building Permit Fees	23,626.02
01-4170-4500 GEOGRAPHIC INFO SYSTEMS			
BLAINE COUNTY (GIS)	339	3rd Quarter Billing - GIS Salary	5,602.94
01-4170-4900 PERSONNEL TRAINING/TRAVEL/MTG			
US BANK	4221 032519	4221 - Fuel	32.64
US BANK	4221 032519	4221 - Coffee	26.73
Total PLANNING & BUILDING:			29,573.44
NON-DEPARMENTAL			
01-4193-4500 1ST/WASHINGTON RENT			
URBAN RENEWAL AGENCY	3102	Parking Lot Rent	4,000.00
01-4193-6500 CONTRACT FOR SERVICE			
KIC	040719	March 2019 Contract for Service	13,431.00
01-4193-6601 MASTER TRANSPORTATION PLAN			
HDR ENGINEERING, INC.	1200177580	Mater Transportation Plan #7	676.15
Total NON-DEPARMENTAL:			18,107.15
FACILITY MAINTENANCE			
01-4194-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP215986	HRA	1,300.66
01-4194-2515 VISION REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	695925	HRA Vision March 2019	29.15
NBS-NATIONAL BENEFIT SERVI	CP215986	HRAVIS	432.00
01-4194-3100 OFFICE SUPPLIES & POSTAGE			
CHATEAU DRUG CENTER	2044402	pens	5.02
01-4194-3200 OPERATING SUPPLIES			
CHATEAU DRUG CENTER	2014791	Supplies	14.22
CHATEAU DRUG CENTER	2021893	Supplies	34.05
GEM STATE PAPER & SUPPLY	1310320-00	Paper Supplies	170.34
US BANK	2022 032519	2022 - K-Cup Coffee	85.92
01-4194-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	907764	38950 033119	182.76

Vendor Name	Invoice Number	Description	Net Invoice Amount
01-4194-5200 UTILITIES			
CITY OF KETCHUM	040819	560 - March	12.60
CITY OF KETCHUM	040819	9991 - March	47.49
CITY OF KETCHUM	040819	9996 - March	46.49
CITY OF KETCHUM	040819	456 - March	12.60
CITY OF KETCHUM	040819	1127 - March	12.59
CITY OF KETCHUM	040819	536 - March	113.40
CITY OF KETCHUM	040819	1245 - March	33.89
CITY OF KETCHUM	040819	9995 - March	37.80
CITY OF KETCHUM	040819	532 - March	46.49
INTERMOUNTAIN GAS	32649330001 0	32649330001 032519	12.42
INTERMOUNTAIN GAS	65669030002 0	65669030002 032619	9.79
01-4194-5300 CUSTODIAL & CLEANING SERVICES			
WESTERN BUILIDNG MAINTEN	0114820-IN	Monthly Janitorial Services	4,798.12
01-4194-6000 REPAIR & MAINT-AUTOMOTIVE EQUI			
BARRY EQUIPMENT RENTAL IN	184266-1	Rear Turn Signal	49.12
RIVER RUN AUTO PARTS	6538-139591	Brake Bulbs	2.00
01-4194-6950 MAINTENANCE			
A.C. HOUSTON LUMBER CO.	014-147445	supplies	34.17
A.C. HOUSTON LUMBER CO.	014-147634	supplies	23.95
A.C. HOUSTON LUMBER CO.	014-147716	supplies	39.50
A.C. HOUSTON LUMBER CO.	014-147912	supplies	20.37
A.C. HOUSTON LUMBER CO.	014-148443	supplies	7.80
CHATEAU DRUG CENTER	1997437	Supplies	15.66
CHATEAU DRUG CENTER	1998477	Supplies	14.22
CHATEAU DRUG CENTER	1998517	Supplies	15.18
CHATEAU DRUG CENTER	2012923	Supplies	72.08
CHATEAU DRUG CENTER	2042815	Supplies	26.58
CHATEAU DRUG CENTER	2046008	Supplies	25.64
CHATEAU DRUG CENTER	2046356	Supplies	28.47
LUTZ RENTALS	93175-1	Sandpaper	39.56
PIPECO, INC.	S3293134.001	Parts	1.85
SAWTOOTH WOOD PRODUCTS, I	0000111695	Thatcherator	112.90
SHERWIN-WILLIAMS CO.	5591-2	Supplies	45.08
Total FACILITY MAINTENANCE:			8,011.93
POLICE			
01-4210-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP215986	HRA	454.11
01-4210-2515 VISION REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	695925	HRA Vision March 2019	12.90
01-4210-3100 OFFICE SUPPLIES & POSTAGE			
US BANK	6806 032519	6806 - Screen Protection	9.99
US BANK	6806 032519	6806 - Otterbox	21.94
01-4210-3620 PARKING OPS EQUIPMENT FEES			
OMNI PARK	112716	Subscription/Support/Usage Fee	343.00
01-4210-4200 PROFESSIONAL SERVICES			
IDAHO STATE POLICE	032519	BCI0069 032519	99.75

Vendor Name	Invoice Number	Description	Net Invoice Amount
Total POLICE:			941.69
FIRE & RESCUE			
01-4230-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP215986	HRA	555.34
01-4230-2515 VISION REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	695925	HRA Vision March 2019	77.65
NBS-NATIONAL BENEFIT SERVI	CP215986	HRAVIS	250.97
01-4230-3200 OPERATING SUPPLIES FIRE			
A.C. HOUSTON LUMBER CO.	014-150123	Nuts	1.38
ALSCO - AMERICAN LINEN DIVI	LBOI1691112	5109 040119	29.75
ATKINSONS' MARKET	04738636	Supplies	3.80
DAVIS EMBROIDERY INC.	33119	Embroidery Service	108.50
UNITED STATES POSTMASTER	966 040519	966 040519	50.00
CURTIS TOOLS FOR HEROES	INV267883	PARKA JACKETS	1,647.53
CURTIS TOOLS FOR HEROES	INV268355	PARKA JACKETS	287.66
01-4230-3210 OPERATING SUPPLIES EMS			
ATKINSONS' MARKET	04738636	Supplies	3.79
BOUNDTREE MEDICAL	83149818	Medical Supplies	374.40
COPY & PRINT, L.L.C.	97008	Folders	18.99
NORCO	26141645	52355 033119	33.54
NORCO	26142647	54794 033119	231.88
UNITED STATES POSTMASTER	966 040519	966 040519	50.00
US BANK	4977 032519	4977 - Pelican Case	64.13
US BANK	4977 032519	4977 - EMS Quad Fold Bag	115.00
US BANK	4977 032519	4977 - Intubation Tri Fold	74.91
HENRY SCHEIN	63577170	Medical Supplies	654.24
HENRY SCHEIN	63769681	Medical Supplies	374.86
01-4230-3500 MOTOR FUELS & LUBRICANTS FIRE			
UNITED OIL	907593	37267 033119	150.21
01-4230-3510 MOTOR FUELS & LUBRICANTS EMS			
UNITED OIL	907593	37267 033119	177.78
01-4230-4900 TRAINING/TRAVEL/MTG FIRE			
IDAHO STATE FIRE MARSHALL	041019	Renewal Application - 10 Firefighters	50.00
TARGETSOLUTIONS LEARNING	29803	Target Solutions Premiere Membership and Maint. Fee	2,284.15
01-4230-4910 TRAINING EMS			
BINNIE, MELISSA MOLLET	032919	EMT Recertification	15.00
US BANK	4977 032519	4977 - PALS Online Course	132.00
US BANK	4977 032519	4977 - ACLS Course - Potter	132.00
US BANK	4977 032519	4977 - 6 EMT Recerts	120.00
TARGETSOLUTIONS LEARNING	29803	Target Solutions Premiere Membership and Maint. Fee	2,284.15
01-4230-5100 TELEPHONE & COMMUNICATION FIRE			
MTE COMMUNICATIONS	56983 040119	DSL - Digital Subscriber Line	34.94
US BANK	4977 032519	4977 - USB Media Streamer	48.50
01-4230-5110 TELEPHONE & COMMUNICATION EMS			
US BANK	4977 032519	4977 - USB Media Streamer	48.49

Vendor Name	Invoice Number	Description	Net Invoice Amount
01-4230-6000 REPAIR & MAINT-AUTO EQUIP FIRE			
AIRPRO, INC.	IN11818	Tailpipe	546.85
Total FIRE & RESCUE:			11,032.39
STREET			
01-4310-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP215986	HRA	1,449.86
01-4310-2515 VISION REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	695925	HRA Vision March 2019	45.90
01-4310-3200 OPERATING SUPPLIES			
CHATEAU DRUG CENTER	1990615	Supplies	36.07
US BANK	2022 032519	2022 - Stamp	7.49
US BANK	2022 032519	2022 - Stamp	9.99
US BANK	2022 032519	2022 - Teleflora	50.00
WAKE UP AND LIVE, INC.	12544	Coffee for crew	127.14
WOOD RIVER LOCK SHOP, LLC	13862	Keys	10.45
01-4310-3500 MOTOR FUELS & LUBRICANTS			
RIVER RUN AUTO PARTS	6538-139906	Hot Patcher Fuel	21.78
UNITED OIL	907594	37269 033119	1,603.41
US BANK	2022 032519	2022 - Fuel	125.00
US BANK	2022 032519	2022 - Fuel	326.18
US BANK	2022 032519	2022 - Fuel	125.00
US BANK	2022 032519	2022 - Fuel	234.83
US BANK	2022 032519	2022 - Fuel	125.00
US BANK	2022 032519	2022 - Fuel	125.00
US BANK	2022 032519	2022 - Fuel	66.18
US BANK	2022 032519	2022 - Fuel	125.00
US BANK	2022 032519	2022 - Fuel	125.00
US BANK	2022 032519	2022 - Fuel	125.00
US BANK	2022 032519	2022 - Fuel	125.00
US BANK	2022 032519	2022 - Fuel	3.31
US BANK	2022 032519	2022 - Fuel	101.91
US BANK	2022 032519	2022 - Fuel	125.00
US BANK	6806 032519	6806 - Fuel	125.00
US BANK	6806 032519	6806 - Fuel	125.00
US BANK	6806 032519	6806 - Fuel	262.83
US BANK	6806 032519	6806 - Fuel	125.00
US BANK	6806 032519	6806 - Fuel	125.00
US BANK	6806 032519	6806 - Fuel	125.00
US BANK	6806 032519	6806 - Fuel	125.00
US BANK	6806 032519	6806 - Fuel	125.00
US BANK	6806 032519	6806 - Fuel	192.46
US BANK	6806 032519	6806 - Fuel	215.19
US BANK	6806 032519	6806 - Fuel	128.99
US BANK	6806 032519	6806 - Fuel	125.00
US BANK	6806 032519	6806 - Fuel	125.00
US BANK	6806 032519	6806 - Fuel	127.12
US BANK	6806 032519	6806 - Fuel	56.89
01-4310-4200 PROFESSIONAL SERVICES			
S. ERWIN EXCAVATION INC	19-185	Snow Hauling	12,337.50
JOE'S BACKHOE SERVICES, INC.	234518	Snow Hauling	30,900.00

Vendor Name	Invoice Number	Description	Net Invoice Amount
WESTERN STATES CAT	IN000930212	Dozer Rental	6,684.75
01-4310-5200 UTILITIES			
CITY OF KETCHUM	040819	9999 - March	52.49
CITY OF KETCHUM	040819	9993 - March	84.35
INTERMOUNTAIN GAS	32649330001 0	32649330001 032519	558.25
INTERMOUNTAIN GAS	32649330001 0	32649330001 032519	149.65
INTERMOUNTAIN GAS	49439330009 0	49439330009 032519	141.08
01-4310-6000 REPAIR & MAINT--AUTOMOTIVE EQU			
LES SCHWAB	11700545430	Alignment	89.99
NAPA AUTO PARTS	966955	Fluids	15.29
NAPA AUTO PARTS	967146	Fuel Filter	8.79
NAPA AUTO PARTS	967773	Loader Parts	26.28
01-4310-6100 REPAIR & MAINT--MACHINERY & EQ			
FASTENAL COMPANY	IDJER81738	Lock Cable Tie	47.25
GO-FER-IT	84274	Shipping Services	17.00
LES SCHWAB	11700545429	Durango Service	497.11
NAPA AUTO PARTS	966950	Durango Parts	263.79
NAPA AUTO PARTS	967042	Ball Joint Credit	109.96
NAPA AUTO PARTS	967489	sign Truck Supplies	102.50
NAPA AUTO PARTS	967504	Crack Sealer Oil	14.56
NAPA AUTO PARTS	967531	Core Deposit Credit	83.30
NAPA AUTO PARTS	967853	F550 Parts	199.01
NAPA AUTO PARTS	967923	F550 Parts	99.04
SILVER CREEK FORD	45005095	Plowtruck Gear Change	24.03
SNAKE RIVER HYDRAULICS	335924	Parts for Blowers	132.62
WHITE CLOUD COMMUNICATIO	93749	F550 Radio	710.00
01-4310-6910 OTHER PURCHASED SERVICES			
ALSCO - AMERICAN LINEN DIVI	LBO11692671	5831 040519	39.72
TREASURE VALLEY COFFEE IN	2160 05836594	Tea	41.96
01-4310-6920 SIGNS & SIGNALIZATION			
US BANK	3077 032519	3077 - No Parking Sign	56.85
US BANK	3077 032519	3077 - No Parking Sign	19.95
01-4310-6950 MAINTENANCE & IMPROVEMENTS			
US BANK	6806 032519	6806 - Tarps	402.77
WALKER SAND AND GRAVEL	588738	Clean Fill	113.36
WALKER SAND AND GRAVEL	589498	Clean Fill	120.40
WALKER SAND AND GRAVEL	590386	Clean Fill	253.44
Total STREET:			61,338.50
RECREATION			
01-4510-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP215986	HRA	364.41
01-4510-2515 VISION REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	695925	HRA Vision March 2019	16.50
01-4510-3200 OPERATING SUPPLIES			
US BANK	7926 032519	7926 - Elkay Bottle Filter	59.99

Vendor Name	Invoice Number	Description	Net Invoice Amount
01-4510-3250 RECREATION SUPPLIES			
A.C. HOUSTON LUMBER CO.	014-149441	Supplies	18.10
ATKINSONS' MARKET	03325275	Food Supplies	105.42
CHATEAU DRUG CENTER	2042524	Supplies	5.67
01-4510-3300 RESALE ITEMS-CONCESSION SUPPLY			
SYSCO	140405384	Concession & Supplies	525.26
01-4510-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	906494	37268 031519	51.15
01-4510-4200 PROFESSIONAL SERVICE			
BINNIE, MELISSA MOLLET	032819	Parks and Rec	34.76
CLEAR CREEK LAND CO. LLC	21396	Mobile Storage Rent	75.00
BACKGROUND INVESTATION B	CIT025033019-	Background Investigation	47.85
01-4510-4410 ADVERTISING & PUBLICATIONS			
US BANK	7926 032519	7926 - Parks and Rec Online Advertising	450.00
01-4510-4800 DUES, SUBSCRIPTIONS & MEMBERSH			
US BANK	7926 032519	7926 - NRPA Dues	175.00
US BANK	7926 032519	7926 - USTA Membership	65.00
01-4510-5200 UTILITIES			
INTERMOUNTAIN GAS	31904030009 0	31904030009 032519	152.68
Total RECREATION:			2,146.79
Total GENERAL FUND:			203,052.36
GENERAL CAPITAL IMPROVEMENT FD			
GENERAL CIP EXPENDITURES			
03-4193-4250 ENERGY WORK PROGRAM			
OPEN SPACES NORTHWEST	60004	2019 Contract	1,250.00
WARM SPRINGS CONSULTING L	1067	Consulting	3,000.00
03-4193-7193 WARM SPRINGS ROAD			
ROAD WORK AHEAD CONST. SU	TS-8399	Traffic Contral Sign Flagging	55.00
03-4193-7400 COMPUTER/COPIER LEASING			
GREAT AMERICA FINANCIAL SE	24504941	Copier Leasing	477.77
Total GENERAL CIP EXPENDITURES:			4,782.77
Total GENERAL CAPITAL IMPROVEMENT FD:			4,782.77
ORIGINAL LOT FUND			
ORIGINAL LOT TAX			
22-4910-6060 EVENTS/PROMOTIONS			
US BANK	3077 032519	3077 - Computer Services	43.20
US BANK	3077 032519	3077 - Coffee for Cleanup	122.64
US BANK	3077 032519	3077 - Projector Noise Reduction	162.00
22-4910-6080 MOUNTAIN RIDES			
MOUNTAIN RIDES	10935	Monthly Installment	55,475.00

Vendor Name	Invoice Number	Description	Net Invoice Amount
22-4910-6090 CONSOLIDATED DISPATCH			
BLAINE COUNTY EMERGENCY	040119	Remainder 3rd Quarterly Payment	1,076.50
Total ORIGINAL LOT TAX:			56,879.34
Total ORIGINAL LOT FUND:			56,879.34
ADDITIONAL 1%-LOT FUND			
ADDITIONAL 1%-LOT			
25-4910-4220 SUN VALLEY AIR SERVICE BOARD			
SUN VALLEY AIR SERVICE BOA	040219	Direct Cost's	5,522.66
SUN VALLEY AIR SERVICE BOA	040219	February 2019 Additional 1%	192,124.82
Total ADDITIONAL 1%-LOT:			186,602.16
Total ADDITIONAL 1%-LOT FUND:			186,602.16
IN-LIEU HOUSING FUND			
IN-LIEU HOUSING EXPENDITURES			
52-4410-6020 BC-KETCHUM HOUSING AUTHORITY			
BLAINE COUNTY HOUSING	040119	2nd Half of Funding Commitment	37,500.00
Total IN-LIEU HOUSING EXPENDITURES:			37,500.00
Total IN-LIEU HOUSING FUND:			37,500.00
WATER FUND			
WATER EXPENDITURES			
63-4340-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP215986	HRA	122.77
63-4340-2515 VISION REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	695925	HRA Vision March 2019	16.50
63-4340-3100 OFFICE SUPPLIES & POSTAGE			
UNIFIED OFFICE SERVICES	267073	Office Supplies	24.22
UNIFIED OFFICE SERVICES	267265	Office Supplies	21.00
63-4340-3200 OPERATING SUPPLIES			
A.C. HOUSTON LUMBER CO.	014-147913	supplies	22.39
ALSCO - AMERICAN LINEN DIVI	LBO11690725	5192 032919	22.49
ALSCO - AMERICAN LINEN DIVI	LBO11690727	5493 032919	55.79
PIPECO, INC.	S3284230.001	Paint	112.96
63-4340-3250 LABORATORY/ANALYSIS			
GO-FER-IT	84274	Shipping Services	17.00
MAGIC VALLEY LABS, INC.	11691	Drinking water testing	112.00
63-4340-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	907596	37271 033119	382.62
63-4340-3600 COMPUTER SOFTWARE			
US BANK	3059 032519	3059 - Multi Mobile USB	282.16

Vendor Name	Invoice Number	Description	Net Invoice Amount
63-4340-4200 PROFESSIONAL SERVICES			
DIG LINE	0060349-IN	0000167 033119	72.00
63-4340-4600 INSURANCE			
ICRMP	02097 1819 2	Annual Member Contribution for Policy Period 10-01-18 to 09-30-19	13,000.00
63-4340-4900 PERSONNEL TRAINING/TRAVEL/MTG			
IDAHO DEPT. OF ENVIRONMEN	7522921	Gio - Workshop	50.00
IDAHO RURAL WATER ASSOCIA	12746-587169	Chatterton Cert III and IV	285.00
IDAHO RURAL WATER ASSOCIA	12747-590054	Crick Fundamentals of VSWWS	285.00
63-4340-5100 TELEPHONE & COMMUNICATIONS			
SENTINEL FIRE & SECURITY, IN	41038	1177 - 110 River Ranch Rd.	74.25
US BANK	9642 032519	9642 - Plantronics EHS Cable	18.87
US BANK	9642 032519	9642 - Phone Earset	134.02
63-4340-5200 UTILITIES			
IDAHO POWER	2203658592 03	2203658592 032619	5,413.66
INTERMOUNTAIN GAS	32649330001 0	32649330001 032519	35.78
INTERMOUNTAIN GAS	32649330001 0	32649330001 032519	153.17
63-4340-6000 REPAIR & MAINT-AUTO EQUIP			
HILLSIDE AUTO, INC.	32226	103 Plow Truck	1,940.77
63-4340-6100 REPAIR & MAINT-MACH & EQUIP			
LES SCHWAB	11700543695	Back Hoe Tubes	422.55
Total WATER EXPENDITURES:			23,076.97
Total WATER FUND:			23,076.97
WATER CAPITAL IMPROVEMENT FUND			
WATER CIP EXPENDITURES			
64-4340-7802 KETCHUM SPRING WA CONVERSION			
GALENA ENGINEERING, INC.	1318.167 02011	20302 020119	5,195.00
GALENA ENGINEERING, INC.	1318.167 03011	20302 030119	2,012.50
Total WATER CIP EXPENDITURES:			7,207.50
Total WATER CAPITAL IMPROVEMENT FUND:			7,207.50
WASTEWATER FUND			
WASTEWATER EXPENDITURES			
65-4350-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP215986	HRA	1,494.34
65-4350-2515 VISION REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	695925	HRA Vision March 2019	32.75
NBS-NATIONAL BENEFIT SERVI	CP215986	HRAVIS	305.80
65-4350-3100 OFFICE SUPPLIES & POSTAGE			
UNIFIED OFFICE SERVICES	267073	Office Supplies	24.23
UNIFIED OFFICE SERVICES	267265	Office Supplies	20.99

Vendor Name	Invoice Number	Description	Net Invoice Amount
65-4350-3200 OPERATING SUPPLIES			
ALSCO - AMERICAN LINEN DIVI	LBO11690725	5192 032919	22.49
ALSCO - AMERICAN LINEN DIVI	LBO11690726	5292 032919	103.01
GEM STATE WELDERS SUPPLY,I	E258477	Oxygen	24.78
UPS STORE #2444	5260	5260	10.48
UPS STORE #2444	5295	5295	10.48
UPS STORE #2444	5337	5337	10.46
UPS STORE #2444	5380	5380	10.48
US BANK	9642 032519	9642 - Diamond Line Delivery	92.91
US BANK	9642 032519	9642 - Clock	23.06
65-4350-3400 MINOR EQUIPMENT			
US BANK	9642 032519	9642 - Flashlights	55.98
US BANK	9642 032519	9642 - Creeper Seat and Welder Holder	47.48
65-4350-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	907595	37270 033119	37.08
65-4350-3800 CHEMICALS			
CHEMTRADE CHEMICALS US LL	92600011	Hyper+Ion	3,024.00
CHEMTRADE CHEMICALS US LL	92604127	ALUM Sulfate LIQ STD	5,535.65
ERA	893517	Water Testing Chemicals	1,142.87
65-4350-4200 PROFESSIONAL SERVICES			
ANALYTICAL LABORATORIES, I	61500	Copper/Metal Diegestion/S&H	227.73
65-4350-4600 INSURANCE			
ICRMP	02097 1819 2	Annual Member Contribution for Policy Period 10-01-18 to 09-30-19	31,000.00
65-4350-4900 PERSONNEL TRAINING/TRAVEL/MTG			
VERT, JEFF	032919	Wastewater License Retest Fee	62.00
RIGGS, CHAD	040119	Reimbursement for Travel	103.88
65-4350-5100 TELEPHONE & COMMUNICATIONS			
SENTINEL FIRE & SECURITY, IN	41038	1177 - 110 River Ranch Rd.	24.75
US BANK	9642 032519	9642 - Phone Earset	134.02
US BANK	9642 032519	9642 - Plantronics EHS Cable	18.88
65-4350-5200 UTILITIES			
INTERMOUNTAIN GAS	32649330001 0	32649330001 032519	412.64
INTERMOUNTAIN GAS	32649330001 0	32649330001 032519	118.41
INTERMOUNTAIN GAS	32649330001 0	32649330001 032519	251.93
INTERMOUNTAIN GAS	32649330001 0	32649330001 032519	35.77
65-4350-6000 REPAIR & MAINT-AUTO EQUIP			
NAPA AUTO PARTS	967755	Part	3.54
PLATT ELECTRIC SUPPLY	U684537	Credit for return	106.92-
PLATT ELECTRIC SUPPLY	Z436863	Supplies	96.52
65-4350-6100 REPAIR & MAINT-MACH & EQUIP			
STANDARD PLUMBING SUPPLY	JKVW94	Supplies	25.66
US BANK	9642 032519	9642 - Presure Switch	50.99
US BANK	9642 032519	9642 - Aluminum Sheets and Angles	1,049.00
Total WASTEWATER EXPENDITURES:			45,538.12
Total WASTEWATER FUND:			45,538.12

Vendor Name	Invoice Number	Description	Net Invoice Amount
WASTEWATER CAPITAL IMPROVE FND			
WASTEWATER CIP EXPENDITURES			
67-4350-7810 HEADWORKS CONSTR. & EQUIP.			
RSCI	11	20167 - 11	208,691.94
Total WASTEWATER CIP EXPENDITURES:			208,691.94
Total WASTEWATER CAPITAL IMPROVE FND:			208,691.94
Grand Totals:			773,331.16

Report Criteria:

- Invoices with totals above \$0 included.
- Paid and unpaid invoices included.
- [Report].GL Account Number = "0110000000"- "9648008200", "9910000000"- "9911810000"
- Invoice Detail.Voided = No,Yes



City of Ketchum

April 15, 2019

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to Receive and File Treasurer's Monthly and Quarterly Financial Reports

Recommendation and Summary

Staff is recommending the council receive and file the Treasurer's monthly and quarterly reports in accordance with statutory requirements and adopt the following motion:

"I move to receive and file the Treasurer's financial reports."

The reasons for the recommendation are as follows:

- State statute establishes requirements for monthly and quarterly financial reports from the City Treasurer.

Introduction and History

Idaho State Statute 50-208 establishes requirements for monthly financial reports from the City Treasurer to the Council. The Statute provides that the Treasurer "render an accounting to the city council showing the financial condition of the treasury at the date of such accounting."

Idaho State Statute 50-1011 establishes an additional requirement for a quarterly financial report "indicating salaries, capital outlay and a percentage comparison to the original appropriation." Such quarterly reports require publication on the City website within 30 days of the end of the quarter pursuant to 50-208. Finally, 50-708 creates the requirement that "at least once in each quarter of each year, the council shall examine by review of a quarterly treasurer's report included upon the city council agenda the accounts and doings subject to management by the chief financial officer of the city."

Analysis

Pursuant to the above statutory requirements, enclosed for Council review are the monthly and quarterly financial reports showing the financial condition of the City as of March 31, 2019. These reports, along with complete financial statements, are available on the City's website.

Financial Impact

There is no financial impact to this reporting.

Attachments

- Attachment A: Quarterly Financial Report
- Attachment B: Monthly Financial Report Charts



**CITY OF KETCHUM
TREASURER'S QUARTERLY FINANCIAL REPORT
2ND QUARTER - MARCH 31, 2018**

FUND	ADOPTED BUDGET	PERSONNEL	OPERATING & ADM EXPENSES	CAPITAL OUTLAY	TRANSFERS	% EXP.	RECEIPTS
GENERAL	10,553,599	2,788,366	2,297,177	2,328	107,004	49.2%	6,091,115
WAGON DAYS	142,825	0	3,316	0	0	2.3%	67,188
GENERAL CIP	725,960	0	19544.64	425,615	24,080	64.6%	140,943
STREET CIP	136,560	0	0	72,864	0	53.4%	47,981
LAW CIP	0	0	0	0	0	0.0%	650
FIRE & RESCUE CIP	23,000	0	0	10,976	0	47.7%	35,764
PARKS CIP	25,000	0	0	0	12,500	50.0%	4,166
CITY SALES TAX	2,467,247	0	652,852	0	555,753	49.0%	1,355,593
LOT-ADDITIONAL 1%	2,132,987	0	1,242,153	0	33,123	59.8%	1,139,600
GO BOND	149,507	0	500	0	9,004	6.4%	75,066
IN-LIEU HOUSING	2,175,000	0	37,500	0	0	1.7%	29,608
WATER	2,018,921	207,457	198,614	6,961	266,799	33.7%	925,252
WATER CIP	335,000	0	0	78,715	0	23.5%	89,969
WASTEWATER	2,680,435	322,596	266,116	0	541,914	42.2%	1,955,057
WASTEWATER CIP	2,583,500	0	0	1,666,068	0	64.5%	291,614
POLICE TRUST	5,000	0	0	0	0	0.0%	1,752
PARKS/REC DEV TRUST	82,200	0	2,609	0	0	3.2%	29,017
DEVELOPMENT TRUST	150,000	0	0	0	19,300	12.9%	5,812
ESF TRUST	196,000	0	42,908	4,781	0	24.3%	117,522

CITIZENS ARE INVITED TO INSPECT THE DETAILED SUPPORTING RECORDS OF THE ABOVE FINANCIAL STATEMENTS.

GRANT GAGER
TREASURER



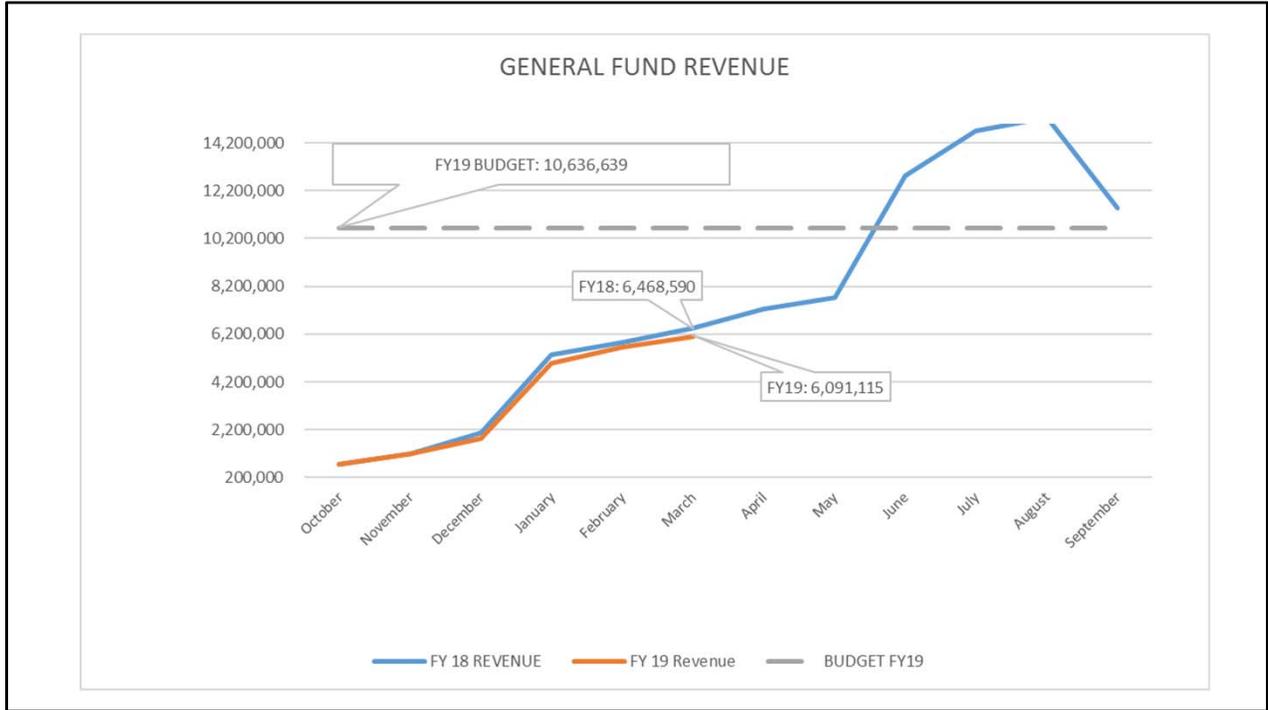
Monthly Financial Reports

As of March 31, 2019

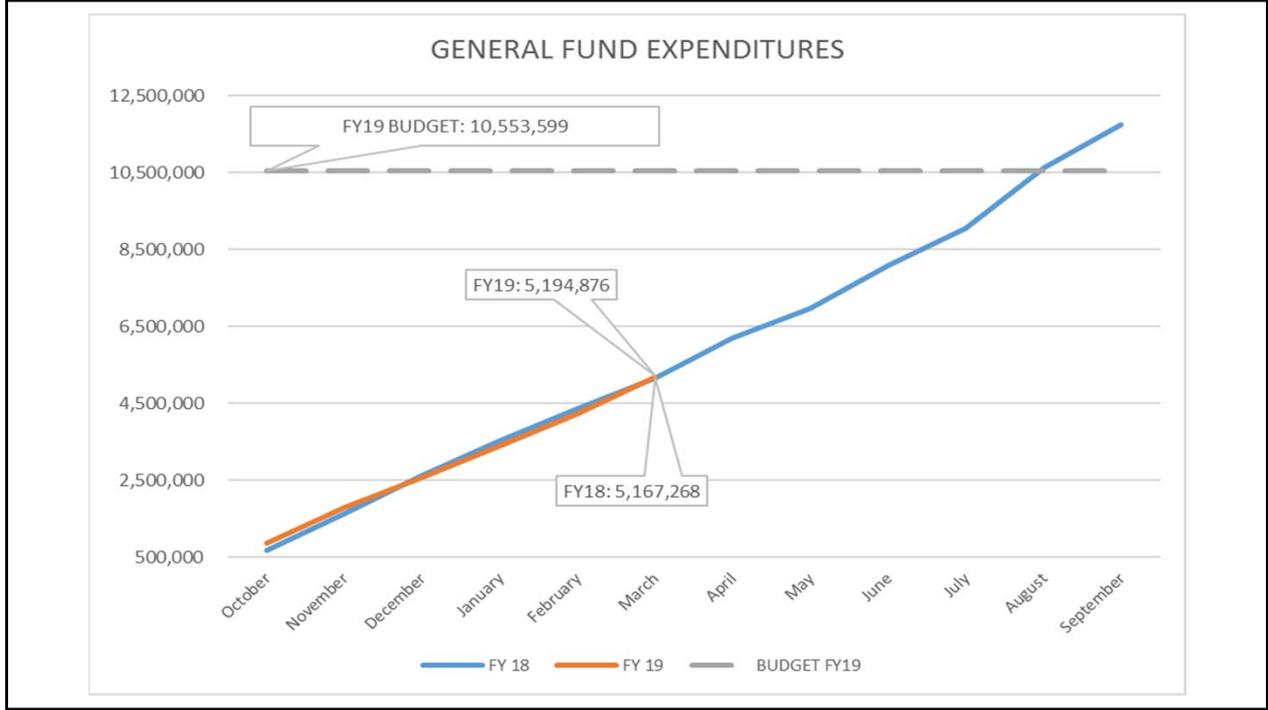
This packet is divided into three sections: (1) General Fund charts (pages 2-13); (2) Original LOT charts (pages 14-18); (3) Enterprise Fund charts (pages 19-23); and Off-Street Parking Lot charts (pages 24-28).

Each chart includes information on current progress relative to the prior year and also the current budget. Where deviations are 5% or greater, an explanation on the major drivers of such changes is included.

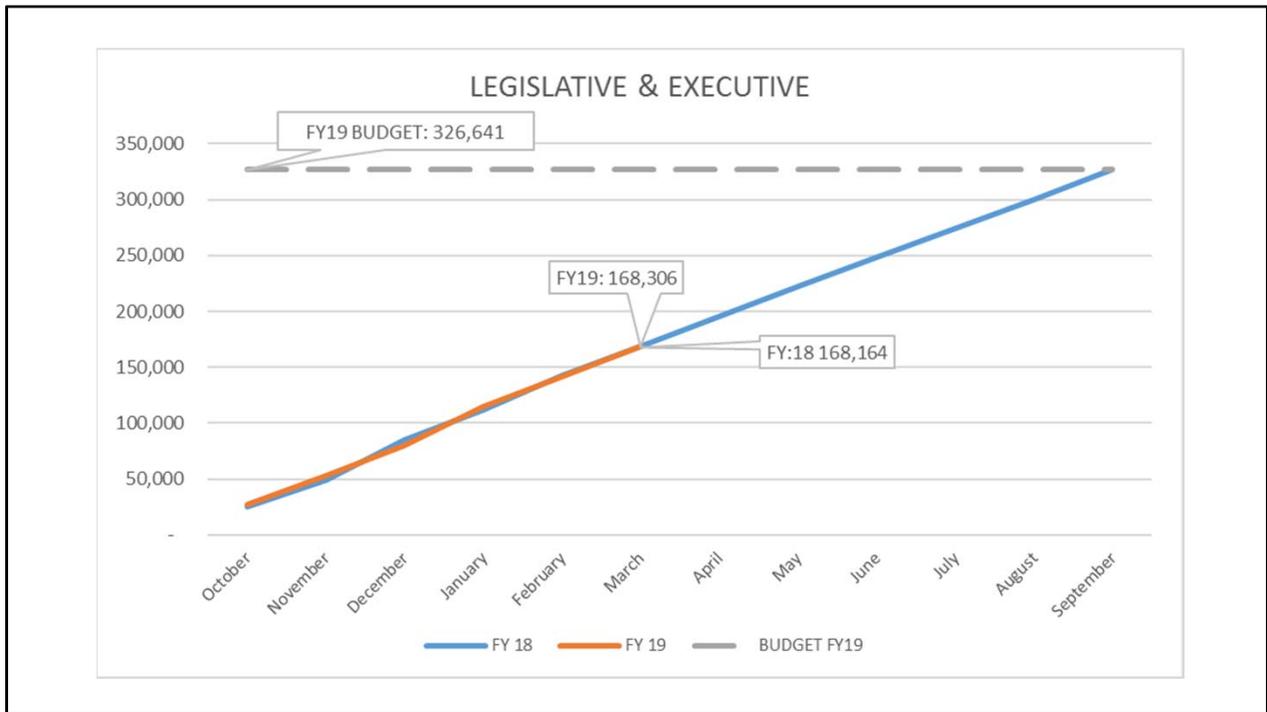
General Fund



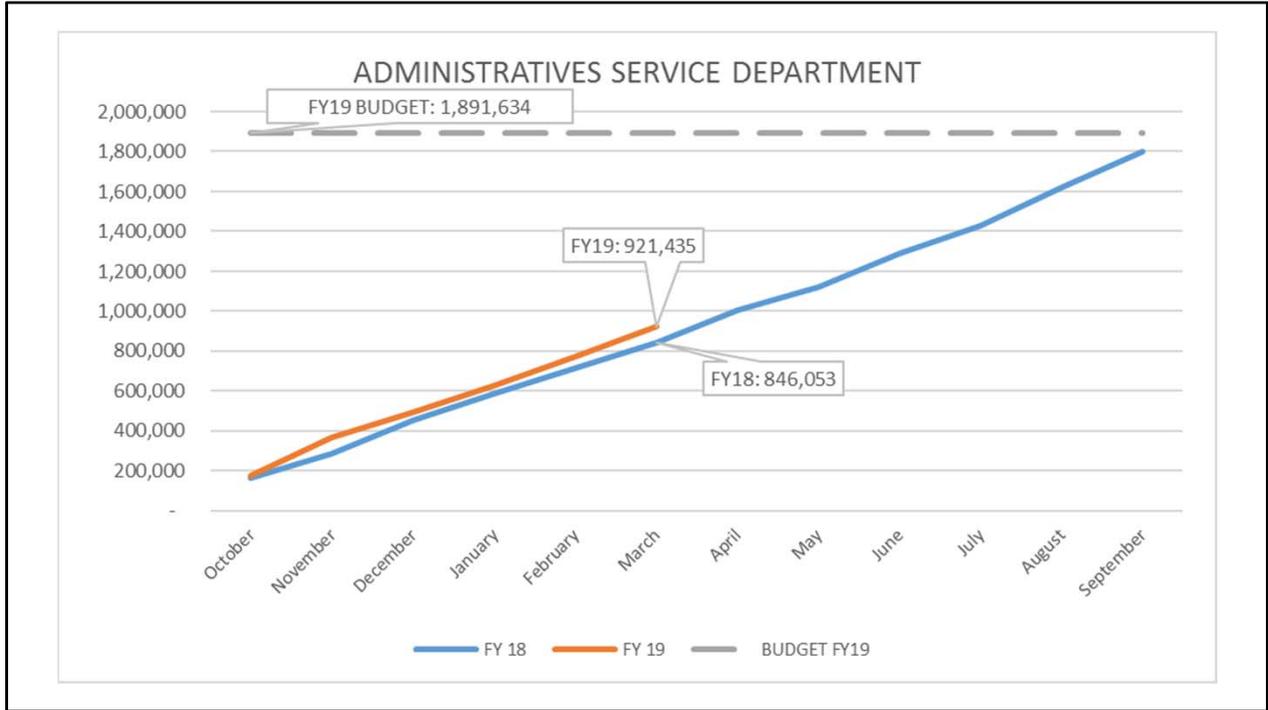
The General Fund revenues are down approximately \$337,475 (5.8%) in FYTD. This decrease is largely due to Planning & Building, licensing, permits and charges for services.



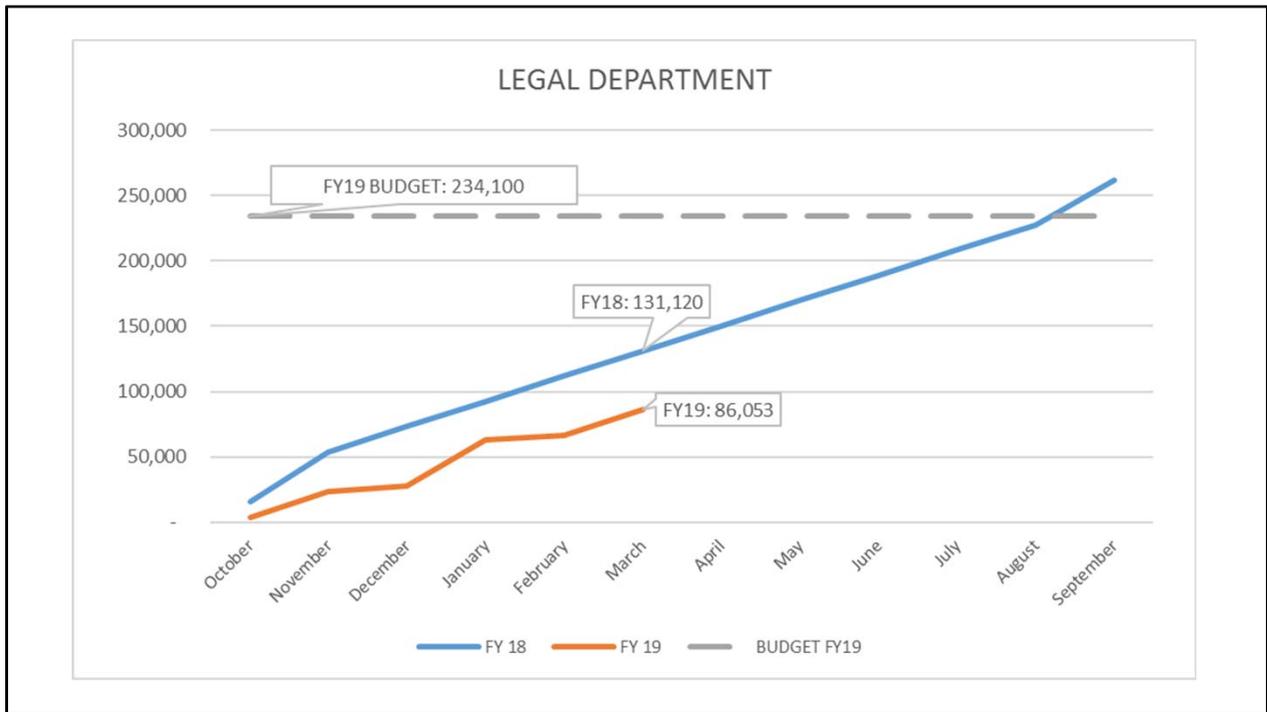
The General Fund expenditures are up \$27,608 (0.5%) FYTD.



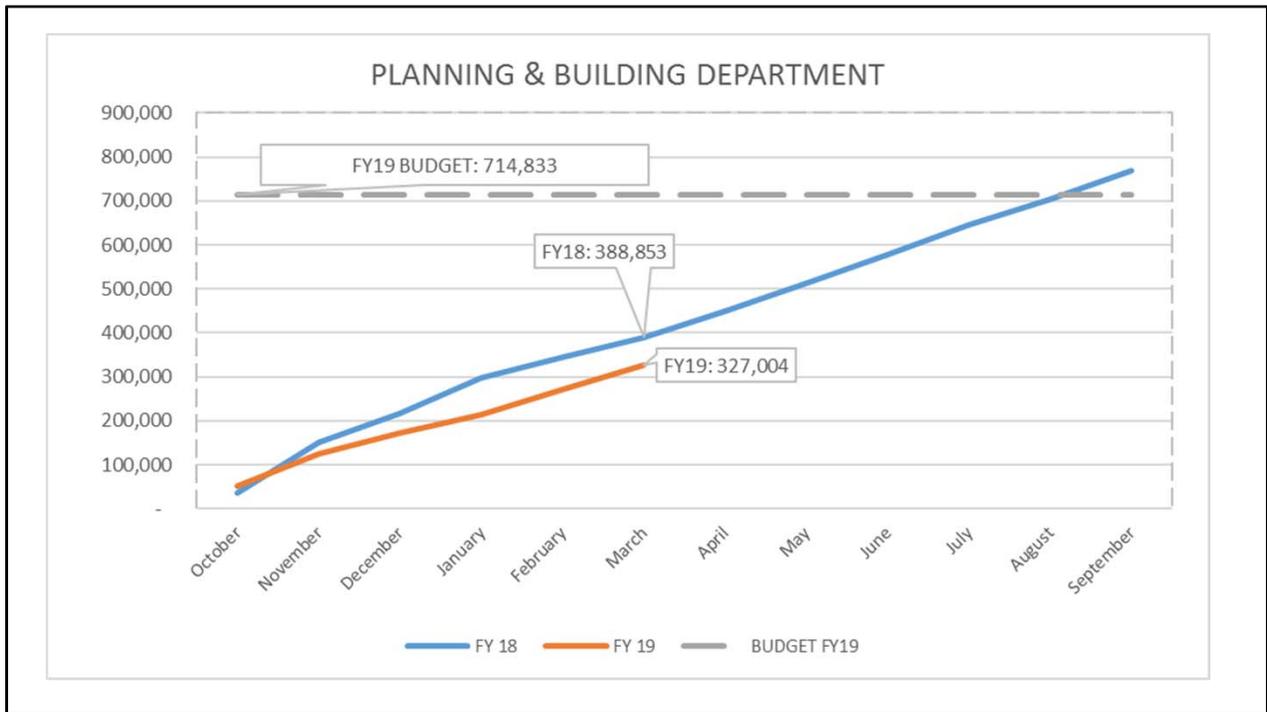
The Legislative & Executive Department expenditures are up \$142 (0.1%) FYTD.



