



CITY COUNCIL AGENDA OF THE CITY OF KETCHUM, IDAHO
Monday, July 7, 2014, beginning at 5:30 p.m.
480 East Avenue, North, Ketchum, Idaho

1. CALL TO ORDER
2. COMMUNICATIONS FROM MAYOR AND COUNCILORS.
 - a. Communications from Mayor & Council
 - b. Communications from Council Liaisons: Ketchum Community Development Corporation: Jim Slanetz and Michael David; Blaine County Housing Authority: Jim Slanetz; Mountain Rides: Michael David; Traffic Authority: Michael David.
3. COMMUNICATIONS FROM THE PUBLIC.
 - a. Communications from the public. *For items not on the agenda.*
 - b. Presentation on the Proposed Galena Groundwater District – Pat McMahon, Sun Valley Water and Sewer District.
 - c. Blaine County Housing Authority Semi-Annual Report – Dave Patrie, Executive Director.
4. PUBLIC HEARINGS.
 - a. YMCA Minor PUD Amendment – Wood River Community YMCA, applicant, 101 Saddle Road (Tax Lot 6689) – Joyce Allgaier, Director of Planning and Building
 - b. Ordinance Number 1118 Proposed Text Amendment to the Ketchum Zoning Code, Title 17, Chapter 17.72 Light Industrial District Number 2 (LI-2), Section 17.72.010.B “Conditional Uses Permitted, George Gollaher, applicant – Joyce Allgaier, Director of Planning and Building.
5. COMMUNICATIONS FROM STAFF.
 - a. Vue Townhomes Subdivision Preliminary Plat – Thomas Monge and Elmar Graber, 105 Pinewood Lane (Lot 19, Parkwood Subdivision – Joyce Allgaier, Director of Planning and Building.
6. AGREEMENTS AND CONTRACTS.
 - a. Internet and Telephone Service Provider Contract – Mike Elle, Fire Chief.
7. COMMUNICATIONS FROM THE PRESS.
8. CONSENT CALENDAR
 - a. Approval of minutes: June 16, 2014
 - b. Recommendation to approve current bills and payroll summary.
 - c. Approval of 2013-14 and 2014-15 Liquor, Beer and Wine Licenses.
 - d. Agreement with Ralph Harris and the City of Ketchum’s Ketchum Arts Commission for an artist commission to illustrate a Sun Valley Company ski lift Gondola Car.
 - e. Powder Creek Phase IV Development Agreement Amendment, Robert Sarchett, 300 South Second Avenue, Unit 4 (Powder Creek Townhomes, Sublot 4.)
 - f. Findings of Fact and Decisions of Law regarding:
 - i. AWE Development Agreement Amendment
 - ii. Vue Townhomes Subdivision Preliminary Plat.
9. EXECUTIVE SESSION to discuss:
 - a. Labor Relations pursuant to Idaho Code §§67-2345 1(c).
 - b. Litigation pursuant to Idaho Code §§67-2345 1(f).
 - c. Personnel pursuant to Idaho Code §§67-2345 1(b).

10. 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 pzcomments@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 of Ketchum, Idaho

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



July 2, 2014

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Jonas and City Councilors:

July 7, 2014 City Council Agenda Report

The regular Council meeting will begin at 5:30 p.m.

2. COMMUNICATIONS FROM MAYOR AND COUNCILORS.
3. COMMUNICATIONS FROM THE PUBLIC.

- b) Presentation on the Proposed Galena Groundwater District – Pat McMahon, Sun Valley Water and Sewer District.

Pat McMahon, the General Manager of the Sun Valley Water and Sewer District is on the Water District 37 advisory board as the municipal representative and is part of the group endeavoring to establish a ground water mitigation district. Pat will inform the council about the initiative so that the City can begin a discussion as to whether Ketchum should join the district. Robyn Mattison, Public Works Director/City Engineer, has provided a detailed staff report in the packet for Council review.

RECOMMENDATION: None.

RECOMMENDED MOTION: *None*

This is a legislative matter.

- c) Blaine County Housing Authority Semi-Annual Report – Dave Patrie, Executive Director.

Dave Patrie, Executive Director of the Blaine County Housing Authority will present the Council the Semi-Annual Report for the 2014 Fiscal Year. The report has been provided in the packet for Council review.

RECOMMENDATION: None.

RECOMMENDED MOTION: *None*

This is a legislative matter.

4. PUBLIC HEARINGS.

- a) YMCA Minor PUD Amendment – Wood River Community YMCA, applicant, 101 Saddle Road (Tax Lot 6689) – Joyce Allgaier, Director of Planning and Building.

The Wood River YMCA is requesting an amendment to their PUD for a 980 square foot greenhouse addition and associated landscaping improvements. The proposed greenhouse addition will be used to provide year-round gardening classes and workshops. The Planning and Zoning Commission approved Design Review for the proposal and has recommended approval. Rebecca Bundy, Senior Planner has provided a detailed staff report in the packet for Council review.

RECOMMENDATION: Staff respectfully recommends that the City Council:

- (1) Approve the Wood River Community YMCA Minor Planned Use Development (PUD) Amendment; and
- (2) Authorize the Mayor to sign the Minor Amendment to Conditional Use Permit 04-008.

RECOMMENDED MOTION: *“I move to approve the Wood River Community YMCA Minor Planned Use Development (PUD) Amendment and authorize the Mayor to sign the Minor Amendment to Conditional Use Permit 04-008.”*

- b) Ordinance Number 1118 Proposed Text Amendment to the Ketchum Zoning Code, Title 17, Chapter 17.72 Light Industrial District Number 2 (LI-2), Section 17.72.010.B “Conditional Uses Permitted, George Gollaher, applicant – Joyce Allgaier, Director of Planning and Building.

The Planning and Zoning Commission has recommended approval of a code amendment that would allow for the Commission to allow small restaurants and food establishments to operate in the LI-2 district after 9:00 p.m. if approved through a conditional use permit. Presently the code does not allow operation after 9:00 p.m. The amendment request was made through the application of George Gollaher, through their representative Jim Laski. Joyce Allgaier, Director of Planning and Building, has provided a detailed staff report in the packet for Council review.

RECOMMENDATION: Staff respectfully recommends that the City Council conduct a first reading of the proposed text changes amending Ketchum Municipal Code, Title 17.

The Council has the option of waiving the second and third readings, to continue the hearing to a date certain for a second reading or for further discussion or to deny the text amendments

RECOMMENDED MOTION: “Pursuant to Idaho Code §67-65, I move to approve the first reading of Ordinance No. 1118.”

5. COMMUNICATIONS FROM STAFF.

- a) Vue Townhomes Subdivision Preliminary Plat – Thomas Monge and Elmar Graber, 105 Pinewood Lane (Lot 19, Parkwood Subdivision) – Joyce Allgaier, Director of Planning and Building.

This is an application for the subdivision of Lot 19 of Parkwood Subdivision into two (2) lots – 19A and 19B. Following this subdivision of the parent parcel, the applicants will finalize their project with a subdivision to create four (4) townhouse sublots. The final project is for a four (4) unit townhouse project of four (4) detached residential units. The subdivision gained preliminary plat approval from the Planning and Zoning Commission by a unanimous vote on June 9, 2014. The project also gained design review approval. Joyce Allgaier, Director of Planning and Building, has provided a staff report in the packet for Council review.

RECOMMENDATION: Staff respectfully recommends that the Council approve the preliminary plat for the Vue Townhouse Subdivision, allowing for the subdivision of Lots 19A and 19B

RECOMMENDED MOTION: “I move to approve the application by Thomas Monge and Elmar Graber for the subdivision of Lot 19, Parkwood Subdivision into Lots 19A and 19B, preliminary plat with conditions 1-9”

This is a legislative matter.

6. AGREEMENTS AND CONTRACTS.

- a) Internet and Telephone Service Provider Contract – Mike Elle, Fire Chief.

The City contracted with Tajkowski Group to complete an Information Services Provider audit. The audit found a failing phone system with increasing repair costs and an inability to expand to a voice over IP system. The proposed contract includes a new telephone system to be installed before the end of this fiscal year and reduces the City’s monthly fee. The contract will decrease monthly telephone and internet service cost by approximately 30% depending on the number of phone installed, and will not exceed \$2,000 per month. Mike Elle, Fire Chief, has provided a staff report in

the packet for Council review. The contract will be available for review prior to the City Council Meeting on Monday.

RECOMMENDATION: Staff respectfully recommends that the City Council authorize the Mayor to sign the new provider contract to improve information transport services in the City of Ketchum.

RECOMMENDED MOTION: “I move to approve the Century Link ISP contract in an amount not to exceed \$2,000 per month and the contract for to be approved by the City Attorney; and authorize the Mayor to sign the contract.”

This is a legislative matter.

8. CONSENT CALENDAR.

- a) Approval of minutes: June 16, 2014 Regular City Council Meeting.

Copies of the minutes from the June 16, 2014 Regular Council Meeting have been provided in the packet for Council review.

- b) Recommendation to approve current bills and payroll summary.

A list of bills for approval and the payroll summary have been included in the packet for Council review.

- c) Approval of the 2013-14 and 2014-15 Liquor Beer & Wine Licenses.

A list of the Liquor, Beer & Wine Licensees has been included in the packet for Council review.

- d) Agreement with Ralph Harris and the City of Ketchum’s Ketchum Arts Commission for an artist commission to illustrate a Sun Valley Company ski lift Gondola Car.

Staff recommends approval of the agreement. Materials have been provided in the packet for Council review.

- e) Powder Creek Phase IV Development Agreement Amendment, Robert Sarchett, 300 South Second Avenue, Unit 4 (Powder Creek Townhomes, Sublot 4.)

Staff recommends approved of the development agreement amendment. Materials have been provided in the packet for Council review.

- f) Findings of Fact and Decisions of Law regarding:
i. AWE Development Agreement Amendment.

ii. VUE Townhomes Subdivision Preliminary Plat.

Staff recommends approval of the Findings of Fact and Conclusions of Law and Decision for the development agreement amendment and the preliminary plat. Materials have been provided in the packet for Council review.

Sincerely,

A handwritten signature in blue ink that reads "Katie Carnduff". The signature is written in a cursive style with a large, looping initial "K".

Katie Carnduff
Administrative Clerk

City of Ketchum, Idaho

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



July 1, 2014

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Jonas and City Councilors:

Presentation on the Proposed Gelena Ground Water District

Introduction/History

The State of Idaho water law is based on the prior appropriation doctrine, commonly known as first in time, first in right. Under this premise the most senior water rights are surface water rights from the 1880 era, granted when State government got involved with water. Ground water rights are patently junior since they relied on emerging technology to develop non-gravity delivery systems.

Agricultural development in the twentieth century began to tax available water supplies resulting in the depletion of existing underground storage, known as aquifers. The Snake River Plain area, located south and east of Blaine County, became a leader in legal battles for water. Early flood irrigation replenished the aquifer, as very little was lost to crop production. As ground water pumping became more common, water could be delivered to more acreage, and irrigated areas increased exponentially. Emerging technology resulted in more efficient use of water, and less return to the aquifer, aggravating depletion.

Water calls up to this point were all surface water based, with 1880 rights making a call on 1882 rights, with no effect on groundwater pumpers. Senior right holders argued that groundwater pumpers were affecting aquifer levels, and should be also be subject to calls. This point was well taken and conjunctive (surface and groundwater) administration was born.

The Eastern Snake Plain Aquifer (ESPA) became the test ground for adjudication in southern Idaho. The ESPA is a huge natural underground water storage vessel, which provides water to the Snake River Plain. In 1994, the A&B Irrigation District petitioned The Idaho Department of Water Resources (IDWR) for a "delivery call", requesting an order requiring holders of junior water rights, mainly groundwater pumpers, to cease pumping until A&B's ground water levels rose to what they considered to be acceptable pumping levels. The delivery call caused concern among most junior groundwater right holders within the ESPA.

A group of junior pumpers and A&B representatives were able to fashion an interim agreement that was designed to try and satisfy the concerns of A&B and

other senior water users without junior pumpers facing the specter of shutting off their pumps.

This agreement was approved by IDWR and its implementation began. One facet of the agreement provided that groundwater pumpers would form districts to measure and report usage, and to be legally empowered to engage in recharge and mitigation projects.

Organizing into Districts had the additional advantage of providing greater political organization and legal clout to groundwater pumpers, who had been largely independent and not organized, compared to canal companies and irrigation districts that had been in existence for decades.

With the assistance of IDWR the 1995 session of the Idaho legislature passed laws requiring water measurement and reporting, and provided for creation of Ground Water Districts. These Districts perform the measurement and reporting functions required by law and assess levies. In addition a Ground Water District may also develop and participate in mitigation and recharge plans, thereby obtaining credit in the event of a delivery call by holders of senior water rights. (In other words, non-mitigating junior pumpers subject to the same call may have to cease pumping but Ground Water District members operating under an approved mitigation plan would not.)

Ground Water Districts can also represent their members in legal and political matters and do anything else “necessary or appropriate to carry out the intents and purposes” of the Ground Water District Act.

Current Report

On September 19, 2013 IDWR issued a preliminary order, later finalized which combined water districts in Basin 37 (the Wood River Valley) and inclusion of both surface and ground water rights in the combined water district. Within the body of the order it is suggested that **“Potential mitigation requirements must be addressed by the holders of junior ground water rights working independent from a water district and preferably through a ground water district organized in accordance with chapter 52, title 42, Idaho Code.”**

Efforts are currently underway to establish a ground water mitigation district and the inclusion of the municipal providers is important to indicate solidarity and to further the efforts of all involved with this most important entity. There is currently a group dedicated to providing an informational mailing to all affected ground water right holders. This mailing will detail the necessary steps, and a schedule to accomplish formation in time for the November 2014 election.

Pat McMahon, the General Manager of the Sun Valley Water and Sewer District has been on the advisory board for the, now defunct, groundwater measurement district and currently is on the Water District 37 advisory board as the municipal

representative. Pat is part of the group endeavoring to form a new local ground water district.

A mailing was sent on June 25th to all ground water users within the proposed district (not including users within cities) that will include information about the forming of the district. A copy of the letter is included as an attachment. A public meeting will occur at the Community Campus on July 14th. If there is enough interest, and 50 users sign a petition, then the next step will take place which involves Blaine County to have the issue placed on the November ballot. If it passes all ground water users will be included in the district. Municipalities have to petition the district to join, we are not automatically included.

The purpose of this presentation is to inform the council about the initiative to form a new ground water district so that the City can begin a discussion as to whether Ketchum should join the district. This presentation is intended to be informational only. No decisions are requested at this time. Future communications from staff will include an analysis of pros and cons of Ketchum joining the district for council consideration.

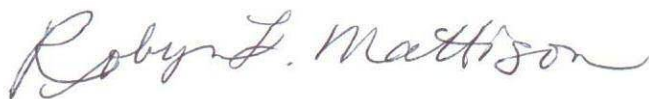
Financial Requirement/Impact

No financial requirement is necessary.

Recommendation

No recommendation.

Sincerely,

A handwritten signature in cursive script that reads "Robyn L. Mattison".

Robyn L. Mattison, P.E.
Public Works Director/City Engineer

Attachment- Letter to Ground Water Users & Potential District Map

Dear Ground Water User,

In the beginning, a ground water user's main worry was the electric bill, then came the Snake River Basin Adjudication and most recently conjunctive management. Conjunctive management allows for the management of surface and ground water rights together while in the past only surface water rights could be managed or curtailed. Surface water right holders argued successfully that groundwater pumpers were effecting aquifer levels and should also be subject to water calls. Since ground water rights are junior to most surface water rights this is a monumental shift which could threaten large investments in the community, municipalities, future developments, and irrigated farms.

On September 19, 2013 Idaho Department of Water Resources (IDWR) issued a preliminary order, later finalized which combined water districts in Basin 37 (the Wood River Valley) and included both surface and ground water rights in the combined water district. Within the body of the order it is suggested that **“potential mitigation requirements must be addressed by the holders of junior ground water rights working independent from a water district and preferably through a ground water district organized in accordance with chapter 52, title 42, Idaho Code.”**

Thus, this letter regards bringing diverse ground water users together to organize a ground water district in Blaine County. We know that IDWR, Water District 37 and senior water right holders support a ground water district to give them one organization to cooperate with regarding water calls.

The primary purposes of the ground water district will be to provide funding for mitigation (legal fees, consulting, project implementation), protection for future water use and incentive for conservation. Mitigating together with all water users (residential, agricultural, municipal and commercial) will be more economical than mitigating alone. Creating a ground water district will help by giving individual users one voice and combine funds to implement possible mitigation strategies. Assessments to members (collected by the county on property taxes) will be made pro rata based on assigned water right cubic feet/ second (cfs), and later on actual consumption.

The process to form the district requires several steps: a petition signed by 50 people sets up a public hearing; a hearing by the Blaine County Commissioners is needed with their endorsement of a ground water district to IDWR; finally a ground water district needs voter approval from ground water users. Our goal is to have the petition to form the ground water district on the November 2014 ballot. Our mission statement is: “Conserve, preserve and protect ground water resources in the Wood River Valley.”

Enclosed is a sample copy of the petition and the proposed map of the ground water district divided into three divisions which are the minimum divisions required by IDWR. Each division will be represented by a director and each division must contain approximately the same amount, measured in cfs, of ground water rights. Please attend the upcoming meeting on July 14, 2014.

ATTENTION: Ground Water District Formation public meeting -July 14, 2014 at 4:00 P.M. in the Minnie Moore Room at Community Campus, Hailey. Agenda will include district formation intent and process, how divisions are mapped, nomination and responsibilities of division directors, budget estimation for district/users and signing of the petition.

Gary Spackman, Director of IDWR, will be attending this meeting and speaking about conjunctive management timelines, implications, experiences of other districts and IDWR perspectives. IDWR Compliance Bureau Chief, Tim Luke, and water master, Kevin Lakey, will also be present.

For immediate questions please contact:

Dave Bell: dabell@juno.com or 726-3463

Patti Lousen: Wood River Land Trust plousen@woodriverlandtrust.org or 788-3947

Pat McMahon: Sun Valley Water & Sewer District pat@svwsd.com or 622-9507

Kristy Molyneux: jkmoly@basicisp.net or 309-0203.

For IDWR information on groundwater district formation:

GWD Handbook <http://www.idwr.idaho.gov/WaterManagement/WaterRelatedDistricts/PDFs/GWD%20HANDBOOK.pdf>

GWD Statute <http://legislature.idaho.gov/idstat/Title42/T42CH52.htm>

SAMPLE

BEFORE THE BOARD OF COUNTY COMMISSIONERS BLAINE COUNTY

| | | |
|---|---|------------------|
| In the Matter of the Petition to form the |) | PETITION TO FORM |
| Galena Ground Water District |) | GROUND WATER |
| |) | DISTRICT |

The undersigned Petitioners, who are ground water users and holders of ground water rights within the boundaries, described below, of the proposed Galena Ground Water District (the "District"), hereby request that their lands, and all the lands of all other ground water users within these proposed boundaries who are subject to inclusion under the ground water district laws, be included within and subject to the assessments of the District for the purposes consistent with Chapter 52, Title 42, Idaho Code.

The proposed lands of the District are described as follows (all of which relate to the Boise Meridian): [provide legal description of all lands to be included in the ground water district]

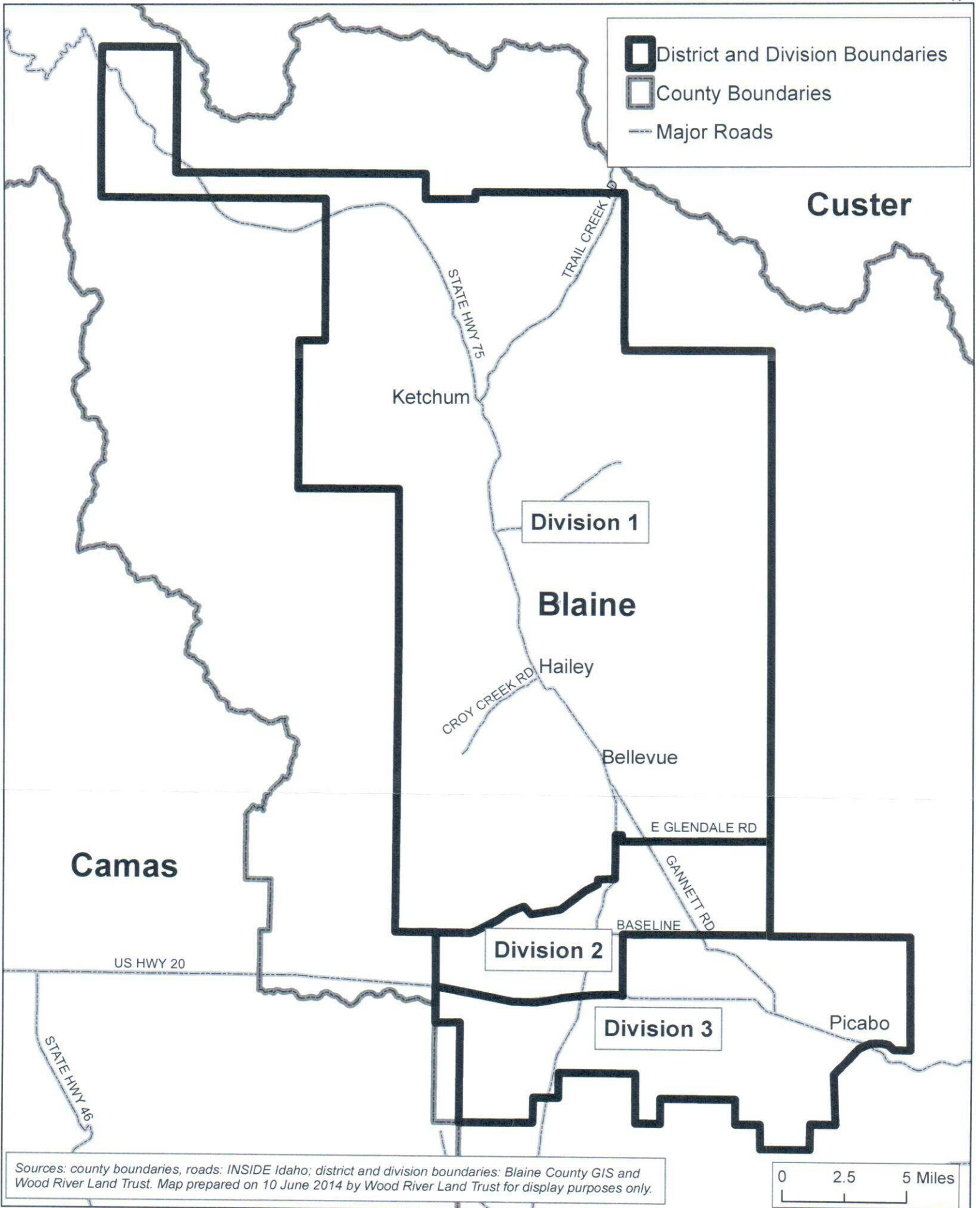
| | | |
|----------------|-------------|---------------|
| _____ Township | _____ Range | _____ Section |
| _____ Township | _____ Range | _____ Section |

The District is to have Three Divisions of approximately equal size, measured on the basis of total amounts of rights to divert ground water contained in each.

Attached hereto and made a part hereof are the following documents:

1. Exhibit A: A list, certified by the director of the Idaho Department of Water Resources as accurately reflecting the records of the department, of the ground water users within the proposed District, which list includes, as to each ground water right number, the point of diversion, and the amount of permissible diversion in cubic feet per second.
2. Exhibit B: A map indicating the proposed boundaries of the District, and displaying the boundaries of the 3 Divisions into which the proposed District is to be divided.
3. Exhibit C: Nominations for the director for each Division, each signed by not less than 6 ground water users in the proposed District.
4. Exhibit D: A copy of the bond for \$. This is not included as Blaine County and IDWR have said there are no costs to be recovered in organizing the proposed district.

Galena Ground Water District



Sources: county boundaries, roads: INSIDE Idaho; district and division boundaries: Blaine County GIS and Wood River Land Trust. Map prepared on 10 June 2014 by Wood River Land Trust for display purposes only.

REPORT TO STAKEHOLDERS

Semi - Annual Report
Fiscal Year 2014

For the Period
October 1, 2013 - March 31, 2014



AFFORDABLE HOUSING • STRONG COMMUNITY • STRONG ECONOMY

PREVIEW HIGHLIGHTS IN THIS REPORT

- ★ The Community Housing market remains strong with seven (7) Community Homes re-sold so far in FY 2014.
- ★ BCHA worked directly with fifty-five (55) households so far this year.
 - Thirty (30) new applicants.
 - Twenty-five (25) households placed in housing or removed from the database.
- ★ BCHA has placed eleven (11) qualified households in affordable housing so far this year.
- ★ Blaine County labor data continue is showing signs of recovery with the unemployment rate down 1% and total employment up 1.1% from one year ago.
- ★ While Blaine County Area Median Income (AMI) is 32% higher than the state-wide AMI, Blaine County's average annual pay is only 5% higher than the state-wide average.
- ★ The affordability gap in the Ketchum / Sun Valley market continues to widen with the median single-family home affordable to a household earning 270% of the Area Median Income (AMI).
- ★ Single family homes and condos/townhomes remain affordable to households earning 100% of the AMI in the Hailey/Bellevue market albeit with diminishing cushions.
- ★ Single family homes and condos/townhomes are not affordable to households earning 80% of the AMI in the Hailey/Bellevue market and the affordability gaps are increasing.
- ★ The percentage of applicants in the BCHA database who are employed in Hailey increased by 11% (from 20% to 31%) from March 2013 and is an indication of the increasing affordability gaps noted above.
- ★ Rental prices are up over 5% while the number of units available is down by nearly 25%.

SECTION I EXECUTIVE SUMMARY

Demographic and Labor Analysis

According to the American Community Survey (ACS) Blaine County's population increased 0.9% from 21,146 in 2012 to 21,329 in 2013. While this gain is minimal, it is a reversal of three consecutive years of decreasing population beginning in 2010.

The Blaine County labor market is showing signs of recovery. The strongest number is in the unemployment rate which is 5.3% in March 2014, down a full point from a year ago. The total employment in March 2014 is 11,483 up 1.1% from a year earlier. The total labor force in the county is relatively flat from a year ago and remains 13.5% lower than its peak in 2006.

The improving job market and the stabilization in Blaine County's overall population is contributing to increasing demand for affordable ownership and rental housing and is discussed in detail throughout this report.

Market Trends

There are at least two distinct geographic markets in Blaine County and if we were to analyze the affordability in the county on a single county-wide basis, we would miss the important distinctions in these markets. For this report we analyze data for the Resort Market (Ketchum, Warm Springs, Sun Valley and Elkhorn) and the Hailey/Bellevue market. We break these geographic areas down into two housing types (Single-family & Condo/Townhouse) to provide the detailed analysis in Section II of this report.

The two year trends in the Hailey/Bellevue single-family home market show a 55% decrease in closed sales and a 37% increase in the median sale price while the average sale price increased 13%. The two year trends in the Hailey/Bellevue condo/townhome market show a 50% decrease in closed sales and a 7% increase in the median and average sale prices.

The two year trends in the resort market are quite different from the trends in the Hailey/Bellevue market. The single family home market is essentially flat with very little change over two years in the number of homes closed or the median and average prices. The two year trends in the condo/townhouse market in the resort area show a 37% decrease in the number of units closed and a 3% increase in the median sale price while the average sale price increased 54%.

Affordability Analysis

As part of our analysis we note that affordability is generally measured and analyzed based on a county's Area Median Income (AMI). Blaine County's AMI is 32% higher than the State of Idaho's AMI; \$80,600 for a household of four in Blaine County and \$54,900 for a household of four state-wide. This means that the results of any affordability analysis will indicate that Blaine County households can afford housing costs that are 32% higher than what households in the rest of the state can afford. However, data from the Bureau of Labor Statistics indicates that the average annual pay in Blaine County is only 5% higher than the average annual pay state-wide; \$38,255 in Blaine County and \$36,152 state-wide.

This distinction between income and wages is important because BCHA's mission is to provide housing for Blaine County's workforce. We conduct our analysis based on AMI to be consistent with industry accepted standards. However, the overwhelming majority of Blaine County workers in BCHA's applicant database derive their earnings from wages alone. They rarely have other sources of significant income. This means that, for workers in counties with high median income but relatively lower wages, the industry standard affordability analysis will overstate their ability to afford a home. This is true for both ownership and rental standards. With this important distinction in mind, this report analyzes affordability in the two markets noted above and for the two housing types noted above using AMI.

Our analysis indicates that households earning 100% of the AMI can afford the median price for single-family homes and condo/townhomes in the Hailey/Bellevue market. We compared the current affordability measures to our analysis from a year ago and found that the affordability cushion (the difference between the maximum affordable price and the median price) went from \$30,000 to \$0 for single-family homes and from \$63,000 to \$35,000 for condo/townhomes. This means that any increase in the median price of single family homes will make the median single family home unaffordable in Hailey/Bellevue. Likewise, if the year to year trend continues, the cushion in the condo/townhouse market will be eroded at this time next year.

For households earning 80% of the AMI, both single-family and condo/townhomes are unaffordable. The gap from 2013 to 2014 increased from \$70,000 to \$100,000 for single family homes and \$4,000 to \$35,000 for condo/townhomes. The inability of this group to purchase their housing has wide-ranging impacts that are discussed in detail in Section II of this report.

The affordability gap in the Ketchum/Sun Valley market is extreme in comparison to the Hailey/Bellevue market. Our affordability analysis indicates that single-family homes in the resort market are only affordable to those households earning 270% of the AMI, or \$220,000/year. The affordability gap for condos and townhouses is less than for single-family homes. The gap between the maximum affordable price for a household earning 100% of the AMI and the median condo/townhome price is \$160,000. For a household earning 80% of the AMI the gap is over \$225,000.

These gaps in affordability stretch beyond moderate-income households into the middle and the upper-middle classes. It affects resort workers and professionals alike. The affordability gap forces workers to other parts of the county, or out of the county altogether. This puts pressure on the county's other critical resources. Finally, it negatively affects Blaine County businesses as their workers travel longer distances each day and there are fewer full-time residents to support the local economy.

Blaine County Rental Market

BCHA has been collecting rental data since late in 2011. We have compiled this data to determine the long-term average price and the long-term number of advertisements each month. To get an indication of the trends in the rental market we compare the long-term average with the most recent five-month moving average. The tables in Section II of this report show that the average rental price is up 5.3% and the average number of advertisements is down 24.8% county-wide.

Blaine County Housing Activities

The strong demand in the Community Housing market that we reported on at the end of FY 2013 has continued into the first half of FY 2014. Seven (7) Community Homes have been resold so far this year, one (1) Community Home is under contract and two (2) homes are currently available. The BCHA stewarded rental units are fully occupied.

Community Housing Applicant Analysis

There were one hundred and eighteen (118) household applicants in the BCHA database representing 224 individuals at the end of March 2014. This is up from one hundred and five (105) active applications one year ago.

The percentage (42%) of Income Category 1 applicants (those earning less than 50% of the AMI) remains at historic highs. The percentage of these low-income households has been climbing steadily since December of 2009 when the percentage was about 25%. Considering the slow and fragile recovery this may be the new normal in Blaine County for the foreseeable future.

BCHA interacted with fifty-five (55) unique applicants in the first half of FY 2014. Thirty (30) households were new applicants and twenty-five (25) were removed from the database. Of the households removed from the database eleven (11) were placed in BCHA units or units developed with our development partners.

BCHA Efficiency & Impact

The summary of the data above and the data cited throughout this report clearly demonstrates the positive impact BCHA has on the Blaine County workforce and its employers with very limited resources. We are a two-person operation working with a very small budget.

It is hard to quantify the financial and social benefits BCHA provides the community. We know that there are ninety-five families living in Community Housing that would not exist without BCHA and our partners. We know that the families living in these Community Homes are the backbone of the Blaine County economy. We know that we are proud to have them as citizens, voters, coaches, volunteers and customers!!

"Great communities are intentional. The future isn't something that happens to you. The future is something you create. Decide who you want to be, then go get it."

-Chris Gates-

SECTION II

REPORTING AND ANALYSIS OF LOCAL EMPLOYMENT AND HOUSING MARKET CONDITIONS

Local Workforce Trends *(updated March 31, 2014)*

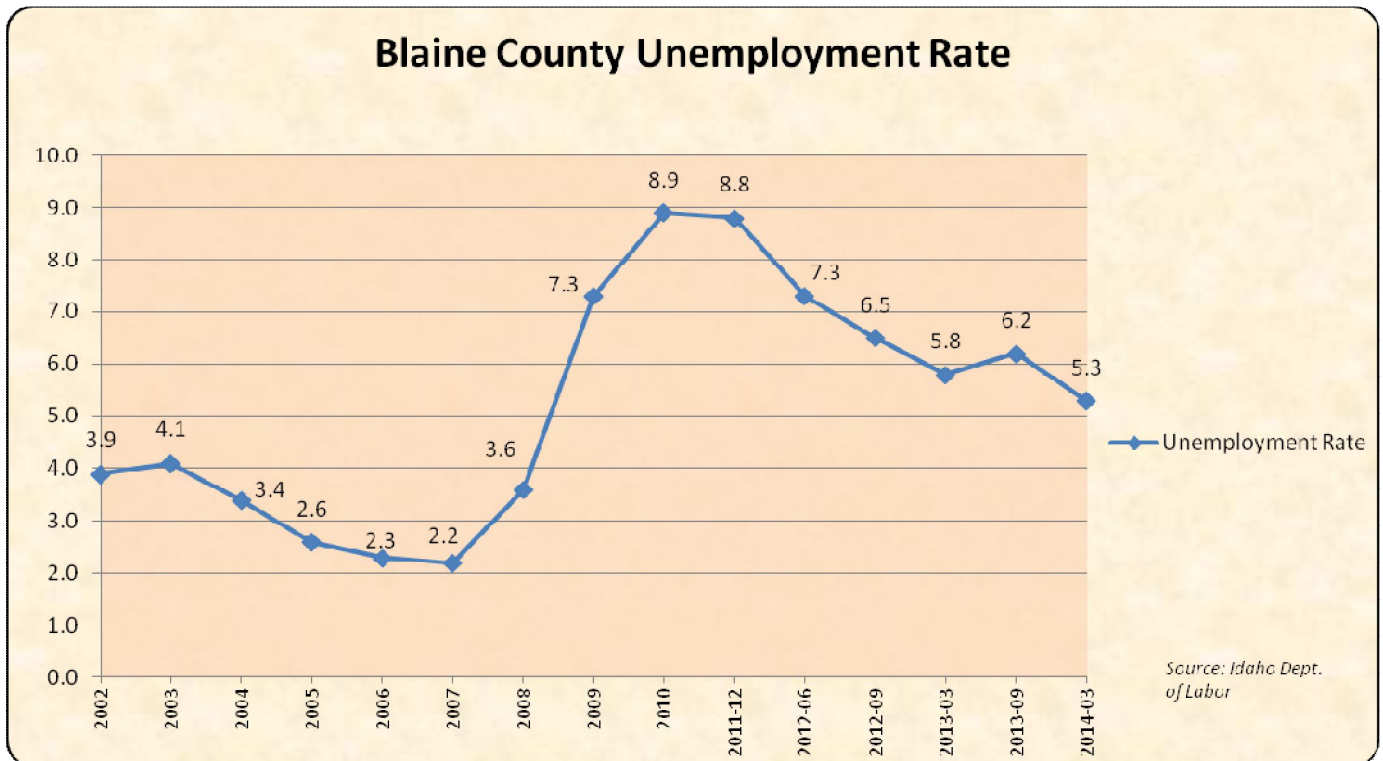
The Blaine County Housing Authority tracks population, jobs and unemployment data to anticipate demand for affordable housing. In the long term, we forecast the high cost of living and the high cost of housing relative to wages in Blaine County will keep the demand for affordable housing high until a critical mass of affordable housing is attained.

Despite the mixed results in the job market data as discussed in the following analysis, BCHA has seen increasing interest and activity in Community Homes over the past six quarters. Since the beginning of 2013 thirteen (13) Community Homes have been sold. One (1) Community Home is currently under contract. As of March 31, 2014 two Community Homes are currently available. (see table 3.1 on page 11 for details of each home sold)

The strong demand for Community Housing demonstrated in the data above provides evidence for the need for Community Housing. It also demonstrates the value Community Housing brings to Blaine County workers and their employers. As our economy continues to recover the supply of safe, desirable and affordable housing will be critical to sustain our economic growth.



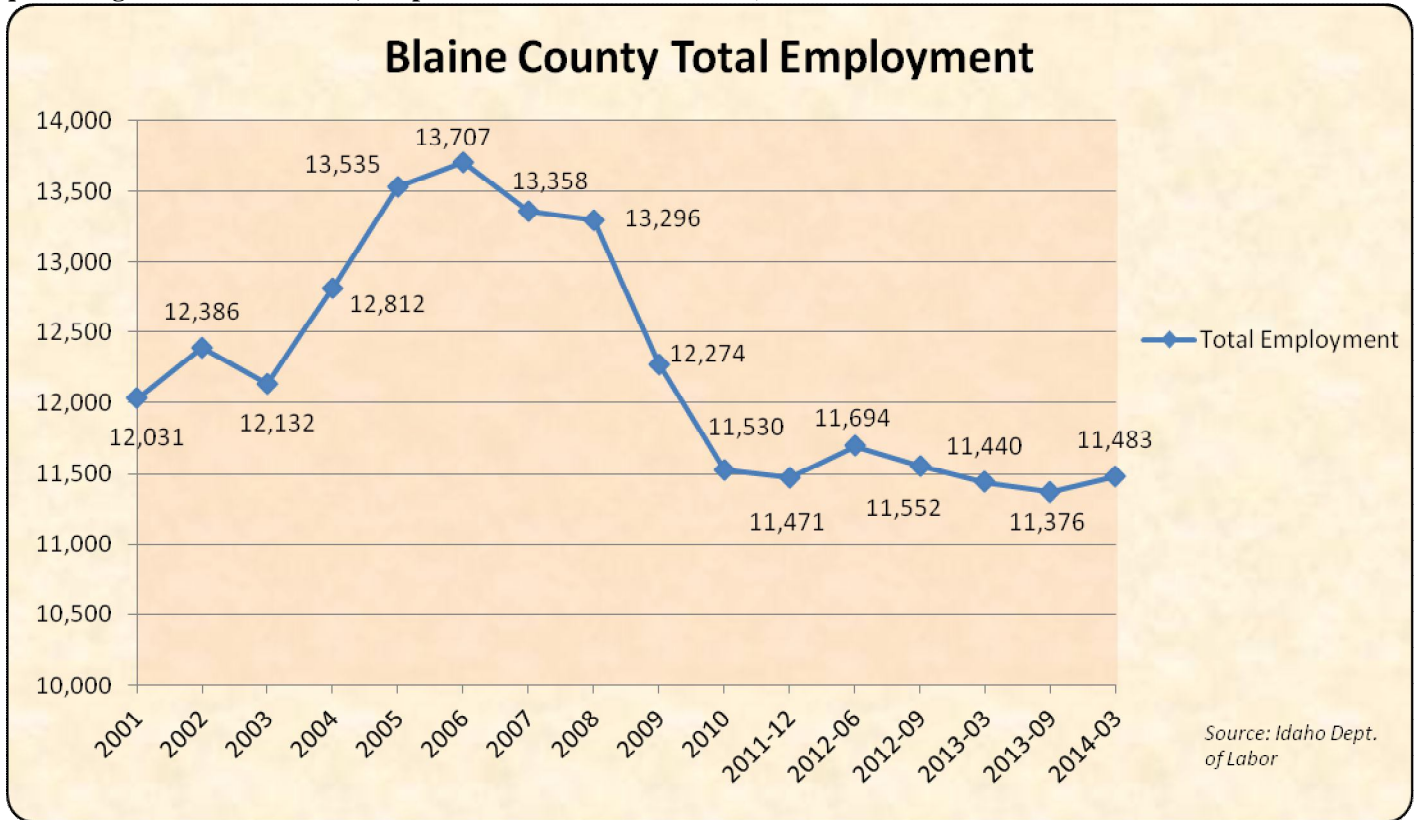
Chart 2.1: Blaine County Unemployment Rate (*data is preliminary data and may be adjusted. When end of quarter figures are unavailable, the previous month's data is used.)



The Blaine County Unemployment rate continues to decline. The 5.3% rate in March 2014 is a full point lower than the 6.3% unemployment rate in March 2013.



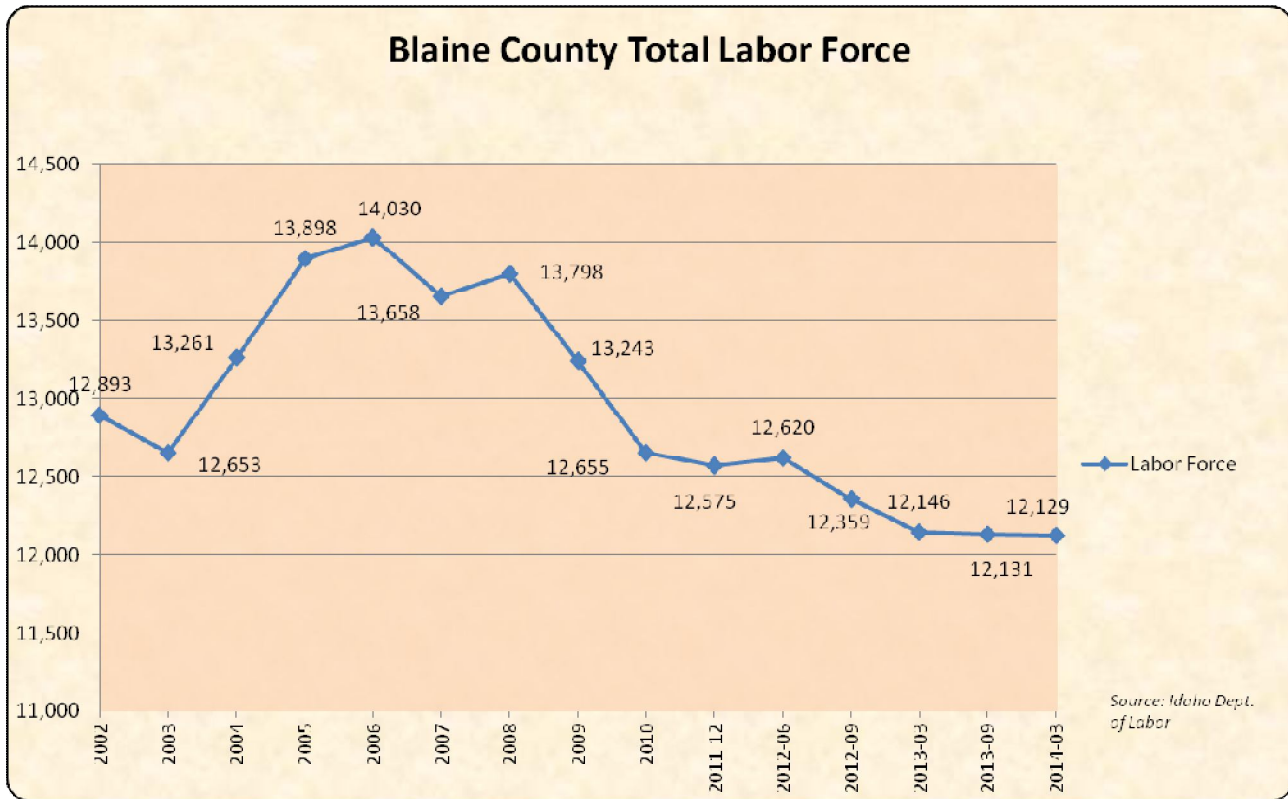
Chart 2.2: Blaine County Total Employment (*data is preliminary data and may be adjusted. When end of quarter figures are unavailable, the previous month's data is used.)



The total employment in Blaine County is stabilizing and showing signs of improvement. Seasonally adjusted numbers from the Idaho Department of Labor (the data in the chart above is not adjusted) indicate an increase of 129 jobs from March 2013 to March 2014, a 1.1% annual increase.



Chart 2.3: Blaine County Total Labor Force (*data is preliminary data and may be adjusted, when end of quarter figures are unavailable, the previous month's data is used.)



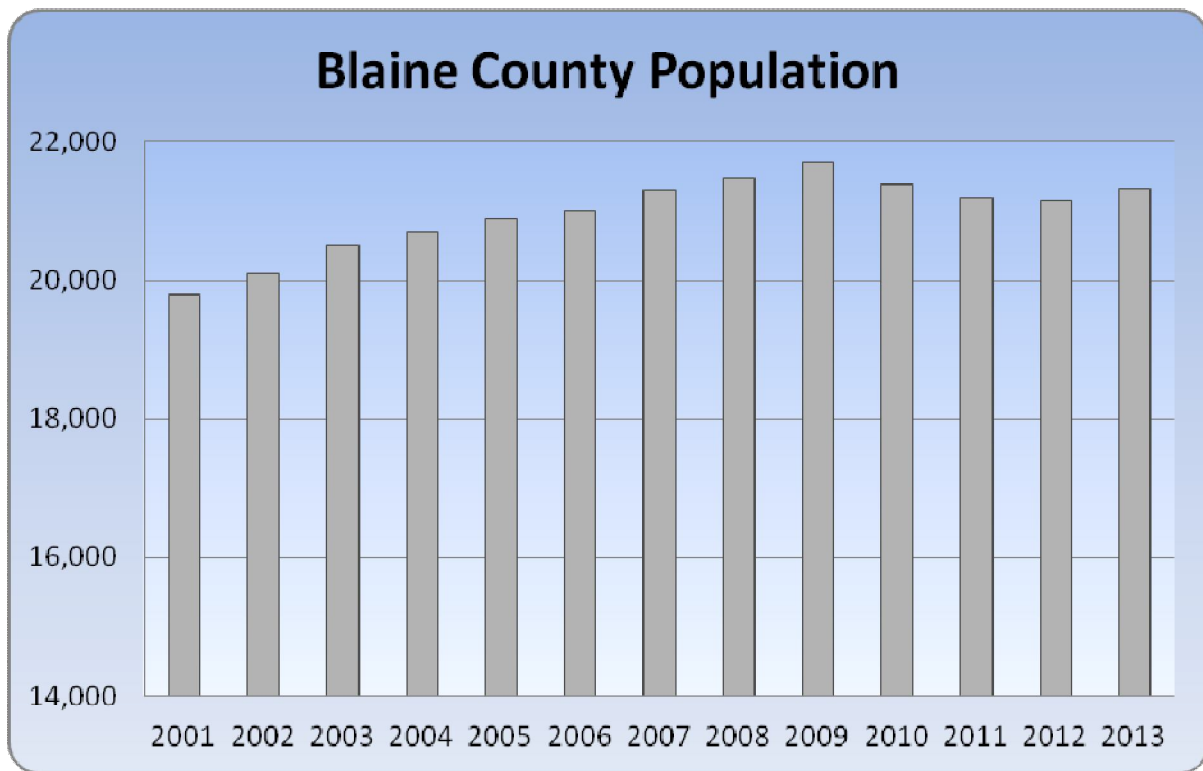
The same trends shown in the unemployment and total employment charts are reflected in the Total Labor Force. Blaine County continues to see its smallest labor force in over a decade. The total labor force in March 2014 is down 13.5% from its peak in 2006 and is relatively flat from one year ago.



