

City of Ketchum, Idaho

P.O. Box 2315 Ketchum, ID 83340 (208) 726-3841 Fax: (208) 726-8234



May 14, 2013

Mayor Hall and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Hall and City Councilors:

Sun Valley Marketing Alliance Quarterly Presentation

Introduction/History

The Sun Valley Marketing Alliance was formed in June, 2010. The most current contract calls for quarterly updates to the Ketchum and Sun Valley City Councils. Ketchum is hosting the fall quarterly report. The City of Sun Valley has been invited to the meeting.

Current Report

The SVMA will be making a power point presentation with their update.

Financial Requirement/Impact

A financial commitment of \$450,000 was allocated towards this contract for services in the 2012/2013 Ketchum municipal budget.

Recommendation

There is no recommended action for the City Council: this item is informational at this time.

Sincerely,

Lisa Horowitz
Community and Economic Development Director

City of Ketchum, Idaho

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May 14, 2013

Mayor Hall and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Hall and City Councilors:

Airport Update

Introduction/History

As the liaison to the Airport Board, Councilmember Baird Gourlay has suggested that Rick Baird, Airport Director, give the City Council an update on activities at the airport.

Current Report

Rick Baird will be presenting the update.

Financial Requirement/Impact

There is no direct financial impact from this presentation.

Recommendation

There is no recommended action for the City Council: this item is informational at this time.

Sincerely,

Lisa Horowitz
Community and Economic Development Director

City of Ketchum, Idaho

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May 13, 2013

Mayor Hall and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Hall and City Councilors:

Fly Sun Valley Alliance Update

Introduction/History

Fly Sun Valley Alliance (FSVA) requested \$50,000 from LOT funds in the 2012/13 budget discussions to pursue air and ground travel opportunities. The City budgeted \$40,000 in the 2012/2013 LOT Fund for the contract, as it seemed likely that the 1% LOT increase would pass, creating additional funds for the FSVA. The vote failed, and FSVA was required by state statute to wait one year before again requesting the City to put the measure on the ballot. The ballot measure will be requested again this year, and, if approved by the Council, would be placed on the November 2013 election ballot.

FSVA is requesting at this time that an additional \$10,000 be allocated, to bring them up to the \$50,000 originally requested for the remainder of the fiscal year.

Current Report

Tonight's meeting will be an update report from FSVA.

Financial Requirement/Impact

The request for an additional \$10,000 from the LOT fund can be funded in the 2012/13 fund based on revenues accrued in the fund.

Recommendation

I respectfully recommend the City Council direct staff to prepare a budget amendment to allocate an additional \$10,000 to FSVA out of the LOT fund.

Recommended Motion:

I move to direct staff to prepare a budget amendment to allocate an additional \$10,000 to FSVA out of the LOT fund.

Sincerely,

Lisa Horowitz, Community and Economic Development Director

City of Ketchum, Idaho

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May 20, 2013

Mayor Hall and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Hall and City Councilors:

**Lot 1, Block 4 River Glen Subdivision & Lot 14 Mortgage Row Subdivision
RGSV, LLC, Applicant
Application for Rezone**

Introduction/History

This application by RGSV, LLC was initiated in 2011 in conjunction with a subdivision of land. The application did not proceed further through the City's processes and was reactivated by the applicants this year for rezoning only. The Planning and Zoning Commission conducted a hearing in March, 2013 on the application, evaluated the criteria, and has forwarded a recommendation of approval to the City Council. The rezone request is proposed to re-designate the subject property from LR-1, Limited Residential 1 Acre to LR, Limited Residential.

Current Report

See attached staff report.

Financial Requirement/Impact

None

Recommendation

I respectfully recommend the City Council approve the application by RGSV, LLC for the rezone of property from Limited Residential (LR-1) to Limited Residential (LR) and amend the official Ketchum Zoning Map.

Suggested Motion

"I move to approve the application for the rezone (from LR-1 to LR) of Lot 1, Block 4, River Glen Subdivision & Lot 14, Mortgage Row Subdivision (91 Meadow Circle) and to amend the official Ketchum Zoning Map, finding that the application does meet the standards for approval under Section 17.152 of Ketchum Zoning Code Title 17."