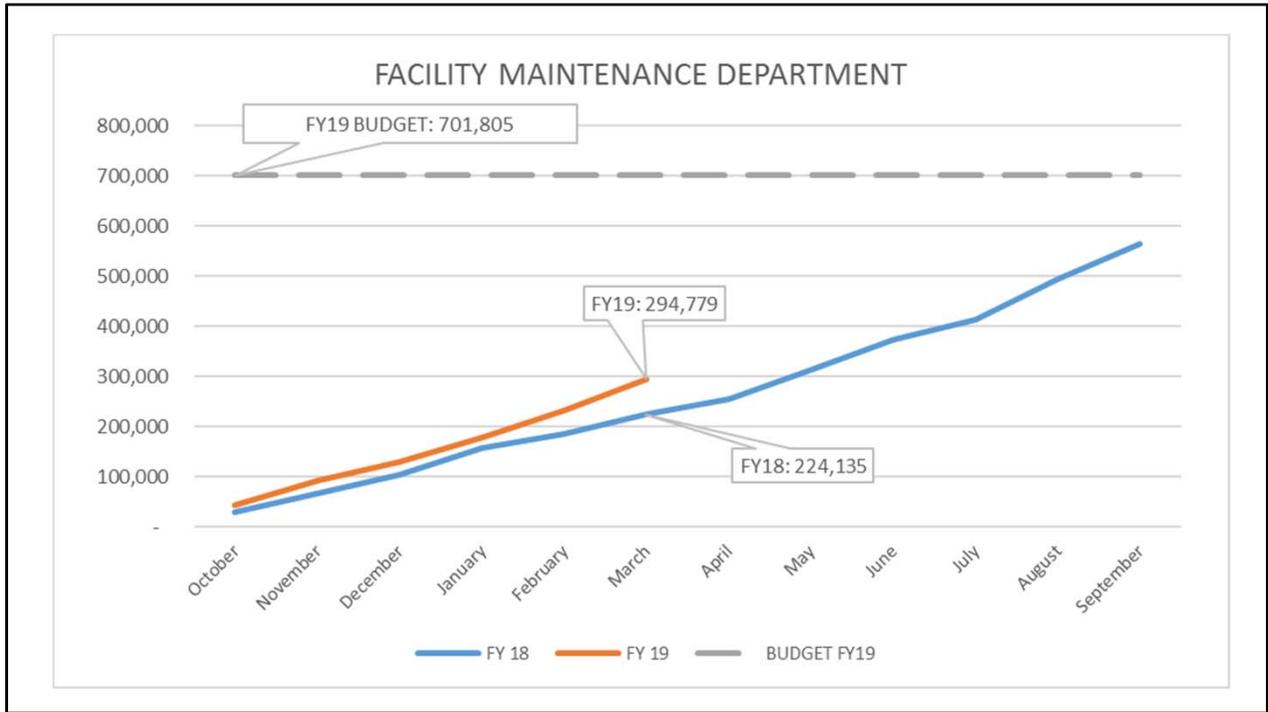
The Administrative Services Department expenditures are up \$75,382 (8.9%) FYTD. This increase is due largely to increased salary and benefit costs.



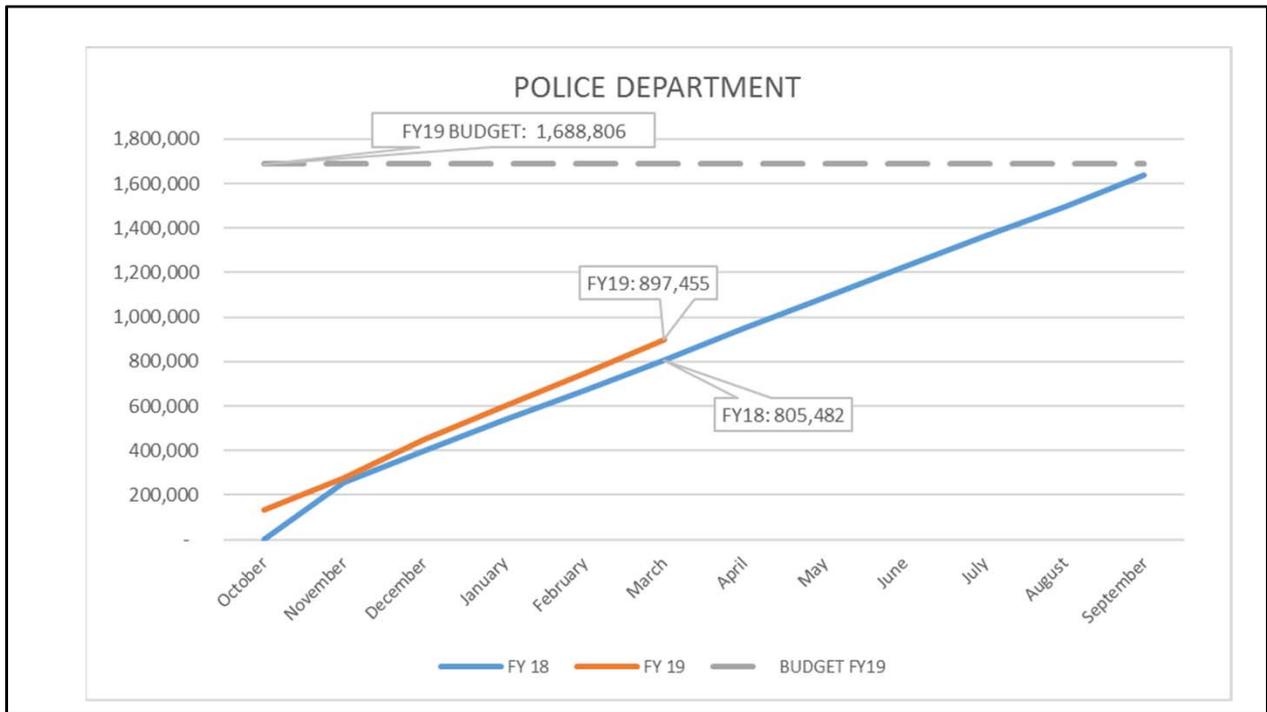
The Legal Department expenditures are down \$45,067 (34.4%) FYTD. This decrease is largely due to the timing of the contract billing with White Peterson relative to the prior year.



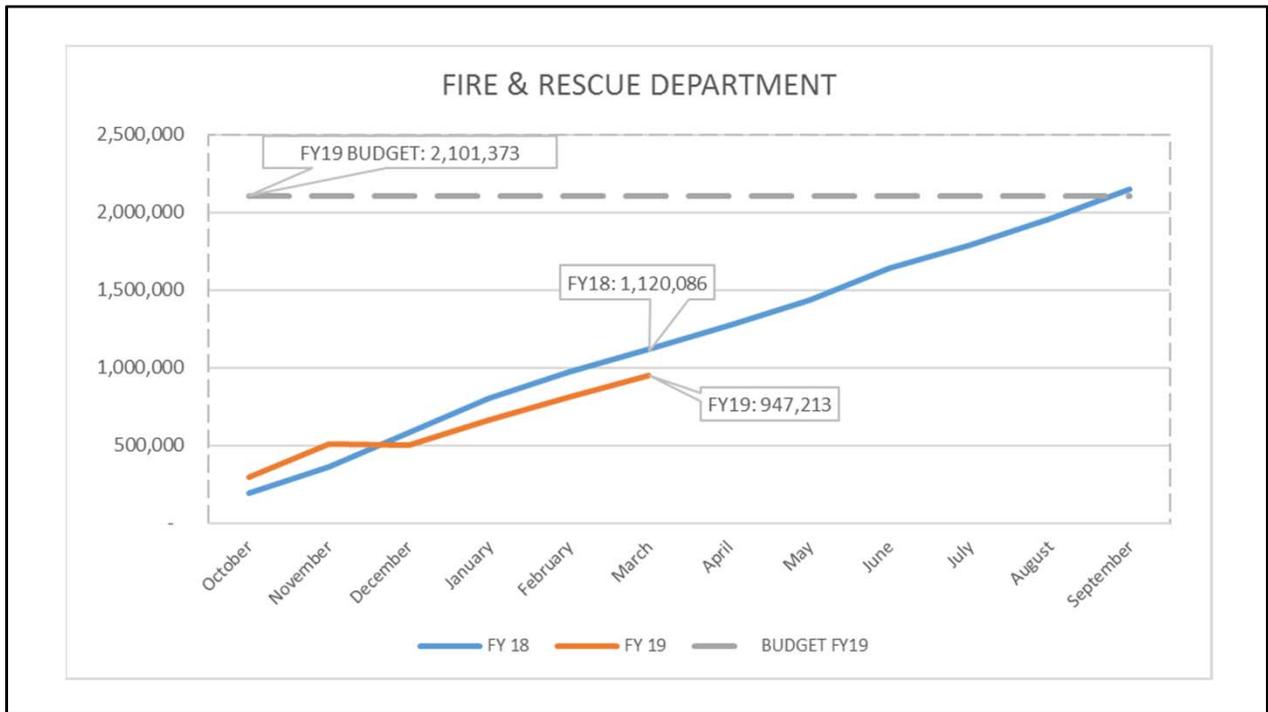
The Planning & Building Department expenditures are down \$61,849 (15.9%) FYTD. This decrease is largely due to payments to the Idaho Division of Building Safety related to permits and plan review. This expenditure decrease corresponds to the lower general fund revenue noted on slide 3.



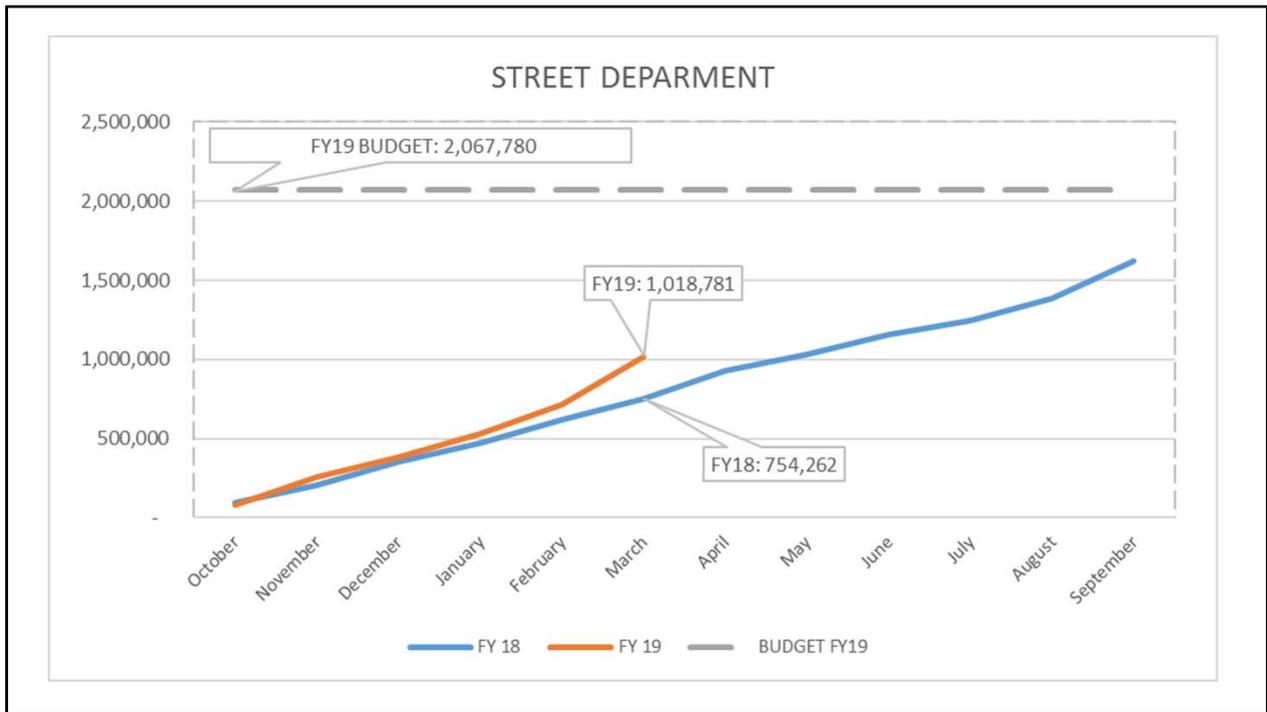
The Facilities Maintenance Department expenditures are up \$70,644 (31.5%) FYTD. This increase is largely due to increased salary and benefit expenditures as the department has filled previously vacant positions. Also, professional service costs for snow removal are greater than last year.



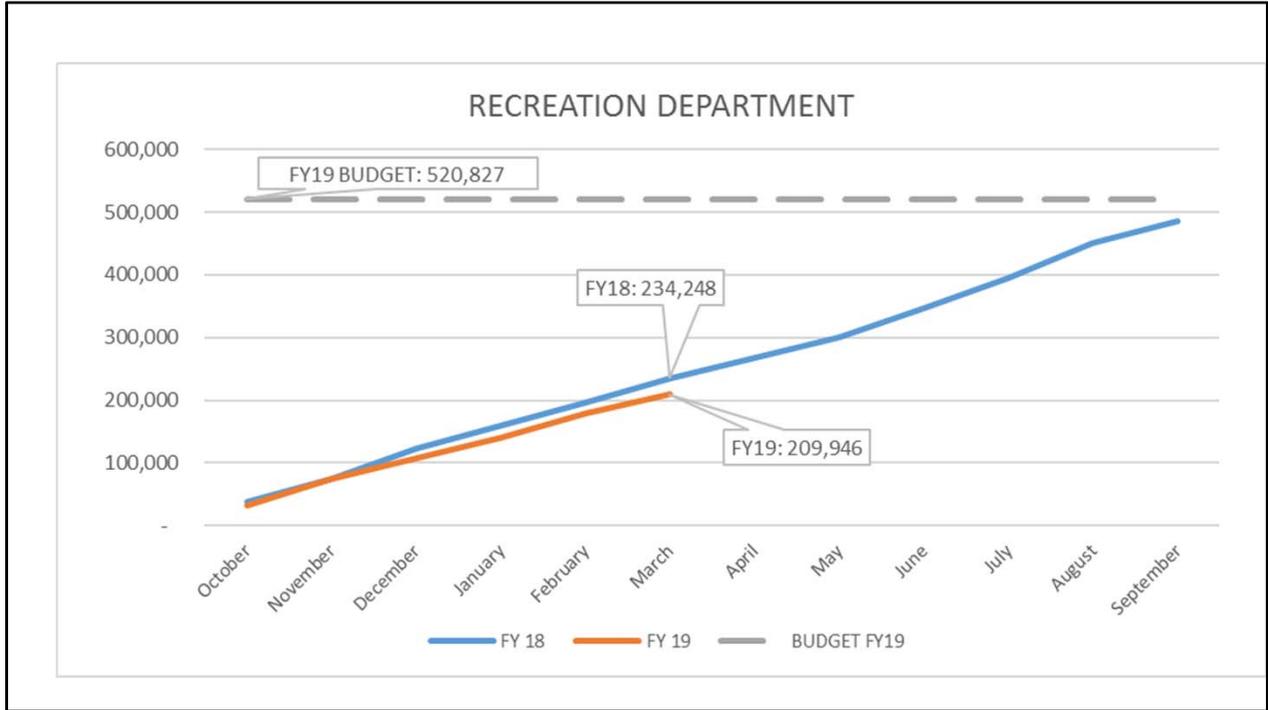
The Police Department expenditures are up \$91,973 (11.4%) FYTD. This increase is due to changes in the Blaine County Sheriff's Office contract.



The Fire & Rescue Department expenditures are down \$172,873 (15.4%) FYTD. This decrease is largely due to reduced salary and benefit costs associated with a department vacancy and also the timing of billings from the City of Sun Valley for management services. This decrease is partially one of timing and that component is expected to disappear in the coming months.

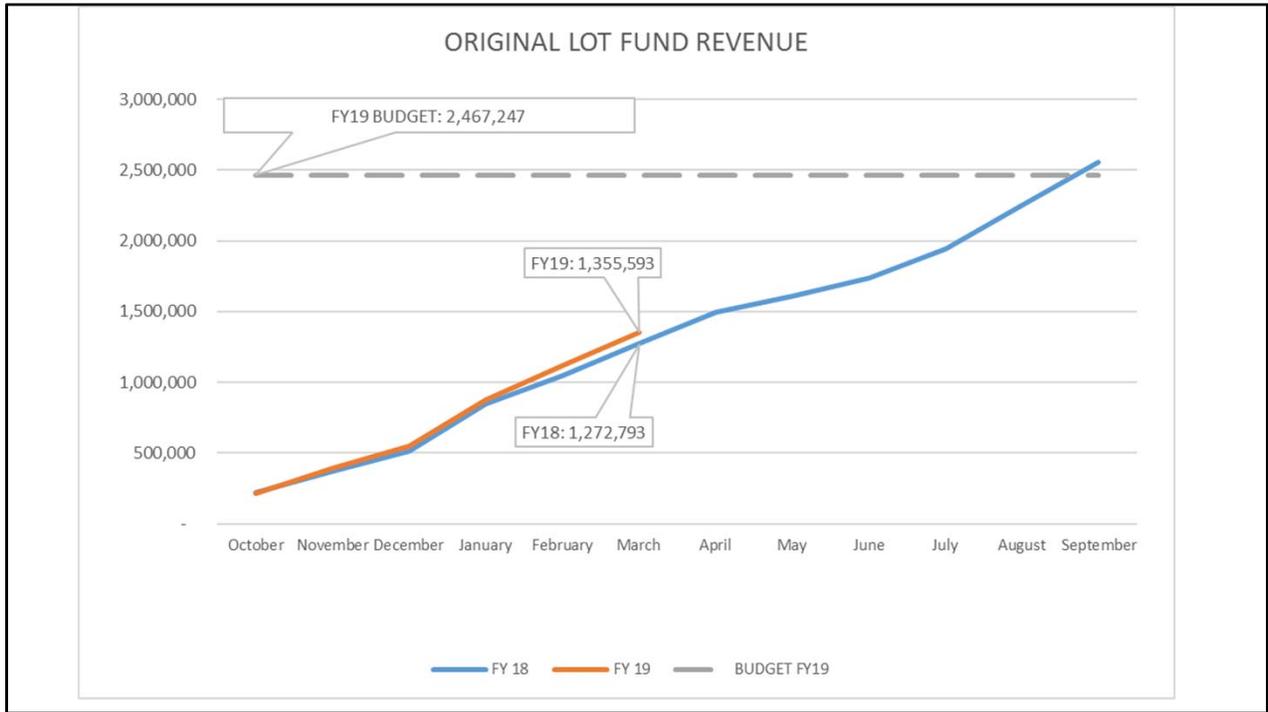


The Streets Department expenditures are up \$264,519 (35.1%) FYTD. This increase is largely due to salaries and benefit expenditures as the department has filled previously vacant positions. Also, professional service costs for snow removal are greater than the prior year.

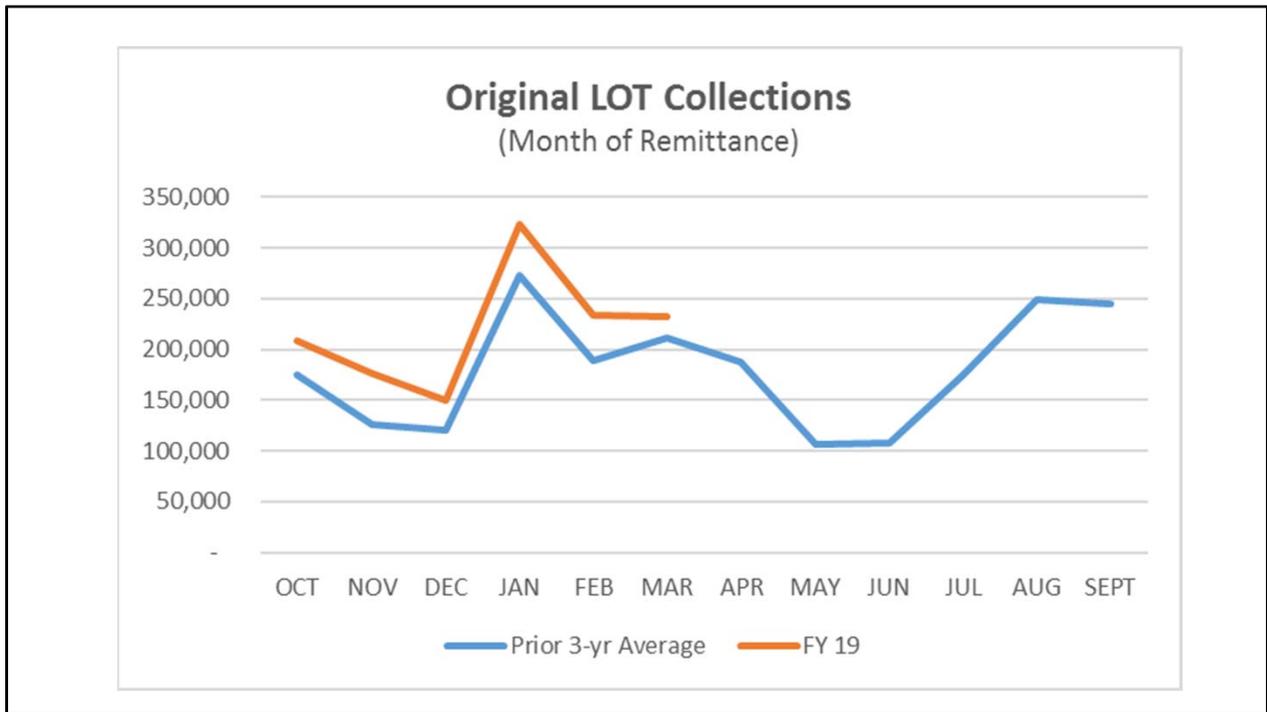


The Recreation Department expenditures are down \$24,302 (10.4%) FYTD. This decrease is largely due to lower salary and benefit costs relative to the prior year.

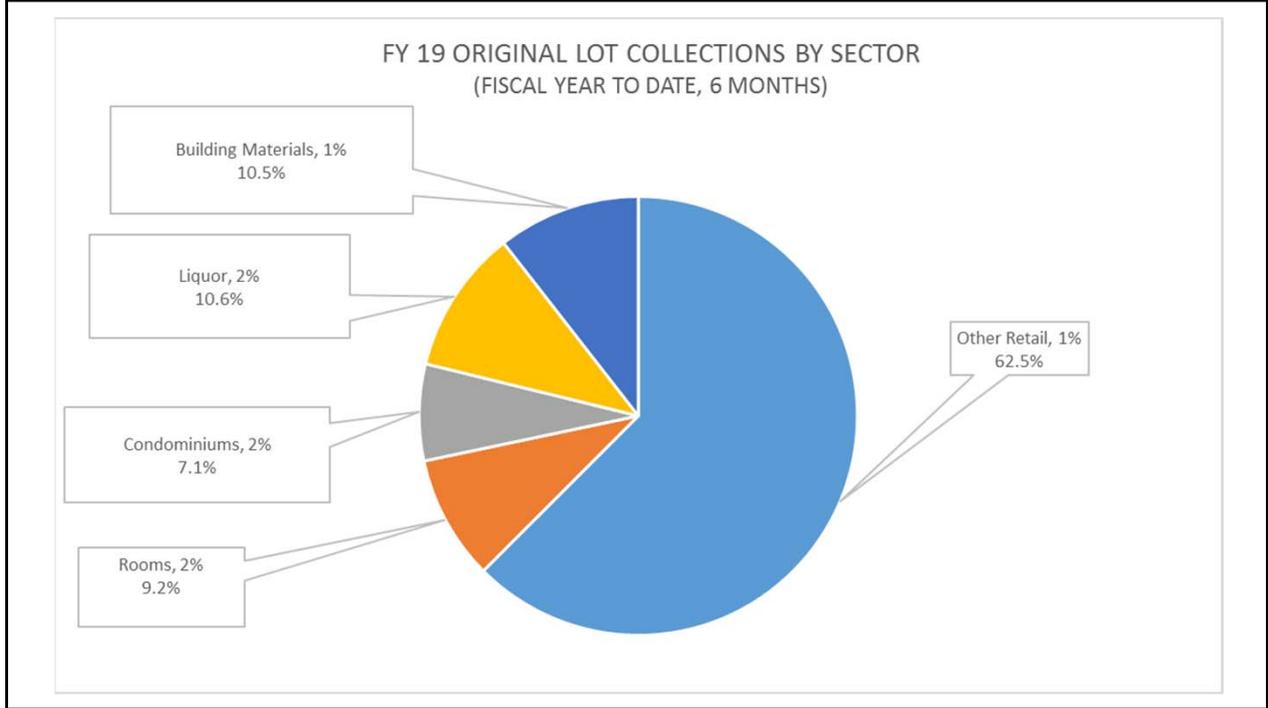
LOT Analysis



Revenue to the Original LOT Fund is up approximately \$82,800 (6.5%) FYTD due to greater tax receipts.

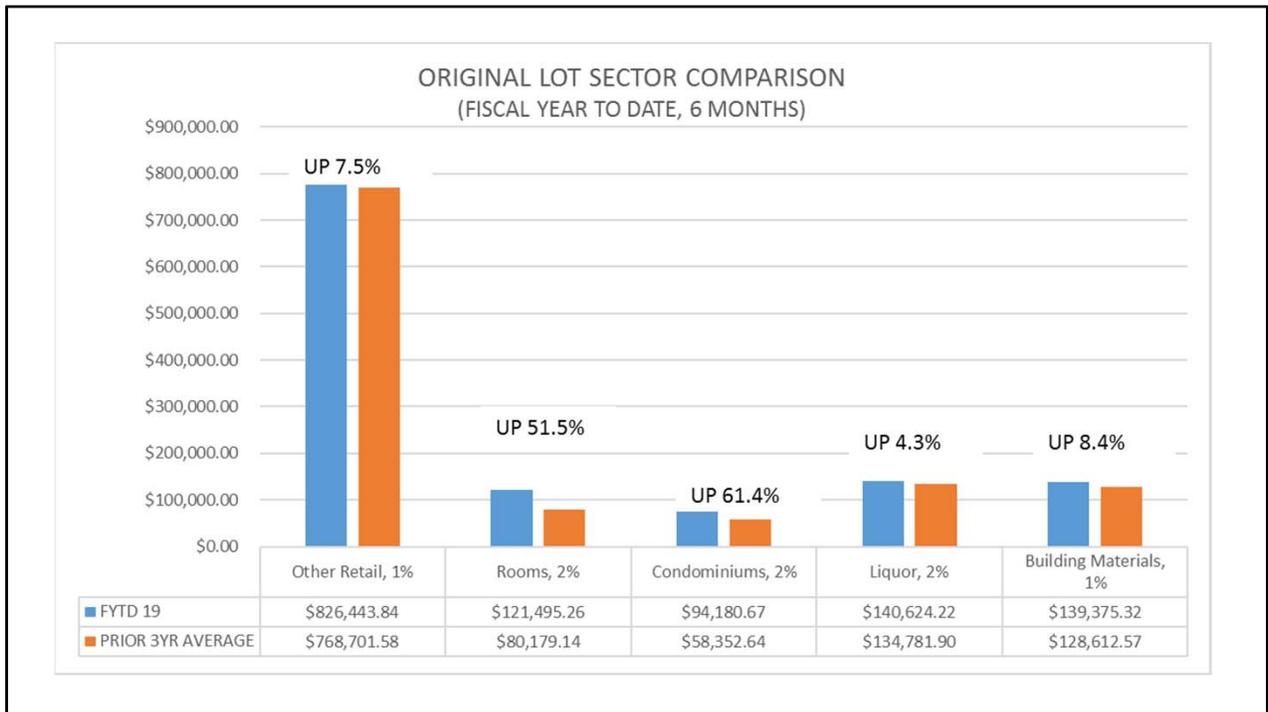


Revenues from Original LOT covered sales are up approximately 10.3% over the average of the prior three years.



To date in FY 19 (6 months), Original LOT collections have been generated by each sector as follows:

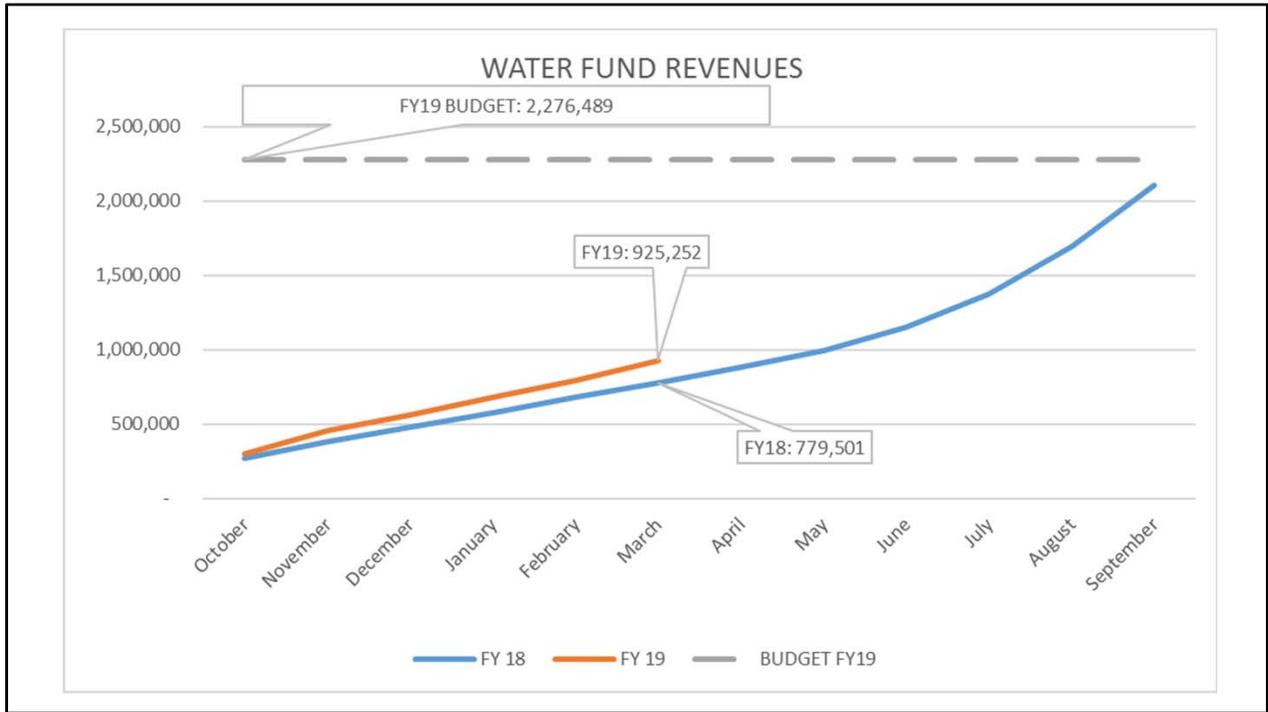
1. Retail has generated 62.5% of the total.
2. Building Materials have generated 10.5%.
3. Liquor has generated 10.6%.
4. Rooms have generated 9.2%.
5. Condominiums have generated 7.1%.



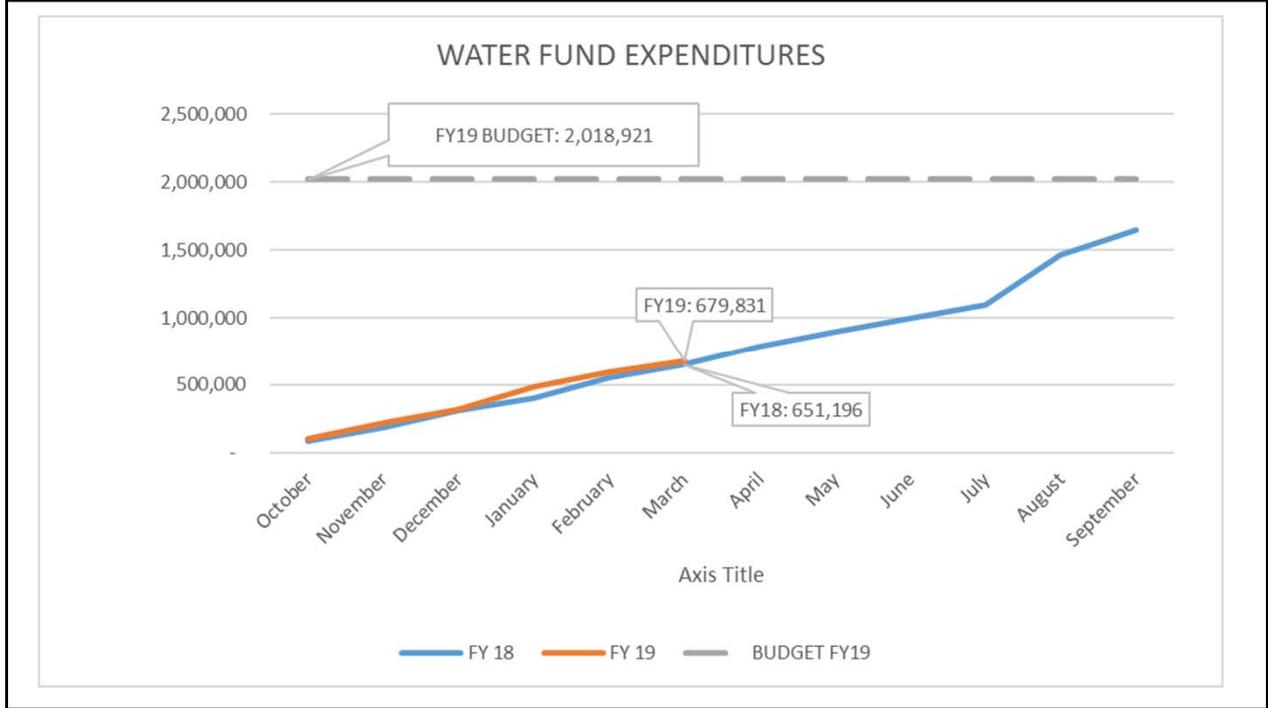
Through the first 6 months of FY 19, collections compared to the prior three year average are as follows:

1. Retail is up 7.5%.
2. Rooms are up 51.5%.
3. Condominiums are up 61.4%
4. Liquor is up 4.3%.
5. Building Materials are up 8.4%.

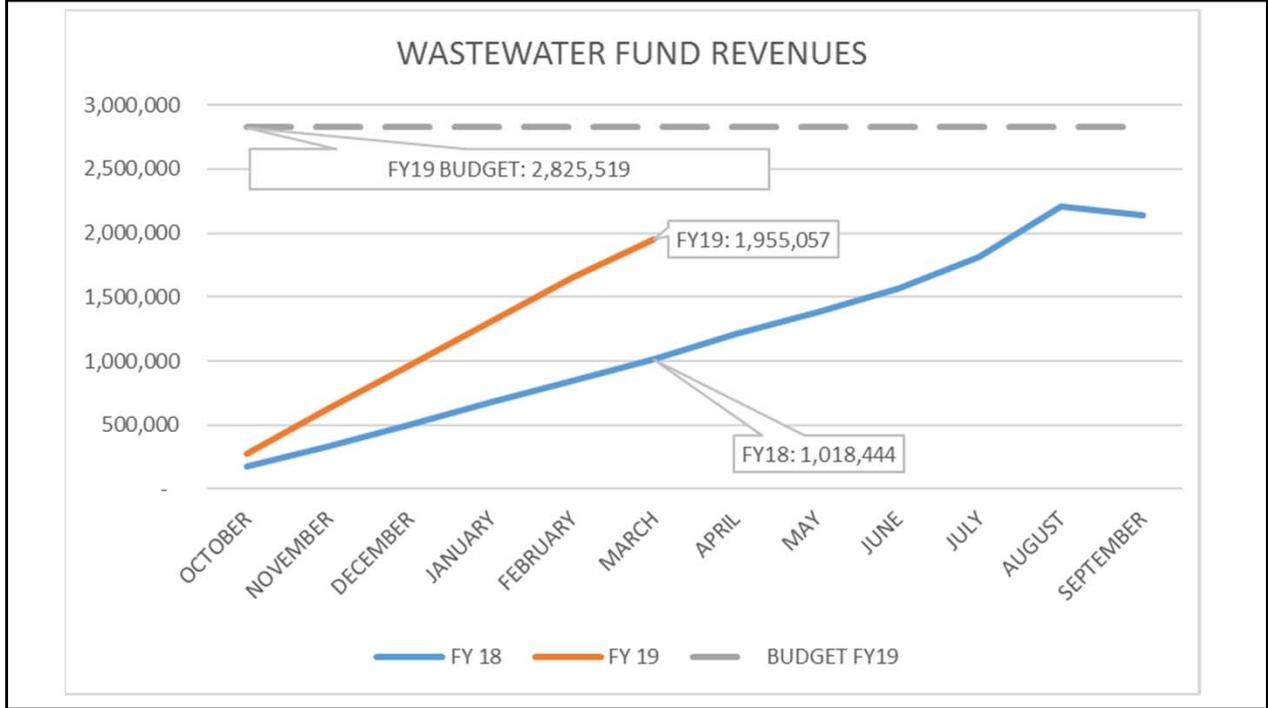
Enterprise Funds



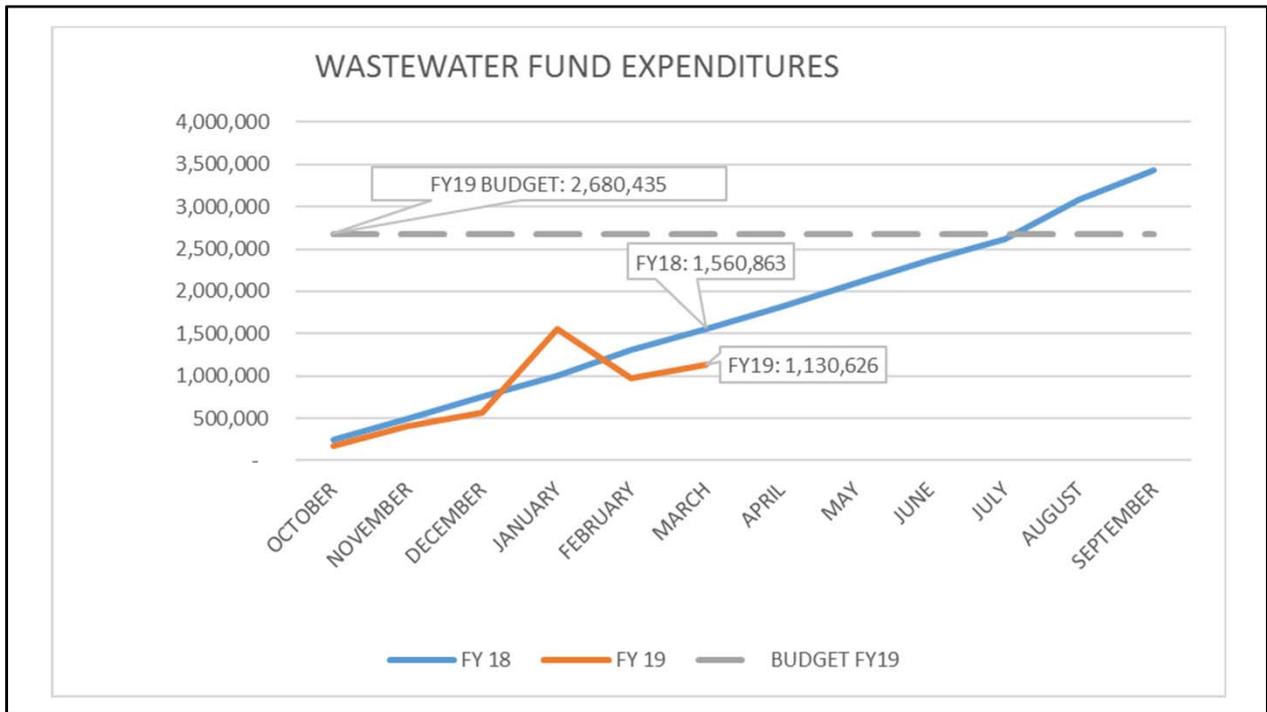
The Water Fund revenues are up \$145,751 (18.7%) FYTD. This increase is due to changes to the water rate structure implemented as part of the FY 19 budget.



The Water Fund expenditures are up \$28,635 (4.4%) FYTD.

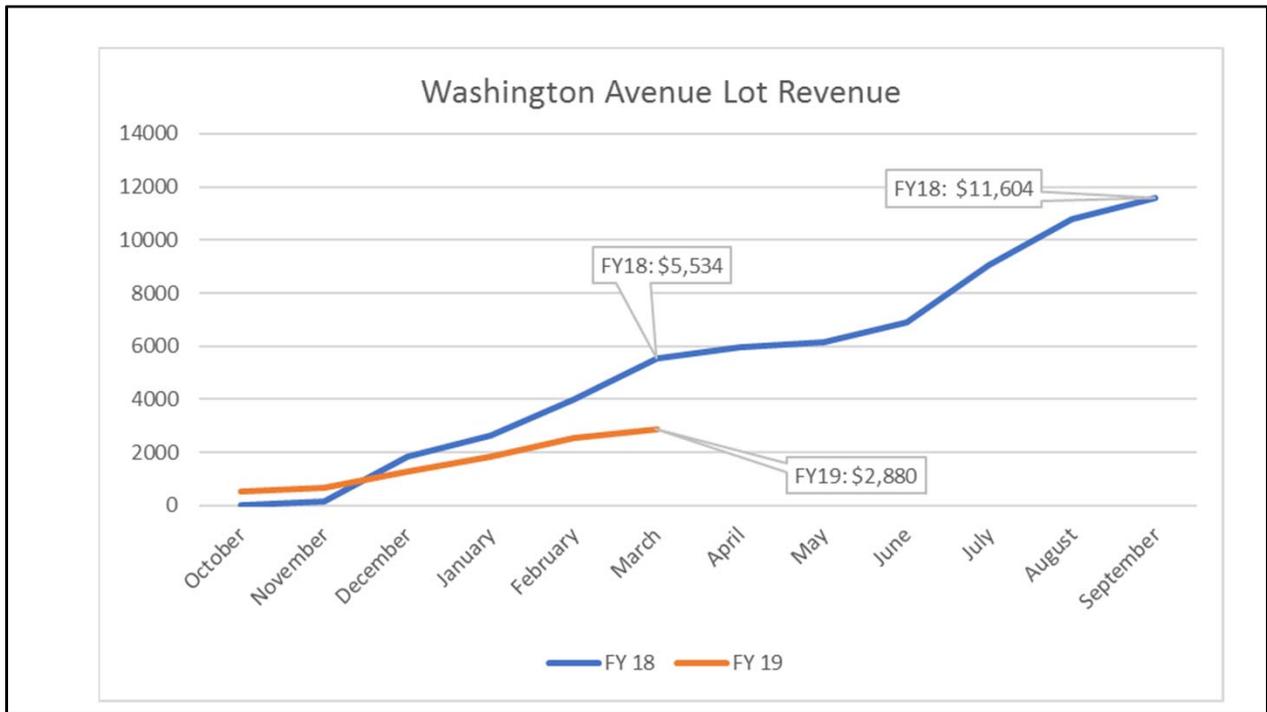


The Wastewater Fund revenues are up \$936,613 (92.0%) FYTD. This increase is driven by two factors: (1) Wastewater rate increases included in the FY 19 budget which have added approximately \$244,466 FYTD; and (2) increased reimbursements from the Sun Valley Water and Sewer District related to the Headworks project which have added approximately \$687,671 in revenues FYTD.



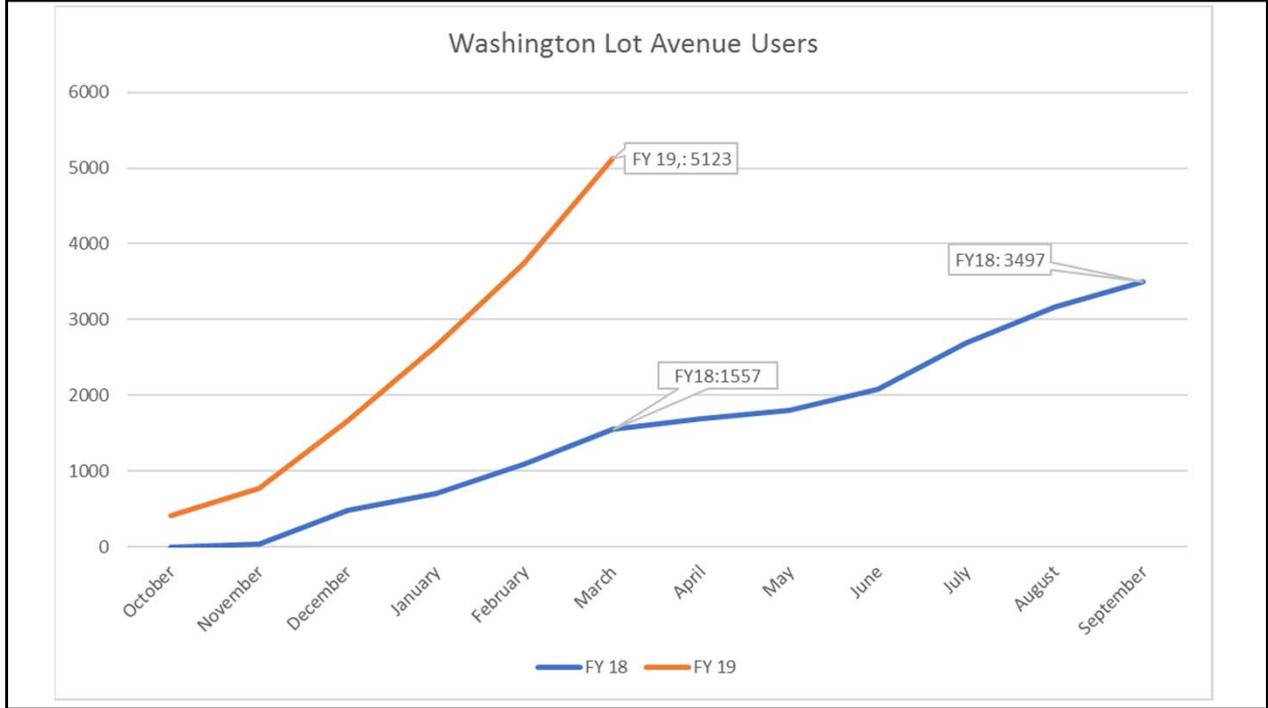
The Wastewater Fund expenditures are down approximately \$430,237 (27.6%) FYTD. The decrease is largely due to vacancies in the department as well as professional services utilization costs.