Local Demographics

After three years of population decreases, Blaine County saw a modest rise in population in 2013. While the increase is only 0.9% it is worth noting that the declining trend has stabilized and may be reversing. **Increasing population and jobs will add to the demand for affordable ownership and rental housing in the county.**

Chart 2.4: Blaine County Population



Source: American Community Survey



2-Year Market Trends

The charts in Appendix D and referenced throughout this section highlight the median sales price, average sales price and number of housing units sold in Blaine County over the last two years. This data is divided into sales of single family homes and condominium/townhouses and is reported geographically for the Resort Area and the Hailey / Bellevue markets. (Data Source: Sun Valley Board of Realtors MLS)

Affordability Benchmarking & Analysis

Wages versus Income

Home affordability is universally measured based on household income. Each year the United States Department of Housing and Urban Development (HUD) publishes the Area Median Income (AMI) for each county in the United States. The 2014 AMI for a household of four in Blaine County is \$80,600. The affordability analysis in this report is based on this AMI adjusted for household size.

BCHA focuses on housing for the Blaine County workforce. For most of these workers, wages are their only source of income. According to the Bureau of Labor Statistics the average annual pay for a worker in Blaine County is \$38,224. This average annual pay is only \$2,100 more per year than the average annual pay for Idaho workers statewide. Considering the high cost of housing and other living expenses in Blaine County relative to the rest of the state, Blaine County workers clearly have a harder time meeting their housing and other essential living expenses than their cohorts throughout the state.

The table below demonstrates the magnitude of difference between income and wages in Blaine County and other Idaho counties.

| | Blaine | Custer | Gooding | Jerome | Lincoln | Ada | All Idaho | Blaine/Idaho |
|---------------------|----------|----------|----------|----------|----------|----------|-----------|--------------|
| AMI* | \$80,600 | \$62,300 | \$50,800 | \$47,200 | \$52,400 | \$55,600 | \$54,900 | 32% |
| Average Pay** | \$38,255 | \$41,569 | \$30,927 | \$32,063 | \$30,817 | \$41,846 | \$36,152 | 5% |
| Wage Earners per HH | 2.1 | 1.5 | 1.6 | 1.5 | 1.7 | 1.3 | 1.5 | |

*U.S. Department of Housing and Urban Development.

** Bureau of Labor Statistics Quarterly Census of Employment and Wages.

In spite of the difference between income and wages the affordability analyses in this report use AMI to remain consistent with universal affordability standards. It is important to note the large gap between income and wages in Blaine County and to understand that the resulting affordability analyses are very conservative and will tend to overstate the affordability for those workers whose household income is derived from wages alone.



Affordability Analysis

For this analysis we establish an affordability benchmark to suit the condominium & townhouse market and to suit the single family housing market. For the condominium & townhouse market segment we will look at a household size of one. (More than half of the BCHA database is single person households). For the single-family home market we will consider a household size of four.

We made the assumptions in the box below and entered them into the MSN Home Affordability Calculator (http://realestate.msn.com/BuyAndSell/Tools/HA_CALC.aspx) to establish an affordable home price. **This method uses national affordability standards and does not account for the higher cost of living in a resort area like Blaine County where, not just real estate, but everything from gas to groceries carry a premium cost. Consequently, the results are on the high side of the affordability scale and the following analysis is very conservative.*

- \$250 Auto payment (\$400 for HH of 4)
- \$200 Credit Cards payment
- \$150 HOA dues
- \$150 Student loans / other expense (\$300 for HH of 4)
- \$ 500 Real estate tax, annual
- \$ 400 Insurance, annual
- \$5,000 down payment
- 4.50% Interest Rate

| <u>Household of 1</u> |
|---|
| Max. Annual Income @ 100% AMI = \$56,450* |
| Max. Annual Income @ 80% AMI = \$44,750* |
| Max. Home Price @ 100% AMI = \$176,112** |
| Max. Home Price @ 80% AMI = \$107,134** |

| <u>Household of 4</u> |
|---|
| Max. Annual Income @ 100% AMI = \$80,600* |
| Max. Annual Income @ 80% AMI = \$63,900* |
| Max. Home Price @ 100% AMI = \$260,188** |
| Max. Home Price @ 80% AMI = \$161,310** |

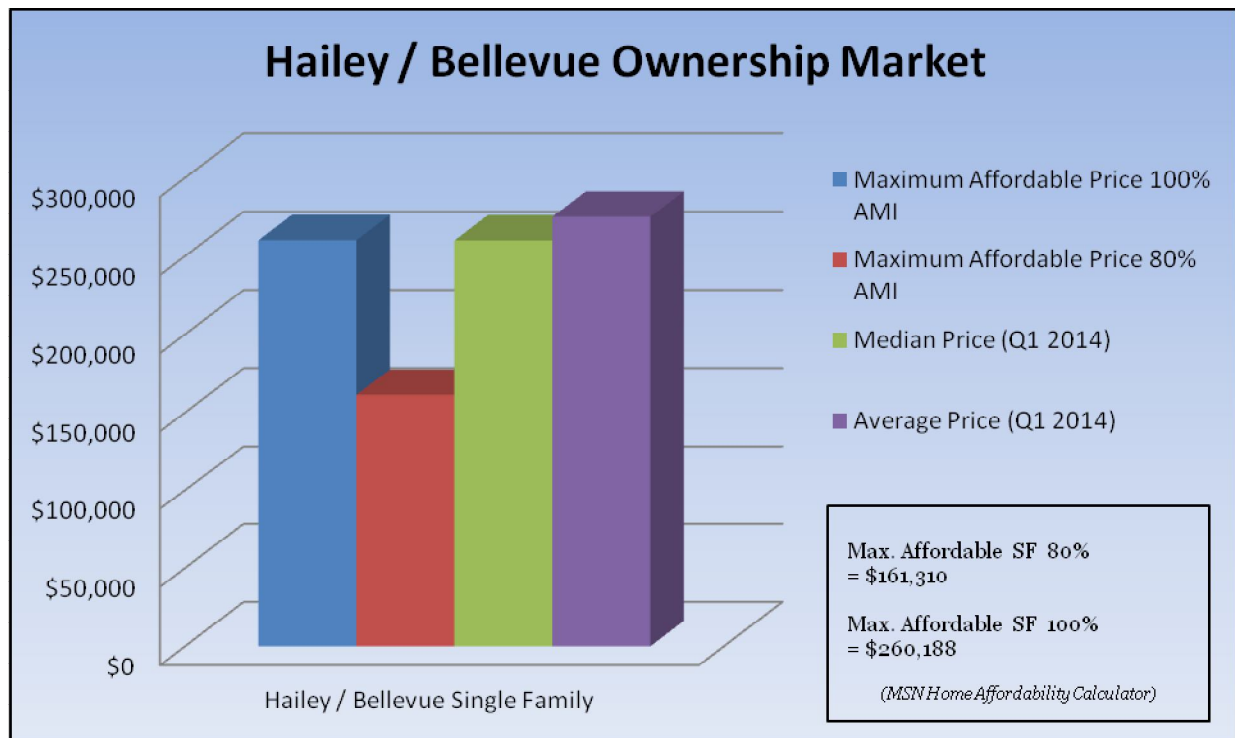
*Source: 2014 HUD Income Limits
**Source: MSN Home Affordability Calculator with assumptions above

Hailey & Bellevue - Single Family

The two year data trends (refer to Appendix D for charts) in the single family market in Hailey and Bellevue reflect a real estate recovery and a seller's market. The number of units sold decreased 55% from Q2 2012 to Q1 2014. Our research and conversations with real estate professionals is that the decrease in the number of homes sold is due to lack of inventory and not a lack of demand.

As the inventory has decreased the median home price has increased by 37% over the same time from \$190,000 to \$260,000. The average home price is up 13% from \$242,611 to \$275,185.

The chart below illustrates the median and average prices noted above and the maximum affordable home price benchmarked on the previous page.



This chart indicates that for a household of four the median home price of \$260,000 is affordable to a household that earns 100% of the Area Median Income. This finding is consistent with our previous analysis of this market in September of 2013. At that time there was affordability with an approximate \$30,000 cushion. In this current analysis that \$30,000 cushion (the difference between the maximum affordable price and the median home price) has completely eroded. If the median home price continues to rise, the median home in Hailey will no longer be affordable to households earning 100% of the AMI.

The chart also indicates that the median home in Hailey/Bellevue is unaffordable to a household of four that earns 80% of the AMI (referred to as moderate income). In our September 2013 analysis we also found that single family homes in this market were unaffordable for these households and the gap was approximately \$70,000. This analysis shows that gap increasing to nearly \$100,000.

There are impacts to the community when this 80% AMI group is precluded from homeownership opportunities. These families are not able to leverage the tax advantages of homeownership or to

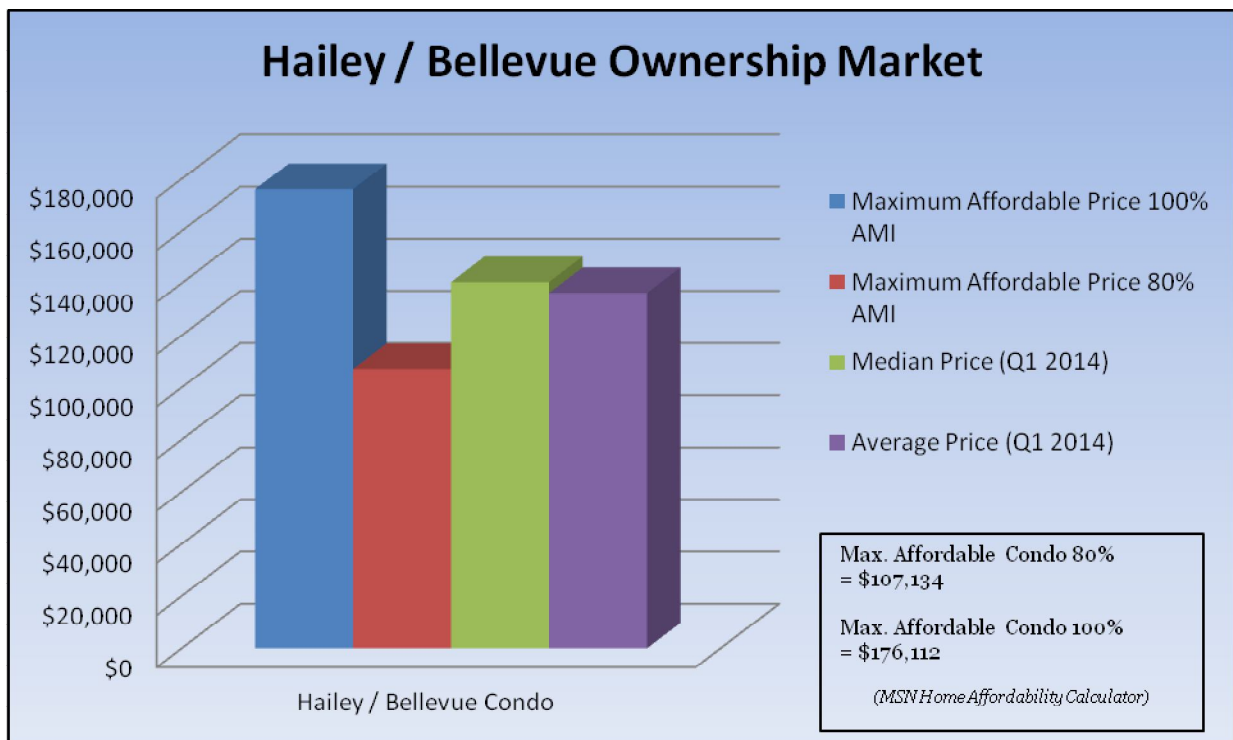
participate in the wealth building opportunities that homeownership provides over the long-term. **But more importantly, it forces this group into the rental market.**

We look to the 2010 U.S. Census to quantify this group of residents. According to the US Census 38% of Hailey's 3,527 households and 35% of Bellevue's 1,155 households have income at or below 80% AMI. This totals 1,745 moderate income households in Hailey & Bellevue. These 1,745 households that are not able to purchase their housing put incredible pressure on the rental market. We have included an analysis of the rental market at the end of this section where the impacts of this pressure is quantified.

Hailey & Bellevue - Condo / Townhouse

The two year data trends (refer to Appendix D for charts) in the condo/townhouse market in Hailey and Bellevue show less of a seller's market than the single family market. The decreasing inventory has not had the same impact on Condo/Townhouse prices that it had on the single family home prices. As the number of units sold has decreased by 50%, the median and average prices have only increased 7% to \$140,500 and \$136,213 respectively.

The chart below illustrates the median and average prices noted above and the maximum affordable home price benchmarked earlier in this section.



We can see that the Condo/Townhouse market is affordable to one person households earning 100% of the AMI with a cushion of approximately \$35,000. In our September 2013 analysis this market segment had a cushion of more than \$63,000. If the current trends of increasing home prices and increasing interest rates continue, we expect the current cushion will erode within one year.

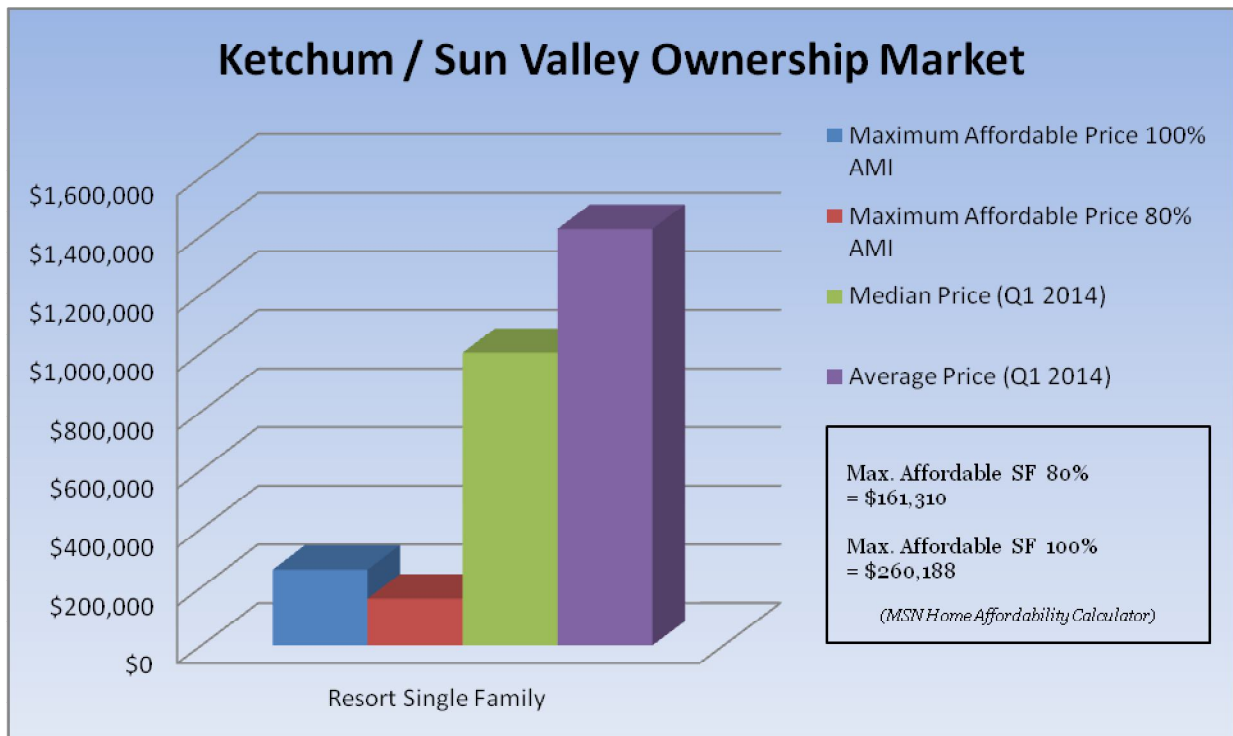
The chart also demonstrates that the median condo/townhouse is unaffordable to a one person household earning 80% of the AMI. The current gap is just over \$35,000. The gap in our September

2013 analysis was only \$4,000. As we noted in the single family section above, precluding this group from homeownership has significant impacts on the rental market.

Resort Area - Single Family

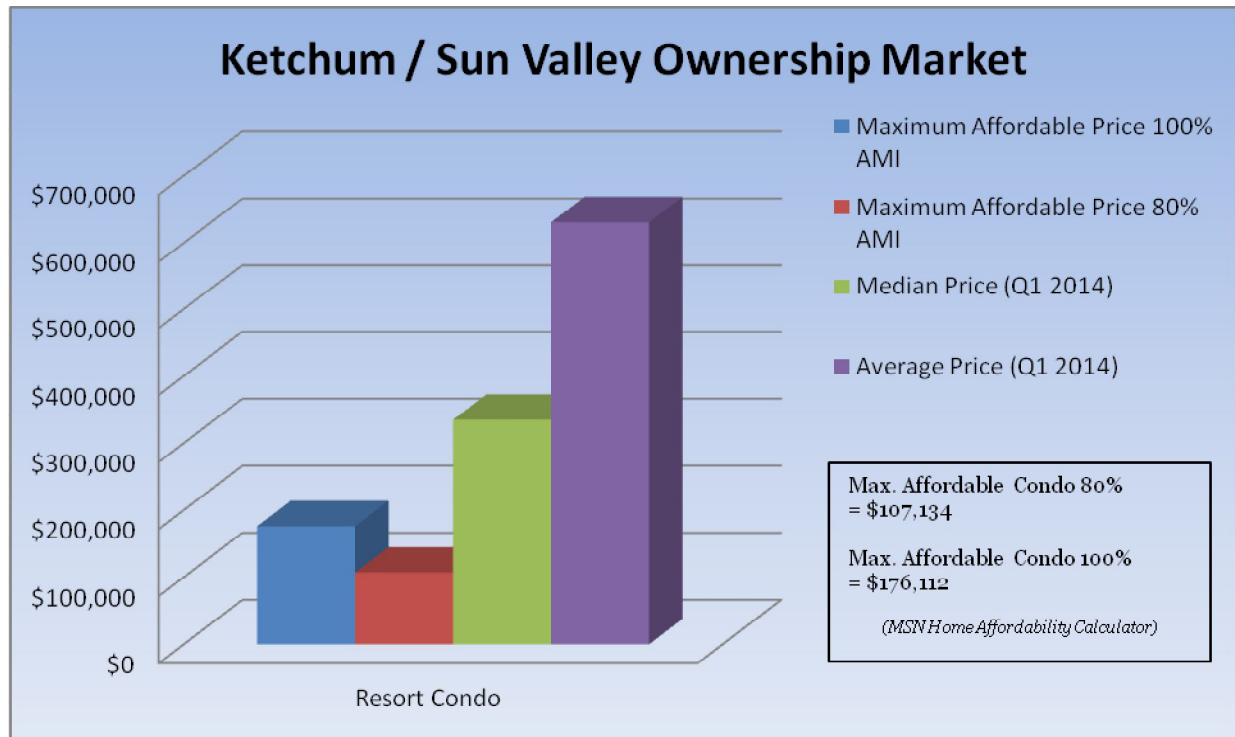
The two year data trends (refer to Appendix D for charts) in the resort area single family market are stable over the last two years. The number of homes sold is flat with 15 homes sold in Q1 2014 and the median and average prices at \$1,000,000 and \$1,422, 567 respectively.

To qualify to purchase the median single family home in the Ketchum / Sun Valley market a household of four needs to earn at least 270% of the Area Median Income, or \$220,000/year. It is clear that the Resort Area market has significant entry barriers for families moving to the valley or for those trying to become first time home buyers. This barrier to homeownership has wide ranging economic and social impacts that ripple throughout the county.



Resort Area - Condo / Townhouse

The two year data trends (refer to Appendix D for charts) in the resort area Condo/Townhouse market show the number of units sold are down 37% from Q2 2012 to Q1 2014. Again, our research indicates the decreasing numbers are related more to lack of inventory than to a lack of demand. The median price is up slightly to \$335,000 while the average price is up 54% to \$630,953 indicating some activity in the high-end market.



The affordability gap in the condo/townhouse market is nearly \$160,000 for a one person household earning 100% of the AMI and more than \$225,000 for a household earning 80% of the AMI.

Homeownership in the cities of Ketchum and Sun Valley remains unattainable for the workforce that drives our economy. This lack of affordability stretches beyond moderate income households into the middle and upper-middle classes. It affects resort workers and professionals alike. The affordability gap forces workers to other parts of the county, or out of the county altogether. This puts pressure on our transportation network and forces local governments to allocate additional resources to this part of the County’s infrastructure. **It also has a negative effect on Blaine County businesses and Local Option Tax receipts as there are fewer full-time residents to support the local economy.**

The Blaine County Rental Market

The Blaine County Housing Authority has been tracking the number of advertisements and the listed rental price in the Idaho Mountain Express once per month since November of 2011. We generally do this in the last two weeks of the month when landlords with vacancies are most likely to be advertising their units.

We have interviewed property management companies large and small, individual landlords and realtors and virtually every interviewee indicated when they have a vacancy they need to fill, they put a classified advertisement in the Idaho Mountain Express. We are confident that our data collection method captures the largest sample of vacant units available in Blaine County.

From the collected data we determine the long-term average. The long-term average is defined as all of the data from November 2011 to the present day. We then look at the average over the most recent five month period. The intent of using a five month moving average is to account for the seasonality that is inherent in a resort market like Blaine County. We are able to do this for the two distinct markets of Ketchum/Sun Valley and Hailey/Bellevue. The most recent results are on the next page.



November 2011 through April 2014 Rental Data

Ketchum / Sun Valley Market

| Unit Size | Long-term Average | Most Recent 5-month Average | Number of Advertisements | Long-term Average | Most Recent 5-month Average |
|------------------------|-------------------|-----------------------------|--------------------------|-------------------|-----------------------------|
| Studio | \$625 | \$693 | Studio | 4.2 | 2.6 |
| 1 Bedroom | \$835 | \$964 | 1 Bedroom | 6.8 | 4.2 |
| 2 Bedroom | \$1,058 | \$1,089 | 2 Bedroom | 9.5 | 9.8 |
| 3 Bedroom | \$1,931 | \$2,004 | 3 Bedroom | 5.4 | 5.0 |
| Overall Average | \$1,112 | \$1,187 | Total | 25.9 | 21.6 |

Blaine County Housing Authority / Idaho Mt. Express

Average rents based on units within municipal boundaries with price disclosed in classified ad

5-month rent is up 6.8%

5-month supply is down 16.5%

November 2011 through April 2014 Rental Data

Hailey / Bellevue Market

| Unit Size | Long-term Average | Most Recent 5-month Average | Number of Advertisements | Long-term Average | Most Recent 5-month Average |
|------------------------|-------------------|-----------------------------|--------------------------|-------------------|-----------------------------|
| Studio | \$523 | \$500 | Studio | 1.1 | 0.2 |
| 1 Bedroom | \$634 | \$707 | 1 Bedroom | 3.5 | 1.8 |
| 2 Bedroom | \$763 | \$756 | 2 Bedroom | 9.9 | 5.2 |
| 3 Bedroom | \$1,120 | \$1,175 | 3 Bedroom | 11.0 | 9.8 |
| Overall Average | \$760 | \$785 | Total | 25.5 | 17.0 |

Blaine County Housing Authority / Idaho Mt. Express

Average rents based on units within municipal boundaries with price disclosed in classified ad

5-month rent is up 3.2%

5-month supply is down 33.3%

November 2011 through April 2014 Rental Data

All of Blaine County

| Unit Size | Long-term Average | Most Recent 5-month Average | Number of Advertisements | Long-term Average | Most Recent 5-month Average |
|------------------------|-------------------|-----------------------------|--------------------------|-------------------|-----------------------------|
| Studio | \$574 | \$596 | Studio | 2.7 | 1.4 |
| 1 Bedroom | \$735 | \$836 | 1 Bedroom | 5.1 | 3.0 |
| 2 Bedroom | \$911 | \$923 | 2 Bedroom | 9.7 | 7.5 |
| 3 Bedroom | \$1,525 | \$1,589 | 3 Bedroom | 8.2 | 7.4 |
| Overall Average | \$936 | \$986 | Total | 25.7 | 19.3 |

Blaine County Housing Authority / Idaho Mt. Express

Average rents based on units within municipal boundaries with price disclosed in classified ad

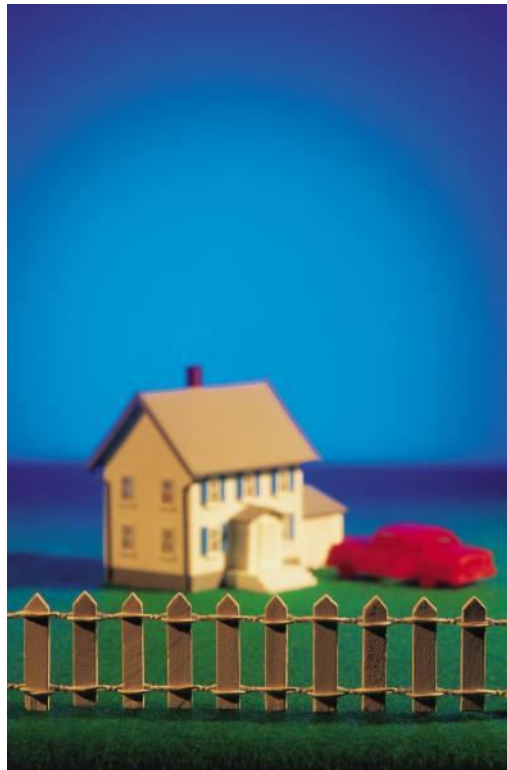
5-month rent is up 5.3%

5-month supply is down 24.8%

The over-arching trends on display in this data are rising rents and dwindling supply. As discussed in the ownership analysis of this section, the inability of the all but the most affluent households to afford to purchase their housing in the resort market and the 1,700 plus households in Hailey and Bellevue that earn 80% of the AMI or less forces these households into the rental market. When you combine those forces with tighter lending standards, households with short sales, foreclosures and bankruptcies resulting from the Great Recession the result is increasing strain on the rental markets.

Nineteen vacancies in a county with a population of 21,000 and 8,800 full time households is not a lot vacancies. We expect that if the inventory remains low, the pressure on prices will continue rise and that rise is likely to accelerate. **A rental market with high costs and low inventory is not good for a resort economy, nor will it help Blaine County diversify its economy. An adequate supply of safe, desirable and affordable housing is a critical piece of infrastructure that enables economic development.**

In addition to constraining the diversification of our economy, an insufficient housing supply handicaps our tourism business. Just as we compete with other resorts for visitors, we also compete for employees. Destination resorts compete for visitors by providing a great experience to the visitor and that experience increasingly relies on having great resort staff. We will lose out to our competition when we are unable to recruit and retain the best employees.



BCHA Stewarded Rental Units

All of the Rental Units in BCHA's stewardship remain fully occupied. We anticipate adding at least one more rental unit to BCHA's stewardship in 2014 through a home donated to the ARCH Community Housing Trust. BCHA will identify and qualify the family for this home and manage it for ARCH.

BCHA Ownership Units Currently Rented

The BCHA Guidelines allow a Community Homeowner to rent a community home under certain conditions and with approval from BCHA. There are currently four (4) Community Homeowners renting their homes to qualified occupants.

Development Projects

➤ Quail Creek LIHTC

The Blaine County P&Z Commission approved ARCH's development application for 26 low-income rental units on April 3rd. The County Board of Commissioners will consider the application on May 6th. BCHA is receiving and compiling pre-applications for this development.

➤ Clear Creek LLC, PUD Amendment

In conjunction with ARCH's application, Clear Creek LLC, which holds entitlements to develop the property, needs to amend their development agreement with the county to allow it to convey 2.11 acres to ARCH for their LIHTC development. BCHA has provided the County Board of Commissioners a letter recommending that it approve the proposed amendments to the PUD Agreement. We also recommend that Clear Creek LCC be allowed to transfer the 2.11 acres to ARCH to meet its Community Housing requirement according to the provisions of the county's Community Housing Overlay District.

Activity at the State and National Level

- BCHA participated in IHFA's Avenues for Hope fundraiser for the first time this year.
- BCHA provided a market analysis to IHFA for ARCH's RFP to acquire a home in Bellevue.
- Advocated on behalf of the buyers of a Community Home applying for an IHFA loan. The underwriters reversed their initial denial of the loan.
- Sent a letter to IHFA certifying certain ARCH board members as Community Homeowners and LIHTC residents to support ARCH's CHDO (Community Housing Development Organization) re-certification.



Activities with Blaine County

- Updated Commissioner Schoen on BCHA and housing activities.
- Presented our Annual Report to the full County Board of Commissioners on December 17th.
- Participated in the Blaine County Comprehensive Plan Steering Committee's monthly meetings on Housing and Population.
- Met with Kathy Grotto to discuss county comp plan and future presentation.
- Presented the community benefits provided by ARCH's Quail Creek application to the County Commissioners to help them make a determination on ARCH's application to place an access road within the 100' Highway 75 setback.
- Submitted a letter of support for the Quail Creek application to the P&Z.
- Presented an Affordable Housing 101 work session to the Blaine County Comp Plan's Housing and Population steering committee.

Activities with the City of Ketchum

- Met with Mayor-elect Jonas to discuss housing issues and priorities.
- Provided city staff with an inventory of affordable housing in Ketchum and county-wide.
- Met with staff, P&Z members and representatives from the development community to discuss possible code changes in the CC zone.
- Presented our annual report to the Mayor and Council on February 3rd.
- Continued to meet with staff, P&Z members and representatives from the development community to implement quick fix code changes in the CC zone.
- Met with staff to discuss and draft text amendments to portions of the Community Core Zoning Code on March 19th.
- Attended a P&Z workshop to present and discuss code amendments on March 24th.
- Met with Mayor Nina Jonas and Interim City Administrator Ray Silver on March 26th to discuss housing priorities in Ketchum.
- Provided analysis of options for development density on a 5,500 square foot lot with and without Community Housing.



Activities with the City of Hailey

- Presented our Annual Report to the Mayor and City Council on December 16th.
- Met with Micah Austin, Community Development Director, to discuss increasing housing pressures in Hailey on April 2nd.
- Attended the Mayor's goal setting and big ideas brainstorming session on April 4th.

Activities with the City of Sun Valley

- Presented our Annual Report to the Mayor and City Council on December 5th.
- Presented an ownership analysis of the city's Elkhorn units for the Mayor and Council.

Activities with Partners in the Community

ARCH Community Housing Trust

- Collaborating with ARCH to receive a donated home which BCHA will manage as an Income Category 2 rental.
- Provided a market analysis to IHFA for ARCH's RFP to acquire a home in Bellevue.
- Participated in a neighbors' meeting regarding the Quail Creek LIHTC development.
- Sent a Section 3 notice (notice of work available for low-income contractors) to BCHA contacts.
- Send a request to BCHA contacts to "Vote for ARCH" in a Washington Federal Bank fundraiser.
- Attended ARCH's predetermination hearing for placing an access road in the 100' setback. Presented benefits for the County Board to consider.
- Helped organize and attend an open house for ARCH's Bellevue home acquired with HOME funds.
- Submitted a letter of support for the Quail Creek application to the P&Z.
- Working to identify a vacant parcel to place a home donated to ARCH to serve as an income restricted rental.
- Looked at an apartment development in Hailey for possible purchase and conversion to affordable rentals.
- Attended County P&Z meeting as county staff for ARCH's Quail Creek development application.
- Sent a letter to County Board of Commissioners recommending that the Board approve Clear Creek, LLC's application to amend its PUD Agreement with the county to allow the transfer of 2.11 acres to ARCH.
- Sent a letter to IHFA certifying certain ARCH board members as Community Homeowners and LIHTC residents to support its CHDO (Community Housing Development Organization) re-certification.
- Working to qualify a household to occupy a three bedroom rental home on Alturas Drive that will be available on June 1st.



Sun Valley Board of Realtors

- Organized and attended an open house for ARCH's Bellevue home acquired with HOME funds in conjunction with member Anna Mathieu.

The Cornerstone Partnership

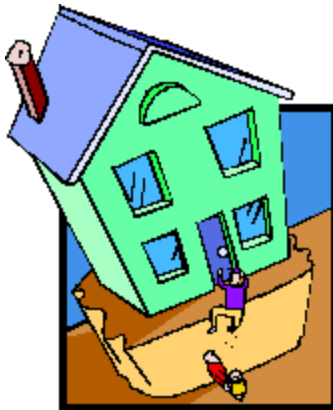
- Participated in a webinar on Inclusionary Zoning.
- Complete online survey regarding the stewardship of affordable ownership housing.

Sun Valley Economic Development (formerly Sustain Blaine)

- Attended quarterly economic forum on March 20th.
 - The availability, or lack thereof, of affordable housing became a considerable topic during the question and answer period.
 - Bobi, David and Heather were in attendance to participate, answer questions and learn what those in attendance are experiencing in the housing market.

BCHA Local and Regional Exposure

- The Mt. Express covered the presentation of our annual report to the County Commissioners and published the pie chart showing the professions of BCHA owners and renters;
http://www.mtexpress.com/index2.php?ID=2007149903&var_Year=2013&var_Month=12&var_Day=18#.Urhh5fRDtYA
- BCHA was credited in a Mt. Express article on ARCH's Quail Creek funding approval. *"The Blaine County Housing Authority provided detailed and substantive market analysis to ARCH to develop the plan for Quail Creek, and will manage the waiting list of occupants. Those interested in finding out more should contact the BCHA at 788-6102.*
<http://www.mtexpress.com/index2.php?ID=2007149404#.Urh1BPRDtYA>
- The Mt. Express covered the presentation of our annual report to the City of Ketchum. 2014-02-07
Housing Authority touts successes,
<http://www.mtexpress.com/index2.php?ID=2007150750#.UvUITPldVYA>
- BCHA will be collecting pre-applications and establishing a waiting list for ARCH's Quail Creek tax credit project. 2014-02-14 **ARCH Proceeds with Rental Housing Development,**
<http://www.mtexpress.com/index2.php?ID=2007150864#.Uv6QkPldVYA>



Staff Development Activities

- David participated in a webinar hosted by the Cornerstone Partnership on inclusionary zoning.
- Bobi attended a U.S. Census workshop offered by HUD in Boise.
- David attended CSI's seminar titled "Linking Money to Mission" presented by The Non Profit Finance Fund.
- David participated in a webinar offered by the Sonoran Institute on the National Association of Realtors 2013 Community Preference Survey.

Internal Activities

- Dennis Brown, CPA, visited the office to conduct the bi-annual audit of BCHA's financial statements and issued his report.
- We released our Annual Report to our stakeholders for FY 2013.
- With the board's guidance at the November meeting, BCHA canceled its group insurance plan. BCHA employees have chosen plans and enrolled in the marketplace. The net result will be a savings for BCHA and its employees with equal or better coverage.
- We sent Holiday Cards to our stakeholders.
- We have partnered with Tom Nickel and the Sawtooth Club to provide gift certificates to new Community Homeowners as a housewarming gift. We share the cost with the Sawtooth 50-50. Previously we were buying house plants.
- Bobi finalized and made a formal application to the Wood River Women's Charitable Foundation for a grant to fund a person to continue Nick's outreach work in the Hispanic community.
- We have made substantial improvement to the Available Now section of the BCHA website.
 - Segmented by location (Ketchum, Hailey, SV etc)
 - Each property has its own photo gallery.
- We have contracted to update our website and move it from Go Daddy to Weebly platform.
- We have added two new marketing sources this month:
 - BCHA will have a full color 1/8 page advertisement in Buena Vista - The Hispanic Yellow Pages
 - BCHA has begun 30 second informational spots on Ketchum's Community Radio, KDPI - 89.3 FM. We are running 4 spots per day.
- Staff worked extensively on a draft Extended Community Home Sale Policy for the board to discuss and adopt.
- An increasing number of community members are seeking information on the Blaine County rental market. We have provided reports to Sun Valley Economic Development, The City of Hailey and a commercial appraiser this month.
 - We have added a section to this report summarizing the rental data.
- We developed a preliminary budget for FY 2015.



BCHA Board Activities

- The Real Estate Advisory Committee met and made a recommendation regarding real estate licensing.
- The Compensation Committee met and drafted a policy that the board adopted.
- David met with Heather to discuss general BCHA business, staff and board interactions and succession planning for the board and its leadership.
- The Executive Committee met on April 7th to discuss the draft 2015 budget.
- The Real Estate Advisory Panel met on April 10th to discuss ways for Community Homeowners to obtain professional representation.

Communications with the Community

- Avenues for Hope Fundraising Campaign for BCHA,
- Information about LIHEAP heating assistance,
- Help ARCH move a home fundraising campaign,
- Notice of Section 3 opportunity,
- Community Homeowner newsletter about property taxes and homeowner exemptions.
- Announcement of grant funding available to address life-safety issues in owner occupied mobile homes.
- Featured Community Homes Available, Winterfox, Fields and Blue Grouse.



SECTION IV

CHARACTERISTICS OF BLAINE COUNTY'S COMMUNITY HOUSING APPLICANTS AND COMMUNITY HOMES (As of March 31, 2014)

The Blaine County Housing Authority (BCHA) updates the community housing applicant database on a rotating quarterly basis. Applicants are contacted at least once per year, approximately 25% each quarter, to ensure that the information about the applicant households within the database is kept current.

BCHA Database Activity & Analysis

As of March 31, 2014, there were **118** active applications in the database, representing a total of 224 individuals. Comparatively, there were **105** active applications representing 177 individuals on March 31, 2013. The net difference from one year ago is +13 households applying with BCHA for assistance in obtaining affordable housing. This twelve percent (12%) increase in the net number of applicant households shows the increasing demand for affordable housing, but it does not accurately demonstrate the number of households BCHA works with on a regular basis. **In the first half of FY 2014, BCHA has interacted with fifty-five (55) unique households in our database.**

- 30 new applications
- 25 households removed from database

The table below shows the income category and what type of affordable housing each new applicant is seeking. It also shows the reason each household was removed from the database.

| FY 2014 BCHA Database Activity | | | | | | |
|---|----------------------------------|---------|---------|---------|--------|------------|
| | New Household Applicants | | | | | |
| | Q1 2014 | Q2 2014 | Q3 2014 | Q4 2014 | Totals | Percentage |
| | 13 | 17 | | | 30 | |
| Interested in Ownership Only | 8 | 6 | | | 14 | 47% |
| Interested in Rental Only | 5 | 7 | | | 12 | 40% |
| Interested in Rental or Ownership | - | 4 | | | 4 | 13% |
| Income Category 1 | 4 | 6 | | | 10 | 33% |
| Income Category 2 | - | 3 | | | 3 | 10% |
| Income Category 3 | 7 | 4 | | | 11 | 37% |
| Income Category 4 | 1 | 3 | | | 4 | 13% |
| Income Category 5 | 1 | 1 | | | 2 | 7% |
| Income Category 6 | - | - | | | 0 | 0% |
| | Households Removed from Database | | | | | |
| | Q1 2014 | Q2 2014 | Q3 2014 | Q4 2014 | Totals | |
| | 15 | 10 | | | 25 | |
| Purchased or Rented an affordable unit | 8 | 3 | | | 11 | 44% |
| Purchased or Rented Market-Rate Housing | 2 | 1 | | | 3 | 12% |
| Unable to Contact, Presumed moved | 2 | 3 | | | 5 | 20% |
| No Longer Interested/Qualified | 3 | 3 | | | 6 | 24% |

New Household Applicants

Analysis of the thirty (30) new applicants indicates a relatively balanced interest in rental and ownership opportunities with 40% seeking rental only, 47% were seeking ownership only and 13% seeking either rental or ownership housing. This data point continues to fluctuate as we have noted in our previous reports. For example, in the first quarter of FY 2014 the percentages above were 62%, 38% and 0% respectively. **BCHA will continue to monitor these trends closely in order to advise our affordable housing development partners and our local jurisdiction stakeholders with sound affordable housing development and policy advice.**

Analysis of the income profiles of the new applicants is equally important to provide reliable development and policy advice. In the first half of FY 2014 forty-three percent (43%) of our new applicants are considered low-income (Categories 1 & 2). This percentage is substantially lower than the sixty-two percent (62%) of new low income applicants in FY 2013. **This lower percentage of low-income households runs against recent trends and may balance out over the year. Conversely, it may represent a reversal in the trend of increasing numbers of low-income households seeking assistance from BCHA that has persisted since the onset of the Great Recession.** In general, low-income households struggle to qualify for homeownership without significant subsidies. These households are best suited to affordable rental opportunities.

Thirty-seven percent (37%) (up from 23% in FY 2013) of the new applicants are considered moderate-income (Category 3) households. These households can generally qualify for homeownership with a certain amount of assistance. Assistance for this group can be provided through local, state or federal programs. **While many of these households are income qualified, there are other barriers to homeownership in their personal profiles.** Barriers include low or no credit scores, short sales or foreclosures, bankruptcies and little or no savings for a down payment. **BCHA works with these applicants and with other professionals (mortgage brokers, banks, credit counselors, etc.) to prepare these households for homeownership.**

The remaining twenty percent (20%) (up from 15% in FY 2013) of new applicants have household incomes above 80% AMI (Category 4+). Households in these income categories struggle to find homeownership opportunities that are affordable to them in high-cost markets like Blaine County. Most housing markets in the United States support homeownership for this group. Consequently, the only assistance available to these households are programs designed and funded by the local community. There is no state or federal assistance available. **The BCHA Homeownership Programs developed with the local jurisdictions and the development community are the only source of affordable housing for households in these income categories.**



Households Removed from the Database

The largest percentage of households removed from the database were placed in affordable housing. Forty-four percent (44%) of households removed from the database either purchased or rented homes in BCHA's stewardship or in units developed with our development partners. **This is evidence of the effectiveness and importance of BCHA's programs and our partnerships in the community. The availability of this affordable housing benefits the Blaine County workforce and the businesses they work for by giving each household the opportunity to obtain housing at a cost that is commensurate with their income.**

Twenty percent (20%) of the households BCHA removed from the database were removed because we were not able to contact the applicant. These households are presumed to have moved from Blaine County. This data point is down from thirty-four percent (34%) in FY 2013 and seventy-seven percent (77%) in FY 2012. We believe the stabilization and decrease in this data point is influenced by the stabilization in the job market. While the recovery is slow, we are no longer seeing massive job losses.

Twelve percent (12%) of the households removed from the database found market-rate housing solutions. The market continues to present opportunities for households in the higher income categories. BCHA recognizes that the combination of affordable housing programs and market-rate housing options are essential to supporting the workforce of Blaine County.

The remaining twenty-four percent (24%) were removed either because they are no longer interested in BCHA programs or they no longer qualified.

BCHA Database Characteristics

The majority of the demand for community housing is from households at Income Categories 3 and below, which constitute seventy-four percent (74%) of the applicant database. These applicant households have earnings at or below 80% of the Area Median Income (AMI). Households earning more than 80% AMI make up the remaining twenty-six percent (26%) of our applicant database. A good rule of thumb is that households earning above 60% AMI (Income Categories 3 and above) can qualify for homeownership and those earning less than 60% AMI (Income Categories 1 and 2) are more suited to affordable rental opportunities. Using this guideline (not an absolute rule) we see that the Income Categories of households in the BCHA database breakdown 50/50 between households who can qualify for affordable homeownership opportunities and those who are more likely to be seeking affordable rental opportunities.

The 2014 AMI is \$80,600 for a family of four in Blaine County. The 2014 income limits for each household size and income category are shown in Table 4.1 below and can also be on the BCHA website www.bcoha.org or by contacting BCHA.



Table 4.1: Percentage of BCHA Applicants in each Income Category

| Household Size | Very Low Category 1 Up to 50% of Median | Category 2 50% to 60% of Median | Low Income Category 3 60% to 80% of Median | Category 4 80% to 100% of Median | Category 5 100% to 120% of Median | Category 6 120% to 140% of Median | Category 7 140% to 160% of Median | Category 8 160% to 180% of Median | Category 9 180% to 200% of Median | Category 10 200% to 220% of Median | Extremely Low Category 0 Up to 30% of Median |
|-------------------------------|--|------------------------------------|---|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|---------------------------------------|---|
| 1 | 28,250 | 33,850 | 44,750 | 56,450 | 67,700 | 79,000 | 90,300 | 101,600 | 112,850 | 124,150 | 16,950 |
| 2 | 32,250 | 38,700 | 51,150 | 64,500 | 77,400 | 90,300 | 103,200 | 116,100 | 129,000 | 141,850 | 19,400 |
| 3 | 36,300 | 43,550 | 57,550 | 72,550 | 87,050 | 101,600 | 116,100 | 130,600 | 145,100 | 159,600 | 21,800 |
| 4 | 40,300 | 48,350 | 63,900 | 80,600 | 96,700 | 112,850 | 128,950 | 145,100 | 161,200 | 177,300 | 24,200 |
| 5 | 43,550 | 52,250 | 69,050 | 87,050 | 104,450 | 121,900 | 139,300 | 156,750 | 174,100 | 191,500 | 26,150 |
| 6 | 46,750 | 56,100 | 74,150 | 93,500 | 112,200 | 130,950 | 149,600 | 168,350 | 187,000 | 205,700 | 28,100 |
| Allowable Net Worth | 75,000 | 85,000 | 110,000 | 125,000 | 150,000 | 175,000 | 225,000 | 250,000 | 275,000 | 300,000 | |
| Allowable Net Worth (Seniors) | 132,000 | 150,000 | 195,000 | 220,000 | 265,000 | 295,000 | 350,000 | 405,000 | 470,000 | 500,000 | |

Chart 4.1: Distribution of Household Income

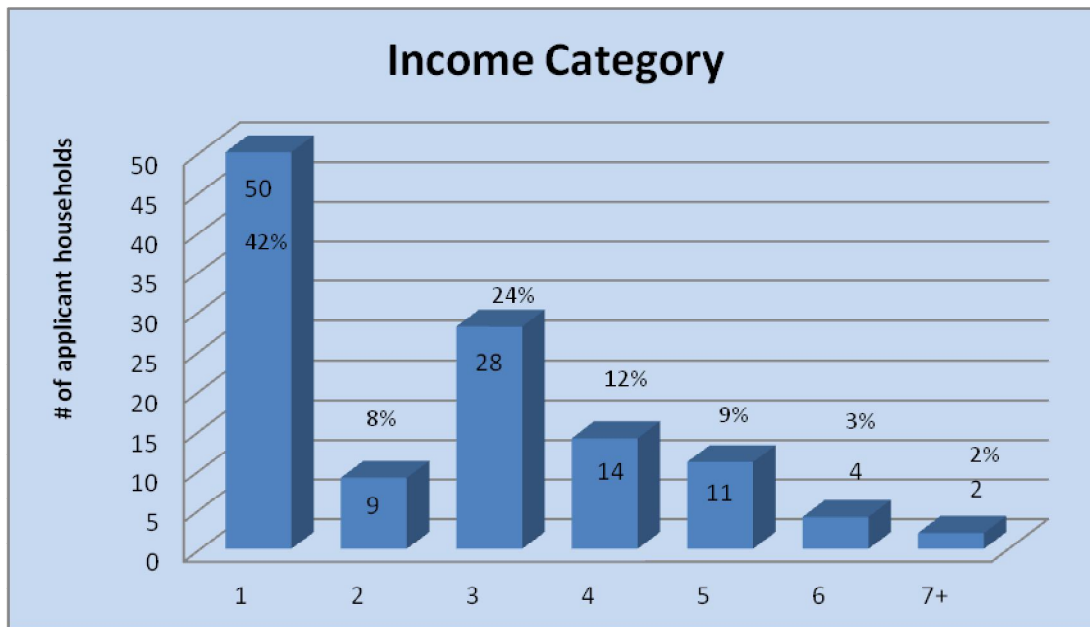


Chart 4.1 shows the distribution of BCHA applicants by Income Category. The largest group is households earning less than 50% of the AMI (Income Category 1) at 42% of the total applicants.