Sincerely,

A handwritten signature in blue ink that reads "Joyce Allgaier". The signature is written in a cursive, flowing style.

Joyce Allgaier, AICP
Planning Manager

**STAFF REPORT
CITY OF KETCHUM CITY COUNCIL
REGULAR MEETING OF MAY 20, 2013**

- PROJECT:** River Glen/Mortgage Row Rezone
- REQUEST:** Amendment to Official Zoning Map
- LOCATION:** Lot 1, Block 4, River Glen Subdivision &
Lot 14, Mortgage Row Subdivision (91 Meadow Circle)
- OWNERS:** RGSV, LLC represented by Garth McClure, Benchmark Associates
- NOTICE:** Mailing: Notice mailed to all properties within 300 ft of proposed subdivision and to all applicable state agencies and jurisdictions on April 25, 2013.
Publish: Notice was published in the Idaho Mountain Express on May 1, 2013.
Post: Notice was posted on-site on Monday, May 13, 2013.
- ZONING:** Current: Limited Residential One Acre (LR-1)
Proposed: Limited Residential (LR)
- COMP PLAN LAND USE DESIGNATION:**
Residential Occupancy
- REVIEWER:** Joyce Allgaier, Planning Manager
- ATTACHMENTS:**
Attachment A: Rezone Application
Attachment B: Current Zoning Map and Proposed Area of Rezone
Attachment C: Planning and Zoning Commission Findings of Fact, April 8, 2013
Attachment D: Mortgage Row/River Glen Subdivision Plats
Attachment E: Aerial Photograph of Mortgage Row Vicinity
Attachment F: Item of Correspondence from Idaho Department of Lands

BACKGROUND

1. The applicant is requesting a rezone from Limited Residential One Acre (LR-1) to Limited Residential (LR). See Attachment A and B (Zoning Map Excerpt with lots shown and aerial photo).
2. An application to rezone the subject properties from LR-1 to LR was unanimously recommended for approval by the Commission on March 25, 2013. The Commission's findings of fact are included as Attachment C.
3. As is the case with most of the lots in the LR-1 zone district at the south end of Ketchum, both of the subject lots are non-conforming with respect to size and width. The minimum LR-1 lot size requirement is one (1) acre (43,560 square feet), and the minimum width requirement is one hundred (100) feet. Lot 1, Block 4, River Glen Subdivision is 26,201

square feet in size and one hundred (100) feet in width. Lot 14, Mortgage Row Subdivision is 25,763 square feet in size and one hundred (100) feet in width. If rezoned, both lots would meet the minimum requirements of the LR zoning district, which are nine thousand (9,000) square feet in size and eighty (80) feet in width. (See Attachment D, Mortgage Row/River Glen Subdivision Plats.)

4. Lot 1, Block 4, River Glen Subdivision is a lot that was included in the River Glen Subdivision and was designated as the subdivision's point of access from Highway 75 and for utility easements to serve River Glen Subdivision (along with other easements). It was removed from the Mortgage Row Subdivision with the creation of the River Glen Subdivision in September 2001. Due to the numerous easements and the fact



that it was not included in the River Glen Subdivision entitlements as a developable lot; it is currently an unbuildable lot.

5. Lot 14, Mortgage Row Subdivision is presently developed with a single family residence.
6. The applicant has included documentation pertaining to the pre-annexation agreement for the several surrounding subdivisions. At the time of this 2009 agreement, the City contemplated the potential rezoning of Lot 14, Mortgage Row Sub and Lot 1, Block 4, River

Glen Sub from Limited Residential One Acre (LR-1) to Limited Residential (LR). The applicant has cited the following text in their rezone application: *"Upon execution of this Agreement, the City of Ketchum agrees to process a rezone and subdivision of two existing Mortgage Row Subdivision Lots, designated as Lots 13 and 14, in a timely manner. The applicant shall request a zoning designation of LR in the rezone application. City Planning Staff recognizes that a*



zoning designation of LR is compatible with surrounding development and is generally appropriate for this location". This in no way obligates the City to rezone the property but does indicate that such a rezone has been previously contemplated. Note also that, at

that time, Meadows Circle Lot 13 did not exist as such, as it was actually made Lot 1, Block 4, River Glen Subdivision in 2001.