Off-Street Parking Lots



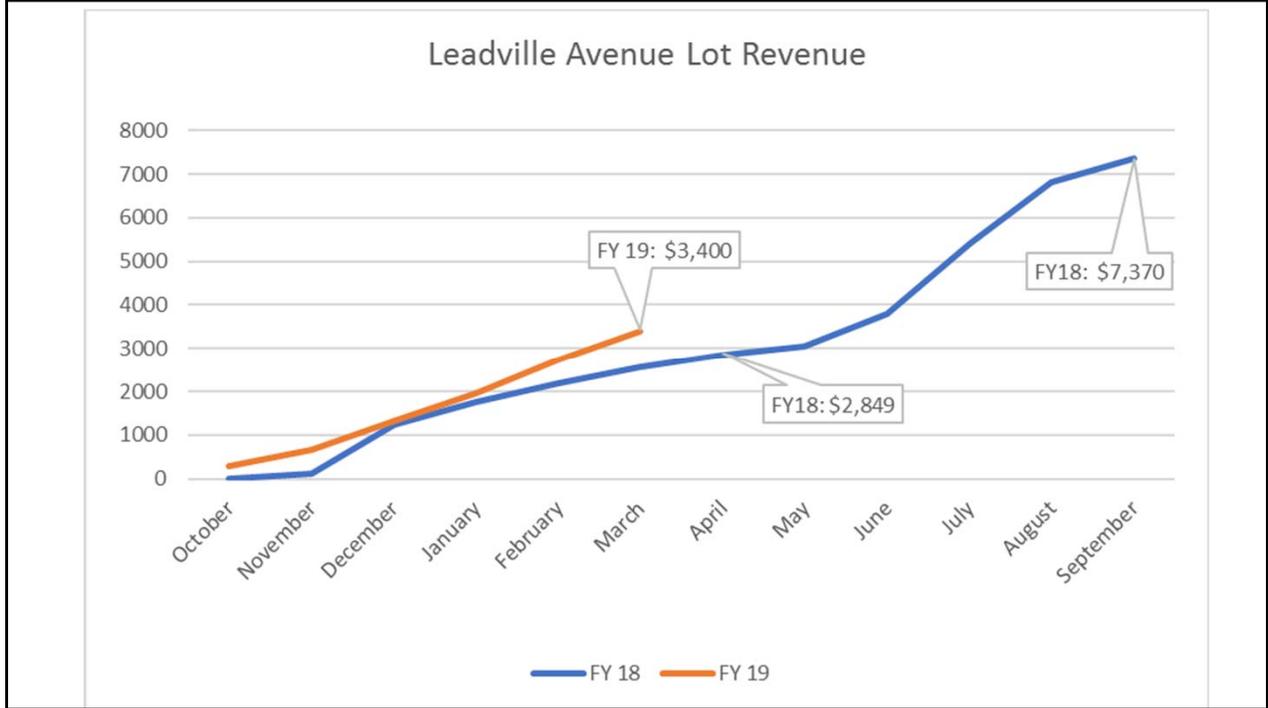
In the fiscal year to date, revenues at the Washington Avenue parking lot are down \$2,654 (48%) relative to the prior year. The institution of three hours of free parking per user per day has resulted in a decrease in the average revenue per user from \$5.04 in FY 18 to \$0.77 in FY 19.

It is important to note that the Washington Avenue Lot was not a paid lot until November 17, 2017.



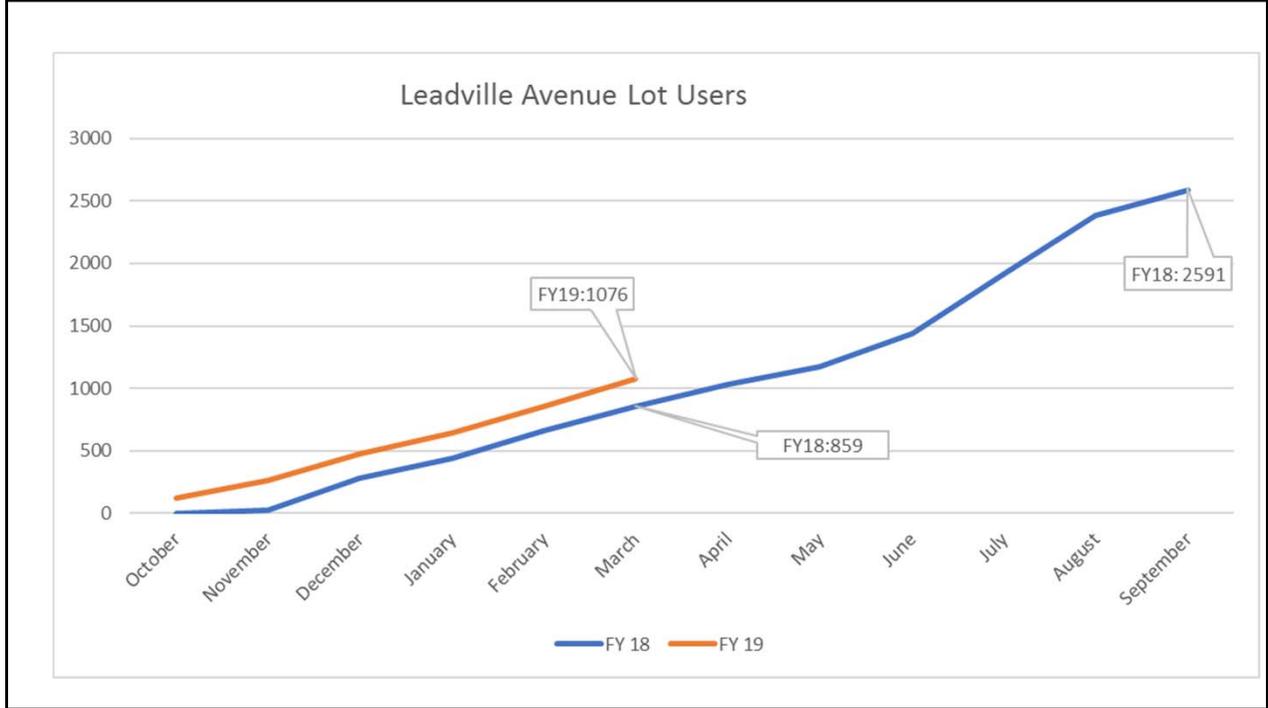
In the fiscal year to date, the number of transactions registered at the Washington Avenue parking lot is up 3566 (229.0%) relative to the prior year. The institution of three hours of free parking per user per day has likely encouraged greater utilization of the lot.

It is important to note that the Washington Avenue Lot was not a paid lot until November 17, 2017, so FY 19 benefits from an additional 1.5 months of measured usage.



In the fiscal year to date, revenues at the Leadville Avenue parking lot are up \$830 (32.3%) relative to the prior year. The average revenue per user has increased from \$3.89 in FY 18 to \$3.98 in FY 19 as a result of modifications to the fee structure.

It is important to note that the Leadville Avenue Lot was not a paid lot until November 17, 2017, so FY 19 benefits from an additional 1.5 months of measured usage.



In the fiscal year to date, the number of transactions registered at the Leadville Avenue parking lot is up 217 (25.3%) relative to the prior year. It is important to note that the Leadville Avenue Lot was not a paid lot until November 17, 2017, so FY 19 benefits from an additional 1.5 months of measured usage.



City of Ketchum
City Hall

April 15, 2019

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, ID 83340

Mayor Bradshaw and City Councilors:

**Recommendation to approve Contract 20328
For Plant Healthcare Services**

Recommendation and Summary

Staff is recommending the council approve Contract 20328 with Arbor Care Resources, Inc. for plant healthcare services and adopt the following motion:

“I move to approve Contract 20328 for \$16,340.00 with Arbor Care Resources, Inc. and authorize the Mayor to sign the Agreement.”

The reasons for the recommendation are as follows:

- The City is responsible for the control of pest and plant diseases on City controlled property.
- The City of Ketchum does not have resources to perform the work in-house and a competitive procurement was conducted in accordance with State Statute and City Policy.

Introduction and History

The City of Ketchum is responsible for the control and mitigation of pest and plant diseases, as well as tree pruning, on City-controlled public property as well as the municipal right-of-way. Ketchum residents and visitors enjoy a “pesticide-free parks system” and our facilities maintenance division works to ensure that existing trees and plants remain healthy.

Analysis

Because of the staffing and technical requirements involved in the plant healthcare work, the City of Ketchum has historically contracted out the work. So, on March 6, 2019, the City of Ketchum released a Request for Proposals (RFP) publicly on its website and also sent the documents to known plant healthcare providers. The RFP was additionally advertised in the Idaho Mountain Express on March 13 and 20. On March 20, 2019, two proposals were received by the City of Ketchum as summarized below:

Contractor	Bid Amount
Arbor Care	\$16,340
Alpine Tree Service	\$14,450

Both proposals were deemed responsive and responsible by staff. An internal selection committee of staff from several departments reviewed and evaluated the proposals. The Arbor Care proposal was more highly-ranked and the committee found that the methodology and level of specificity in the integrated pest management applications was more favorable. Arbor Care is, therefore, being recommended for award to City Council.

Financial Impact

Plant Healthcare is included in the Facilities Maintenance Division budget and the Contract is within the budgeted amount.

Attachments

- Attachment A: Contract 20328

CITY OF KETCHUM CONTRACT #20328

This Contract #20328 is entered into this ___ day of _____, 2019, by and between the City of Ketchum, a municipal corporation of the State of Idaho (“OWNER”), and Arbor Care Resources, Inc., a company licensed to do business in Idaho (“CONTRACTOR”). OWNER and CONTRACTOR are sometimes collectively referred to herein as the “Parties.”

RECITALS:

WHEREAS, the Ketchum City Council has budgeted funds for plant healthcare services and engaged in a Request for Proposals (RFP) process to seek a specialist to perform such work as required by Idaho law; and

WHEREAS, following the procedures set forth in the RFP, OWNER selected CONTRACTOR to perform the Work; and

WHEREAS, CONTRACTOR desires to perform the work on the terms and conditions set forth in the Contract Documents, as defined herein.

NOW, THEREFORE, in consideration of the mutual covenants and conditions hereinafter set forth, the OWNER and CONTRACTOR agree as follows:

1. SCOPE OF WORK. OWNER engages CONTRACTOR to perform the work associated with the design and installation to PROVIDE ALL NECESSARY MATERIALS, LABOR AND EQUIPMENT TO COMPLETE pest and disease mitigation, and other related work as set forth in Attachment A.

2. PAYMENT. OWNER agrees to pay CONTRACTOR for CONTRACTOR's services rendered under this Contract in an amount not to exceed the total sum of \$16,340.00 for acceptable completion of the Project. The Parties agree that CONTRACTOR will invoice OWNER for payment under this Contract for services rendered hereunder as follows:

A. CONTRACTOR's submitted invoices must be approved and signed by the Ketchum Facilities Maintenance Supervisor.

B. CONTRACTOR shall submit payment requests to OWNER no more frequently than every thirty (30) calendar days. Each payment request from CONTRACTOR shall be accompanied by an updated critical path schedule for completion of the Project within the Contract Time.

3. CONTRACT TIME; COMMENCEMENT OF CONTRACT TIME; NOTICE TO PROCEED. The Project shall be completed by November 15, 2019. The Contract Time will commence on the Effective Date of this Contract or, if a Notice to Proceed is given, on the day indicated in the Notice to Proceed. A Notice to Proceed may be given at any time within thirty (30) days after the Effective Date of this Contract.

A. The Contract time may be extended for up to two (2) additional one (1) year terms at the discretion of the OWNER. Such additional terms will be elected by the OWNER no later than October 1 of each year. Upon election of additional terms, CONTRACTOR shall be entitled to a contract payment increase of no more than 2% per additional term.

4. PROJECT MANAGER. OWNER has designated the Facilities Management Supervisor who will be responsible for overall project management. The Project Manager will provide coordination between CONTRACTOR and OWNER, including timely response to any inquiries. Project Manager will also be reasonably available for any meetings that may be necessary in relation to the Project. OWNER reserves the right to change the project manager at its discretion upon notice to CONTRACTOR.

5. DELIVERY OF INSURANCE TO OWNER. Prior to commencement of any work, CONTRACTOR shall deliver to OWNER Certificates of Insurance identifying OWNER as an additional insured.

6. CONTRACTOR'S RESPONSIBILITIES. The CONTRACTOR shall perform all labor, and provide all material and equipment necessary to produce the construction required by Attachment A. The CONTRACTOR shall:

A. Supervise and direct the work, using its best skill and attention, and diligently and continuously work on the construction to ensure prompt completion. Contractor shall be solely responsible for all construction means, methods, techniques, sequences and procedures, and for coordinating all portions of the work under the Contract.

B. Provide all labor, materials, tools, permits, construction equipment and machinery, water, heat, utilities, transportation and other facilities and services necessary for the proper execution and completion of the work.

C. Warrant to the OWNER that all materials and equipment furnished under this Contract will be new, unless otherwise specified, and that all work will be of good quality, free from faults and defects and in conformance with the Contract Documents.

D. Be responsible to the OWNERS for the acts and omissions of all the CONTRACTOR's employees and all subcontractors, their agents and employees, and all other persons performing any of the work on behalf of the CONTRACTOR. The CONTRACTOR shall indemnify and hold harmless the OWNER from any and all damage or injury of every description arising out of or in connection with the work to be performed under this Contract.

E. Confine operations at the site of construction to areas provided by law, ordinances, permits and the Contract Documents, and shall not unreasonably encumber any site with materials or equipment.

F. Keep the sites free from accumulation of waste materials or rubbish caused by CONTRACTOR'S operations. At the completion of the Work CONTRACTOR shall remove all waste material and rubbish on or about the project, as well as all tools, construction equipment, machinery and surplus materials, and shall leave the building and job site "broom clean" or its equivalent, except as otherwise specified, and if the CONTRACTOR fails to clean up, OWNERS may do so and charge the costs to the CONTRACTOR.

G. Contract responsibility shall include all contracting and scheduling duties, supervision, and attend OWNER'S and OWNER'S representative meetings.

H. The CONTRACTOR shall maintain at all times discipline among CONTRACTOR's employees and subcontractors and shall not employ any person unfit or not capable of performing work on this Project to acceptable standards.

I. The CONTRACTOR shall pay all applicable taxes for which CONTRACTOR is responsible as required by law or as otherwise agreed under this Contract.

J. The CONTRACTOR shall comply with all laws, rules and regulations or orders of all public authorities relating to the performance of the work herein.

K. The CONTRACTOR shall utilize recycling efforts whenever reasonably possible.

7. INDEPENDENT CONTRACTOR RELATIONSHIP. CONTRACTOR is an independent contractor and is not an employee, servant, agent, partner or joint venture of OWNER. OWNER shall determine the work to be done by CONTRACTOR, but CONTRACTOR shall determine the means by which it accomplishes the work specified by the OWNER. CONTRACTOR is not eligible for, and shall not participate in, any employee pension, health, or other fringe benefit plans of OWNER.

8. ASSIGNMENT. It is expressly agreed and understood by the Parties hereto that CONTRACTOR shall not have the right to assign, transfer, hypothecate or sell any of its rights under this Contract except upon the prior written express consent of the OWNER.

9. DISCRIMINATION PROHIBITED. In performing the services required herein, CONTRACTOR shall not discriminate against any person on the basis of race, color, religion, sex, national origin or ancestry, age or physical handicap.

10. TERMINATION FOR CAUSE.

A. If through any cause, CONTRACTOR shall fail to fulfill in a timely and proper manner its obligations under this Contract, or if the CONTRACTOR shall violate any of the covenants, agreements, or stipulations of this Contract, OWNER shall thereupon have the right to terminate this Contract by giving written notice to the

CONTRACTOR of such termination and specifying the effective date thereof at least fifteen (15) days before the effective date of such termination. If this Contract is terminated for cause, the CONTRACTOR shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder.

B. Notwithstanding the above, CONTRACTOR shall not be relieved of liability to OWNER for damages sustained by OWNER by virtue of any breach of this Contract by the CONTRACTOR, and OWNER may withhold any payments to CONTRACTOR for the purposes of set-off until such time as the exact amount of damages due the OWNER from CONTRACTOR is determined. This provision shall survive the termination of this Contract and shall not relieve CONTRACTOR of its liability to OWNER for damages.

C. If OWNER, or its representatives, fail to make necessary decisions throughout the Project, delay decisions and negatively impact the CONTRACTOR's ability to complete the Project satisfactorily or in a timely manner, or fail to make payments as set forth in this Contract, CONTRACTOR may terminate the Contract in the same manner and under the same payment conditions as stated in Section 10A herein.

11. FEDERAL, STATE AND LOCAL PAYROLL TAXES. Neither federal, state or local income taxes, nor payroll taxes of any kind shall be withheld and paid by OWNER on behalf of CONTRACTOR or the employees of CONTRACTOR. CONTRACTOR shall not be treated as an employee of OWNER with respect to the services performed hereunder for federal or state tax purposes. CONTRACTOR understands that CONTRACTOR is responsible to pay all taxes owed by CONTRACTOR in accordance with applicable federal, state and local laws.

12. LICENSES AND LAW. CONTRACTOR represents that CONTRACTOR possesses the skill and experience necessary and all licenses and authorizations required to perform the services under this Contract. CONTRACTOR further agrees to comply with all applicable laws, ordinances and codes of the Federal, State and local governments in the performance of the services hereunder.

13. WORKER'S COMPENSATION. CONTRACTOR shall maintain in full force and effect worker's compensation coverage for CONTRACTOR and any agents, employees, and staff that the CONTRACTOR may employ as required by Title 72, Idaho Code, and provide proof to OWNER of such coverage. If CONTRACTOR fails to maintain such insurance during the term of this Contract, this Contract is immediately terminable by OWNER, and CONTRACTOR shall indemnify OWNER against any loss resulting from such failure.

14. EQUIPMENT, TOOLS, MATERIALS OR SUPPLIES. CONTRACTOR shall supply, at CONTRACTOR's sole expense, all equipment, tools, materials and/or supplies to accomplish the services to be provided under this Contract.

15. EFFECTIVE DATE. This Contract shall be effective upon approval and execution by OWNER and CONTRACTOR.

16. WARRANTY. CONTRACTOR agrees to warrant for a period of one (1) years from the date off substantial completion of the Work all labor and materials furnished in the construction and installation of the Work to be of good merchantable quality, and free from any and all defects. In the event a defect occurs, OWNER shall notify CONTRACTOR in writing and CONTRACTOR agrees to cure said defect within fifteen (15) days of the notice. Costs of curing any such defect shall be borne solely by CONTRACTOR. Upon completion of CONTRACTOR'S Work, CONTRACTOR agrees to provide OWNER with all written warranties and guarantees relating to the labor, goods, products, materials, equipment and systems incorporated into CONTRACTOR'S scope of the Work, endorsed, countersigned, and assigned as necessary.

17. INDEMNIFICATION. CONTRACTOR agrees to indemnify, defend and hold harmless OWNER, and its officers, agents and employees, from and against any and all claims, losses, actions or judgments for damages or injury to persons or property arising out of or in connection with the act and/or any performances or activities of CONTRACTOR, CONTRACTOR's agents, employees or representatives under this Contract.

18. INSURANCE. Liability Insurance. CONTRACTOR agrees to obtain and keep in full force and effect during its acts under this Contract a comprehensive general liability insurance policy in the minimum amount of \$1,000,000.00 per occurrence, which shall name and protect CONTRACTOR, CONTRACTOR's employees, OWNER, and its officers, agents and employees, from and against any and all claims, losses, actions and judgments for damages or injury to persons or property arising out of or in connection with the CONTRACTOR's acts. CONTRACTOR shall provide proof of liability coverage as set forth above to OWNER prior to commencing its performance as herein provided, and CONTRACTOR shall require CONTRACTOR's insurer to notify OWNER ten (10) days prior to cancellation of said policy.

19. CHANGE ORDERS. OWNER reserves the right to order work changes in the nature of additions, deletions, or modifications, without invalidating this Contract, and agrees to make corresponding adjustments in the Contract Price and time for completion. All changes will be authorized by a written change order signed by OWNER and CONTRACTOR. The change order will include conforming changes in the Contract and completion time. Work shall be changed, and the Contract Price and completion time shall be modified only as set out in the written change order. Any adjustment in the Contract Price resulting in a credit or a charge to OWNER shall be determined by mutual agreement of the Parties before starting the work involved in the change.

20. NO WAIVER. Failure of any party to exercise any of the rights under this Contract, or breach thereof, shall not be deemed to be a waiver of such right or a waiver of any subsequent breach.

21. CHOICE OF LAW. This Contract shall be governed by the laws of and statutes of the State of Idaho. Any dispute under this Contract, or related to this

Contract, shall be decided in accordance with the laws of the State of Idaho, and venue shall be in the Fifth Judicial District Court in Blaine County, Idaho.

22. AMENDMENT. This Contract can only be modified or amended in writing under mutual agreement by the Parties.

23. SEVERABILITY. If any part of this Contract is held unenforceable, the remaining portions of the Contract will nevertheless remain in full force and effect.

24. BINDING EFFECT. This Contract shall be binding upon and inure to the benefit of the Parties hereto, their respective successors, heirs, executors, assigns and legal representatives.

25. ENTIRE AGREEMENT. This Contract represents the entire and integrated agreement between OWNER and CONTRACTOR, and supersedes all prior estimates, negotiations, representations, agreements, or prior understandings either written or oral. This contract may be amended only by written instrument signed by the OWNER and CONTRACTOR.

26. NOTICES. Any notice provided for or concerning this Contract shall be in writing and be deemed sufficiently given when sent by certified or registered mail if sent to the respective address of each party as set forth below:

OWNER:
Suzanne Frick City Administrator
City of Ketchum
PO Box 2315
Ketchum, ID 83340

CONTRACTOR:
Bill & Kris Josey
Arbor Care Resources
PO Box 397
Hailey, Idaho 83333

27. TIME OF THE ESSENCE. It is specifically declared and agreed that time is of the essence of this Contract.

28. PREPARATION OF AGREEMENT. No presumption shall exist in favor of or against any party to this Contract as the result of the drafting and preparation of the Contract.

29. PARAGRAPH HEADINGS. The titles to the paragraphs of this Contract are solely for the convenience of the Parties and shall not be used to explain, modify, simplify or aid in the interpretation of the provisions of this Contract.

30. ATTORNEY FEES. Should any litigation be commenced between the Parties hereto concerning this Contract, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney's fees as determined by a Court of competent jurisdiction.

31. THIRD-PARTY RIGHTS NOT CREATED. This Contract is not intended to and does not create any third party beneficiary rights.

32. COUNTERPARTS. This Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

33. CONTRACT DOCUMENTS. The Contract Documents as used in this Contract are:

- A. This Contract;
- B. Contractor's Proposal, accepted by the Ketchum City Council on April 15, 2019;
- C. City of Ketchum's RFP for the Project

34. AUTHORIZATION. The undersigned representative of CONTRACTOR certifies that he/she is an authorized agent of CONTRACTOR and has been duly authorized to bind CONTRACTOR to the terms of this Contract.

IN WITNESS WHEREOF, the Parties hereto have caused their representatives and officials to execute this Agreement, which shall be effective as of the ____ day of _____, 2019.

CONTRACTOR:

Arbor Care Resources, Inc.

By: _____

Name: _____

Title: _____

OWNER:

CITY OF KETCHUM, a municipal corporation

By: _____

Neil Bradshaw, Mayor

ATTEST:

Robin Crotty, City Clerk

Attachment A – Scope of Work

The City of Ketchum is responsible for light installations on Sun Valley Road from Walnut Avenue to Washington Avenue, on Main Street from River Street to Sixth Street, and on the 4th Street Heritage Corridor from Spruce Avenue to Washington Avenue. Additional areas for light installation are City Hall and Ketchum Town Square. This area includes approximately 200 trees that will be lit using City-furnished light strands.

The lights must be hung and ready for operation no later than November 20, 2018. Removal of the lights is required to occur no later than April 15, 2019. The City will provide the contractor with approximately 800 light strands, each containing 50 LED bulbs, for use in the project.

Contractors are reminded that a traffic control plan and TURP (temporary use of right of way permit) may be required if the City right-of-way will be utilized during the work.



City of Ketchum

April 15, 2019

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to Approve Purchase Order 20332 With Xylem Analytics for an Ultraviolet Transmittance Sensor

Recommendation and Summary

Staff is recommending the council approve Purchase Order 20332 with Xylem Analytics and adopt the following motion:

“I move to approve Purchase Order 20332 with Xylem Analytics for the purchase of an Ultraviolet Transmittance Sensor in the amount of \$12,567.55.”

The reasons for the recommendation are as follows:

- The wastewater treatment facility’s Wastewater Land Application Permit from the Idaho Department of Environmental Quality requires continuous monitoring of effluent ultraviolet (UV) transmittance for disinfection purposes.
- The sensor currently installed in the disinfection system is malfunctioning and is no longer supported by the system manufacturer.
- The sensor is necessary in order to meet the required disinfection level for wastewater land application.

Introduction and History

The wastewater treatment facility began using a UV disinfection system in 2004. The system uses several different sensors and pieces of equipment to insure the proper UV dose is being applied to adequately disinfect the wastewater before it leaves the facility. This particular sensor has been replaced one other time and needs to be replaced again. The replacement will be a newer style of sensor which is expected to be more accurate and last longer.

Analysis

Transmittance of UV rays through the wastewater is monitored to make sure the disinfection system works properly. The treatment plant’s UV disinfection system is validated to be able to meet the required disinfection limits only when transmittance stays within a specific range. Without this sensor, we cannot tell if UV transmittance is within the required range and we will not be able to deliver reuse water for irrigation. Quotes for the necessary replacement equipment were received from the UV system manufacturer and two other vendors as follows:

Wedeco	(sensor, controller and cable)	\$13,217.00
Hach Company	(sensor only)	\$19,075.00
Xylem Analytics	(sensor, controller and cable)	\$12,567.55

The low bid from Xylem Analytics is being recommended for purchase.

Financial Impact

Funds for replacing this equipment will come from the repair and maintenance line item of the Wastewater Expenditures Budget.

Attachments:

Purchase Order 20332



City of Ketchum
City Hall

Purchase Order

Number: 20332
Date: 4/3/2019

Vendor: Xylem Analytics
1700/1725 Brannum Lane
Yellow Springs, Ohio 45387

Quote Ref: Ian Berman Quote

Quantity	Item # / SKU	Description	Item Cost \$	Total Cost \$
1	472 110Y	System 282, IQ SensorNet Controller, operate up to 2 sensors, 3 current output, 3 relays, 100-240 VAC, 1 IQ SensorNet connection	1,589.35	1589.35
1	480 044Y	Sensor Connection cable, IQ, 15 m, 49.2 ft	148.20	148.20
1	481 038YM	Optical UV absorption probe for UVT-254/SAC (total and soluble) with correlated parameters: COD, BOD, DOC and TOC, 5 mm path length, with integrated ultrasonic cleaning. Reports one parameter at a time. Supplied with multifunctional slide and Shock-Absorption-Rings, without connection cable (SACIQ order separately)	10,830.00	10830.00
Total				\$12,567.55

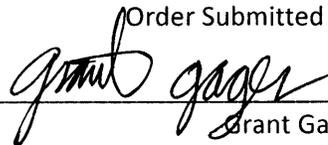
The City of Ketchum is a tax-exempt political subdivision of the State of Idaho.

Please confirm this City of Ketchum Purchase Order with Grant Gager, Director Finance & Internal Services, at ggager@ketchumidaho.org or (208) 726-3841.

Please Ship Above Listed Items to:

City of Ketchum
Attn: Grant Gager
480 East Avenue N
Box 2315
Ketchum, ID 83340

Order Submitted By:


Grant Gager



Quotation Submission



a xylem brand

Quote Number: 03202019-ib01
 Quote Date: 03/20/19
 Expiration Date: 12/31/19

Quotation Prepared For:
 Brandon Lynch
 City Of Ketchum, ID

Submitted By:
 Ian Berman
 Xylem Analytics
 1700/1725 Brannum Lane
 Yellow Springs, Ohio 45387
 916-292-1558
 ian.berman@xyleminc.com

Project Name: UVT

Local Representative:

YSI, a Xylem brand, is pleased to offer the following quotation.

Part Number	Model	Description	Each	Qty	Discount	Extended
472 110Y	DIQ/S 282-CR3	System 282, IQ SensorNet Controller, operate up to 2 sensors, 3 current output, 3 relays, 100-	\$1,673	1	5%	\$1,589.35
480 044Y	SACIQ-15.0	Sensor Connection cable, IQ, 15 m, 49.2 ft	\$156	1	5%	\$148.20
481 038YM	IQ UVT-254 705	Optical UV absorption probe for UVT-254/SAC (total and soluble) with correlated parameters: COD, BOD, DOC and TOC, 5 mm path length, with integrated ultrasonic cleaning. Reports one parameter at a time. Supplied with multifunctional slide and Shock-Absorption-Rings, without connection cable (SACIQ order separately)	\$11,400.00	1	5%	\$10,830.00
If needed I am adding the mounting hardware and sun shield for the controller						
109 295Y	SSH/IQ	IQ Sun Shield, Plastic, for 2020 & 282 module mounting, also used for mounting air cleaning box	\$122	1	5%	\$115.90
109 286Y	MR/SD 170	Rail mounting kit for SD/M 170, SD/K 170 and SSH/IQ sun shields(dia. 25-60 mm)	\$97	1	5%	\$92.15
Total						\$12,775.60

Please note the following:

- This quotation is limited to supplying the equipment described above. It does not include power or current output cable, supports, or other materials except that which are specifically listed above.
- YSI IQ SensorNet Equipment: Controllers have a 3 year factory warranty, sensors have a two year factory warranty. Consumables for pH have a 6 month warranty, DO consumables have a 2 year warranty.
- Integrated lightning protection included on all YSI IQ SensorNet products when instruments & sensors are wired with approved IQ SensorNet Cable model SNCIQ.
- PVC extension poles that suspend the sensors in the process are to be supplied by others.
 TERMS: Net 30 Days
 FOB: Yellow Springs, OH
- All prices are in USD

Thank you for your interest in Xylem.

Best Regards,
Ian Berman

Myra Michaels
 Western Regional Sales Manager
 Xylem Analytics

Ordering Instructions:

Credit Card	Call: (937) 767-7241 (Option 3)
Reference This Quote Number	
Purchase Order	Email: orders@ysi.com
Include a Copy of Quote with PO	Fax: (937) 767-1058
	Mail: YSI Incorporated
	Attn: Order Entry
	1725 Brannum Lane
	Yellow Springs, OH 45387

- All purchase orders should be accompanied with a copy of this quote or clearly reference the quotation number.
- All purchase orders should have a complete billing and complete shipping address on the purchase order.
- For order acknowledgement please provide email address to send updates on order. Email Address: _____
- Taxes and Tariffs are additional and are not included in the above pricing unless explicitly stated as a line item.
- Shipping charges are additional and are not included in the above pricing unless explicitly stated as a line item.
- Tax Exempt customers must include their Tax ID on their Purchase Order. Proof of Tax Exempt status may be required.

Business Information:

YSI Incorporated
 Tax Identification #: 31-0526418
 DUNS #: 004246716

Remit to Address for Orders:
Checks (Drawn on US Banks Only)
 YSI Incorporated
 PO Box 640373
 Cincinnati OH 45264-0373

ACH (With ADDENDA Record)
 US Bank NA
 Cincinnati, OH 45202
 Acct# 8506321; ABA# 042000013

CITY OF KETCHUM REPORT



Sun Valley Economic Development: Action Plan Delivery 1Q 2019

#	Category	Criteria	Performance Assessment	Metrics*
a	Business Attraction	Attract new businesses by identifying and soliciting potential companies and businesses to relocate their operations in the Area.	Continued consultation(s) on TRIs for Project Media and Skin. TRI info requested by Project Media. Conversations with 3 professionals about community entry.	Site Visits=0
		Monitor, review & respond as appropriate to all Idaho Department of Commerce RFI's	1 RFI issued by Department of Commerce for this period (Project Manzana: does not meet base criteria)	New TRIs=0
		Design & develop data, promotional materials, and/or activities to use in attracting businesses to the Area	"Relocate. Recreate" posters placed in airport. Completed photo shoot for "Business=Fun" stock images	Business Visits =151
b	Business Retention	Assist existing businesses with expansion by consulting and advising to improve and strengthen operations.	Delivered succession planning forum for local businesses. Consultations with 10+ local businesses (SV Guides, Farmers Market, SV Mustard, etc.) on critical growth issues.	Commerce RFIs =3
		Monitor & respond to potential business closures by advising to maintain operations.	Consultation with existing companies on future local business prospects (Safehaven and Project Radio)	
c	Community Development	Make measurable and quantifiable progress on specific projects that will increase the economic vitality and diversity of the Area	KIC – Support on mentoring and educational programs.	R&E Projects =61
			Other Innovation Projects – Continued progress toward Culinary project implementation. Continued incubation of 2 potential new events; kickoff of Outerbike organizing committee.	
			Middle Income Housing –Small Residential Unit zoning text amendment denied by BC P&Z; next move to Commissioners. Continued advocacy on several MIH projects. New project to draft BC Comp Plan ED Chapter with BSU College of Public Policy team	Job Pot. =61
			Infrastructure/Other – Property Tax Exemption ordinance reintroduced to BC Commissioners. Support to developers on 2 new potential hotel projects	Invest Pot = \$41m
d	Organizational Development	Improve the functionality of the organization, staff, fundraising, other activities that improve capabilities/ sustainability.	Community Outreach – Delivered 1Q Forum to 35; 3 newsletters issued	Prof Dev Activities =61
			Board & Governance –Scheduled meetings of SVED ExCo & Board.	
			Training/Other –Intern secured for summer analytical work	

*Cumulative counts; based on Idaho Department of Commerce reporting matrix, Fiscal Year Starting July 1, 2018

CITY OF KETCHUM REPORT

Highlights:

- Recruiting visit to Denver Snowshow/Outdoor Retailer conference
- 1Q 2019 Forum on successions planning
- Property Tax Exemption ordinance reintroduced to Blaine Co Commissioners
- SUR Zoning text amendment denied by Blaine Co P&Z
- Continued progress towards Sun Valley Culinary Institute implementation



City of Ketchum

April 15, 2019

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to hold a public hearing and approve the Preliminary Plat for the subdivision of an existing 8,239 sq ft lot located at 660 N 4th Avenue (Ketchum Townsite: Block 73: Lot 6) in the General Residential Low Density (GR-L) Zoning District into two townhouse sublots.

Recommendation and Summary

Staff recommends the City Council hold a public hearing and approve the Preliminary Plat application by Fred Burke, represented by Mark Phillips of Galena Engineering, to subdivide an existing 8,239 sq ft lot located at 660 N 4th Avenue (Ketchum Townsite: Block 73: Lot 6) in the General Residential Low Density (GR-L) Zoning District into two townhouse sublots. The subject lot is developed with two existing single-family residences that will become two (2) detached townhomes.

Recommended motion: "I move to approve the West Ketchum Fadeaway Townhomes Subdivision Preliminary Plat application, subject to conditions 1-7."

The reasons for the recommendation are as follows:

- The request to subdivide meets all applicable standards for Townhouse Preliminary Plats contained in Ketchum Municipal Code's Subdivision (Title 16) and Zoning (Title 17) regulations.
- The Townhouse Preliminary Plat does not change the existing residential use, expand the dwelling units, or alter the exterior of the buildings.
- The Planning and Zoning Commission held a site visit and recommended approval of the Preliminary Plat application to the City Council on March 11th, 2019.

Analysis

The applicant is requesting Preliminary Plat approval for the subdivision of an 8,239 sq ft lot located at 660 N 4th Avenue (Ketchum Townsite: Block 73: Lot 6) in the General Residential Low Density (GR-L) Zoning District into two townhouse sublots. The subject lot is developed with two existing single-family residences that will become two (2) detached townhomes. In the GR-L Zone, both two one-family dwelling and a multi-family development containing up to two dwelling units are permitted (Footnotes 1 and 2 of KMC §17.12.020) provided that the lot conforms to the 8,000 sq ft minimum lot area (KMC §17.12030).

The existing dwelling unit accessed from 4th Avenue is an A-frame house, which was constructed in 1943. In 2008, the Planning & Building Department issued Building Permit #08-005 for an exterior log repair and interior remodel of the A-frame house. In 2017, Building Permit #17-111 was issued for the construction of a new dwelling unit accessed from the Block 73 alley. The Planning & Building Department issued a Certificate of Occupancy for the dwelling unit on December 20th, 2018. The Townhouse Subdivision will convert both one-family dwellings units into two townhome units and divide Lot 6 into two townhouse sublots with the common areas maintained in accordance with the covenants, conditions, and restrictions (CC&Rs). Proposed subplot 1 will have an area of 4,382 sq ft and proposed subplot 2 will have an area of 3,858 sq ft.

The first step in the townhouse platting process is Preliminary Plat review and to receive a recommendation from the Planning and Zoning Commission. The Planning and Zoning Commission conducted a site visit, considered the application, held a public hearing, and unanimously recommended approval of the subject application on March 11th, 2019.

After receiving a recommendation for approval and upon commencement of construction, the Preliminary Plat application is forwarded to the City Council for review and approval. As the two dwelling units are existing, upon receipt of the approval recommendation from the Commission, the application has been forwarded to City Council for review. 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.

Financial Impact

No financial impact.

Attachments:

- Staff Report with Attachments:
 - A. Application
 - B. Preliminary Plat
 - D. Draft Findings of Fact, Conclusions of Law, and Decision



City of Ketchum
Planning & Building

**STAFF REPORT
KETCHUM CITY COUNCIL
REGULAR MEETING OF APRIL 15, 2019**

PROJECT: West Ketchum Fadeaway Townhomes Preliminary Plat

FILE NUMBER: P19-013

REPRESENTATIVE: Mark Phillips, Galena Engineering

OWNER: Fredrick Burke

REQUEST: Preliminary Plat approval to subdivide an 8,239 sq ft lot into two townhouse sublots.

LOCATION: 660 N 4th Avenue (Ketchum Townsite: Block 73: Lot 6)

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

OVERLAY: None

NOTICE: Notice was mailed to properties within a 300 ft radius of the subject property and all political subdivisions on March 27th, 2019. Notice was published in the March 27th, 2019 edition of the Idaho Mountain Express.

REVIEWER: Abby Rivin, Associate Planner

ATTACHMENTS:

- A. Application
- B. Preliminary Plat
- C. Draft Findings of Fact, Conclusions of Law, and Decision

BACKGROUND

The applicant is requesting Preliminary Plat approval for the subdivision of an 8,239 sq ft lot located at 660 N 4th Avenue (Ketchum Townsite: Block 73: Lot 6) in the General Residential Low Density (GR-L) Zoning District into two townhouse sublots. The subject lot is developed with two existing single-family residences that will become two (2) detached townhomes. In the GR-L Zone, both two one-family dwelling and a multi-family development containing up to two dwelling units are permitted (Footnotes 1 and 2 of KMC §17.12.020) provided that the lot conforms to the 8,000 sq ft minimum lot area (KMC §17.12030).

The existing dwelling unit accessed from 4th Avenue is an A-frame house, which was constructed in 1943. In 2008, the Planning & Building Department issued Building Permit #08-005 for an exterior log repair and interior remodel of the A-frame house. In 2017, Building Permit #17-111 was issued for the construction of a new dwelling unit accessed from the Block 73 alley. The Planning & Building Department issued a Certificate of Occupancy for the dwelling unit on December 20th, 2018. The Townhouse Subdivision will convert both one-family dwellings units into two townhome units and divide Lot 6 into two townhouse sublots with the common

areas maintained in accordance with the covenants, conditions, and restrictions (CC&Rs). Proposed subplot 1 will have an area of 4,382 sq ft and proposed subplot 2 will have an area of 3,858 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. The standards for certain improvements (KMC §16.04.040) including street, sanitary sewage disposal, planting strip improvements are not applicable to the subject project as the application proposes to subdivide an 8,250 sq ft lot into two townhouse sublots. The request to subdivide meets all applicable standards for Townhouse Preliminary Plats contained in Ketchum Municipal Code's Subdivision (Title 16) and Zoning (Title 17) regulations. The Townhouse Preliminary Plat does not change the existing residential use, expand the dwelling units, or alter the exterior of the buildings.

The first step in the townhouse platting process is Preliminary Plat review and to receive a recommendation from the Planning and Zoning Commission. The Planning and Zoning Commission conducted a site visit, considered the application, held a public hearing, and unanimously recommended approval of the subject application on March 11th, 2019. After receiving a recommendation for approval and upon commencement of construction, the Preliminary Plat application is forwarded to the City Council for review and approval. As the two dwelling units are existing, upon receipt of a recommendation of approval from the Commission, the application has been forwarded to City Council for review. 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.

ANALYSIS

Staff recommends the City Council approve the West Ketchum Fadeaway Townhomes Preliminary Plat. A full explanation of this recommendation is contained in Tables 1 and 2 of the Staff Report.



Figure 1. Location Context: 660 N 4th Avenue

Table 1: City Department Comments

City Department Comments					
Compliant			City Standards and City Department Comments		
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire Department: <i>The Fire Code Official conducted a final inspection for the new dwelling unit on December 19th, 2018 authorizing the issuance of a Certificate of Occupancy for the project.</i>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Streets Department: <i>The portion of Block 73 used to access the existing driveway is unimproved. The applicant has submitted a preliminary plan for the Block 73 alley improvements associated with the West Ketchum Fadeaway Townhomes Preliminary Plat (P19-013). The alley improvement design shall be reviewed and approved by the Streets Department prior to approval of the Final Plat.</i> <i>As the Block 73 alley is currently unimproved, it is not maintained by the City. A Maintenance Agreement for the Block 73 alley shall be reviewed and approved by City Council prior to or concurrent with City Council review and approval of the Final Plat for the West Ketchum Fadeaway Townhomes Subdivision.</i> <i>The applicant shall submit a Street and Alley Digging, Excavation, and Trenching (“DIG”) Permit application with an associated traffic control plan for all construction work within the City right-of-way to be reviewed and approved by the Streets Department. The use of City right-of-way for construction including the closure of adjacent streets or sidewalks requires a Temporary Use of Right-of-Way Permit (“TURP”).</i>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Utilities: <i>The existing dwelling units are connected to City water and sewer systems.</i>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building: <i>The Building Department issued a Certificate of Occupancy for the new dwelling unit accessed from the alley in December of 2018. A final inspection for the existing A-Frame house was conducted in 2009 with a field inspection report authorizing occupancy.</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: Townhouse 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	<i>The applicant has submitted draft Declaration of Covenants, Conditions, and Restrictions 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.</i>	
<input checked="" type="checkbox"/>	<input 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	

				<p>16.04.030.C.1</p> <p>Staff Comments</p>	<p>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.</p> <p>The preliminary plat indicates the attached garage of the dwelling unit accessed the Block 73 alley. The A-frame dwelling unit does include an attached or detached garage.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.C.1	<p>Staff Comments</p>	<p>The subdivider shall file with the administrator copies of the completed subdivision application form and preliminary plat data as required by this chapter.</p> <p>The application has been reviewed and determined to be complete.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I	<p>Staff Comments</p>	<p>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:</p> <p>The applicant has submitted draft Declaration of Covenants, Conditions, and Restrictions, a warranty deed, and lot book guarantee for the project.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .1	<p>Staff Comments</p>	<p>The scale, north point and date.</p> <p>This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .2	<p>Staff Comments</p>	<p>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.</p> <p>This standard has been met. The name of the proposed subdivision is West Ketchum Fadeaway Townhomes.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .3	<p>Staff Comments</p>	<p>The name and address of the owner of record, the subdivider, and the engineer, surveyor, or other person preparing the plat.</p> <p>This information has been provided within the application and indicated on the Preliminary Plat.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .4	<p>Staff Comments</p>	<p>Legal description of the area platted.</p> <p>This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .5	<p>Staff Comments</p>	<p>The names and the intersecting boundary lines of adjoining subdivisions and parcels of property.</p> <p>This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .6	<p>Staff Comments</p>	<p>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.</p> <p>This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I 7	<p>Staff Comments</p>	<p>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.</p> <p>This standard has been met. The existing dwelling units and adjacent streets are indicated on the Preliminary Plat.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .8	<p>Staff Comments</p>	<p>Boundary description and the area of the tract.</p> <p>The legal description appears on the proposed Preliminary Plat.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .9	<p>Staff Comments</p>	<p>Existing zoning of the tract.</p> <p>The existing zoning of the tract is indicated in Plat Note #6.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .10	<p>Staff Comments</p>	<p>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.</p> <p>No new streets are proposed. The dimensions of proposed Sublots 1 and 2 are indicated on the plat.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .11		<p>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.</p> <p>No land for common or public use is required or proposed.</p>

<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 Declaration of Covenants, Conditions, and Restrictions for the project.</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>The Preliminary Plat indicates the existing development on Block 73 including adjacent subdivisions, 4th Avenue, and the alley.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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	<i>There is no floodplain, floodway, or avalanche zone on the subject property.</i>
<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 lot book guarantee 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>

STAFF RECOMMENDATION

Staff recommends that the City Council approve the West Ketchum Fadeaway Townhome Subdivision Preliminary Plat.