Chart 4.2: Income Category Trends.

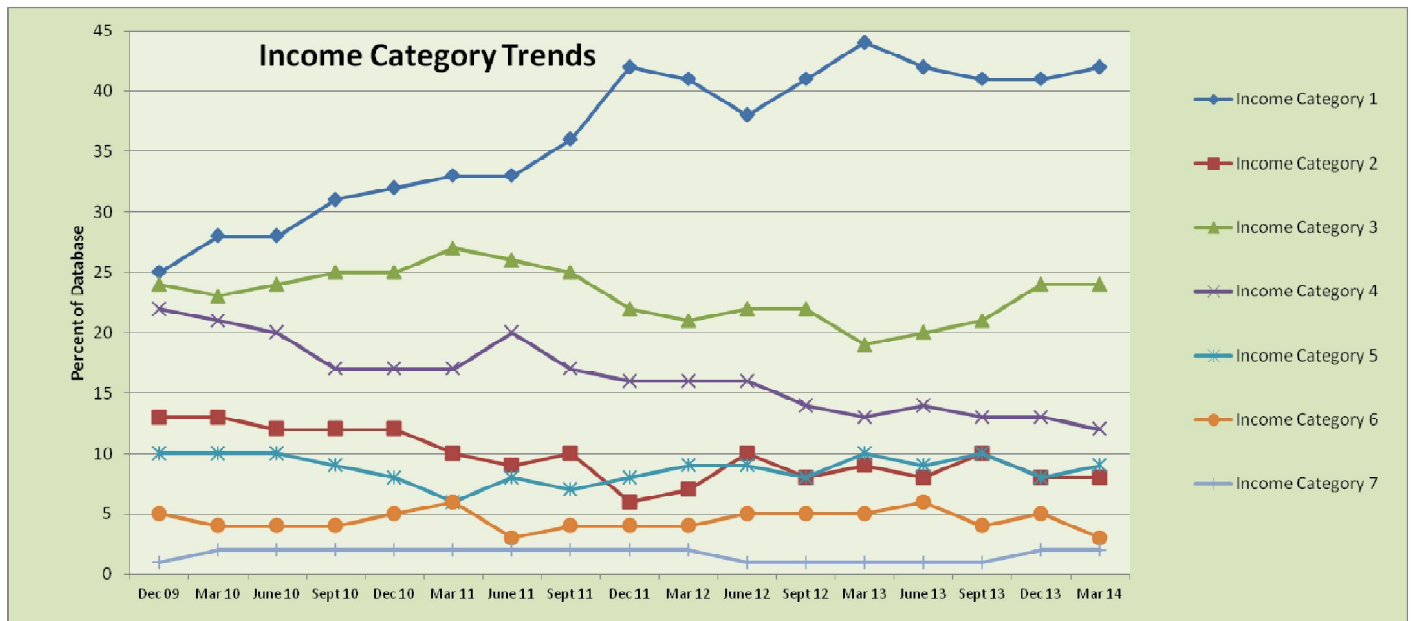


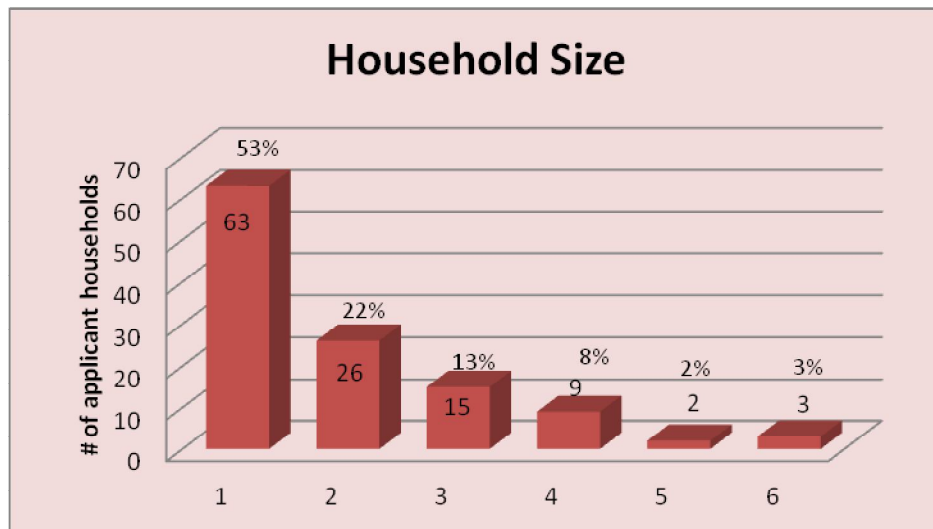
Chart 4.2 shows the trends of all Income Categories since December of 2009 as a percentage of the BCHA database.

The percentage of Income Category 1 applicants remains at historic highs. This significant change in the profile of the BCHA database is likely the result of job losses and the loss in household income in Blaine County during the recession. It appears that this may be the “new normal” in Blaine County for the foreseeable future.

In December 2009, there was a healthy balance of Category 1, Category 3 and Category 4 households representing 25%, 24% and 22% of the applicants respectively. (Note that Category 2 represents households earning a 10% range (50%-60%) of AMI where all other Categories represent a 20% range.) This healthy balance is no longer in place.

The percentage of Income Category 3 and Category 4 applicants, often the easiest demographic to serve, have trended down since December 2009. Category 3 applicants dipped in the spring of 2013 but appear to be stabilizing in the low to mid 20% range. Category 4 applicants (earning between 80%-100% AMI), and essentially the middle class is trending down and remains between 10% and 15% when looking at the same period.

Chart 4.3: Distribution of Household Size



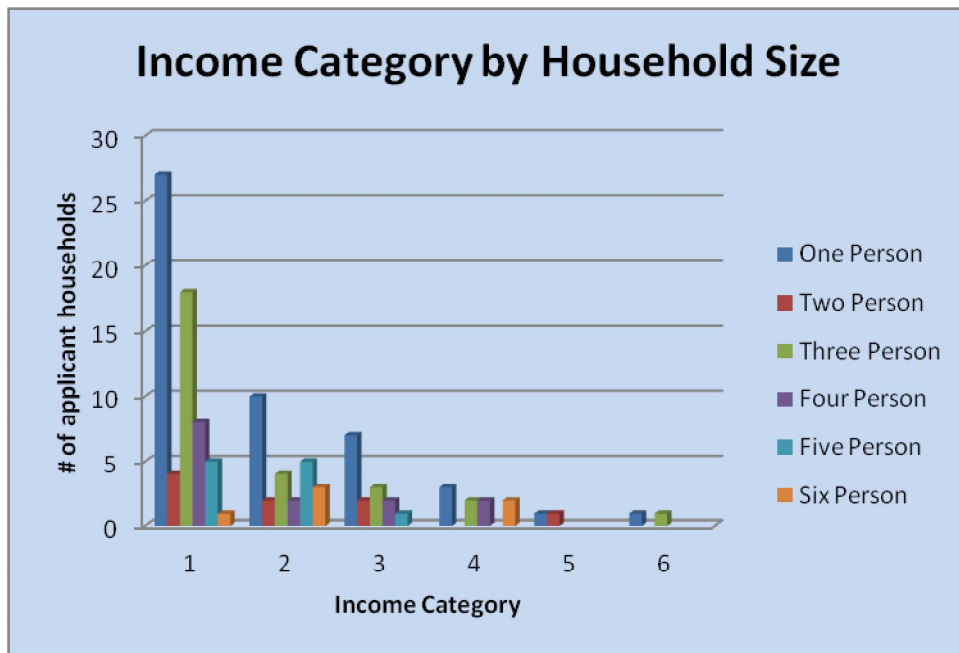
Singles continue to dominate the database, representing fifty-three percent (53%) of the active applications. Two person households account for another twenty-two percent (22%) of applicants. Households of three or more represent the remaining twenty-five (25%) of applicants. While the number of families (presumably households of three or more) within the database is currently lower than individuals, anecdotal evidence suggests that this may be due to the current composition of the community housing inventory. The current inventory of units by number of bedrooms under BCHA's stewardship is shown in Chart 4.14. We believe the lack of units with 3 or more bedrooms in BCHA's stewardship inventory discourages families from applying with BCHA.

Table 4.2 and Chart 4.4 illustrate the distribution of the 118 applicants by the size of each household and that household's respective income category.

Table 4.2: Applicant Households in each Income Category, by Household Size.

| Household Size | Number of Applicant Households in each Income Category by Household Size | | | | | | |
|----------------|--|-------|-------|-------|-------|-------|--------------|
| | Cat 1 | Cat 2 | Cat 3 | Cat 4 | Cat 5 | Cat 6 | Cat 7 & over |
| 1 | 27 | 10 | 7 | 3 | 1 | 1 | 1 |
| 2 | 4 | 2 | 2 | | 1 | | |
| 3 | 18 | 4 | 3 | 2 | | 1 | |
| 4 | 8 | 2 | 2 | 2 | | | |
| 5 | 5 | 5 | 1 | | | | |
| 6+ | 1 | 3 | | 2 | | | |

Chart 4.4: Distribution of Household Size relative to Household Income



Demand exists for both smaller and larger homes; with a much stronger demand for small homes as fifty-three percent (53%) of the current applicants are single-person households. The next largest household size represented in our database is two-person households at twenty-two percent (22%) of the total. Given that seventy-five (75%) of our applicants are one and two-person households we see the strongest demand for one and two bedroom units.

Chart 4.5: Distribution of Applicant Households' City of Employment

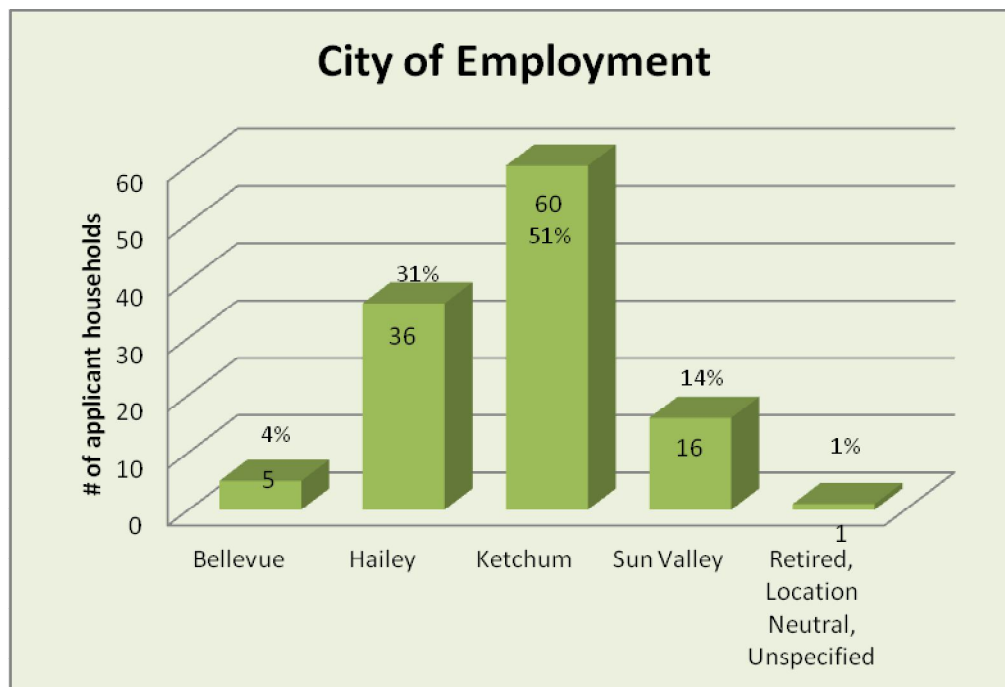


Chart 4.5 shows that the majority of BCHA's applicants are employed in the north valley. Sixty-four percent (64%) of applicants work in Ketchum or Sun Valley, while thirty-five percent (35%) work in Hailey or Bellevue. The unspecified one percent (1%) represents the currently unemployed, retired, disabled, self-employed or location neutral households. (This data is based on the primary applicant's place of employment and does not include the place of employment of any co-applicant.)

The percentage of applicants employed in Hailey increased from twenty percent (20%) at the end of March 2013 to thirty-one percent (31%) at the end of March 2014. This is likely the result of the increasing affordability gaps in the Hailey/Bellevue market demonstrated and discussed in Section II (pages 8-9) of this report.

Chart 4.6: Distribution of Applicant Households' Desired Home Location

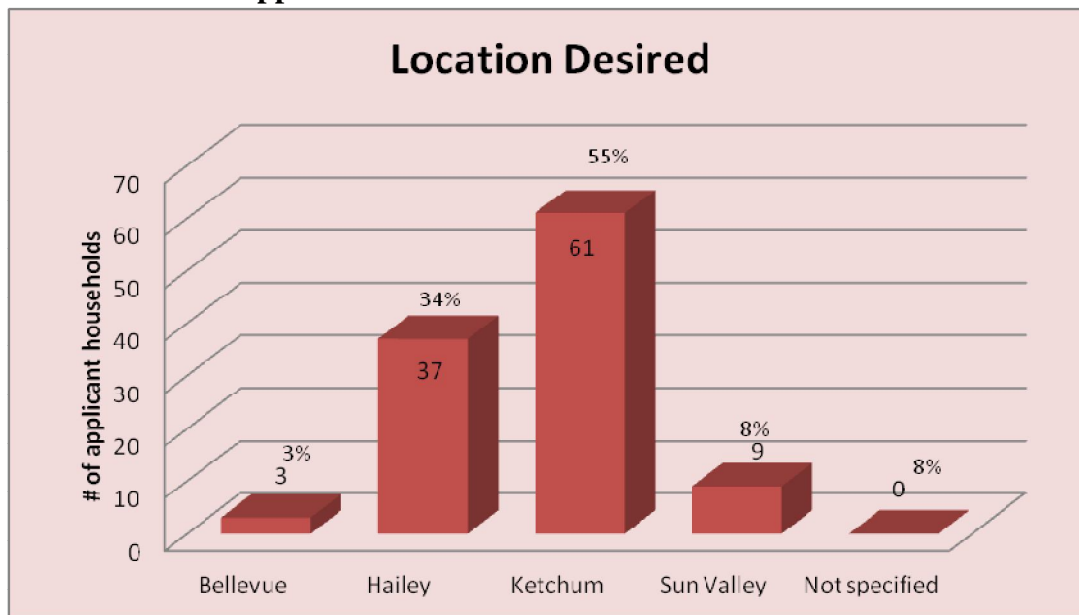


Chart 4.6 closely reflects the location of employment, and confirms that the majority of applicant households, sixty-three percent (63%), prefer to live in Ketchum or Sun Valley. (Locations indicated in the chart are applicant households' first choice.)

Chart 4.7: Location Desired by Household Size

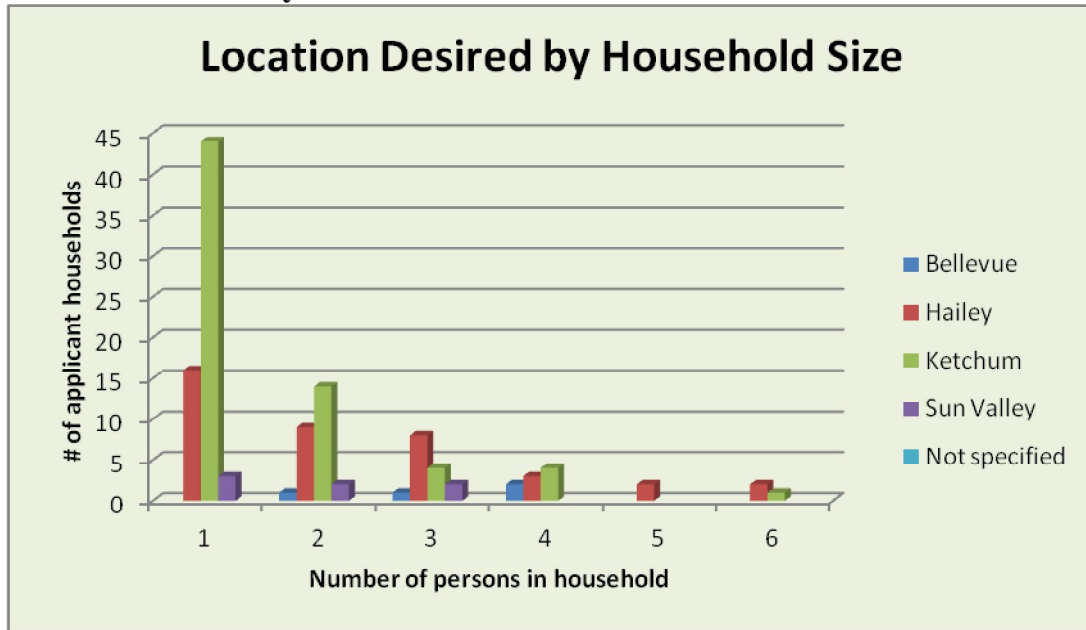


Chart 4.7 shows Ketchum is the most preferred location for single and two-person households; Hailey is preferred by households of three or more. (Again, locations indicated in the chart are applicant households' first choice.)

Chart 4.8: Distribution of Applicant Households' Desired Home Type

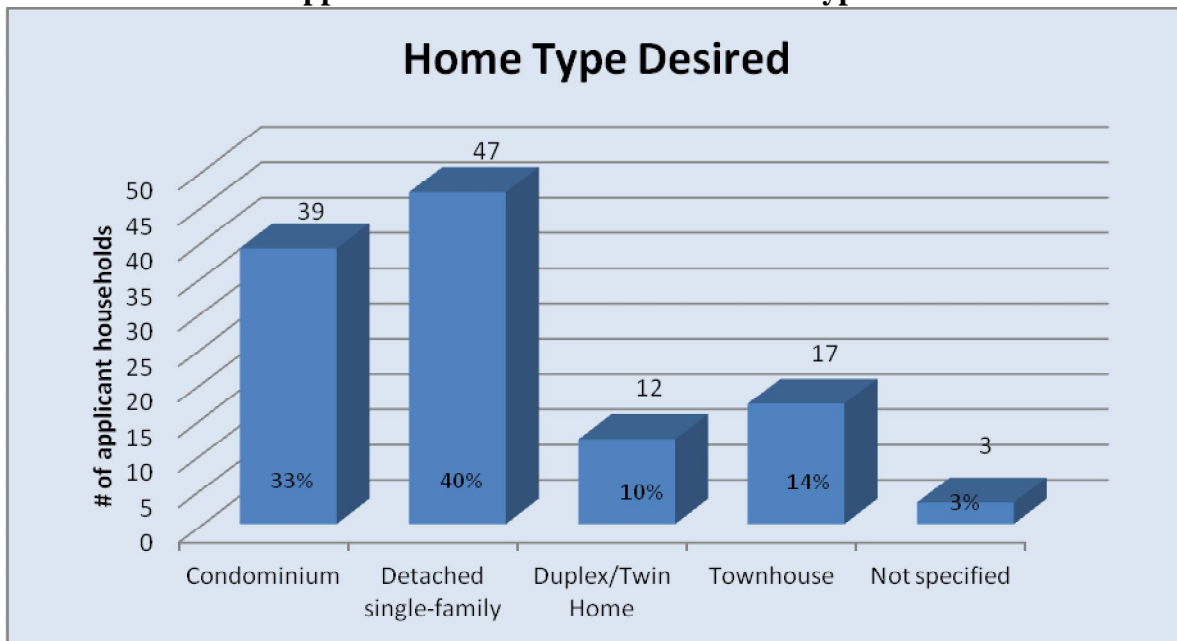
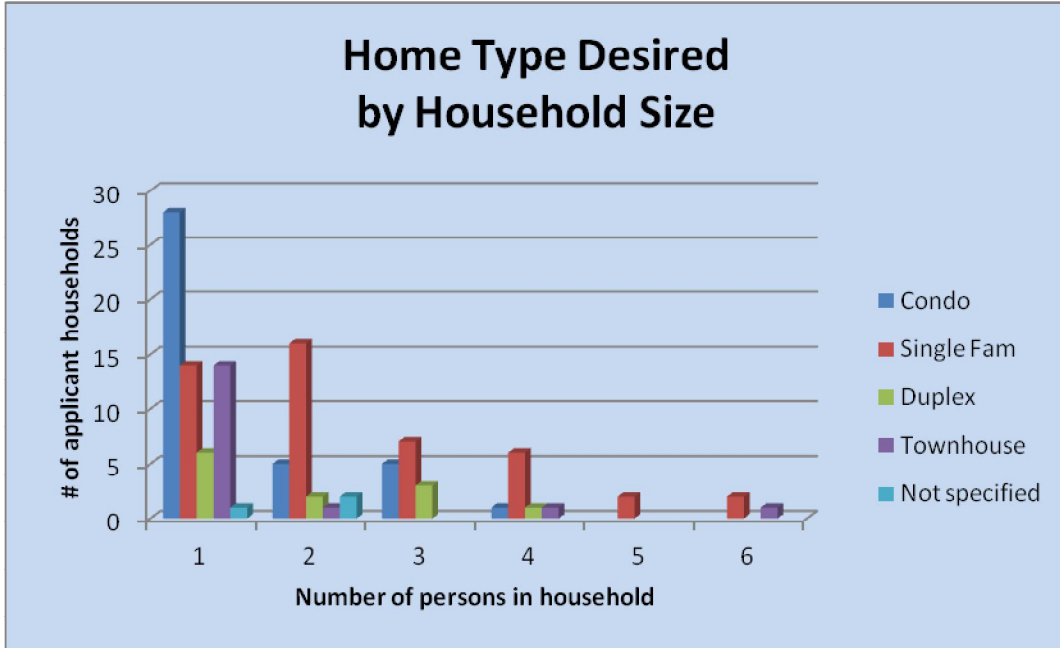


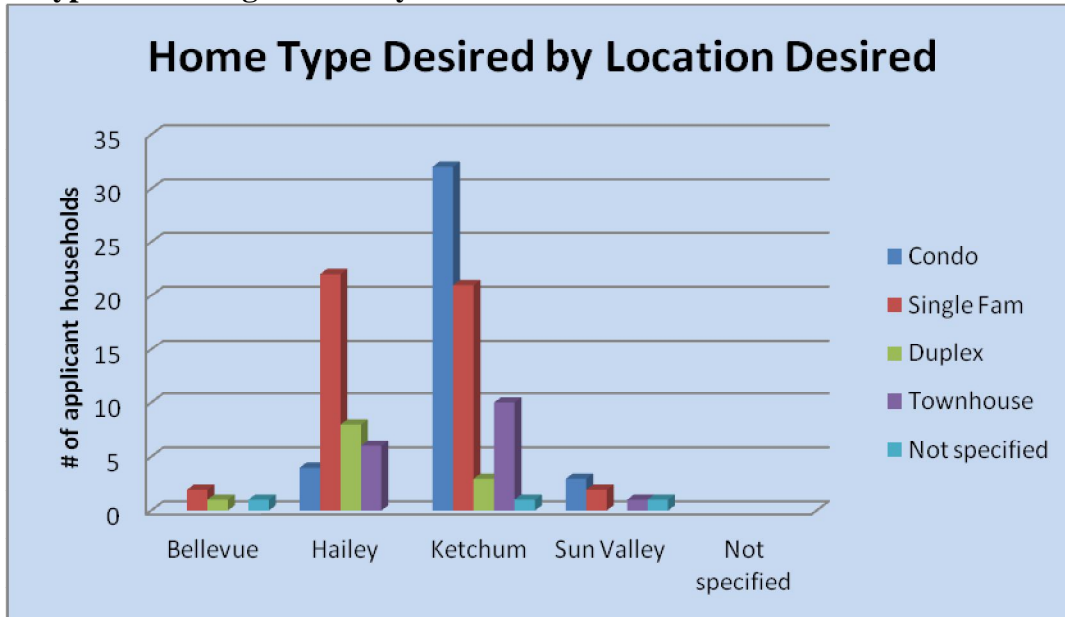
Chart 4.8 indicates that condominiums and single family homes are desired by most applicant households. Duplexes and townhomes are the next most popular preference among those indicating a choice. However, the home types desired by different demographic groups are made clearer in the two charts below. (Home types indicated in the chart are applicant households' first choice.)

Chart 4.9: Type of Housing Desired by Household Size



Condominiums are preferred by single applicants. Two person households and families prefer single family detached homes. There is some demand for condominiums among couples and families. Duplexes and townhomes are less desired by most household sizes.

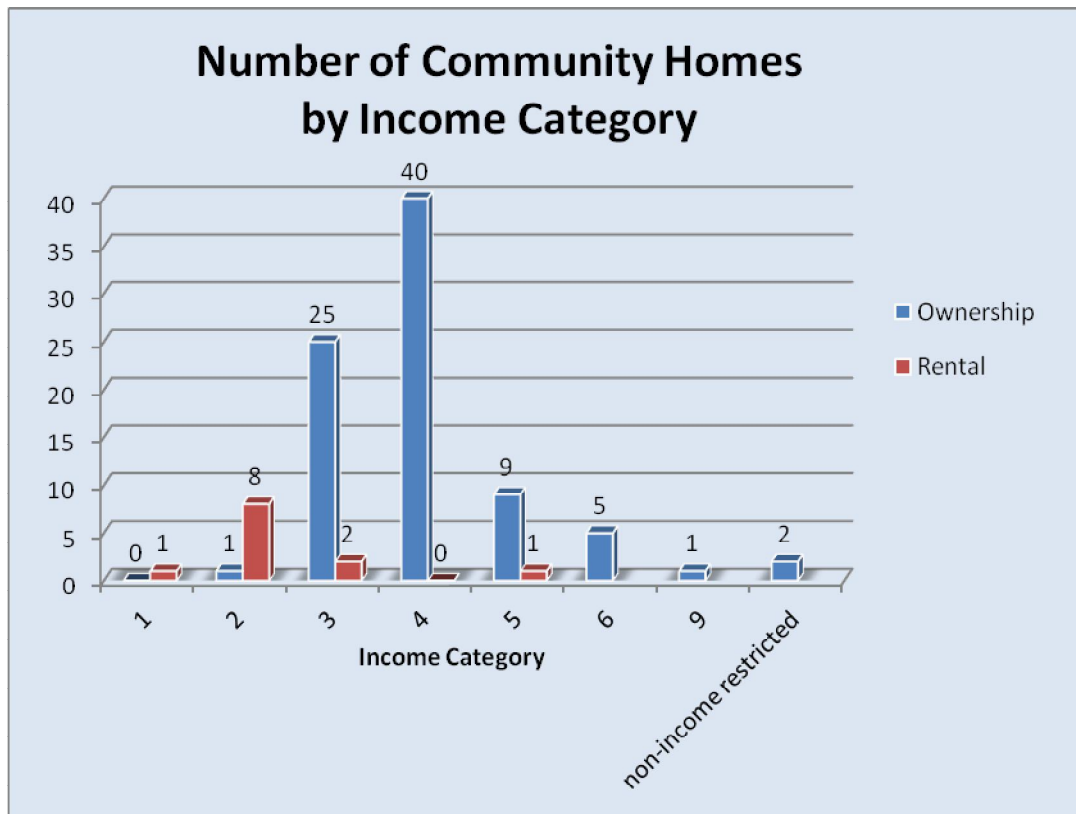
Chart 4.10: Type of Housing Desired by Location Desired



Condominiums are preferred by those applicant households wishing to live in Ketchum and Sun Valley, while detached single family homes are preferred by those wishing to live in Hailey & Bellevue.

Charts 4.11 and 4.12 show the income category and location distribution of the community homes administered by BCHA.

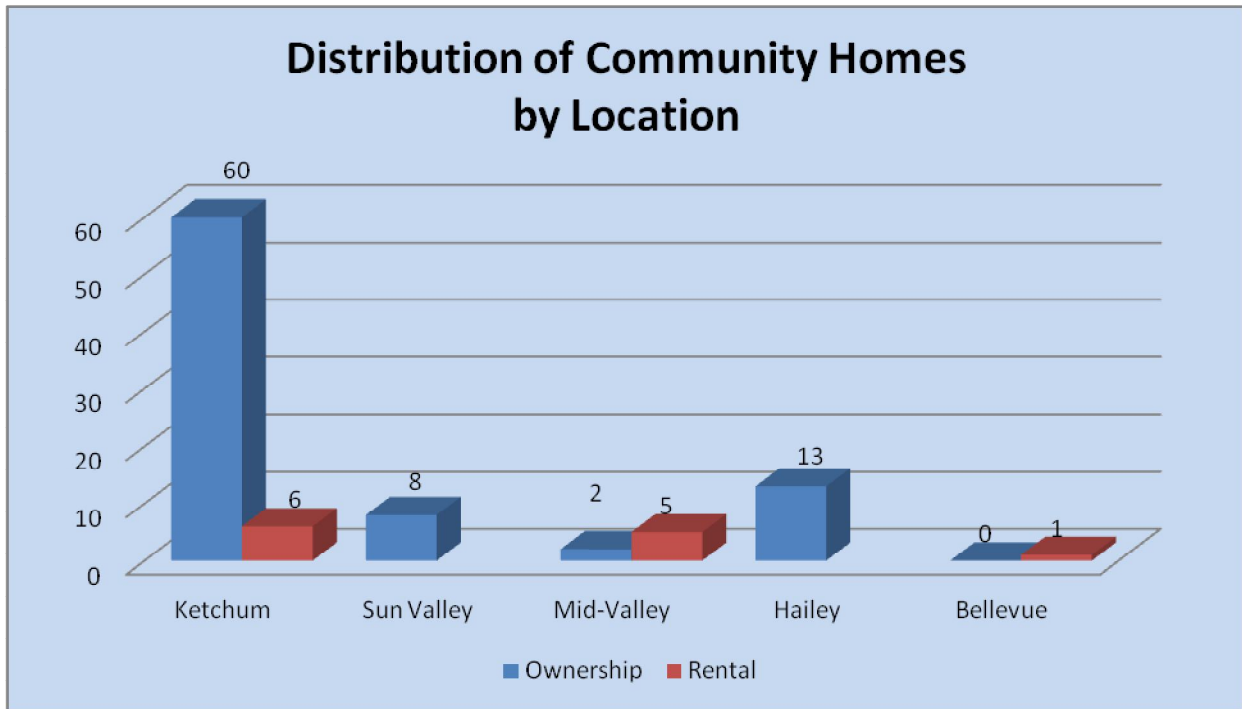
Chart 4.11: Number of Community Homes by Income Category



Seventy-eight percent (78%) of homes in BCHA's stewardship program are owned by Income Category 3 and Category 4 households (60%-100% AMI). Eighteen percent (18%) are owned by households at Category 5 and above (>100% AMI). Only one percent (1%) of the homes are available to households at Income Category 2 or lower (<60% AMI). Two percent (2%) of the homes are restricted to the Blaine County Workforce with no income or selling price restrictions.

Seventy-five percent (75%) of BCHA rentals are available to Income Category 1 and Category 2 households. The remaining twenty-five percent (25%) of rentals are available to Category 3 and above households.

Chart 4.12: Number of Community Homes by Location



In response to the demand for homes affordable to its workforce, and due to Ketchum’s commitment to community housing, the majority of Community Housing units are located in the City of Ketchum. There are currently 60 ownership units and 6 rental units administered by BCHA in Ketchum. These 60 ownership units have been added since 2000. If these sixty community homes were not built, Ketchum would have seen the number of owner-occupied homes in the city decrease to 770 rather than increase to 830 between 2000 and 2010. This is shown in Chart 4.13 below taken from Sun Valley Economic Development’s 2011 Economic Profile of the City of Ketchum.

Chart 4.13: City of Ketchum Housing Stock Utilization

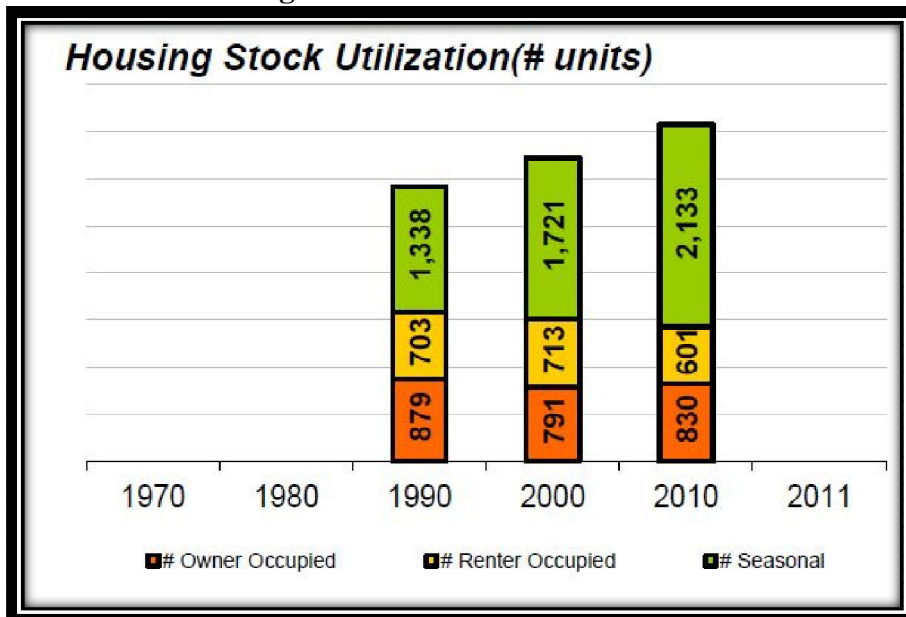
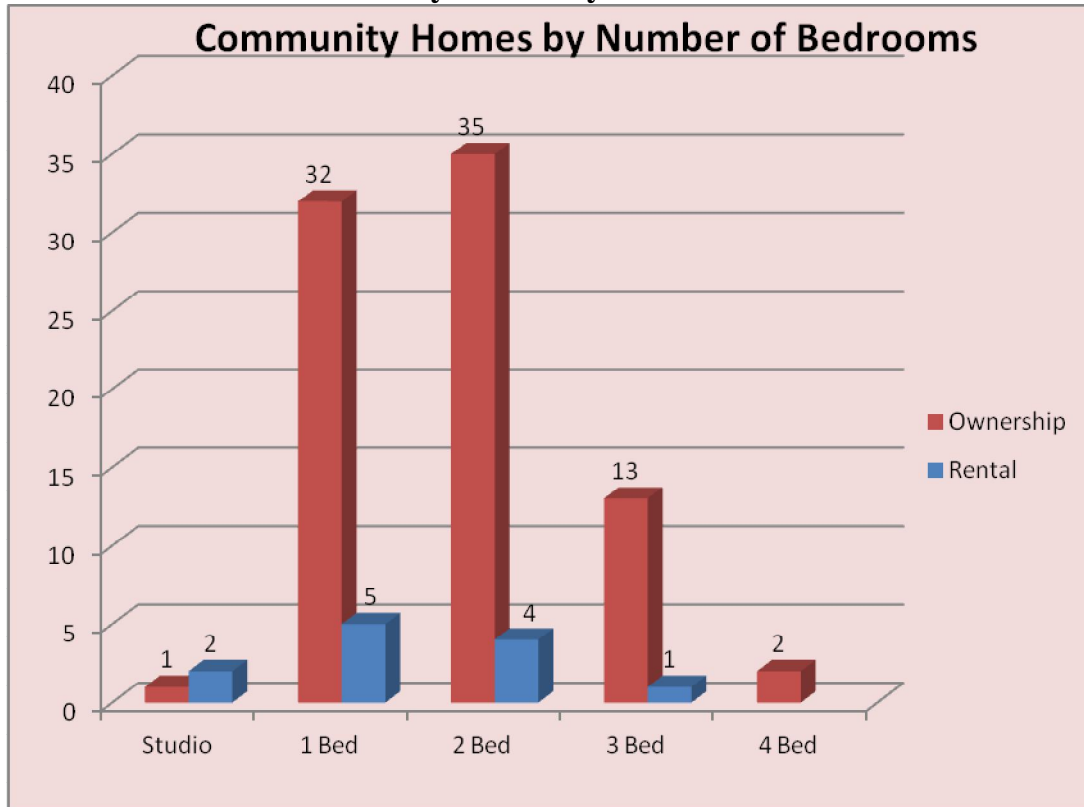
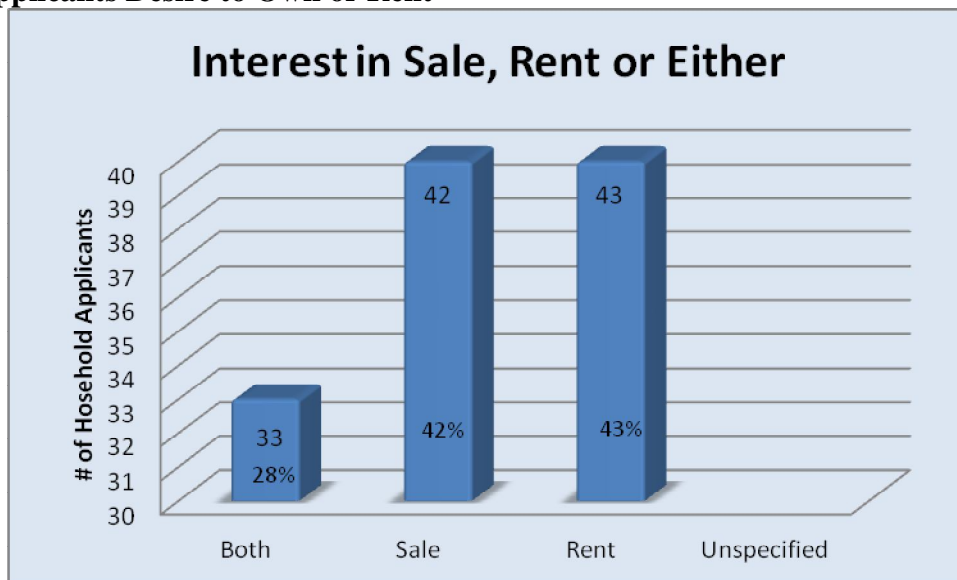


Chart 4.14: Distribution of Community Homes by Unit Size



The majority of BCHA ownership and rental units are one and two bedroom units. There are only 16 of 95 total units that are 3 or more bedrooms.

Chart 4.15: Applicants Desire to Own or Rent



The number of applicants interested in rental and purchase opportunities is distributed relatively evenly. Additionally, twenty-eight percent (28%) of our applicants are interested in either purchase or rental opportunities.

BCHA continues to track demographics and preferences of the applicant households and the trends that may emerge, and actively shares this information with policy makers, developers and the community in order to best meet the demand of the community's workforce.

Respectfully submitted,



David Patrie, Executive Director

Appendices Follow:

Appendix A - BCHA March 31, 2014 Financial Statements

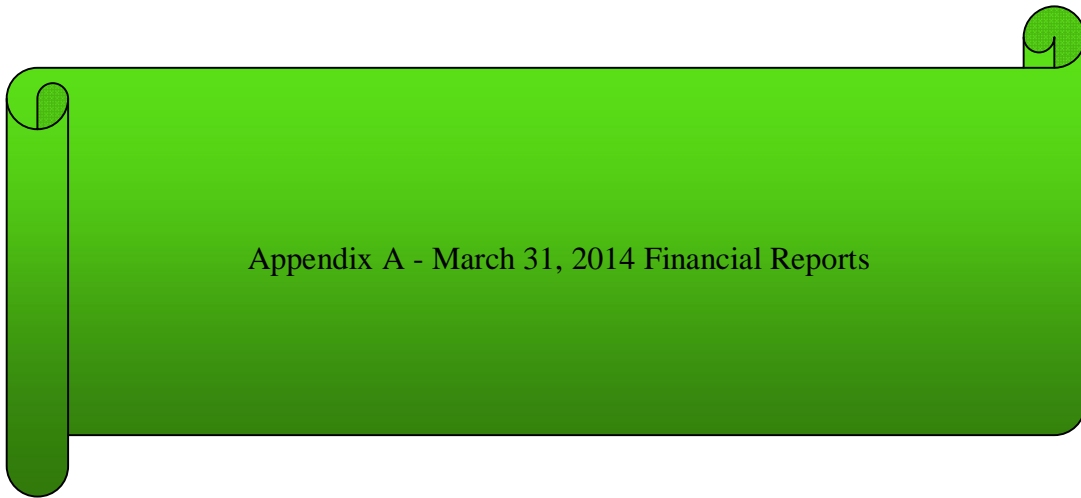
Appendix B - BCHA Ownership and Rental Unit Inventory, March 31, 2014

Appendix C - Unemployment Data, Idaho Dept. of Labor, March 2014 & Blaine County Profile

Appendix D - Sun Valley Board of Realtors Sales Data

The Blaine County Housing Authority's mission is to advocate, promote, plan and preserve the long-term supply of desirable and affordable housing choices in all areas of Blaine County in order to maintain an economically diverse, vibrant and sustainable community.