7. Since annexation of this general area, the following six (6) lots have been rezoned from LR-1 to LR (See Current Zoning Map, Attachment B):
 - 102 Neil’s Way (Mortgage Row Sub, Lot 2 & TL 7268)
 - Parcel RPK05030000040, with no legal description or address
 - 208 Glade Court (The Glade Sub, Lot 1, Block 1)
 - 212 Glade Court (The Glade Sub, Lot 2, Block 1)
 - 214 Glade Court (The Glade Sub, Lot 3, Block 1)
 - 218 Glade Court (The Glade Sub, Lot 4, Block 1)
8. The 2001 Comprehensive Plan Land Use Map identifies this area as Residential Neighborhood and South Entrance Corridor. See the Comprehensive Plan Analysis below for more details.
9. The following is a comparison of differing regulations under the LR-1 and LR zoning districts:

Regulation	Limited Residential One Acre (LR-1)	Limited Residential (LR)
Density	One dwelling unit per one acre of gross land area of less than twenty five percent (25%) slope.	The minimum lot area for single-family dwelling shall be nine thousand (9,000) square feet.
Minimum Lot Size	One Acre (43,560 sf)	.21 acres (9,000 sf)
Average Width of Lot	100 ft	80 ft
HWY 75 Setbacks	80 ft	Where the street width is sixty six feet (66'), all buildings shall be set back a minimum of thirty two feet (32').
Building Coverage	25%	35%

EVALUATION STANDARDS

1. Pursuant to Section 17.152.010 of Zoning Code Title 17, amendments to the zoning ordinance or the zoning map “shall be in accordance with the laws of the State of Idaho and all other applicable City Ordinances”.

Staff Analysis/Recommendation: See item 2 below regarding state laws.

2. Idaho’s Local Planning Act, Section 67-6511 states that ordinances establishing zoning districts shall be amended as follows:

(a) Requests for an amendment to the zoning ordinance shall be submitted to the zoning or planning and zoning commission which shall evaluate the request to determine the extent and nature of the amendment requested. Particular consideration shall be given to the effects of any proposed zone change upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction.

Staff Analysis: The Planning and Zoning Commission and City Council shall each hold a public hearing, as required by state law, on the proposed rezone. Notice was sent to all political subdivisions providing public services for the area and no comments or concerns were received. The proposed zoning change, in itself, does not increase the number of buildable lots. However, it creates the possibility that, in the future, the lots could be subdivided so to allow at least one (1) buildable lots. No significant impacts to public services are anticipated from this change. No concerns from applicable City Departments have been raised.

Recommendation: The City Council should feel comfortable with the zoning, knowing that there is the potential for additional residential development on these properties. Staff feels this zoning is in keeping with the existing development in the vicinity and at a minimum allows the existing house on the subject property to have a conforming lot size.

(b) If the request is in accordance with the adopted plan, the ... commission may recommend and the governing board may adopt or reject the ordinance amendment under the notice and hearing procedures provided in Section 67-6509, Idaho Code.

Staff Analysis: The proposed rezone must comply with the City's comprehensive plan and land use map. Ketchum's land use map indicates that the subject property is classified as Residential Occupancy and as a Southern Entrance Corridor. Ketchum's Comprehensive Plan defines this classification as areas appropriate for housing of permanent and second home residents. Both the Limited Residential One Acre (LR-1) and Limited Residential (LR) zones are in accordance with the land use map designation of Residential Occupancy. Applicable Comprehensive Plan Goals and Policies have been cited by staff in the following analysis. The proposed rezone does not conflict with these goals and policies and is supported under the Mid-Term Action Plan of Chapter 4.11 Mortgage Row Planning Area.

Recommendation: This standard has been met.