RECOMMENDED MOTION

“I MOVE TO APPROVE THE WEST KETCHUM FADEAWAY TOWHOMES PRELIMINARY PLAT, SUBJECT TO CONDITIONS 1-7.”

RECOMMENDED CONDITIONS

1. The Covenants, Conditions, and Restrictions (CC&R’s) shall be simultaneously recorded with the final plat, and the City will not now, nor in the future, determine the validity of the CC&R’s.
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 Planning and Building Department for the official file on the application.
7. All requirements of the Fire, Utility, Building, Planning, and Public Works departments of the City of Ketchum shall be met. The applicant shall comply with all City Department conditions as described in Tables 1 & 2.

Attachment A.

Application



City of Ketchum
Planning & Building

**CERTIFIED
COMPLETE**

2-12-19 MP

**Preliminary Plat
Subdivision Application**

OFFICIAL USE ONLY	
Application Number	P19-013
Date Received	2-12-19
By	MP
Fee Paid	1050.00
Approved Date	
By	

Submit completed application and payment to the Planning and Building Department, PO Box 2315, Ketchum, ID 83340 or hand deliver to Ketchum City Hall, 480 East Ave. N., Ketchum. If you have questions, please contact the Planning and Building Department at (208) 726-7801. To view the Development Standards, visit the City website at: www.ketchumidaho.org and click on Municipal Code.

APPLICANT INFORMATION			
Name of Proposed Subdivision: West Ketchum Fadeaway Townhomes			
Owner of Record: Fredrick M. Burke			
Address of Owner: PO Box 1050, Ketchum, ID 83340			
Representative of Owner: Mark Phillips, Galena Engineering, Inc.			
Legal Description: Lot 6, Block 73, Village of Ketchum			
Street Address: 660 N 4th Ave.			
SUBDIVISION INFORMATION			
Number of Lots/Parcels: 2 Sublots			
Total Land Area: 8,239 Sq. Ft. (0.19Ac.)			
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: N/A			
Easements to be dedicated on the final plat: 5' Public Utility Easement along the Northerly and Southerly Boundaries of Sublots 1 & 2, West Ketchum Fadeaway Townhomes.			
Briefly describe the improvements to be installed prior to final plat approval:			
ADDITIONAL INFORMATION			
All lighting must be in compliance with the City of Ketchum's Dark Sky Ordinance			
One (1) copy of Articles of Incorporation and By-Laws of Homeowners Associations and/or Condominium Declarations			
One (1) copy of current title report and owner's recorded deed to the subject property			
One (1) copy of the preliminary plat			
All files should be submitted in an electronic format.			

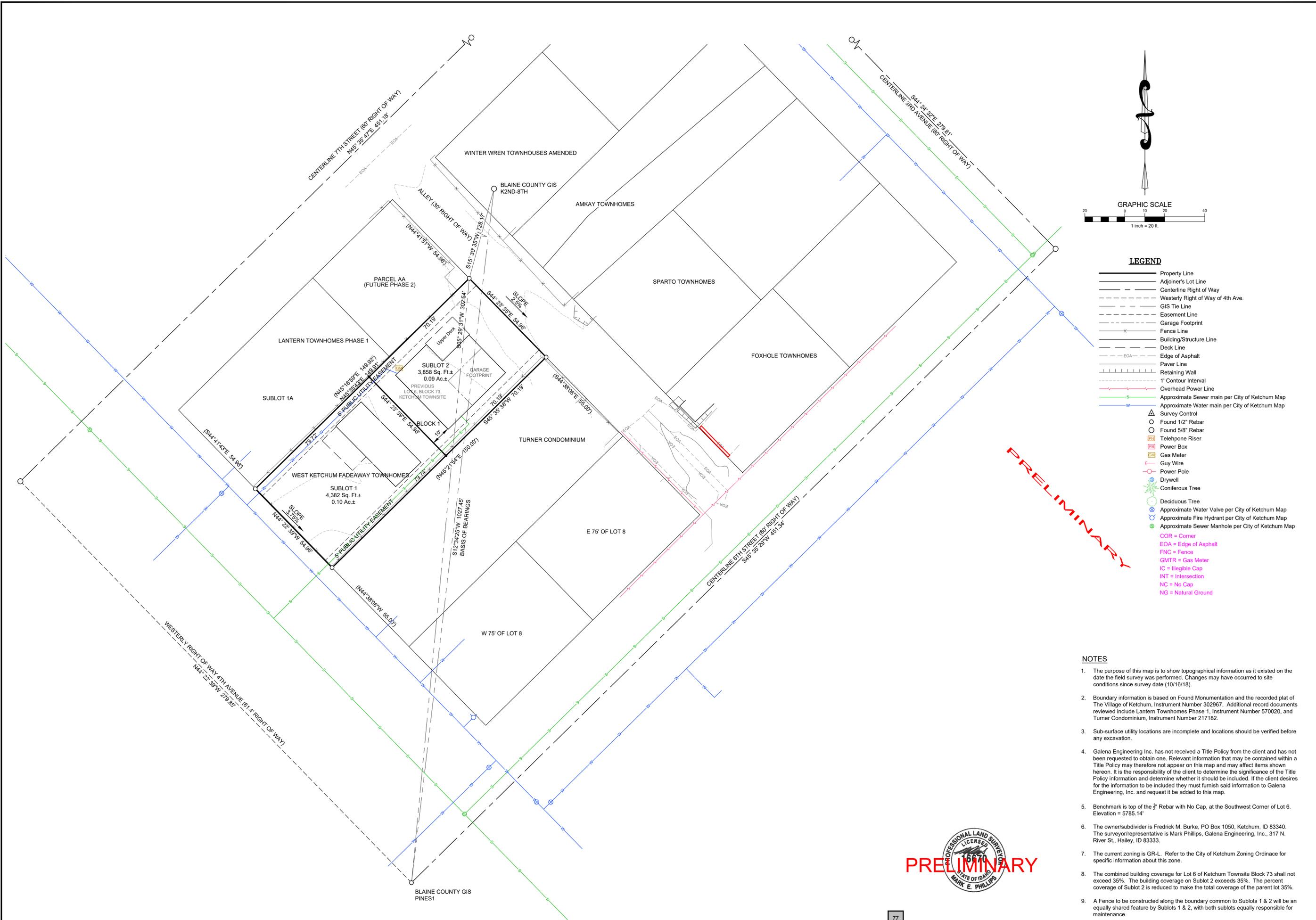
Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Subdivision Application in which the City of Ketchum is the prevailing party to pay reasonable attorney's fees and costs, including fees and costs of appeal for the City of Ketchum. Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, city officials, agents and employees from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property, and losses and expenses caused or incurred by Applicant, its servants, agents, employees, guests and business invitees and not caused by or arising out of the tortious conduct of city or its officials, agents or employees. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

[Handwritten Signature]
Applicant Signature

2/16/19
Date

Attachment B.

Preliminary Plat



LEGEND

- Property Line
- Adjoinder's Lot Line
- - - Centerline Right of Way
- - - Westeryly Right of Way of 4th Ave.
- - - GIS Tie Line
- - - Easement Line
- - - Garage Footprint
- - - Fence Line
- - - Building/Structure Line
- - - Deck Line
- - - EOA
- - - Edge of Asphalt
- - - Paver Line
- - - Retaining Wall
- - - 1' Contour Interval
- - - Overhead Power Line
- - - Approximate Sewer main per City of Ketchum Map
- - - Approximate Water main per City of Ketchum Map
- △ Survey Control
- Found 1/2" Rebar
- Found 5/8" Rebar
- Telephone Riser
- Power Box
- Gas Meter
- Guy Wire
- Power Pole
- Drywell
- Coniferous Tree
- Deciduous Tree
- Approximate Water Valve per City of Ketchum Map
- Approximate Fire Hydrant per City of Ketchum Map
- Approximate Sewer Manhole per City of Ketchum Map

- COR = Corner
- EOA = Edge of Asphalt
- FNC = Fence
- GMTR = Gas Meter
- IC = Illegible Cap
- INT = Intersection
- NC = No Cap
- NG = Natural Ground

NOTES

1. The purpose of this map is to show topographical information as it existed on the date the field survey was performed. Changes may have occurred to site conditions since survey date (10/16/18).
2. Boundary information is based on Found Monumentation and the recorded plat of The Village of Ketchum, Instrument Number 302967. Additional record documents reviewed include Lantern Townhomes Phase 1, Instrument Number 570020, and Turner Condominium, Instrument Number 217182.
3. Sub-surface utility locations are incomplete and locations should be verified before any excavation.
4. Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires for the information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.
5. Benchmark is top of the 1/2" Rebar with No Cap, at the Southwest Corner of Lot 6. Elevation = 5785.14'
6. The owner/subdivider is Fredrick M. Burke, PO Box 1050, Ketchum, ID 83340. The surveyor/representative is Mark Phillips, Galena Engineering, Inc., 317 N. River St., Hailey, ID 83333.
7. The current zoning is GR-L. Refer to the City of Ketchum Zoning Ordinance for specific information about this zone.
8. The combined building coverage for Lot 6 of Ketchum Townsite Block 73 shall not exceed 35%. The building coverage on Sublot 2 exceeds 35%. The percent coverage of Sublot 2 is reduced to make the total coverage of the parent lot 35%.
9. A Fence to be constructed along the boundary common to Sublots 1 & 2 will be an equally shared feature by Sublots 1 & 2, with both sublots equally responsible for maintenance.



A PRELIMINARY PLAT SHOWING
WEST KETCHUM FADEAWAY TOWNHOMES
 LOCATED WITHIN SECTION 14, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR FRED BURKE

PROJECT INFORMATION
 P:\design\1818\1818\1818\boundary-Plat1818-2018.dwg 02/28/19 11:57:12 AM

FB: 18-07-15
 REUSE OF DRAWINGS
 This drawing and any information contained hereon shall not be used for any project or extensions of this project except by agreement in writing with Galena Engineering, Inc.

GALENA ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 317 N. River Street
 Hailey, Idaho 83333
 (208) 788-1705
 (208) 788-4612 fax
 email galena@galena-engineering.com

NO	DATE	BY	REVISIONS

Attachment C.
Draft Findings of Fact,
Conclusions of Law, and
Decision



**City of Ketchum
Planning & Building**

IN RE:)	
)	
West Ketchum Fadeaway Townhomes Preliminary Plat Date: April 15, 2019	)	KETCHUM CITY COUNCIL FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION
)	
File Number: 19-013)	

PROJECT: West Ketchum Fadeaway Townhomes Preliminary Plat

FILE NUMBER: P19-013

REPRESENTATIVE: Mark Phillips, Galena Engineering

OWNER: Fredrick Burke

REQUEST: Preliminary Plat approval to subdivide an 8,239 sq ft lot into two townhouse sublots.

LOCATION: 660 N 4th Avenue (Ketchum Townsite: Block 73: Lot 6)

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

OVERLAY: None

NOTICE: Notice was mailed to properties within a 300 ft radius of the subject property and all political subdivisions on March 27th, 2019. Notice was published in the March 27th, 2019 edition of the Idaho Mountain Express.

FINDINGS OF FACT

1. The applicant is requesting Preliminary Plat approval for the subdivision of an 8,239 sq ft lot located at 660 N 4th Avenue (Ketchum Townsite: Block 73: Lot 6) in the General Residential Low Density (GR-L) Zoning District into two townhouse sublots. The subject lot is developed with two existing single-family residences that will become two (2) detached townhomes. In the GR-L Zone, both two one-family dwelling and a multi-family development containing up to two dwelling units are permitted (Footnotes 1 and 2 of KMC §17.12.020) provided that the lot conforms to the 8,000 sq ft minimum lot area (KMC §17.12030).
2. The existing dwelling unit accessed from 4th Avenue is an A-frame house, which was constructed in 1943. In 2008, the Planning & Building Department issued Building Permit #08-005 for an exterior log repair and interior remodel of the A-frame house. In 2017, Building Permit #17-111 was issued for the construction of a new dwelling unit accessed from the Block 73 alley. The Planning & Building Department issued a Certificate of Occupancy for the dwelling unit on December 20th, 2018. The Townhouse Subdivision will convert both one-family dwellings units into two townhome units and

divide Lot 6 into two townhouse sublots with the common areas maintained in accordance with the covenants, conditions, and restrictions (CC&Rs). Proposed subplot 1 will have an area of 4,382 sq ft and proposed subplot 2 will have an area of 3,858 sq ft.

3. 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. The standards for certain improvements (KMC §16.04.040) including street, sanitary sewage disposal, planting strip improvements are not applicable to the subject project as the application proposes to subdivide an 8,250 sq ft lot into two townhouse sublots. The request to subdivide meets all applicable standards for Townhouse Preliminary Plats contained in Ketchum Municipal Code’s Subdivision (Title 16) and Zoning (Title 17) regulations. The Townhouse Preliminary Plat does not change the existing residential use, expand the dwelling units, or alter the exterior of the buildings.

4. The first step in the townhouse platting process is Preliminary Plat review and to receive a recommendation from the Planning and Zoning Commission. The Planning and Zoning Commission conducted a site visit, considered the application, held a public hearing, and unanimously recommended approval of the subject application on March 11th, 2019. After receiving a recommendation for approval and upon commencement of construction, the Preliminary Plat application is forwarded to the City Council for review and approval. As the two dwelling units are existing, upon receipt of a recommendation of approval from the Commission, the application has been forwarded to City Council for review. 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.

Table 1: City Department Comments

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire Department: <i>The Fire Code Official conducted a final inspection for the new dwelling unit on December 19th, 2018 authorizing the issuance of a Certificate of Occupancy for the project.</i>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Streets Department: <i>The portion of Block 73 used to access the existing driveway is unimproved. The applicant has submitted a preliminary plan for the Block 73 alley improvements associated with the West Ketchum Fadeaway Townhomes Preliminary Plat (P19-013). The alley improvement design shall be reviewed and approved by the Streets Department prior to approval of the Final Plat.</i> <i>As the Block 73 alley is currently unimproved, it is not maintained by the City. A Maintenance Agreement for the Block 73 alley shall be reviewed and approved by City Council prior to or concurrent with City Council review and approval of the Final Plat for the West Ketchum Fadeaway Townhomes Subdivision.</i> <i>The applicant shall submit a Street and Alley Digging, Excavation, and Trenching (“DIG”) Permit application with an associated traffic control plan for all construction work within the City right-of-way to be reviewed and approved by the Streets Department. The use of City</i>		

			<i>right-of-way for construction including the closure of adjacent streets or sidewalks requires a Temporary Use of Right-of-Way Permit ("TURP").</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Utilities: <i>The existing dwelling units are connected to City water and sewer systems.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building: <i>The Building Department issued a Certificate of Occupancy for the new dwelling unit accessed from the alley in December of 2018. A final inspection for the existing A-Frame house was conducted in 2009 with a field inspection report authorizing occupancy.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planning and Zoning: <i>Comments are denoted throughout Table 2.</i>

Table 2: Townhouse Preliminary Plat Requirements

Preliminary Plat Requirements				
Compliant			Standards and City Council Findings	
Yes	No	N/A	City Code	City Standards and City Council Findings
<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.
			<i>City Council Findings</i>	<i>The applicant has submitted draft Declaration of Covenants, Conditions, and Restrictions 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.</i>
<input checked="" type="checkbox"/>	<input 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.
			<i>City Council Findings</i>	<i>The preliminary plat indicates the attached garage of the dwelling unit accessed from the Block 73 alley. The A-frame dwelling unit does not include an attached or detached garage.</i>
<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.
			<i>City Council Findings</i>	<i>The application has been reviewed and determined to be complete.</i>
<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:
			<i>City Council Findings</i>	<i>The applicant has submitted draft Declaration of Covenants, Conditions, and Restrictions, a warranty deed, and lot book guarantee for the project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .1	The scale, north point and date.
			<i>City Council Findings</i>	<i>This standard has been met.</i>

<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.
			<i>City Council Findings</i>	<i>This standard has been met. The name of the proposed subdivision is West Ketchum Fadeaway Townhomes.</i>
<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.
			<i>City Council Findings</i>	<i>This information has been provided within the application and indicated on the Preliminary Plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .4	Legal description of the area platted.
			<i>City Council Findings</i>	<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.
			<i>City Council Findings</i>	<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.
			<i>City Council Findings</i>	<i>This standard has been met.</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.
			<i>City Council Findings</i>	<i>This standard has been met. The existing dwelling units and adjacent streets are indicated on the Preliminary Plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .8	Boundary description and the area of the tract.
			<i>City Council Findings</i>	<i>The legal description appears on the proposed Preliminary Plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .9	Existing zoning of the tract.
			<i>City Council Findings</i>	<i>The existing zoning of the tract is indicated in Plat Note #6.</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.
			<i>City Council Findings</i>	<i>No new streets are proposed. The dimensions of proposed Sublots 1 and 2 are 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.
			<i>City Council Findings</i>	<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.
			<i>City Council Findings</i>	<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.

			City Council Findings	<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.
			City Council Findings	<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.
			City Council Findings	<i>The applicant has submitted a draft Declaration of Covenants, Conditions, and Restrictions for the project.</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.
			City Council Findings	<i>The Preliminary Plat indicates the existing development on Block 73 including adjacent subdivisions, 4th Avenue, and the alley.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.
			City Council Findings	<i>There is no floodplain, floodway, or avalanche zone on the subject property.</i>
<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.
			City Council Findings	<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.
			City Council Findings	<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.
			City Council Findings	<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.
			City Council Findings	<i>A lot book guarantee 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.
			City Council Findings	<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>

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation organized under Article XII of the Idaho Constitution and the laws of the State of Idaho, Title 50, Idaho Code.
2. Under Chapter 65, Title 67, of the Idaho Code the City has passed a subdivision ordinance, Title 16.
3. The City of Ketchum Planning Department provided adequate notice of the time, place, and summary of the applicant's proposal to be heard by the Commission for review of this application during a public hearing.
4. The Commission has authority to hear the applicant's Preliminary Plat Application pursuant to Chapter 16.04 of Ketchum Code Title 16.
5. The project **does** meet the standards of approval under Chapter 16.04 of Subdivision Code Title 16.

DECISION

THEREFORE, the Ketchum City Council **approves** this Preliminary Plat application this Monday, April 15th, 2019 subject to the following conditions:

1. The Covenants, Conditions, and Restrictions (CC&R's) shall be simultaneously recorded with the final plat, and the City will not now, nor in the future, determine the validity of the CC&R's.
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 Planning and Building Department for the official file on the application.
7. All requirements of the Fire, Utility, Building, Planning, and Public Works departments of the City of Ketchum shall be met.

Findings of Fact **adopted** this 15th day of April, 2019

Suzanne Frick
City Administrator



City of Ketchum

April 15, 2019

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to hold a public hearing, deliberate, approve the 1st reading of the proposed emergency floodplain ordinance (Ordinance #1195), and waive the second and third readings

Recommendation and Summary

Staff is recommending the Council approve the proposed emergency ordinance and adopt the following motion:

“I move to approve the First Reading of proposed Ordinance #1195 and to waive the second and third readings, finding imminent peril to the public health, safety, or welfare due to anticipated flooding caused by Wood River Valley snowpack being approximately 130% above normal.”

The reasons for the recommendation include:

- The snowpack in the Big Wood River watershed is 130% of normal as of April 10, 2019. The snowpack peaked at over 180% of normal in 2017. While the level of flooding that occurred in 2017 is not anticipated this year, some amount of flooding is anticipated to occur. Historically, high water peaks between mid-May and mid-June. In 2017 there were two peaks: one at the beginning of May and the other at the beginning of June. As such staff recommends adopting the proposed amendments to the floodplain ordinance as an interim emergency ordinance. After flood season ends the ordinance amendments will be evaluated, revised if necessary, and may be recommend to be made permanent.

Background

- The 100-year (1% annual chance floodplain) in Ketchum has been mapped by FEMA and part of the function and purpose of the floodplain is to convey and store floodwaters. It is important to limit obstructions in the floodplain so that the floodplain’s carrying capacity is not diminished and so that floodwaters are not displaced disproportionately.
- The Federal Emergency Management Agency and the National Flood Insurance Program both encourage property owners to protect structures from floodwaters in order to limit damage and ensuing insurance claims.
- Temporary flood control barriers (sandbags and bladder dams) are effective tools to protect structures from floodwaters and were used widely in Ketchum during the 2017 flood. Most property owners located flood control barriers in close proximity to structures however in some instances property owners installed barriers along property lines or along the river banks, far from structures, or in the public right-of-way. Doing so disrupted the floodplain’s ability to convey and store floodwaters.

- The floodplain chapter of the zoning code currently lacks a specific distance from structures that sandbags, aqua dams, and similar temporary flood control barriers must be placed. The Army Corps recommends 3' from structures. Blaine County recently adopted amendments to their floodplain ordinance, including the requirement that flood control barriers be located no further than 10' from the structure they are intended to protect.
- Ketchum has smaller, narrower lot sizes than Blaine County county. Staff recommends requiring flood control barriers to be located no more than 6' from structures when protecting private property. Flood control barriers protecting public infrastructure would be exempt from the 6' distance requirement.

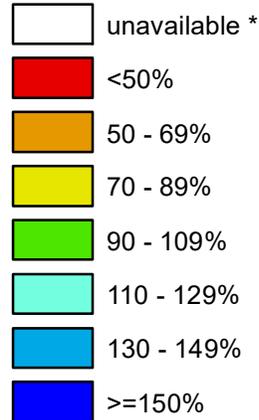
Attachments/Exhibits

- Idaho SNOTEL Current Snow Water Equivalent map (April 10, 2019)
- Ordinance 1195
- Publication summary

Idaho SNOTEL Current Snow Water Equivalent (SWE) % of Normal

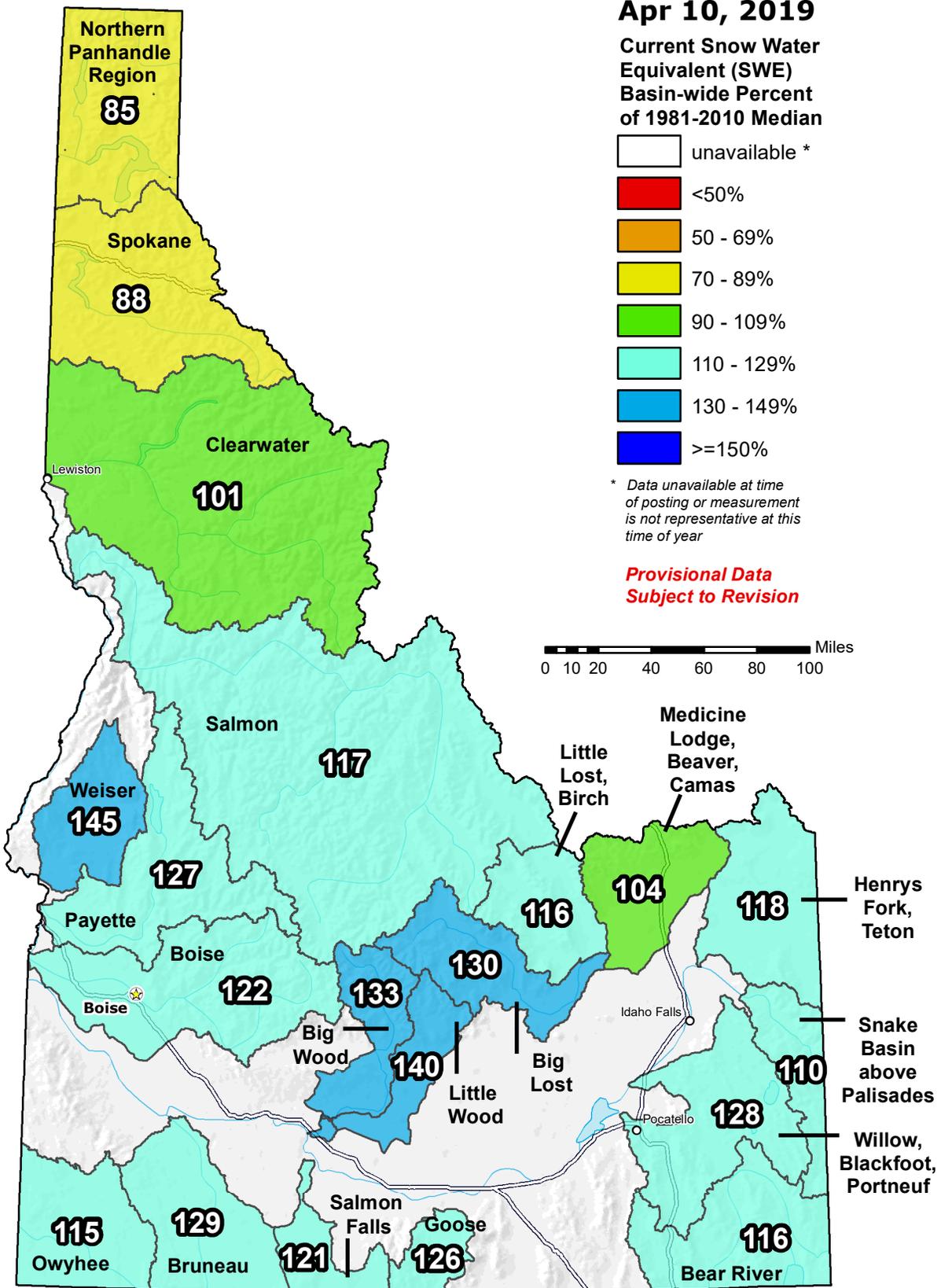
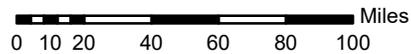
Apr 10, 2019

Current Snow Water Equivalent (SWE) Basin-wide Percent of 1981-2010 Median



* Data unavailable at time of posting or measurement is not representative at this time of year

**Provisional Data
Subject to Revision**



The snow water equivalent percent of normal represents the current snow water equivalent found at selected SNOTEL sites in or near the basin compared to the average value for those sites on this day. Data based on the first reading of the day (typically 00:00).

Prepared by:
USDA/NRCS National Water and Climate Center
Portland, Oregon
<http://www.wcc.nrcs.usda.gov>

ORDINANCE NO. 1195

AN EMERGENCY ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, FINDING AN IMMINENT PERIL TO THE PUBLIC HEALTH, SAFETY, OR WELFARE DUE TO ANTICIPATED FLOODING CAUSED BY WOOD RIVER VALLEY SNOWPACK BEING ONE HUNDRED AND TWENTY PERCENT (120%) ABOVE NORMAL AND THEREFORE AMENDING KETCHUM CITY CODE 17.88 TO PROVIDE FOR INSTALLATION OF TEMPORARY FLOOD PROTECTUON BARRIERS; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Ketchum is authorized to adopt emergency ordinances pursuant to Idaho Code § 67-6523; and

WHEREAS, the City first adopted an ordinance regulating development in the floodplain in 1974 with the passage of Ord. 208 and first distinguished between Floodplain and Floodway areas and established a streambank alteration permit in 1989 with the adoption of Ord. 525;

WHEREAS, the City participates in the Federal Emergency Management Agency (FEMA)'s National Flood Insurance Program (NFIP) in order to protect the health, safety, and welfare of its citizens and to ensure that flood insurance is available to them; and

WHEREAS, by participating in the NFIP the City's responsibilities include requiring permits for all development within the 100-year floodplain, ensuring all other permits required by local, State, and Federal laws are obtained, maintaining records of all development permits, and ensuring flood carrying capacity of altered or relocated watercourses is maintained; and

WHEREAS, the flooding that occurred in 2017 caused changes to the Big Wood River and in 2018 localized flooding occurred at lower flows than historic; and

WHEREAS, the snowpack in the Big Wood River Basin is approximately one hundred and thirty (130%) of median as of April 10, 2019; and

WHEREAS, as flooding within the City of Ketchum is anticipated to occur and the City Council finds that the high likelihood of flooding constitutes an imminent peril to the public health, safety, and welfare; and

WHEREAS, the City desires to implement regulations that facilitate the protection of property from inundation of flood waters that simultaneously mitigate reduction of the floodplain's carrying capacity; and

WHEREAS, the date of high water on the Big Wood River during the ten (10) highest water events recorded has occurred between May 21 to June 18; and

WHEREAS, adoption of this ordinance is necessary to address the imminent perils identified above and it is to be done as an emergency ordinance effective for a period of up to one hundred eight-two days pursuant to Idaho Code § 67-6523;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KETCHUM

Section 1. AMENDMENTS TO CHAPTER 17.88 FLOODPLAIN MANAGEMENT OVERLAY ZONING DISTRICT. That Title 17 of the Ketchum Municipal Code be amended to add a new Section V. Temporary Flood Control Barriers to Chapter 17.88 Floodplain Management Overlay Zoning District as attached and incorporated as Exhibit A to this Ordinance.

Section 2. SAVINGS AND SEVERABILITY CLAUSE. It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid for any reason by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 3. PUBLICATION. This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, substantially in the form annexed hereto as Exhibit B, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

Section 4. EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval and publication, according to law. Pursuant to Idaho Code § 67-6523 the restrictions established by this emergency ordinance will be effective for a period of not longer than one hundred eighty-two (182) days.

PASSED BY the CITY COUNCIL and APPROVED by the MAYOR of Ketchum, Idaho, on this _____ day of _____, 2019.

APPROVED BY the Mayor of the City of Ketchum, Idaho, this _____ day of _____, 2019.

APPROVED:

Neil Bradshaw, Mayor

ATTEST:

Robin Crotty, City Clerk

EXHIBIT A

Article V. Temporary Flood Control Barriers

17.88.320: USES PERMITTED

17.88.330: USE RESTRICTIONS

17.88.340: APPLICATION FOR TEMPORARY FLOOD CONTROL BARRIERS

17.88.350: ENFORCEMENT

17.88.320: USES PERMITTED:

A. Private use: Temporary flood control barriers, such as sandbags, bladder dams, and other similar non-permanent barriers placed on private property and located in such a manner to protect floodwaters from inundating a structure may be installed prior to imminent flooding or during a flood event.

B. Public use: Temporary flood control barriers, such as sandbags, bladder dams, and other similar non-permanent barriers placed on public or private property and located in such a manner to protect floodwaters from inundating a structure or public infrastructure may be installed prior to imminent flooding or during a flood event.

17.88.330: USE RESTRICTIONS:

The following restrictions are imposed upon use of temporary flood control barriers:

- A. Temporary flood control barriers shall be designed and located to protect structures or public infrastructure from inundation by flood waters but shall not be designed or located solely to divert or displace flood waters into the public right-of-way or adjacent private properties;
- B. Temporary flood control barriers shall be offset no further than 6' from the structure the barrier is protecting except in the case of barriers installed to protect public infrastructure;
- C. Temporary flood control barriers shall be removed within ninety days of installation unless inundation by floodwaters is prolonged and approval for an extension has been issued via a floodplain development permit.
 - a. Sand or other fill used within sandbags or similar devices shall not be emptied into the floodplain or river, creek, or stream.
 - b. Water used to fill a bladder dam shall not be emptied into a river, creek, or stream.

17.88.340: APPLICATION FOR TEMPORARY FLOOD CONTROL BARRIERS:

No application is necessary for the installation of temporary flood control barriers installed in accordance with the regulations of this section.

17.88.350: ENFORCEMENT:

Any person, firm, or corporation violating any provision of this article shall, for each offense, be subject to the enforcement procedures established in chapter 17.156 of this title.

EXHIBIT B

PUBLICATION SUMMARY OF ORDINANCE NO. 1195

AN EMERGENCY ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, FINDING AN IMMINENT PERIL TO THE PUBLIC HEALTH, SAFETY, OR WELFARE DUE TO ANTICIPATED FLOODING CAUSED BY WOOD RIVER VALLEY SNOWPACK BEING ONE HUNDRED AND TWENTY PERCENT (120%) ABOVE NORMAL AND THEREFORE AMENDING KETCHUM CITY CODE 17.88 TO PROVIDE FOR INSTALLATION OF TEMPORARY FLOOD PROTECTUON BARRIERS; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

A summary of the principal provisions of Ordinance No. 1195 of the City of Ketchum, Blaine County, Idaho, adopted on _____ 2019, is as follows:

- SECTION 1.** Amends Title 17, Chapter 17.88, to include a new section V. regulating the installation of temporary flood control barriers.
- SECTION 2.** Provides a savings and severability clause.
- SECTION 3.** Provides for publication of this Ordinance by Summary.
- SECTION 4.** Establishes an effective date.

The full text of this Ordinance is available at the City Clerk’s Office, Ketchum City Hall, 480 East Avenue North, Ketchum, Idaho 83340 and will be provided to any citizen upon personal request during normal office hours.

APPROVED:

Neil Bradshaw, Mayor

ATTEST:

Robin Crotty, City Clerk



City of Ketchum

April 15, 2019

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to hold a public hearing, deliberate, and approve the 1st Reading of the proposed light industrial district map and text amendments (Ordinance #1192) with any specific edits deemed necessary

Recommendation and Summary

Staff is recommending the Council approve the proposed light industrial (LI) district amendment and adopt the following motion:

“I move to approve the First Reading of proposed Ordinance #1192 (noting any specific edits to the ordinance as shown in Exhibit A)

The reasons for the recommendation include:

- The Planning and Zoning received extensive public comment on proposed revisions to the LI districts (LI-1, LI-2, and LI-3) over approximately 8 months of public hearings (see Exhibits B and C), which have been integrated into proposed ordinance #1192 (see Exhibit A)
- The proposed ordinance amendments forward the goals and objectives of the Ketchum Comprehensive Plan for purposes of both retaining and protecting Light Industrial uses while also encouraging residential uses where appropriate (see Exhibit D and E)
- Qualifying ground floor heights and the provision of additional floors within select 48’ overlay areas within the LI-2 and LI-3 have been graphically modeled and proposed, along with other variables, to provide incentives for development (see Exhibit F)
- The city hosted 160 attendees at open houses held January 23, 2019 and, overall, the majority of attendees agreed the city is on the right track with proposed changes to the LI. A copy of the January 23, 2019 open house presentation and summary results are provided in Exhibit G (see Exhibit G)

Background & Analysis

Previous staff reports have detailed the history of residential uses in the light industrial district and the importance of LI to the city’s employment and service base. While many uses can occur in Ketchum’s LI, which encompasses 60.94 acres and represents 2.9% of the overall land base within Ketchum City Limits (see Exhibit C), many LI uses cannot occur elsewhere in the City.

To accommodate the city’s need for workforce housing while also safeguarding the city’s limited LI land use base, the proposed amendments to Title 17 of the Ketchum Municipal Code (KMC) include, among other

provisions, that proposed residential uses be: (a) subordinate to LI in terms of access and location (2nd floor or above); (b) be subject to a CUP; and (c) in accordance with residential anti-nuisance provisions.

Additional ordinance edits address the LI purpose sections, residential ownership and rental options, LI fence heights, clarifications within the district use matrix and bulk standards, and mapping of a 48' height overlay district map in the LI for special projects meeting specified criteria such as qualifying ground floors.

For additional details on each of the proposed amendments to the KMC as approved by the Ketchum Planning and Zoning Commission on October 8, 2018, see proposed ordinance #1192 in Exhibit A.

Attachments/Exhibits

Attached to this staff report are seven exhibits, A through G, as follows:

A – Proposed Ordinance #1192 (as recommended by the Ketchum Planning & Zoning Commission on 10/8/18)

- Edits Eight Sections of KMC
- Includes 48' / Workforce Overlay Map
- Note: the planning staff proposes three sets of additional edits to the Commission's recommendation of October 8, 2018. These proposed additional edits are numbered sequentially and referenced in red within this exhibit

B – Public Comment

C – Procedural Items

D – Light Industrial Reference Material

- Comprehensive Plan Analysis RE: Retaining LI as Primary Use in LI Districts
- Ground Floor Clear Heights
- Use Matrix with Definitions Worksheet
- Business License & Related Data

E – Residential Uses in Light Industrial

- Comprehensive Plan Analysis RE: Residential Uses as Secondary Use in LI District
- Ordinance History of Residential Uses in Ketchum's Light Industrial Districts
- Reference Literature

F – LI Height Modeling

G - January 23, 2019 open house presentation and summary results

Exhibit A

ORDINANCE NO. 1192

AN ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, AMENDING TITLE 17, THE ZONING ORDINANCE, OF THE KETCHUM MUNICIPAL CODE BY AMENDING: SECTION 17.08.020: TERMS DEFINED; SECTION 17.18.140 THROUGH 17.18.160: PURPOSE OF THE LIGHT INDUSTRIAL DISTRICTS NUMBER 1, 2, AND 3; SECTION 17.12.010: ZONING AND OVERLAY DISTRICTS AND MAP; SECTION 17.12.020: DISTRICT USE MATRIX; SECTION 17.12.030: DIMENSIONAL STANDARDS, DISTRICTS MATRIX; SECTION 17.12.050: LI-1, LI-2, AND LI-3 DIMENSIONAL STANDARDS, DISTRICT MATRIX; SECTION 17.124.090: RESIDENTIAL: LIGHT INDUSTRIAL DISTRICTS; SECTION 17.124.130: FENCES, HEDGES AND WALLS; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Ketchum is authorized to amend the city zoning ordinance pursuant to Idaho Code § 67-6511; and

.....

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KETCHUM

Section 1: AMENDMENTS TO SECTION 17.08.020, TERMS DEFINED. That Title 17 of the Ketchum Municipal Code be amended to

Section 2: AMENDMENTS TO SECTION 17.18.140 THROUGH 17.18.160, PURPOSE OF THE LIGHT INDUSTRIAL DISTRICTS NUMBER 1, 2, AND 3. That Title 17 of the Ketchum Municipal Code be amended to

Section 3: AMENDMENTS TO SECTION 17.12.010, ZONING AND OVERLAY DISTRICTS AND MAP. That Title 17 of the Ketchum Municipal Code be amended to

Section 4: AMENDMENTS TO SECTION 17.12.020, DISTRICT USE MATRIX. That Title 17 of the Ketchum Municipal Code be amended to

Section 5: AMENDMENTS TO SECTION 17.12.030, DIMENSIONAL STANDARDS, DISTRICTS MATRIX. That Title 17 of the Ketchum Municipal Code be amended to

Section 6: AMENDMENTS TO SECTION 17.12.050: LI-1, LI-2, AND LI-3 DIMENSIONAL STANDARDS, DISTRICT MATRIX. That Title 17 of the Ketchum Municipal Code be amended to

Section 7: AMENDMENTS TO SECTION 17.124.090: RESIDENTIAL: LIGHT INDUSTRIAL DISTRICTS. That Title 17 of the Ketchum Municipal Code be amended to

Section 8: AMENDMENTS TO SECTION 17.124.130: FENCES, HEDGES AND WALLS. That Title 17 of the Ketchum Municipal Code be amended to

Section 9: AMENDMENTS TO SECTION 17.18.140 THROUGH 17.18.160, PURPOSE OF THE LIGHT INDUSTRIAL DISTRICTS NUMBER 1, 2, AND 3. That Title 17 of the Ketchum Municipal Code be amended to

Section 10: SAVINGS AND SEVERABILITY CLAUSE. It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid for any reason by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 11: REPEALER CLAUSE. All City of Ketchum Ordinances or parts thereof which are in conflict herewith are hereby repealed.

Section 12: PUBLICATION. This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, substantially in the form annexed hereto as Exhibit C, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

Section 13: EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval and publication, according to law.

PASSED BY the CITY COUNCIL and APPROVED by the MAYOR of Ketchum, Idaho, on this _____ day of _____ 2018.

APPROVED BY the Mayor of the City of Ketchum, Idaho, this _____ day of _____ 2018.

APPROVED:

Neil Bradshaw, Mayor

ATTEST:

Robin Crotty, City Clerk

SECTION 1 – Definitions

Proposed amendments to the Definitions (§17.08.020) of Title 17 of the KMC follow. All new text proposed to be added are underlined. Text that is proposed to be repealed is ~~stricken~~.

17.08.020 DEFINITIONS:

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. Uses include: ~~Typical uses include, but are not limited to,~~ office equipment and supply firms, small business machine repair shops, convenience printing and copying establishments, or information technology support services.

CONSTRUCTION MATERIAL LAYDOWN YARD: A site identified and approved as part of a Construction Activity Plan or other city-issued permit for a specific construction project. Construction material laydown yards are intended to be used on an intermittent basis in association with a singular, permitted development project.

CRAFT/COTTAGE INDUSTRY: A facility devoted solely to the arts and crafts that produces or makes items that by their nature, are designed or made by an artist or craftsman by using hand skills.

DAYCARE, ONSITE EMPLOYEE: Child care programs that occur in facilities where parents are on the premises.

HEALTH AND FITNESS FACILITY – WELLNESS FOCUS: HEALTH AND FITNESS FACILITY: A business or membership organization providing exercise facilities and/or nonmedical personal services to patrons, with a focus on wellness and characterized by low-impact movements and/or lack of mechanized equipment, including, but not limited to, yoga and Pilates studios, dance studios, gymnasiums, personal training studios, private clubs (athletic, health, or recreational), tanning salons, and weight control establishments.

HEIGHT OF BUILDING/LIGHT INDUSTRIAL DISTRICTS: The greatest vertical distance measured at any point from natural, existing, or finished grade, whichever is lowest, to the highest point of the roof, except where expressly exempted by 17.12.050. No facade shall be greater than the maximum height permitted in the zoning district. Building heights in light industrial districts are subject to the qualifying ground floor heights and residential standards contained in 17.124.090.

INDUSTRIAL DESIGN: The professional service of creating and developing concepts and specifications that optimize the function, value and aesthetics of products and systems for the mutual benefit of both user and manufacturer, often employing design thinking strategies. Typically, industrial design is intended to result in tangible goods that can be mass produced. Industrial design businesses may include on-site prototyping, fabrication, and manufacturing.

INSTRUCTIONAL SERVICE: The use of land for the provision of ~~informational,~~ instructional and similar services for personal improvement other than physical improvement. ~~Typical uses~~ Uses include, but are not limited to, ~~health or physical fitness studios facilities, dance,~~ music, painting, ceramics, arts or photography studios, fiber arts, educational tutoring facilities, handicraft or hobby instruction.

OFFICE, CONTRACTOR-RELATED BUSINESS: An establishment wherein the primary use is the conduct of a business or profession specifically related to building contracting including, design services, engineering, construction and property.

PRODUCT DESIGN: See Industrial Design.

PROFESSIONAL RESEARCH SERVICES: An establishment that specializes in ~~performing~~ professional, scientific, and technical research services and is may inclusive of light manufacturing as an accessory use. Uses are limited to: ~~Typical uses include, but are not limited to, construction contractors,~~ physical distribution and logistics, engineering and specialized design services, electronic and computer services, ~~photographic services,~~ research, development and scientific services, ~~and internet or remote sales and marketing.~~ This definition does not include uses which create vibration outside the exterior building walls, or uses that would diminish the quality of air and water in the city.

PUBLIC UTILITY: An organization that maintains the infrastructure for a public service, which often also provides a service using that infrastructure.

QUALIFYING GROUND FLOOR: A ground floor of a building, where the start of the second story is 18 feet or more above the level of the finished floor. In the LI zoning districts, buildings where not less than seventy percent (70%) of the structure has a Qualifying Ground Floor are permitted a higher overall height.

RECREATION FACILITY, HIGH INTENSITY: A recreation facility that, due to the nature of the use, requires floor area or mass and volume, or generates higher decibel levels, that are more appropriately accommodated in the light industrial area or are buffered from residential or pedestrian-oriented commercial activity on a large recreational use zoned parcel district than in the Community Core or a Tourist zone. Uses include indoor shooting range, dryland hockey training facility, gymnastics/tumbling gym, and instructional or personal training facilities wherein the instruction involves throwing, dragging, or launching heavy equipment.

RESTRICTIVE COVENANTS: A restrictive covenant runs with the land and, thereby, binds present and future owners of the property. Restrictive covenants are used to implement the conditions of a land use approval or ensure implementation of project mitigations and components.

STORAGE YARD: Storage of large equipment, operable vehicles and construction/property maintenance materials on an ongoing or permanent basis. This shall not include junkyards or wrecking yards.

TV AND RADIO BROADCASTING: An installation consisting of one or more transmitters or receivers used for radio, television or cable communications or broadcasting.

1. WORK-LIVE UNITS: Work-Live units incorporate residential living space in a non-residential building. Joint work-live units are held in common ownership and cannot be sold or platted as separate condominiums, as documented with a city-approved restrictive covenant recorded against the property.

SECTION 2 – Light Industrial Area Purposes.

All new text proposed to be added to the LI purpose section is underlined. Text that is proposed to be repealed is ~~stricken~~.

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 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~~ between the Community Core and the LI-2 district. The LI-1 district provides suitable locations and environs for (1) limited business and personal services; (2) small light manufacturing; (3) research and development; (4) offices related to building, maintenance and construction; (5) limited retail; and, (6) multiple-family dwellings, constructed to be secondary and subordinate to the primary light industrial purpose of the LI-1. Traffic to the LI-1 district is intended to be generated primarily by uses related to the industrial trades and secondarily by other permitted uses that, due to the natures of the uses, are not reliant on pedestrian traffic or high visibility, and/or are not permitted in other zoning districts, and/or are characterized by sale, rental, or service of large, bulky equipment or materials, necessitating location of such use in a light industrial zone.

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

- A. Purpose: The LI-2 light industrial district number 2 is the city's primary light industrial area and is 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.~~ with the foremost purpose of providing suitable land and environs for uses that are not appropriate in other commercial zones due to their light industrial nature, but which provide an essential or unique service to support the local economy and permanent year-round employment base. Uses include: (1) light manufacturing; (2) wholesale trade and distribution; (3) research and development; (4) service industries; (5) limited bulk retail and; (6) offices related to building, maintenance and construction. A secondary purpose of the LI-2 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 generate traffic primarily from the industrial trades and secondarily by other permitted uses that, due to the natures of the uses, are not reliant on pedestrian traffic or high visibility, and/or are not permitted in other zoning districts, and/or are characterized by sale, rental, or service of large, bulky equipment or materials, necessitating location of such use in a light industrial zone.