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04/09/14

Accrual Basis

Blaine County Housing Authority
Balance Sheet Prev Year Comparison
As of March 31, 2014

| | Mar 31, 14 | Mar 31, 13 | \$ Change |
|--|-------------------|-------------------|------------------|
| ASSETS | | | |
| Current Assets | | | |
| Checking/Savings | | | |
| Cash in Bank | | | |
| Checking US BANK | 5,552.91 | 16,724.18 | -11,171.27 |
| BCHA - Operating Reserve 2478 | 42,395.54 | 32,339.19 | 10,056.35 |
| Total Cash in Bank | 47,948.45 | 49,063.37 | -1,114.92 |
| Restricted Cash | | | |
| Capital Repl Reserve US Bank | 1,100.00 | 900.00 | 200.00 |
| Restricted Cash-LGIP 3138 | | | |
| Restricted-Comm Hsg Pres Fund | 20,425.16 | 19,310.55 | 1,114.61 |
| Restricted-Contingency Fund | 30,000.00 | 80,000.00 | -50,000.00 |
| Restricted Cash-LGIP 3138 - Other | 220.19 | 122.31 | 97.88 |
| Total Restricted Cash-LGIP 3138 | 50,645.35 | 99,432.86 | -48,787.51 |
| Total Restricted Cash | 51,745.35 | 100,332.86 | -48,587.51 |
| Total Checking/Savings | 99,693.80 | 149,396.23 | -49,702.43 |
| Other Current Assets | | | |
| Prepaid Insurance | 0.00 | 1,237.43 | -1,237.43 |
| Undeposited Funds | 0.00 | 117.65 | -117.65 |
| Total Other Current Assets | 0.00 | 1,355.08 | -1,355.08 |
| Total Current Assets | 99,693.80 | 150,751.31 | -51,057.51 |
| Fixed Assets | | | |
| Office fixtures, furniture | 300.00 | 0.00 | 300.00 |
| Total Fixed Assets | 300.00 | 0.00 | 300.00 |
| Other Assets | | | |
| Investment in Property/Housing | 76,000.00 | 0.00 | 76,000.00 |
| Total Other Assets | 76,000.00 | 0.00 | 76,000.00 |
| TOTAL ASSETS | 175,993.80 | 150,751.31 | 25,242.49 |
| LIABILITIES & EQUITY | | | |
| Liabilities | | | |
| Current Liabilities | | | |
| Accounts Payable | | | |
| Accounts Payable | -450.00 | 3,673.04 | -4,123.04 |
| Total Accounts Payable | -450.00 | 3,673.04 | -4,123.04 |
| Other Current Liabilities | | | |
| Security Deposit | 300.00 | 0.00 | 300.00 |
| Accrued Compensated Absences | 1,325.26 | 1,325.26 | 0.00 |
| Accrued Payroll Liabilities | 5,075.03 | 4,830.08 | 244.95 |
| Total Other Current Liabilities | 6,700.29 | 6,155.34 | 544.95 |
| Total Current Liabilities | 6,250.29 | 9,828.38 | -3,578.09 |
| Total Liabilities | 6,250.29 | 9,828.38 | -3,578.09 |
| Equity | | | |
| Unreserved Fund Balance | 46,628.39 | 46,628.39 | 0.00 |
| Retained Earnings | 107,701.05 | 81,868.38 | 25,832.67 |
| Net Income | 15,414.07 | 12,426.16 | 2,987.91 |
| Total Equity | 169,743.51 | 140,922.93 | 28,820.58 |
| TOTAL LIABILITIES & EQUITY | 175,993.80 | 150,751.31 | 25,242.49 |

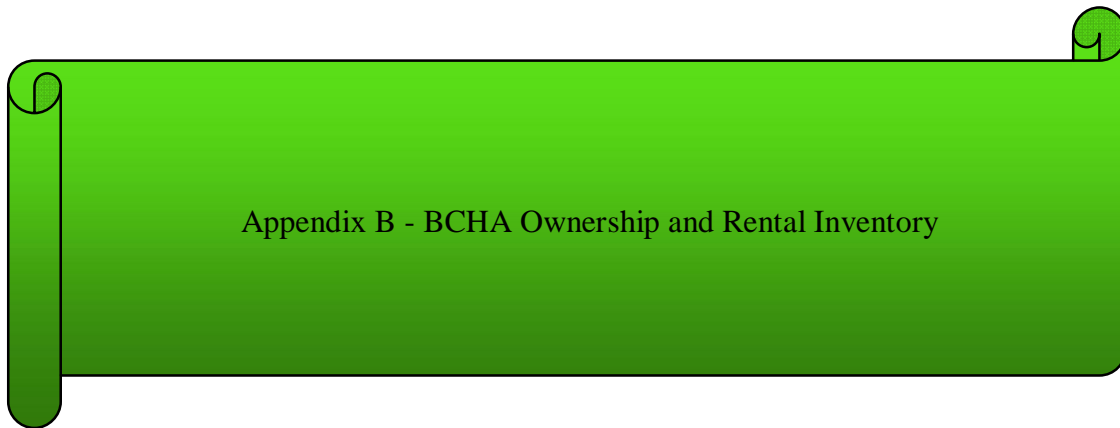
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Page 1

Blaine County Housing Authority
Profit & Loss Budget Performance
 March 2014

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 04/09/2014
 Accrual Basis

| | Mar 14 | Oct '13 - Mar 14 | YTD Budget | % of Budget | Annual Budget | % of Budget |
|---------------------------------|-------------------|-------------------|-------------------|-----------------|-------------------|-----------------|
| Ordinary Income/Expense | | | | | | |
| Income | | | | | | |
| CH Admin Fee | 250.00 | 19,060.02 | 9,375.00 | 203.31% | 18,750.00 | 101.65% |
| Contracts for Service | 0.00 | 76,250.00 | 76,250.02 | 100.0% | 152,500.00 | 50.0% |
| Donations Income | 0.00 | 3,736.13 | | | | |
| Rental Mgmt Income | 1,877.15 | 8,473.25 | 7,650.52 | 110.75% | 15,301.00 | 55.38% |
| Interest/Investment Income | 0.00 | 41.89 | 150.00 | 27.93% | 300.00 | 13.96% |
| Grants and Other Income | 0.00 | 0.00 | 7,050.00 | 0.0% | 14,100.00 | 0.0% |
| Total Income | 2,127.15 | 107,561.29 | 100,475.54 | 107.05% | 200,951.00 | 53.53% |
| Gross Profit | 2,127.15 | 107,561.29 | 100,475.54 | 107.05% | 200,951.00 | 53.53% |
| Expense | | | | | | |
| HOA Dues | 436.07 | 2,625.71 | 2,940.00 | 89.31% | 5,880.00 | 44.66% |
| PROGRAMS | | | | | | |
| PROGRAM - CAPACITY | 0.00 | 1,141.10 | 3,500.02 | 32.6% | 7,000.00 | 16.3% |
| PROGRAM - CHIP | 0.00 | 1,600.00 | 2,499.98 | 64.0% | 5,000.00 | 32.0% |
| PROGRAM - CHAMP | 1,059.60 | 2,394.91 | 4,500.00 | 53.22% | 9,000.00 | 26.61% |
| Total PROGRAMS | 1,059.60 | 5,136.01 | 10,500.00 | 48.91% | 21,000.00 | 24.46% |
| Payroll Expenses | | | | | | |
| Wages - Exec Admin | 5,416.66 | 32,767.41 | 32,500.04 | 100.82% | 65,000.00 | 50.41% |
| Wages - Administrative | 3,916.66 | 23,291.38 | 23,500.04 | 99.11% | 47,000.00 | 49.56% |
| Medical Insurance | 898.98 | 4,339.53 | 4,950.00 | 87.67% | 9,900.00 | 43.83% |
| Retirement Plan (SEP) | 0.00 | 450.00 | 1,600.04 | 28.12% | 3,200.00 | 14.06% |
| Payroll Taxes | 880.12 | 4,626.80 | 5,600.02 | 82.62% | 11,200.00 | 41.31% |
| Direct Deposit Fees | 8.80 | 52.80 | 75.00 | 70.4% | 150.00 | 35.2% |
| Workers Comp Insurance | 0.00 | 1,609.38 | 750.00 | 214.58% | 1,500.00 | 107.29% |
| Total Payroll Expenses | 11,121.22 | 67,137.30 | 68,975.14 | 97.34% | 137,950.00 | 48.67% |
| Other Expenses | | | | | | |
| Ads | 0.00 | 0.00 | 249.98 | 0.0% | 500.00 | 0.0% |
| Audit & Bookkeeping | 0.00 | 3,569.94 | 1,800.00 | 198.33% | 3,600.00 | 99.17% |
| Computer Expenses | 69.99 | 356.91 | 500.02 | 71.38% | 1,000.00 | 35.69% |
| Contract Labor | 0.00 | 0.00 | 2,499.98 | 0.0% | 5,000.00 | 0.0% |
| Dues and Subscriptions | 0.00 | 1,053.08 | 1,137.52 | 92.58% | 2,275.00 | 46.29% |
| Legal & Professional Fees | 250.00 | 445.00 | 2,499.98 | 17.8% | 5,000.00 | 8.9% |
| Liability Insurance | 0.00 | 1,197.38 | 1,040.02 | 115.13% | 2,080.00 | 57.57% |
| Meals & Entertn | 0.00 | 305.50 | 375.00 | 81.47% | 750.00 | 40.73% |
| Mileage Reimbursement | 67.80 | 684.52 | 549.98 | 124.46% | 1,100.00 | 62.23% |
| Office expenses | 54.50 | 1,724.33 | 2,250.00 | 76.64% | 4,500.00 | 38.32% |
| Rent | 939.00 | 5,634.00 | 5,850.00 | 96.31% | 11,700.00 | 48.15% |
| Repairs - Office and CH | 0.00 | 190.00 | 375.00 | 50.67% | 750.00 | 25.33% |
| Telephone & Internet | 360.86 | 2,087.54 | 2,000.02 | 104.38% | 4,000.00 | 52.19% |
| Total Expense | 14,359.04 | 92,147.22 | 103,542.64 | 88.99% | 207,085.00 | 44.5% |
| Net Ordinary Income | -12,231.89 | 15,414.07 | -3,067.10 | -502.56% | -6,134.00 | -251.29% |
| Other Income/Expense | | | | | | |
| Other Expense | | | | | | |
| Capital Outlay - Computer&Furnl | 0.00 | 0.00 | 600.00 | 0.0% | 1,200.00 | 0.0% |
| Contingency | 0.00 | 0.00 | 2,843.48 | 0.0% | 5,687.00 | 0.0% |
| Total Other Expense | 0.00 | 0.00 | 3,443.48 | 0.0% | 6,887.00 | 0.0% |
| Net Other Income | 0.00 | 0.00 | -3,443.48 | 0.0% | -6,887.00 | 0.0% |
| Net Income | -12,231.89 | 15,414.07 | -6,510.58 | -236.75% | -13,021.00 | -118.38% |



Community Housing Owner or Renter Occupied Units as of: March 31, 2014

| Own/ Rent | Development's Name | Address | City | Unit # | # of BedR | # of Bath | Selling Price | Date of Closing | Cat. | Sq. Foot Unit | Storage | Garage |
|--------------|----------------------------|-------------------------|------------|--------|--------------|--------------|---------------|-----------------------|------|---------------------|-----------|--------|
| own | Winterfox | 2810 Shenandoah Dr | Hailey | 2810 | 3 | 2.5 | \$162,500.00 | <i>Under Contract</i> | 3 | 1796 | | 420 |
| own | Scott Northwood Building | 110 Lindsay Cir | Ketchum | 2C | 1 | 1 | \$151,752.00 | <i>Showing</i> | 4 | 668 | y | ug |
| own | Blue Grouse | 71 Ohio Gulch Rd | Mid-Valley | 71 | 4 | 2.5 | \$296,102.00 | <i>Showing</i> | 4 | 1783 | | 526 |
| own | The Fields at Warm Springs | 160 Flower Dr C | Ketchum | 160C | 2 | 2 | \$185,000.00 | <i>31-Mar-14</i> | 4 | 1109 | | |
| own | Scott Northwood Building | 110 Lindsay Cir | Ketchum | 2P | 1 | 1 | \$168,000.00 | <i>31-Dec-13</i> | 5 | 668 | y | ug |
| own | Elkhorn Springs | 106 Village Way #4 | Sun Valley | 4 | 2 | 2 | \$167,411.00 | <i>20-Nov-13</i> | 4 | 1158 | | ug |
| own | Edgewood | 2430 Winterhaven Dr | Hailey | 2430 | 3 | 2.5 | \$121,000.00 | <i>7-Nov-13</i> | 4 | 1308 | | 500 |
| own | Olympic Terrace | 631 N Washington Ave | Ketchum | 202 | 1 | 1 | \$122,388.00 | <i>30-Oct-13</i> | 3 | 663 | | |
| own | The Fields at Warm Springs | 120 Flower Dr A | Ketchum | 120A | 2 | 2 | \$167,500.00 | <i>10/23/2013</i> | 4 | 1091 | | |
| own | Frenchman's Place | 360 E. 9th St | Ketchum | 20 | 1 | 1 | \$136,496.00 | <i>16-Oct-13</i> | 3 | 891 | | ug |
| own | Scott Northwood Building | 110 Lindsay Cir | Ketchum | 2U | 1 | 1 | \$149,500.00 | <i>26-Sep-13</i> | 5 | 670 | y | ug |
| own | Elkhorn Village Condos | 111 Angani Way 4A | Sun Valley | 4-A | 1 | 1 | \$76,443.99 | <i>3-Sep-13</i> | 3 | 863 | | ug |
| own | Walnut Street-ARCH | 221 S. 5th Avenue | Hailey | | 3 | 2 | \$120,000.00 | <i>29-Jul-13</i> | 3 | 1144 | | 384 |
| own | Scott Northwood Building | 110 Lindsay Cir | Ketchum | 2N | 1 | 1 | \$120,000.00 | <i>3/28/2013</i> | 4 | 540 | y | ug |
| own | Residences at Evergreen | 111 First Avenue, South | Ketchum | 16 | 3 | 2 | \$153,625.00 | <i>27-Feb-13</i> | 4 | 1275 | yes | |
| own | Riverglen | 100 Meadow Cr | Ketchum | C | 2 | 1.5 | \$150,000.00 | <i>28-Dec-12</i> | 3 | 1368 | 517 attic | 488 |
| own | The Fields at Warm Springs | 140 Flower Dr C | Ketchum | 140C | 2 | 2 | \$184,000.00 | <i>27-Sep-11</i> | 4 | 1109 | | |
| own | Sabala Street | 209 Sabala Street, #A | Ketchum | A | 3 | 2 | \$300,000.00 | <i>8-Aug-11</i> | 6 | 1429 | | 240 |
| own | Chilali Lodge | 222 Second Avenue,N | Ketchum | 2 | 1 | 1 | \$114,605.00 | <i>27-Jul-11</i> | 3 | 884 | | |
| own | Pine Ridge | 101 Four Seasons Way | Ketchum | 3 | 2 | 2 | \$162,790.00 | <i>31-Mar-11</i> | 4 | 1256 | | |
| own | Walnut Street-ARCH | 231 S. 5th Avenue | Hailey | | 3 | 2 | \$175,000.00 | <i>23-Dec-10</i> | 3 | 1144 | | 384 |
| own | Pine Ridge | 1908 Warm Springs Rd | Ketchum | 25 | 2 | 2.5 | \$148,731.00 | <i>17-Dec-10</i> | 4 | 1488 | | 608 |
| own | Olympic Terrace | 631 N Washington Ave | Ketchum | 105 | 1 | 1 | \$113,880.48 | <i>11-Aug-10</i> | 3 | 589 | | |
| own | The Fields at Warm Springs | 130 Flower Dr B | Ketchum | 130B | 2 | 2 | \$171,120.00 | <i>5-Aug-10</i> | 4 | 1036 | | |
| own | Scott Northwood Building | 110 Lindsay Cir | Ketchum | 2R | 1 | 1 | \$196,048.00 | <i>30-Apr-10</i> | 5 | 776 | y | ug |
| own | Scott Northwood Building | 110 Lindsay Cir | Ketchum | 2T | 1 | 1 | \$177,048.00 | <i>30-Mar-10</i> | 5 | 680 | y | ug |
| own | The Fields at Warm Springs | 160 Flower Dr A | Ketchum | 160A | 2 | 2 | \$183,442.00 | <i>21-Jan-10</i> | 4 | 1091 | | |
| own | Elkhorn Village Condos | 111 Angani Way 4B | Sun Valley | 4B | Studio | 1 | \$50,000.00 | <i>15-Oct-09</i> | 3 | 548 | | |
| own | The Fields at Warm Springs | 140 Flower Dr B | Ketchum | 140B | 2 | 2 | \$175,788.00 | <i>1-Oct-09</i> | 4 | 943 | | |
| own | ID Independent Bank Bldg | 491 N Main St | Ketchum | 202 | 1 | 1 | \$178,916.00 | <i>31-Aug-09</i> | 5 | 840 | y | |
| own | Scott Northwood Building | 110 Lindsay Cir | Ketchum | 2B | 2 | 2 | \$247,057.00 | <i>10-Aug-09</i> | 6 | 979 | y | ug |
| own | 1st and 1st | 100 1st St D | Ketchum | D | 1 | 1 | \$113,823.83 | <i>10-Apr-09</i> | 3 | na | | |
| own | Pine Ridge | 1908 Warm Springs Rd | Ketchum | 21 | 3 | 2.5 | \$165,555.86 | <i>20-Feb-09</i> | 4 | 1774 | | 460 |
| own | Elkhorn Springs | 106 Village Way | Sun Valley | 10 | 2 | 2 | \$170,093.06 | <i>31-Dec-08</i> | 4 | 1155 | | |
| own | Green Meadows - ARCH | 602 S. 4th Ave, Unit C | Hailey | C | 2 | 1 | \$125,000.00 | <i>31-Oct-08</i> | 4 | 754 | | |
| own | Scott Northwood Building | 110 Lindsay Cir | Ketchum | 2K | 2 | 2 | \$247,057.00 | <i>31-Oct-08</i> | 6 | 908 | y | ug |
| own | Scott Northwood Building | 110 Lindsay Cir | Ketchum | 2J | 2 | 2 | \$423,493.00 | <i>29-Oct-08</i> | 9 | 908 | y | ug |

Community Housing Owner or Renter Occupied Units as of: March 31, 2014

| Own/ Rent | Development's Name | Address | City | Unit # | # of BedR | # of Bath | Selling Price | Date of Closing | Cat. | Sq. Foot Unit | Storage | Garage |
|--------------|----------------------------|-------------------------|------------|--------|--------------|--------------|---------------|-----------------|------|---------------------|-----------|--------|
| own | Scott Northwood Building | 110 Lindsay Cir | Ketchum | 2V | 1 | 1 | \$105,870.00 | 29-Sep-08 | 3 | 566 | y | ug |
| own | Scott Northwood Building | 110 Lindsay Cir | Ketchum | 2S | 1 | 1 | \$177,048.00 | 26-Sep-08 | 5 | 672 | y | ug |
| own | Scott Northwood Building | 110 Lindsay Cir | Ketchum | 2A | 1 | 1 | \$138,316.00 | 25-Sep-08 | 4 | 590 | y | ug |
| own | Scott Northwood Building | 110 Lindsay Cir | Ketchum | 2Q | 1 | 1 | \$177,048.00 | 23-Sep-08 | 5 | 674 | y | ug |
| own | Winterhaven, Croy Creek | 2445 Winterhaven Dr | Hailey | 2445 | 3 | 2.5 | \$180,550.00 | 22-Sep-08 | WMDF | 1264 | | 390 |
| own | Scott Northwood Building | 110 Lindsay Cir | Ketchum | 2M | 1 | 1 | \$215,926.00 | 22-Sep-08 | 6 | 824 | y | ug |
| own | Green Meadows - ARCH | 602 S. 4th Ave, Unit A | Hailey | A | 2 | 1 | \$155,000.00 | 27-Aug-08 | 4 | 753.5 | | 127 |
| own | Winterhaven, Croy Creek | 2465 Winterhaven Dr | Hailey | 2465 | 3 | 2.5 | \$177,500.00 | 27-Aug-08 | WMDF | 1267 | | 404 |
| own | Chilali Lodge | 222 Second Avenue, N | Ketchum | 1 | 1 | 1 | \$146,570.28 | 26-Aug-08 | 4 | 1078 | | |
| own | Frenchman's Place | 360 E. 9th St | Ketchum | 18 | 1 | 1 | \$133,899.00 | 2-May-08 | 3 | 842 | | |
| own | ID Independent Bank Bldg | 491 N Main St | Ketchum | 203 | 1 | 1 | \$99,267.00 | 4-Mar-08 | 3 | 624 | ? | |
| own | Residences at Evergreen | 111 First Avenue, South | Ketchum | 17 | 1 | 2 | \$69,871.00 | 28-Sep-07 | 3 | 1068 | | |
| own | Frenchman's Place | 360 E. 9th St | Ketchum | 19 | 1 | 1 | \$105,000.00 | 14-Sep-07 | 2 | 871 | | |
| own | Winterhaven, Croy Creek | 2461 Winterhaven Dr | Hailey | 2461 | 3 | 2.5 | \$244,410.00 | 10-Sep-07 | 5 | 1267 | | 404 |
| own | Elkhorn Village Condos | 113 Angani Way 3C | Sun Valley | 3-C | 2 | 1 | \$120,000.00 | 31-Aug-07 | 4 | 859 | | |
| own | Elkhorn Springs | 109 Angani Way | Sun Valley | B1-4 | 2 | 2 | \$255,140.00 | 2-Jul-07 | 6 | 1163 | | |
| own | Winterhaven, Frosty Acres | 2451 Winterhaven Dr | Hailey | 2451 | 3 | 2.5 | \$195,155.00 | 29-Jun-07 | 4 | 1264 | | 404 |
| own | Olympic Terrace | 631 N Washington Ave | Ketchum | 104 | 1 | 1 | \$147,516.00 | 29-Jun-07 | 4 | 690 | | |
| own | Elkhorn Village Condos | 113 Angani Way | Sun Valley | 3-B | 1 | 1 | \$151,590.00 | 2-Feb-07 | 4 | na | | |
| own | Elkhorn Village Condos | 113 Angani Way | Sun Valley | 3-A | 1 | 1 | \$151,590.00 | 31-Jan-07 | 4 | na | | |
| own | Blue Grouse | 81 Ohio Gulch Rd | Mid-Valley | 81 | 4 | 2.5 | \$241,950.00 | 20-Sep-06 | 4 | | | G |
| own | Silverstone | 997 Silverstone Dr | Hailey | 961 | 2 | 2.5 | \$152,500.00 | 15-Sep-06 | 3 | na | | |
| own | Pine Ridge | 1908 Warm Springs Rd | Ketchum | 19 | 2 | 2 | \$144,883.00 | 28-Jul-06 | 4 | 1216 | | |
| own | Pine Ridge | 1920 Warm Springs Rd | Ketchum | 28 | 1 | 1 | \$100,412.00 | 25-Jul-06 | 3 | 654 | | |
| own | Pine Ridge | 1919 Warm Springs Rd | Ketchum | 27 | 1 | 1 | \$99,597.00 | 19-Jul-06 | 3 | 709 | | |
| own | The Fields at Warm Springs | 120 Flower Dr C | Ketchum | 120C | 2 | 2 | \$165,250.00 | 17-Jul-06 | 4 | 1109 | | |
| own | Pine Ridge | 1908 Warm Springs Rd | Ketchum | 22 | 2 | 2 | \$144,883.00 | 10-Jul-06 | 4 | 1216 | | |
| own | Pine Ridge | 1908 Warm Springs Rd | Ketchum | 13 | 1 | 1 | \$99,597.00 | 25-Apr-06 | 3 | 709 | | |
| own | Pine Ridge | 1908 Warm Springs Rd | Ketchum | 14 | 1 | 1 | \$100,412.00 | 18-Apr-06 | 3 | 654 | | |
| own | Pine Ridge | 101 Four Seasons Way | Ketchum | 2 | 2 | 2 | \$147,904.00 | 29-Mar-06 | 4 | 1256 | | |
| own | Pine Ridge | 1908 Warm Springs Rd | Ketchum | 6 | 2 | 2 | \$147,904.00 | 17-Mar-06 | 4 | 1256 | | |
| own | Pine Ridge | 1908 Warm Springs Rd | Ketchum | 16 | 2 | 2.5 | \$138,126.00 | 13-Mar-06 | 4 | 1488 | | 608 |
| own | Pine Ridge | 1908 Warm Springs Rd | Ketchum | 7 | 2 | 2 | \$147,904.00 | 9-Mar-06 | 4 | 1256 | | |
| own | Frenchman's Place | 360 E. 9th St | Ketchum | 17 | 2 | 1.5 | \$124,950.00 | 1-Feb-06 | 3 | 771 | | |
| own | Frenchman's Place | 360 E. 9th St | Ketchum | 28 | 1 | 1 | \$174,950.00 | 16-Dec-05 | 5 | 841 | | |
| own | Edgewood | 2420 Winterhaven Dr | Hailey | 2420 | 3 | 2.5 | \$162,500.00 | 17-Nov-05 | 3 | 1308 | | 500 |
| own | Winterfox | 2820 Shenandoah Dr | Hailey | 2820 | 3 | 2.5 | \$164,896.00 | 1-Nov-05 | 3 | 1796 | | 420 |
| own | The Fields at Warm Springs | 110 Flower Dr B | Ketchum | 110B | 2 | 2 | \$150,514.00 | 30-Jun-04 | 4 | na | | |
| own | The Fields at Warm Springs | 130 Flower Dr A | Ketchum | 130A | 2 | 2 | \$150,202.00 | 13-May-04 | 4 | 1091 | | |
| own | The Fields at Warm Springs | 110 Flower Dr A | Ketchum | 110A | 2 | 2 | \$149,469.00 | 30-Oct-03 | 4 | 1051 | | |
| own | The Fields at Warm Springs | 140 Flower Dr A | Ketchum | 140A | 2 | 2 | \$146,849.00 | 9-Jun-03 | 4 | 1091 | | |
| own | Riverglen | 100 Meadow Cr | Ketchum | A | 2 | 1.5 | \$120,000.00 | 11-Feb-02 | 3 | 1368 | 517 attic | 488 |
| own | Riverglen | 100 Meadow Cr | Ketchum | B | 1 | 1 | \$105,000.00 | 21-Dec-01 | 3 | 891 | 108 attic | 312 |
| own | The Fields at Warm Springs | 120 Flower Dr B | Ketchum | 120B | 2 | 2 | \$135,000.00 | 28-Apr-00 | 4 | 943 | | |

Community Housing Owner or Renter Occupied Units as of: March 31, 2014

| Own/ Rent | Development's Name | Address | City | Unit # | # of BedR | # of Bath | Selling Price | Date of Closing | Cat. | Sq. Foot Unit | Storage | Garage |
|--------------|----------------------------|--------------------|----------|--------|--------------|--------------|---------------|-----------------|------|---------------------|---------|--------|
| own | The Fields at Warm Springs | 150 Flower Dr B | Ketchum | 150B | 2 | 2 | \$135,000.00 | 17-Mar-00 | 4 | 1036 | | |
| own | The Fields at Warm Springs | 160 Flower Dr B | Ketchum | 160B | 2 | 2 | \$135,000.00 | 8-Mar-00 | 4 | 943 | | |
| rent | Cabin in Bellevue - ARCH | 204 S 3rd Steet | Bellevue | | 3 | 2 | \$812.00 | 1-Jul-13 | 2 | 1500 | | |
| rent | Cold Springs Crossing | 127 Hospital Drive | Ketchum | A5 | 2 | 2 | \$772.00 | 1-Jul-13 | 2 | 1005 | | |
| rent | Cold Springs Crossing | 127 Hospital Drive | Ketchum | C14 | 1 | 1 | \$391.00 | 1-Jul-13 | 1 | 777 | | |
| rent | Cold Springs Crossing | 127 Hospital Drive | Ketchum | B8 | 1 | 1 | \$833.00 | 1-Jul-13 | 3 | 777 | | |
| rent | Cold Springs Crossing | 127 Hospital Drive | Ketchum | B10 | 2 | 2 | \$772.00 | 1-Jul-13 | 2 | 1005 | | |
| rent | Nichols Landscape | 105 Hospital Drive | Ketchum | | 1 | 1 | \$375.00 | 1-Jun-13 | 2 | 680 | | |
| rent | Parkside | 239 Parkside | Ketchum | C | 2 | 2 | \$730.00 | 28-Nov-12 | 2 | 940 | | |
| rent | Copper Ridge | Washington Ave | Ketchum | 9 | 0 | 1 | \$655.00 | 11-Nov-12 | 2 | 500 | | |
| rent | Copper Ridge | Washington Ave | Ketchum | 8 | 0 | 1 | \$645.00 | 21-Oct-12 | 2 | 825 | | |
| rent | Copper Ridge | Washington Ave | Ketchum | 7 | 1 | 1 | \$685.00 | 3-Oct-12 | 2 | 500 | | |
| rent | Stevenson Residences | 600-2nd St., East | Ketchum | 7 | 2 | 1 | \$1,200.00 | 1-Jan-09 | 5 | | | |
| rent | Copper Ridge | Washington Ave | Ketchum | 10 | 1 | 1 | \$685.00 | 15-Dec-05 | 3 | 825 | | |



Appendix C - Unemployment Data, Idaho Dept. of Labor

Blaine County Housing Authority semi-Annual Report: 10/01/13 - 03/31/2014

| April 18, 2014 Seasonally Adjusted Data | March 2014 Preliminary | | | | February 2014 Revised | | | | March 2013 Benchmarked | | | |
|--|----------------------------|---------------|------------|-----------------|----------------------------|---------------|------------|-----------------|----------------------------|---------------|------------|-----------------|
| | CIVILIAN LABOR FORCE | UNEMP | % UNEMP | TOTAL EMPLOY | CIVILIAN LABOR FORCE | UNEMP | % UNEMP | TOTAL EMPLOY | CIVILIAN LABOR FORCE | UNEMP | % UNEMP | TOTAL EMPLOY |
| STATE OF IDAHO | 777,034 | 40,603 | 5.2 | 736,431 | 776,291 | 40,804 | 5.3 | 735,487 | 775,262 | 50,478 | 6.5 | 724,784 |
| COUNTIES | | | | | | | | | | | | |
| ADA (1) | 208,894 | 10,181 | 4.9 | 198,713 | 207,999 | 10,070 | 4.8 | 197,929 | 205,522 | 12,110 | 5.9 | 193,412 |
| ADAMS | 1,819 | 215 | 11.8 | 1,604 | 1,816 | 201 | 11.1 | 1,615 | 1,789 | 242 | 13.5 | 1,547 |
| BANNOCK (8) | 40,086 | 2,158 | 5.4 | 37,927 | 40,236 | 2,106 | 5.2 | 38,130 | 39,964 | 2,688 | 6.7 | 37,276 |
| BEAR LAKE | 3,374 | 146 | 4.3 | 3,229 | 3,375 | 140 | 4.2 | 3,234 | 3,297 | 149 | 4.5 | 3,148 |
| BENEWAH | 3,877 | 409 | 10.5 | 3,468 | 3,861 | 352 | 9.1 | 3,509 | 3,928 | 447 | 11.4 | 3,480 |
| BINGHAM | 22,671 | 1,133 | 5.0 | 21,537 | 22,786 | 1,198 | 5.3 | 21,588 | 23,174 | 1,365 | 5.9 | 21,809 |
| BLAINE (5) | 12,129 | 646 | 5.3 | 11,483 | 12,152 | 584 | 4.8 | 11,568 | 12,113 | 759 | 6.3 | 11,354 |
| BOISE (1) | 3,173 | 186 | 5.8 | 2,987 | 3,118 | 158 | 5.1 | 2,959 | 3,150 | 242 | 7.7 | 2,908 |
| BONNER | 18,979 | 1,439 | 7.6 | 17,541 | 19,106 | 1,445 | 7.6 | 17,661 | 19,027 | 1,778 | 9.3 | 17,248 |
| BONNEVILLE (6) | 52,059 | 2,328 | 4.5 | 49,730 | 51,992 | 2,324 | 4.5 | 49,668 | 52,025 | 2,916 | 5.6 | 49,109 |
| BOUNDARY | 4,503 | 348 | 7.7 | 4,155 | 4,560 | 394 | 8.6 | 4,166 | 4,600 | 438 | 9.5 | 4,162 |
| BUTTE | 1,289 | 76 | 5.9 | 1,213 | 1,291 | 79 | 6.1 | 1,212 | 1,338 | 91 | 6.8 | 1,246 |
| CAMAS (5) | 546 | 33 | 6.1 | 513 | 560 | 43 | 7.8 | 517 | 531 | 24 | 4.6 | 507 |
| CANYON (1) | 88,133 | 5,808 | 6.6 | 82,325 | 87,837 | 5,870 | 6.7 | 81,967 | 86,465 | 6,336 | 7.3 | 80,129 |
| CARIBOU | 3,931 | 188 | 4.8 | 3,743 | 3,932 | 176 | 4.5 | 3,756 | 3,945 | 214 | 5.4 | 3,731 |
| CASSIA (2) | 11,445 | 554 | 4.8 | 10,890 | 11,513 | 558 | 4.8 | 10,954 | 11,500 | 614 | 5.3 | 10,886 |
| CLARK | 458 | 24 | 5.3 | 434 | 476 | 29 | 6.2 | 446 | 490 | 28 | 5.7 | 462 |
| CLEARWATER | 3,109 | 386 | 12.4 | 2,723 | 3,115 | 362 | 11.6 | 2,753 | 3,197 | 429 | 13.4 | 2,768 |
| CUSTER | 2,396 | 161 | 6.7 | 2,236 | 2,345 | 158 | 6.7 | 2,187 | 2,362 | 191 | 8.1 | 2,171 |
| ELMORE | 10,759 | 655 | 6.1 | 10,104 | 10,754 | 642 | 6.0 | 10,112 | 10,921 | 753 | 6.9 | 10,168 |
| FRANKLIN | 6,171 | 215 | 3.5 | 5,955 | 6,156 | 210 | 3.4 | 5,946 | 6,041 | 240 | 4.0 | 5,801 |
| FREMONT (9) | 6,079 | 309 | 5.1 | 5,771 | 6,072 | 309 | 5.1 | 5,763 | 6,118 | 374 | 6.1 | 5,744 |
| GEM (1) | 6,977 | 424 | 6.1 | 6,553 | 6,981 | 451 | 6.5 | 6,530 | 6,960 | 581 | 8.4 | 6,378 |
| GOODING | 8,885 | 373 | 4.2 | 8,512 | 8,900 | 361 | 4.1 | 8,539 | 8,864 | 415 | 4.7 | 8,449 |
| IDAHO (4) | 7,262 | 579 | 8.0 | 6,683 | 7,313 | 564 | 7.7 | 6,748 | 7,211 | 678 | 9.4 | 6,533 |
| JEFFERSON (6) | 12,123 | 557 | 4.6 | 11,566 | 12,135 | 579 | 4.8 | 11,555 | 12,052 | 630 | 5.2 | 11,422 |
| JEROME (10) | 10,621 | 475 | 4.5 | 10,146 | 10,837 | 486 | 4.6 | 10,152 | 10,738 | 606 | 5.6 | 10,131 |
| KOOTENAI (3) | 73,212 | 4,598 | 6.3 | 68,613 | 73,611 | 4,749 | 6.5 | 68,862 | 72,294 | 5,595 | 7.7 | 66,699 |
| LATAH | 17,588 | 950 | 5.4 | 16,639 | 17,615 | 899 | 5.1 | 16,716 | 17,721 | 1,032 | 5.8 | 16,689 |
| LEMHI | 3,389 | 289 | 8.5 | 3,101 | 3,412 | 294 | 8.6 | 3,118 | 3,458 | 329 | 9.5 | 3,129 |
| LEWIS (4) | 1,771 | 86 | 4.8 | 1,686 | 1,793 | 87 | 4.9 | 1,706 | 1,738 | 90 | 5.2 | 1,648 |
| LINCOLN | 2,543 | 169 | 6.6 | 2,374 | 2,586 | 183 | 7.1 | 2,404 | 2,574 | 207 | 8.0 | 2,367 |
| MADISON (9) | 17,203 | 742 | 4.3 | 16,462 | 17,144 | 722 | 4.2 | 16,422 | 17,225 | 838 | 4.9 | 16,387 |
| MINIDOKA (2) | 10,318 | 529 | 5.1 | 9,789 | 10,393 | 565 | 5.4 | 9,828 | 10,352 | 566 | 5.5 | 9,786 |
| NEZ PERCE (7) | 18,948 | 976 | 5.1 | 17,973 | 19,004 | 963 | 5.1 | 18,042 | 18,780 | 1,073 | 5.7 | 17,707 |
| ONEIDA | 2,411 | 91 | 3.8 | 2,320 | 2,440 | 88 | 3.6 | 2,351 | 2,413 | 101 | 4.2 | 2,312 |
| OWYHEE (1) | 4,612 | 197 | 4.3 | 4,415 | 4,579 | 178 | 3.9 | 4,401 | 4,518 | 222 | 4.9 | 4,296 |
| PAYETTE | 10,674 | 764 | 7.2 | 9,910 | 10,710 | 827 | 7.7 | 9,883 | 10,589 | 790 | 7.5 | 9,799 |
| POWER (8) | 3,488 | 188 | 5.4 | 3,300 | 3,510 | 194 | 5.5 | 3,315 | 3,485 | 241 | 6.9 | 3,244 |
| SHOSHONE | 6,049 | 646 | 10.7 | 5,402 | 6,059 | 633 | 10.5 | 5,426 | 6,170 | 697 | 11.3 | 5,473 |
| TETON | 5,400 | 231 | 4.3 | 5,169 | 5,407 | 230 | 4.2 | 5,177 | 5,341 | 279 | 5.2 | 5,062 |
| TWIN FALLS (10) | 39,512 | 1,953 | 4.9 | 37,560 | 39,467 | 1,951 | 4.9 | 37,515 | 39,853 | 2,349 | 5.9 | 37,504 |
| VALLEY | 4,377 | 429 | 9.8 | 3,948 | 4,400 | 422 | 9.6 | 3,978 | 4,565 | 542 | 11.9 | 4,024 |
| WASHINGTON | 4,710 | 342 | 7.3 | 4,368 | 4,764 | 365 | 7.7 | 4,400 | 4,854 | 400 | 8.2 | 4,454 |
| ASOTIN WA (7) | 9,529 | 488 | 5.1 | 9,041 | 9,555 | 597 | 6.2 | 8,958 | 9,862 | 687 | 7.0 | 9,176 |
| LABOR MARKET AREAS** | | | | | | | | | | | | |
| BOISE CITY-NAMPA MSA (1) | 311,789 | 16,797 | 5.4 | 294,992 | 310,513 | 16,727 | 5.4 | 293,786 | 306,615 | 19,492 | 6.4 | 287,123 |
| BURLEY MicSA (2) | 21,763 | 1,084 | 5.0 | 20,679 | 21,906 | 1,123 | 5.1 | 20,783 | 21,852 | 1,180 | 5.4 | 20,672 |
| COEUR D'ALENE MSA (3) | 73,212 | 4,598 | 6.3 | 68,613 | 73,611 | 4,749 | 6.5 | 68,862 | 72,294 | 5,595 | 7.7 | 66,699 |
| GRANGEVILLE SLMA (4) | 9,034 | 665 | 7.4 | 8,369 | 9,105 | 651 | 7.2 | 8,454 | 8,950 | 769 | 8.6 | 8,181 |
| HAILEY SLMA (5) | 12,676 | 680 | 5.4 | 11,996 | 12,712 | 628 | 4.9 | 12,085 | 12,644 | 783 | 6.2 | 11,861 |
| IDAHO FALLS MSA (6) | 64,181 | 2,885 | 4.5 | 61,297 | 64,127 | 2,904 | 4.5 | 61,223 | 64,077 | 3,546 | 5.5 | 60,531 |
| LEWISTON MSA (7) | 28,477 | 1,464 | 5.1 | 27,014 | 28,559 | 1,559 | 5.5 | 27,000 | 28,642 | 1,760 | 6.1 | 26,882 |
| POCATELLO MSA (8) | 43,574 | 2,347 | 5.4 | 41,228 | 43,745 | 2,300 | 5.3 | 41,445 | 43,450 | 2,929 | 6.7 | 40,521 |
| REXBURG MicSA (9) | 23,283 | 1,050 | 4.5 | 22,232 | 23,216 | 1,031 | 4.4 | 22,185 | 23,343 | 1,212 | 5.2 | 22,131 |
| TWIN FALLS MicSA (10) | 50,133 | 2,427 | 4.8 | 47,706 | 50,104 | 2,437 | 4.9 | 47,667 | 50,591 | 2,956 | 5.8 | 47,635 |
| CITIES | | | | | | | | | | | | |
| BOISE | 112,863 | 5,504 | 4.9 | 107,358 | 112,319 | 5,470 | 4.9 | 106,850 | 111,234 | 6,740 | 6.1 | 104,494 |
| CALDWELL | 21,091 | 1,488 | 7.1 | 19,603 | 20,970 | 1,443 | 6.9 | 19,527 | 20,689 | 1,609 | 7.8 | 19,079 |
| COEUR D'ALENE | 23,678 | 1,380 | 5.8 | 22,297 | 23,702 | 1,348 | 5.7 | 22,354 | 23,378 | 1,703 | 7.3 | 21,675 |
| IDAHO FALLS | 28,267 | 1,357 | 4.8 | 26,910 | 28,265 | 1,356 | 4.8 | 26,909 | 28,246 | 1,672 | 5.9 | 26,574 |
| LEWISTON | 15,683 | 771 | 4.9 | 14,913 | 15,763 | 786 | 5.0 | 14,976 | 15,536 | 844 | 5.4 | 14,692 |
| MERIDIAN | 39,565 | 1,825 | 4.6 | 37,740 | 39,372 | 1,754 | 4.5 | 37,618 | 38,853 | 2,120 | 5.5 | 36,733 |
| NAMPA | 38,103 | 2,490 | 6.5 | 35,613 | 37,317 | 1,867 | 5.0 | 35,450 | 37,514 | 2,851 | 7.6 | 34,663 |
| POCATELLO | 27,011 | 1,144 | 4.2 | 25,867 | 27,039 | 1,052 | 3.9 | 25,987 | 26,892 | 1,470 | 5.5 | 25,422 |
| POST FALLS | 14,292 | 924 | 6.5 | 13,369 | 14,398 | 988 | 6.9 | 13,410 | 14,132 | 1,136 | 8.0 | 12,995 |
| REXBURG | 11,641 | 494 | 4.2 | 11,146 | 11,591 | 476 | 4.1 | 11,115 | 11,695 | 599 | 5.1 | 11,096 |
| TWIN FALLS | 22,421 | 1,172 | 5.2 | 21,249 | 22,351 | 1,145 | 5.1 | 21,206 | 22,590 | 1,373 | 6.1 | 21,218 |
| United States* | 156,227 | 10,486 | 6.7 | 145,742 | 155,724 | 10,459 | 6.7 | 145,266 | 155,099 | 11,706 | 7.5 | 143,393 |

* In thousands

** The seasonally adjusted data will not add to the labor market areas or state total as each is individually seasonally adjusted.

SOURCE: Idaho Department of Labor, Communications & Research



Blaine County

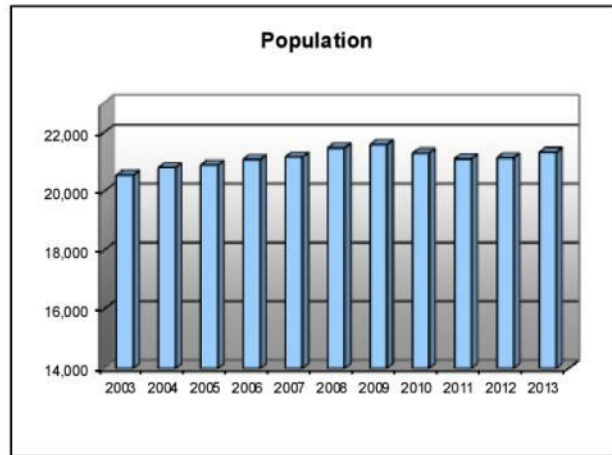
April 2014

IDAHO
DEPT. OF LABOR

Workforce Trends

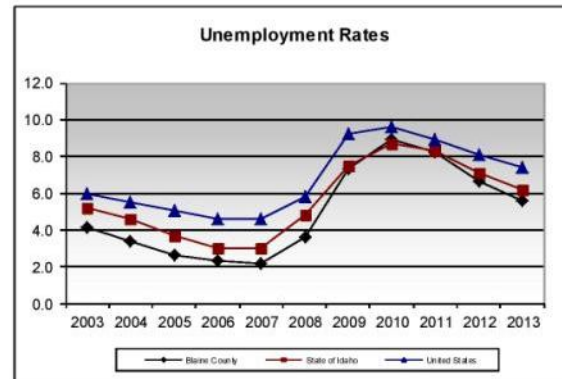
Population

Blaine County's population rose 3.8 percent from 20,557 in 2003 to 21,329 in 2013, slow growth in the second half of the decade eroded gains during the good economic times in the first half. Hailey is the county seat and largest city at 7,920. Beautiful mountains and virtually unlimited recreational opportunities make Blaine County a destination for visitors, both domestic and international. The world famous Sun Valley Ski Resort saw 383,780 skier days during the 2012-2013 season, a 1.2 percent increase. Local leaders continue to try jump starting the economy. The recession was severe, dramatically cooling building activity in upscale subdivisions and condominium projects. Ketchum, the commercial hub, has five hotel projects seeking financing. New attractions in recent years include an all-season gondola, another golf course, a Nordic ski lodge, an outdoor symphony pavilion and rodeo grounds, all enhancing tourism. Collaborative marketing is expected to bring more visitors to the area. New direct flights from major cities and regional jets should increase access, mostly supported by local option tax.



Labor Force & Employment

Blaine County's workforce has suffered from the construction and housing slump that hit many tourism and high-growth areas across the nation. The unemployment rate was fairly stable during the early part of the last decade. The continued expansion sent the rate plunging to 2.2 percent in 2007 before the recession pushed it up to 8.9 percent in 2010. Spring and fall recreation and conferences have eased some of the seasonal slumps. Most jobs are in the relatively lower-paying hospitality and retail sectors so the labor pool continues to be constrained by a lack of affordable housing. Efforts by communities to require affordable housing or to build their own along with dropping home prices have temporarily lessened the impact. The high cost of living more than offsets wages that are typically higher than elsewhere in Idaho. Routine traffic congestion between Ketchum and Bellevue



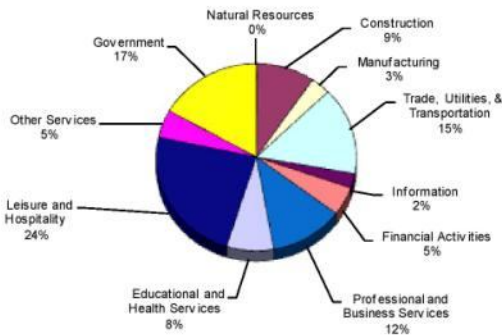
and higher fuel prices has increased public transportation ridership. A significant number of workers commuted to the county for higher-paying construction and landscape jobs before the recession. A new airport was planned and then put on hold by the Federal Aviation Administration. Sun Valley has been designated the first Nordic Olympic and Paralympic training site in the United States, the only one specific to Nordic skiing. This requires intensified visitor logistics, amenities and services.

| Labor Force | Mar 13 | Mar 14 |
|-----------------------------|--------|--------|
| Civilian Labor Force | 12,113 | 12,129 |
| Total Employment | 11,354 | 11,483 |
| Unemployed | 759 | 646 |
| % of Labor Force Unemployed | 6.3 | 5.3 |
| State of Idaho % Unemployed | 6.5 | 5.2 |
| U.S. % Unemployed | 7.5 | 6.7 |

| Labor Force | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 |
|-----------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Civilian Labor Force | 12,653 | 13,261 | 13,898 | 14,030 | 13,658 | 13,798 | 13,243 | 12,655 | 12,507 | 12,328 | 12,164 |
| Unemployment | 520 | 449 | 363 | 323 | 300 | 502 | 969 | 1,125 | 1,034 | 820 | 683 |
| % of Labor Force Unemployed | 4.1 | 3.4 | 2.6 | 2.3 | 2.2 | 3.6 | 7.3 | 8.9 | 8.3 | 6.6 | 5.6 |
| Employment | 12,132 | 12,812 | 13,535 | 13,707 | 13,358 | 13,296 | 12,274 | 11,530 | 11,473 | 11,508 | 11,481 |

Prepared by Jan Roeser, Regional Economist, Idaho Department of Labor • 420 Falls Ave, Twin Falls, Idaho 83301
Phone: (208) 735-2500, ext. 3639 • email: jan.roeser@labor.idaho.gov • Labor Market Information website: lmi.idaho.gov

Nonfarm Payroll Jobs for 2012



Wages & Income

Wages in Blaine County are significantly higher than the other counties in the region and the state because of the high cost of living mostly attributed to high real estate prices. The county's natural beauty and diverse recreational opportunities attract the affluent. Per capita income in 2012 remained the highest in Idaho— 41 percent greater than the nation's per capita income and 78 percent more than Idaho's, still not returning to the higher pre-recession wedge when it was double Idaho's wage and two-thirds greater than the nation. Per capita income grew 5 percent from 2011, outpacing the state and nation. The outlook over the next decade indicates more service sector employment growth, potentially weakening the wage scale.

| Major Employers |
|---------------------------------------|
| Atkinson's Market |
| 180 Connect |
| Power Engineers |
| Rocky Mountain Hardware |
| St. Luke's Wood River Medical Center |
| Sun Valley Lodge aka Sinclair Company |
| Webb Landscape, Inc. |

| Occupational Wages* | Median Wage |
|--------------------------------------|-------------|
| Public School Teachers (annual wage) | \$46,622 |
| Social Workers | \$25.34 |
| Registered Nurses | \$25.98 |
| Legal Secretaries | \$13.72 |
| Bookkeepers | \$14.63 |
| Cashiers | \$8.91 |
| Motel Housekeeping | \$8.90 |
| Chefs | \$16.83 |
| Lifeguards and Ski Patrol | \$10.78 |
| Landscapers | \$11.91 |
| Construction Labor | \$10.91 |
| Electricians, Journeyman | \$17.84 |
| Maintenance Mechanics | \$21.58 |

Source: Occupational Employment & Wage Survey, 2013
 Note: Add a premium of 20-30 percent due to cost of living

* Additional occupational wage data can be found on the Idaho Department of Labor website at lmi.idaho.gov.

| Covered Employment & Average Annual Wages Per Job for 2002, 2011 & 2012 | 2002 | | 2011 | | 2012 | |
|---|--------------------|---------------|--------------------|---------------|--------------------|---------------|
| | Average Employment | Average Wages | Average Employment | Average Wages | Average Employment | Average Wages |
| Total Covered Wages | 12,004 | \$32,563 | 11,686 | \$36,425 | 11,648 | \$38,255 |
| Agriculture | 90 | \$23,503 | 142 | \$26,443 | 118 | \$28,326 |
| Mining | 39 | \$31,886 | 26 | \$41,797 | 21 | \$41,025 |
| Construction | 2,075 | \$34,170 | 1,135 | \$37,646 | 1,097 | \$37,957 |
| Manufacturing | 376 | \$34,685 | 377 | \$53,536 | 398 | \$56,986 |
| Trade, Utilities & Transportation | 1,973 | \$27,607 | 1,856 | \$31,751 | 1,884 | \$32,852 |
| Information | 220 | \$31,428 | 329 | \$40,630 | 320 | \$42,389 |
| Financial Activities | 711 | \$36,912 | 584 | \$49,546 | 567 | \$46,445 |
| Professional and Business Services | 1,551 | \$38,530 | 1,428 | \$55,168 | 1,430 | \$56,491 |
| Educational and Health Services | 668 | \$35,929 | 910 | \$50,321 | 955 | \$60,301 |
| Leisure and Hospitality | 2,713 | \$31,109 | 3,018 | \$19,654 | 2,976 | \$20,542 |
| Other Services | 431 | \$25,125 | 411 | \$32,946 | 426 | \$34,007 |
| Government | 1,157 | \$31,109 | 1,471 | \$19,654 | 1,456 | \$20,542 |

| Per Capita Income | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
|-----------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Blaine County | \$46,151 | \$52,524 | \$56,302 | \$62,791 | \$64,009 | \$68,365 | \$58,432 | \$55,071 | \$58,641 | \$61,549 |
| State of Idaho | \$27,086 | \$28,961 | \$29,973 | \$32,019 | \$33,038 | \$32,796 | \$31,629 | \$32,076 | \$33,436 | \$34,481 |
| United States | \$32,676 | \$34,300 | \$35,888 | \$38,127 | \$39,804 | \$40,873 | \$39,357 | \$40,163 | \$42,298 | \$43,735 |

Information provided by Bureau of Economic Analysis



This county is served by the office located at the address below:
 Idaho Department of Labor
 733 N. Main St., Suite C
 Bellevue, ID 83313 Ph: (208) 788-3526