APPLICABLE COMPREHENSIVE PLAN POLICIES:

The following Goals and Policies have been cited from the Comprehensive Plan because of their applicability with regard to the proposed rezone:

Chapter 4.1: General Land Use Policies

-Goal 1: To strategically plan for present and future land use needs thereby establishing a well thought out pattern of development. This includes the following:

- concentrate densities within the existing community to most efficiently provide services and commercial necessities

Chapter 4.3: Southern Entrance Corridor

-Goal 1: Maintain and create a southern entrance corridor reflective of Ketchum's character as a small town mountain resort to include a visual and land use transition from the rural landscape of the County into the as built landscape of the City.

-Goal 2: To maintain safe and efficient transportation within the corridor, balancing non-motorized and mass transit uses with vehicular traffic.

-Policy 4.3.1: Protect and enhance the views of the surrounding mountains by reducing, removing or undergrounding visual obstacles such as utility lines and equipment.

-Policy 4.3.7: Develop a proactive approach to improving traffic conditions and reducing conflicts between McHanville and Serenade Lane by consolidating accesses, addressing left turns, and reducing traffic speed.

Chapter 4.9: Residential Neighborhoods

-Goal 1: Protect and enhance the quality of living and the character of existing Ketchum neighborhoods for long term residential use in residential zones.

-Goal 2: Ensure the provision of long term housing for the residents and employees of Ketchum in all Ketchum neighborhoods.

-Policy 4.9.1: Protect existing and provide adequate land areas for new long term residential neighborhoods of varying densities, thereby providing for the needs of the permanent year-round population.

-Policy 4.9.3: Require functional landscaping and useable open space in multi-unit residential projects, especially higher density projects.

-Policy 4.9.4: Provide safe circulation and connections from residential neighborhoods to all areas of the City.

-Policy 4.9.5: Encourage social interaction in and between neighborhoods through design and land subdivision.

-Policy 4.9.6: Encourage the development of medium density residential projects on land near the Community Core.

-Policy 4.9.7: Keep all public and private roads in Ketchum open for community access. Do not allow "gated" communities in Ketchum.

Chapter 4.11: Mortgage Row Planning Area (See Attachment A, Mortgage Row Vicinity.)

-Goal 1: To maintain and enhance the residential uses while providing a safe and attractive entrance corridor into Ketchum.

-Policy 4.11.1: Provide safe vehicular access onto Highway 75 in conjunction with reduced speed limits. Encourage the consolidation of accesses to minimize adverse impacts on Highway 75.

-Policy 4.11.2: Actively pursue an alternative access road for the Mortgage Row properties. Strive for an access point to Highway 75 at the Elkhorn Road intersection. Provide land use incentives for properties to redevelop using the new access road.

-Policy 4.11.4: Establish land uses that are compatible with surrounding uses, providing reasonable transition from highest density within downtown Ketchum, to the more open, lower density in the County.

-Policy 4.11.5: Increase public access to the Big Wood River.

-Mid Term Action Plan

1. Facilitate or participate in the funding and construction of the alternative road on the west side of Mortgage Row.

2. Change the zoning of the area to allow for low density residential uses, such as Limited Residential (LR) Zoning while permitting and encouraging clustered development providing useable open space, and consolidating accesses.

3. *Activate new zoning only when properties are accessed from the new west access road.*
4. *Work with the City of Sun Valley to construct bike path to connections with the bike paths at Elkhorn Road and Serenade Lane on the east side of Highway 75.*

Staff Analysis: In general, the Comprehensive Plan goals and policies that apply to this Ketchum neighborhood do not conflict with the proposed rezone. The proposed designation of Limited Residential (LR) allows for a greater density (1 single family dwelling/9000 sf of lot area) but maintains similar uses, comparable setback requirements and does not alter the residential nature of the neighborhood. In addition, the mid-term action plan for the Mortgage Row Planning Area contemplates rezones from Limited Residential One Acre (LR-1) to Limited Residential (LR). No plan is in place to either require the development of or for the city to include the “new west end access road” in its capital improvement plan or funding. The subject properties have direct access onto Meadow Circle which connects to Highway 75 where a center turn lane assists in turning movements.