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,~~ between the LI-2 zoning district and the residential LR and GR-L districts. The LI-3 district provides suitable locations and environs for a permanent year-round employment base comprised of (1) research and development; (2) wholesale trade and distribution; (3) technology industries; and (4) offices related to building, maintenance and construction uses; and, (5) deed restricted and market rate multi-family dwellings located within mixed-use buildings. Uses in the LI-3 are intended to generate traffic primarily from the employers and employees of permitted uses and secondarily from deed restricted and market rate housing units.

SECTION 3 – NEW MAP AND SUB-DISTRICTS ... 17.12.010

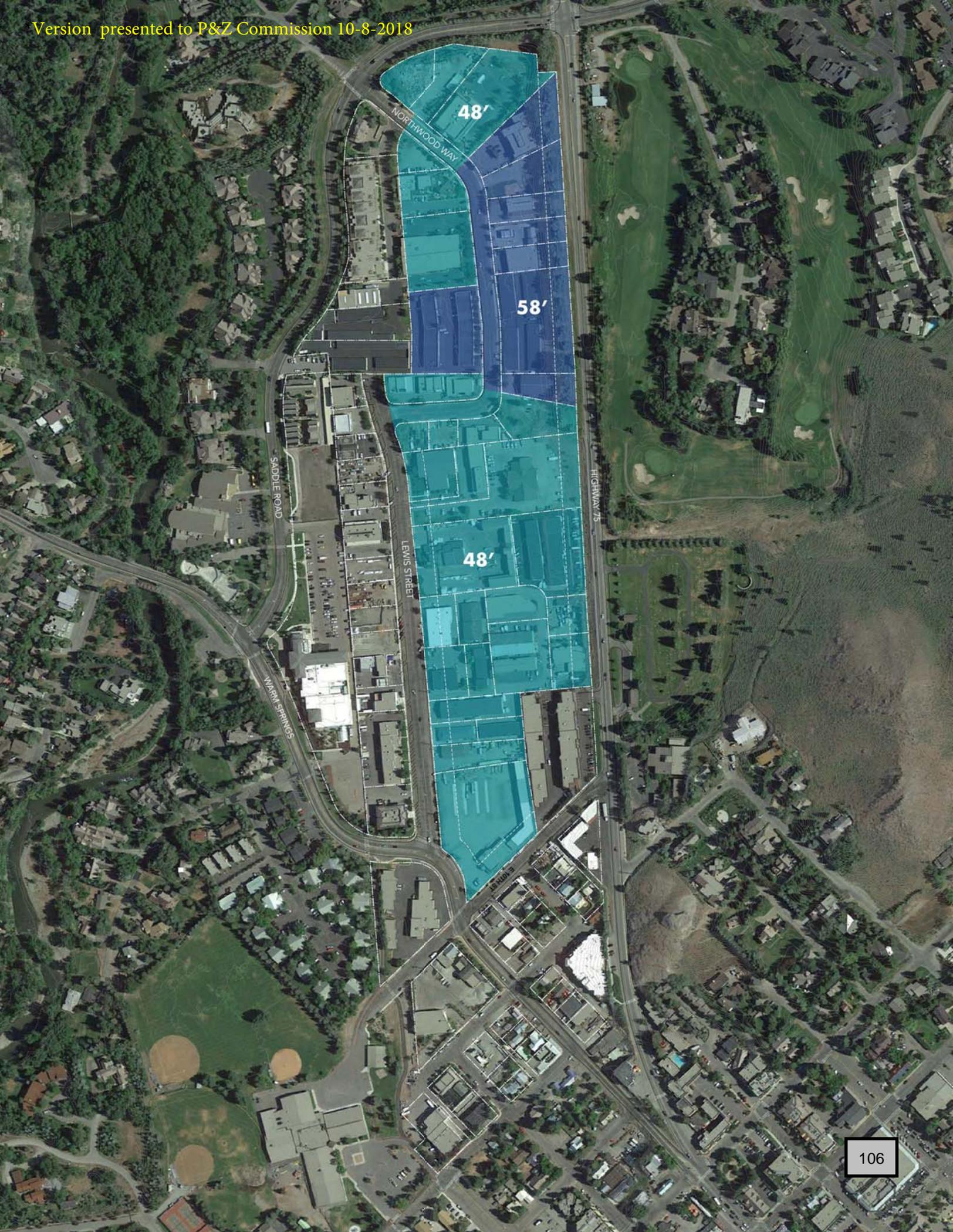
Proposed amendments to the zoning districts and overlay districts and the official zoning map of the city (§17.12.010) of Title 17 of the KMC follow. All new text proposed to be added to the LI purpose section is underlined. Text that is proposed to be repealed is ~~stricken~~. Text that is ~~*stricken, underlined, and italicized*~~ is text that was recommended by the Planning and Zoning Commission to omit from the ordinance presented to Council.

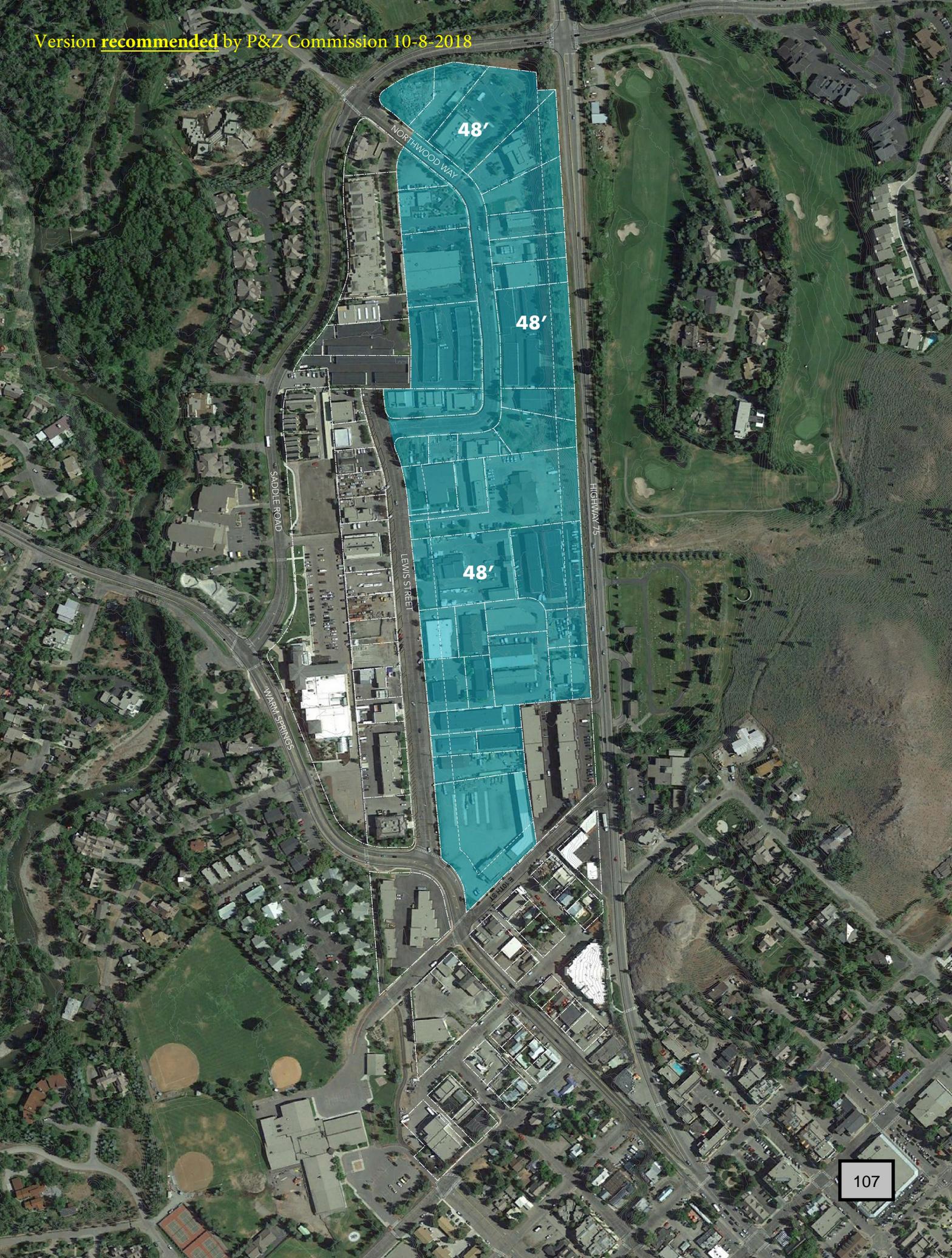
17.12.010: Zoning Map Districts

A. Establishment of Districts: In order to carry out the provisions of this title, the City of Ketchum, Idaho is divided into the following zoning districts and overlay districts:

Zoning Districts	
LR	Limited residential district
LR-1	Limited residential - one acre district
LR-2	Limited residential - two acre district
GR-L	General residential - low density district
GR-H	General residential - high density district
STO-.4	Short term occupancy - .4 acre district
STO-1	Short term occupancy - one acre district
STO-H	Short term occupancy - high density district
T	Tourist district
T-3000	Tourist - 3000 district
T-4000	Tourist - 4000 district
CC	Community core district
<u>CC-1</u>	<u>Community Core Subdistrict 1 - Retail Core</u>
<u>CC-2</u>	<u>Community Core Subdistrict 2 - Mixed Use</u>
LI-1	Light industrial district number 1
LI-2	Light industrial district number 2
LI-3	Light industrial district number 3
RU	Recreation use district
AF	Agricultural and forestry district

Overlay Districts	
FP	Floodplain management overlay zoning district
A	Avalanche zone <u>overlay</u> district
WSBA	Warm Springs base area overlay district
WSBA-1	Warm Springs base area overlay district-1
MO	Mountain overlay zoning district
<u>48'</u>	<u>Light industrial 48' height overlay district</u>
<u>58'</u>	<u>Light industrial 58' height overlay district</u>





SECTION 4 – LI-1, LI-2, and LI-3 Land Use Matrix ... 17.12.020

Title 17 of the KMC sets forth a series of regulated uses by district.

In the LI-1, LI-2, and LI-3 the following uses, as defined in §17.08.020, are either Permitted (P), Conditional (C), or Accessory (A).

Proposed amendments to the District Use Matrix (§17.12.020) are as follows. All new text proposed to be added to the land use matrix and/or definitions section of Title 17 are underlined and highlighted in yellow (for ease of assessing proposed amendments). Text that is proposed to be repealed is ~~stricken and highlighted in yellow~~.

17.12.020: DISTRICT USE MATRIX:

"P" = PERMITTED "C" CONDITIONAL "A" = ACCESSORY

DISTRICT USE MATRIX

DISTRICT USES		L R	L R 1	L R 2	G R L	G R H	S T O 0.4	S T O 1	S T O H	T	T 3000	T 4000	C C SD 1	C C SD 2	L I 1	L I 2	L I 3	R U	A F	
RES.	Dwelling, Multi-family				P ¹	P			P	P	P	P	P ²⁶	P	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁹		
	Dwelling, One-Family	P	P	P	P ²	P	P	P	P	P	P	P	See Note 28	See Note 28				C ¹⁹	P	
	Residential Care Facility	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ²⁶	P											
	Short-term Rental	P ³³	P ³³	P ³³	P ³³	P ³³	P ³³	P	P	P	P	P	P ³³	P ³³						
	Work-Live Unit														C ¹⁴	C ¹⁴	C ¹⁴			
COMMERCIAL	Agriculture, Commercial																		P	
	Adult Only Business																PC			
	Business Support Service												P	P	P	P				
	Commercial Off-site Snow Storage									P/C ³²			P/C ³²							
	Construction Material Laydown Yard														P	P	P			
	Convenience Store									P				P	P	P ¹²	P ¹⁶			
	Craft/Cottage Industry														P	P	P			
	Daycare Center				C ⁴	C ⁴				P ⁴	P ⁴	P ⁴	P	P	C ¹⁷		C ¹⁷			
	Daycare Facility				C ⁴	P ⁴			C ⁴	P ⁴	P ⁴	P ⁴	P	P	C ¹⁷		C ¹⁷	P ⁴		
	Drive-Through Facility												P ⁹	P ⁹						
	Equestrian Facility																		C	C
	Food Service									P	P ⁶	P ⁶	P	P	PC ¹⁵	PC ¹⁵			C ²⁹	
	Golf Course	P	P	P	P	P	P	P	P	P	P	P							C	
	Grocery Store													P	P					
	Health and Fitness Facility - wellness focus									P				P	P	EP ³⁷	EP ³⁷			
	Hotel									P ²⁵										
	Hybrid Production Facility													P	P					
	Industrial Design															P	P	P		
	Instructional Service													P	P	PC ³⁷	PC ³⁷			
	Kennel, Boarding															P	P			
	Laundry, Industrial															P	P			
	Lodging Establishment									P	P	P	P	P						
	Maintenance Service Facility															P	P		C	
	Manufacturing															P	P			
	Mortuary													C	C					
	Motor Vehicle Fueling Station															C ³⁰	C ³⁰			
	Motor Vehicle Sales															C	C			
	Motor Vehicle Service															P	P			
	Neighborhood Off-site Snow Storage	P/C ³²	P/C ³²	P/C ³²		P/C ³²	P/C ³²													
	Office, Business										C			P ¹⁰	P				P	
	Office, Contractor-related business										C			P ¹⁰	P	P	P	P		
	Outdoor Entertainment										P	P	P	P	P					
Personal Service										P	P ⁶	P ⁶	P	P	P ¹³					
Professional Research Service															P	P	P			
Recreation Facility, Commercial										C	C	C	P ²⁰	P ²⁰				C		
Repair Shop										P	P ⁶	P ⁶	P	P	P	P				
Retail Trade										P ⁵			P ³⁴	P ³⁴	P ¹²	P ¹⁶		C ²⁹		
Self-Service Storage Facility															P	P				
Ski Facility										C	C	C						C	C	
Storage Yard															P	P	P			
Studio, Commercial													P	P	P ³⁵	P ³⁵	P ³⁵			
Tourist House										P	P	P	P ¹¹	P ¹¹						

DISTRICT USES		L	L	L	G	G	S	S	S	T	T	T	C	C	L	L	L	R	A	
		R	R	R	R	R	O	O	O	T	3000	4000	SD	SD	I	I	I	U	F	
PUBLIC & INSTITUTIONAL	Tourist Housing Accommodation						P	P	P	P	P	P								
	Truck Terminal														P	P				
	TV and Radio Broadcasting Station														P	P	P			
	Veterinary Service Establishment														P	P		C ²¹		
	Warehouse														P	P	P			
	Wholesale														P	P				
	Wireless Communication Facility	C ²³																		
PUBLIC & INSTITUTIONAL	Assembly, Place of				C ³	C ³							C	C						
	Cemetery																	C	C	
	Cultural Facility												P	P				C		
	Geothermal Utility										C ⁷									
	Hospital												C	C						
	Medical Care Facility					C				P			P	P						
	Nature Preserve	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Parking Facility, Off-Site									C	C	C	C	C	C					
	Parking, Shared									C ⁸	C ⁸	C ⁸	P ⁸	P ⁸	C ⁸	C ⁸	C ⁸			
	Performing Arts Production												P	P					C	
	Public Use	C	C	C	C	C	C	C	C	C	C	C	P	P	C	C	C	C	C	
	Public Utility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Recreation Facility, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Recreation Facility, high intensity														P	P				
Recycling Center																PC				
School residential campus																	P ³⁰			
Semi-Public Use						C				C	C	C	P	P				C	C	
ACCESSORY	Agriculture, Urban	A ²²																		
	Avalanche Protective, Deflective, or Preventative Structure/Earthwork	C	C	C	C	C	C	C	C	C	C	C						C	C	
	Daycare Home	A ⁴			C ⁴				A ⁴											
	Daycare, Onsite Employees														A	A	A			
	Dwelling Unit, Accessory	A ¹⁸					A ¹⁸													
	Electric Vehicle Charging Station	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
	Energy System, Solar	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
	Energy System, Wind	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
	Fallout Shelter	A	A	A	A	A	A	A	A	A	A	A							A	
	Guesthouse	A	A	A	A	A	A	A	A	A	A	A							A	
	Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
	Recreation Facility, Residential	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A ³⁶	A ³⁶	A ³⁶		
	Equestrian Facility, Residential	A	A	A	A	A	A	A	A	A	A	A								A
Sawmill, Temporary																			C	

1. A multi-family development containing up to two (2) dwelling units is permitted.
2. Two (2) one-family dwellings are permitted.
3. Religious institutions are allowed through the provision of a conditional use permit. No other assembly uses as defined in Chapter 17.08 are permitted.
4. Use is not permitted in the Avalanche Zone. Reference Zoning Map.
5. Retail trade is permitted but must not exceed 2,500 square feet.
6. Uses must be subordinate to and operated within tourist housing and not to exceed ten percent (10%) of the gross floor area of the tourist housing facility.
7. Utility for offsite use.
8. See section 17.125.070 17.125.080 for shared parking standards.
9. Drive-throughs are not allowed in association with food service establishments.
10. This is a permitted use, however offices and professional services on the ground floor with street frontage require a conditional use permit.
11. Tourist houses shall only be located in existing one-family dwellings. Additions to the home shall not exceed 20 percent (20%) of the existing square footage.

DISTRICT USES	L	L	L	G	G	S	S	S				C	C	L	L	L	R	A
	R	R	R	R	R	T	T	T	T	T	T	SD	SD	I	I	I	U	F
		1	2	L	H	0.4	1	H	T	3000	4000	1	2	1	2	3		

12. The following forms of retail trade are permitted: (a) Equipment rental, including sporting equipment and entertainment equipment, (b) Building, construction and landscaping materials; small engines with associated sales (c) Retail in conjunction with manufacturing, warehousing or wholesaling not to exceed 30% gross floor area or 800 square feet, whichever is less; no advertising is displayed from windows or building facades; and no access onto a major arterial is allowed if an alternative access is available.

13. Personal service is not allowed except for laundromats and dry cleaning establishments.

14. See section 17.124.090 of this title for industrial districts residential development standards.

15. Catering and food preparation is permitted. Restaurants require a conditional use permit and shall not exceed 1,000 square feet and serve no later than 9:00 P.M. unless expressly permitted through approval of the conditional use permit.

16. The following forms of retail trade are permitted: (a) Equipment rental, including sporting equipment and entertainment equipment (b) Building, construction and landscaping materials; small engines with associated sales (c) Furniture and appliances in conjunction with warehousing not to exceed 18% gross floor area or 900 square feet, whichever is less; (d) Other retail in conjunction with manufacturing, warehousing or wholesaling; it is limited to 10% gross floor area or 500 square feet, whichever is less. ---- Retail uses (c) & (d) shall have no advertising displayed from windows or building facades; and no access will be permitted onto a major arterial if an alternative access is available

17. See section 17.124.120.C of this title for industrial districts daycare development standards.

18. See section 17.124.070 of this title for accessory dwelling unit development standards.

19. A maximum of five (5) dwelling units are allowed through a conditional use permit and shall be a minimum of 400 square feet and not exceed 1,200 square feet in size.

20. Indoor only.

21. Only allowed in conjunction with an equestrian facility.

22. See section 17.124.080 of this title for urban agriculture development standards.

23. See chapter 17.140 for wireless communications facility provisions.

24. Allowed on the ground floor only.

25. See section 17.124.050 of this title for hotel development standards.

26. Ground floor street frontage uses are limited to retail and/or office uses. In subdistrict A₁ office uses require a conditional use permit.

27. Ground floor only.

28. Through the provision of a conditional use permit, the planning and zoning commission may approve a 20% increase to the total existing square footage of an existing nonconforming one-family dwelling.

29. Use is allowed as an accessory use through the provision of a conditional use permit.

30. Development agreement and compliance with §17.124.090.C required.

31. Vehicular access from Highway 75 to motor vehicle fueling stations is prohibited.

32. All commercial and neighborhood off-site snow storage uses are subject to the standards set forth in section 17.124.160 of this title. Conditional Use Permits are required of all off-site snow storage operations when the project: (a) affects greater than one-half acre; or, (b) has, at the discretion of the Administrator, the potential to negatively impact neighboring uses within 300' of the proposed neighborhood or commercial off-site snow storage operation.

33. Short Term Rental in the Avalanche Overlay zone is permitted subject to the regulations found in Chapter 17.92, Avalanche Overlay District.

34. Gross floor area for individual retail trade is limited to 36,000 gross square feet and net leasable floor area for grouped retail trade is limited to 55,000 net leasable square feet.

35. Commercial studios in the Light Industrial Districts are subject to the standards of section 17.124.150 of this title.

36. Residential recreation facilities in the Light Industrial Districts are not allowed except for residents and guests of a particular residential development.

37. Permitted on the second floor and above only. For single-story buildings in existence on (date of ordinance adoption) the use is permitted on the ground floor.

SECTION 5 – LI-1, LI-2, and LI-3 Dimensional Standards, District Matrix

All new text proposed to be added to the LI purpose section is underlined. Text that is proposed to be repealed is ~~stricken~~. Text that is ~~stricken, underlined, and italicized~~ is text that was recommended by the Planning and Zoning Commission to omit from the ordinance presented to Council.

17.12.030: DIMENSIONAL STANDARDS, DISTRICTS MATRIX:

- A. Unless otherwise specified, development in the city shall comply with the standards set forth in the dimensional standards, districts matrix. All community core district dimensional standards are listed in section 17.12.040 of this chapter.
- B. The minimum lot size listed in the dimensional standards, districts matrix applies unless the health district determines that additional area is required to meet minimum health standards.
- C. In addition to the requirements of the dimensional standards, districts matrix, the regulations of chapter 17.128, "Supplementary Location And Bulk Regulations", of this title apply.

DIMENSIONAL STANDARDS, DISTRICTS MATRIX

See section 17.12.040 this chapter for community core dimensional standards.

See section 17.12.050 of this chapter for light industrial dimensional standards.

District	Minimum Lot Area	Minimum Lot Area with PUD	Minimum Lot Area, Townhouse Sublot	Lot Width	Building Height	Maximum Building Coverage/FAR	Minimum Open Space	Front Setback	Side Setback	Rear Setback	Lot Lines Created by Townhouse Sublots	Setbacks From Hwy 75	Setback on Warm Springs Rd.	Setbacks Along 200' Former RR ROW
LR	9,000 sf	n/a	n/a	80' avg	35'	35%	n/a	15'	The greater of 1' for every 2' in building height, or 10'	20'	n/a	25'/32' ⁷	30'	3'
LR-1	1 acre	n/a	n/a	100' avg	35'	25%	n/a	15'		20'	n/a	80'	30'	n/a
LR-2	2 acres	n/a	n/a	100' avg	35'	25%	n/a	15'		20'	n/a	400' ⁶	30'	n/a
GR-L	8,000 sf	8,000 sf plus 4,000 for every unit over 2	Equal to that of the perimeter of the townhouse unit	80' avg	35'	35%	n/a	15'	The greater of 1' for every 3' in building height, or 5' ¹	The greater of 1' for every 3' in building height, or 15' ¹	0'	25'/32' ⁷	30'	n/a
GR-H	8,000 sf	n/a		80' avg	35' ²	See FAR requirements in section 17.124.040 of this title	35% ⁵	15'	The greater of 1' for every 3' in building height, or 5'. One-family dwellings must maintain at least		0'	25'/32' ⁷	30'	5', however 3' required for one-/ two-family dwelling units
STO-4	0.4 acres	n/a	n/a	80' avg	35'	25%	n/a	15'	The greater of 1' for every 2' in building height, or 10'	The greater of 1' for every 2' in building height, or 20'	n/a	400'	30'	n/a
STO-1	1 acre	n/a	n/a	100' avg	35'	25%	n/a	15'			n/a	400'	30'	n/a
STO-H	9,000 sf (min of 3,000 sf/unit)	n/a	Equal to that of the perimeter of the townhouse unit	100' avg	35'	35% building coverage, and 75% covered by buildings, parking areas and accessory buildings	n/a	15'	The greater of 1' for every 3' in building height, or 5' ¹	The greater of 1' for every 3' in building height, or 15" ⁽¹⁾	0'	400'	30'	n/a
T	8,000 sf	n/a		80' avg	35' ²	See FAR requirements in section 17.124.040 of this title	35% ⁵	15'	The greater of 1' for every 3' in building height, or 5'. At least 10' for one-family dwellings ¹		The greater of 1' for every 3' in building height, or 10'. At least 15' for one-family dwellings ^{1,2}	0'	25'/32' ⁷	30'	5', however 3' required for one-/ two-family dwelling units
T-3000	8,000 sf	n/a	80' avg	35' ²		35% ⁵	15'			0'	n/a	30'	n/a	
T-4000	8,000 sf	n/a	80' avg	35' ²		35% ⁵	15'			0'	n/a	30'	n/a	
LI-1	8,000 sf	n/a	n/a	80' min	35'	75%	n/a	20'	0'³ for internal side yards and a minimum	0' 1'	n/a	n/a	n/a	n/a
LI-2	8,000 sf	n/a	n/a	80' min	35'	75%	n/a	20'	of 10' for street side yards	0' 1'	n/a	n/a	n/a	n/a
LI-3	8,000 sf	n/a	n/a	80' min	35'²	75%	n/a	20'		0' 1'	n/a	n/a	n/a	n/a
RU	9,000 sf	n/a	Equal to that of the perimeter of the townhouse unit	n/a	35'	25%	n/a	30' ⁴	15' ⁴	15' ⁴	0'	n/a	n/a	n/a
AF	10 acres	n/a	n/a	n/a	35'	10% (includes pools)	n/a	25'	25'	25'	n/a	n/a	n/a	n/a

* See title 16 of this code.

Notes:

1. If the lot adjoins a more restrictive district on the side or rear, the more restrictive setbacks of that district shall apply.
2. For building with a roof pitch greater than 5:12 the maximum height to the mean point of the ridge or ridges measured from eaves line to the ridge top shall be 35 feet. Roof ridges above the mean point may extend up to a height of 44 feet.
- ~~3. For buildings with a minimum roof pitch of 4:12 may go to 40 feet.~~
4. The placement of all structures for conditional uses shall be subject to approval of the planning and zoning commission.
5. A maximum of 5 percent open site area may be used for private decks or patios and walkways subject to design review approval.
6. 100 foot setback from Highway 75 is required for lots platted prior to 1979.
7. Minimum setbacks along Highway 75: where the street width is 80 feet, all buildings shall be set back a minimum of 25 feet, and where the street width is 66 feet, all buildings shall be set back a minimum of 32 feet.

SECTION 6 – LI-1, LI-2, and LI-3 Dimensional Standards, District Matrix ... 17.12.050

All new text proposed to be added to the LI District Residential standards section is underlined. Text that is proposed to be repealed is ~~stricken~~. Text that is ~~*stricken, underlined, and italicized*~~ is text that was recommended by the Planning and Zoning Commission to omit from the ordinance presented to Council.

17.12.050: Dimensional Standards, Light Industrial Districts Matrix

A. Development in the light industrial zoning districts shall comply with the standards set forth in the dimensional standards, light industrial districts matrix. Dimensional standards for all other districts, unless otherwise specified, shall be found in section 17.12.030 of this chapter.

B. In addition to the requirements of the dimensional standards, light industrial districts matrix, the regulations of chapter 17.128, "Supplementary Location And Bulk Regulations", of this title apply.

C. To reduce the perceived bulk and lessen view blockage of four-story ~~and five-story~~-buildings, the Administrator may require alternative building concept options to be presented for review by the Commission as part of Design Review process set forth in Section 17.96.

D. Light Industrial Zoning Districts Dimensional Standards Matrix

	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>
<u>Dimensional Standards</u>			
<u>Minimum Lot Area</u>	8,000 Square Feet		
<u>Minimum Lot Width</u>	80'		
<u>Maximum Building Coverage</u>	75%		
<u>Minimum Building Setbacks</u>			
<u>Front</u>	20'		
<u>Side</u>	0' ¹ for internal side yards and a minimum of 10' for street side yards		
<u>Side setbacks for 4th story in 48' overlay district</u>	NA	10'	
<u>Rear</u>	0' ¹		
<u>Cantilevered decks and overhangs</u>	0'		
<u>Warm Springs Road / 10th Street / Lewist Street - Setback for fourth or fifth-floors, if permitted, from property line(s) adjacent to Warm Springs Road, 10th Street, and Lewis Street</u>	60'		
<u>State Highway 75 - For buildings within the 48' or 58' overlay district that are adjacent to the State Highway 75 right-of-way</u>	NA	Below an elevation of 5,850' or the grade of State Highway 75 pavement adjacent to the property, whichever is greater: 0'	
	NA	Portion of building above highway grade up to 40' in height: 35'	
	NA	Fourth and fifth stories: 60'	
<u>Maximum Building Height</u>			
<u>Building Height</u>	35'		35' ²
<u>Building Height with Qualifying Ground Floor</u>			
<u>Two Story</u>	35'		35' ²
<u>Three Story</u>	40'		
<u>Four Story³</u>	not permitted	48' ^{3,4}	48' ^{3,4}
<u>Five Story²</u>	not permitted	58' ^{2,5}	58' ^{2,5}
<u>Nonhabitable structures located on building rooftops</u>	6'		
<u>Parapets and rooftop walls screening/enclosing mechanical equipment</u>	4' above roof surface height.		
<u>Perimeter walls enclosing rooftop deck</u>	4' above roof surface height. Perimeter rooftop walls enclosing rooftop decks are required to be at least 75% transparent.		
<u>Rooftop solar and mechanical equipment above roof surface</u>	5'		

Footnotes:

1. If the lot adjoins a more restrictive residential district on the side or rear, the more restrictive setbacks of that district shall apply.
2. Buildings with a minimum roof pitch of 4:12 may be 40' in height.
3. Only buildings with deed restricted community housing units consistent with 17.124.090 are permitted to have a fourth ~~or fifth~~ floor.
4. Portions of buildings with roofs that have a minimum roof pitch of 4:12 may be 53' in height subject to Design Review approval by the Planning and Zoning Commission.
5. Portions of buildings with roofs that have a minimum roof pitch of 4:12 may be 63' in height subject to Design Review approval by the Planning and Zoning Commission.

SECTION 7 – Light Industrial District Residential Standards.

All new text proposed to be added to the LI District Residential standards section is underlined. Text that is proposed to be repealed is ~~stricken~~.

17.124.090: RESIDENTIAL, LIGHT INDUSTRIAL DISTRICTS:

A. Residential units in the light industrial districts shall comply with the following minimum criteria:

1. Dwelling units shall not occupy the ground floor.
2. Design review under chapter 17.96 of this title shall be required, whether new building, addition to existing building, or remodel of existing building.
3. Unless otherwise specified in this section, up to fifty percent (50%) of any light industrial building may be devoted to dwelling units, ~~unless otherwise specified in the section,~~ and up to fifty percent (50%) of a work/live units gross residential floor area may be devoted to a work/live unit.

3. 4. Except as set forth herein, ~~D~~dwelling units shall not be separated in any manner for sale as individual units and may only be leased or rented. Instances where dwelling units may be sold are limited to:

- a. City approved work/live units, as defined in Sections 17.08 and 17.124.090.A.5;
- b. Three-story projects in the LI-3 where not less one-third ($\frac{1}{3}$) of the total square footage of housing units includes deed restricted community housing that are for sale consistent with section 17.124.090.B;
- c. Four-story and five-story projects in LI-2 and LI-3 where not less than two-third ($\frac{2}{3}$) of the total square footage of housing units includes deed restricted community housing units that are for sale consistent with section 17.124.090.A.7;

5. In the approval of work/live units, the city shall also find that:

- a. The work portion of the unit meets the definition of work/unit set forth in Section 17.08.020, including that the Project is subject to Council approval of a restrictive covenant;
- b. The work unit is:
 - (1) suitable for on-site employees, foot traffic/customers, and meets applicable building and fire codes;
 - (2) signed and posted with regular hours of operation;
 - (3) served by the prominent means of access for the work/live unit; and,
 - (4) associated with a business license for a use allowed (either conditionally or permitted) in the district.
- c. The residential portion of the living space is secondary to the primary use as a place of work. A finding that the residential space is secondary to the work space shall be based on measurable findings, including but not limited to:

- (1) the size of the live portion of the work/live unit is both smaller than the work portion of the unit and, further, the live portion of the work/live unit does not exceed one thousand (1,000) gross square feet;
- (2) means of access to the residential portion of the unit is not prominent and, preferably, is located to the side or rear of the property; and
- (3) suitable residential parking that does not interfere with snow removal or the operation of proximate LI uses and, further, is in accordance with the parking and loading requirements set forth in Section 17.125.

56. Dwelling units in the Light Industrial District shall be a minimum of four hundred (400) square feet. In the LI-1 and LI-2 dwelling units and shall not exceed one thousand (1,000) square feet total and shall contain not more than two (2) bedrooms, unless otherwise specified in this section.

7. Multi-family dwelling units proposing a fourth or ~~fifth~~ floor with a qualifying ground floor consistent with Section 17.12.050 shall comply with the following minimum criteria:

- a. If dwelling units are to be sold, a minimum of two-third (2/3) of the total square footage of housing units shall be for deed restricted community housing units that are for sale and the deed restricted community housing units shall be designed and administered in accordance with the Blaine-Ketchum housing authority guidelines;
- b. If dwelling units are to be rented or leased, the entirety of the total square footage of housing units shall not be leased, rented, or sublet as a Tourist Housing Accommodation or a Short Term Rental, but used for long-term rentals;
- c. The area designated as light industrial shall be as follows:
 - (1) The area designated as light industrial shall be a minimum of fifty percent (50%) of the gross floor area in four story buildings.
 - ~~(2) The area designated as light industrial shall be a minimum of forty percent (40%) of the gross floor area in five story buildings.~~
 - (2) Subject light industrial use shall not be for personal storage by dwelling occupants;
- d. Up to fifty percent (50%) of the gross square footage of any four story building ~~and up to sixty percent (60%) of the gross square footage of a five story building~~ may be devoted to dwelling units; and
- e. Unless otherwise deemed appropriate by the Administrator, common area allocation shall be assessed at a LI to residential ratio of 1:1 for four story buildings ~~and 2:3 for five story buildings.~~

68. Anti-nuisance and Notice Provisions.

- a. The applicant is aware the mixed use of the property can result in conflict, that the light industrial use may on occasion or in certain respects be incompatible with the quiet enjoyment of the dwelling units, that due to the subordinate and junior nature of the residential use to the light industrial use, the city will not condition, limit, restrict or otherwise interfere with any lawful light industrial use solely because it interferes with a residential use.

- b. ~~7.~~ All persons who rent or sublet any residential living unit within the light industrial zones shall provide the tenant, lessee or subtenant with written notice that such unit is located within the light industrial zone and, as such, is junior and, therefore, subordinate in nature to all legal light industrial activities.
- c. ~~8.~~ Each and every real estate agent, sales person and broker and each and every private party who offers for rent or shows a parcel of real property and/or structure for lease or rent within such light industrial zones shall, upon first inquiry, provide the prospective lessee or tenant, prior to viewing such real property, with written notice that such real property and/or structure is located within such light industrial zone.
- d. ~~9.~~ All brochures and other printed materials advertising rental or lease of a living unit within the light industrial zones shall contain a provision designating that such unit or units are located within the light industrial zone and are within a mixed use area. Lessees and tenants shall be notified that the residential uses within the light industrial zone are subordinate and, therefore, junior in nature to the legal light industrial activities within the zone.

9. Compliance with all applicable code sections, including among others, the city's parking and loading standards as set forth in Section 17.125.

10. Conditions including, but not limited to, the following may be attached to the conditional use permit approval:

- a. Access to the ~~apartments~~ residential units relative to design and relationship to light industrial uses, including suitable access consistent with adopted city standards;
- b. ~~Location~~ Separation of residential and light industrial parking on the site to minimize conflicts;
- c. Restrictions on exterior storage of personal property of tenants;
- d. Certificate of occupancy required prior to occupancy of units;
- e. Ketchum fire department and Ketchum building department requirements shall be met prior to occupancy;
- f. Snow removal required to ensure utility of residential spaces and non-interference with continuous LI operations;
- g. Any portion or all waived fees become due and payable upon conversion of resident housing unit(s) to light industrial uses; ~~and/or~~
- h. Construction techniques that aid sound proofing and limit externalities of LI noise and use impacts on residences is encouraged;
- i. Provision for and reasonable extension of sidewalks to assure safe pedestrian access; and/or,
- j. Any other condition deemed to enhance the purposes under this use, or to establish or promote the criteria referenced in subsections A1 through A10 of this section.

~~11. The city council, after receiving a recommendation from the commission, may waive fees otherwise required in connection with development of such rental housing. The following findings shall be made to waive any such fees:~~

- a. ~~There is a need for rental housing stock in Ketchum;~~
- b. ~~The proposal meets the criteria contained in this subsection;~~

~~c. The housing proposed is an integral part of the project; and/or~~

~~d. Ketchum is in an acceptable financial position to waive such fees.~~

SECTION 8 – FENCES, HEDGES AND WALLS.

All new text proposed to be added to the Fences, Hedges and Walls standards section is underlined. Text that is proposed to be repealed is ~~stricken~~.

17.124.130: FENCES, HEDGES AND WALLS:

Fences, hedges and walls may be permitted in the various districts as accessory uses in accordance with the following limitations:

- A. In the LR, LR-2, GR-L and GR-H districts, fences, hedges and walls shall not exceed four feet (4') in height when located less than thirty feet (30') from the front lot line;
- B. In the LR, LR-2, GR-L and GR-H districts, fences, hedges and walls shall not exceed six feet (6') in height when located more than thirty feet (30') from the front lot line;
- C. In all other districts, except the Light Industrial District, fences, hedges and walls shall not exceed four feet (4') in height when located less than thirty feet (30') from the front lot line and shall not exceed six feet (6') in height when located more than thirty feet (30') from the front lot line;
- D. In the LI-1, LI-2, LI-3 districts fences shall not exceed seven feet (7') in height;
- ~~E.~~ In all districts, fences, hedges and walls, or any other obstruction to clear vision, shall not be located within seventy five feet (75') of the centerline intersection of two (2) streets unless determined otherwise by the city engineer; and
- ~~F.~~ No barbed wire or other sharp pointed metal fence and no electrically charged fence shall be permitted in any district.

Additional Staff Recommended Edits.

The planning staff proposes additional edits to the Commission’s recommendation of October 8, 2018. These proposed additional staff edits are organized by ordinance section, numbered sequentially, and referenced in red as follows.

1. Proposed additional edit for clarification within Definitions Section 1:

WORK/LIVE UNITS: Work/Live units incorporate residential living space in a non-residential building. Work/live units are held jointly in common ownership and the work and live spaces cannot be sold or platted as separate condominiums, as documented with a city-approved restrictive covenant recorded against the property.

2. Proposed additional edit to permit the continuation of a wellness focused use in the converted former Scott building within Land Use Matrix Section 4:

DISTRICT USES				C	C		L	L	L
	T	T	T	SD	SD	I	I	I	
	3000	4000	1	2	1	2	3		
Health and Fitness Facility - wellness focus	P			P	P	CP ³⁷	CP ³⁷	P ³⁷	

3. Additional edits for proposed residential units in the Light Industrial District Section 7:

17.124.090: RESIDENTIAL, LIGHT INDUSTRIAL DISTRICTS:

A. Residential units in the light industrial districts shall comply with the following minimum criteria:

1. Dwelling units shall not occupy the ground floor.
2. Design review under chapter 17.96 of this title shall be required, whether new building, addition to existing building, or remodel of existing building.
3. Unless otherwise specified in this section, up to fifty percent (50%) of any light industrial building may be devoted to dwelling units, and up to fifty percent (50%) of a work/live unit’s gross residential floor area may be devoted to the residential portion of a work/live unit.

4. Except as set forth in the following five instances noted herein below, Dwelling units shall not be separated in any manner for sale as individual units and may only be leased or rented. The five instances where dwelling units may be sold are limited to:

- a. City approved work/live units, as defined in Sections 17.08 and 17.124.090.A.5;
- b. Three-story projects in the LI-3 where not less one-third ($\frac{1}{3}$) of the total square footage of housing units includes deed restricted community housing that are for sale consistent with section 17.124.090.B;
- c. Four-story ~~and five-story~~ projects in LI-2 and LI-3 where not less than two-third ($\frac{2}{3}$) of the total square footage of housing units includes deed restricted community housing units that are for sale consistent with section 17.124.090.A.7;
- d. Existing non-conforming single-family dwellings existing in the LI-1 prior to adoption of Ketchum City Ordinance #85, as enacted on May 27, 1965;
- e. Existing condominiums and work/live units with less than 1,000 square feet of residential living that have a valid residential conditional use permit prior to the adoption of ordinance 1192 as published on [DATE];

Exhibit B

Zoning Code Text Amendment
Residential Use in the Light Industrial Area
Master Public Comment Compilation

November 3, 2017 – IME article

Ketchum candidates talk big changes to light-industrial zoning

https://www.mtexpress.com/news/elections/ketchum-candidates-talk-big-changes-to-light-industrial-zoning/article_7ee14e40-c003-11e7-8d3c-1fa13a5c43af.html?utm_medium=social&utm_source=email&utm_campaign=user-share

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

March 27, 2018 – **Supports apartments in LI-3 and mixed-use in the LI-2.**

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 – **Opposes housing in the LI, but strongly encourages live/work spaces.**

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.

April 11, 2018 – IME Article

Ketchum delays LI zoning changes

https://www.mtexpress.com/news/ketchum/ketchum-delays-li-zoning-changes/article_22a4bc00-3d0f-11e8-ac10-67146ac9d2ee.html?utm_medium=social&utm_source=email&utm_campaign=user-share

May 26, 2018 – **Supports ground floor residential in LI-3; has parking concerns.**

Jack Kueneman – resident, wrote: 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.

May 29, 2018 – Supports mixed-use.

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.

Supports residential above the 1st floor; no restrictions on noise

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.

Supports residential above, concerns about children in LI.

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.

Wants to see housing at North Fork; need housing more than LI.

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.

Supports residential above 1st floor.

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 1, 2018 –

IME article - Planners kick off debate over light-industrial districts' future in Ketchum.

https://www.mtexpress.com/news/business/planners-kick-off-debate-over-light-industrial-districts-future-in/article_d2b17402-651f-11e8-af2e-4bc4e7a5e8de.html?utm_medium=social&utm_source=email&utm_campaign=user-share

June 11, 2018 - Supports housing in LI-3; supports unbuilt lots; supports 18' ceiling height and mezzanine.

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 Valuation 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 costs. He doesn't want to see Ketchum lose that. He disagrees with the Staff observation of empty lots. That is a 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 of options as to what is 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 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.

June 13, 2018 – IME editorial

Tightrope Walk

https://www.mtexpress.com/opinion/editorials/tightrope-walk/article_38e29cc4-6e8f-11e8-ad21-9bf98c7d11c9.html?utm_medium=social&utm_source=email&utm_campaign=user-share

June 13, 2018 Supports leaving LI for LI; suggests housing located North or South of town.

John Crews - 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.

June 24, 2018 - Supports residential on upper floors; concerns about kids

Bruce Smith - I currently have a business at 221 Northwood Way and would like to make a few comments regarding the future of LI. I am OK with residential uses as Secondary use as long as they are part of a genuine LI Use that will be the Primary Use. Ideally, LI uses would be on the bottom floor and Residential would be workforce housing on upper levels. Residential Users should never be allowed to complain about noise, dust, odors of other common LI uses. Many of my fears of the Community School being in LI have been realized. Kids going down Northwood Way in Subaru WRXs, Porsches and BMWs at 60 mph+ are a fairly common occurrence. Please keep LI much the same as it is. I spend a lot of time in the area and feel that it is vital to a vibrant community.

June 25, 2018 – Supports housing on the first floor; thinks LI could be smaller.

Bob Crosby - suggested making broader visioning ideas prior to micro level analysis. Commission should address the big picture, i.e. whether the City of Ketchum needs as large an LI District as currently exists. Crosby stated that this is a missed opportunity to address affordable housing. He commented the process should be a policy decision regarding affordable housing. Crosby believes that not permitting residential uses on the ground floor is a lost opportunity.

Supports housing on the first floor

Mary Roland - addressed existing single-story development within the LI. She commented that she would like the Commission to consider work/live on the ground floor rather than solely on the second floor.

July 9, 2018 – Suggested no Conditional Use Permits

Steve Cook – encouraged the Commission and Staff to consider the burdensome qualities of Conditional Use permits for applicants and staff.

August 15, 2018 – IME article

Ketchum planners pitch taller buildings in LI districts

https://www.mtexpress.com/news/ketchum/ketchum-planners-pitch-taller-buildings-in-li-districts/article_23682656-a009-11e8-86c7-7fe7b84d55b4.html?utm_medium=social&utm_source=email&utm_campaign=user-share

August 20, 2018 – Wants LI-1 to be included in changes.

Leo Brieske – Resident. It seems to me that these changes are directed toward LI 2 and 3 with an exclusion of LI-1! Is this “spot zoning”? Should it not be equal

across all 3 districts? I have lived and owned the property at 920 N Leadville for the last 15 years in LI-1 and feel the exclusion of the LI-1 in this proposal is discriminatory for all present and future property owners in LI-1.

September 10, 2018 – Opposed to 58-foot height.

Gwen Raney - resident of Northwood, expressed she didn't like the 58-foot height as she thought it was too imposing and was concerned about traffic and density. She asked about when affordable housing is required of a builder. Senior Planner Brittany Skelton explained that the housing requirement is determined by the zone and the Community Core Zone is different from the LI Zone. In the LI, Community Housing would only be required if a building had a fourth or fifth floor.

Opposed to 58-foot height.

Heidi Sheinthanner - thought 58 feet was too tall. Director John Gaeddert answered residential would not be allowed on the first floor. The goal is to reserve the LI for LI uses. The 18-foot first floor height would allow the building a 40-foot total height. A third or fourth floor would accommodate affordable housing.