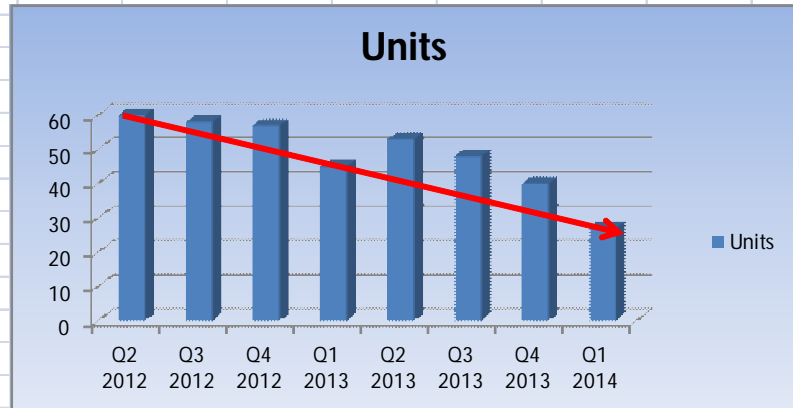
labor.idaho.gov

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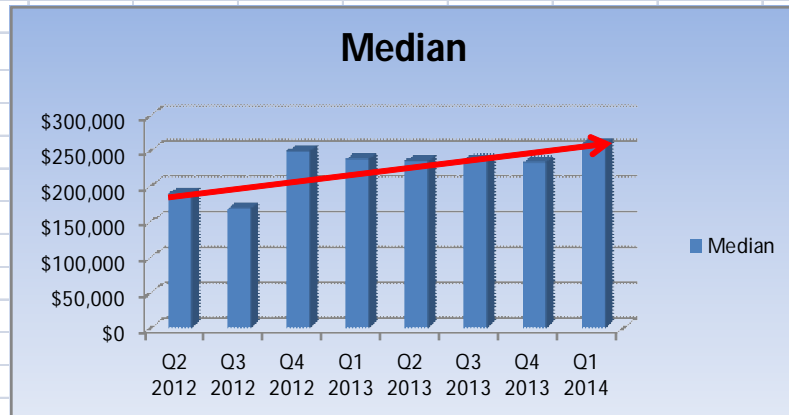


Hailey & Bellevue Single Family Residential 2-Year History

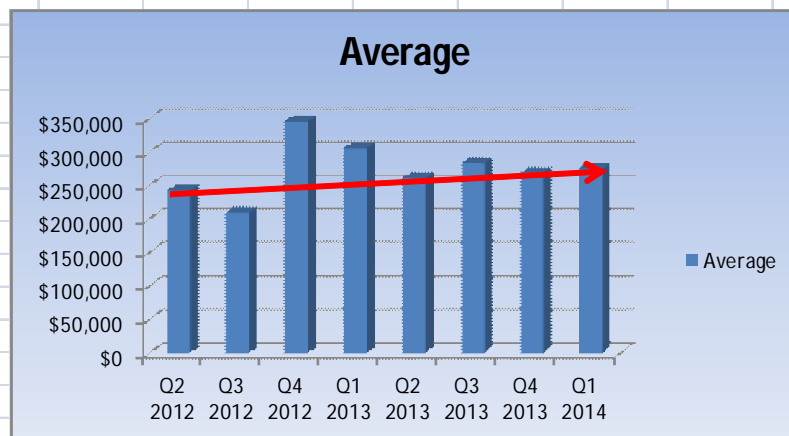
| | Units |
|---------|-------|
| Q2 2012 | 60 |
| Q3 2012 | 58 |
| Q4 2012 | 57 |
| Q1 2013 | 45 |
| Q2 2013 | 53 |
| Q3 2013 | 48 |
| Q4 2013 | 40 |
| Q1 2014 | 27 |



| | Median |
|---------|-----------|
| Q2 2012 | \$190,000 |
| Q3 2012 | \$169,000 |
| Q4 2012 | \$249,900 |
| Q1 2013 | \$239,000 |
| Q2 2013 | \$236,000 |
| Q3 2013 | \$237,500 |
| Q4 2013 | \$234,750 |
| Q1 2014 | \$260,000 |



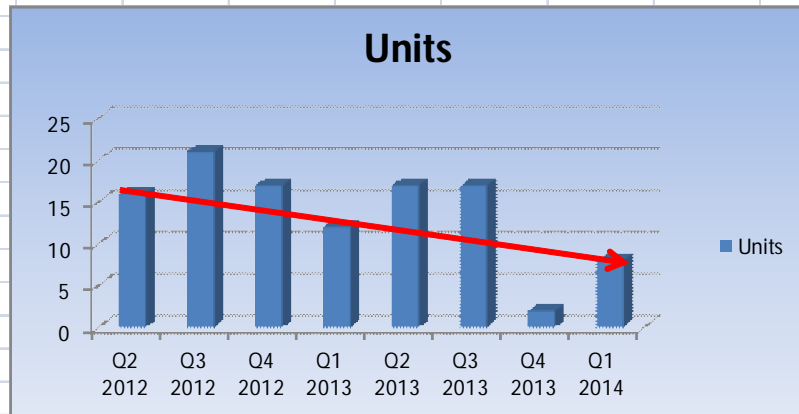
| | Average |
|---------|-----------|
| Q2 2012 | \$242,611 |
| Q3 2012 | \$210,118 |
| Q4 2012 | \$346,032 |
| Q1 2013 | \$305,999 |
| Q2 2013 | \$261,365 |
| Q3 2013 | \$284,102 |
| Q4 2013 | \$269,873 |
| Q1 2014 | \$275,185 |



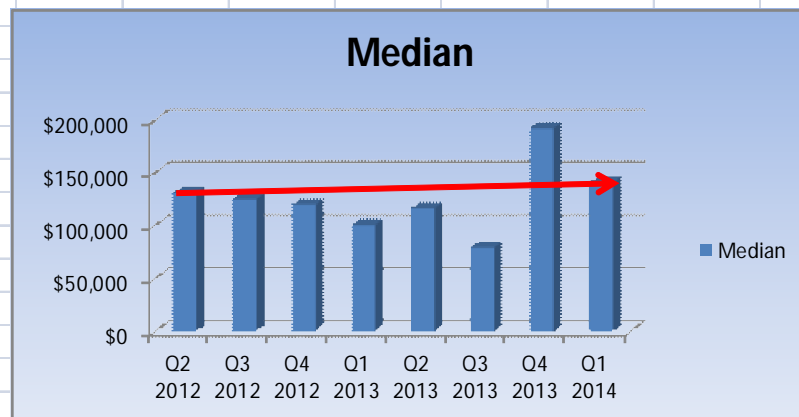
Source: Sun Valley Board of Realtors MLS

Hailey & Bellevue Condominium and Townhouse 2-Year History

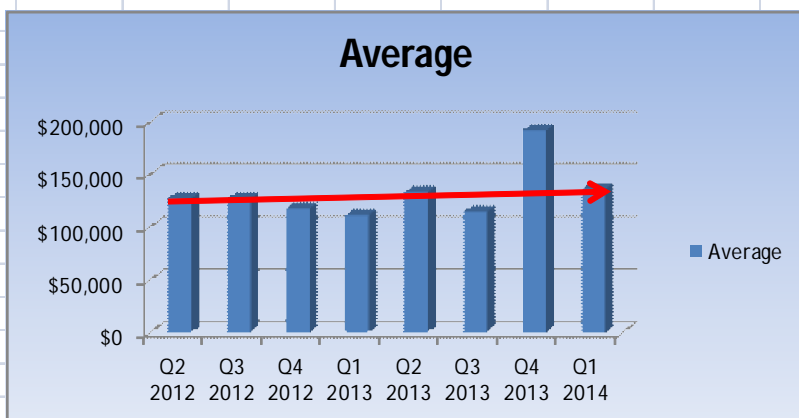
| | Units |
|---------|-------|
| Q2 2012 | 16 |
| Q3 2012 | 21 |
| Q4 2012 | 17 |
| Q1 2013 | 12 |
| Q2 2013 | 17 |
| Q3 2013 | 17 |
| Q4 2013 | 2 |
| Q1 2014 | 8 |



| | Median |
|---------|-----------|
| Q2 2012 | \$131,000 |
| Q3 2012 | \$125,000 |
| Q4 2012 | \$120,000 |
| Q1 2013 | \$100,500 |
| Q2 2013 | \$116,500 |
| Q3 2013 | \$79,000 |
| Q4 2013 | \$192,000 |
| Q1 2014 | \$140,500 |



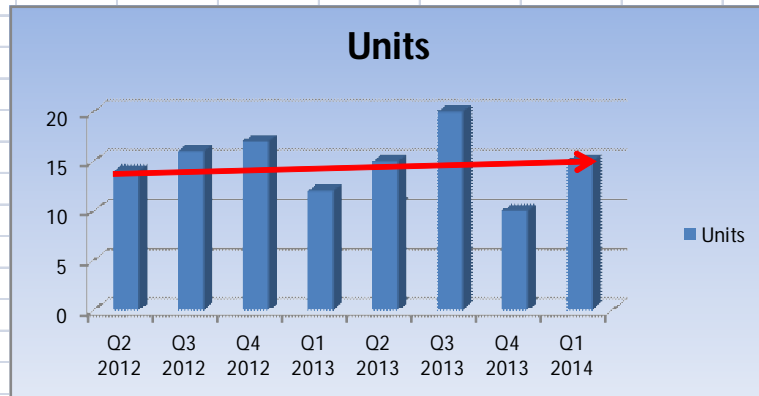
| | Average |
|---------|-----------|
| Q2 2012 | \$127,459 |
| Q3 2012 | \$126,900 |
| Q4 2012 | \$117,824 |
| Q1 2013 | \$111,525 |
| Q2 2013 | \$133,435 |
| Q3 2013 | \$114,441 |
| Q4 2013 | \$192,000 |
| Q1 2014 | \$136,213 |



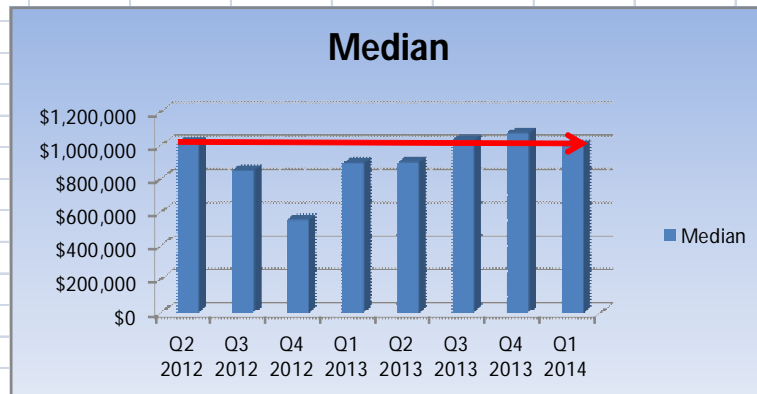
Source: Sun Valley Board of Realtors MLS

Resort Area* Single Family Residential 2-Year History

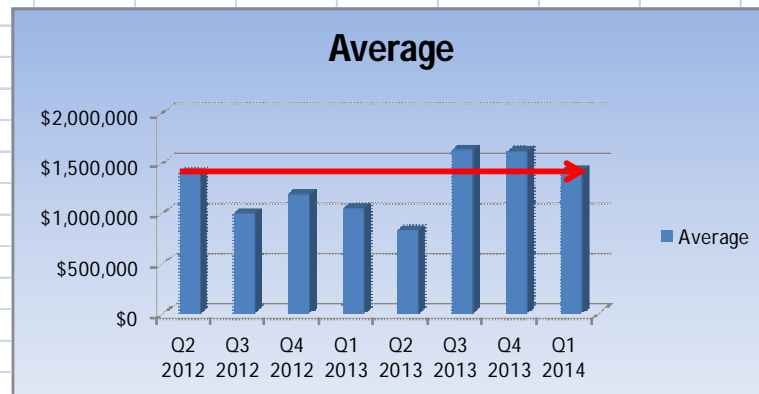
| | Units |
|---------|-------|
| Q2 2012 | 14 |
| Q3 2012 | 16 |
| Q4 2012 | 17 |
| Q1 2013 | 12 |
| Q2 2013 | 15 |
| Q3 2013 | 20 |
| Q4 2013 | 10 |
| Q1 2014 | 15 |



| | Median |
|---------|-------------|
| Q2 2012 | \$1,015,000 |
| Q3 2012 | \$850,000 |
| Q4 2012 | \$555,000 |
| Q1 2013 | \$895,000 |
| Q2 2013 | \$900,000 |
| Q3 2013 | \$1,030,000 |
| Q4 2013 | \$1,073,500 |
| Q1 2014 | \$1,000,000 |



| | Average |
|---------|-------------|
| Q2 2012 | \$1,400,178 |
| Q3 2012 | \$997,817 |
| Q4 2012 | \$1,189,798 |
| Q1 2013 | \$1,050,458 |
| Q2 2013 | \$833,607 |
| Q3 2013 | \$1,632,600 |
| Q4 2013 | \$1,615,450 |
| Q1 2014 | \$1,422,567 |

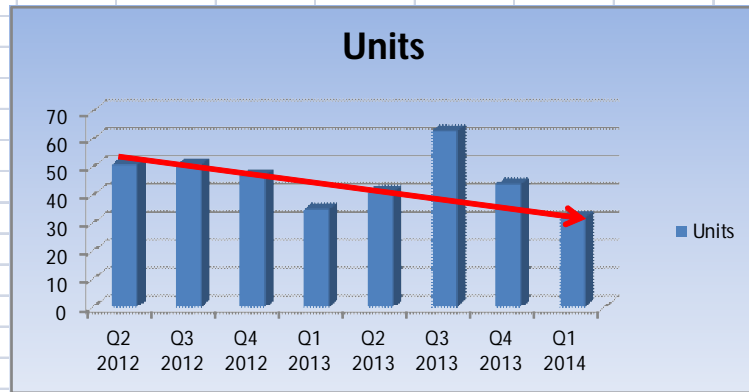


*Resort Area includes: Ketchum, Warm Springs, Sun Valley and Elkhorn

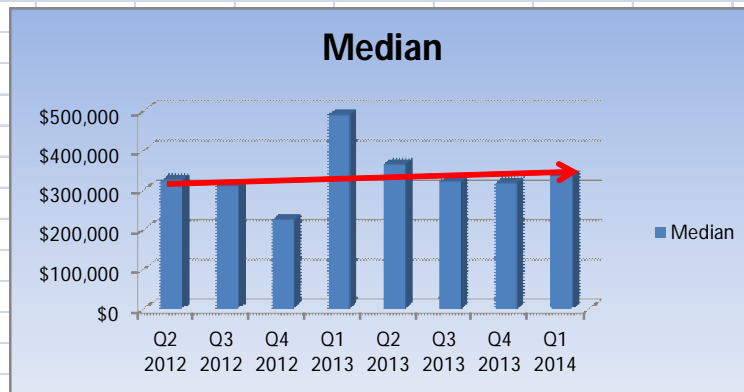
Source: Sun Valley Board of Realtors MLS

**Resort Area* Condominium and Townhouse
2-Year History**

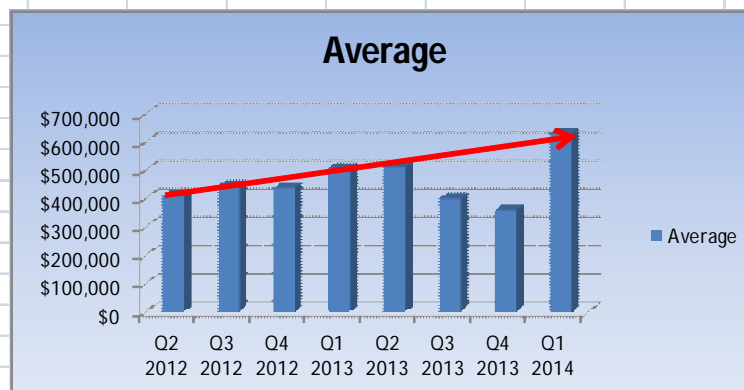
| | Units |
|---------|-------|
| Q2 2012 | 51 |
| Q3 2012 | 51 |
| Q4 2012 | 47 |
| Q1 2013 | 35 |
| Q2 2013 | 41 |
| Q3 2013 | 63 |
| Q4 2013 | 44 |
| Q1 2014 | 32 |



| | Median |
|---------|-----------|
| Q2 2012 | \$325,000 |
| Q3 2012 | \$310,000 |
| Q4 2012 | \$225,000 |
| Q1 2013 | \$490,000 |
| Q2 2013 | \$365,000 |
| Q3 2013 | \$322,000 |
| Q4 2013 | \$317,500 |
| Q1 2014 | \$335,000 |



| | Average |
|---------|-----------|
| Q2 2012 | \$410,750 |
| Q3 2012 | \$445,033 |
| Q4 2012 | \$437,915 |
| Q1 2013 | \$506,226 |
| Q2 2013 | \$511,929 |
| Q3 2013 | \$400,348 |
| Q4 2013 | \$359,994 |
| Q1 2014 | \$630,953 |



*Resort Area includes: Ketchum, Warm Springs, Sun Valley and Elkhorn

Source: Sun Valley Board of Realtors MLS

City of Ketchum, Idaho

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



July 2, 2014

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Jonas and City Councilors:

Wood River Community YMCA Minor Planned Use Development (PUD) Amendment

Introduction/History

The YMCA was constructed in 2006 and has received the following approvals and made the following agreements:

- Lease Agreement, dated March 16, 2005
- Design Review, dated July 25, 2005
- Planned Unit Development Agreement (PUD) Conditional Use Permit, dated September 19, 2005
- License Agreement, dated October 16, 2006
- Parking Agreement, dated October 16, 2006

The approvals were given for a 84,155 square foot building that included a variety of recreational facilities. A majority of the project has been constructed with the exception of the 32,500 square foot ice arena at the north end of the building.

Current Report

The applicants are requesting to construct a 980 square foot greenhouse on the site. See more details in the attached staff report.

Financial Requirement/Impact

The proposed CUP amendment will not result in any additional financial impact to the City. The lease agreement already in place requires that the Wood River Community YMCA maintain the subject area.

Recommendation

I respectfully recommend that the City Council:

- (1) Approves the Wood River Community YMCA Minor Planned Use Development (PUD) Amendment; and
- (2) Authorizes the Mayor to sign the Minor Amendment to Conditional Use Permit 04-008.

Suggested Motion

"I move to approve the Wood River Community YMCA Minor Planned Use Development (PUD) Amendment and authorize the Mayor to sign the Minor Amendment to Conditional Use Permit 04-008."

Sincerely,

A handwritten signature in black ink that reads "Rebecca F. Bundy". The signature is written in a cursive style with a large, looping initial "R".

Rebecca F. Bundy
Senior Planner

**STAFF REPORT
KETCHUM CITY COUNCIL
REGULAR MEETING OF JULY 7, 2014**

PROJECT: Wood River Community YMCA Educational Greenhouse and Garden

FILE NUMBERS: 14-026

OWNER: City of Ketchum, leased to the Wood River Community YMCA

REQUEST: Planned Unit Development (PUD) minor amendment (PUDs are processed through a conditional use permit.)

LOCATION: Tax Lot 6689 (101 Saddle Way)

ZONING: Tourist (T)

NOTICE: Property owners within 300 feet were mailed notice on June 18, 2014.
Published in the Idaho Mountain Express on June 18, 2014.
Posted on site on June 30, 2014.

REVIEWER: Rebecca F. Bundy, Senior Planner

ATTACHMENTS:

- A. Minor Amendment to Conditional Use Permit 04-008
- B. Applicant's Submittal
 - Application form, dated February 28, 2014
 - Reduced plan set, dated April 30, 2014
- C. Planning and Zoning Commission, Wood River Community YMCA Educational Greenhouse and Garden Design Review and PUD Amendment, Findings of Fact, signed June 9, 2014
- D. Wood River Community YMCA PUD Findings of Fact, signed October 3, 2005
- E. Conditional Use Permit #04-008, signed March 16, 2006

BACKGROUND

1. The Wood River YMCA is requesting an amendment to their PUD (CUP 04-008) for a 980 square foot greenhouse addition and associated landscaping improvements, including eleven (11) cedar raised bed planter box, ornamental grasses, rock mulch and concrete walkway, to replace the existing lawn area at the southern end of the existing building.
2. The proposed greenhouse addition will be used to provide year-round gardening classes and workshops for approximately 10 – 15 YMCA members at a time.
3. The Planning and Zoning Commission approved Design Review for the proposal and has recommended approval of an amendment to the existing PUD to the City Council, with Findings of Fact signed on June 9, 2014. The proposed greenhouse addition and associated

landscape improvements are in compliance with the evaluation standards and conditions of approval of the original PUD.

4. The YMCA was constructed in 2006 and, prior to construction, received the following approvals and made the following agreements:
 - Lease Agreement, dated March 16, 2005
 - Design Review, dated July 25, 2005
 - Planned Unit Development Agreement (PUD) Conditional Use Permit, dated September 19, 2005
 - License Agreement, dated October 16, 2006
 - Parking Agreement, dated October 16, 2006

5. The approvals were given for a 84,155 square foot building that included a variety of recreational facilities. With the exception of the 32,500 square foot ice arena, the project is constructed and operational..

6. The existing lease allows all educational uses as proposed for this project. The City Attorney has reviewed the lease and determined that no amendment to the lease shall be required for construction of the proposed greenhouse and landscaping improvements.

ZONING CODE REQUIREMENTS

| | | |
|--------------------|----------------------------|------------------|
| FLOOR AREA: | EXISTING BUILDING | 51,655 sf |
| | <u>GREENHOUSE ADDITION</u> | <u>980 sf</u> |
| | TOTAL | 52,635 sf |

LOT AREA: 248,372 square feet. This is the area of the entire lot, owned by the City of Ketchum.

| | | |
|--------------------|---|--------------------|
| OPEN SPACE: | Footprint of lease for building | 72,867 sf |
| | Landscaping easement area | 42,542 sf |
| | Proposed addition in landscaping easement | 980 sf |
| | Resultant open space | 41,562 sf |
| | Total open space (%) | 57% (35% required) |

BUILDING HEIGHT: 16.5 feet (35 feet allowed) for the proposed greenhouse addition. The height of the existing building will not change.

PROPOSED SETBACKS: (of the addition)

FRONT: ~70 feet **REAR:** 42'-2" **SIDE:** no change **SIDE:** 57'-9"

REQUIRED SETBACKS:

FRONT: 20 feet (30' on WS Road) **REAR:** 0 feet **SIDE:** 0 feet **SIDE:** 0 feet

CURB CUT: No change

PARKING SPACES: No change. Staff finds that the limited number of users that will occupy the greenhouse at any one time, and the fact that the parking agreement anticipated a 32,500 ice rink that was never built, results in no need for additional parking for the facility.

PROPOSED CONDITIONS

1. All conditions of the original PUD (CUP #04-008) shall apply. (See Attachment C.)
2. All conditions of Design Review #14-026 shall apply.

**Attachment A:
Minor Amendment to Conditional Use Permit 04-008**

**MINOR AMENDMENT TO
WOOD RIVER YMCA CONDITIONAL USE PERMIT #04-008
CITY OF KETCHUM**

FILE NUMBER: 14-026

APPLICANT: Wood River Community YMCA

MAILING ADDRESS: PO Box 6801
Ketchum, ID 83340

LEGAL PROPERTY DECSIPTION: Tax Lot 6689

PROPERTY ADDRESS: 101 Saddle Way

APPLICATION DATED: February 28, 2014

DATE OF PUBLIC HEARING AND ACTIONS BY KETCHUM PLANNING AND ZONING COMMISSION: April 14, 2014 and May 27, 2014 with Findings of Fact signed June 9, 2014.

DATE OF PUBLIC HEARING AND ACTIONS BY KETCHUM CITY COUNCIL: July 7, 2014 with Findings of Fact signed July ____, 2014.

CONDITIONS OF AMENDED PERMIT:

1. All conditions of the original PUD (CUP #04-008) shall apply.
2. All conditions of Design Review #14-026 shall apply. These conditions are included in Planning and Zoning Commission Design Review and PUD Amendment Findings of Fact, dated _____, attached as Exhibit A.

THIS CONDITIONAL USE PERMIT IS HELD BY THE APPLICANT AND IS NON-TRANSFERABLE.

EFFECTIVENESS OF THIS CONDITIONAL USE PERMIT IS SUBJECT TO COMPLIANCE WITH CONDITIONS STATED ABOVE.

The undersigned does hereby accept the above Conditional Use Permit subject to all terms, provisions, conditions, restrictions and obligations therein. Non-compliance therewith shall be grounds for revocation of the Permit by the City of Ketchum.

**Attachment B:
Applicant's Submittal**

- Application form, dated February 28, 2014
- Reduced plan set, dated April 30, 2014

File Number: 14-026

DESIGN REVIEW APPLICATION

Project Name: WOOD RIVER COMMUNITY YMCA EDUCATIONAL GREENHOUSE & GARDEN
Owner: WOOD RIVER COMMUNITY YMCA
Mailing Address: PO Box 6801 KETCHUM ID
Architect/Representative: ERRIN BLISS
Mailing Address: PO Box 53 SUN VALLEY ID
Architect License No.: 985613
Engineer License No.: Engineer of Record:

All design review plans and drawings for public commercial projects, residential buildings containing more than four (4) dwelling units and development projects containing more than four (4) dwelling units shall be prepared by an Idaho licensed architect or an Idaho licensed engineer.

Preapplication Fee: Date Paid:
Design Review Fee: Date Paid:

Legal Land Description: Taxlot 6689

Street Address: 101 SADDLE RD.
Lot Area: 248, 372 S.F. Zoning District: 'T'

Overlay District: Flood Avalanche Pedestrian Mountain

Anticipated Use: GREENHOUSE

Type Construction: New Remodel Addition X Other

Number of Residential Units: Number of Hotel Units:

Table with 4 columns: Basements, 1st Floor, 2nd Floor, 3rd Floor, Mezzanine, Total, Ground Floor Open Space, Roofline Length, Building Width, Horizontal Breaks, Break Depth, Width, Floor Area Ratio.

Percent of Building Coverage: 16%

Curb Cut: NONE

Setbacks: Front 15'-0" / 30'-0" Side 15'-0" Side N/A Rear 15'-0"

Height: PROPOSED: 16'-6" Parking Spaces Provided: EXIST. TO REMAIN

Construction Phasing: NO

Will fill or excavation be required? If yes, amount in cubic yards- Fill Excavation 1155 CY

Will existing trees or vegetation be removed? Yes X No

Water System: Municipal Service X Ketchum Spring Water

The Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Design Review Application in which the City of Ketchum is the prevailing party to pay the reasonable attorney fees, including attorney fees on appeal, and expenses of the City of Ketchum.

I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.

Signature of Owner: [Signature] Date: 02/28/2014

Approved/Denied: Date:

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.

RECEIVED 2/28/14

PRELIMINARY
NOT FOR
CONSTRUCTION

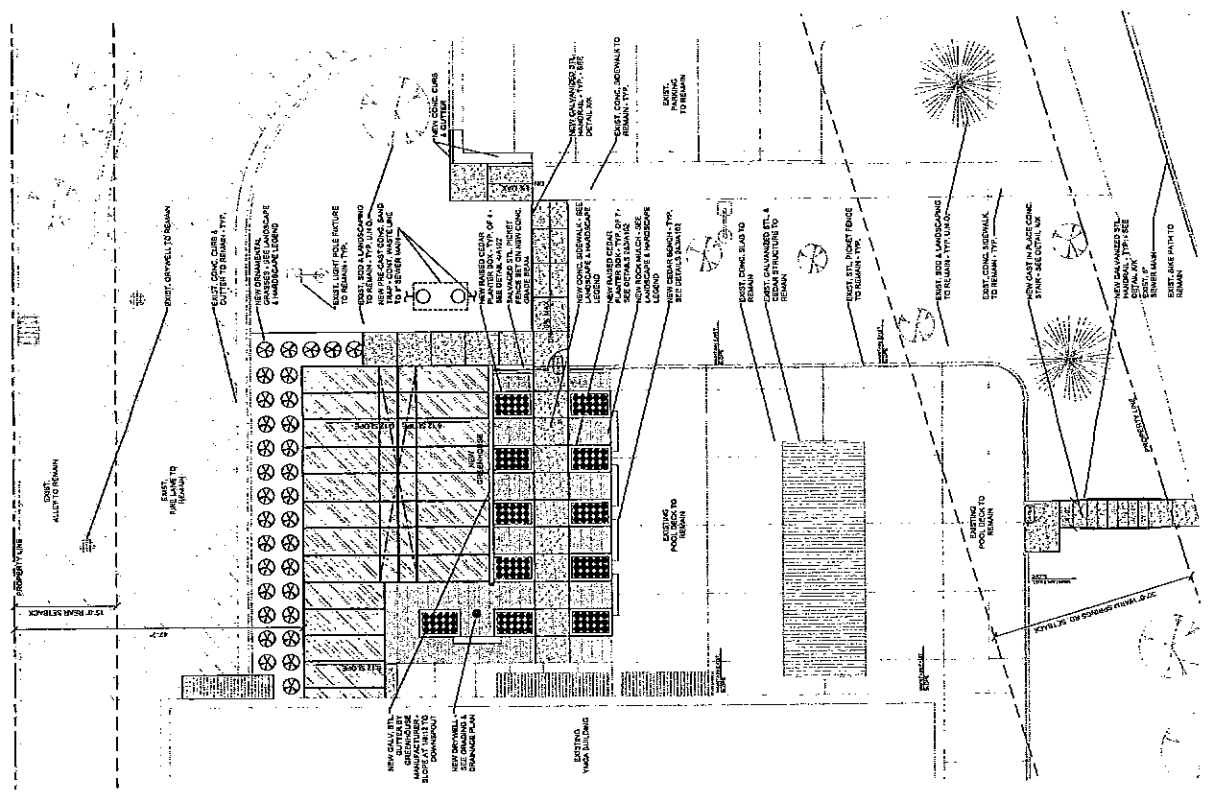
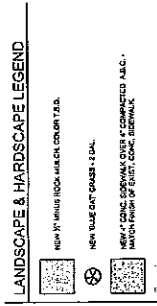
WOOD RIVER COMMUNITY YMCA GREENHOUSE

101 SADDLE ROAD | KETCHUM | IDAHO

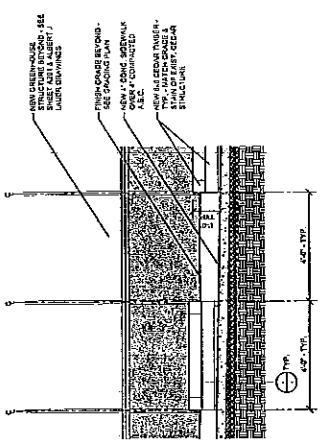
PROJECT NO. 1201403
 DESIGN REVIEW
 RESUBMITTAL
 04-30-2014
 DATE 12-23-2014
 ENLARGED SITE PLAN
 SITE DETAILS

A102

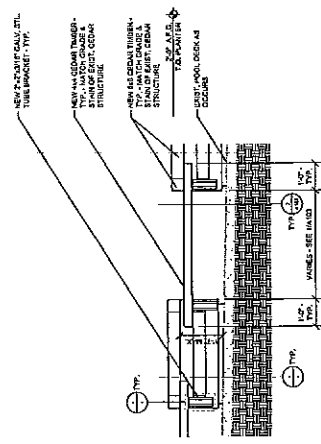
- GENERAL NOTES**
- PROVIDE AND INSTALL ALL BRACING, BLOCKING, BLOCKS, ETC. AS REQUIRED FOR ALL CONSTRUCTION.
 - LANDSCAPE SHALL BE THE RESPONSIBILITY FOR THE CONTRACTOR TO BE COMPLETED WITHIN THE GRADING STRUCTURE.
 - CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AS REQUIRED TO COMPLETE THE PROJECT. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. THE ARCHITECT HAS NO LIABILITY FOR ANY DISCREPANCIES.
 - NEW GREENHOUSE WALL SYSTEM, ROOF SYSTEM & STRUCTURAL FRAMING PROVIDED BY ALBERT LAURIE INC. THE GREENHOUSE CONSTRUCTION DOCUMENTS.



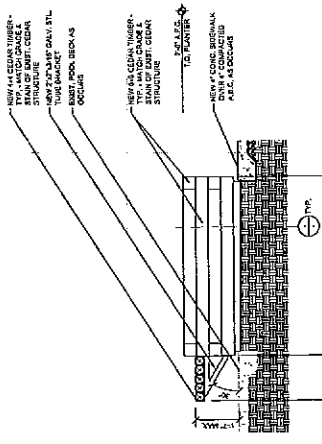
1
 ENLARGED SITE PLAN
 SCALE: 1/8" = 1'-0"



4
 RAISED PLANTER BOX ELEVATION - TYP. OF 4
 SCALE: 1/2" = 1'-0"



3
 RAISED PLANTER BOX & BENCH ELEVATION - TYP. OF 7
 SCALE: 1/2" = 1'-0"



2
 RAISED PLANTER BOX & BENCH ELEVATION - TYP. OF 7
 SCALE: 1/2" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

WOOD RIVER COMMUNITY YMCA GREENHOUSE

101 SADDLE ROAD | KETCHUM | IDAHO

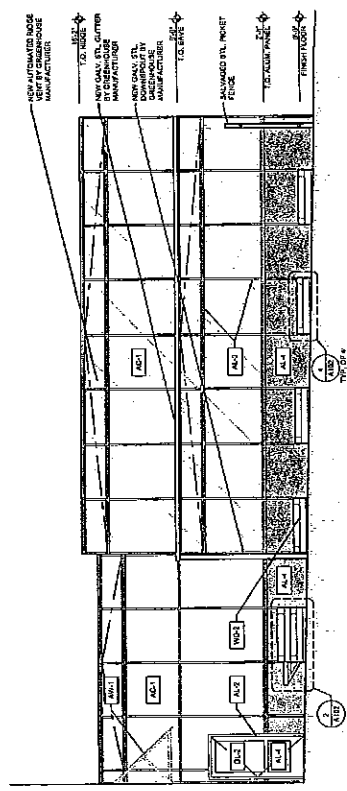
BLISSARCHITECTURE

PROJECT NO. 120403
 DESIGN REVIEW
 RESUBMITTAL
 04-28-2014
 DATE 02-29-2014
 BUILDING ELEVATIONS
A201

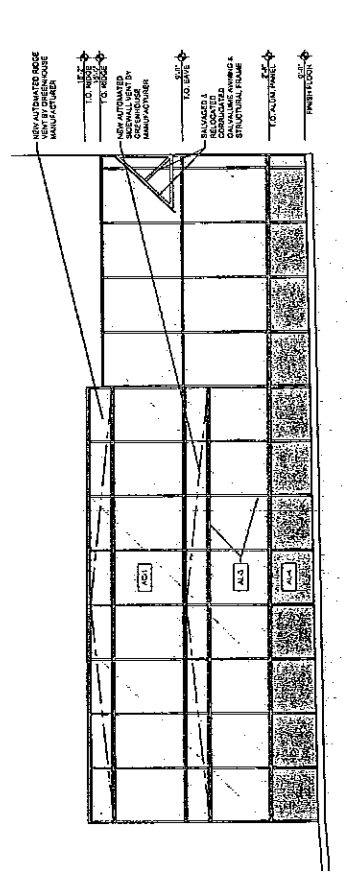
- ### GENERAL NOTES
- PROVIDE AND INSTALL ALL BRACING, BLOCKING, ETC. AS REQUIRED FOR INSTALLATION OF ALL VENTURE FURNISHINGS & EQUIPMENT.
 - CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS TO BE MAINTAINED THROUGHOUT THE LIFE OF THE BUILDING.
 - CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AS REQUIRED TO PROTECT THE SCOPE OF WORK OUTLINED WITHIN THE CONTRACT DOCUMENTS. DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT BY DISCREPANCY.
 - NEW GREENHOUSE WALLS, STEEL ROOF SYSTEM & STRUCTURAL FINISHES TO BE PROVIDED BY ALBERT J. LAZAR, INC. FOR GREENHOUSE CONSTRUCTION DOCUMENTS.

- ### EXISTING MATERIAL SCHEDULE
- EX-1: EXIST. RUBER GUMBIT GR. SIDING
 - EX-2: EXIST. CORRUGATED GALVALUME ROOFING
 - EX-3: EXIST. ALUM. STOREFRONT SYSTEM
 - EX-4: EXIST. CLASH
 - EX-5: EXIST. STL. PICKET FENCE
 - EX-6: EXIST. CEDAR STRUCTURE
 - EX-7: EXIST. GALVANIZED STL. STRUCTURE
 - EX-8: EXIST. BRICK MASONRY

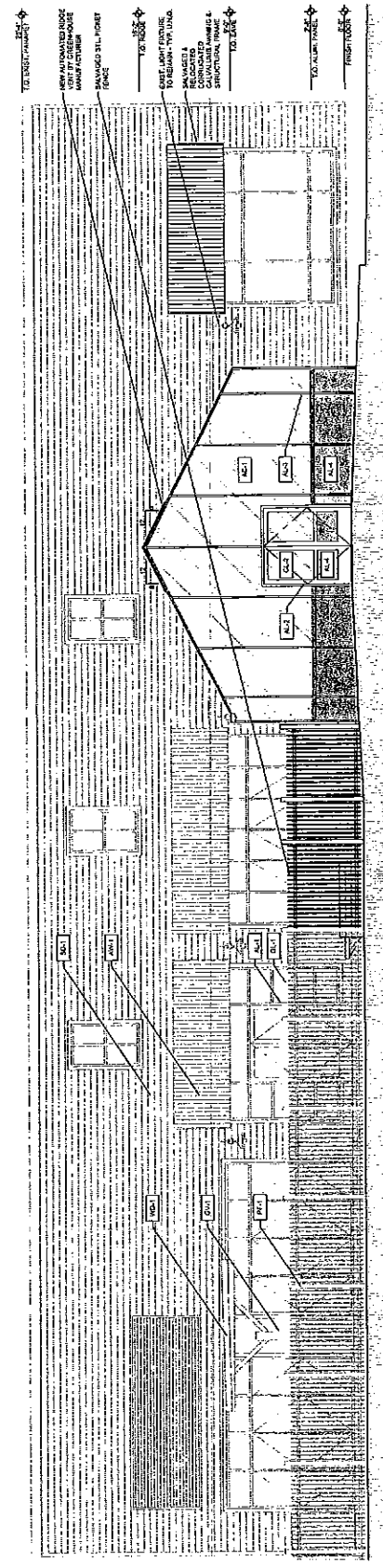
- ### NEW MATERIAL SCHEDULE
- NA-1: NEW CLEAR ANTI-MONITOR HIGH IMPACT PANELS - SEE MATERIAL BOARD - SHEET 001
 - NA-2: NEW CLEAR EMERALD GLASS
 - NA-3: NEW RUBER CEDAR PLANTER BOX - INTERIOR GRADE & FINISH OF EXIST.
 - NA-4: NEW ALUM. STOREFRONT DOOR WITH HULL FINISH - SEE MATERIAL BOARD - SHEET 001
 - NA-5: NEW WHITE GREENHOUSE FRAME WITH HULL FINISH - SEE MATERIAL BOARD - SHEET 001
 - NA-6: NEW WHITE CORRUGATED ALUM. PANEL ROOF & POLYURETHANE INSULATION - SEE MATERIAL BOARD - SHEET 001



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



EAST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

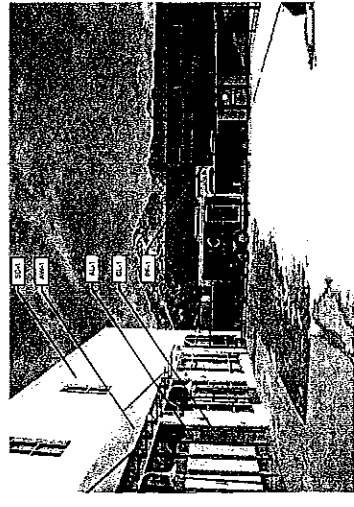
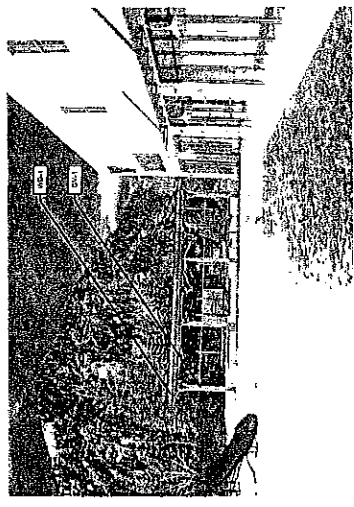
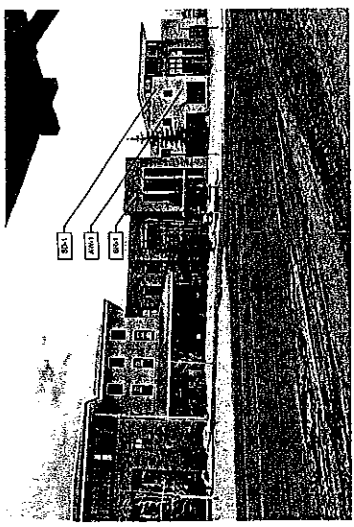
1. PROVIDE AND INSTALL ALL BRACKETS, BRACING, ETC. AS REQUIRED FOR INSTALLATION OF ALL FINISHES, FURNISHINGS, & EQUIPMENT.
2. ARCHITECT ASSUMES NO LIABILITY OR RESPONSIBILITY FOR THE PERFORMANCE OF ANY TRADES OR CONTRACTORS.
3. FOR ALL TRADES TO BE DONE UNDER EXISTING CONDITIONS AS REQUIRED TO PROTECT THE EXISTING STRUCTURE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE FROM THE LOCAL JURISDICTION TO PROTECT THE EXISTING STRUCTURE.
4. NEW GREENHOUSE WALL SYSTEM, ROOF SYSTEM, & STRUCTURAL FINISHING SHALL BE INSTALLED IN ACCORDANCE WITH THE STRUCTURAL DRAWINGS AND ALL APPLICABLE LOCAL AND NATIONAL BUILDING CODES.

EXISTING MATERIAL SCHEDULE

CON: EXIST. FINISH CONCRETE TO BE DEMO
AWA: EXIST. CONCRETE ON CALNEUM FLOORING
RUF: EXIST. ALUM. WINDOW SYSTEM
GL: EXIST. GLASS
RPF: EXIST. STYL. PICKET FENCE
WB: EXIST. CEILING STRUCTURE
GW: EXIST. GALVANIZED STL. BRIDGE
BR: EXIST. BRICK WALKWAY

NEW MATERIAL SCHEDULE

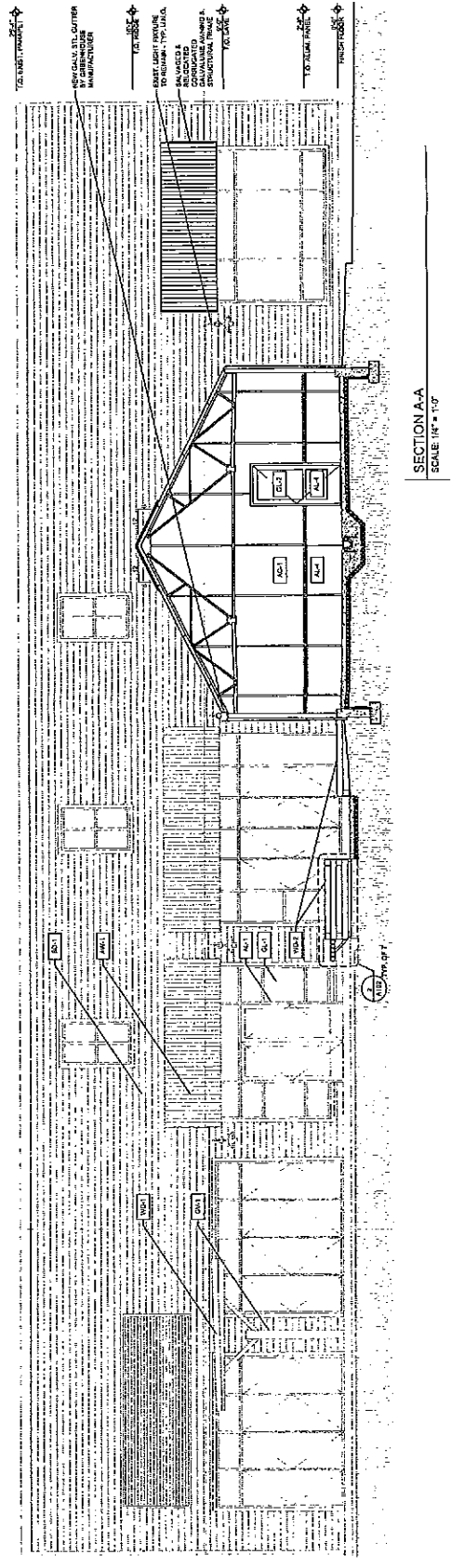
MA: NEW CLEAR 8MM ACRYLIC/1/2" IMPACT PANEL - SEE MATERIAL BOARD - SHEET A01
GL: NEW CLEAR TEMPERED GLASS
RUC: NEW 4" X 8" CLEAR ALUM. WINDOW SYSTEM - MATCH GRADE & STAIN OF EXIST.
RUF: NEW ALUM. WINDOW SYSTEM - SEE MATERIAL BOARD - SHEET A01
RUS: NEW ALUM. WINDOW SYSTEM - SEE MATERIAL BOARD - SHEET A01
RUB: NEW ALUM. WINDOW SYSTEM - SEE MATERIAL BOARD - SHEET A01
RUC: NEW ALUM. WINDOW SYSTEM - MATCH GRADE & STAIN OF EXIST.
RUF: NEW ALUM. WINDOW SYSTEM - SEE MATERIAL BOARD - SHEET A01
RUS: NEW ALUM. WINDOW SYSTEM - SEE MATERIAL BOARD - SHEET A01
RUB: NEW ALUM. WINDOW SYSTEM - SEE MATERIAL BOARD - SHEET A01
RUC: NEW ALUM. WINDOW SYSTEM - MATCH GRADE & STAIN OF EXIST.
RUF: NEW ALUM. WINDOW SYSTEM - SEE MATERIAL BOARD - SHEET A01
RUS: NEW ALUM. WINDOW SYSTEM - SEE MATERIAL BOARD - SHEET A01
RUB: NEW ALUM. WINDOW SYSTEM - SEE MATERIAL BOARD - SHEET A01



CONTEXT PHOTO - WEST ELEVATION
SCALE: N.T.S.

CONTEXT PHOTO - LOOKING WEST
SCALE: N.T.S.

CONTEXT PHOTO - LOOKING EAST
SCALE: N.T.S.



SECTION A-A
SCALE: 1/4" = 1'-0"

**Attachment C:
Planning and Zoning Commission,
Wood River Community YMCA Educational Greenhouse and
Garden Design Review and PUD Amendment,
Findings of Fact, signed June 9, 2014**

| | | |
|-----------------------------------|---|--|
| IN RE: |) | |
| |) | KETCHUM PLANNING AND ZONING |
| Wood River Community YMCA |) | COMMISSION - FINDINGS OF FACT, |
| Educational Greenhouse and |) | CONCLUSIONS OF LAW AND DECISION |
| Garden |) | |
| |) | |
| File Number: 14-026 |) | |

BACKGROUND FACTS

OWNER: City of Ketchum, leased to the Wood River Community YMCA

REQUEST: Planned Unit Development (PUD) amendment and Design Review

LOCATION: Taxlot 6689 (101 Saddle Way)

ZONING: Tourist (T)

NOTICE: Property owners within 300 feet were mailed notice on March 28, 2014. Published in the Idaho Mountain Express on March 26, 2014. Posted on site on April 7, 2014.