Recommendation: The proposed rezone is not in conflict with the Ketchum Comprehensive Plan land use policies and goals for this neighborhood designation.

STAFF RECOMMENDATION:

Based on the information submitted to date, staff recommends that the City Council recommend approve of the River Glen/Mortgage Row Rezone and amend the official Ketchum Zoning Map.

FOR MOTION PURPOSES:

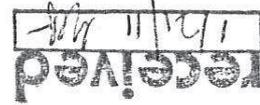
MOVE to approve the application for the rezone of Lot 1, Block 4, River Glen Subdivision & Lot 14, Mortgage Row Subdivision (91 Meadow Circle) and amending the official Ketchum Zoning Map, **does not** meet the standards for approval under Section 17.152 of Ketchum Zoning Code Title 17, **because of the following standards** (Council to insert reasons for denial);

or,

Make a motion to approve the application for the rezone of Lot 1, Block 4, River Glen Subdivision & Lot 14, Mortgage Row Subdivision (91 Meadow Circle) and amending the official Ketchum Zoning Map, **does** meet the standards for approval under Section 17.152 of Ketchum Zoning Code Title 17.

APPLICATION FOR AMENDMENT TO
ZONING CODE TITLE 17 OR SUBDIVISION CODE TITLE 16

Applicant: RGSV LLC Phone Number: 208.726.1875



Mailing Address: PO BOX 284 Sun Valley, ID 83353

Representative: Benchmark Assoc. P.A. Garth McClure, A.I.C.P.
Phone Number: 208.726.9512

Mailing Address: PO Box 733 Ketchum, ID 83340

Section of Code to be amended: _____

Please describe the proposed change, or provide proposed amended language (attach separate sheet if necessary).

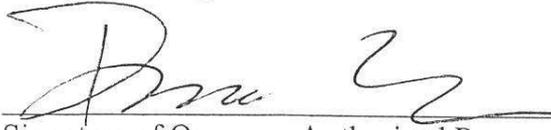
The proposed amendment is to change the current zoning of lot 14 Mortgage Row Subdivision and lot 1 Block 4 River Glen Subdivision from LR-1 to LR as stipulated in section 2.8, page 3 of the pre-annexation agreement regarding the Pothier Subdivision, South Baldy Estates and John's Meadow Subdivision dated June 15, 2009, Instrument # 569791.

Section 2.8: "Upon execution of this Agreement, the City of Ketchum agrees to process a rezone and subdivision of two existing Mortgage Row Subdivision Lots, designated as Lots 13 and 14, in a timely manner. The applicant shall request a zoning designation of LR in the rezone application. City Planning Staff recognizes that a zoning designation of LR is compatible with surrounding development and is generally appropriate for this location."

The proposed subdivision would create three new single family lots that would be more affordable single family options within the City of Ketchum. A similar subdivision near the subject property was created by rezoning the lot LR-1 to LR to create a four lot subdivision known as The Glade.

OTHER INFORMATION may be reasonably required by the Administrator in order to process this application.

I hereby acknowledge I have filled in this application accurately and provided the required information to the best of my knowledge.