September 13, 2018 - Supports mixed-use and ground floor residential

Mary Rolland - Proposal to change Light Industrial 2 and Northwood Way to legal Live-Work from GROUND floor and ABOVE

The existing Light Industrial 2 is currently outdated and what Ketchum originally defined as "Light Industrial" has been replaced with the "NEW Light Industrial: LI 2 includes offices, storage units, entertainment supplies, dance studio, Bigwood Bakery, wine outlet, catering service, ice cream factory, party rentals, tech companies, architectural studios, art studios, photography studio, lumber yard, Far and Away River Trips, ski repair shop, Glass company, Lutz Rental, SPOT Theater, Dog /Pet store, Deli's, flooring business, wood working, High Altitude Gym, gas station, 2 paint stores, etc). Community school dorms were just issued a variance to provide housing. There are several Live-Work units ground floor and above that are scattered throughout LI 2, including Lewis Street. There is even a person living in a storage unit, with living facilities provided by the owner! The time has come for the City of Ketchum and P&Z to acknowledge that the Light Industrial is no longer the vision they thought it was and what they hope it still could be. The Light Industrial is already a mixed use of business and living. The time has come to make the LI 2 a legal "Mixed Use" of commercial businesses, legal Live-Work, AND affordable housing.

Ketchum is struggling to find suitable locations for affordable housing. Neighborhoods argue "not in my backyard!" "Not next door to me!"

The most suitable and available area is the Light Industrial, especially LI 2. Ketchum struggles with lack of enough employees to service the area .because there is no place for them to live...not in Hailey, Bellevue, or as far South as Shoshone.

Those who do live South of Ketchum, have the horrible daily commute causing wear and tear on our highway, endangerment to our environment, our health, and mental state! More Live-Work in Ketchum will bring more money to Ketchum (Truces, shopping, dining, etc.)

Ketchum must immediately address viable solutions to provide and build affordable housing. Hailey is already far ahead of Ketchum in approving major changes to the main part of town to add more housing. Ketchum lingers and still has made NO decisions at the end of August. This is so unacceptable! New businesses, interested in being in our area, also are affected. They choose not to come to Ketchum because there is no place for them or their employees to live.

This is why I propose legal Live-Work for businesses from the ground floor and above in the LI 2. They can work and live in same space. This saves them cost of paying for a rental for their business and another cost for living elsewhere. AND no more driving from where they live to where they work!

Rezone LI 2 (and or Northwood Way) as "Mixed Use" that includes commercial businesses, Live-Work (ground floor and above) and affordable housing.

UPSIDE

Live-Work ground floor and above with suggested Options

1. (Option #1) Grandfather existing LI 2 Live-Work as legal ground floor and above
2. (Option # 2) Change Northwood Way {Saddle Road to Lewis Street) from LI 2 to be part of LI3 and allow affordable housing AND legal Live-Work from ground floor and above.
3. Option #3 Any illegal Live-Work in LI 2 sign an indemnification agreement with their own Condo Association AND the City/indemnifying their Association and the City from any legal actions taken by anyone against the Association and or the City
4. Legalize existing and new Live-Work from the ground floor and above.
5. Owner or Tenant must provide proof of work with an Idaho business Tax# and any other requirements by the City.
6. Occupant must file tax return for business from the premises used for Live-Work
7. Live-Work unit must be a minimum of at least 50% of the space.
8. Live-Work must observe all City codes and requirements.
9. Live-Work must be occupied by the Owner of the unit and/or its employees only, or by tenant renting from the Owner and used as Live-Work. Tenant must provide proof of work with same as #5, #6, #7, #9, #10
10. Live-Work must have hours posted on premises for business
11. Parking provided per unit (required by City)
12. Occupants acknowledge that noise, traffic, and business operations may be 24n

DOWNSIDE to Live-Work in LI 2 and or Northwood Way, ground floor and above?

September 14, 2018 – IME article

Ketchum P & Z mulls fourth, fifth floors in LI districts

https://www.mtexpress.com/news/ketchum/ketchum-p-z-mulls-fourth-fifth-floors-in-li/article_f884bb26-b79a-11e8-870b-b67ec6b29212.html?utm_medium=social&utm_source=email&utm_campaign=user-share

September 19, 2018 - IME editorial

Housing puzzle needs new eyes

https://www.mtexpress.com/opinion/editorials/housing-puzzle-needs-new-eyes/article_df2c9726-bb86-11e8-9e15-6b4799756890.html?utm_medium=social&utm_source=email&utm_campaign=user-share

September 24, 2018 – **Opposes 3rd and 4th floors**

Carolyn Wicklund - As an architect, I do NOT want to see the LI Business district allow 3rd & 4th floors to bldg. heights. Our mt. views make us unique & beautiful! Why not do as Aspen does & require new housing (of a certain size) to have an affordable rent apt. attached. I have one over my garage & it is always in great demand.

September 25, 2018 - **Supports housing in the LI**

Ed Sinnott - Affordable housing, work force housing, attainable housing, long term housing.

To the Ketchum Planning and Zoning Commission.

I am sure you will agree that there is a housing crisis in our valley. When we (the 60's, 70 and 80's generation arrived in Ketchum there was work force housing and long-term rentals available throughout our community in places like the Bavarian Village, the blue tops, Andora Villa, Horizons Four, Four Seasons, Trail Creek Village and more. We were able to work, live and eventually settle in Ketchum, and raise our families.

Now the next generation is trying to move in and live in Ketchum and they can't. There is a lack of long term, attainable housing. Our hospital and schools can't find housing for their employees. The airport, Sun Valley Co, hotels, and our cities all need people to work for them. Basic service jobs like snow removal, bus drivers, food service, and mechanics are going unfilled. There were at least 150 openings for jobs in the Mt. Express and only 24 offerings for long term housing.

We must change our ways. Forty years of FAR, strict zoning, setbacks, affordable housing and parking levies (where is all that in lieu money?), height restrictions, and view corridors have led us to the housing crisis that we are now experiencing.

One component of a solution to this crisis that has been identified, is placing work force housing in the light industrial zone. It is not the only solution, but it is certainly worth considering and exploring....and one that deserves a lot of weight.

But what do I hear from the commissioners; protection of view corridors (for the people buried in the cemetery or the Bigwood golfers?), the character of the LI (I eagerly await to hear what the character of tractors, fire training centers, trucks, gas stations, lumber yards, laundries, convenience stores, and paint stores is) and height concerns. Yes 50 + feet will block the view of Baldy. But the Limelight Hotel blocked someone's view, the Argyros Center building will block someone's view as will the Auberge. It's a fact that when you build in front of someone, you will block their views. The LI is 26 to 30 ft below the grade of the highway so the residences along

the Bigwood golf course views will not be impacted. If Baldy views are impacted, it will be in the LI. Consequently, the housing will not appeal to tourists or second family vacation properties. Which is why the LI is great for workforce housing.

I am hearing the same arguments that have contributed to a housing market dominated by second family homes and condos and short-term rentals. It's insane to have the same arguments over and over again and think the results will change. It's that kind of thinking that got us into this mess.

Start thinking outside the box and think about solutions instead of instituting obstacles. Incentivize people to build long term work force housing in the LI, because without housing there are no businesses. Without jobs there is no "next generation." And without "the next generation" there is no Ketchum, so let's give the next generation a place to live.

All I am saying is give housing a chance!

September 30, 2018 **Opposed to current first-floor residents in the Northwood Building**

From: Jeff Jensen <jeff@jensenconsult.com>

Sent: Sunday, September 30, 2018 4:14 PM

To: Participate

Cc: nbradshaw@ketchumidaho.or; Michael David; Amanda Breen; Courtney Hamilton; Jim Slanetz

Subject: LI Residency

Gentlemen,

I am a recent purchaser of a space in the Northwood Industrial Center which is zoned LI. Last week I discovered that people are residing in these first level spaces.

I brought this up to the HOA and inquired what their position was on this. They suggested that I write to the City and express my concerns.

Prior to my purchasing this space, my due diligence included researching allowable uses for this property and since we did NOT have any second levels I was confident that we did not have any residential concerns. I did not realize that the city was selectively enforcing building codes.

This was brought to my attention by one of the residing owners who is lobbying for her and another owner also residing in this complex, to turn a blind eye to this illegal practice.

Though she and the other owner are fully aware this is not a permitted use and thus illegal, they are lobbying the balance of other owners in the complex to allow them to continue to reside there since the city is not enforcing the code.

Why is the city not enforcing this code?

As a developer of Industrial properties outside of the area, I know that residential fire code is very different from industrial fire code.

Are these spaces built to meet current residential occupancy?

Is the fire department aware that these spaces are being used for residency?

Though these are my primary concerns, I have the following secondary concerns;

1. This is a discriminatory practice, as the suggested action is to only allow residency in the two currently occupied spaces and not allow other owners the same rights.
2. Industrial space by code, should not be inhibited by concerns of noise ,truck traffic and other environmental issues that residential spaces must account for.

3. The LI is the only space available in the North Valley that small businesses have available to work out of. If this area is converted from standard LI uses, users will be forced out and traffic and costs will increase as customers will have much longer distances to travel to access the goods and services currently available.

Please advise on what the city's position is and what actions, if any, I can expect on this.

Thank you.
Jeff Jensen
503.939.7477
PO Box 6578
Ketchum, ID 83340

October 1, 2018

Supports residential on the first floor

Mary Rolland - I have read that you will be proposing several options at the P&Z meeting October 8, for the Light Industrial.

I hope that you will include my proposal for more legal live/work in the LI 2 including existing single story buildings and ground floors and above for new development.

I have spoken to many locals who all agree that legal live/work in the LI is the ideal solution and incentive to bring more businesses to Ketchum. Providing a combination of live with work will eliminate the cost to pay for each, AND eliminate finding housing for themselves and their employees.

I don't know what your downside is to this, and I will ask that at the October 8 meeting.

You had told me that you want to preserve the LI for LI uses only. But Providing the combination of live/work for ground floors and above, will save the LI, and NOT defer businesses because of no place to live for themselves or their employees.

I gave you a few suggestions as to how to protect live/work in the LI:

1. Owner occupied only / or employee of Owner
2. Owner must have Idaho Business Tax ID number
3. Owner must have Business Tax returns for State and Federal
4. Unit cannot be subleased to anyone

5. City specifies % work / % living allowed based on SF of the unit.

Mary Rolland
Northwood Way

Exhibit C

**Light Industrial Zoning Amendments
Noticing and Public Hearings**

February 14, 2018 – Notice published in Idaho Mountain Express and mailed to governmental agencies

March 6, 2018 – Planning and Zoning Commission Meeting

March 27, 2018 – Planning and Zoning Commission Meeting

April 9, 2018 – Planning and Zoning Commission Meeting

May 14, 2018 – Planning and Zoning Commission Meeting

May 29, 2018 – Planning and Zoning Commission Meeting

June 11, 2018 – Planning and Zoning Commission Meeting

June 25, 2018 – Planning and Zoning Commission Meeting

July 9, 2018 – Planning and Zoning Commission Meeting

August 13, 2018 – Planning and Zoning Commission Meeting

September 10, 2018 – Planning and Zoning Commission Meeting

September 19, 2018 – Notice published in Idaho Mountain Express and mailed to governmental agencies

Notice of Meeting and Public Hearing Before the Ketchum City Council

Ketchum City Council will hold a public hearing at 4:00 p.m., or thereafter as the matter can be heard, on Monday, February 4th, 2019 in City Hall Council Chambers (480 East Ave. N., Ketchum, ID, 83340) regarding the following three matter:

2) Consideration of a city-initiated text amendment to Ketchum Municipal Code, Title 17, Zoning, regarding the city's three light industrial zoning districts. Proposed amendments will address the purpose and intent of each light industrial zone, definitions, uses, dimensional standards (such as building heights and setbacks), fence heights, residential development standards, and other development standards. Additionally, amendments to the zoning map to create overlay zoning districts where height bonuses will be permitted will be considered. Amendments are proposed to Chapter 17.08, Terms Defined, Chapter 17.12, Establishment of Districts and Zoning Matrices, Chapter 17.18, Zoning Districts, and Chapter 17.124, Development Standards. The Planning and Zoning Commission previously held a public hearing on the proposed amendments on October 8, 2018, which was the culmination of efforts to draft the ordinance that occurred during public meetings between March and September of 2018. During the October 8th, 2018 public hearing the Commission recommended approval of the ordinance as presented with one exception: the Commission recommended striking proposed regulations that would permit five-story buildings up to 58' in height.

Exhibit D

(Items that follow were referenced as Exhibit C during the proceedings of PZ Commission)

**Exhibit C: Retaining LI as Primary Use in LI Districts
Comprehensive Plan Sections**

Alignment

Ch.	Pg #	Goal	Policy
2	16	Goal E-1: Ketchum will work to retain and help expand existing independent small local businesses and corporations.	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.
2	16	Goal E-2: Ketchum will support and attract businesses and industries that diversify and sustain the local economy and level out seasonal fluctuations.	Policy E-2(a) Light Industrial Area as the Primary Location for New Traditional Light Industrial and Corporate Park Business Growth and Jobs
2	17		Policy E-2(d) Targeted Small Business Recruiting
2	17	Goal E-4: Ketchum will contain a balance of businesses that provide services and shopping for local residents’ needs and for tourists.	Policy E-4(a) Balance of Business Types Ensure a balance of local and tourism business types throughout the community.
7	42	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
	44		Policy M-7.3 Freight Movements Facilitate the orderly movement of goods to enhance Ketchum’s economic viability.
10	57	Goal CHW-6 Reduce generation of air pollutants and noise	Policy CHW-6.1 Air Emissions The City will continue to pursue reductions in air emissions / airborne particulates by regulating idling vehicles, street sanding, construction pollution, and other sources. Further, the City will reduce vehicle trips and vehicle miles travelled, and support renewable energy sources.
12	71	Goal LU-1 Promote a functional, compact, and mixed-use pattern that integrates and balances residential and non-residential land uses.	Policy LU-1.1 Integrated and Compatible Mix of Land Uses

Divergence

Ch.	Pg #	Goal	Policy
4	27	Goal CD-3: Ketchum will maintain and improve the appearance of its entryway corridors and gateways.	Policy CD-3.1 Scenic Corridors and the Community’s Key Gateways.
6	36	Goal OS-3: Preserve the natural and cultural resources of the Ketchum area to help maintain the City’s identity; provide connections to usable open space areas; provide low-impact, passive recreation; and enhance scenic entryway corridors to the City.	Policy OS-3.2 Open Space Community Separators Establish and maintain open space buffers in important scenic areas to maintain the community’s separate identity from surrounding communities and to protect views and open space.
	36		Policy OS-3.6 Roadway Corridors Establish, preserve, and enhance scenic entryways along major roadways entering the City.



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 typ

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

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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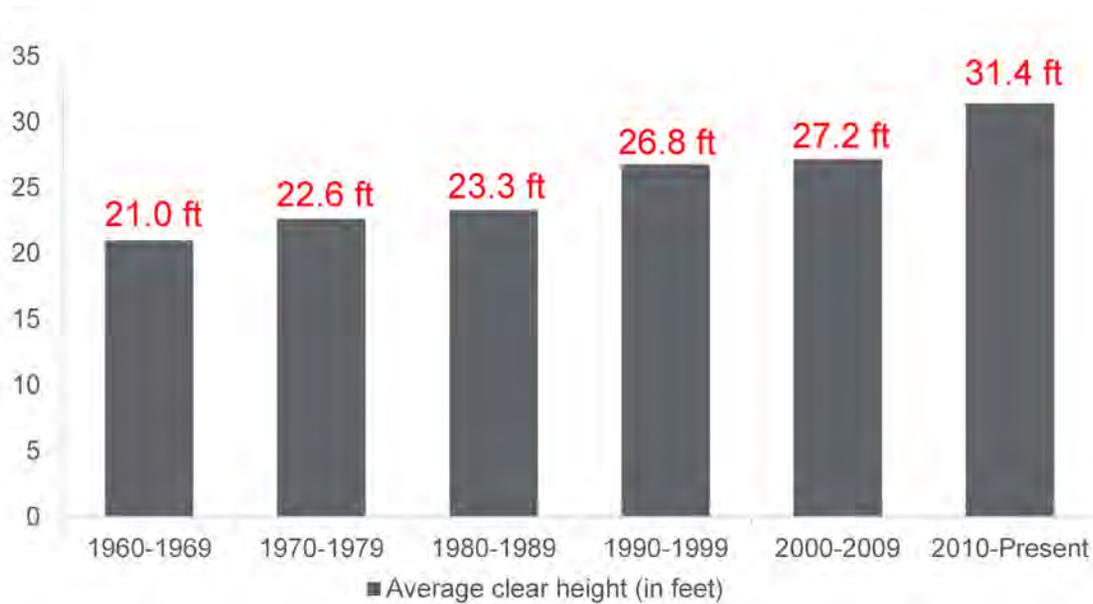


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22 May, 2018

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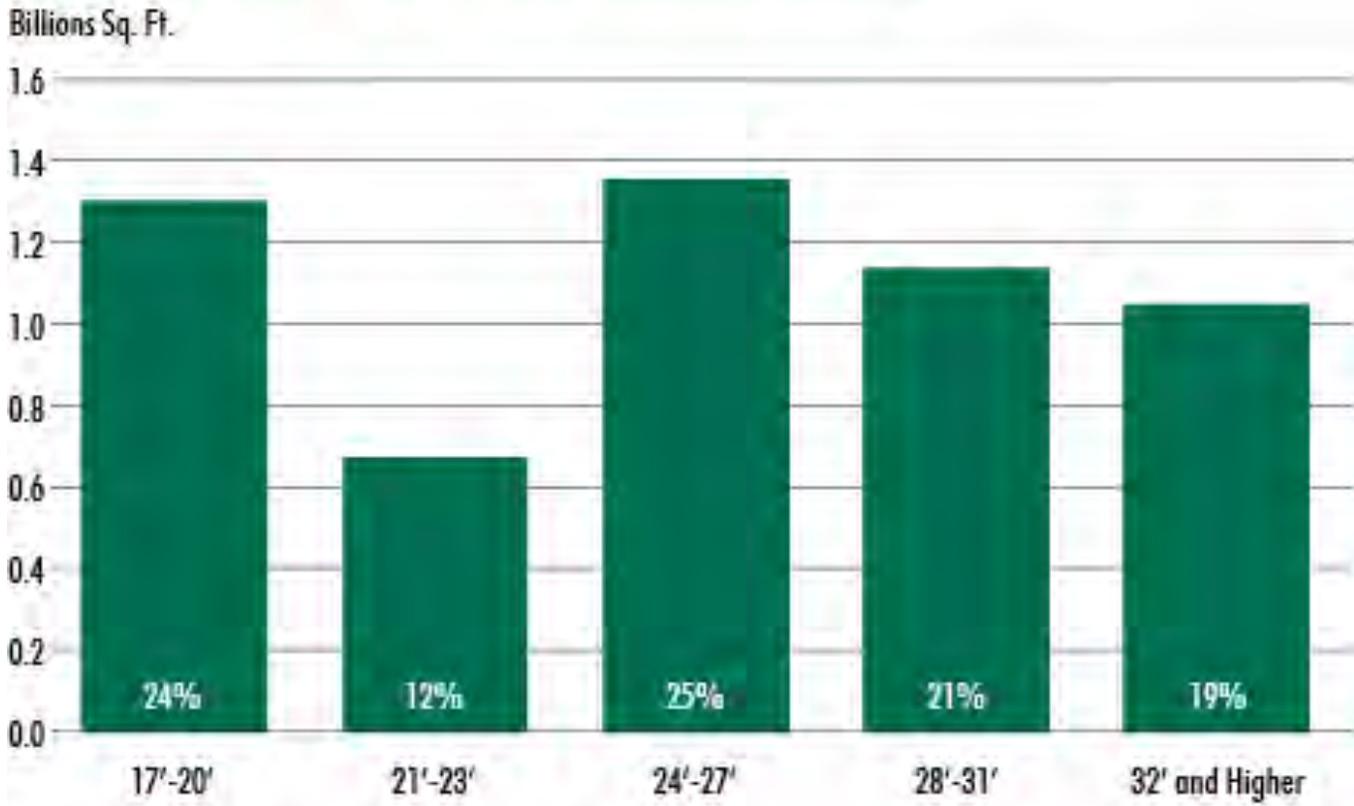
U.S. MarketFlash | 32' Clear: The over and under by industrial market



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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17.12.020: DISTRICT USE MATRIX:

"P" = PERMITTED "C" = CONDITIONAL "A" = ACCESSORY

DISTRICT USE MATRIX

DISTRICT USES		L	L	L	G	G	S	S	S	T	T	C	C	L	L	L	R	A	
		R	R	R	R	R	T	O	O	O	3000	4000	SD	SD	I	I	I	U	F
		1	2	3	4	5	0.4	1	2	3	4	1	2	1	2	3	19		
RES.	Dwelling, Multi-family				p ¹	P			P	P	P	P ²⁶	P	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁹		
	Dwelling, One-Family	P	P	P	p ²	P	P	P	P	P	P	See Note 28	See Note 28				C ¹⁹	P	
	Residential Care Facility	p ⁴	p ⁴	p ⁴	P														
	Short-term Rental	p ³³	p ³³	p ³³	p^{33}	p^{33}	p^{33}	p^{33}	p^{33}	p^{33}	p^{33}	p^{33}	P	P	P	P	P	p ³³	p ³³
	Work-Live Unit														C ¹⁴	C ¹⁴	C ¹⁴		
Agriculture, Commercial																			P
Adult Only Business																			PC
Business Support Service												P	P	P	P				
Commercial Off-site Snow Storage										P/C ³²		P/C ³²	P/C^{32}	P/C^{32}	P/C^{32}	P/C^{32}			
Construction Material Laydown Yard														P	P	P			
Convenience Store										P		P	P	p ¹²	p ¹⁶				
Craft/Cottage Industry														P	P	P			
Daycare Center					C ⁴	C ⁴				p ⁴	p ⁴	p ⁴	P	P	C ¹⁷		C ¹⁷		
Daycare Facility					C ⁴	p ⁴			C ⁴	p ⁴	p ⁴	p ⁴	P	P	C ¹⁷		C ¹⁷	p ⁴	
Drive-Through Facility												p ⁹	p ⁹						
Equestrian Facility																		C	C
Food Service										P	p ⁶	p ⁶	P	P	PC ¹⁵	PC ¹⁵		C ²⁹	
Golf Course		P	P	P	P	P	P	P	P	P	P							C	
Grocery Store												P	P						
Health and Fitness Facility_ wellness focus										P				P	P	p ³⁷	p ³⁷		

Work-Live units incorporate residential living space in a non-residential building. Joint live-work units are held in common ownership and cannot be sold or platted as separate condominiums, as documented with a city-approved restrictive covenant recorded against the property.

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. Uses include: ~~Typical uses include, but are not limited to,~~ office equipment and supply firms, small business machine repair shops, convenience printing and copying establishments, or information technology support services.

CONSTRUCTION MATERIAL LAYDOWN YARD: A site identified and approved as part of a Construction Activity Plan or other city-issued permit for a specific construction project. Construction material laydown yards are intended to be used on an intermittent basis in association with a singular, permitted development project.

CRAFT/COTTAGE INDUSTRY: A facility devoted solely to the arts and crafts that produces or makes items that by their nature, are designed or made by an artist or craftsman by using hand skills.

HEALTH AND FITNESS FACILITY: A business or membership organization providing exercise facilities and/or nonmedical personal services to patrons, with a focus on wellness and characterized by low-impact movements and/or lack of mechanized equipment, including, but not limited to, yoga and Pilates studios, dance studios, gymnasiums, personal training studios, private clubs (athletic, health, or recreational), tanning salons, and weight control establishments.

37. In 149 use is permitted after [date of ordinance adoption], use is permitted on the second floor and above only. For single-story buildings in existence on [date of ordinance adoption] this use is permitted on the ground floor.

DISTRICT USES	L	L	L	G	G	S	S	S	T	T	T	C	C	L	L	L	R	A
	R	R	R	R	R	T	T	T	3000	4000	SD	SD	I	I	I	U	F	
Hotel									p ²⁵	p ²⁵	p ²⁵	p ²⁵	p ²⁵					
Hybrid Production Facility												P	P	P	P			
Industrial Design														P	P	P		
Instructional Service												P	P	C ³⁷	C ³⁷			
Kennel, Boarding														P	P			
Laundry, Industrial														P	P			
Lodging Establishment									P	P	P	P	P					
Maintenance Service Facility														P	P		C	
Manufacturing														P	P			
Mortuary												C	C					
Motor Vehicle Fueling Station														C ³⁰	C ³⁰			
Motor Vehicle Sales														C	C			
Motor Vehicle Service														P	P			
Neighborhood Off-site Snow Storage	P/C ³²		P/C ³²	P/C ³²	P/C^{32}	P/C^{32}	P/C^{32}	P/C^{32}	P/C^{32}		P/C^{32}	P/C^{32}						
Office, Business									C			p ¹⁰	P				P	
Office, Contractor-related business									C			p ¹⁰	P	P	P	P		
Outdoor Entertainment									P	P	P	P	P					
Personal Service									P	p ⁶	p ⁶	P	P	p ¹³				
Professional Research Service														P	P	P		
Recreation Facility, Commercial									C	C	C	p ²⁰	p ²⁰				C	
Repair Shop									P	p ⁶	p ⁶	P	P	P	P			
Retail Trade									p ⁵			p ³⁴	p ³⁴	p ¹²	p ¹⁶		C ²⁹	
Self-Service Storage Facility														P	P			
Ski Facility									C	C	C						C	C
Storage Yard														P	P	P		

COMMERCIAL

INDUSTRIAL DESIGN: The professional service of creating and developing concepts and specifications that optimize the function, value and aesthetics of products and systems for the mutual benefit of both user and manufacturer, often employing design thinking strategies. Typically, industrial design is intended to result in tangible goods that can be mass produced. Industrial design businesses may include on-site prototyping, fabrication, and manufacturing.

INSTRUCTIONAL SERVICE: The use of land for the provision of informational, instructional and similar services for personal improvement other than physical improvement. Typical uses include, but are not limited to, health or physical fitness studios, facilities, dance, music, painting, ceramics, arts or photography studios, fiber arts, educational tutoring facilities, handicraft or hobby instruction.

37. In new buildings permitted after [date of adoption of ordinance], permitted on the second floor and above only. For single-story buildings in existence on [date of ordinance adoption] this use is permitted on the ground floor.

OFFICE, CONTRACTOR-RELATED BUSINESS: An establishment wherein the primary use is the conduct of a business or profession specifically related to building contracting including, design services, engineering, construction and property management.

PROFESSIONAL RESEARCH SERVICES: An establishment that specializes in performing professional, scientific, and technical research services and may include light manufacturing as an accessory use. Uses are limited to: Typical uses include, but are not limited to, construction contractors, physical distribution and logistics, engineering and specialized design services, electronic and computer services, photographic services, research, development and scientific services, and internet or remote sales and marketing. This definition does not include uses which create vibration outside the exterior building walls, or uses that would diminish the quality of air and water in the city.

DISTRICT USES	L	L	L	G	G	S	S	S	T	T	C	C	L	L	L	R	A
	R	R	R	R	R	O	O	O	T	T	SD	SD	I	I	I	U	F
	1	1	2	L	H	0.4	1	H		3000	4000	1	2	1	2	3	
Studio, Commercial												P	P	P ³⁵	P ³⁵	P ³⁵	
Tourist House									P	P	P	P ¹¹	P ¹¹				
Tourist Housing Accommodation						P	P	P	P	P	P						
Truck Terminal													P	P			
TV and Radio Broadcasting Station													P	P	P		
Veterinary Service Establishment													P	P		C ²¹	
Warehouse													P	P	P		
Wholesale													P	P			
Wireless Communication Facility	C^{23}	C^{23}	C^{23}	C^{23}	C^{23}	C^{23}	C^{23}	C^{23}	C^{23}	C^{23}	C^{23}	C^{23}	C^{23}	C^{23}	C^{23}	C^{23}	C ²³
Assembly, Place of				C ³	C ³							C	C				
Cemetery																	C
Cultural Facility												P	P				C
Geothermal Utility											C ⁷						
Hospital												C	C				
Medical Care Facility						C			P			P	P				
Nature Preserve	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Parking Facility, Off-Site									C	C	C	C	C				
Parking, Shared									C ⁸	C ⁸	C ⁸	P ⁸	P ⁸	C ⁸	C ⁸	C ⁸	
Performing Arts Production												P	P				C
Public Use	C	C	C	C	C	C	C	C	C	C	C	P	P	C	C	C	C
Public Utility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation Facility, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation Facility, high intensity														P	P		
Recycling Center																PC	
School residential campus																	p ³⁰
Semi-Public Use					C				C	C	C	P	P				C
Agriculture, Urban	A ²²																
Avalanche Protective, Deflective, or Preventative Structure/Earthwork	C	C	C	C	C	C	C	C	C	C	C						C
Daycare Home	A ⁴	A^{4}	A^{4}	A^{4}	A^{4}	A^{4}	A^{4}	A^{4}	A^{4}	A^{4}	A^{4}			C ⁴			A ⁴
Daycare, Onsite Employees														A	A	A	
Dwelling Unit, Accessory	A^{18}	A^{18}	A^{18}	A^{18}	A^{18}	A^{18}	A^{18}	A^{18}	A^{18}	A^{18}	A^{18}	A^{18}	A ¹⁸				A ¹⁸

35. Commercial studios in the Light Industrial Districts are subject to the standards of section 17.124.150 of this title.

TV AND RADIO BROADCASTING: An installation consisting of one or more transmitters or receivers used for radio, television or cable communications or broadcasting.

PUBLIC UTILITY: An organization that maintains the infrastructure for a public service, which often also provides a service using that infrastructure.

RECREATION FACILITY, HIGH INTENSITY: A recreation facility that, due to the nature of the use, requires floor area or mass and volume, or generates higher decibel levels, that are more appropriately accommodated in the light industrial area or are buffered from residential or pedestrian-oriented commercial activity on a large recreational use zoned parcel district than in the Community Core or a Tourist zone. Uses include indoor shooting range, dryland hockey training facility, gymnastics/tumbling gym, and instructional or personal training facilities wherein the instruction involves throwing, dragging, or launching heavy equipment.

DAYCARE EMPLOYEE: Child care programs that occur in facilities where parent is on the premises.

DISTRICT USES		L R	L R 1	L R 2	G R L	G R H	S T O 0.4	S T O 1	S T O H	T	T 3000	T 4000	C C SD 1	C C SD 2	L I 1	L I 2	L I 3	R U	A F	
ACCESSORY	Electric Vehicle Charging Station	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
	Energy System, Solar	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
	Energy System, Wind	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
	Fallout Shelter	A	A	A	A	A	A	A	A	A	A	A							A	
	Guesthouse	A	A	A	A	A	A	A	A	A	A	A								
	Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
	Recreation Facility, Residential	A	A	A	A	A	A	A	A	A	A	A	A	A	A ³⁶	A ³⁶	A ³⁶			
	Equestrian Facility, Residential	A	A	A	A	A	A	A	A	A	A	A							A	
	Sawmill, Temporary																			C

- A multi-family development containing up to two (2) dwelling units is permitted.
- Two (2) one-family dwellings are permitted.
- Religious institutions are allowed through the provision of a conditional use permit. No other assembly uses as defined in Chapter 17.08 are permitted.
- Use is not permitted in the Avalanche Zone. Reference Zoning Map.
- Retail trade is permitted but must not exceed 2,500 square feet.
- Uses must be subordinate to and operated within tourist housing and not to exceed ten percent (10%) of the gross floor area of the tourist housing facility.
- Utility for offsite use.
- See section 17.125.070 17.125.080 for shared parking standards.
- Drive-throughs are not allowed in association with food service establishments.
- This is a permitted use, however offices and professional services on the ground floor with street frontage require a conditional use permit.
- Tourist houses shall only be located in existing one-family dwellings. Additions to the home shall not exceed 20 percent (20%) of the existing square footage.
- The following forms of retail trade are permitted: (a) Equipment rental, including sporting equipment and entertainment equipment, (b) Building, construction and landscaping materials; small engines with associated sales (c) Retail in conjunction with manufacturing, warehousing or wholesaling not to exceed 30% gross floor area or 800 square feet, whichever is less; no advertising is displayed from windows or building facades; and no access onto a major arterial is allowed if an alternative access is available.
- Personal service is not allowed except for laundromats and dry cleaning establishments.
- See section 17.124.090 of this title for industrial districts residential development standards.
- Catering and food preparation is permitted. Restaurants require a conditional use permit and shall not exceed 1,000 square feet and serve no later than 9:00 P.M. unless expressly permitted through approval of the conditional use permit.
- The following forms of retail trade are permitted: (a) Equipment rental, including sporting equipment and entertainment equipment (b) Building, construction and landscaping materials; small engines with associated sales (c) Furniture and appliances in conjunction with warehousing not to exceed 18% gross floor area or 900 square feet, whichever is less; (d) Other retail in conjunction with manufacturing, warehousing or wholesaling; it is limited to 10% gross floor area or 500 square feet, whichever is less. --- Retail uses (c) & (d) shall have no advertising displayed from windows or building facades; and no access will be permitted onto a major arterial if an alternative access is available.
- See section 17.124.120.C of this title for industrial districts daycare development standards.
- See section 17.124.070 of this title for accessory dwelling unit development standards.
- A maximum of five (5) dwelling units are allowed through a conditional use permit and shall be a minimum of 400 square feet and not exceed 1,200 square feet in size.
- Indoor only.
- Only allowed in conjunction with an equestrian facility.
- See section 17.124.080 of this title for urban agriculture development standards.
- See chapter 17.140 for wireless communications facility provisions.
- Allowed on the ground floor only.
- See section 17.124.050 of this title for hotel development standards.
- Ground floor street frontage uses are limited to retail and/or office uses. In subdistrict A1 office uses require a conditional use permit.
- Ground floor only.
- Through the provision of a conditional use permit, the planning and zoning commission may approve a 20% increase to the total existing square footage of an existing nonconforming one-family dwelling.
- Use is allowed as an accessory use through the provision of a conditional use permit.
- Development agreement and compliance with §17.124.090.C required.
- Vehicular access from Highway 75 to motor vehicle fueling stations is prohibited.
- All commercial and neighborhood off-site snow storage uses are subject to the standards set forth in section 17.124.160 of this title. Conditional Use Permits are required of all off-site snow storage operations when the project: (a) affects greater than one-half acre; or, (b) has, at the discretion of the Administrator, the potential to negatively impact neighboring uses within 300' of the proposed neighborhood or commercial off-site snow storage operation.

36. Residential recreation facilities in the Light Industrial Districts are not allowed except for residents and guests of a particular residential development.

DISTRICT USES	L	L	L	G	G	S	S	S				C	C					
	R	1	2	L	H	0.4	1	H	T	T	T	SD	SD	L	L	L	R	A
										3000	4000	1	2	1	2	3	U	F

- 33. Short Term Rental in the Avalanche Overlay zone is permitted subject to the regulations found in Chapter 17.92, Avalanche Overlay District.
- 34. Gross floor area for individual retail trade is limited to 36,000 gross square feet and net leasable floor area for grouped retail trade is limited to 55,000 net leasable square feet.
- 35. Commercial studios in the Light Industrial Districts are subject to the standards of section 17.124.150 of this title.
- 36. Residential recreation facilities in the Light Industrial Districts are not allowed except for residents and guests of a particular residential development.

Business Licenses by Zoning District

Zoning District	Business Licences
AF	1
CC	455
GR-H	13
GR-L	6
LI-1	23
LI-2	93
LI-3	2
LR	10
LR-1	6
LR-2	0
RU	1
STO-1	0
STO-4	0
STO-H	0
T	75
T-3000	0
T-4000	0
CITY	685
LI Sub-total	118
Percent of Total	17.2%

Data collected June 2018

Land Area and Parcels by Zoning District

Zoning District	Acres in District	Total Parcels in District	Total Vacant Parcels	Total Parcels With Residential Characteristics
AF	220.4	11	9	2
CC	101.8	669	45	282
GR-H	31.71	305	38	267
GR-L	265.31	850	135	714
LI-1	12.36	31	3	6
LI-2	42.32	189	11	7
LI-3	6.26	38	3	28
LR	537.51	799	133	666
LR-1	53.2	50	11	39
LR-2	99.42	30	6	24
RU	373.86	40	22	13
STO-1	38.78	22	2	20
STO-4	11.4	13	1	12
STO-H	16.45	26	5	21
T	218.19	1268	177	1091
T-3000	26.61	179	24	155
T-4000	17.49	23	4	19
CITY	2073	4543	629	3366
LI Sub-total	60.94	258	17	41
Percent of Total	2.9%	5.7%	2.7%	1.2%

Parcel and residential data gathered in 2017

Exhibit E

(Items that follow were referenced as Exhibit D during the proceedings of PZ Commission)

**Exhibit D: Residential Use as Secondary Use in LI
Comprehensive Plan Sections**

Alignment

Ch.	Pg #	Goal	Policy
2	16	Goal E-2: Ketchum will support and attract businesses and industries that diversify and sustain the local economy and level out seasonal fluctuations.	<p>Policy E-2(e) Live-Work Opportunities and Home Businesses</p> <p>Support small home-based businesses that allow people to live and work from their residences and evaluate existing home-occupation, live/work, and related land use standards.</p>
3	20	Goal H-1: Ketchum will increase its supply of homes, including rental and special-needs housing for low-, moderate and median-income households.	<p>Policy H-1.2 Local Solutions to Attainable Housing</p>
	20		<p>Policy H-1.3 Integrated Affordable Housing in Neighborhoods</p> <p>Ketchum supports inclusion of affordable housing into existing neighborhoods to provide diversity. It will evaluate zoning regulations to accommodate this.</p>
	20		<p>Policy H-1.4 Integrated Housing in Business and Mixed-Use Areas</p> <p>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.</p>
3	21	Goal H-3: Ketchum will have a mix of housing types and styles.	<p>Policy H-3.1 Mixture of Housing Types in New Development</p>
7	42	Goal M-1: Promote land use patterns, densities and mobility planning that maximizes investments and promotes safe and efficient mobility.	<p>Policy M-1.3 Compact Development and Housing Downtown and in Activity Centers</p> <p>Encourage compact development, mixed uses, and additional housing density in the downtown and in highactivity areas. This will increase opportunities for walking, bicycling and transit ridership and reduce vehicle trips.</p>
12	71	Goal LU-1 Promote a functional, compact, and mixed-use pattern that integrates and balances residential and non-residential land uses.	<p>Policy LU-1.1 Integrated and Compatible Mix of Land Uses</p>

	71		Policy LU-1.4 Balance between Jobs and Housing
12	71	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-2.2 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.
12	70	Mixed-Use Industrial Land Use - 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.

Divergence

Ch.	Pg #	Goal	Policy
12	71	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: · Industrial areas;
12	70	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.

ZONING CODE HISTORY OF KETCHUM'S LIGHT INDUSTRIAL ZONING DISTRICTS

1961 – Ord. 62

Village of Ketchum's first zoning ordinance

- Created the LM1 – Limited Manufacturing zone.
- District covered what is today LI-1 on the west side of Warm Springs Road and some of the land where Hemingway STEAM School is today. At the time, Ketchum limits still ended at 10th Street.
- No mention of housing as a use.

1965 – Ord. 85

Repealed and replaced Ord. 62

- LM1 – Limited Manufacturing zone was replaced by the I – Industrial zone
- Ketchum city limits still ended at 10th Street.
- The I zone was applied only to the area south of 10th Street that is today LI-1.
- No mention of housing as a use.

1974 – Ord. 208

City of Ketchum's first zoning ordinance

- Created the LI - Light Industrial zone (single district).
- 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.

1984 – Ord. 390

- Required a Light Industrial Business Permit for all businesses located in a light industrial zone.

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 facilitated development of the Scott building.

- 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



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,

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.

RELATED

MEDIA

‘There Goes the Neighborhood’ Tackles Brooklyn’s Gentrification Problem

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.

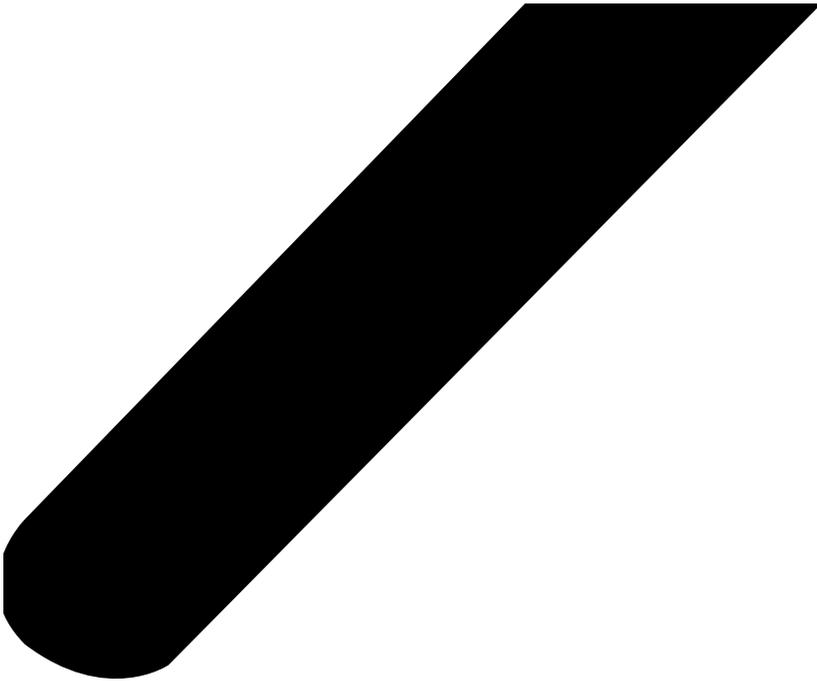
“People need freshly baked bread; school buses need a place to park,” he says. “The city could die if it doesn't have these areas protected.”

MORE: [EAST WILLIAMSBURG](#) [GENTRIFICATION](#) [JOBS](#) [REZONING](#)

MOST POPULAR

PRIDE

171



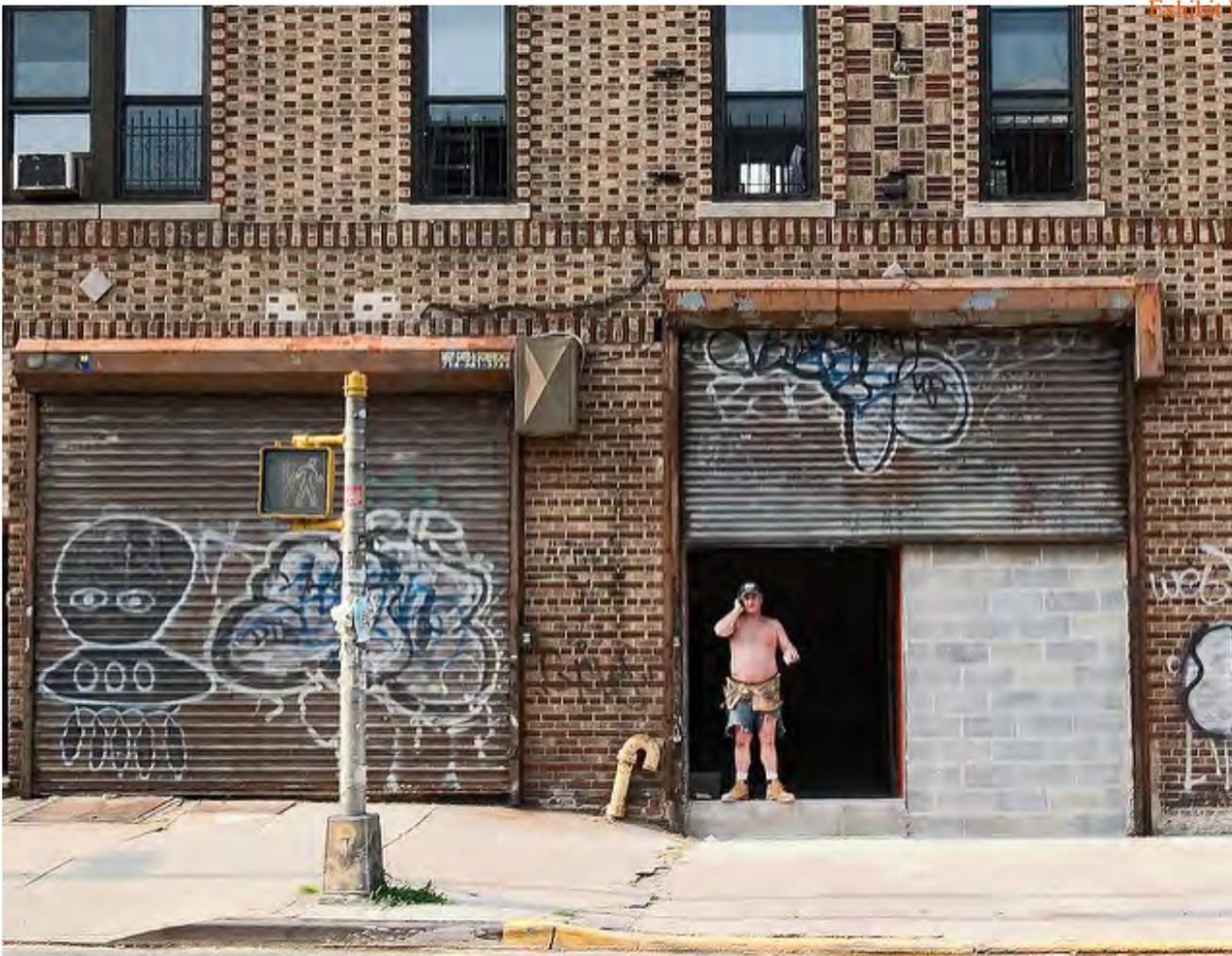
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Williamsburg Warns East New York About Industrial-Strength Gentrification

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 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." Exhibit D.3

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 Altantic 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.