Renoticed for May 27, 2014 meeting:
Property owners within 300 feet were mailed notice on May 9, 2014. Published in the Idaho Mountain Express on May 7, 2014. Posted on site on May 20, 2014.

REVIEWER: Rebecca F. Bundy, Senior Planner

FLOOR AREA:

| | |
|----------------------------|---------------|
| EXISTING BUILDING | 51,655 sf |
| <u>GREENHOUSE ADDITION</u> | <u>980 sf</u> |
| TOTAL | 52,635 sf |

LOT AREA: 248,372 square feet. This is the area of the entire lot, owned by the City of Ketchum.

OPEN SPACE:

| | |
|---|--------------------|
| Footprint of lease for building | 72,867 sf |
| Landscaping easement area | 42,542 sf |
| Proposed addition in landscaping easement | 980 sf |
| Resultant open space | 41,562 sf |
| Total open space (%) | 57% (35% required) |

BUILDING HEIGHT: 16'-2" (35 feet allowed) for the proposed greenhouse addition. The height of the existing building will not change.

PROPOSED SETBACKS: (of the addition)

FRONT: ~70 feet **REAR:** 42'-2" **SIDE:** no change **SIDE:** 57'-9"

REQUIRED SETBACKS:

FRONT: 20 feet (30' on WS Road) **REAR:** 0 feet **SIDE:** 0 feet **SIDE:** 0 feet

CURB CUT: No change

PARKING SPACES: No change. Staff finds that the limited number of users that will occupy the greenhouse at any one time, and the fact that the parking agreement anticipated a 32,500 ice rink that was never built, results in no need for additional parking for the facility.

Regulatory Taking Notice: Applicant has the right, pursuant to section 67-8003, Idaho Code, to request a regulatory taking analysis.

GENERAL FINDINGS OF FACT

1. The Wood River YMCA is requesting an amendment to their PUD (CUP 04-008) and Design Review approval for a 980 square foot greenhouse addition and associated landscaping improvements, including eleven (11) cedar raised bed planter boxes, ornamental grasses, rock mulch and concrete walkway, to replace the existing lawn area at the southern end of the existing building.
2. On April 14, 2014, the Planning and Zoning Commission considered this Design Review/PUD Amendment application. While the Commission applauded the concept of an educational greenhouse, they had concerns about management of snow sliding off of the greenhouse roof, drainage and safe egress routes. The applicant was asked to submit revised architectural plans to address those issues and to provide a civil engineered grading and drainage plan. Those items were submitted on May 1, 2014, and the May 19, 2014 public hearing before the Commission was noticed.
3. The revised plans addressed the Commission's concerns with the following changes:
 - The entire greenhouse was relocated to the west, so that the east wall is a minimum of five (5) feet from the existing window on the southwest corner of the main building. This will limit the risk of damage to that window by snow sliding off of the greenhouse roof.
 - The doors that had exited the greenhouse on the west wall were consolidated into one door set and relocated to the south, gable end of the structure, providing safe egress from the building. The primary entry door remains in the same location as originally proposed. However, the existing roof awning in front of that door was removed and relocated to the southeast window of the existing building.

- At the eave sides of the structure, landscaping was proposed where snow would slide off the roof and accumulate. The concrete walkway on the west side of the structure is now located eight (8) feet away from the greenhouse. In addition, a gutter has been proposed along the western eave.
5. The grading and drainage plan shows the west roof and the small landscaped area to the north of the greenhouse draining to a new drywell located to the north of the greenhouse. The rest of the drainage in the landscaping will drain towards the south parking lot, as it currently does, to the existing swale near Warm Spring Road that leads to an existing drywell. Staff spoke with the civil engineer and expressed concern about the lack of control of the roof drainage on the east side of the building. He said that, in the event that the approximately eight (8) foot wide landscaping strip were unable to absorb the roof run-off, the water would run into the street at the east side of the greenhouse and be picked up by the existing catch basin in the street. The Commission considered whether a gutter/downspout should be required on the east eave of the greenhouse to direct roof run-off to the proposed drywell or to the existing lawn area and decided to add the following condition: At time of building permit application, drainage calculations, performed by a civil engineer licensed in the State of Idaho, shall be submitted for review and approval by the Public Works Director.
 4. The proposed greenhouse addition will be used to provide year-round gardening classes and workshops for about 10 – 15 YMCA members at a time.
 5. The YMCA was constructed in 2006 and, prior to construction, received the following approvals and made the following agreements:
 - Lease Agreement, dated March 16, 2005
 - Design Review, dated July 25, 2005
 - Planned Unit Development Agreement (PUD) Conditional Use Permit, dated September 19, 2005
 - License Agreement, dated October 16, 2006
 - Parking Agreement, dated October 16, 2006
 6. The approvals were given for a 84,155 square foot building that included a variety of recreational facilities. However, the 32,500 square foot ice arena at the north end of the building was never constructed.
 7. The existing lease allows all educational uses as proposed for this project. The City Attorney has reviewed the lease and determined that no amendment to the lease shall be required for construction of the proposed greenhouse and landscaping improvements.
 8. Attachments to the May 27, 2014 Staff Report:
 - A. Applicant's Revised Submittal

- Reduced revised plan set, dated April 30, 2014 (Full sized set also available.)
- B. Applicant's Prior Submittal
 - Reduced plan set, dated February 28, 2014
- C. Public Comments – none to date

EVALUATION STANDARDS

"YES, NO, or N/A":

17.66.090.B DESIGN REVIEW EVALUATION STANDARDS:

17.96.090(B)(1) SITE DESIGN:

YES **The site's significant natural features such as hillsides, mature trees and landscaping shall be preserved. Cuts and fills shall be minimized and shall be concealed with landscaping, revegetation and/or natural stone material.**

Finding: The proposed greenhouse and associated landscaping improvements will replace existing lawn at the southern end of the existing building. All existing mature trees are to be preserved. The site is almost flat, and cut and fill will be limited to that required to construct the foundation for the greenhouse addition.

Conclusion: This standard has been met.

17.96.090(B)(2) COMPATIBILITY:

YES **a. The structure shall be compatible with the townscape and surrounding neighborhoods with respect to height, bulk, setbacks and relationship to the street.**

Finding: The proposed addition meets zoning requirements with respect to height, bulk and setbacks. It is only 16'-2" in height, as opposed to the 45'-6" height of the existing building. It is located at the southern end of the building, near the rear of the building, and does not change the existing building's relationship to the street.

Conclusion: This standard has been met.

YES **b. The project's materials, colors and signing shall be compatible with the townscape, surrounding neighborhoods and adjoining structures.**

Finding: The materials and colors of the greenhouse addition have been chosen to complement those of the existing building as follows:

- The doors will match the aluminum storefront doors on the existing building.
- The base of the greenhouse will be constructed of white, insulated aluminum panels to match the white siding of the existing building.
- The mill finish aluminum frame of the greenhouse will match the galvalum finished on the existing building.
- The cedar planter boxes and galvanized metal handrails will match existing use of cedar and galvanized metal.

Conclusion: This standard has been met.

YES c. **Consideration shall be given to significant view corridors from surrounding properties.**

Finding: There will be little change to view corridors. The proposed greenhouse addition is only 16'-2" in height while the existing and nearby buildings are two to three stories tall.

Conclusion: This standard has been met.

N/A d. **Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.**

Finding: No significant landmarks exist on the site.

Conclusion: This standard does not apply.

17.96.090(B)(3) ARCHITECTURAL QUALITY:

YES a. **Consideration shall be given to natural light reaching public streets, sidewalks and open spaces.**

Finding: The proposed 16'-2" tall greenhouse addition will have no impact on light reaching public streets, sidewalks and open spaces. It is set back towards the rear of the existing building to minimize its impact on natural light into the pool area of the existing building and pool deck and the proposed new planting beds.

Conclusion: This standard has been met.

YES b. **The building character shall be clearly defined by use of sloped roofs, parapets, cornices or other architectural features.**

Finding: The proposed greenhouse will have a 6:12, gabled roof with a 6:12 shed roof at the vestibule connecting it to the existing building. It uses forms and materials typical of a working greenhouse.

Conclusion: This standard has been met.

YES c. **There shall be continuity of materials, colors and signing within the project.**

Finding: The materials and colors of the greenhouse addition have been chosen to complement those of the existing building as follows:

- The doors will match the aluminum storefront doors on the existing building.
- The base of the greenhouse will be constructed of white, insulated aluminum panels to match the white siding of the existing building.
- The mill finish aluminum frame of the greenhouse will match the galvalum finished on the existing building.
- The cedar planter boxes and galvanized metal handrails will match existing use of cedar and galvanized metal.

Conclusion: This standard has been met.

YES d. **There shall be continuity among accessory structures, fences, walls and landscape features within the project.**

Finding: See item c above. In addition, the landscape design incorporates new ornamental grasses to match the existing grasses on the site.

Conclusion: This standard has been met.

YES e. **Building walls which are exposed to the street shall be in scale with the pedestrian.**

Finding: At 16'-2" in height, the proposed greenhouse addition has a low-profile, pedestrian scale.

Conclusion: This standard has been met.

YES f. **Building walls shall provide undulation/relief thus reducing the appearance of bulk and flatness.**

Finding: While the facades of the greenhouse are flat, the scale of those facades is short in comparison with the facades of the existing building. In addition, relief is provided with the different wainscot material at the base, the rhythm of the vertical aluminum supports of the frame and the entry doors.

Conclusion: This standard has been met.

YES g. **Exterior lighting shall not have an adverse impact upon other properties and/or public streets.**

Finding: No new exterior lighting is proposed, and the existing exterior lighting meets code requirements. An existing fixture near the main entry door to the greenhouse will provide lighting at that entrance. If additional egress lighting is required by the building code, it shall be required to meet the requirements of Ketchum Municipal Code, Section 17. 132, Dark Skies.

Conclusion: This standard has been met with the condition that, if at building permit review it is determined that additional egress lighting is required by the building code, it shall be required to meet the requirements of Ketchum Municipal Code, Section 17. 132, Dark Skies.

YES h. **Garbage storage areas and satellite receivers shall be screened from public view.**

Finding: No new garbage storage areas or satellite receivers are proposed.

Conclusion: This standard does not apply.

YES i. **Utility, power and communication lines within the development site are concealed from public view where feasible.**

Finding: The existing utility, power and communication lines to the existing building are underground. No new lines are proposed to serve the greenhouse addition.

Conclusion: This standard has been met.

YES j. **Door swings shall not obstruct or conflict with pedestrian traffic.**

Finding: Door swings will meet building code and do not obstruct or conflict with pedestrian traffic.

Conclusion: This standard has been met.

NO k. Building design should include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or to adjacent properties.

Finding: The primary entrance to the greenhouse shall be through the vestibule located at the north end of the greenhouse. The greenhouse roof slopes away from the entry area, so it is generally protected from roof run-off. In the revised submittal, the doors that had exited the greenhouse on the west wall have been consolidated into one door set and relocated to the south, gable end of the structure, providing safe egress from the building. The primary entry door remains in the same location as originally proposed. However, the existing roof awning in front of that door has now been removed and relocated to the southeast window of the existing building. At the May 27, 2014 meeting, the applicant explained that he had moved the awning out of concern that it would cause snow to slide into the area outside the greenhouse entry door. At the eave sides of the structure, landscaping is proposed where snow would slide off the roof and accumulate. The concrete walkway on the west side of the structure is now located eight (8) feet away from the greenhouse. In addition, a gutter has been proposed along the western eave.

Conclusion: This standard has been met.

YES I. Exterior siding materials shall be of natural wood or masonry origin or similar quality. Metal siding is discouraged in all zoning districts.

Finding: The proposed exterior siding materials are the typical materials that comprise a working greenhouse: double-wall polycarbonate panels in an aluminum frame. The base of the wall will be clad with a white insulated aluminum panel that will match the white trim on the existing building.

Conclusion: This standard has been met.

17.96.090(B)(4) CIRCULATION DESIGN:

N/A a. Pedestrian, equestrian and bicycle access which is adequate to satisfy demands relative to development size shall be provided. These accesses shall be located to connect with existing and anticipated easements and pathways.

Finding: The existing building has ample pedestrian and bicycle access and parking. The proposed greenhouse addition will be accessed through the existing building and will not require additional access pathways.

Conclusion: This standard does not apply.

N/A b. The building(s) is primarily accessed from the public sidewalk for the majority of the individual uses proposed. It is the intent to promote exterior circulation with

numerous connections to the public sidewalk and exposure to the street. This includes utilizing arcades, courtyards and through block connections. (Commercial buildings only)

Finding: There are no changes proposed to the existing exterior pedestrian circulation at the YMCA facility.

Conclusion: This standard does not apply.

N/A c. **Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.**

Finding: No change is proposed to the existing traffic patterns at the YMCA facility.

Conclusion: This standard does not apply

N/A d. **Parking areas have functional aisle dimensions, backup space and turning radius.**

Finding: No change is proposed to the existing parking at the YMCA facility.

Conclusion: This standard does not apply.

N/A e. **Location of parking areas is designed for minimum adverse impact upon living areas within the proposed development and minimizes adverse impact upon adjacent properties with regard to noise, lights and visual impact.**

Finding: No change is proposed to the existing parking at the YMCA facility.

Conclusion: This standard does not apply.

N/A f. **Curb cuts are located away from major intersections and off high volume roadways where possible.**

Finding: No change is proposed to the existing parking at the YMCA facility.

Conclusion: This standard does not apply.

N/A g. **Adequate unobstructed access for emergency vehicles, snow plows, garbage trucks and similar service vehicles to all necessary locations within the proposed project is provided.**

Finding: No change is proposed to the existing access for emergency vehicles, snow plows, garbage trucks and similar service vehicles. The proposed greenhouse structure will not require additional access for such vehicles.

Conclusion: This standard does not apply.

N/A h. **The project is designed so as to provide adequate snow storage areas or removal for snow cleared from the parking areas and roadways within the project. (50 percent)**

Finding: There will be no change to the existing snow storage requirements at the YMCA as a result of the proposed greenhouse addition.

Conclusion: This standard does not apply.

17.96.090(B)(5) LANDSCAPE QUALITY:

YES a. Substantial landscaping is to be provided, which is in scale with the development and which provides relief from and screening of hard surfaces. Total building surface area and street frontage will be considered when determining whether substantial landscape is being provided. (Landscaping shall be defined as trees, shrubs, planters, hanging plants, ground cover and other living vegetation).

Finding: The proposed greenhouse and associated landscaping will replace a flat area with existing turf grass. The proposed landscaping includes eleven (11) raised beds, concrete walkways, gravel mulch and ornamental grasses to match the existing grasses on the site.

Conclusion: This standard has been met.

YES b. Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and compliment the neighborhood and townscape. Consideration should be given to the use of native, drought-resistant plant materials.

Finding: The proposed ornamental grasses will match the existing grasses on the site and are drought-tolerant.

Conclusion: This standard has been met.

YES c. The preservation of existing significant trees, shrubs and important landscape features (mapped in accordance with Site Design, Paragraph 1) shall be encouraged.

Finding: With the exception of removal of about one thousand (1,000) square feet of turf grass, the existing landscaping on the site will be preserved.

Conclusion: This standard has been met.

N/A d. Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate shall be encouraged.

Finding: No change is proposed to the existing landscaping buffers at the YMCA facility.

Conclusion: This standard does not apply.

17.96.090(B)(6) ENERGY DESIGN:

YES Consideration shall be given to proper solar orientation within the project. Recognition shall be given to the solar benefits of adjoining properties. (A sun chart as a means of understanding the solar possibilities and limitations shall be encouraged.)

Finding: The proposed greenhouse will be located at the southern end of the existing YMCA building to maximize its solar potential. It is only 16'-2" tall and will not block solar access to neighboring properties. In addition, it is located to the rear of the existing building, so that solar access to the swimming pool area is maintained.

Conclusion: This standard has been met.

17.96.090(B)(7) PUBLIC AMENITIES:

N/A Pedestrian amenities are encouraged for all projects and shall be required for commercial uses. Amenities may include, but are not limited to benches and other seating, kiosks, telephone booths, bus shelters, trash receptacles, restrooms, fountains, art, etc. The use of "Ketchum Streetscape Standards" shall be encouraged.

Finding: The existing YMCA facility has many pedestrian amenities. No additional amenities are proposed.

Conclusion: This standard does not apply.

17.96.090(B)(8) GREEN BUILDING:

YES Consideration shall be given to green building features within the project. Recognition shall be given to projects that achieve the United States green building council's LEED certification or earn the environmental protection agency's Energy Star label. Projects are encouraged to consider energy conservation, indoor air quality, water use, location, waste reduction, recycling, and use of sustainable construction materials.

Finding: No specific green building features are proposed for the project. The applicant has discussed with staff that the greenhouse will be vented mechanically to prevent overheating. The applicant should consider other measures to reduce heating and cooling requirements, such as additional of thermal mass for thermal storage and insulating devises to retain heat on cold nights.

Conclusion: This standard may be met.

17.96.090(B)(9) MASTER SIGNAGE PLAN DESIGN GUIDELINES:

No change to existing signage is proposed. These standards do not apply.

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation organized under Article XII of the Idaho Constitution and the laws of the State of Idaho, Title 50, Idaho Code.
2. Under Chapter 65, Title 67 of the Idaho Code, the City has passed a land use and zoning ordinance, Title 17.
3. The Commission has authority to hear the applicant's Design Review Application pursuant to Chapter 17.96 of Ketchum Municipal Code, Title 17.
4. The City of Ketchum Planning and Building Department provided adequate notice for the review of this application.

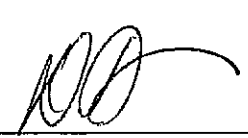
5. The application **does** meet the standards of approval under Chapter 17.96 of Zoning Code Title 17.

DECISION

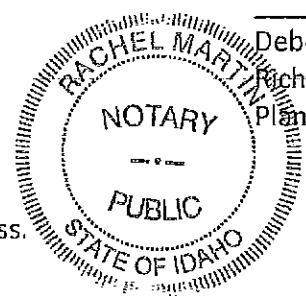
THEREFORE, the Ketchum Planning and Zoning Commission **approves** this Design Review application this 27th day of May, 2014, provided the following conditions are met:

1. Ketchum Water, Sewer, Fire, Street and Building Department requirements shall be met;
2. Design Review approval shall expire according to the requirements set forth in section 17.96 of the Ketchum Zoning Code;
3. Design Review elements shall be completed prior to final inspection/occupancy;
4. This Design Review approval is based on the plans dated April 30, 2014 and information presented and approved at the meeting on the date noted herein. Building Permit plans must conform to the approved Design Review plans unless otherwise approved in writing by the Commission or Planning and Zoning Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal; and
6. If at building permit review it is determined that additional egress lighting is required by the building code, it shall be required to meet the requirements of Ketchum Municipal Code, Section 17. 132, Dark Skies.
7. At time of building permit application, drainage calculations, performed by a civil engineer licensed in the State of Idaho, shall be submitted for review and approval by the Public Works Director.

Findings of Fact **adopted** this 9th day of June, 2014.



Deborah Burns, Co-Chairman or
Rich Fabiano, Co-Chair
Planning and Zoning Commission



STATE OF IDAHO)
) ss.
County of Blaine)

On this 9th day of June, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Deborah Burns, known or identified to me to be the person whose name is subscribed to the within instrument.

WITNESS my hand and seal the day and year in this certificate first above written.

Rachel Martin
Notary Public for Idaho
Residing at: Blaine County
Commission Expires: November 5, 2019

**Attachment D:
Wood River Community YMCA PUD Findings of Fact,
signed October 3, 2005**

IN RE:)
)
Wood River Community) **KETCHUM CITY COUNCIL -**
YMCA Planned Unit) **FINDINGS OF FACT, CONCLUSIONS**
Development - Conditional) **OF LAW AND DECISION**
Use Permit)
)
File Number: 04-008)

BACKGROUND FACTS

PROJECT: Wood River Community YMCA PUD

FILE NUMBER: 04-008

OWNER: City of Ketchum

REQUEST: Planned Unit Development (PUD) Conditional Use Permit

LOCATION: Tax Lot 6689, 101 Saddle Road

NOTICE: Property owners within 330 feet were mailed notice on July 27, 2005. Notice was published in the Idaho Mountain Express on July 27, 2005, August 3, 2005 and August 10, 2005. Continued on the record at the August 15, 2005 meeting to September 6, 2005. Continued on the record at the September 6, 2005 meeting to September 19, 2005.

COMP PLAN

LAND USE

DESIGNATION: Current: Residential
 Proposed: Residential
 Residential Land Use is defined as area appropriate for housing of permanent and second home residents and selected short-term uses supporting the tourism industry. The Zoning Code further defines these areas as the Limited and General Residential Zones, Short-Term Occupancy Zones and Tourist Zones with the permitted and conditional uses allowed.

ZONING: Tourist (T) Zone (the Park and Ride Lot was rezoned from General Residential - Low Density by the City Council on July 18, 2005)

LOT SIZE: 249,150 square feet

FLOOR AREA: PROPOSED 84,155 sq.ft.

LOT COVERAGE: 45 percent (50 percent allowed)

BUILDING HEIGHT: 45 feet 6 inches (35 foot maximum, waiver requested)

PROPOSED SETBACKS:

FRONT: 25 feet along Warm Springs Road, waiver requested

REAR: 15 feet **SIDE:** 100+ feet **SIDE:** 0 feet, waiver requested

REQUIRED SETBACKS:

FRONT: 30 feet along Warm Springs Road

REAR: 15 feet **SIDE:** 15 feet **SIDE:** 15 feet

The definition of front lot line states that "...on a corner lot, only one street line shall be considered the front lot line and the shorter street frontage shall be considered the front lot line, unless otherwise determined by the Administrator based on the orientation and layout of the lot and the surrounding neighborhood." The Commission found that the front yard for this application is Warm Springs Road, the rear yard is the common border between this property and the Light Industrial District Number 2 (LI-2) Zone, and the side yards are Saddle Road and the common property border with Northwood Self Storage.

CURB CUT: 5 percent (35 percent allowed)

PARKING SPACES: 150 provided (no standard specified in the Zoning Code)

REVIEWER: Harold Moniz, Planning Director

GENERAL FINDINGS OF FACT

1. The Planning and Zoning Commission reviewed this application, in conjunction with design review, at its meetings of December 13, 2004, January 24, 2005, February 28, 2005, April 6, 2005 and May 9, 2005. The Commission recommended approval of the Planned Unit Development Conditional Use Permit to the Council at their meeting of May 9, 2005. The Commission approved the Design Review for the project at their meeting on July 11, 2005.

2. The applicant is requesting Planned Unit Development approval to construct a new 84,155 square foot recreation complex for the Wood River Community YMCA (YMCA). The facility is planned to contain the following: an ice rink, approximately 32,500 square feet in size; a pool area, approximately 12,000 square feet in size; a gymnasium,

approximately 6,000 square feet in size; a fitness and weight room, approximately 5,600 square feet in size; locker rooms, approximately 3,800 square feet in size; a climbing wall, approximately 2,000 square feet in size; an aerobics room, approximately 1,200 square feet in size; community conference rooms, approximately 3,000 square feet in size; staff offices, approximately 2,000 square feet in size; and, a day care area, approximately 1,400 square feet in size.

3. The property is owned by the City of Ketchum and a portion will be leased to the Wood River Community YMCA for this facility. The property was purchased in 1989 by the City through a voter approved general obligation bond for cultural and recreation purposes. The site is currently vacant and generally flat with a number of large spruce trees near the corner of Saddle Road and Warm Springs Road and along the bike path. The property is used as a park and ride lot much of the year with special events and concerts held on an infrequent basis. The property currently has a shared parking agreement with the Presbyterian Church of the Bigwood which allows the church to use fifty-six (56) parking spaces on Sundays and special events. In return, the City is allowed to use the fifty-eight (58) church parking lot at other times. The property is also used by skier parking for the Warm Springs base area. Construction companies use the property to shuttle workers to job sites and other general parking and public uses occur at various times.

4. A five (5) foot high concrete wall was built in the 1990's to buffer the industrial zoned properties to the east from the residentially zoned Park and Ride Lot. Several planters built into the wall are planted with aspens to provide some relief to the wall. There is a thin border of small trees and shrubs planted adjacent to the Wood River Trail along Warm Springs Road and portions of Saddle Road. Larger trees exist at the corner of Warm Springs Road and Saddle Road. A very large Englemann Spruce was transplanted to the southern end of the property in 2001.

5. Warm Springs Road is an eighty (80) foot right-of-way (ROW), the Wood River Trail is on the northern side of the ROW and the pavement extends close to the edge of the ROW on the opposite side. Saddle Road is a one hundred (100) foot ROW and has large amounts of landscaped areas within the ROW.

6. The Zoning Code does not have a parking requirement for this type of facility. The applicant is proposing to construct a smaller parking lot (17 spaces) at the southern end of the property and a larger parking lot (133 spaces) north of the building. The YMCA has indicated that they believe a total of 101 parking spaces is sufficient for a facility of this size and use. Section 17.124.060, Off-street Parking Space, addresses the parking requirements for some uses.

For churches, schools, membership clubs and similar places having auditoriums or facilities for public assembly - at least one off-street parking space for every six seats in an auditorium or place for public assembly or one off-street parking space for every sixty (60) square feet of floor area in an auditorium or place for public assembly, whichever is greater.

The YMCA has 750 seats in the ice arena which would require 125 parking spaces for this use. The ice arena has a floor area of approximately 16,000 square feet which would require approximately 267 parking spaces.

For offices, clinics and all retail business uses - at least one off-street parking space for each 300 square feet of floor area.

The YMCA has approximately 5,000 square feet of offices and community/conference rooms which would require seventeen (17) parking spaces.

For a day care center - one parking space for each full-time nonresident staff member.

The day care center is approximately 1,400 square feet in size. No staffing levels have been submitted to the City. It is estimated that two full-time nonresident staff members will be employed which would require two (2) parking spaces.

Other uses that generate parking demand such as the pool, gymnasium, climbing wall, weight room and aerobics are not identified in this Section. The Light Industrial (LI) section of the Code lists a parking requirement for athletic facilities at one space per 250 square feet and one space per 75 square feet for exercise/dance studios.

The aerobic room would require sixteen (16) parking spaces for this use if the LI parking requirements are used. The rest of the facilities would require 102 parking spaces for the pool, gymnasium, climbing wall and weight room.

Under these requirements, the total parking requirement for this facility is approximately four hundred (400) parking spaces. The Commission does not support the additive nature of these parking requirements and believes that the actual demand will be significantly less on a day to day operational level. The Presbyterian Church of the Bigwood received Conditional Use Permit approval on September 27, 1999 and Floodplain Design Review approval for their facility from the Planning and Zoning Commission on July 24, 2000. The Commission found that the Church warrants a parking reduction due to the proposed uses not being concurrent. The Council reviewed the Presbyterian Church of the Bigwood Floodplain Design Review Findings and Decision regarding parking requirements.

The 1997 Master Plan for the Park and Ride Lot indicated a demand of 190 parking spaces for a 63,000 square foot recreation facility that included an ice rink but did not include a swimming pool. In analyzing the parking demand for this type of facility, the Council evaluated the uses and the typical number of participants. During large events such as concerts, parking will occur wherever possible on the Park and Ride Lot, Lewis Street and other satellite parking areas serviced with shuttles. This parking will be managed through the special event permit issued by the City. When the ice arena is used to capacity, those cars will park on the Park and Ride Lot and Lewis Street. These types of events will not typically occur when the skier parking lot is needed and may occasionally occur when the Presbyterian Church has an event.

If the uses are analyzed and a typical number of participants are assigned to each use, a parking demand can be evaluated. The ice rink may, on average, have fifty (50) people participating at any one time. The pool facility may, on average, have fifty (50) people participating at any one time. The gymnasium may, on average, have thirty (30) people participating at any one time. The climbing wall may, on average, have twenty (20) people participating at any one time. The weight room may, on average, have thirty (30) people participating at any one time. The aerobics room may, on average, have thirty (30) people participating at any one time. The conference rooms may, on average, have thirty (30) people participating at any one time. The staff offices may, on average, have ten (10) employees working at any one time. The day care facility may, on average, have two (2) full-time employees working at any one time. The total amount of people at the facility equals 252 if all these activities occur at the same time. If each car carries an average of 1.67 people, then the total number of parking spaces required equals 151. The Council compared this analysis with the applicant's parking analysis as shown in Method 1. The Council also reviewed the conclusions of the City's consultant, Lori Labrum of Peak Hour Engineering. Ms. Labrum's methodology, based on the International Transportation Engineers standards calculates a parking demand of 134 parking stalls for this type of facility. The Council also reviewed the Presbyterian Church of the Bigwood CUP Findings and Decision regarding parking requirements.

7. At their meeting on March 7, 2005, the City Council reviewed several conceptual plans for development of the Park and Ride Lot. The City Council expressed support of a plan that included the proposed YMCA facility, a two tiered parking structure at the north end, approximately thirty (30) community housing units at the north end and an outdoor swimming pool and historic complex at the south end. This is conceptually represented by a plan noted as Scheme D which is on file with the Planning Department. The City Council also directed Staff to pursue a development agreement rezone on the property due to the proposed uses set forth in Scheme D. The City Council expressed support for rezoning the subject property to Tourist (T) Zone which was felt to be more compatible with the proposed uses. At their meeting on July 18, 2005, the City Council approved Ordinance No. 953, rezoning the Park and Ride Lot to Tourist (T) Zone.

8. The applicant is requesting waivers to the following Zoning Code standards:
 - a. Reduce the side yard setback along Saddle Road at the northwest corner of the building from 15 feet to 0 feet.
 - b. Reduce the setback along Warm Springs Road from 30 feet to 15 feet at the southwest corner of the building.
 - c. Increase the height of the building from 35 feet to 45 feet 6 inches at its highest point.

9. The City received funding on a 5309 grant proposal to construct pedestrian and transit improvements on and around the Park and Ride Lot. The amount approved was a total of \$792,305.00 with a match from the City of \$158,461.00. The improvements could include such items as parking lot paving, transit improvements, bus stops, pedestrian and bike path improvements. The City will decide the scope of work for the improvements.

EVALUATION STANDARDS

STANDARD 16.08.080(A)(1):

Minimum lot size of three acres.

FOUND:

The subject lot is 5.7 acres in size and meets the minimum lot size for a Planned Unit Development.

STANDARD 16.08.080(A)(2):

The proposed project will not be detrimental to the present and permitted uses of surrounding areas.

FOUND:

The subject property was purchased by the City in 1989 for a cultural/recreational facility. The YMCA facility will be a large scale indoor recreation facility which adjoins industrial uses to the east, two (2) major roads to the west, and a church, two (2) City parks and condominium projects across the roads further west. The condominium projects to the northwest of the property and the Presbyterian Church of the Bigwood are further buffered by extensive landscaping along Saddle Road within the 100 foot wide right-of-way. The proposed facility is compatible with the two public parks across the street from the property, Rotary Park and the Guy Coles Skate Park. Multi-family dwelling units exist to the south of the property across Warm Springs Road. These units are buffered from the proposed project by the road itself, their parking lot and associated landscaping. Light Industrial properties border the subject site on the east. A five (5) foot concrete block wall was built in the 1990's to buffer these two zones. Most of the Light Industrial

properties have the back of the buildings facing the rear yard of the subject site which minimizes the impact of the proposed building. The site has been used for many years as a park and ride lot and for special events and concerts on an infrequent basis. Most of the property surrounding the subject site is developed, with the exception of a few undeveloped Light Industrial properties. The Master Plan for the Park and Ride Lot includes a two tiered parking structure with a capacity of approximately 400 cars and between twenty (20) and thirty (30) units of community housing at the north end, an outdoor pool and historic complex at the south end of the site and the proposed YMCA facility. The tiered parking structure, community housing, outdoor pool and historic complex are all future phases in the development of the Park and Ride Lot. The City Council will determine when future phases are allowed.

STANDARD 16.08.080(A)(3):

The proposed project will have a beneficial effect not normally achieved by standard subdivision development.

FOUND:

A “standard subdivision” does the following:

- a. Mitigates impacts associated with the subdivision on City services and facilities. The City’s subdivision process ensures that the needed improvements are in place before final subdivision occurs.
- b. Provides certain common amenities for the benefit of subdivision owners.
- c. Protects natural features within the site.
- d. Establishes standards for development, activity and management within the development through recorded Covenants, Conditions and Restrictions.
- e. Ensures the goals, policies and standards of the Comprehensive Plan, Zoning Code and Subdivision Ordinance are achieved through the design of the subdivision.

The subject property was conditionally rezoned to Tourist by the City Council on July 18, 2005 and could be subdivided into a maximum of thirty-one (31) lots if the minimum lot standards are met. A looped road off Saddle Road could provide the main access to the lots and a cul-de-sac would probably provide access to the southern lots. Back yards would abut Saddle Road and Warm Springs Road with the potential for fencing and other traditional residential landscaping and treatments. If the City honored the shared parking agreement with the Presbyterian Church of the Bigwood and maintained some skier parking, the number of lots would be reduced. A standard subdivision would not allow other public parking uses and events on the property. The proposed project will provide an affordable recreational facility to the City which will create a center of activity for the community. This type of facility was contemplated when the Park and Ride Lot was purchased in 1989. The facility will provide a venue for small and large public events which will benefit the community and local economy. Programs for all age groups will

be expanded with this facility and the proximity to Rotary Park and Guy Coles Skate Park will complement each other. The City Council has considered a master plan for the Park and Ride Lot. The uses and conceptual development are shown in the drawing labeled Scheme D which is on file with the Planning Department. These future phases of this Planned Unit Development could include an outdoor pool or historical complex at the south end. Some parking shown at the southern end may be displaced from these future uses and other accommodations for parking from these uses will need to be evaluated at that time. An outdoor pool would complement the recreation uses of the proposed facility. A historical complex would also add another venue for small community events. Future phases at the north end of the subject property could include community housing and a two tiered parking structure. A parking structure would increase the amount of parking on the site. A community housing project at the north end would have access to a passive park across Saddle Road as well as the proposed recreational facility and other two adjacent public parks. These additional phases could be pursued by the City when it decides it is appropriate.

STANDARD 16.08.080(A)(4):

The development shall be in harmony with the surrounding area.

FOUND:

The proposed building is a long building, primarily due to the ice rink. The limited width of the project site also contributes to the design and length of the building. The back of the proposed building faces the back of the adjacent Light Industrial buildings. These two uses are separated by a five (5) foot concrete block wall. High density residential uses and church uses are separated from the proposed project by Saddle Road and Warm Springs Road. See also Standard 16.08.080(A)(2). The two tiered parking structure is shown adjacent to the back of the Light Industrial zoned properties. The parking structure will be relatively low in height and should not significantly affect the uses on those properties. The community housing units will provide a transition from the industrial zoned properties to the residential properties across Saddle Road and to the north. The outdoor pool will complement the YMCA facility and the two parks across Warm Springs and Saddle Roads. The historic complex will provide a transition to other industrial zoned and residential properties to the south.

STANDARD 16.08.080(A)(5):

Densities and uses may be transferred between zoning districts within a PUD as permitted under this chapter provided the aggregate overall allowable density of units and uses shall be no greater than that allowed in the zoning district or districts in which the development is located. Notwithstanding the above, the Commission may recommend waiver or deferral of the maximum density and the Council may grant additional density above the aggregate overall allowable density only for projects which construct community or employee housing; and which: a. Include a minimum of thirty (30) percent of

community or employee housing, as defined in Section 16.08.030; and, b. Guarantee the use, rental prices or maximum resale prices thereof based upon a method proposed by the applicant and approved by the Blaine County Housing Authority and/or the Ketchum City Council.

FOUND:

The proposed project has a site coverage of approximately forty-five (45) percent of the property. The maximum permitted on the lot is fifty (50) percent, including fifty (50) percent of the paved areas. The proposed recreational facility is a conditional use within the Tourist (T) Zone and no uses are proposed to be transferred between zoning districts. The proposed project is not seeking to increase the allowable density and does not include community or employee housing. The master plan for the site shows between twenty (20) and thirty (30) units of community housing at the north end of the site in a future phase.

STANDARD 16.08.080(A)(6):

The proposed vehicular and nonmotorized transportation system a. is adequate to carry anticipated traffic consistent with existing and future development of surrounding properties; b. will not generate vehicular traffic to cause "undue congestion" of the public street network within or outside the PUD; c. is designed to provide automotive and pedestrian safety and convenience; d. is designed to provide adequate removal, storage and deposition of snow; e. is designed so that traffic ingress and egress will have the least impact possible on adjacent residential uses. This includes design of roadways and access to connect to arterial streets wherever possible, and design of ingress, egress and parking areas to have the least impact on surrounding uses; f. includes the use of buffers or other physical separations to buffer vehicular movement from adjacent uses; g. is designed so that roads are placed so that disturbance of natural features and existing vegetation is minimized; and, h. includes trails and sidewalks that create an internal circulation system and connect to surrounding trails and walkways.

FOUND:

The parking lots have adequate access from Warm Springs Road and Saddle Road for the proposed project and any future phases. Increased vehicular and pedestrian trips will be generated by the proposed project. The surrounding properties are mostly built out, with a few Light Industrial Zoned properties still vacant or used for storage. The traffic analysis shows that the vehicular and nonmotorized transportation systems are adequate for the future development of the Park and Ride Lot. The proposed project will impact the intersections of Warm Springs Road at Tenth Street, Lewis Street and Saddle Road. The applicant's transportation engineer has evaluated existing and future conditions at these intersections and concluded that the proposed project adds approximately three (3) percent to the congestion at these three intersections during the peak hour. The City is currently experiencing congestion at these intersections. A City wide study identified the Tenth Street and Lewis Street and Warm Springs Road intersections needing additional

traffic controls in the future. Future intersection improvements anticipated are traffic signals at these locations. The Commission recommended evaluating other options for these intersection improvements such as roundabouts, which were not discussed in the City wide traffic study. The applicant's transportation engineer has also evaluated the addition of thirty (30) community housing units at the north end and concluded that the additional vehicle trips generated would not significantly affect congestion at the Saddle and Warm Springs Roads intersection. The parking structure does not create additional vehicle trips by itself - uses surrounding the parking structure generate the parking demand. A new 8-10 foot wide concrete sidewalk will be installed along Saddle Road adjacent to the YMCA's portion of the project. This sidewalk and the existing Wood River Trail along Warm Springs Road are separated from the roadways by a landscaped planter with a width of approximately fifteen (15) feet. The parking lots are designed to have access from Saddle Road and Warm Springs Road at locations approximately 400 feet from the intersection of the two streets. Rotary Park and the Skate Park are located across Warm Springs Road and Saddle Road. There will likely be increased pedestrian and bicycle traffic to and from these parks and the YMCA and an overall increase in activity at this intersection because of this project. The existing bike path crosses Warm Springs Road mid-block between Lewis Street and Parkway Drive. While this crossing has not had any accidents in the recent past, several people have identified issues with seeing pedestrians during certain times of the year. Similar issues currently exist with the bike path crossing across Saddle Road. The City's transportation consultant suggests that the City needs to undertake a comprehensive study of this transportation corridor and determine what improvements are necessary for the future. The Commission recommended the need to study this area in a comprehensive manner to ensure improvements are long term and cost effective. Interim improvements to the pedestrian crossings are outlined in the letter from Peak Hour Engineering dated March 31, 2005 on file with Planning Department. The additional uses proposed with the master plan of the Park and Ride Lot will not significantly increase impacts to automotive and pedestrian safety and convenience. The proposed project includes approximately 87,285 square feet of hardscape areas. The snow storage requirement for this is 43,645 square feet. The applicant provides approximately 5,450 square feet of snow storage areas in landscaped areas. The remaining 38,200 square feet is shown north of their developed parking lot. The applicant is proposing to enter into a shared parking agreement with the City which will address snow removal and storage. The Street Superintendent has submitted his comments which are on file with the Planning Department. Each future phase of the master plan will be evaluated at the time for conformance with this standard. Access to the two parking lots is directly from Saddle Road and Warm Springs Road. The southerly parking lot is accessed directly across from Parkwood Drive. Adjacent residential uses are buffered by the width of Saddle Road and Warm Springs Road which minimizes impacts. The parking lots are buffered from the streets by landscaped planters. A five (5) foot high block wall separates this property from the industrial areas to the east. Landscaped areas within the road rights-of-way buffer adjacent properties. No

disturbance of natural features will occur. Thirty-two (32) existing evergreen trees will be relocated within the property. The sidewalks and walkways on the project site connect to a public sidewalk and bike path along the adjoining streets. A proposed pedestrian connection to Lewis Street is shown over an adjacent City owned light industrial lot. The proposed pedestrian connection has been requested by the Fire Department for emergency access and as a thru-block connection to the Light Industrial properties.

STANDARD 16.08.080(A)(7):

The plan is in conformance with and promotes the purposes and goals of the comprehensive plan, zoning ordinance, and other applicable ordinances of the city, and not in conflict with the public interest. a. Pursuant to Section 16.08.070.D, all of the design review standards in Chapter 17.96 shall be carefully analyzed and considered. This includes detailed analysis of building bulk, undulation and other design elements. The site plan should be sensitive to the architecture and scale of the surrounding neighborhood; b. The influence of the site design on the surrounding neighborhood, including relationship of the site plan with existing structures, streets, traffic flow and adjacent open spaces shall be considered; and, c. The site design should cluster units on the most developable and least visually sensitive portion of the site.

FOUND:

The Comprehensive Plan identifies the following goals and policies regarding the proposed development:

Part 5 Community Housing

Policy 5.1: The City will take the lead in the development of affordably priced housing using, but not limited to, the following means: Land acquisition; Development contracts; Incentives; Regulatory strategies; Tax treatments; Zoning and density modifications; Voluntary contributions; Coordination with the Blaine County Housing Authority; Use of the City's Planned Unit Development Ordinance; Use of Transfer of Development Rights, if feasible; Require affordably priced housing units where the size and scope of the project could make this requirement appropriate

The approved master plan for the subject site shows between twenty (20) and thirty (30) community housing units at the north end. The proposed development agreement rezone will provide more flexibility in the location and configuration of the proposed community housing units.

Policy 5.7: Require the provision of affordable housing units as a condition of approval for rezoning to higher densities when such rezone is appropriate.

The proposed rezone to Tourist (T) is a higher density zone. The Council has stated their desire to construct approximately thirty (30) community housing units at the north end.

Part 8 Open Space, Recreation and Heritage

Goal 5: To encourage the development and expansion of facilities available for public use for the arts and humanities, including theater, public art, conference space, a convention hall, visitors' center and library.

The proposed project will provide venues and facilities for conferences and conventions. If the future phase of the historical complex is developed, these facilities will increase opportunities available for the public.

Policy 8.9: Work closely with groups on long term recreational and cultural facilities considered for the Park and Ride site. Ensure the following are taken into consideration: Adequate parking for uses proposed; Consideration of neighborhood impacts, including design and building bulk; Limitation on impacts to the Light Industrial Area, including land use pressures for food service or other uses to serve the Park and Ride.

The proposed project will provide adequate parking as determined by the Council. The Planning and Zoning Commission approved the design review for the project with one hundred fifty (150) spaces. New uses in the Light Industrial area are subject to review and approval by the City in accordance with the permitted and conditional uses of that zone. The master plan for the Park and Ride Lot includes a two tiered parking structure which has approximately four hundred (400) parking spaces and between twenty (20) and thirty (30) community housing units at the north end. The south end includes an outdoor swimming pool and a historical complex.

Policy 8.10: Pursue the development of a family oriented public swimming pool.

The proposed project includes a family oriented public swimming pool. The master plan for the Park and Ride Lot includes an outdoor pool as a future phase.

Policy 8.20: Promote the development of public gathering spaces throughout the City in public and private development.

The proposed project will provide public gathering spaces with the proposed conference rooms and ice arena. The future phase of a historical complex would provide additional public gathering spaces.

Design Review approval of this project (CR04-013) was given by the Planning and Zoning Commission on July 11, 2005. Any future phases of development would need design review approval for any structures proposed. This property is bordered by Warm Springs Road and Saddle Road on the west and south and industrial uses on the east and north. Parkwood Condominiums, Rotary Park, Ketchum Skate Park and Church of the Bigwood are directly across Warm Springs Road and Saddle Road from the project. The project is being designed to keep driveways and parking away from the intersection of Warm Springs Road and Saddle Road. Most of the building is directly across from Rotary Park and the Skate Park with the swimming pool area across from Parkwood Condominiums. The site is nearly level with no development constraints.

STANDARD 16.08.080(A)(8):

The development plan incorporates the site's significant natural features.

FOUND:

There are no significant natural features on the site except for some large mature trees planted in the past in various locations. Approximately thirty-two (32) existing evergreen trees will be relocated on the site.

STANDARD 16.08.080(A)(9):

Substantial buffer planting strips or other barriers are provided where no natural buffers exist.

FOUND:

Landscape planting strips are proposed along the street frontages but no planters or buffers are proposed adjacent to the industrial uses to the east in addition to the existing five (5) foot high block wall. This wall was constructed to provide a buffer between the industrial uses to the east and this residentially zoned property.

STANDARD 16.08.080(A)(10):

Each phase of such development shall contain all the necessary elements and improvements to exist independently from proposed future phases in a stable manner.

FOUND:

Development of the Park and Ride Lot could occur in several phases. The proposed YMCA facility will occur as the first phase and will include all the parking and other elements necessary to support the facility. Future phases, such as the outdoor swimming pool, historical complex, parking structure and community housing will be evaluated at a

later date. Each of the future phases will be required to be complete and will be able to exist independently from the first phase.

STANDARD 16.08.080(A)(11):

Adequate and useable open space shall be provided. The applicant shall dedicate to the common use of the homeowners or to the public adequate open space in a configuration useable and convenient to the residents of the project. The amount of useable open space provided shall be greater than that which would be provided under the applicable "aggregate lot coverage" requirements for the zoning district or districts within the proposed project. Provision shall be made for adequate and continuing management of all open spaces and common facilities to ensure proper maintenance thereof.

FOUND:

The PUD Ordinance defines useable open space as follows:

“3.4 Useable Open Space shall not include the area encompassed by streets, parking areas, slopes over twenty five percent (25%), or areas included within normally required stream setbacks unless said area is included within common area or dedicated to the public.”

The Council determined in previous PUD's that the areas that meet the definition of "useable open space" in the PUD Ordinance are areas of continuous open space which can be used by the public or by project residents/employees. The Council determined that landscaping around buildings and areas used for circulation be considered as "useable open space" as these areas are provided as a function of all projects and are standard requirements of the Zoning Code. The useable open space can be compared to the following PUD's approved by the City:

Thunder Spring PUD: The Thunder Spring PUD provided 14.85 percent of the site as useable open space in the form of plazas, courtyards and fountains.

Fields at Warm Springs PUD: The Fields at Warm Springs contained 17 percent useable open space in the form of a shared courtyard, landscape areas and gazebo.

Northwood PUD: The Northwood PUD provided a public park of 6.25 acres which was 12 percent of the land area of the Northwood PUD. The park was dedicated to the City as a permanent passive public park. Additional dedications to the City included a bike path along Saddle Road (easement and construction) and an equestrian path running north/south through the project (easement and construction).

