

RIVER RUN ANNEXATION AND DEVELOPMENT AGREEMENT

By and Between

CITY OF KETCHUM

And

SUN VALLEY COMPANY

Exhibit P River Run Parking Requirements

Prepared for: Sun Valley Company
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Exhibit P - River Run Parking Requirements

RIVER RUN PARKING REQUIREMENTS

HOTEL COMPLEX (Hypothetical Program)

Qty.	Description	Applicant Proposal	Ketchum Code
180	rooms		119 (0.66 per room...assumes mixed use reduction)
10,000	meeting space		50 (1 per 200sf...assumes mixed use reduction granted)
20,000	sq. ft. spa		33 (1 per 600sf...this use is not addressed in code...assume it is treated as retail?)
	subtotal	180	202
	<i>total per room</i>	<i>1.00</i>	<i>1.12</i>
	employee		20 (10% of subtotal above)
30,000	retail		50 (1 per 600sf...assumes mixed use reduction)
5,000	sq. ft. restaurant		25 (1 per 200sf...assumes mixed use reduction)
	subtotal	***	95
	total	180	297

*** No additional stalls will be constructed for these uses. This parking will be accommodated in the shared-use/skier surface lots or in the hotel garage.

30-UNIT CONDO BUILDING (Hypothetical Program)

Qty.	Description	Applicant Proposal	Ketchum Code
15	2BR Condo 1250 sq. ft.		15 (one space per 1500 sq. ft.)
15	3BR Condo 1750 sq. ft.		15 (one space per 1500 sq. ft.)
	guest spaces		8 (one space per every 4 units)
	total	36	38
	<i>total per unit</i>	<i>1.20</i>	<i>1.27</i>