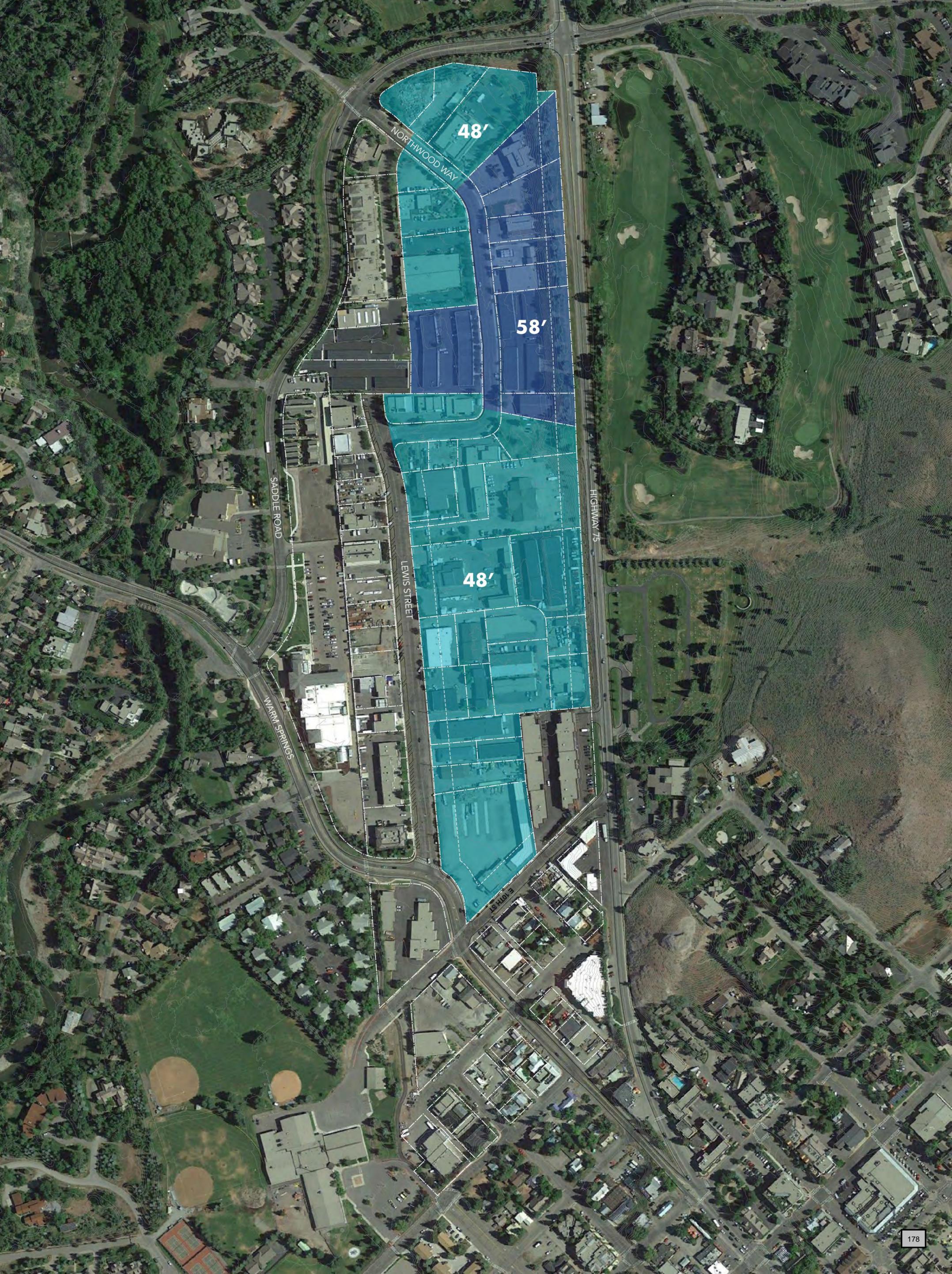
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Exhibit F



48'

58'

48'

NORTHWOOD WAY

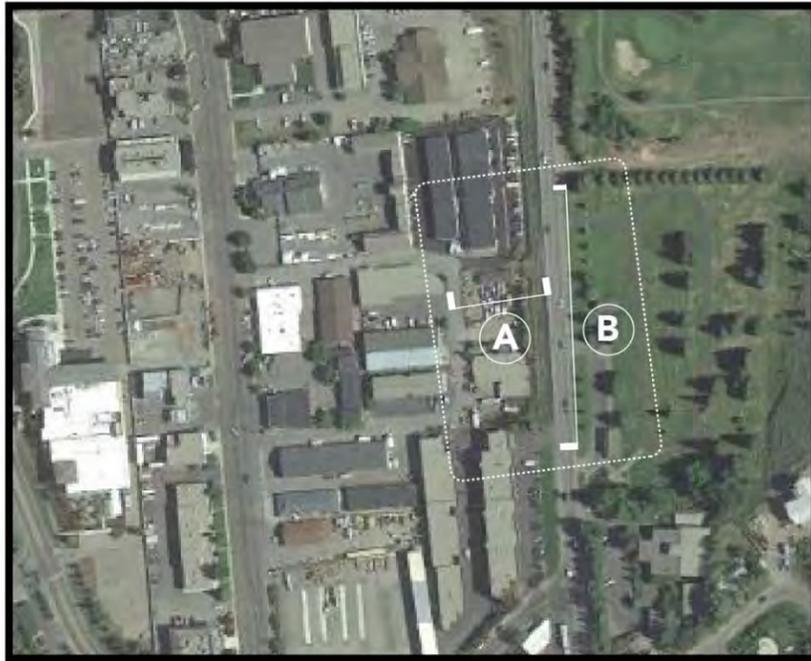
SADDLE ROAD

WARM SPRINGS

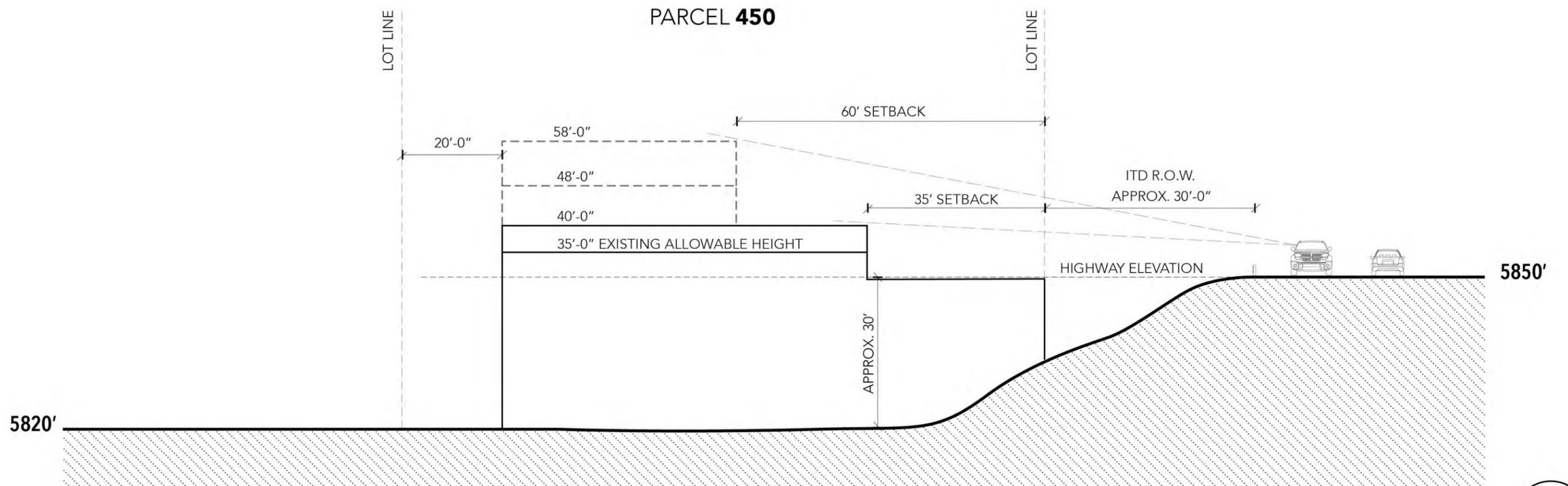
LEWIS STREET

HIGHWAY 75

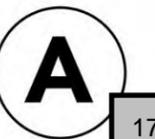
E 10TH ST



VIEW KEY



HIGHWAY 75 - SECTION



VIEW 03 // EXISTING



VIEW 03 // 35'



VIEW 03 // 40'



VIEW 03 // 48' GABLED



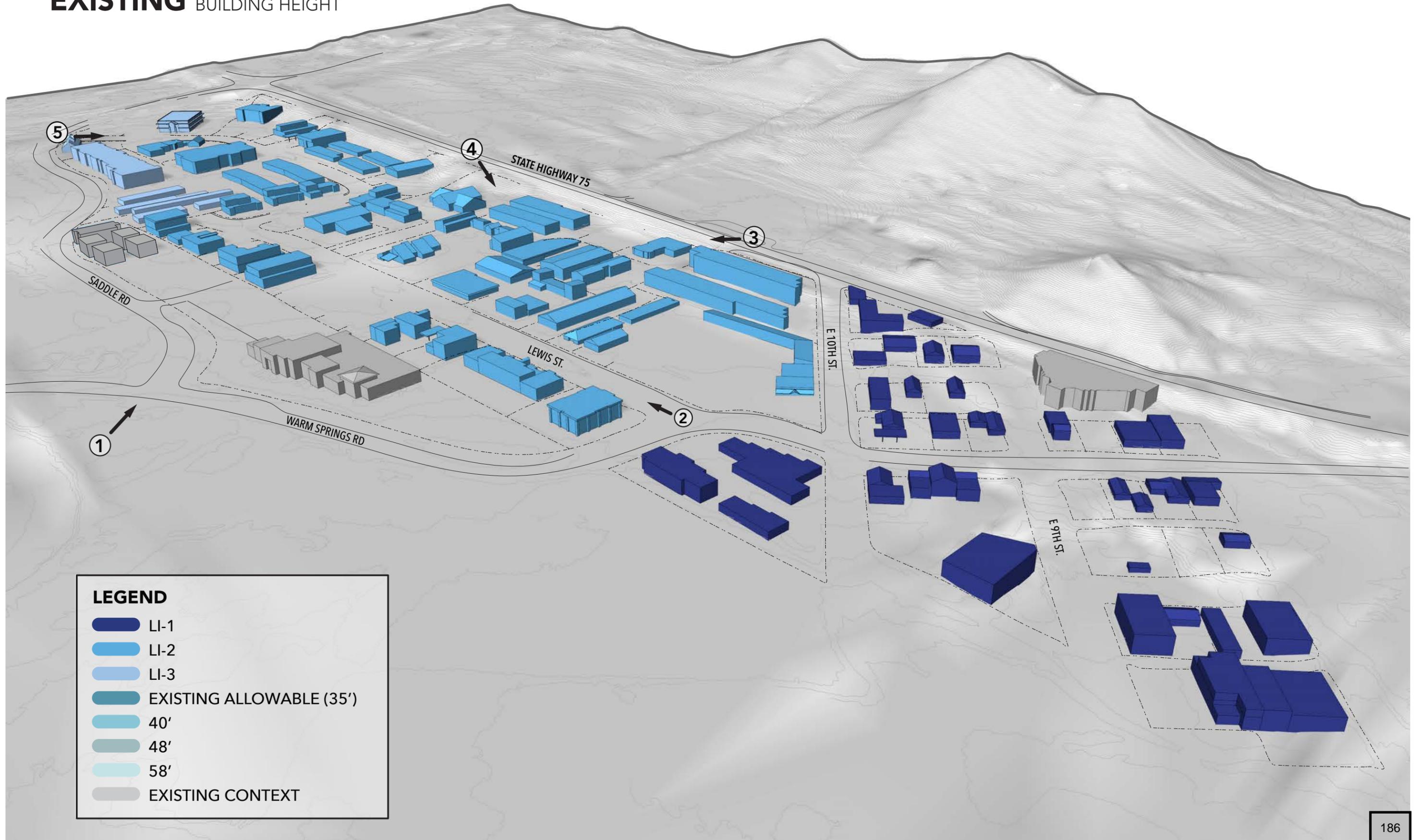
VIEW 03 // 48' SQUARE



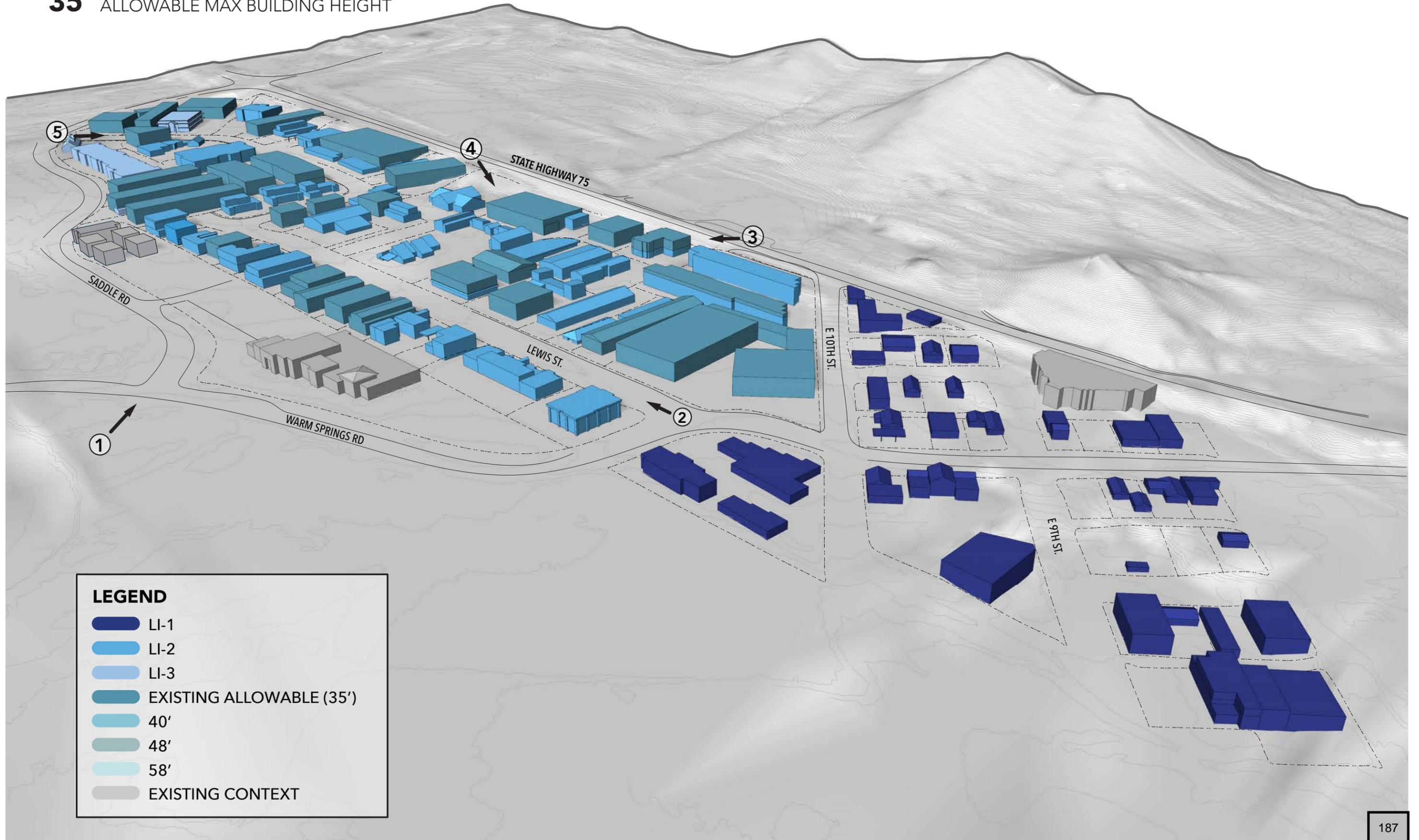
VIEW 03 // 58'



EXISTING BUILDING HEIGHT



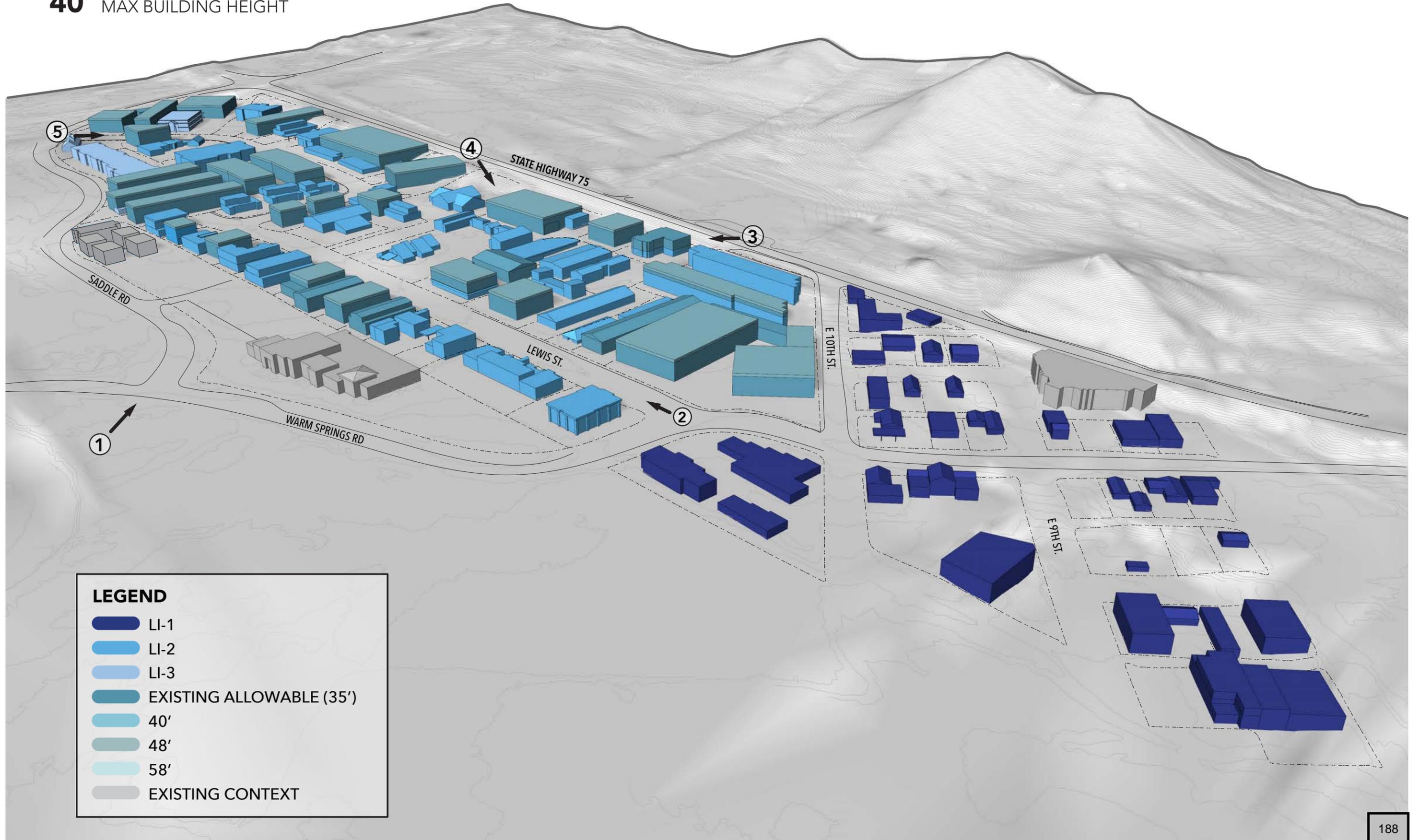
35' ALLOWABLE MAX BUILDING HEIGHT



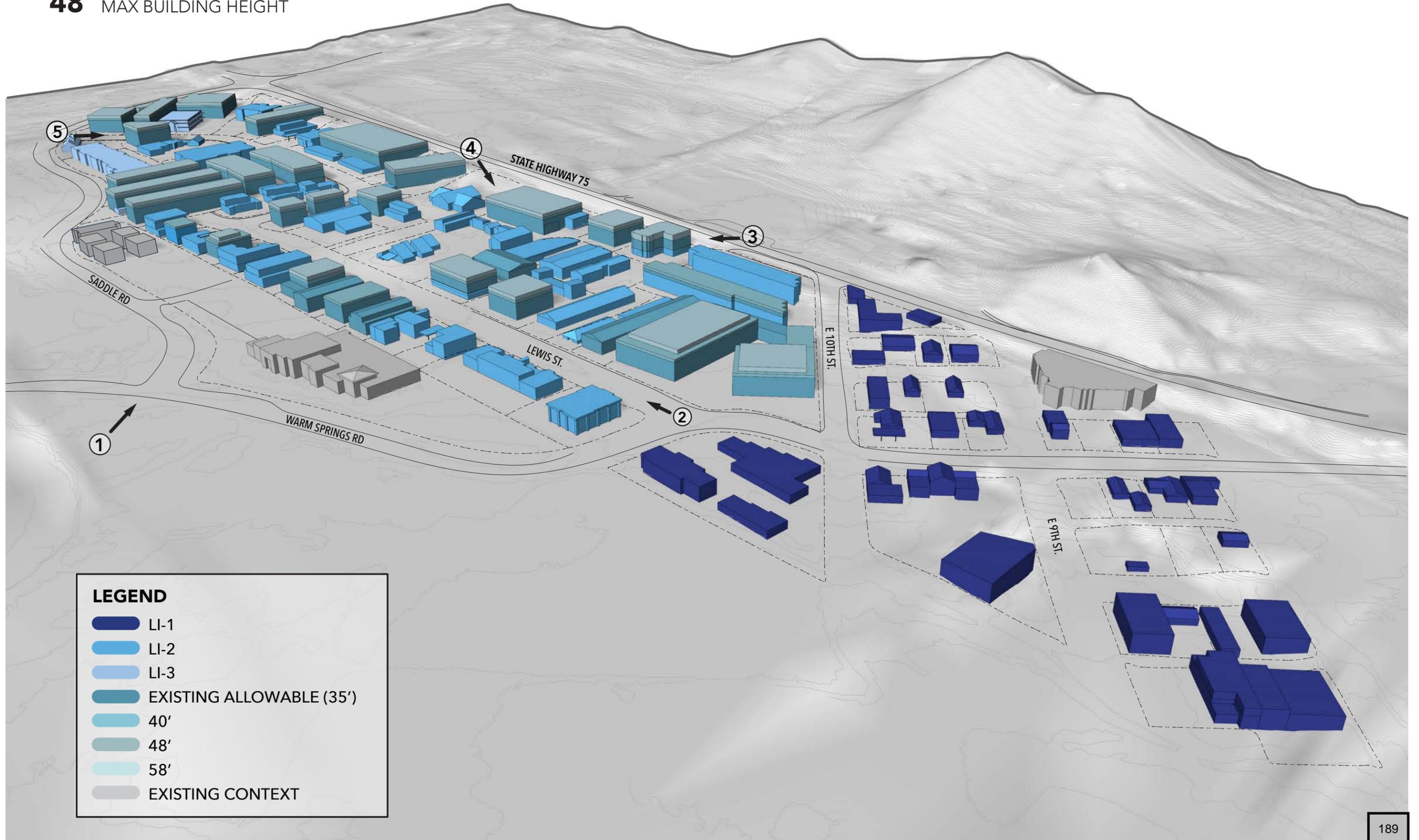
LEGEND

- LI-1
- LI-2
- LI-3
- EXISTING ALLOWABLE (35')
- 40'
- 48'
- 58'
- EXISTING CONTEXT

40' MAX BUILDING HEIGHT



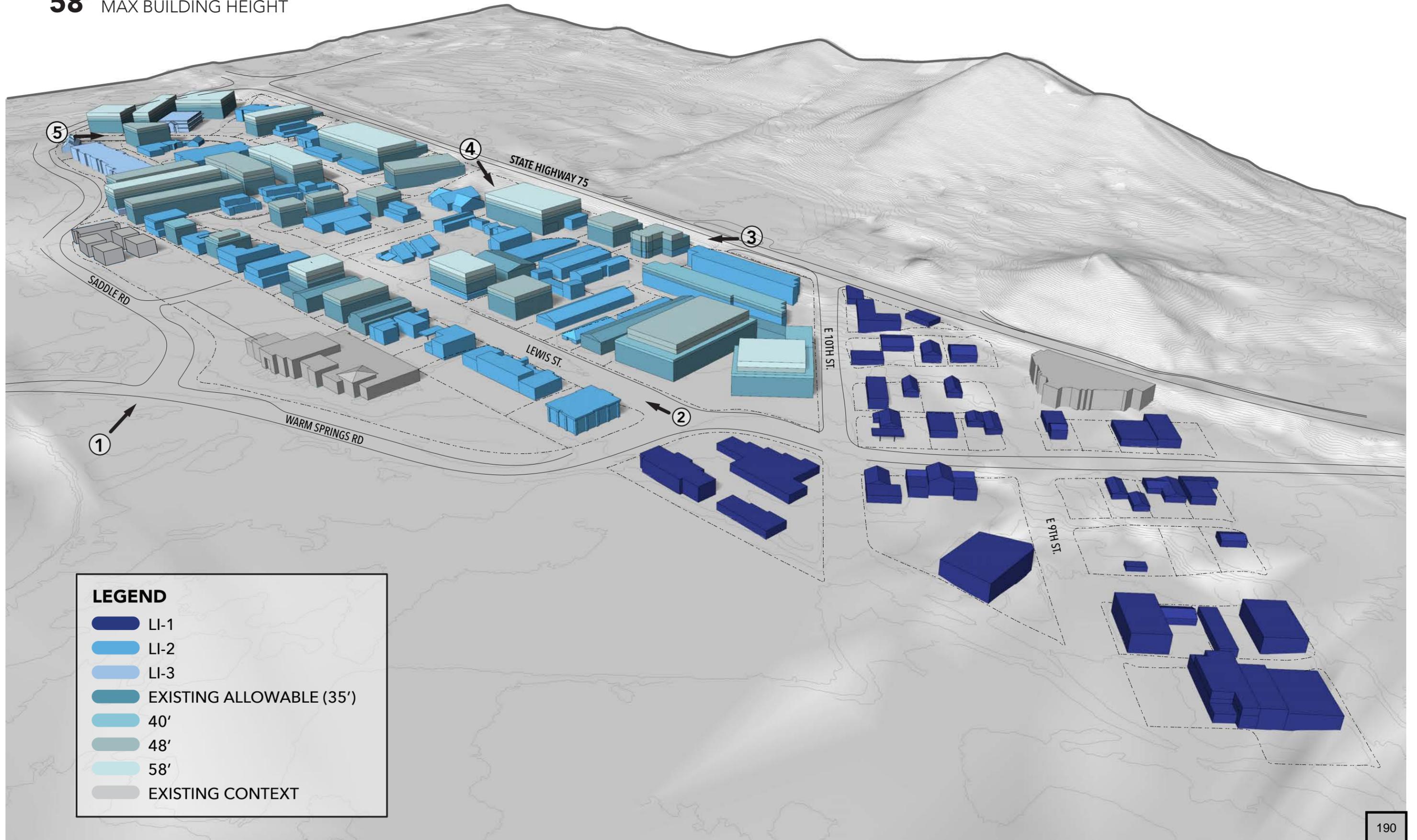
48' MAX BUILDING HEIGHT



LEGEND

- LI-1
- LI-2
- LI-3
- EXISTING ALLOWABLE (35')
- 40'
- 48'
- 58'
- EXISTING CONTEXT

58' MAX BUILDING HEIGHT



VIEW 01 EXISTING



VIEW 01 // 35'



VIEW 01 // 40'



VIEW 01 // 48'



VIEW 01 // 58'



VIEW 02 // EXISTING



VIEW 02 // 35'



VIEW 02 // 40'



VIEW 02 // 48'



VIEW 02 // 58'



VIEW 03 // EXISTING



VIEW 03 // 35'



VIEW 03 // 40'

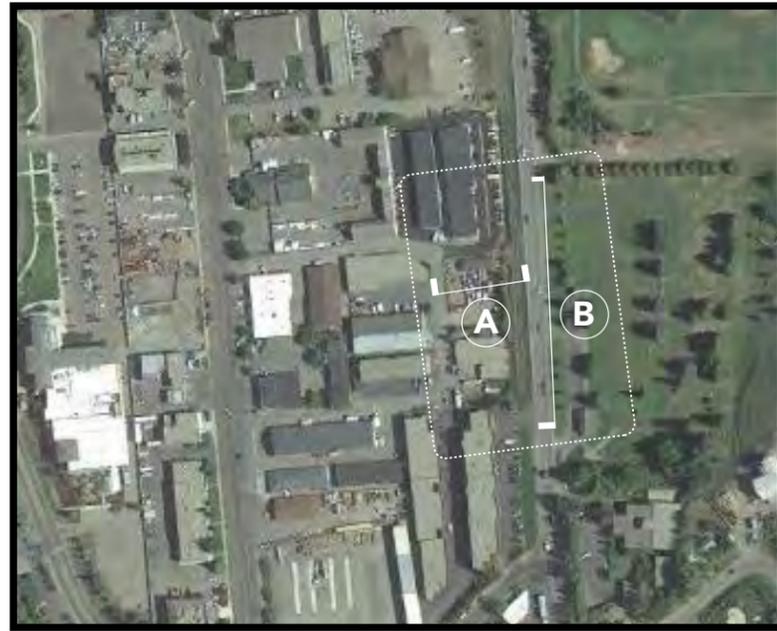


VIEW 03 // 48'

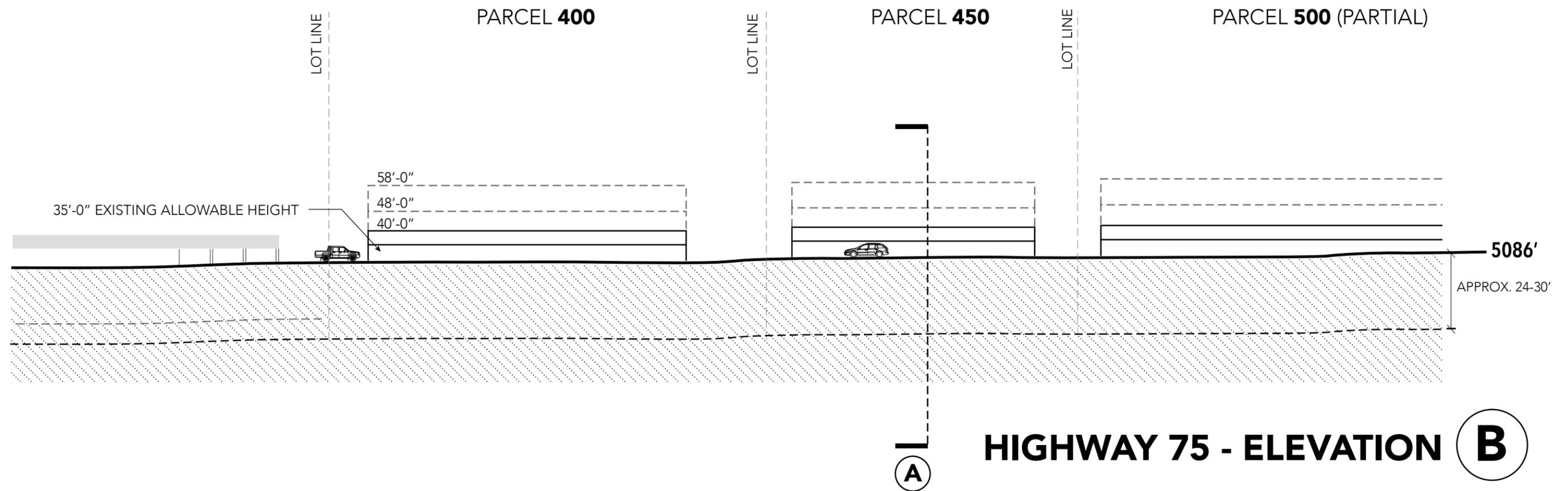


VIEW 03 // 58'





VIEW KEY



VIEW 04 // EXISTING



VIEW 04 // 35'



VIEW 04 // 40'



VIEW 04 // 48'



VIEW 04 // 58'



VIEW 05 // EXISTING



VIEW 05 // 35'



VIEW 05 // 40'



VIEW 05 // 48'



VIEW 05 // 58'

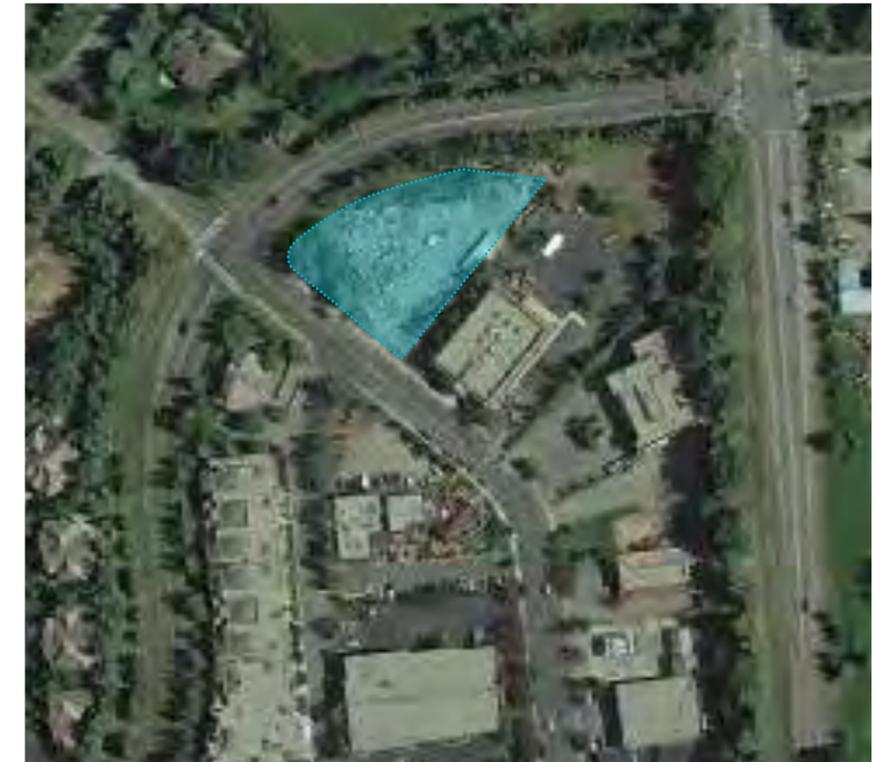
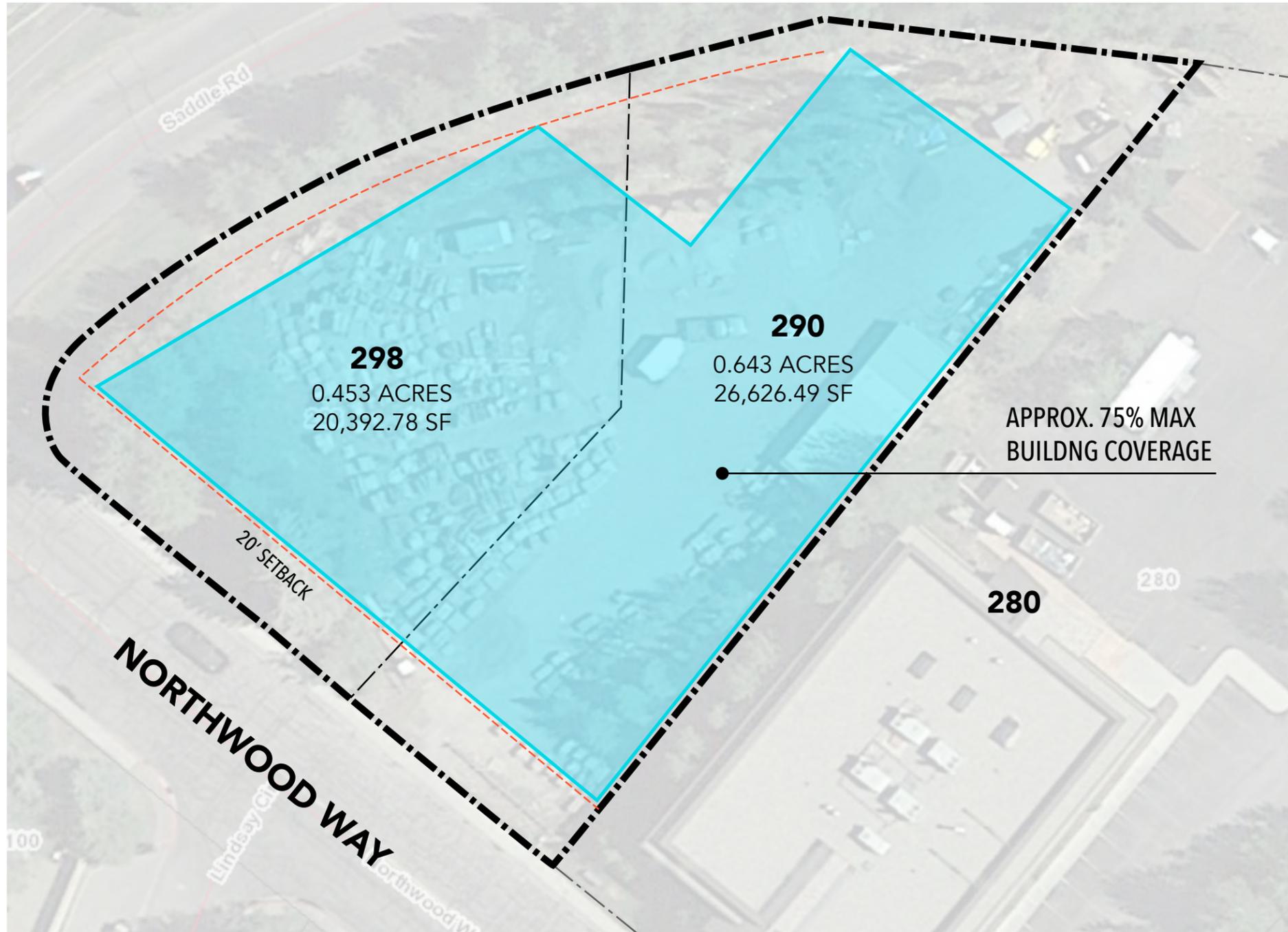




VIEW KEY

AREA TAKEOFF

- COMBINED LOT SF = **23,958.54 SF**
- COMBINED LOT ACRES = **.552**
- POTENTIAL BUILDING FOOTPRINT = **17,968 SF**
- + LEVEL 02 = **35,936 SF**
- + LEVEL 03 = **53,904 SF**
- + LEVEL 04 = **71,872 SF**
- + LEVEL 05 = **89,840 SF**



VIEW KEY

AREA TAKEOFF

COMBINED LOT SF = **47,019.27 SF**

COMBINED LOT ACRES = **1.096**

POTENTIAL BUILDING FOOTPRINT = **35,264.25 SF**

+ LEVEL 02 = **70,528.5 SF**

+ LEVEL 03 = **105,792.75 SF**

+ LEVEL 04 = **141,057 SF**

+ LEVEL 05 = **176,321.25 SF**

Exhibit G



City of Ketchum

January 30, 2019

To the Ketchum Community:

How can the light industrial zone be preserved and invigorated while providing an opportunity for the housing needed in the community? Last week, the city hosted 160 attendees at open houses held at the Limelight Hotel to answer this question. The city shared its vision for the light industrial area (LI) developed thus far and which positions the LI needs – as the place for businesses and housing – to secure a sustainable and diverse future for Ketchum. Open house participants conversed with elected officials and staff and shared thoughts in writing to a series of open-ended questions. What still remains a major concern is an increase in vacation rentals and second homes being introduced into the LI.

Some broad observations were as follows:

- Majority expressed support for workforce housing and live/work, or a healthy balance of housing and light industrial use, as the priority for the LI
- The LI as a place for entry-point housing was seen as the biggest opportunity for housing in the LI
- Preservation of light industrial use on the first floor was deemed most important in the geographical center of the LI – the LI-2 district
- Support was expressed for a broad variety of uses – recreation technology, modern office spaces, educational workshops, teacher housing, artist live/work space, building trades; yet auto repair and construction related uses were deemed essential
- Support over height limit increases was mixed
- Overall, the majority agreed the city is on the right track with proposed changes to the LI

City Council will now consider the recommendations of the Planning and Zoning Commission along with any changes city staff deem essential after hearing from the public.

Now that we've heard from the community, we are confident a solution can be achieved that satisfies the requirements of the businesses and users of the LI, and provides affordable, workforce housing we so desperately need.

Read on for the full results and a copy of the presentation.

Mayor Neil Bradshaw

OUR VISION FOR A VIBRANT SUSTAINABLE COMMUNITY

What kind of community do we want to become?

A High End Resort Retirement Community
or

A Living Community with a Sustainable Economy and a Diverse Demographic Prepared for the 21st Century?

"This should have been done 20 years ago.
It's too late to change now."
Ketchum Resident 2040

Ketchum is Becoming Older

1990 median age: 33.4 years
2000 median age: 39.0 years
2016 median age: 50.6 years
U.S. median age: 37.4 years

Emptier

Population Census 2000: 3,011
Population Census 2016: 2,753
Population year round* 1,800

*Estimate based on water use.

Slower

Fewer Slack Events
Less Evening Entertainment Offerings
Town Closes Earlier



Part-time Homeowners and Visitors rank **sense of community** as one of their top priorities

"Come for the skiing, return for the summers, stay for community."

Vibrant Communities & Healthy Economies need **people to live in them**, not just to visit or commute to them

"No businesses will move here if they can't find a place for their employees to live."
Longtime Ketchum Businessman

"If the only people left after most workers leave for the day are tourists and night staff, the sense of community, tradition, and history that are Ketchum's cornerstones will be lost."
Housing Affordability in Ketchum p5

Age diversity creates vibrancy
Vibrancy increases tourism
The next generation of tourists won't visit a retirement community

We Need Housing for the Next Generation of Community Leaders

HOUSING FOR PEOPLE WHO WORK IN KETCHUM & WANT TO LIVE HERE

A Vision for Housing

2014 Ketchum Comprehensive Plan Page 25

The Ketchum community wants:

- the majority of people who work in Ketchum to have an **opportunity to reside here**
- people who have lived here to be able to **stay here** regardless of their age

The Ketchum community knows:

- diversity of housing** is critically linked to a strong economy and a year-round population
- diverse and **affordable housing** is often one of the first considerations for new business locating in a community

Living south and commuting will always be an option, but people who live in Ketchum:

- spend their money** in Ketchum stimulating the Ketchum economy
- are closer to where they work and more **invested in the community**
- relieve traffic congestion** by eliminating a commute

the Community Supports

Results from A Fair on the Square Summer 2018

We need more long-term rental housing for our workforce!



Mayor's Comments: The public overwhelmingly believes that more long-term rentals are needed in Ketchum.

Is it important to have a greater variety of housing types and prices!



Mayor's Comments: The public indicates that it is important for Ketchum to have a greater diversity when it comes to housing types and prices.

It is important for our future to have housing in Ketchum for people who want to live and work here!



Mayor's Comments: Housing for the workforce is important if local businesses are going to retain employees.

and the Data Confirms

Long-Term Rentals play a vital role in creating a functional community

- Local businesses need affordable rentals to attract and retain employees
- Lack of rental housing is an impediment to new businesses looking to establish in Ketchum
- The Next Generation needs a way to get started when first moving to our town

In Ketchum there were only **79 Long-Term Rentals** advertised in all of 2016 and **over 300 Short-Term Rentals** are advertised online daily

"Since 2010, short-term rentals contribute to the loss of workforce ownership and rental housing in Ketchum."
Housing Unaffordability in Ketchum p.5

HOW IS THE LIGHT INDUSTRIAL ZONE CURRENTLY WORKING?

The L.I. Zone is Under-Developed

Definition:

Under-Developed Land = land value is greater than the value of the built improvements



- Vacant Land
- Under-Developed Properties

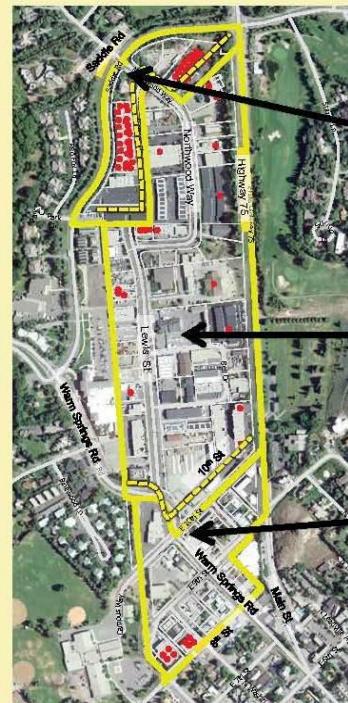
L.I. 3
Transition Area adjacent to Saddle Road

L.I. 2
Heart of the L.I. centered around Lewis Street

L.I. 1
Transition Area centered around Warm Springs Road

Existing Residential Uses in the L.I.

The current ordinance allows residential use in the L.I. zones as a Conditional Use or as part of a Planned Unit Development



● Residential Units

L.I. 3
48 Permitted Residential Units

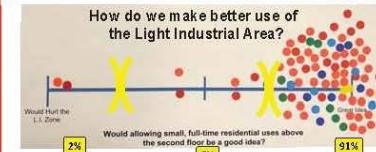
L.I. 2
18 Permitted Residential Units

L.I. 1
8 Permitted Residential Units

The Community Supports Residential Use in the L.I.

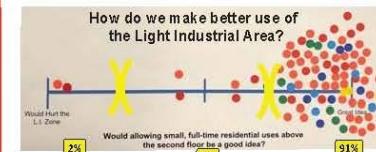
Results from A Fair on the Square Summer 2018

Would allowing small, full-time residential uses above the second floor be a good idea?



Mayor's Comments: Clearly there is support for more residential units in the L.I., as long as the units are above the ground floor.

Would zoning for Live/Work places be a good idea in the L.I.?



Mayor's Comments: Encouraging a diversity of housing options is essential to enable a diversity of residents to live in Ketchum. "Live/Work" should be one of those options.

as long as L.I. on the ground floor is protected

Mayor's Comments:

Any potential rezone of the L.I. must ensure that L.I. use is allowed and provided for on the lower floors. This has to be part of our thinking.