Bigwood PUD: The Bigwood PUD dedicated 61 percent of the total land area as open space. This included 102 acres of golf course (28 percent), 122 acres of hillside open

space with public trails (33 percent), pedestrian/equestrian and bicycle easements of 1.2 acres (.3 percent) and a ravine easement of .3 acres (.1 percent). This PUD also included a recreation center, clubhouse, swimming pool, 8 tennis courts, weight room and 2,500 feet of pathways dedicated to the City. The Bigwood PUD was part of an annexation agreement.

Pines PUD: The Pines PUD included two open space parcels totaling 5 percent of the PUD site area. Recreational amenities included a cabana, spa and barbecue area.

The General Residential - Low Density (GR-L) Zone does not require any useable open space in a typical subdivision. The project includes an indoor recreational facility with associated parking and landscaping. It also includes a tot lot play area and a plaza/landscaped area near the corner of Saddle Road and Warm Springs Road.

STANDARD 16.08.080(A)(12):

Location of buildings, parking areas and common areas shall maximize privacy within the project and in relationship to adjacent properties and protect solar access to adjacent properties.

FOUND:

The project is located at the intersection of two major streets with industrial uses adjacent to the east. Due to the size and uses of the proposed structure, the building is located at the widest portion of the Park and Ride Lot. Some shading of the streets will occur in the early morning hours and some shading of the industrial areas will occur in the late afternoon.

STANDARD 16.08.080(A)(13):

"Adequate recreational facilities" and/or daycare shall be provided. Provision of adequate on-site recreational facilities may not be required if it is found that the project is of insufficient size or density to warrant same and the occupant's needs for recreational facilities will be adequately provided by payment of a recreation fee in lieu thereof to the city for development of additional active park facilities. On-site daycare may be considered to satisfy the adequate recreational facility requirement or may be required in addition to the recreational facilities requirement.

FOUND:

The project is an indoor recreation facility. On-site day care is included within the YMCA facility with both an indoor area and outdoor tot lot area.

STANDARD 16.08.080(A)(14):

There shall be special development objectives and special characteristics of the site or physical conditions that justify the granting of the PUD conditional use permit.

FOUND:

The Park and Ride Lot was purchased in 1989 for cultural and recreational uses. Plans for a recreational and/or cultural facility have been discussed since the subject property was purchased. In 1997, the City funded a master plan for the subject site to evaluate different uses and facilities. The community approved an advisory ballot in November 2004 to lease the subject property to the YMCA for this facility. The Council adopted a master plan of the Park and Ride Lot which includes a two tiered parking structure and between twenty (20) and thirty (30) community housing units at the north end. The master plan also shows an outdoor swimming pool and a historical complex at the south end of the site.

STANDARD 16.08.080(A)(15):

The development will be completed within a reasonable time.

FOUND:

The applicant proposes to start construction in the spring of 2006 and complete the facility as soon as possible.

STANDARD 16.08.080(A)(16):

Public services, facilities and utilities are adequate to serve the proposed project and anticipated development within the appropriate service areas.

FOUND:

Public utilities, including water, sewer, power and communication are adequate to serve this project. Public services, including garbage, police and fire are adequate to serve this project. Snow removal operations will be done by a private contractor or by the City through a shared parking agreement.

STANDARD 16.08.080(A)(17):

The project complies with all applicable ordinances, rules and regulations of the City of Ketchum, Idaho except as modified or waived pursuant to this subsection A.

FOUND:

The applicant is requesting waivers to front setbacks on Warm Springs Road and side yard setbacks on Saddle Road. Two open roof sections will project into the front setback along Warm Springs and Saddle Roads at the far southerly and northerly ends of the building. The roof section along Warm Springs Road will encroach five (5) feet into the thirty (30) foot setback at its farthest corner and the roof section along Saddle Road will encroach fifteen (15) feet into the fifteen (15) foot setback at its farthest corner. The applicant is also requesting a waiver of the thirty-five (35) foot maximum height limitation to allow sections of the roof to be as high as 45 feet 6 inches. Design Review of this project (CR04-013) was approved by the Commission at their meeting on July 11,

2005. All applicable ordinances, rules and regulations of the City of Ketchum will be met prior to the approval of this project by the City Council.

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation organized under Article XII of the Idaho Constitution and the laws of the State of Idaho, Title 50, Idaho Code.
2. Under Chapter 65, Title 67 of the Idaho Code, the City has passed a land use and zoning ordinance, Title 17.
3. The City Council has authority to hear the applicant's Conditional Use Permit application pursuant to Idaho Code Section 67-6512 of the Local Land Use Planning Act and Chapter 16.08 of Ketchum Zoning Code Title 17.
4. The Council's August 15, 2005 public hearing and consideration of the applicant's Conditional Use Permit application was properly noticed pursuant to the Local Land Use Planning Act, Idaho Code Section 67-6512.
5. The application does comply with Ketchum Zoning Code Title 17 and the Ketchum Comprehensive Plan.

DECISION

THEREFORE, the Ketchum City Council approves this Conditional Use Permit application this 19th day of September, 2005, provided the following conditions are met:

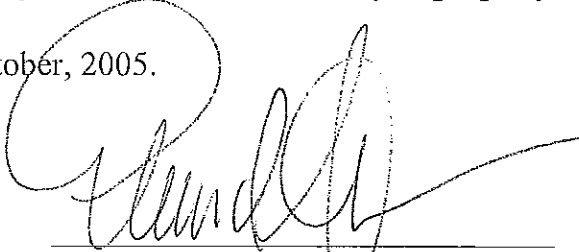
1. A PUD - Conditional Use Permit shall be issued in writing. The issuance thereof shall not be considered a binding precedent for the issuance of other conditional use permits. A conditional use permit is not transferable from one parcel of land to another;
2. Failure to comply with any condition or term of said permit shall cause said permit to be void ab initio. A PUD - Conditional Use Permit may be revoked at any time for violation of the permit or any condition thereof by motion of the City Council after a due process hearing upon ten (10) days written notice to the holder of the PUD - Conditional Use Permit;
3. All projects receiving a PUD - Conditional Use Permit, as a condition of said permit, shall be required to submit and receive design review approval for each structure to be constructed within the project prior to making

application for a building permit irrespective of what zoning district or districts within which the project is located;

4. The applicant shall construct pedestrian improvements at the existing bike path crossings across Warm Springs Road and Saddle Road. Said improvements include, but are limited to, curb bulbs (sidewalk extensions) on Saddle Road, pedestrian flagging and thermoplastic crosswalk markings or as otherwise approved by the City of Ketchum and City Engineer. The applicant shall construct a bike path connection on the south side of Warm Springs Road from Saddle Road to the bike path near Lewis Street as approved by the City of Ketchum;
5. The applicant shall contribute their fair share of the cost of improvements to the three intersections of Warm Springs Road at Tenth Street, Lewis Street and Saddle Road. The costs of the improvements shall be calculated using the increased peak hour traffic generation numbers as outlined in the traffic report by Project Engineering Consultants and Galena Engineering. Said fee shall be due prior to the Certificate of Occupancy for the building and will be based on the most current plans for improvements at that time;
6. The applicant shall share fifty (50) percent of the costs for striping Lewis Street to organize the parking and for a center turn lane on Saddle Road;
7. Conditions 4, 5 and 6 of this approval may be waived by the City if the applicant contributes its fair share of the costs related to parking, pedestrian, vehicular and transit improvements, including the proposed bus stops, to the City for the matching funds related to the 5309 CTAI grant;
8. The following waivers are granted as approved in the waiver requests and design review approval:
 - a. the thirty (30) foot setback along Warm Springs Road from thirty (30) feet to twenty-five (25) feet.
 - b. the eleven (11) foot eight (8) inch side yard setback along Saddle Road to zero (0) feet at the one point of the building.
 - c. the maximum height of the building from thirty-five (35) feet to forty-five (45) feet six (6) inches
9. Prior to issuance of a building permit, a shared parking agreement for all proposed parking shall be obtained from the City Council;
10. All exterior lighting shall conform to Chapter 17.132, Dark Skies;

11. Prior to construction of any improvements in the public right-of-way, the applicant shall obtain a right-of-way encroachment permit from the City;
12. Each future phase of the Park and Ride Lot shall receive design review approval prior to application for a building permit;
13. Prior to issuance of a building permit, a license agreement from the City Council shall be approved for use of any City property not covered by the lease of the Park and Ride Lot;
14. The walkway between Lewis Street and the Park and Ride Lot shall be a minimum of ten (10) feet in width and shall be fenced and covered or heated; and,
15. The applicant shall record a Large Block Plat over the subject property.

Findings of Fact **adopted** this 3rd day of October, 2005.



Edward Simon, Mayor

**Attachment E:
Conditional Use Permit #04-008,
signed March 16, 2006**

**CONDITIONAL USE PERMIT
CITY OF KETCHUM**

APPLICANT: Wood River Community YMCA

MAILING ADDRESS: Box 6801
Ketchum, Idaho 83340

LEGAL PROPERTY DESCRIPTION: Tax Lot 6689

PROPERTY ADDRESS: 101 Saddle Road

ZONING DISTRICT: Tourist (CC)

APPLICATION DATED: November 18, 2004

DESCRIPTION OF CONDITIONAL USE: Planned Unit Development

**DATE OF PUBLIC HEARING AND ACTIONS BY KETCHUM PLANNING AND
ZONING COMMISSION:** May 9, 2005 - Recommended Approval

DATE OF PUBLIC HEARING AND ACTIONS BY KETCHUM CITY COUNCIL:
September 19, 2005 - Approved

CONDITIONS OF PERMIT:

1. A PUD - Conditional Use Permit shall be issued in writing. The issuance thereof shall not be considered a binding precedent for the issuance of other conditional use permits. A conditional use permit is not transferable from one parcel of land to another.
2. Failure to comply with any condition, time limits or terms of said permit shall cause said permit to be void ab initio. A PUD - Conditional Use Permit may be revoked at any time for violation of the permit or any condition thereof by motion of the City Council after a due process hearing upon ten (10) days written notice to the holder of the PUD - Conditional Use Permit.
3. All projects receiving a PUD - Conditional Use Permit, as a condition of said permit, shall be required to submit and receive design review approval for each structure to be constructed within the project prior to making application for a building permit irrespective of what zoning district or districts within which the project is located.
4. The applicant shall construct pedestrian improvements at the existing bike path crossings across Warm Springs Road and Saddle Road. Said improvements include, but

are limited to, curb bulbs (sidewalk extensions) on Saddle Road, pedestrian flagging and thermoplastic crosswalk markings or as otherwise approved by the City of Ketchum and City Engineer. The applicant shall construct a bike path connection on the south side of Warm Springs Road from Saddle Road to the bike path near Lewis Street as approved by the City of Ketchum;

5. The applicant shall contribute their fair share of the cost of improvements to the three intersections of Warm Springs Road at Tenth Street, Lewis Street and Saddle Road. The costs of the improvements shall be calculated using the increased peak hour traffic generation numbers as outlined in the traffic report by Project Engineering Consultants and Galena Engineering. Said fee shall be due prior to the Certificate of Occupancy for the building and will be based on the most current plans for improvements at that time;

6. The applicant shall share fifty (50) percent of the costs for striping Lewis Street to organize the parking and for a center turn lane on Saddle Road;

7. Conditions 4, 5 and 6 of this approval may be waived by the City if the applicant contributes its fair share of the costs related to parking, pedestrian, vehicular and transit improvements, including the proposed bus stops, to the City for the matching funds related to the 5309 CTAI grant;

8. The following waivers are granted as approved in the waiver requests and design review approval:

- a. the thirty (30) foot setback along Warm Springs Road from thirty (30) feet to twenty-five (25) feet.
- b. the eleven (11) foot eight (8) inch side yard setback along Saddle Road to zero (0) feet at the one point of the building.
- c. the maximum height of the building from thirty-five (35) feet to forty-five (45) feet six (6) inches

9. Prior to issuance of a building permit, a shared parking agreement for all proposed parking shall be obtained from the City Council;

10. All exterior lighting shall conform to Chapter 17.132, Dark Skies;

11. Prior to construction of any improvements in the public right-of-way, the applicant shall obtain a right-of-way encroachment permit from the City;

12. Each future phase of the Park and Ride Lot shall receive design review approval prior to application for a building permit;

13. Prior to issuance of a building permit, a license agreement from the City Council shall be approved for use of any City property not covered by the lease of the Park and Ride Lot;

14. The walkway between Lewis Street and the Park and Ride Lot shall be a minimum of ten (10) feet in width and shall be fenced and covered or heated; and,

15. The applicant shall record a Large Block Plat over the subject property.

THIS CONDITIONAL USE PERMIT IS
HELD BY THE APPLICANT AND IS
NON-TRANSFERABLE.

EFFECTIVENESS OF THIS CONDITIONAL
USE PERMIT IS SUBJECT TO COMPLIANCE
WITH CONDITIONS STATED ABOVE.

The undersigned does hereby accept the above Conditional Use Permit subject to all terms, provisions, conditions, restrictions and obligations therein. Non-compliance therewith shall be grounds for revocation of the Permit by Ketchum.

SIGNATURE OF APPLICANT

Cynthia D. Murphy
YMCA Board Chair

CITY OF KETCHUM

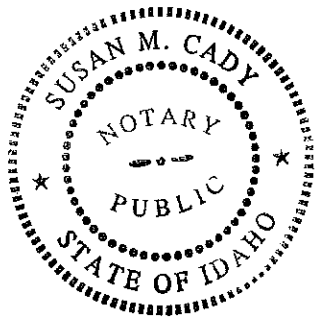
[Signature]

Randall Hall, Mayor

STATE OF IDAHO)
) ss.
County of Blaine)

On this 16th day of March, 2006, before me, a Notary Public in and for said State, personally appeared Cynthia Murphy, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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



Susan Cady
Notary Public
Residing at: Ketchum
Commission expires: 6/28/08

City of Ketchum, Idaho

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



July 2, 2014

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Jonas and City Councilors:

**Public Hearing re. Ordinance No. 1118, Approving Amendments to Ketchum
Zoning Code Title 17, Light Industrial – 2 District, Chapter 17.72.010 (B)
Conditional Use Permitted**

Introduction/History:

The Planning and Zoning Commission has recommended approval of a code amendment that would allow for the Commission to allow small restaurants and food establishments to operate in the LI-2 district after 9:00 p.m. if approved through a conditional use permit. Presently the code does not allow operation after 9:00 p.m. The amendment request was made through the application of George Gollaher, through their representative Jim Laski.

Current Report: See attached staff report.

Financial Requirement/Impact: The proposed text changes will have no financial requirement or impact,

Recommendation: Staff respectfully recommends that the City Council conduct a first reading of the proposed text changes amending Ketchum Municipal Code, Title 17.

The Council has the option of waiving the second and third readings, to continue the hearing to a date certain for a second reading or for further discussion or to deny the text amendments.

Suggested Motion:

"Pursuant to Idaho Code §67-65, I move to APPROVE the first reading of Ordinance No. 1118."

Sincerely,

A handwritten signature in blue ink, which appears to read "Joyce Allgaier".

Joyce Allgaier, AICP
Director of Planning and Building

ORDINANCE NO. 1118

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, AMENDING TITLE 17, CHAPTER 17.72.010, CONDITIONAL USES PERMITTED, AMENDING LANGUAGE TO ALLOW FOR RESTAURANTS AND SMALL FOOD ESTABLISHMENTS TO OPERATION AFTER 9:00 P.M. IN THE LIGHT INDUSTRIAL – 2 ZONE DISTRICT (LI-2) IF APPROVED THROUGH A CONDITIONAL USE PERMIT; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING A REPEALER CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request was made through the City’s application process by George Gollaher for an amendment to the Ketchum Zoning Code, Chapter 17.72.010.B, Conditional Uses Permitted; and,

WHEREAS, the Planning and Zoning Commission considered these text amendments in a work session on June 9, 2014; and,

WHEREAS, the Planning and Zoning Commission held a public hearing on this matter on June 9, 2014 and unanimously recommended approval to the City Council, with an amendment to what the applicant originally proposed; and,

WHEREAS, the City Council conducted a first reading and public hearing on July 7, 2014, on this matter in accordance with the provisions of the Ketchum Municipal Code and Idaho Statutes.

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

SECTION 1. Light Industrial District 2, Section 17.72.010.B Conditional Uses Permitted, be amended by deleting therefrom the stricken language and adding the underlined language herein below, to wit:

“Restaurants and small food establishments, provided they are not more than one thousand (1,000) square feet of gross floor area, they serve as support service to the light industrial district, they ~~shall~~ serve no later than nine o’clock (9:00) P.M. unless expressly approved through a conditional use approval, and off street parking requirements are met.”

SECTION 3. 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 4. CODIFICATION CLAUSE. The City Clerk is instructed to immediately forward this Ordinance to the codifier of the official municipal code for proper revision of the code.

SECTION 5. REPEALER CLAUSE. All City of Ketchum code sections, ordinances or resolutions or parts thereof, which are in conflict herewith are hereby repealed.

SECTION 6. PUBLICATION. This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, substantially in the form annexed hereto as Exhibit A, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval and publication.

SECTION 7. EFFECTIVE DATE. This Ordinance shall be in full force and effect upon the date if its publication as provided by law which is _____, 2014.

PASSED BY THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, and approved by the Mayor this _____ day of _____, 2014.

Nina Jonas, Mayor

ATTEST:

Sandra E. Cady, CMC
City Treasurer/Clerk

**STAFF REPORT
KETCHUM CITY COUNCIL
MEETING OF JULY 7, 2014**

REQUEST: Ordinance No. 1118, Text amendment to Zoning Code Title 17, Chapter 17.72.010.B, Light Industrial District 2 (LI-2).

REGARDING: Amendment to the code language in the LI-2 Zone District that would remove the restriction that restaurants and small food establishments shall not serve later than 9 p.m.

NOTICE: Public hearing notice was published on June 18, 2014, in the Idaho Mountain Express. Public hearing notice was mailed to political subdivisions, outside agencies, local radio stations, and local newspapers on June 18, 2014. Noticing requirements have been met.

REVIEWER: Joyce Allgaier, Director of Planning and Building

ATTACHMENTS:

- A. Applicants submittal dated, March 19, 2014, by James Laski, Lawson Laski Clark & Pogue PLLC, representing the owner, George Gollaher
- B. Map of LI-2 Zone District (Zoning Map excerpt)
- C. Map of Adjacent Zone Districts and Land Uses (Aerial Photograph with LI-2 District shown)
- D. Ketchum Zoning Code, Conditional Use Permits section

I. BACKGROUND & REVIEW

1. The applicant, George Gollaher, has applied for a text amendment that would remove the restriction that a restaurant or small food establishment in the LI-2 Zone District may not serve [food/beverages] later than 9 p.m. (See Attachment A) The restriction is written as part of the use description and is mandatory. Restaurants and small food establishments are conditional uses in the LI-2 Zone District, requiring a hearing, review, and decision by the Planning and Zoning Commission. The conditional use permit process allows for the Commission to attach conditions that ensure the conditional use is compatible with uses in the vicinity, is safe and does not cause negative impacts. Restaurants as a conditional use are specifically limited to 1,000 square feet of gross floor area.

2. The subject code provision is cited below and is shown with the applicant's proposed strikeout of language (This is listed as a conditional use in the LI-2 Zone District, Section 17.76.010 (B) Conditional Uses Permitted.)

"Restaurants and small food establishments, provided they are not more than one thousand (1,000) square feet of gross floor area, they serve as

support service to the light industrial district, ~~they shall serve no later than nine o'clock (9:00) P.M.,~~ and off street parking requirements are met."

Following the public hearing before the Planning and Zoning Commission, the amendment was recommended by the Commission to read:

"Restaurants and small food establishments, provided they are not more than one thousand (1,000) square feet of gross floor area, they serve as support service to the light industrial district, they shall serve no later than nine o'clock (9:00) P.M. unless expressly approved through a conditional use approval, and off street parking requirements are met."

3. The proposed code amendment would apply to all lands in the LI-2 Zone District. (See Attachment B.) This conditional use provision (for restaurant and small food establishment) is also found in the LI-1 Zone District. Staff does not recommend that the amendment be applied to the LI-1 or LI-3 lands at this time.

4. Typically in the review of a conditional use permit, hours of operation are reviewed on a case by case basis relevant to the proposed use, the site, impacts, and vicinity. The specific requirement in the Ketchum code as part of the use list (for a restaurant...serving no later than 9:00 p.m.) is quite unique in that it blankets the small restaurant use with this limitation. More common is for a code to use and rely upon the provisions that are found in the Ketchum code, Chapter 17.116, Conditional Uses. (See Attachment D). This section includes review criteria and conditions of approval. Staff feels that with the existing Conditional Use code section in place and the opportunity to attach conditions (including hours of operation) that the Planning Commission will have ample opportunity to set hours, and in a more refined way based on a specific application.

5. When evaluating a code text amendment the Commission and City Council should look at the entire property affected by the zoning and code provision in the context of its surroundings, use impacts, and long-term effects, not only certain lots or specific development proposals. Presently there are two restaurants approved as conditional uses in the LI-2 district. One is the current Big Wood Bread Café (Sockeye building) and the other is in the newly constructed Big Wood Bread facility cafe. Both of these restaurants received conditional use approvals. One small food establishment (Penguins) is also found in the LI-2 Zone District. The proposed code amendment would apply to these properties unless their original CUP approvals explicitly noted a closure time or these businesses amended their conditional use permits.

II. COMPREHENSIVE PLAN COMPLIANCE

Chapter 5 A Strong and Diverse Economy:

Policy E-2 (a)

Light Industrial Area as the Primary Location for New Traditional Light Industrial and Corporate Park Business Growth and Jobs

New employment opportunities will focus primarily on clean industries within the City's industrial areas which are evolving into vibrant, mixed-use business places. Traditional light industrial includes service, warehousing, manufacturing, wholesaling, auto-related businesses, rec-tech, bio-technology, and construction.

Staff finds that the provision of food services and those that may offer services beyond 9 p.m. would help support the vision of the LI-2 Zone District as a vibrant area for employment as noted in the policy above.

Chapter 12 Future Land Use: The LI-2 Zone District is identified on the 2014 Ketchum Comprehensive Plan Future Land Use Map with a land use designation of "Mixed-Use Industrial". This land use category supports the current zoning and includes the following description for uses and development as follows:

"PRIMARY USES

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

SECONDARY USES

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

CHARACTERISTICS AND LOCATION

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

III. 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". The proposed amendment is in accordance with the laws of the State of Idaho and other applicable City Ordinances. The Council has the right to enact legislation dealing with this issue.

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. The effects on delivery of service by political subdivision, including the School, Recreation, Cemetery, Fire and Ambulance districts has been considered. The extent and nature of the amendment will not

cause adverse impact to the delivery of services. No comments were received from the public or any agency/jurisdiction to which a notice was mailed.

(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 finds that the proposed amendment is in accordance with the comprehensive plan related to industrial areas.

IV. STAFF RECOMMENDATION:

Planning Staff recommends in favor of the proposed amendments to Zoning Code Title 17 as proposed, finding that the intent and purpose of the Light Industrial Zone District and the Comprehensive Plan support the amendment. Staff further finds that the nature of the LI-2 Zone District has become a diverse mixture of uses and a generator of employees that can be supported by food services after 9 p.m. We do not find that the operation of a food service operation would negatively affect the existing or allowable future uses in the vicinity. Additionally, with the limitation of 1,000 square feet being allowed for restaurant and small food establishment uses, it is not likely that these facilities would generate high numbers of guests and vehicles.

Staff recommends that, as part of the upcoming Zoning Code rewrite, the uses and development standards be evaluated in a comprehensive way.

V: COUNCIL OPTIONS:

Deny the amendment to CHAPTER 17.76.010.B. CONDITIONAL USES finding that the amendment request **does not** meet the standards for approval under Section 17.152 of Ketchum Zoning Code Title 17, and Section 67-6511 of the Idaho Code, Title 67, Chapter 65 **because of the following standards** (Council to insert recommended reasons for denial);

Or,

Approve amendment to CHAPTER 17.76.010.B. CONDITIONAL USES are in conformance with the policies of the City's Comprehensive Plan and **do** meet the standards for approval under Section 17.152 of Ketchum Zoning Code Title 17, and Section 67-6511 of the Idaho Code, Title 67, Chapter 65. as proposed by the Planning and Zoning Commission.)

CITY COUNCIL DECISION:

"Pursuant to Idaho Code §67-65, I move to **APPROVE** the first reading of Ordinance No. 1118 amending Ketchum Municipal Code, Title 17, Chapter 17.676.010 (B) Conditional Uses in the LI-2 Zone District."

14-035

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

Applicant: Bigwood Plaza, LLC Phone Number: 788-4717

Mailing Address: P. O. Box 3629, Hailey, ID 83333

Representative: James R. Laski Phone Number: 725-0055

Mailing Address: P. O. Box 3310, Ketchum, ID 83340

Section of Code to be amended: 17.72.010 B

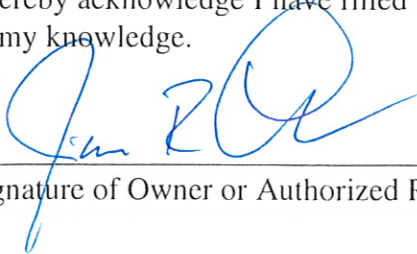
Please describe the proposed change, or provide proposed amended language (attach separate sheet if necessary).

Delete language crossed out below:

Restaurants and small food establishments, provided they are not
more than one thousand (1,000) square feet of gross floor area,
they serve as support service to the light industrial district,
~~they shall serve no later than nine o'clock (9:00) p.m.,~~ and off
street parking requirements are met.

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 3/19/2014

received
3/20/14

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.

A

LAWSON LASKI CLARK & POGUE, PLLC
ATTORNEYS AT LAW

James R. Laski
jrl@lawsonlaski.com

675 SUN VALLEY ROAD, SUITE A
POST OFFICE BOX 3310
KETCHUM, IDAHO 83340
TELEPHONE: 208-725-0055
FACSIMILE: 208-725-0076
WWW.LAWSONLASKI.COM

March 19, 2014

VIA HAND DELIVERY

Joyce Allgaier, ALCP
Planning Manager
City of Ketchum
P.O. Box 2315
Ketchum, ID 83340

Rebecca Bundy
Senior Planner
City of Ketchum
P.O. Box 2315
Ketchum, ID 83340

Re: Application for Amendment to Ketchum City Code § 17.72.010.B

Dear Joyce & Rebecca:

I represent Bigwood Plaza, LLC and George Golleher with respect to the above-referenced text amendment. As you know, Bigwood Plaza is currently in the process of constructing the new Bigwood Bread Bakery, including its commercial bakery and accessory offices, retail and restaurant space in the Northwood Industrial Park which is located in the LI-2 Zoning District. Construction and future operation of the facility is in accordance with the Design Review Approval dated December 10, 2012 and Conditional Use Permit dated October 8, 2012.

The purpose of this application for text amendment is to remove the arbitrary, limitation on the time of operation of restaurants within the LI-2 Zoning District. As such, we request that section 17.72.010.B be amended by removing the clause which is crossed out below in the Conditional Use section, as it relates to Restaurants:

Restaurants and small food establishments, provided they are not more than one thousand (1,000) square feet of gross floor area, they serve as support service to the light industrial district, ~~they shall serve no later than nine o'clock (9:00) P.M.~~, and off street parking requirements are met.

The basis of the request is as follows:

- (1) The size and other limitations included in the ordinance adequately protect against proliferation of restaurants in the LI-2 zone that might unreasonably compete with restaurants in the commercial core.
- (2) The time of operation limitation does not have any meaningful connection to the purpose of limiting restaurants in light industrial zoning.
- (3) The Ketchum Comprehensive Plan aspires to have a diversity of industries and mixture of uses in the industrial area and to provide support for industries in the Industrial Zones as well as for the people who are encouraged to live in those zones. See Ketchum Comprehensive Plan at 4.10. Small restaurants support the employees of these industries as well as neighborhood residents.
- (4) The proposed policies of the draft 2014 Comprehensive Plan also promotes housing to be integrated into the light industrial areas (Policy H-64) and aspire to encourage food production through "targeted zoning amendments" for locations with neighborhood compatibility.
- (5) The draft 2014 Comprehensive Plan considers light industrial as a "mixed use zone" that should include housing and supporting retail uses. Allowing limited restaurant use in the LI Zone to not be constrained by limited-hours merely benefits the residents who live and the zone as well as businesses and their employees. The time limitation impacts the ability of such a business to survive and unnecessarily restricts access to the offered services to local residents and help existing business to survive
- (6) Because the ability to operate a restaurant in LI is already significantly limited, removing the arbitrary limitation on hours should not negatively impact the promotion of restaurants in other zoning districts.

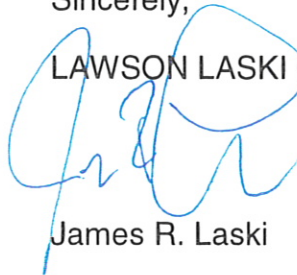
Joyce Allgaier, ALCP
Rebecca Bundy
March 19, 2014
Page 3

The goal of zoning, particularly in industrial districts, is to encourage growth and stability of business operations, not to arbitrarily limit it in a way that does not result in the advancement of other city goals. As set forth above, removing time of operation limitations is consistent with this goal. Accordingly, we respectfully request that the City adopt the proposed text amendment.

If you should need any additional information to process this request, please do not hesitate to contact me.

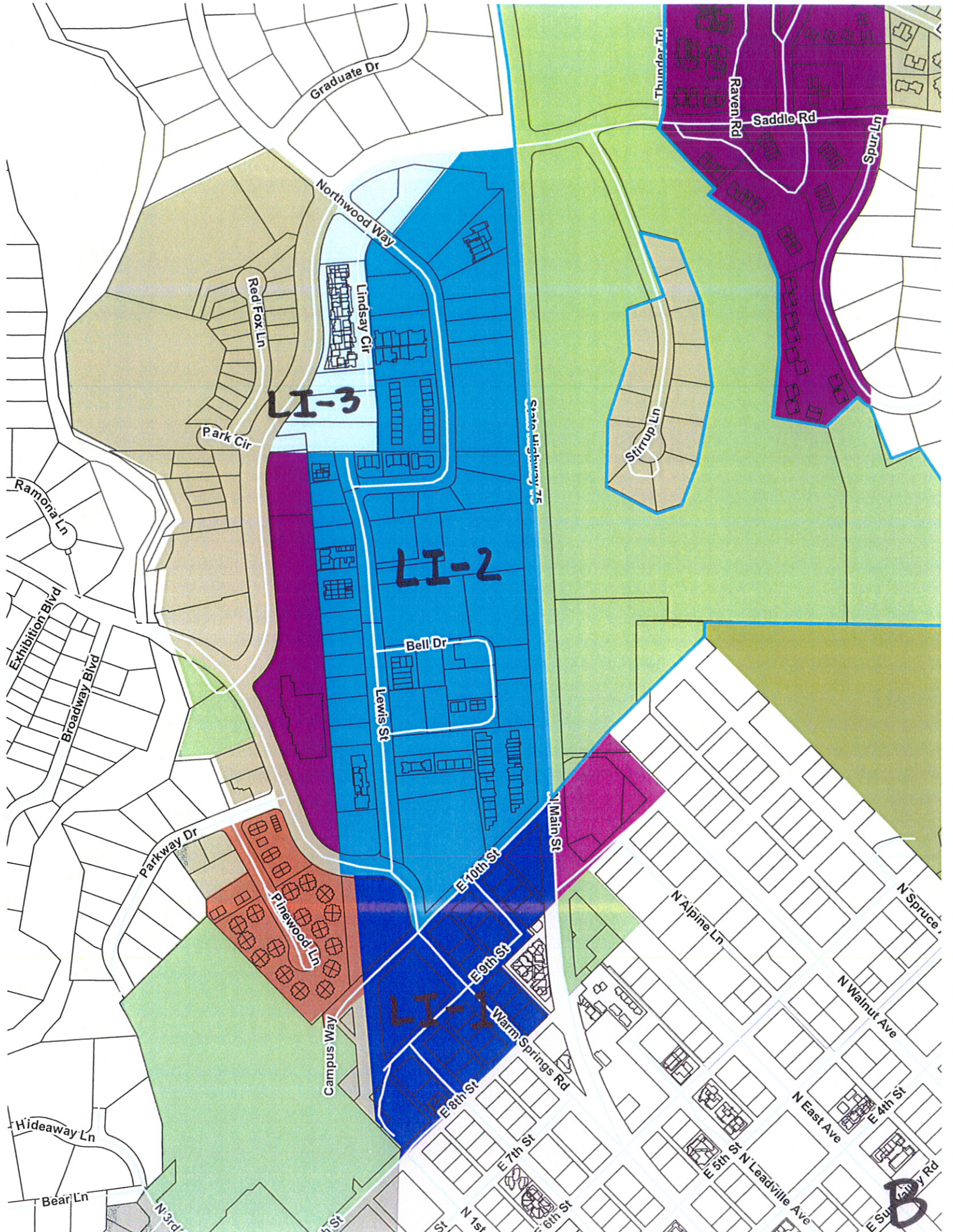
Sincerely,

LAWSON LASKI CLARK & POGUE, PLLC



James R. Laski

JRL/dle
Enclosures
cc: Client

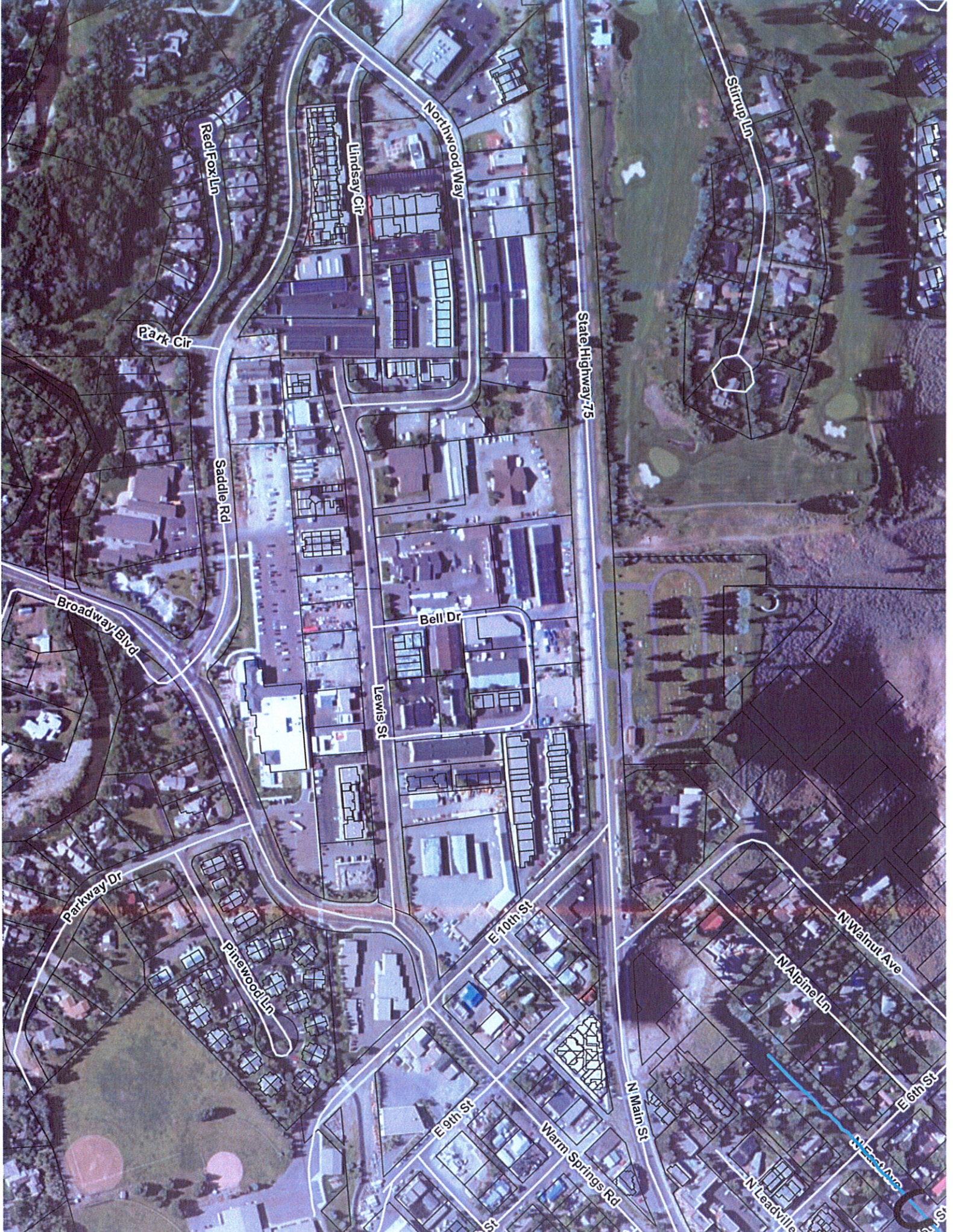


LI-3

LI-2

LI-1

B



CHAPTER 17.116

CONDITIONAL USES

SECTION:

- 17.116.010: Conditional Use Permit
- 17.116.020: Other Conditional Uses
- 17.116.030: Conditional Use Permit Criteria
- 17.116.040: Procedure
- 17.116.050: Conditions Of Approval
- 17.116.060: Studies; Nontransferable
- 17.116.070: Application; Resubmittal
- 17.116.080: Term Of Permits
- 17.116.090: Extensions

17.116.010: **CONDITIONAL USE PERMIT:** Conditional uses by definition possess characteristics such as to require review and appraisal by the commission to determine whether or not the use would cause any public health, safety or welfare concerns. Accordingly, conditional uses, as have been designated throughout this title, shall be allowed only upon the approval of the commission, subject to such conditions as the commission may attach. Such approval shall be in the form of a written permit. (Ord. 208 § 22.1, 1974)

17.116.020: **OTHER CONDITIONAL USES:** Swimming pools, tennis courts and other similar nonprofit semipublic recreational centers, as a principal use in the GR-L, GR-H and T districts, shall be deemed conditional uses. (Ord. 208 § 22.2, 1974)

17.116.030: **CONDITIONAL USE PERMIT CRITERIA:** A conditional use permit shall be granted by the commission only if the applicant demonstrates that:

- A. The characteristics of the conditional use will not be unreasonably incompatible with the types of uses permitted in the applicable zoning district;

- B. The conditional use will not materially endanger the health, safety and welfare of the community;
- C. The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;
- D. The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area, or conditions can be established to mitigate adverse impacts; and
- E. The conditional use is not in conflict with the policies of the comprehensive plan or the basic purposes of this chapter. (Ord. 208 § 22.3, 1974)

17.116.040: **PROCEDURE:**

- A. **Application And Fee:** Every person seeking a conditional use permit shall submit an application to the planning department on a prescribed form, accompanied by the appropriate filing fee as approved by the council. Application forms shall be accompanied by supporting information as defined by the application form.
- B. **Public Hearing:** Prior to granting a conditional use permit, at least one public hearing in which interested persons shall have an opportunity to be heard shall be held before the commission.
- C. **Publication:** At least fifteen (15) days prior to the public hearing, notice of the time and place and a summary of the proposal shall be published in the official newspaper or paper of general circulation within the city. Notice may also be made available to other newspapers, radio and television stations serving the city for use as a public service announcement.
- D. **Posting:** Notice shall be posted on the premises not less than one week prior to the public hearing.
- E. **Mailing:** Notice shall also be mailed to property owners or purchasers of record within three hundred feet (300') of the external boundaries of the land being considered. When notice is required to two hundred (200) or more property owners or purchasers of record, alternate forms of procedures which would provide adequate notice

may be used in lieu of mailed notice. Said alternate forms of notice shall be per Idaho Code 67-6512 in effect at the time of notice.

- F. Commission Action: Following the public hearing, within sixty (60) days from such hearing, the commission shall approve, deny or approve with conditions the application for a conditional use permit. (Ord. 1093, 2012; Ord. 208 § 22.4, 1974)

17.116.050: **CONDITIONS OF APPROVAL:** Upon the granting of a conditional use permit, the commission may attach conditions to said permit pertaining to the proposed use, including, but not limited to, those:

- A. Minimizing adverse impact on other development.
- B. Controlling the sequence and timing of development.
- C. Controlling the duration of development.
- D. Assuring that development is maintained properly.
- E. Designating the exact location and nature of development.
- F. Requiring the provision for on site or off site public facilities or services.
- G. Requiring more restrictive standards than those generally required in an ordinance.
- H. Requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the city. (Ord. 208 § 22.5, 1974)

17.116.060: **STUDIES; NONTRANSFERABLE:** Prior to granting a conditional use permit, studies may be required of the social, economic, fiscal and environmental effects of the proposed conditional use. A conditional use permit shall not be considered as establishing a binding precedent to grant other conditional use permits. A conditional use permit is not transferable from one parcel of land to another. (Ord. 208 § 22.6, 1974)

17.116.070: **APPLICATION; RESUBMITTAL:** No application for a conditional use permit which has been denied by the commission or the council shall be resubmitted in either the same or substantially the same form in less than one year from the date of final action. (Ord. 208 § 22.7, 1974)

17.116.080: **TERM OF PERMITS:** Activities permitted by the granting of a conditional use permit (CUP) shall commence within twelve (12) months from the signature of the approved findings of fact for such conditional use permit. (Ord. 1093, 2012)

17.116.090: **EXTENSIONS:**

- A. A conditional use permit, not acted upon, shall expire twelve (12) months after the signing of the approved findings of fact. Upon written request by the CUP holder, the commission may, in a public hearing, grant one maximum twelve (12) month extension, based on the following considerations:
1. Whether there have been significant amendments to the city's ordinances which will apply to the subject conditional use permit; or
 2. Whether significant land use changes have occurred in the project vicinity which would adversely impact the project or be adversely impacted by the project; or
 3. Whether hazardous situations have developed or have been discovered in the project area; or
 4. Whether community facilities and services required for the project are now inadequate.
 5. Whether conditions on the site, including, but not limited to, noxious weeds, unsightly trash or storage conditions, or other items in violation of this code, have occurred during the time that the CUP was not activated.
- B. If any of the foregoing considerations are found to exist with regard to the project for which an extension is sought, an extension will not be granted and the head of the planning department and the chair of the planning and zoning commission shall issue this decision in writing; otherwise the head of the planning department and the chair

of the planning and zoning commission shall administratively approve such extension. No extensions shall be granted for an expired conditional use permit.

- C. This section shall be deemed effective as of July 1, 2007, and shall apply to all conditional use permits granted by the city since this effective date. (Ord. 1093, 2012: Ord. 1035 § 3, 2008)

City of Ketchum, Idaho

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



July 2, 2014

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Jonas and City Councilors:

“Vue Townhomes” Subdivision Preliminary Plat

ATTACHMENTS:

- A. Application
- B. Preliminary Plat, dated June 4, 2014 and additional plans
- C. Planning and Zoning Commission Findings of Fact, signed June 26, 2014

Introduction/History

This is an application for the subdivision of Lot 19 of Parkwood Subdivision into two (2) lots – 19A and 19B. Following this subdivision of the parent parcel, the applicants will finalize their project with a subdivision to create four (4) townhouse sublots. The final project is for a four (4) unit townhouse project of four (4) detached residential units.

The subdivision gained preliminary plat approval from the Planning and Zoning Commission by a unanimous vote on June 9, 2014. The project also gained design review approval.

Current Report

Please see the attached report with staff analysis and recommended findings.

Financial Requirement/Impact.

None

Recommendation

Staff respectfully recommends that the Council approve the preliminary plat for the Vue Townhouse Subdivision, allowing for the subdivision of Lots 19A and 19B.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Allgaier".

Joyce Allgaier, AICP
Director of Planning and Building

**STAFF REPORT
KETCHUM CITY COUNCIL
MEETING OF JULY 7, 2014**

PROJECT: Vue Townhomes Subdivision and Townhouse Subdivision

FILE NUMBER: #14-023

OWNERS: Thomas Monge and Elmar Graber

REPRESENTATIVE: Bruce Smith, PLS, Alpine Enterprises

REQUEST: Subdivision of Lot 19, Parkwood Subdivision into two (2) lots and Preliminary Plat Townhouse Subdivision of each of the resultant lots into two (2) sublots, resulting in a four unit residential detached townhouse development

LOCATION: 105 Pinewood Lane (Lot 19, Parkwood Subdivision)

ZONING: General Residential – Low Density (GR-L)

OVERLAY: None

REVIEWER: Joyce Allgaier, Director of Planning and Building

ATTACHMENTS:

- A. Application, dated February 14, 2014, including:
 - Application Form

- B. Reduced scale preliminary plat, dated June 4, 2014. (Full sized plat also available.)

BACKGROUND

1. The applicant is proposing a subdivision of Lot 19 of Parkwood Subdivision into two lots and then 4 townhouse sublots to accommodate a development of four (detached) residential townhouse units. Each unit will be about 2,445 square feet in size, including an attached one (1) car garage, and each will be two stories tall. The proposed development will replace an existing, older single family structure on the site.

2. This project gained both Subdivision and Design Review approval from the Planning and Zoning Commission by a unanimous vote. The City Council is responsible for approving the subdivision (parent parcel and townhouse) while the final decision on design review

rests with the Commission. At this time, the Council is reviewing the preliminary plat for the two-lot subdivision only – not the townhouse subdivision, which will come later.

3. Utility and access easements are depicted on the preliminary plat as follows:
 - Ten (10) foot wide sewer line easement along the northern property boundary benefitting the City of Ketchum and the 4 townhome lots;
 - Twenty (20) foot wide access and utility easement along the southern property boundary (in private street – Pinevue Lane) This access and utility serves the City of Ketchum, 4 townhome lots, Lot 17 Parkwood Subdivision, and utility easement only to Parkwood Condominiums;
 - Eight (8) foot wide public utility easement along the north side of the access easement; and
 - Ten (10) foot wide public utility easement along the eastern property boundary.

The preliminary plat describes the access and utility easements and benefactors.

4. The Planning Administrator has determined that the proposed Pinevue Lane is a private street, resulting in proposed Lot 19B being a corner lot and Lot 19A being served by only Pinevue Lane. The Administrator has determined that, in accordance with the orientation of other lots in the neighborhood and the location of the private access street, the front lot line should be the southern lot line of the proposed subdivision and the rear should be the opposite northern lot line. It should also be noted that with new subdivisions it is common to establish yards that relate to the new streets of the subdivision. Having the front yards face Pinevue Lane makes for good subdivision layout, and both operational ease and practical sense.

EVALUATION STANDARDS

16.04 Subdivision Criteria

16.04.040

F. Lot and Block Requirements.

1. **Lot size, width, depth, shape, and orientation, and minimum building setback lines shall be in compliance with the zoning district in which the property is located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings,**
Analysis: The existing Lot 19 is 20,037 square feet in size. Proposed Lot 19A will be 8,047 square feet and Lot 19B will be 8219 square feet in size, in conformance with the minimum lot size. The resultant lot widths will be 89.4 feet for Lot 19A and 99.97 feet for Lot 19B. Minimum lot size in the GR-L zoning district is 8,000 square feet and minimum lot width is 80 feet. The resultant lot shapes are roughly rectangular, and lot

orientations are similar to other lots in the same GR-L zoning district. Building setbacks shall comply with the requirements of the zoning code and were reviewed as part of the Design Review process. The proposed subdivision is located in between the GR-H zoning district on the south and GR-L on the north and adjacent to the LR zoning district on the west. The layout and density is found to provide a good transition between the GR-H and LR zoning districts. Solar access to adjacent properties will not be compromised.