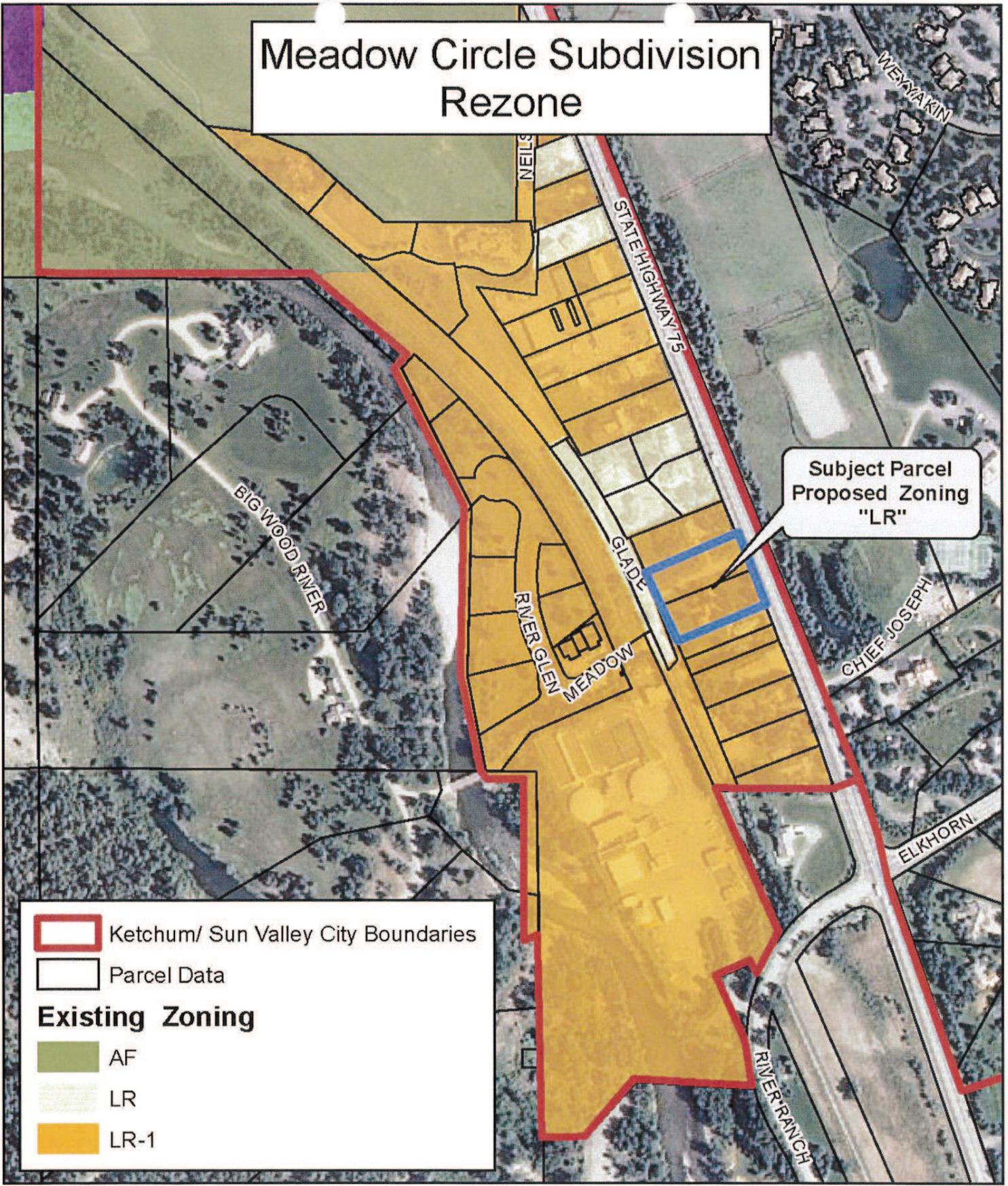
Signature of Owner or Authorized Representative

Date 1/13/11

Pursuant to Resolution No. 08-123, any direct costs incurred by the City of Ketchum to review this application will be the responsibility of the applicant. Costs include but are not limited to: engineer review, attorney review, legal noticing, and copying costs associated with the application. The City will require a retainer to be paid by the applicant at the time of application submittal to cover said costs. Following a decision or other closure of an application, the applicant will either be reimbursed for unexpended funds or billed for additional costs incurred by the City.

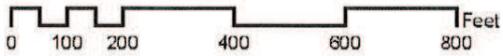
Attachment A

Meadow Circle Subdivision Rezone



Subject Parcel
Proposed Zoning
"LR"

Ketchum/ Sun Valley City Boundaries
 Parcel Data
Existing Zoning
 AF
 LR
 LR-1



- Notes:
1. Boundaries ('prcldata') shown hereon are per Blaine County GIS and are approximate.
 2. Ketchum Zoning per City of Ketchum GIS.



Attachment B