PURPOSES AND

USES IN THE THREE

DIFFERENT L.I. ZONES

L.I. 3 17.18.150

LIGHT INDUSTRIAL DISTRICT 3

Purpose: The L.I. 3 light industrial district is established as a **transition area between the L.I. 2 district and the adjacent residential districts.**

L.I. 2 17.18.150

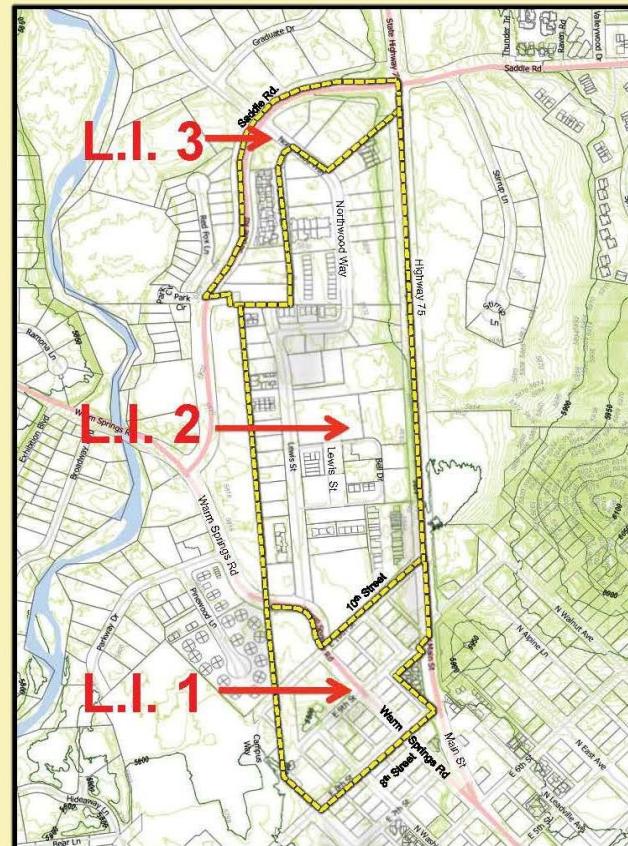
LIGHT INDUSTRIAL DISTRICT 2

Purpose: The L.I. 2 light industrial district is the city's **primary light industrial area** with the foremost purpose of providing suitable land and environs for uses that are not appropriate in other zones due to their light industrial nature, but which provide an **essential or unique service to support the local economy** and permanent year-round employment base.

L.I. 1 17.18.140

LIGHT INDUSTRIAL DISTRICT 1

Purpose: The L.I. 1 light industrial district is established as a **transition area between the L.I. 2 district and the Community Core.**



L.I. Permitted Uses

essential or unique services to support the local economy and provide a permanent year-round employment base

1. small light manufacturing
2. wholesale trade and distribution
3. service industries with bulk retail
4. office use related to construction and maintenance services
5. technology industries
6. research and development

L.I. Conditional Uses

1. limited retail less than 25% of wholesale
2. multiple-family dwellings intended to be secondary and subordinate to the primary light industrial purposes
3. deed-restricted and market-rate multi-family dwellings located within mixed-use buildings

PROPOSED CHANGES TO THE L.I. ZONE FOR CITY COUNCIL CONSIDERATION

Recommended by the Planning & Zoning Commission Oct 8, 2018

The L.I. is essential for a functional community

Provides essential services and critical year-round employment base

Limited Land Area

Less than 3% of land in the city is zoned L.I.

Lacks Economic Incentive to Develop

Building for purely L.I. use yields minimum economic returns

A Challenging Environment for Business Relocation

Lack of workforce housing limits business relocation and expansion

A Prime Opportunity

To retain and attract L.I. uses and provide live/work and workforce housing

Workforce Overlay Area

18' Ground Floor Ceiling Ht.
allows 48' Building Height



Ground floor use is limited to approved L.I. uses

Primary L.I. use required on ground level for delivery and material handling to protect current and future L.I. use

A broader definition of Industrial Uses

Creates opportunity for future uses- Industrial Design, Cottage Industries, etc.

Live/Work Opportunities

Incentivizes start up businesses and entrepreneurs.

18' Minimum Ground Floor Ceiling Height

To provide for the greatest variety of future L.I. Allows for 16' garage doors, vehicle access, and ventilation equipment.

Increased Allowable Height

For buildings with 18' min ceiling height on ground floor
40' height for 3-story building
48' height for 4-story building within Workforce Housing Overlay Area

OPTIMIZE OPPORTUNITY

& MINIMIZE IMPACT



Showing some buildings
in the L.I. 1 & L.I. 2
Workforce Overlay Area
built up to 48' height

**Increased building height
creates future opportunities
with minimum impact**



Topography
allows for
greater height
without
blocking views
or shading
highway



Minimum view
impact from
Warm Springs Rd



Minimum view
impact from
Saddle Road

WHAT ARE THE RIGHT

RESIDENTIAL USES

Emphasizing Workforce Housing

- Incentivizes rental units
- Smaller Units
- Size Restriction 400 to 1000 sq.ft. in L.I. 1 & L.I. 2
- Ownership units require Deed Restrictions and affordable housing caps

Live/Work Opportunities

- New housing option allowed by city code
- Live/work units can be condominiumized
- Development standards prioritize the work aspect of the unit guaranteed by restrictive covenant
 - Work component must be greater than the residential component
 - Work component must have the primary entry. Residential entry will be secondary.

Minimizing Impact of Residential Use on Industrial Use

Conditions of Approval for Residential Uses

- adequate and separated parking
- safe and suitable street access required
- sound mitigating construction in new buildings
- residential rentals and sales must be notified they are in an industrial zone, and the residential use is secondary to the industrial use

PLANNING FOR FUTURE OPPORTUNITIES

Planning for Today Allowing for the Future

- Current economics make it unlikely that there will be a “boom” in application for 48’ high buildings in the near future.
- The ordinance rewrite is intended to preserve L.I. uses in Ketchum and provide for future development that facilitates a functional community.

New business and industrial opportunities that could occur under the revised ordinance

- High Tech Centers
- Cottage Industries
- Start up / Incubator
- Business to Business collaborations (hotels that need employee housing partnering with industrial uses)

The L.I. 3 Presents Unique Opportunities

- It is a relatively small portion of the L.I. zone
- It is an important buffer between L.I. uses and the adjacent single-family and multi-family residential zones
- It is already somewhat residential by nature. It currently contains 48 residential units; 2 times as many as the rest of the L.I.
- The Scott and Smith Buildings have been converted to primarily residential use
- It has better access to bus, bike and roads that do not travel through the heart of the L.I.

**It may not be necessary to
require L.I. use on the
ground floor**

YOUR IDEAS ON HOW TO CREATE A HEALTHY L.I. ZONE

IDEA	CHECK HERE IF YOU AGREE
* IN L1.2 - RESIDENTIAL USE MUST BE SUBORDINATE TO L1 USE	
h L2 - as long as commercial use is on ground / first level, a given priority for offices above then use 2nd/3rd floor for residential.	
1st floor remains industrial	
2 1/2 L1 2 / work only (NO short term) 2nd flr change the height - 60' - 80' OK! *	
10th st. needs speed bumps! people racing up and down 10th st.	
no height change or do not exceed 48'	
YES	
TAX RELIEF	
Uni facility in the whole zone : preserve 1 st fl. Com/Incls	
Limit size of housing to 1100 sq ft	
48' HEIGHT LIMIT IS NOT SUFFICIENT TO ACCOMMODATE 4 STORIES W/ 18' GROUND FLOOR C/A HT	
ENFORCE YOUR RULES! WHY BOTHER MAKING RULES WHEN DON'T ENFORCE-	

WHAT FUTURE BUSINESSES WOULD BE RIGHT IN THE L.I. ZONE

IDEA

CHECK HERE IF YOU AGREE

Vocational Education Workshops with Teacher Housing above. Rec/Tec	
Artists Live/work space (proven professional) "SOHO"	
NOT PARKING INTENSIVE (Theater, etc)	
Anything that is QUASI INDUSTRIAL/Business	
small business's w/living quarters!	
KEEP OUR LIGHT INDUST. BUSINESSES (PAINT; HARDWARE, WOOD, ETC).	
SMELTER	
COMMERCIAL PRODUCTION STUDIO	
MEDIA PRODUCTION	
TRADES (PAINT, HARDWARE, WOOD), BUILDING COMPONENTS, DISTRIBUTORS (WINE, BEER, SNACKS, FOOD), LIGHT MFG. (CABINETS, HARDWARE, FOOD), WEB BUSINESS (WEBSITE, WEB APPS, DESIGN, STORES), FULFILLMENT CENTER	

YOUR IDEAS ON HOW TO GET RENTAL WORKFORCE HOUSING IN KETCHUM

CHECK HERE

IDEA ^{agree!} Requiring contractors to include affordable units in apt. bldgs. — No in lieu payments instead.  IF YOU AGREE

Fund raise — buy units at different condo complexes — rent at below Mkt. rates 	
Look at property near the hospital in conjunction with the county and city of Hailey 	
USE CITY FEE-IN-LIEU FUNDS TO HELP PAY FOR DIRT TO MAKE PROJECTS MORE VIABLE FOR IMPACT INVESTORS / WORKFORCE DEVELOPERS.	
ANNEX PROPERTY AT HOSPITAL AND BENCH ABOVE	
 Look @ Gateway property — (limit 3) story ht	
Allow the market to work INCENTIVISE ALL THE STAKE HOLDERS.	
WE NEED \$20,000,000 dedicated to a fund to start the process — To buy the land etc put into a 501 C3	 ??
change the zoning code to make it feasible 	
(BE SURE TO HAVE "FOR SALE" IN WORKFORCE HOUSING)	
LET DEVELOPERS BUILD CHEAPER, SMALLER, DENSER. IMPACT FEES, AFFORDABLE HOUSING FEES RAISE THE COST OF BUILDING, AS DO HEIGHT RESTRICTIONS. GOVERNMENT SUBSIDIZED HOUSING PROJECTS PUSH OUT NATURAL MARKET FOR DEVELOPMENT	
REDUCE CODE RESTRICTIONS. FACE THE SUN	
We need deed-restricted housing for full-time workers.	
Approve de Chase Miksis proposal for (20) unit apt bldg. on School District owned lot across from Huntington school. 	

WHAT ARE THE ESSENTIAL L.I. USES WE NEED TO PRESERVE?

ESSENTIAL USE

CHECK HERE
IF YOU AGREE

Attractive office usage for the next Smith, Scott, Deched + First Lites of the world	
Essential service providers spaces (auto, building, repair, etc)	
LUMBER YARD	
CONSTRUCTION RENTAL	
PRINTING SHOP	
Paint stores	
Cutting edge theaters like "The Spot" ← not Industrial!	
Adequate, Convenient, Ample Parking for all	
Keep living costs DOWN! Hello!!	
Companies that can make money!	
TRADE BUS (PLUMBING, LIGHTING, ELECT, CABINET, HVAC)	
RENTAL BUSINESSES -	

WHAT ARE THE ESSENTIAL L.I. USES WE NEED TO PRESERVE?

ESSENTIAL USE

CHECK HERE IF YOU AGREE

healthy mix of commercial & residential



COMMERCIAL 1ST FLOOR



L2 core with trades



No bldg. above (3) stories to preserve view corridor (w) parking



↑ Height limit to 80 feet



LIGHT INDUST. FIRST FLOOR

TALLER



More Residential, strictly affordable, no short term



Primary use in LI is light industrial; noisy, deliveries e all hours,



HOW CAN WE RETAIN AND ATTRACT ESSENTIAL L.I. USES

IDEA

CHECK HERE IF YOU AGREE

<p>★ Tax incentives for businesses</p>	<p>✓✓ 👍 👍 ✓✓ 👍 👍 👍 👍 👍 👍</p>
<p>Clear, objective standards</p>	<p>👍 👍 👍 👍 👍</p>
<p>WHY BOTHER ... Cheaper down south</p>	<p>👍</p>
<p>BUT WE NEED HERE! NEW-TAX INCENTIVIZED USES (REDUCE CITY COST)</p>	<p>👍 👍 👍</p>
<p>Move-in cost for \$1,100 = To city.....really???!.</p>	<p></p>
<p>Mitigate impact of residential on the businesses</p>	<p>👍 👍 👍 👍</p>
<p>clear jersey barriers on 10th st. ugly!</p>	<p></p>
<p>remove illegal residents especially those who are disrupting businesses.</p>	<p>👍 👍 👍 ✗ ✗ ✗</p>
<p>Make sure parking of residents doesn't take business parking</p>	<p>👍 👍 👍 ✗ ✗</p>
<p>What are 'essential' LI uses?</p>	<p></p>
<p>Residential adds diversity & vibrancy to LI. For mixed use</p>	<p>👍</p>
<p></p>	<p></p>

What are the top opportunities that we have in the L.I. Zone?

Young population being more open to living in a work/live environ than a family → younger population

Live/work community

Entry point housing for local full time residents

New business attraction for young working professionals

Ensure economic future by providing workforce housing
ENTRY POINT "FOR SALE" HOUSING FOR FULL TIME RESIDENTS

Set up rules, regulations and check-ups to ensure affordable housing stays affordable in perpetuity.

More diverse housing adds vibrancy. Live/work opportunities

Attract more businesses

Create vibrancy & a hip vibe for live/work.

What is the worst outcome we could have in the L.I. Zone

Second home owners & Short-term rentals.

Trucks vs CHILDREN = Disaster

A big Affordable Housing unit that would become an AirBNB!
* THIS IS A LEGITIMATE CONCERN, BUT CAN BE ADDRESSED WITH CCRP'S + HOA RULES. - CHECK FLORIDA STATE LAW AND COURT CASES!

Residential limited to owner use or affordable housing.
no arbitrage.

Abuse of community housing

Bldgs higher than (3) stories which block mt. view corridor

Neglect of sidewalk on South Ramp South Side getting P.D. TRAFFIC out of LI

Too Much Traffic! Road is ALREADY CONGESTED. Keep with existing REPLACING IT WITH USES THAT COULD BE ESTABLISHED ELSEWHERE

↳ area around YMCA; crosswalks must be protected → children vs traffic

A meaningful number of residential workforce units is NOT built

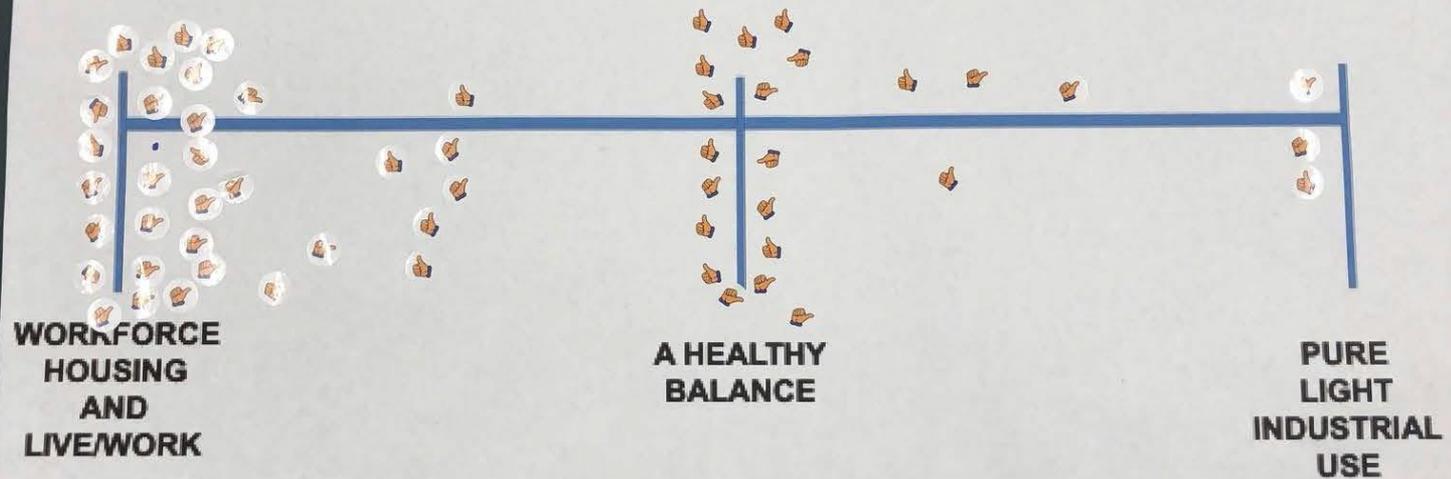
Allowing residential housing + running out of space in LI for business/industry

Allowing affordable housing in LI w/o strict rules, check-ups + insurance that units will remain affordable in perpetuity.

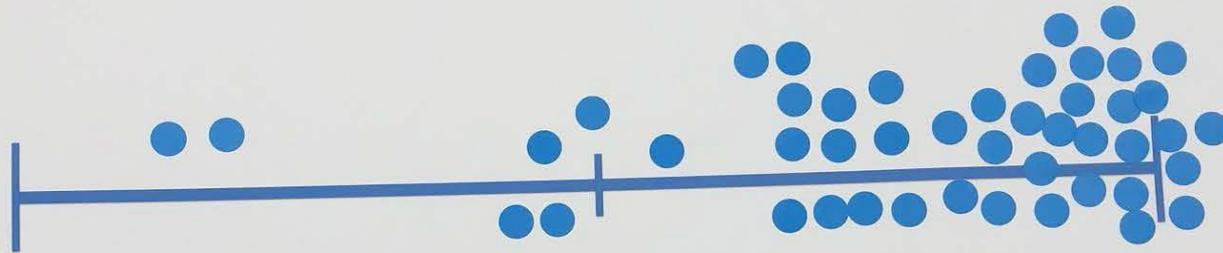
Housing w/o balconies. Open communal space is also important; incentivize the developers to put in balconies.

HOUSING WITHOUT OUT DOOR SPACE

WHAT SHOULD BE THE PRIORITY IN THE L.I. ZONE



IS THE CITY ON THE RIGHT TRACK PROPOSED CHANGES TO THE L.I. ZONE



NO WAY

**NEEDS FURTHER
CONSIDERATION**

RIGHT ON

A Fare on the Square May 25, 2018



City of Ketchum

April 15, 2019

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to Approve to Extend the Ohio Gulch Sludge Drying Fields Lease Agreement

Recommendation and Summary

Staff is recommending the council authorize an Addendum to Lease Agreement which extends the lease agreement with Blaine County for the use of the sludge drying fields at the Ohio Gulch Waste Transfer Station and adopt the following motion:

I move to approve the Addendum to Lease Agreement for an extension of the term of the Ohio Gulch sludge drying fields lease agreement with Blaine County, the City of Hailey and the Sun Valley Water and Sewer District so that it is valid and in force until April 5, 2020.

The reasons for the recommendation are as follows:

- The existing lease agreement expired April 5, 2019.
- A new agreement for sludge handling at the Ohio Gulch facility is being developed at this time and will include other Wood River valley users as participants of the new agreement.
- The sludge drying facilities at Ohio Gulch are part of the Biosolids Management Plan authorized by the Idaho Department of Environmental Quality

Analysis

The Ohio Gulch Sludge Management Facility is the only place in the Wood River valley able to accept wastewater sludge for proper disposal. Extending the existing lease agreement for one (1) year will allow Blaine County, as owner of the property, and the various users of the facility to develop a more thorough and equitable agreement for this necessary step in Ketchum's wastewater treatment process.

Financial Impact

There are no costs involved with the extension of this lease.

Attachments:

Addendum to Lease Agreement
Ohio Gulch Sludge Management Facility Lease Agreement

ADDENDUM TO LEASE AGREEMENT

THIS ADDENDUM AGREEMENT, effective as of the date hereinbelow stated, is entered into by and between the COUNTY OF BLAINE, a political subdivision of the State of Idaho, hereinafter referred to as "County", and the CITIES OF KETCHUM AND HAILEY, Idaho, municipal corporations, and the SUN VALLEY WATER AND SEWER DISTRICT, a water and sewer district existing under and by virtue of the laws of the State of Idaho, which entities are hereinafter collectively referred to as "Cities".

RECITALS

1. On April 5, 1999, the parties entered into a lease agreement concerning real property located in the Ohio Gulch area of Blaine County for the use of "drying fields" for sludge generated from wastewater treatment plants operated by the Cities, hereinafter referred to as "lease agreement", which is attached to this ADDENDUM AGREEMENT as Exhibit A and hereby incorporated by reference herein.

2. The lease agreement included a term of twenty years and is set to expire on April 5, 2019.

3. The parties wish to extend the term of the lease agreement so that it is valid and in force until April 5, 2020.

4. Besides the extended term, the parties agree that all existing terms in the lease are still applicable.

NOW, THEREFORE, in consideration of the mutual agreements hereinafter contained and subject to the terms and conditions hereinafter stated, the parties hereby agree to this ADDENDUM TO LEASE AGREEMENT as follows:

1. Term. The lease agreement shall be in full force and effect until its expiration on April 5, 2020. All prior lease agreement terms shall conform to the April 5, 2020 termination date.
2. Existing Lease. All other terms of the lease agreement provided herein remain in full force and effect.

Agreement entered into and effective as of this _____ day of _____,
2019.

BLAINE COUNTY BOARD OF COUNTY
COMMISSIONERS

ATTEST:

By _____
ANGENIE MCCLEARY, Vice Chair

Jolynn Drage, Clerk

“CITIES”

FRITZ X. HAEMMERLE, Mayor
City of Hailey

ATTEST:

MARY CONE
Hailey City Clerk

NEIL BRADSHAW, Mayor
City of Ketchum

ATTEST:

ROBIN CROTTY
Ketchum City Clerk

JAMES D. LOYD, President
Sun Valley Water and Sewer District

ATTEST:

JEANENE PARKER,
Treasurer

LEASE

This agreement is made and entered into this 5th day of April, 1999, by and between the **COUNTY OF BLAINE**, Idaho, a political subdivision of the State of Idaho, hereinafter referred to as "County" and the **CITIES OF KETCHUM AND HAILEY**, Idaho, Idaho municipal corporations, and the **SUN VALLEY WATER AND SEWER DISTRICT**, a water and sewer district existing under and by virtue of the laws of the State of Idaho, which entities are hereinafter collectively referred to as "Cities."

RECITALS

1. The County presently owns real property located in the Ohio Gulch area of Blaine County, more particularly described on **Exhibit "A"**, attached hereto.
2. This real property is commonly referred to as the "drying fields," containing six (6) separate drying fields for sludge generated from wastewater treatment plants operated by the Cities.
3. Management of the sludge drying fields has historically been provided by the Southern Idaho Regional Solid Waste District.
4. The parties now wish to agree upon terms and conditions whereby the County will lease to the Cities the area described on **Exhibit "A"**, attached to this agreement for the purpose of operating sludge drying fields thereon, which sludge shall be generated exclusively from publicly owned wastewater treatment systems.

IT IS THEREFORE AGREED in consideration of these recitals and the promises and covenants hereafter contained as follows:

1. **LEASE.** The County hereby leases to the Cities and the Cities agree to lease from the County that real property more particularly described on **Exhibit**

“A”, attached hereto, for the purpose of operating sludge drying fields containing sludge generated from publicly owned wastewater treatment plants within Blaine County.

2. **TERM.** The term of this lease shall be for a period of twenty (20) years, commencing with the 5th day of April, 1999, and ending with the 5th day of April, 2019.
3. **RENTAL.** No rental fee will be charged or due from the Cities to the County.
4. **EXCLUSIVE USE.** The Cities agree to use the real property for the purposes of drying sludge generated from publicly owned wastewater treatment plants, and any purpose reasonably related to such primary purpose, but no other purpose whatsoever, without the express written consent of the County.
5. **MANNER OF OPERATION.** The Cities agree to operate the sludge drying fields in full conformance with every existing law, including but not limited to, any applicable statute, ordinance, rule, regulation, or order of the United States of America, the State of Idaho or the County of Blaine, or any of its agencies, departments, commissions, or tribunals. Specifically and not by way of limitations, the Cities agree to operate the sludge drying fields in full conformance with the Ohio Gulch Sludge Management Site Procedures Manual, a copy of which is attached hereto as **Exhibit “B”**. The Cities agree to operate the sludge drying fields in full compliance with Title 40 of the Federal Code of Regulations, Part 503, as it now exists or as it may hereafter be amended. The Cities further agree to abide by any supplementary regulations or directives issued after negotiations with the County, for the proper operation of the sludge drying fields which may be issued from time to time by the County.
6. **STAFF.** The Cities agree to hire or contract, at all times during the terms of this agreement, sufficient, competent personnel to properly manage the sludge

drying fields in accordance with the terms and conditions of this agreement.

7. **ADDITIONAL MUNICIPALITIES.** The Cities shall allow, as they shall determine, other municipal corporations ~~of the State of Idaho~~, and extended treatment package systems serving ten (10) or more households, to utilize the sludge drying fields for sludge generated from their own publicly or privately owned wastewater treatment plants. The Cities may charge such reasonable fees as they shall determine for this use. The Cities shall develop operating guidelines for the reception of any additional sludge generated from publicly or privately owned wastewater treatment plants referred to in this paragraph so long as such guidelines are in full compliance with this agreement.
8. **JOINT AND SEVERAL LIABILITY.** The Cities shall be jointly and severally liable for the performance of this agreement.
9. **SEPTAGE.** The Cities agree that they shall not under any circumstances allow sludge or septage that is not "sewer sludge," as that term is defined in Title 40 of the Code of Federal Regulations, Part 503, to be deposited in the sludge drying areas subject to this lease, it being the express understanding of the parties that the real property subject to this lease will be used exclusively for the drying of sewage sludge.
10. **CONDITION OF PREMISES.** The Cities agree to operate the leased property in such a fashion as to insure appropriate, year round vehicular access to the area, consistent with the proper condition of the leased property to receive sewage sludge for drying. The Cities shall have the exclusive responsibility to maintain the leased property in a good condition of repair, including all fences, gates, outbuildings, and other improvements. The Cities may contract with the County or the County's agents for such maintenance and operational items as snow removal, discing, and sludge removal on such terms as may be negotiated by the parties. The final and ultimate responsibility for site maintenance shall be that of the Cities.

11. **CONDITION PRECEDENT.** This agreement must be approved by the State of Idaho Public Health and Welfare, Division of Environmental Quality prior to its becoming effective.
12. **IMPROVEMENT.** The Cities shall not construct new improvement on the real property without the written consent of the County. Any improvements constructed on the real property shall be the property of the County at the termination of the lease.
13. **INSPECTION.** The County shall retain the right to inspect the site at any reasonable time for purposes of determining the Cities' compliance with this agreement. Additionally, the County shall have the right, upon demand, to inspect any records required to be maintained by the Cities in connection with this lease, as described in **Exhibit "B"** attached hereto or in other provisions of law.
14. **DEFAULT.** Should the County determine that the Cities are in violation of any term or condition of this agreement, the County shall cause a writing to be delivered to the Cities at the addresses for notice provided elsewhere in this agreement, which writing shall set forth the exact nature of every claimed event of default. The Cities shall have fifteen (15) days from the receipt of such written notice to fully cure each claimed event of default. The County may not proceed to exercise any remedy to which it may be entitled under this agreement until the appropriate notice has been given to the Cities and the Cities have failed to cure in full each claimed event of default or provide a compliant schedule to cure the defaults acceptable to the County within the fifteen(15) day cure period.
15. **REMEDIES ON DEFAULT.** Should the Cities come into default under this agreement, and defaults are not timely cured after notice having been given, the County may then proceed to exercise any remedy to which it may be

entitled under the laws of the State of Idaho. These remedies may include, but are not limited to, the following:

- A. Termination of the lease agreement and the institution of a suit for any damages caused to the County as a result of the breach of the agreement; and/or
 - B. An action under the unlawful detainer laws of the State of Idaho seeking recovery of the possession of the real property subject to the lease.
 - C. Upon agreement of the parties, submit the dispute to an arbitrator (chosen by the parties) for binding arbitration under the procedures established by *Idaho Code* §7-901, *et seq.* The parties shall pay the arbitrator's fee in equal shares, one share to County and one share to Cities.
16. **INDEMNIFICATION.** The Cities agree to hold harmless and indemnify the County from all liability of whatever kind of nature which may in any way arise from this lease and the Cities' operation of the leased premises. The Cities agree to maintain in force a policy of public liability insurance throughout the term of this agreement naming the County as a coinsured thereon with a minimum single limit coverage of \$2,000,000.00. The Cities shall demonstrate the existence of this insurance policy being in force upon request from the County at all times during this agreement.
17. **PROHIBITION OF ASSIGNMENT OR SUBLEASE.** The Cities may not assign their rights under this agreement or sublease this agreement to any third party without the express written consent of the County first having been obtained. This paragraph shall not be construed to prohibit the Cities from allowing other Idaho municipal corporations to deposit sludge generated from publicly owned wastewater treatment plants as provided elsewhere in this

agreement.

18. **NOTICES.** Notices under this agreement shall be given to the parties at the following addresses:

COUNTY

Board of Commissioners
Blaine County Courthouse
206 1st Avenue S., Suite 300
Hailey, ID 83333

CITIES

City of Ketchum
P.O. Box 2315
Ketchum, ID 83340

City of Hailey
115 S Main St.
Hailey, ID 83333

Sun Valley Water and Sewer District
P.O. Box 2410
Sun Valley, ID 83353

Duplicate notice shall be given to each City when notice is required under this agreement.

19. **INTEGRATION.** The parties hereto acknowledge that the terms, conditions and covenants of this agreement shall supersede any prior negotiations and agreements of the parties, that there are no other agreements not contained in this agreement, and that this agreement shall be the final expression of the agreement of the parties and shall control. No modifications of this agreement shall be valid unless in writing and executed by all the parties hereto.

20. **TIME OF THE ESSENCE.** Time is, and shall be, of the essence of each and every term and condition of this agreement.
21. **ATTORNEYS FEES ON DEFAULT.** If default be made by any party hereto in keeping or performing any of the covenants, conditions or agreements herein agreed to be kept by them, and the other party is required to employ an attorney to enforce any of the covenants, conditions or agreements herein contained, then and in such event, the party in default agrees to pay, in addition to all other sums herein agreed to be paid by them, a reasonable attorney's fee, together with any costs and disbursements that may be incurred in enforcing this agreement.
22. **APPLICABLE LAW.** This agreement shall be construed under and governed by the laws of the State of Idaho.

"COUNTY"



MARYANN MIX
Blaine County Board of Commissioners

ATTEST:

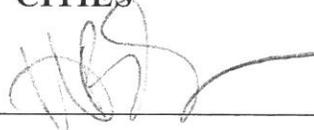


MARSHA RIEMANN
Blaine County Clerk

LEASE -7 OF 11

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"CITIES"



BRAD SIEMER, Mayor
City of Hailey

ATTEST:

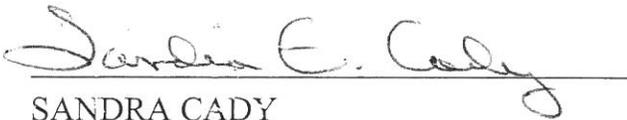


HEATHER DAWSON
Hailey City Clerk

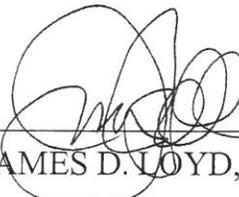


GUY P. COLES, Mayor
City of Ketchum

ATTEST:



SANDRA CADY
Ketchum City Clerk



JAMES D. LOYD, PRESIDENT
Sun Valley Water and Sewer District

ATTEST:



JOANNE K. VASSAR

LEASE -8 OF 11

E:\Ketchum\Sewer\Sludge Field Agmt.wpd

State of Idaho)
) ss.
County of Blaine)

On this 5 day of April, 1999, before me, the undersigned, Notary Public in and for said County and State, personally appeared MARYANN MIX, the Chairman of the Blaine County Board of Commissioners, known to me or proved to me upon satisfactory evidence to be the person whose name is subscribed to the within and foregoing instrument, and who acknowledged to me that she executed the same on behalf of said County.

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


Notary Public for Idaho
Residing at Hailey
Commission expires: 2003

(Seal)

State of Idaho)
) ss.
County of Blaine)

On this 2nd day of March, 1999, before me, the undersigned, Notary Public in and for said County and State, personally appeared BRAD SIEMER, Mayor of the City of Hailey, known to me or proved to me upon satisfactory evidence to be the person whose name is subscribed to the within and foregoing instrument, and who acknowledged to me that he executed the same on behalf of said City.

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

LEASE -9 OF 11

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Heather Dawson

Notary Public for Idaho

Residing at Hailey ID

Commission expires: 08/02/02

(Seal)

State of Idaho)
) ss.
County of Blaine)

On this 4th day of Feb, 1999, before me, the undersigned, Notary Public in and for said County and State, personally appeared GUY P. COLES, Mayor of the City of Ketchum, known to me or proved to me upon satisfactory evidence to be the person whose name is subscribed to the within and foregoing instrument, and who acknowledged to me that he executed the same on behalf of said City.

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

James O. Jaquet

Notary Public for Idaho

Residing at Ketchum

Commission expires: March 24, 2003

(Seal)

State of Idaho)
) ss.
County of Blaine)

On this 24TH day of FEBRUARY, 1999, before me, the undersigned, Notary Public in and for said County and State, personally appeared JAMES D. LOYD, President of Sun Valley Water and Sewer District, known to me or proved to me upon satisfactory evidence to be the person whose name is subscribed to the within and foregoing instrument, and who acknowledged to me that he executed the same on behalf of said City.

LEASE -10 OF 11

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

Joanne K. Vassar

Notary Public for Idaho

Residing at HAILEY

Commission expires: 8/14/2001

(Seal)



City of Ketchum

April 15, 2019

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to Provide Input on Community-Proposed Farmers' Market

Recommendation and Summary

Staff is requesting Council to review the attached proposal submitted to the City of Ketchum on April 10, 2019.

The reasons for the recommendation are as follows:

- The City of Ketchum fully supports and values a farmers' market in the downtown core.
- The Wood River Farmers' Market has moved to a location outside of the downtown core.
- City staff has been approached by several Ketchum and Wood River businesses who would like to create a farmers' market in downtown Ketchum to support local vendors and allow the community to support local food production.
- Many cities own their farmers' markets and are coordinated by the city's event manager.

Introduction and History

In late March, the City learned that the Wood River Farmers' Market was moving its location from the downtown Ketchum core to the permit parking lot at the base of River Run, despite the City's new fee structure and assistance. The City values the Market and the vibrancy it adds to the community.

Shortly after the change to the new location became public, City staff and the Mayor were approached by several of the local Market vendors who were not supportive of the River Run location. They agreed that the City's suggested move to Forest Service Park and its support in marketing the new location was the better choice. They will not participate in the Wood River Farmers' Market at their new location, believe the market should be in the downtown core and that a market should consist of "goods locally produced or locally sourced" and "allow the local community to better support local agriculture and local food production."

Staff proposes the City's Special Event Manager coordinate and assist in structuring the new market to meet the proposed goals and specifications provided by the vendor group.

Financial Impact

There is no anticipated expense to the City.

Attachments:

City of Ketchum Farmers' Market Proposal dated April 10, 2019

City of Ketchum Farmers' Market

10th April 2019

OVERVIEW

A group of farmers, food producers and beverage producers would like to propose a new farmers' market to be run by the City of Ketchum at a location provided by and approved by the City of Ketchum.

GOALS

1. Create a farmers' market for the locals by the locals
2. Create a farmers' market with standards and integrity to be upheld by guidelines created collaboratively by market stakeholders and the City of Ketchum
3. Create a farmers' market that allows the local community to better support local agriculture and local food production

SPECIFICATIONS

The City of Ketchum Farmers' Market would be a food and beverage only market, no arts and crafts. There would be criteria for participating in the market to include but not limited to: proximity to Ketchum, percentage of goods locally produced or locally sourced, and the sustainability of production methods as well as the packaging and/or service containers.

DETAILS

We propose a short 4-6 week market this summer between July and August to test the viability of the new farmers' market with a minimum of 15 vendors. The proposed day for the market is Monday with a start time of 11 am and an end time of 3 pm. The proposed location is Forest Service Park. Vendors will be encouraged to utilize the paid parking lot to maximize available parking for customers around Forest Service Park.



City of Ketchum
City Hall

April 15, 2019

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, ID 83340

Mayor Bradshaw and City Councilors:

**Discussion on Property Tax Exemptions
Pursuant to Idaho Statute Section 63-602NN**

Summary

Staff has become aware the Blaine County Commissioners may seek to authorize tax exemptions pursuant to Idaho State Statute section 63-602NN.

Introduction and History

The Idaho State Legislature recently revised a section of state statute (63-602NN) to broaden a property tax exemption. The exemption, which was previously limited to manufacturing investments greater than \$3 million, has been expanded to include investments in a wider range of commercial properties with a lowered investment threshold (\$500,000). The County is moving forward with an ordinance to guide the exemption process.

Analysis

Property tax exemptions do not lower the level of revenue received by the City of Ketchum. The City of Ketchum will continue to be able to receive up to a three percent (3%) increase in revenue from property taxes each fiscal year. However, parcels exempted from property taxes do not contribute such taxes to the City and the revenues requested by the City are therefore assessed on all non-exempt properties.

Financial Impact

There is no impact to revenues received by the City as a result of property tax exemptions.

Attachments

- Attachment A: Proposed letter to Blaine County Commissioners
- Attachment B: Excerpt of State Statute Section 63-602NN
- Attachment C: Blaine County Ordinance



City of Ketchum
City Hall

April 15, 2019

Board of County Commissioners
Old County Courthouse
206 South 1st Avenue
Hailey, ID 83333

Subject: Property Tax Exemption

Commissioners,

As you know, the State of Idaho has authorized certain property tax exemptions under section 63-602NN of the Idaho Statutes. To the extent that the Blaine County Board of Commissioners agrees to authorize tax exemptions pursuant to this authorizing statute, the Ketchum City Council is in support of the Board of Commissioners granting such an exemption to WDC Properties and their two projects located at 560 N 1st Avenue and also 100 E 6th Street in Ketchum.

The Ketchum City Council has discussed this during their April 15, 2019, meeting and I am writing this letter with the support of the Council.

Sincerely,

Mayor Neil Bradshaw



Idaho Statutes

Print Friendly

TITLE 63 REVENUE AND TAXATION CHAPTER 6

EXEMPTIONS FROM TAXATION

63-602NN. PROPERTY EXEMPT FROM TAXATION – CERTAIN BUSINESS PROPERTY. (1) Provided that there is a plant investment that meets all tax incentive criteria as defined in subsection (2) of this section, the board of county commissioners may exempt all or a part of the change from the base value attributable directly to the plant investment.

(2) As used in this section:

(a) "Base value" means the assessed value on the county's property rolls of property associated with the plant investment from the year immediately preceding the year representing the beginning of the project period during which a plant investment pursuant to this section occurs.

(b) "Building or structural components of buildings" means real property improvements to land as defined in section 63-201(11), Idaho Code, that are owned or leased by the taxpayer and located in Idaho within the boundaries of the project site.

(c) "Defined project" means a written plan presented to the county commissioners by a taxpayer outlining projected investment in new plant for new plant and building facilities during a project period and located at a project site.

(d) "Plant investment" means investment in new or existing plant and building facilities. Such plant and building facilities include buildings or structural components of buildings, related parking facilities, food service facilities, business office facilities and other building facilities directly related to the business making the plant investment. Plant investment also includes investments in the personal property associated with the plant and its facilities.

(e) "Project period" means the period of time beginning at the earlier of a physical change to the project site or the first employment of new employees or contractors located in Idaho who are related to the activities at the project site.

(f) "Project site" means an area or areas at which the affected plant and building facilities are located and at which the tax incentive criteria have been or will be met and which are either:

(i) A single geographic area located in this state at which the affected plant and building facilities owned or leased by the taxpayer are located; or

(ii) One (1) or more geographic areas located in this state if eighty percent (80%) or more of the plant investment is made at one (1) of the areas.

(g) "Tax incentive criteria" means the following conditions:

(i) The board of county commissioners shall by ordinance establish an investment amount not less than five hundred thousand dollars (\$500,000) at all project sites within the county for which the exemption and all exemptions thereafter granted shall apply, thereby providing uniformity to all taxpayers;

(ii) The plant investment will bring significant economic benefits to the county; and

(iii) The plant or building facilities will be for nonretail purposes that are either commercial or industrial.

(3) The board of county commissioners may grant the property tax exemption for the defined project for a period of up to five (5) years. The agreement shall be considered a contract arrangement between the county and the taxpayer for the exemption time period granted by the board of county commissioners and the annual approval provision contained in subsection (3) of section 63-602, Idaho Code, shall not apply to the exemption provided in this section as long as the contract enumerated in this section is valid and in force and effect. If, within the project period, the use or nature of the defined project or investment in the new plant changes such that the project would no longer qualify for the tax exemption, the board of county commissioners may unilaterally terminate the agreement and withdraw the tax exemption.

(4) When considering whether to grant the property tax exemption, the board of county commissioners may consider trade secrets, as defined in section 74-107(1), Idaho Code, in executive session as allowed in section 74-206(1)(d), Idaho Code.

(5) Before granting a property tax exemption under this section, the board of county commissioners shall hold a public meeting regarding whether to grant the exemption. The board of county commissioners shall provide a summary of the application under consideration, a written notice of the time, date and location of the public meeting, and an invitation to participate in the meeting to all affected taxing districts, urban renewal agencies and the Idaho department of commerce at least five (5) calendar days before the meeting.

(6) Property exempted under this section shall not be included on any new construction roll prepared by the county assessor in accordance with section 63-301A, Idaho Code, until the exemption ceases.

(7) The legislature declares this exemption necessary and just.

History:

[63-602NN, added 2008, ch. 327, sec. 1, p. 897; am. 2010, ch. 133, sec. 2, p. 284; am. 2017, ch. 263, sec. 1, p. 655.]

How current is this law?

Search the Idaho Statutes and Constitution

BLAINE COUNTY ORDINANCE NO. 2019-07

AN ORDINANCE ESTABLISHING A PROPERTY TAX EXEMPTION, PURSUANT TO IDAHO CODE SECTION 63-602NN, FOR CERTAIN PLANT INVESTMENT IN BLAINE COUNTY, IDAHO

WHEREAS, Idaho Code Section 63-602NN authorizes the Board of County Commissioners ("Board") to grant a property tax exemption for certain types of plant investment within Blaine County; and

WHEREAS, the Board recognizes that certain types of plant investment can provide positive public benefits in the form of job creation, economic growth, and affordable housing; and

WHEREAS, the Board finds that property tax relief for eligible plant investments will bring significant economic benefits to the County; and

WHEREAS, the adoption of standards for considering requests made for these exemptions will allow the Board to process and consider these requests in a fair and equitable manner,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF BLAINE COUNTY COMMISSIONERS AS FOLLOWS:

SECTION 1. Purpose

The purpose of this ordinance is to promote investment that provides significant economic benefits to the County. This ordinance is not intended to constitute a guarantee to the taxpayer of the property tax exemption.

SECTION 2. Code Amendment

The Blaine County Code is hereby amended to add the following new Chapter 3 to Title 2:

**CHAPTER 3
PLANT INVESTMENT TAX EXEMPTION**

jd 2-3-1
~~3-2-1~~: TAX EXEMPTION AUTHORIZED: Any taxpayer may apply for a property tax exemption for new and existing project sites provided that there is a plant investment that meets the minimum criteria set forth in Idaho Code Section 63-602NN and this Chapter for non-retail commercial or industrial development. Eligible plant investment projects must be approved by the Board before a full or partial exemption will be granted.

ad 2-3-2

~~3-2-2~~: NOTICE AND PUBLIC HEARING: Before considering any exemption request pursuant to this Chapter, the Board shall hold a public hearing. In addition to providing agenda notice, a brief summary of the exemption request will be prepared, and it will be provided with notice of the time, date and location of the public meeting to all affected taxing districts, urban renewal agencies and the Idaho Department of Commerce at least five (5) calendar days before the meeting.

ad 2-3-3

~~3-2-3~~: CRITERIA AND BOARD CONSIDERATION: Requests for a property tax exemption under this Chapter will be considered by the Board using criteria set by resolution. This criteria will weigh the economic benefit of the proposed plant investment and the specific attributes of any affordable housing project.

- A. All property tax exemption applications must meet the minimum plant investment and other requirements set forth in Idaho Code Section 63-602NN.
- B. In considering requests under this Chapter, the Board will review its criteria to determine whether granting the tax exemption will lead to significant economic benefits in the community. The criteria are intended to give taxpayers guidance on the extent to which the Board is willing to grant full or partial tax exemption requests pursuant to Idaho Code Section 63-602NN.
- C. The Board may require any additional information from the taxpayer that it deems necessary, and if the information includes trade secrets, as that term is defined by Idaho law, the Board may review the materials in executive session.
- D. At the hearing, the Board may grant, partially grant, or deny the tax exemption request. The Board retains the full discretionary authority to grant or deny all or part of the exemption request for any reason, and to structure the duration and extent of the exemption in any way it deems appropriate in accordance with Idaho Code Section 63-602NN. The Board also may require any additional requirements that it deems necessary as conditions of exemption approval.
- E. Upon granting a full or partial tax exemption under this Chapter, the taxpayer and County shall enter into a contract as a condition of approval for the duration of the exemption period. Such contract shall provide the terms and conditions upon which the exemption is granted and shall give the County

the full authority to unilaterally terminate, modify, or impose additional conditions upon the tax exemption holder in the event the contract is breached or if the project no longer qualifies for the tax exemption in the sole estimation of the Board.

F. The grant of an exemption pursuant to this Chapter shall be valid for up to a total period of five (5) years for all or a part of the change from the base value attributable directly to the plant investment.

SECTION 3. Effective Date

This ordinance shall be in full force and effect immediately upon passage and publication as required by law.

REGULARLY PASSED AND APPROVED THIS 9th DAY OF APRIL, 2019:

BLAINE COUNTY BOARD OF COMMISSIONERS



Jacob Greenberg, CHAIR



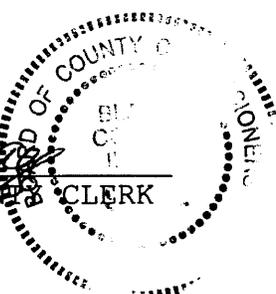
Angelle McCleary, COMMISSIONER



Dick Fosbury, COMMISSIONER



Lynn Drage, COUNTY CLERK



published April 12, 2019 displayed