Recommended Finding: This standard has been met.

2. **Whenever a proposed subdivision contains lot(s), in whole or in part, within the floodplain, or which contain land with a slope in excess of twenty-five (25) percent based upon natural contours, or create corner lots at the intersection of two or more streets, building envelopes shall be shown for the lot(s) so affected on the preliminary and final plats. The building envelopes shall be located in a manner designed to promote harmonious development of structures, minimize congestion of structures, provide open space and solar access for each lot and structure. Also, building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, water courses and topographical features,**

Analysis: The proposed lots are located outside the 100 year floodplain and any designated floodplain hazard area. No wetlands or intermittent waterways are located on the properties. They are relatively flat and do not contain twenty-five (25) percent slope. Lot 19B is located at the corner of Pinewood Lane and the proposed private Pinevue Lane, providing vehicular access to the properties.

Recommended Finding: This standard has been met with the condition that, at final plat submittal, the plat shall show a building envelope on Lot 19B, Sublot 4 that conforms to current zoning code setback requirements. A plat note shall be added stating that zoning code setbacks requirements in effect at time of permitting shall be met and that setbacks may be more stringent than the building envelope as depicted on the plat.

3. **Corner lots shall have a property line curve or corner of a minimum radius of twenty-five (25) feet unless a longer radius is required to serve an existing or future use,**

Analysis: The grading plan submitted for Design Review shows a radius of twenty-eight (28) feet at the intersection of Pineway Lane and the proposed Pinevue Lane.

Recommended Finding: This standard has been met.

4. **Side lot lines shall be within twenty (20) degrees to a right angle or radial line to the street line,**

Analysis: Each side lot line is located at about 90 degrees to the street lot lines on the proposed Pinevue Lane.

Recommended Finding: This standard has been met.

5. **Double frontage lots shall not be created. A planting strip shall be provided along the boundary line of lots adjacent to arterial streets or incompatible zoning districts. Should a double frontage lot(s) be created out of necessity, then such lot(s) shall be reversed frontage lot(s),**

Analysis: No double frontage or reverse frontage lots are being created

Recommended Finding: This standard does not apply.

6. **Minimum lot sizes in all cases shall be reversed frontage lot(s),**

Analysis: No reversed frontage lots are proposed.

Recommended Finding: This standard does not apply.

7. **Every lot in a subdivision shall have a minimum of twenty feet (20') of frontage on a dedicated public street or legal access via an easement of twenty feet (20') or greater in width. Easement shall be recorded in the Office of the Blaine County Recorder prior to or in conjunction with recordation of the final plat.**

Analysis: The proposed lots will be accessed from a twenty (20) foot wide access easement that becomes a private street, Pinevue Lane. The preliminary plat shows the legal access.

Recommended Finding: This standard has been met with the condition that the access easements to Lots 19A and 19B shall be recorded in the Office of the Blaine County Clerk and Recorder in conjunction with recordation of the final plat or included on the plat.

G. Block Requirements. The length, width, and shape of blocks within proposed subdivisions shall conform to the following requirements:

1. **No block shall be longer than one thousand two hundred (1,200) feet, nor less than four hundred (400) feet between the street intersections, and shall have sufficient depth to provide for two tiers of lots,**

Analysis: No new blocks are being created.

Recommended Finding: This standard does not apply.

2. **Blocks shall be laid out in such a manner as to comply with the lot requirements,**

Analysis: No new blocks are being created.

Recommended Finding: This standard does not apply.

3. **The layout of blocks shall take into consideration the natural topography of the land to promote access within the subdivision and minimize cuts and fills for roads and minimize adverse impact on environment, water courses and topographical features,**

Analysis: No new blocks are being created.

Recommended Finding: This standard does not apply.

4. Corner lots shall contain a building envelope outside of a seventy-five (75) foot radius from the intersection of the streets.

Analysis: No new blocks are being created with the development and a new corner lot is being created with the new subdivision. The property has been developed for many years with a single family dwelling located on Pinewood Lane. Sublot 4 will be located within the 75 foot area as the subplot touches both Pinevue Lane and Pinewood Lane. As proposed, no sight distance issues are found with Sublot 4 being located as proposed. The proposed location of Sublot 4 and house does not create a situation that crowds the streetscape or interfere with light, air and space that might be a safety or aesthetic impact. The intersection is adequate for safe turn movements from private Pinevue Lane and Pinewood Lane.

Recommended Finding: The intent of this standard is met with the design and layout of the subdivision.

H. Street Improvement Requirements -

1. The arrangement, character, extent, width, grade, and location of all streets put in the proposed subdivision shall conform to the comprehensive plan and shall be considered in their relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land,

Analysis: The proposed Pinevue Lane intersects the existing Pinewood Lane at a right angle, is consistent with existing topography and neighborhood fabric, does not impact public convenience or safety and provides access to use the property as allowed by the GR-L zoning regulations. Access to the four proposed infill sublots satisfies Comprehensive Plan, Policy H-3.1, Mixture of Housing Types in New Development by providing “a mixture of housing types with varied price ranges and densities that meet a variety of needs.”

Recommended Finding: This standard has been met.

2. All streets shall be constructed to meet or exceed the criteria and standards set forth in Ketchum Ordinance 276, codified in Chapter 12.04, and all other applicable ordinances, resolutions, or regulations of the city of Ketchum or any other governmental entity having jurisdiction thereover, now existing or hereafter adopted, amended or codified, 12.04.030. A. Right-of-Way. All private streets shall have a minimum right-of-way equal to the width of the street improvements, including but not limited to, sidewalk, curb and gutter, utilities and snow storage, or as otherwise approved by the City Council.

12.04.030. B. Street Widths. The unobstructed, all-weather surface of a private street shall not be less than twenty (20) feet nor wider than thirty (30) feet unless otherwise approved by the City Council.

12.04.030. C. Street Locations.

Analysis: The proposed Pinevue Lane has an unobstructed width of twenty (20) feet.

Recommended Finding: This standard has been met.

1. Streets are to be arranged in proper relation to topography so as to result in usable lots, safe streets, and acceptable gradient. Grades shall not exceed seven percent.

Analysis: Proposed Pinevue Lane is oriented at ninety (90) degrees to existing Pinewood Lane, as is customary in the town. It has a gradient of two (2) percent.

Recommended Finding: This standard has been met.

2. The arrangement of streets shall provide for the continuation of existing streets from adjoining areas into new subdivisions unless otherwise approved by the city.

Analysis: Proposed Pinevue Lane intersects with Pinewood Lane to provide access to the proposed subdivision. Pinevue Lane will also be available to connect future development to the west toward Lot 17 of Parkwood Subdivision. An easement to allow for both access and utilities to serve that property are included on the plat. This will allow for greater connectivity and reduce the need for new streets and paved surfaces.

Recommended Finding: This standard has been met.

3. Where adjoining areas are not subdivided, the arrangement of streets in new subdivisions shall be such that said streets extend to the boundary lines of the tract to facilitate the future extension of said streets into adjacent areas. A reserve strip may be required and held in public ownership.

Analysis: Adjoining areas are already subdivided.

Recommended Finding: This standard does not apply.

4. Minimum sight distance shall be two hundred (200) feet for residential streets and three hundred (300) feet for collector and arterial streets.

Analysis: Proposed private Pinevue Lane has an unobstructed length of about two hundred and four (204) feet to its intersection with Pinewood Lane.

Recommended Finding: This standard has been met.

5. Streets shall be located horizontally and vertically so as to assure positive and effective drainage of storm and other surface waters. Subsurface waters shall be accommodated by approved drains and other facilities as determined necessary by the city.

Analysis: As part of the Design Review and Subdivision approval process, civil engineered grading, drainage and road construction plans have been submitted and reviewed by all necessary City departments, including Streets and Public Works.

Recommended Finding: This standard has been met.

6. Horizontal alignment shall be designed in accordance with AASHTO, geometric highway standards for the design speed of the proposed roadway. All curves shall be simple curves and superelevation shall not exceed six-tenths foot per foot. Unless otherwise specified by the city, the design speed shall be thirty-five (35) miles per hour.

Analysis: As part of the Design Review and Subdivision approval process, civil engineered grading, drainage and road construction plans have been submitted and reviewed by all necessary City departments, including Public Works.

Recommended Finding: This standard has been met.

12.04.030. D. Intersections.

2. No more than two streets shall cross at any one intersection.

Analysis: Where proposed Pinevue Lane intersects Pinewood Lane only two streets intersect.

Recommended Finding: This standard has been met.

3. Intersections shall be located on a relatively flat grade with appropriate drainage slope. The flat section shall extend a minimum of seventy-five (75) feet each way from the center of the intersection. Maximum of two percent intersection grade will be allowed.

Analysis: The proposed Pinevue Lane is relatively flat and has a grade of two (2) percent within seventy-five (75) feet of the intersection with Pinewood Lane. The Public Works Director/City Engineer is satisfied with the street design.

Recommended Finding: This standard has been met.

4. Minimum clear sight distance at all intersections shall permit vehicles to be mutually visible when each is a minimum of one hundred (100) feet from the center of the intersection.

Analysis: At the Pinevue Lane and Pinewood Lane intersection, the sight distance at the intersection is adequate for safe turn movements.

Recommended Finding: This standard has been met.

5. Intersections shall be clearly visible a minimum of two hundred (200) feet from the center of the intersection from all roadways.

Analysis: The intersection of proposed private Pinevue Lane and Pinewood Lane is visible from about two hundred (200) feet from Pinevue Lane and is visible from about two hundred (200) feet in each direction on Pinewood Lane. The street design has been approved by both the Public Works Director and the Fire Chief in terms of design.

Recommended Finding: This standard has been met.

12.04.030. E. Cul-de-Sacs. A cul-de-sac, court or similar type street shall have a maximum length of four hundred (400) feet from entrance to center of the turn-around, and all cul-de-sacs shall have a minimum turn-around radius of sixty (60) feet at the property line, and not less than forty-five (45) feet at the curb line.

Analysis: No cul-de-sacs are proposed.

Recommended Finding: This standard does not apply.

- 3. Where a subdivision abuts or contains an existing or proposed arterial street, railroad, or limited access highway right-of-way, the council may require a frontage street, planting strip, or similar design features;**

Analysis: The proposed subdivision does not abut or contain an existing or proposed arterial street, railroad, or limited access highway right-of-way.

Recommended Finding: This standard does not apply.

- 4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods,**

Analysis: Pinevue Lane is proposed to be available through an easement to serve adjoining property to the west in the event of future development.

Recommended Finding: This standard is met.

- 5. Street grades shall not be less than three-tenths percent and not more than seven percent so as to provide a safe movement of traffic and emergency vehicles in all weather and to provide for adequate drainage and snow plowing,**

Analysis: Proposed Pinevue Lane is relatively flat and has a grade of two (2) percent within seventy-five (75) feet of the intersection with Pinewood Lane.

Recommended Finding: This standard has been met.

- 6. In general, partial dedications shall not be permitted, however, the council may accept a partial street dedication when such a street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the council finds it practical to require the dedication of the remainder of the right-of-way when the adjoining property is subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right-of-way shall be dedicated,**

Analysis: No partial street dedication is proposed.

Recommended Finding: This standard does not apply.

- 7. Dead-end streets may be permitted only when such street terminates at the boundary of a subdivision and is necessary for the development of the**

subdivision or the future development of the adjacent property. When such a dead-end street serves more than two lots, a temporary turn-around easement shall be provided which easement shall revert to the adjacent lots when the street is extended,

Analysis: Proposed Pinevue Lane will terminate at the western boundary of the proposed Vue Subdivision. An easement has been provided to serve potential future development to the west. Each subplot in the subdivision is provided with its own turn-around so that a turn-around easement is not necessary. The street design meets city and fire codes and is found acceptable to the Public Works Director/City Engineer and Fire Chief.

Recommended Finding: This standard has been met.

- 8. A cul de sac, court, or similar type street shall be permitted only when necessary to the development of the subdivision and provided that no such street shall have a maximum length greater than four hundred (400) feet from entrance to center of turn-around, and all cul de sacs shall have a minimum turn-around radius of sixty (60) feet at the property line and not less than forty-five (45) feet at the curb line,**

Analysis: No cul-de-sacs are proposed.

Recommended Finding: This standard is not applicable.

- 9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy (70) degrees,**

Analysis: Proposed Pinevue Lane is oriented at ninety (90) degrees to existing Pinewood Lane.

Recommended Finding: This standard has been met.

- 10. Where any street deflects an angle of ten (10) degrees or more, a connecting curve shall be required having a minimum center line radius of three hundred (300) feet for arterial and collector streets, and one hundred twenty-five (125) feet for minor streets,**

Analysis: Proposed Pinevue Lane does not deflect an angle of ten (10) degrees or more.

Recommended Finding: This standard does not apply.

- 11. Streets with center line off-sets of less than one hundred twenty-five (125) feet shall be prohibited,**

Analysis and Recommended Finding: Not applicable.

- 12. A tangent of at least one hundred (100) feet long shall be introduced between reverse curves on arterial and collector streets,**

Analysis and Recommended Finding: Not applicable.

- 13. Proposed streets which are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confusing with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed subdivision from the commission before submitting same to council for preliminary plat approval,**

Analysis: Proposed Pinevue Lane is not a continuation of an existing street. Its name will be approved through the subdivision process. Fire Chief Elle has approved of the name of Pinevue Lane.

Recommended Finding: This standard shall be met through the preliminary plat process.

- 14. Street alignment design shall follow natural terrain contours to result in safe streets, useable lots, and minimum cuts and fills,**

Analysis: The site is basically flat and does not dictate cuts, fills, or any unacceptable design features. Proposed Pinevue Lane is oriented at ninety (90) degrees to existing Pinewood Lane.

Recommended Finding: This standard has been met.

- 15. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets,**

Analysis: Proposed Pinevue Lane is connected to existing Pinewood Lane, a street that serves as an efficient collector from the existing neighborhoods.

Recommended Finding: This standard has been met.

- 16. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the final plat and all landscaping and irrigation systems shall be installed as required improvements by the subdivider,**

Analysis: No reserve planting strip is proposed.

Recommended Finding: This standard does not apply.

- 17. In general, the center line of street shall coincide with the center line of the street right-of-way and all crosswalk markings shall be installed by the subdivider as a required improvement,**

Analysis: The center line of proposed Pinevue Lane coincides with that of existing Pinewood Lane. No crosswalks are proposed or required, since there will be very little traffic generated by Pinevue Lane.

Recommended Finding: This standard has been met.

- 18. Street lighting may be required by the commission or council where appropriate, and shall be installed by the subdivider as a required improvement,**

Analysis: A new street light is proposed at the southwest corner of the intersection of Pinevue Lane and Pinewood Lane in a similar location to the existing street light.

Recommended Finding: This standard has been met.

- 19. Private streets may be allowed upon recommendation by the commission and approval by the council. Private streets shall be constructed to meet the design standards specified in subsection H.2 of this section,**

Analysis: The applicant is proposing a private street, Pinevue Lane, to serve the subdivision. The Public Works Director/City Engineer and Fire Chief find the design and proposed construction features to be acceptable.

Recommended Finding: This standard has been met.

- 20. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the administrator and shall be consistent with the type and design of existing street signs elsewhere in the city,**

Analysis: This standard shall be met with a condition of approval.

Recommended Finding: This standard has been met with the condition that street signs shall be installed by the subdivider as a required improvement of a type and design approved by the administrator and shall be consistent with the type and design of existing street signs elsewhere in the city. "Fire lane/no parking" signs shall be installed along Pinevue Lane as required by the Fire Chief.

- 21. Bridges. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, said construction or improvement shall be a required improvement by the subdivider. Said construction or improvement shall be in accordance with adopted standard specifications therefore,**

Analysis and Recommended Finding: Not applicable.

- 22. Sidewalks, curbs, and gutters may be a required improvement installed by the subdivider.**

Analysis: No sidewalk, curb and gutter are required in residential neighborhoods and in the GR-L zoning district.

Recommended Finding: This standard does not apply.

- I. Alley Improvement Requirements. Alleys shall be provided in business, commercial and light industrial zoning districts. The width of an alley shall be not less than twenty (20) feet. Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. Dead-end alleys shall be prohibited. Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in subsection H.2 of this section.**

Analysis and Recommended Finding: Not applicable.

J. Required Easements. Easements, as set forth hereinafter, shall be required for location of the utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands.

- 1. A public utility easement at least ten (10) feet in width shall be required within the street right-of-way boundaries of all private streets. A public utility easement at least five feet in width shall be required within property boundaries adjacent to Warm Springs Road and within any other property boundary as determined by the city engineer to be necessary for the provision of adequate public utilities.**

Analysis: An eight (8) foot wide public utility easement for the proposed water line is located along the northern side of the private street and the street itself includes an easement for public utilities. An additional ten (10) foot sewer line is proposed along the north lot lines, so that water/sewer line separation requirements are met.

Recommended Finding: This standard has been met.

- 2. Where a subdivision contains or borders on a water course, drainage way, channel or stream, an easement shall be required of sufficient width to contain said water course and provide access for private maintenance and/or reconstruction of said water course.**

Analysis and Recommended Finding: Not applicable.

- 3. All subdivisions which border the Big Wood River, Trail Creek, and Warm Springs Creek shall dedicate a ten (10) foot fisherman and nature study easement along the river bank. Furthermore, the council shall require in appropriate areas an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are minimum standards and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the council may require an extension of that easement along the portion of the river bank which runs through the proposed subdivision.**

Analysis and Recommended Finding: Not applicable.

- 4. All subdivisions which border on the Big Wood River, Trail Creek, and Warm Springs Creek shall dedicate a twenty-five (25) foot scenic easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion.**

Analysis and Recommended Finding: Not applicable.

5. **No ditch, pipe, or structure for irrigation water or irrigation waste water shall be constructed, re-routed, or changed in the course of planning for or constructing required improvements within a proposed subdivision unless same has first been approved in writing by the ditch company or property owner holding the water rights thereto. A written copy of such approval shall be filed as part of required improvement construction plans.**

Analysis and Recommended Finding: Not applicable.

6. **Nonvehicular transportation system easements including pedestrian walkways, bikepaths, equestrian paths, and similar easements shall be dedicated by the subdivider to provide an adequate nonvehicular transportation system throughout the city.**

Analysis: There is no non-vehicular link adjacent to the subject property to connect to.

Recommended Finding: This standard does not apply.

- K. **Sanitary Sewage Disposal Improvements. Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider. Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the city engineer, council, and Idaho Health Department prior to final plat approval. In the event that the sanitary sewage system of a subdivision cannot connect to the existing public sewage system, alternative provisions for sewage disposal in accordance with the requirements of the Idaho Department of Health and the council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the council may require an increase in the minimum lot size and may impose any other reasonable requirements which it deems necessary to protect public health, safety, and welfare.**

Analysis and Recommended Finding: Lots 19A and 19B (including sublots) shall be connected to the City of Ketchum sewer system and shall meet all requirements of the Ketchum Utilities Department. This has been made a condition of approval.

- L. **Water System Improvements. A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the city under the supervision of the Ketchum fire department and other regulatory agencies having jurisdiction thereover. Furthermore, the central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions and no dead-end systems shall be permitted. All water systems shall be connected to the municipal water system and shall meet the standards of the following agencies: Idaho Department of Public Health, Idaho Survey and Rating Bureau, District Sanitarian, Idaho State Public**

Utilities Commission, Idaho Department of Reclamation, and all requirements of the city of Ketchum.

Analysis and Recommended Finding: Lots 19A and 19B (including sublots) shall be connected to the City of Ketchum water system and shall meet all requirements of the Ketchum Utilities Department. This has been made a condition of approval.

- M. Planting Strip Improvements.** Planting strips shall be required improvements. When a predominantly residential subdivision is proposed for land adjoining incompatible uses or features such as highways, railroads, commercial or light industrial districts or off-street parking areas, the subdivider shall provide planting strips to screen the view of such incompatible features. The subdivider shall submit a landscaping plan for said planting strip with the preliminary plat application and the landscaping shall be a required improvement.

Analysis and Recommended Finding: This standard does not apply.

- N. Cuts, Fills, and Grading Improvements.** Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts, fills, alterations of topography, streams, drainage channels, and disruption of soils and vegetation. The design criteria shall include the following:

1. A preliminary soil report prepared by a qualified engineer may be required by the commission and/or council as part of the preliminary plat application.

Analysis: The proposed grading has been designed by a civil engineer. No soils report has been submitted or required for the subdivision. The site is relatively flat.

Recommended Finding: This standard has been met.

2. Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Said plan shall contain the following information:

- a. Proposed contours at a maximum of five (5) foot contour intervals;
- b. Cut and fill banks in pad elevations;
- c. Drainage patterns;
- d. Areas where trees and/or natural vegetation will be preserved;
- e. Location of all street and utility improvements including driveways to building envelopes. Any other information which may reasonably be required by the administrator, commission, or council to adequately review the affect of the proposed improvements.

Analysis: Civil engineered grading, drainage and road construction plans have been submitted and reviewed by all necessary City departments, including Streets and Public Works and found acceptable.

Recommended Finding: This standard has been met.

- 3. Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.**

Analysis: Civil engineered grading, drainage and road construction plans have been submitted and reviewed by all necessary City departments, including Streets and Public Works and found acceptable.

Recommended Finding: This standard has been met.

- 4. Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision.**

Analysis: There are no areas within the proposed subdivision that are not suited for development. The lot is large, relatively flat and not near any water body.

Recommended Finding: This standard does not apply.

- 5. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as said revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion.**

Analysis: The applicant intends to build as soon as all necessary approvals have been obtained. However, staff suggests a condition of approval that, if a building permit is not obtained and construction has not commenced by October, 2014, where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such time as said revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion.

Recommended Finding: This standard has been met with the condition that, where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such time as said revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion.

- 6. Where cuts, fills, or other excavation are necessary, the following development standards shall apply:**
- a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability.**

- b. Fills shall be compacted to at least ninety-five (95) percent of maximum density as determined by AASHO T99 (Am. Assoc. State Highway Officials) and ASTM D698 (Am. Stnd. Testing Methods).
- c. Cut slopes shall be no steeper than two horizontal to one vertical. Subsurface drainage shall be provided as necessary for stability.
- d. Fill slopes shall be no steeper than three horizontal to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top and existing or planned cut slope.
- e. Toes of cut and fill slopes shall be set back from property boundaries a distance of three feet plus one-fifth of the height of the cut or the fill, but may not exceed a horizontal distance of ten (10) feet; tops and toes of cut and fill slopes shall be set back from structures at a distance of at least six feet plus one-fifth of the height of the cut or the fill. Additional setback distances shall be provided as necessary to accommodate drainage features and drainage structures.

Analysis: The applicant is required to submit a utility plan for approval by the Public Works Director/City Engineer who is authorized to evaluate and approve such plan.

Recommended Finding: This standard has been met.

- O. **Drainage Improvements.** The subdivider shall submit with the preliminary plat application, such maps, profiles, and other data prepared by an engineer to indicate the proper drainage of the surface water to natural drainage courses or storm drains, existing or proposed. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the city on the preliminary and final plat. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider. Culverts shall be required where all water or drainage courses intersect with streets, driveways, or improved public easements and shall extend across and under the entire improved width thereof including shoulders.

Analysis: Civil engineered grading, drainage and road construction plans have been submitted and reviewed by all necessary City departments, including Streets and Public Works.

Recommended Finding: This standard has been met.

- P. **Utilities.** In addition to the terms mentioned hereinabove, all utilities including but not limited to, electricity, natural gas, telephone, and cable serves shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements.

Analysis: The civil engineered grading and utility plans show water, sewer and other utilities serving the lot to be underground.

Recommended Finding: This standard has been met.

- Q. Off-Site Improvements - Where the off-site impact of a proposed subdivision is found by the commission or council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to final plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities.**

Analysis: Addition of four sublots into the existing infrastructure of the surrounding neighborhood will not have substantial impact to warrant other public infrastructure improvements.

Recommended Finding: This standard has been met.

16.04.070 TOWNHOUSES. (For information purposes only. The City Council is not acting on the preliminary plat for the townhouse sublots at this time.)

- B. Owner's Documents. 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 said documents and shall file said documents prior to recordation of the plat, which shall reflect the recording instrument numbers.**

Analysis: The applicant has made a complete preliminary plat application including draft CC&R's. The final documents shall be recorded with the final plat for the townhouse sublots.

Recommended Finding: This standard has been met.

- C. Preliminary Plat Procedure.**

1. The subdivider may apply for preliminary plat approval from the commission pursuant to Section 16.04.030.D herein at the time application is made for design review approval pursuant to Chapter 17.96. The Commission may approve, deny or conditionally approve said preliminary plat upon consideration of the action taken on the application for design review of the project.

2. The preliminary plat, other data, and the commission's findings shall not be transmitted to the council until construction of the project has commenced under a valid building permit issued by the Ketchum building inspector. The council shall act on the preliminary plat pursuant to Section 16.04.030.E.

Analysis: The applicant has applied for Townhouse Subdivision approval along with the subdivision of the parent parcel and design review. Staff will not transmit the preliminary plat for the townhouse subdivision, other data, and the commission's findings to the council until construction of the project has commenced under a valid building permit issued by the

Ketchum building inspector. The preliminary plat for the parent parcel subdivision is being transmitted to the city council as required by Section 16.040.030.E.

Recommended Finding: This standard has been met.

D. Final Plat Procedure.

1. The final plat procedure contained in Section 16.040.030.F herein shall be followed. However, the final plat shall not be signed by the City Clerk and recorded until the townhouse has received:

a. An approved life safety inspection for the building shell and all common areas from the Ketchum Building Official; and,

b. Completion of all design review elements as approved by the Planning and Zoning Administrator.

2. The Council may accept a security agreement for any design review elements not completed on a case by case basis pursuant to Section 17.96.120.

Analysis: This application is for preliminary plat.

Recommended Finding: This standard does not apply to the preliminary plat application.

E. Garage. 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.

Analysis: Each unit has an attached garage, and the garages are tied to each unit.

Recommended Finding: This standard has been met.

F. General Applicability. All other provisions of this chapter and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse subdivisions.

Analysis: All other ordinances and regulations shall be followed.

Recommended Finding: This standard shall be met.

STAFF RECOMMENDATION

Based on the information submitted and testimony taken, staff recommends that the Lot 19, Parkwood Subdivision, "Vue Townhomes" preliminary plat for the creation of Lots 19A and 19B be approved by the City Council, subject to conditions 1 – 9 below.

CITY COUNCIL OPTIONS

Make a motion to:

1. Deny the preliminary plat of Vue Townhomes Subdivision, because of the following standards (**Council to insert reasons for denial**) including findings; or,
2. Approve the preliminary plat of Vue Townhomes Subdivision **finding that the subdivision meets the standards of review**, subject to conditions 1 – 9 below.

MOTION: “I MOVE TO APPROVE THE APPLICATION BY THOMAS MONGE AND ELMAR GRABHER FOR THE SUBDIVISION OF LOT 19, PARKWOOD SUBDIVISION INTO LOTS 19A AND 19B, PRELIMINARY PLAT WITH CONDITIONS 1-9.”

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. This approval is given for the preliminary plat of the subdivision of Lot 19 into Lots 19A and 19B preliminary plat dated June 4, 2014, by Alpine Enterprises. Preliminary and final plat are still required in order to create the town house sublots. The failure to obtain final subdivision plat approval by the Council within one (1) year after approval of the preliminary plat by the Council shall cause all approvals of said preliminary plat to be null and void;
3. All development of utilities shall be in conformance with City of Ketchum standards and meet with the approval of the Public Works Director/City Engineer;
4. A final plat shall be recorded in the records of the Blaine County Clerk and Recorder. The recorded plat shall show a minimum of two Blaine County Survey Control Monuments with ties to the property and an inverse between the two monuments. The Survey Control Monuments shall be clearly identified on the face of the map;
5. An electronic CAD file shall be submitted to the City of Ketchum prior to final plat signature by the City Clerk. The electronic CAD file shall be submitted to the Blaine County Recorder’s office concurrent with the recording of the Plat containing the following minimum data:
 - a. Line work delineating all parcels and roadways on a CAD layer/level designated as “parcel”;
 - b. Line work delineating all roadway centerlines on a CAD layer/level designated as “road”; and,
 - c. Line work that reflects the ties and inverses for the Survey Control Monuments shown on the face of the Plat shall be shown on a CAD layer/level designated as “control”; and,

6. All information within the electronic file shall be oriented and scaled to Grid per the Idaho State Plane Coordinate System, Central Zone, NAD1983 (1992), U.S. Survey Feet, using the Blaine County Survey Control Network. Electronic CAD files shall be submitted in a “.dwg”, “.dgn” or “.shp” format and shall be submitted digitally to the City on a compact disc. When the endpoints of the lines submitted are indicated as coincidental with another line, the CAD line endpoints shall be separated by no greater than 0.0001 drawing units.
7. The final private street name has been found acceptable to the City of Ketchum fire chief and such name shall be noted on the preliminary and final plats. Street name and fire lane signs shall be installed on the private road in accordance with City of Ketchum standards.
8. The applicant shall provide a copy of the recorded final plat to the Department of Planning and Building for the official file on the application.
9. If a building permit is not obtained and construction has not commenced by October 2014, the applicant shall revegetate and otherwise restore any disturbed areas with perennial vegetation sufficient to stabilize soil by October 31, 2014.



Warm Springs Rd

Pinewood Ln

Parkway Dr

DESIGN REVIEW APPLICATION

Project Name: VUE TOWNHOMES
Owner: INFINITY PROJECTS LLC Phone No.: 720-2171

Mailing Address: PO BOX 2742 KETCHUM ID
Architect/Representative: MICHAEL DOTT ASSOCIATES Phone No.: 720-4228

Mailing Address: PO BOX 2792 KETCHUM ID 83340
Architect License No.: AR.1612

Engineer License No.: _____ Engineer of Record: MORELL ENGINEERING

All design review plans and drawings for public commercial projects, residential buildings containing more than four (4) dwelling units and development projects containing more than four (4) dwelling units shall be prepared by an Idaho licensed architect or an Idaho licensed engineer.

Preapplication Fee: _____ Date Paid: _____

Design Review Fee: _____ Date Paid: 2.14.14

Legal Land Description: LOT 19 BCK 1 PARKWOOD SUBDIVISION

Street Address: 105 Pinewood Lane

Lot Area: 20,037 Zoning District: CR-L

Overlay District: Flood _____ Avalanche _____ Pedestrian _____ Mountain _____

Anticipated Use: TOWNHOUSE SUBDIVISION - SINGLE FAMILY RESIDENCES

Type Construction: New Remodel _____ Addition _____ Other _____

Number of Residential Units: 4 Number of Hotel Units: _____

Total Floor Area: Proposed _____ Existing _____ Setbacks (CC Zone) (CC Zone Only)

| | | | |
|------------|-------------------------------|-------------------------|-------------------|
| Basements: | _____ | Ground Floor Open Space | _____ |
| 1st Floor: | <u>1199 x 4 4796</u> | Roofline Length | _____ |
| 2nd Floor: | <u>1246 x 4 4984</u> | Building Width | _____ |
| 3rd Floor: | _____ | Horizontal Breaks Every | _____ Feet |
| Mezzanine: | _____ | Break Depth | _____ Width _____ |
| Total: | <u>2,445 each 9,780 TOTAL</u> | Floor Area Ratio | _____ |

Percent of Building Coverage: 29% EACH LOT

Curb Cut: 20'

Setbacks: Front 15' Side 15' Side 15' Rear 10'

Height: 26'-0" Parking Spaces Provided: 12

Construction Phasing: NONE

Will fill or excavation be required? If yes, amount in cubic yards- Fill _____ Excavation _____

Will existing trees or vegetation be removed? Yes No _____

Water System: Municipal Service Ketchum Spring Water _____

The Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Design Review Application in which the City of Ketchum is the prevailing party to pay the reasonable attorney fees, including attorney fees on appeal, and expenses of the City of Ketchum.

I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.

Signature of Owner: [Signature] Date: 4/15/14

Approved/Denied: _____ Date: _____

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.

IN RE:)
)
Vue Subdivision) **KETCHUM PLANNING AND ZONING**
and Townhouse Subdivision) **COMMISSION - FINDINGS OF FACT,**
Preliminary Plat) **CONCLUSIONS OF LAW AND DECISION**
)
File Number: 14-023)

BACKGROUND FACTS

OWNERS: Thomas Monge and Elmar Graber

REPRESENTATIVE: Bruce Smith, PLS, Alpine Enterprises

REQUEST: Subdivision of Lot 19, Parkwood Subdivision into two (2) lots, 19A and 19B, and Preliminary Plat Townhouse Subdivision of each of the resultant lots into two (2) sublots, resulting in a total of four sublots for townhouse development.

LOCATION: 105 Pinewood Lane (Lot 19, Parkwood Subdivision)

ZONING: General Residential – Low Density (GR-L)

OVERLAY: None

NOTICE: Property owners within 300 feet were mailed notice on May 21, 2014 and agencies were mailed on May 22, 2014.
Published in the Idaho Mountain Express on May 7, 2014 for a May 27, 2014 meeting and continued on the record to June 9, 2014.

REVIEWER: Joyce Allgaier, Director of Planning and Building

Regulatory Taking Notice: Applicant has the right, pursuant to section 67-8003, Idaho Code, to request a regulatory taking analysis.

GENERAL FINDINGS OF FACT

1. The applicant is proposing a subdivision of Lot 19 of Parkwood Subdivision into two lots and then 4 townhouse sublots to accommodate a development of a four unit (detached) residential townhouse development. Each unit will be approximately 2,445 square feet in size, including an attached one (1) car garage, and each will be two stories tall. The proposed development will replace an existing, older single family structure on the site.

2. This project is undergoing Design Review approval concurrently with this subdivision application.
3. Utility and access easements are depicted on the preliminary plat as follows:
 - Ten (10) foot wide sewer line easement along the northern property boundary benefitting the City of Ketchum and the 4 townhome lots;
 - Twenty (20) foot wide access and utility easement along the southern property boundary (in a new private street – Pinevue Lane). This access and utility serves the City of Ketchum, 4 townhome lots, Lot 17 Parkwood Subdivision, and utility easement only to Parkwood Condominiums;
 - Eight (8) foot wide public utility easement along the north side of the access easement in Pinevue Lane; and
 - Ten (10) foot wide public utility easement along the eastern property boundary.

The preliminary plat describes the access and utility easements and beneficiaries.

4. The Planning Administrator has determined that the proposed Pinevue Lane is a private street, resulting in proposed Lot 19B being a corner lot and Lot 19A being served by only Pinevue Lane. The Administrator has determined that, in accordance with the orientation of other lots in the neighborhood and the location of the private access street, the front lot line is the southern lot line of the proposed subdivision and the rear is the opposite northern lot line. The side lot lines are those lines running perpendicular to the front yard line. A standard building setback dimension to the property lines is required to the property lines of new Lots 19A and 19B, and including the interior lot line between Lots 19A and Lot 19B. It is noted that new subdivision layouts commonly establish and set the front, rear and side yards for the subdivision.
5. Attachments to the June 9, 2014 Staff Report:
 - A. Application, including:
 - Application Form, dated February 14, 2014
 - DRAFT Townhome Declaration
 - B. Reduced scale preliminary plat, dated June 4, 2014.

EVALUATION STANDARDS

16.04 Subdivision Criteria

16.04.040

F. Lot and Block Requirements.

1. Lot size, width, depth, shape, and orientation, and minimum building setback lines shall be in compliance with the zoning district in which the property is located and

compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings,

Finding: The existing Lot 19 is 20,037 square feet in size. Proposed Lot 19A will be 8,047 square feet and Lot 19B will be 8219 square feet in size, in conformance with the minimum lot size. The resultant lot widths will be 89.4 feet for Lot 19A and 99.97 feet for Lot 19B. Minimum lot size in the GR-L zoning district is 8,000 square feet and minimum lot width is 80 feet. The resultant lot shapes are roughly rectangular, and lot orientations are similar to other lots in the same GR-L zoning district. Building setbacks shall comply with the requirements of the zoning code and shall be reviewed as part of the Design Review process. The proposed subdivision is located in between the GR-H zoning district on the south and GR-L on the north and adjacent to the LR zoning district on the west. The layout and density is found to provide a transition between the GR-H and LR zoning districts. Solar access to adjacent properties will not be compromised.

Conclusion: This standard has been met.

2. **Whenever a proposed subdivision contains lot(s), in whole or in part, within the floodplain, or which contain land with a slope in excess of twenty-five (25) percent based upon natural contours, or create corner lots at the intersection of two or more streets, building envelopes shall be shown for the lot(s) so affected on the preliminary and final plats. The building envelopes shall be located in a manner designed to promote harmonious development of structures, minimize congestion of structures, provide open space and solar access for each lot and structure. Also, building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, water courses and topographical features,**

Finding: The proposed lots are located outside the 100 year floodplain and any designated floodplain hazard area. No wetlands or intermittent waterways are located on the properties. They are relatively flat and do not contain twenty-five (25) percent slope. Lot 19B is located at the corner of Pinewood Lane and the proposed private Pinevue Lane, providing vehicular access to the properties.

Conclusion: This standard has been met with the condition that, at final plat submittal, the plat shall show a building envelope on Lot 19B, Sublot 4 that conforms to current zoning code setback requirements. A plat note shall be added stating that zoning code setbacks requirements in effect at time of permitting shall be met and that setbacks may be may be more stringent than the building envelope as depicted on the plat.

3. **Corner lots shall have a property line curve or corner of a minimum radius of twenty-five (25) feet unless a longer radius is required to serve an existing or future use,**

Finding: The grading plan submitted for Design Review shows a radius of twenty-eight (28) feet at the intersection of Pineway Lane and the proposed Pinevue Lane.

Conclusion: This standard has been met.

4. Side lot lines shall be within twenty (20) degrees to a right angle or radial line to the street line,

Finding: Each side lot line is located at about 90 degrees to the street lot lines on the proposed Pinevue Lane.

Conclusion: This standard has been met.

5. Double frontage lots shall not be created. A planting strip shall be provided along the boundary line of lots adjacent to arterial streets or incompatible zoning districts. Should a double frontage lot(s) be created out of necessity, then such lot(s) shall be reversed frontage lot(s),

Finding: No double frontage or reverse frontage lots are being created

Conclusion: This standard does not apply.

6. Minimum lot sizes in all cases shall be reversed frontage lot(s),

Finding: No reversed frontage lots are proposed.

Conclusion: This standard does not apply.

7. Every lot in a subdivision shall have a minimum of twenty feet (20') of frontage on a dedicated public street or legal access via an easement of twenty feet (20') or greater in width. Easement shall be recorded in the Office of the Blaine County Recorder prior to or in conjunction with recordation of the final plat.

Finding: The proposed lots will be accessed from a twenty (20) foot wide access easement that becomes a private street, Pinevue Lane. The preliminary plat shows the legal access.

Conclusion: This standard has been met with the condition that the access easements to Lots 19A and 19B shall be recorded in the Office of the Blaine County Recorder in conjunction with recordation of the final plat or included on the plat.

- G. Block Requirements. The length, width, and shape of blocks within proposed subdivisions shall conform to the following requirements:

1. No block shall be longer than one thousand two hundred (1,200) feet, nor less than four hundred (400) feet between the street intersections, and shall have sufficient depth to provide for two tiers of lots,

Finding: No new blocks are being created.

Conclusion: This standard does not apply.

2. Blocks shall be laid out in such a manner as to comply with the lot requirements,

Finding: No new blocks are being created.

Conclusion: This standard does not apply.

3. The layout of blocks shall take into consideration the natural topography of the land to promote access within the subdivision and minimize cuts and fills for

roads and minimize adverse impact on environment, water courses and topographical features,

Finding: No new blocks are being created.

Conclusion: This standard does not apply.

4. Corner lots shall contain a building envelope outside of a seventy-five (75) foot radius from the intersection of the streets.

Finding: No new blocks are being created with the development and a new corner lot is being created with the new subdivision. The property has been developed for many years with a single family dwelling located on Pinewood Lane. Sublot 4 will be located within the 75 foot area as the subplot touches both Pinevue Lane and Pinewood Lane. As proposed, no sight distance issues are found with Sublot 4 being located as proposed. The proposed location of Sublot 4 and house does not create situation that crowds the streetscape or interfere with light, air and space that might be a safety or aesthetic impact. The intersection is adequate for safe turn movements from private Pinevue Lane and Pinewood Lane.

Conclusion: The intent of this standard is met with the design and layout of the subdivision.

H. Street Improvement Requirements -

1. The arrangement, character, extent, width, grade, and location of all streets put in the proposed subdivision shall conform to the comprehensive plan and shall be considered in their relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land,

Finding: The proposed Pinevue Lane intersects the existing Pinewood Lane at a right angle, is consistent with existing topography and neighborhood fabric, does not impact public convenience or safety and provides access to use the property as allowed by the GR-L zoning regulations. Access to the four proposed infill sublots satisfies Comprehensive Plan, Policy H-3.1, Mixture of Housing Types in New Development by providing "a mixture of housing types with varied price ranges and densities that meet a variety of needs."

Conclusion: This standard has been met.

2. All streets shall be constructed to meet or exceed the criteria and standards set forth in Ketchum Ordinance 276, codified in Chapter 12.04, and all other applicable ordinances, resolutions, or regulations of the city of Ketchum or any other governmental entity having jurisdiction thereover, now existing or hereafter adopted, amended or codified,

12.04.030. A. Right-of-Way. All private streets shall have a minimum right-of-way equal to the width of the street improvements, including but not limited to, sidewalk, curb and gutter, utilities and snow storage, or as otherwise approved by the City Council.

12.04.030. B. Street Widths. The unobstructed, all-weather surface of a private street shall not be less than twenty (20) feet nor wider than thirty (30) feet unless otherwise approved by the City Council.

12.04.030. C. Street Locations.

Finding: The proposed Pinevue Lane has an unobstructed width of twenty (20) feet.

Conclusion: This standard has been met.

1. Streets are to be arranged in proper relation to topography so as to result in usable lots, safe streets, and acceptable gradient. Grades shall not exceed seven percent.

Finding: Proposed Pinevue Lane is oriented at ninety (90) degrees to existing Pinewood Lane, as is customary in the town. It has a gradient of two (2) percent.

Conclusion: This standard has been met.

2. The arrangement of streets shall provide for the continuation of existing streets from adjoining areas into new subdivisions unless otherwise approved by the city.

Finding: Proposed Pinevue Lane intersects with Pinewood Lane to provide access to the proposed subdivision. Pinevue Lane will also be available to connect future development to the west toward Lot 17 of Parkwood Subdivision. An easement to allow for both access and utilities to serve that property are included on the plat. This will allow for greater connectivity and reduce the need for new streets and paved surfaces.

Conclusion: This standard has been met.

3. Where adjoining areas are not subdivided, the arrangement of streets in new subdivisions shall be such that said streets extend to the boundary lines of the tract to facilitate the future extension of said streets into adjacent areas. A reserve strip may be required and held in public ownership.

Finding: Adjoining areas are already subdivided.

Conclusion: This standard does not apply.

4. Minimum sight distance shall be two hundred (200) feet for residential streets and three hundred (300) feet for collector and arterial streets.

Finding: Proposed private Pinevue Lane has an unobstructed length of about two hundred and four (204) feet to its intersection with Pinewood Lane.

Conclusion: This standard has been met.

5. Streets shall be located horizontally and vertically so as to assure positive and effective drainage of storm and other surface waters. Subsurface waters shall be accommodated by approved drains and other facilities as determined necessary by the city.

Finding: As part of the Design Review and Subdivision approval process, civil engineered grading, drainage and road construction plans have been submitted and reviewed by all necessary City departments, including Streets and Public Works.

Conclusion: This standard has been met.

6. Horizontal alignment shall be designed in accordance with AASHTO, geometric highway standards for the design speed of the proposed roadway. All curves shall be simple curves and superelevation shall not exceed six-tenths foot per foot. Unless otherwise specified by the city, the design speed shall be thirty-five (35) miles per hour.

Finding: As part of the Design Review and Subdivision approval process, civil engineered grading, drainage and road construction plans have been submitted and reviewed by all necessary City departments, including Public Works.

Conclusion: This standard has been met.

12.04.030. D. Intersections.

2. No more than two streets shall cross at any one intersection.

Finding: Where proposed Pinevue Lane intersects Pinewood Lane only two streets intersect.

Conclusion: This standard has been met.

3. Intersections shall be located on a relatively flat grade with appropriate drainage slope. The flat section shall extend a minimum of seventy-five (75) feet each way from the center of the intersection. Maximum of two percent intersection grade will be allowed.

Finding: The proposed Pinevue Lane is relatively flat and has a grade of two (2) percent within seventy-five (75) feet of the intersection with Pinewood Lane. The Public Works Director/City Engineer is satisfied with the street design.

Conclusion: This standard has been met.

4. Minimum clear sight distance at all intersections shall permit vehicles to be mutually visible when each is a minimum of one hundred (100) feet from the center of the intersection.

Finding: At the Pinevue Lane and Pinewood Lane intersection, the sight distance at the intersection is adequate for safe turn movements.

Conclusion: This standard has been met.

5. Intersections shall be clearly visible a minimum of two hundred (200) feet from the center of the intersection from all roadways.

Finding: The intersection of proposed private Pinevue Lane and Pinewood Lane is visible from about two hundred (200) feet from Pinevue Lane and is visible from about two hundred (200) feet in each direction on Pinewood Lane. The street design has been approved by both the Public Works Director and the Fire Chief in terms of design.

Conclusion: This standard has been met.

12.04.030. E. Cul-de-Sacs. A cul-de-sac, court or similar type street shall have a maximum length of four hundred (400) feet from entrance to center of the

turn-around, and all cul-de-sacs shall have a minimum turn-around radius of sixty (60) feet at the property line, and not less than forty-five (45) feet at the curb line.

Finding: No cul-de-sacs are proposed.

Conclusion: This standard does not apply.

3. Where a subdivision abuts or contains an existing or proposed arterial street, railroad, or limited access highway right-of-way, the council may require a frontage street, planting strip, or similar design features;

Finding: The proposed subdivision does not abut or contain an existing or proposed arterial street, railroad, or limited access highway right-of-way.

Conclusion: This standard does not apply.

4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods,

Finding: Pinevue Lane is proposed to be available through an easement to serve adjoining property to the west in the event of future development.

Conclusion: This standard is met.

5. Street grades shall not be less than three-tenths percent and not more than seven percent so as to provide a safe movement of traffic and emergency vehicles in all weather and to provide for adequate drainage and snow plowing,

Finding: Proposed Pinevue Lane is relatively flat and has a grade of two (2) percent within seventy-five (75) feet of the intersection with Pinewood Lane.

Conclusion: This standard has been met.

6. In general, partial dedications shall not be permitted, however, the council may accept a partial street dedication when such a street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the council finds it practical to require the dedication of the remainder of the right-of-way when the adjoining property is subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right-of-way shall be dedicated,

Finding: No partial street dedication is proposed.

Conclusion: This standard does not apply.

7. Dead-end streets may be permitted only when such street terminates at the boundary of a subdivision and is necessary for the development of the subdivision or the future development of the adjacent property. When such a dead-end street serves more than two lots, a temporary turn-around easement shall be provided which easement shall revert to the adjacent lots when the street is extended,

Finding: Proposed Pinevue Lane will terminate at the western boundary of the proposed Vue Subdivision. An easement has been provided to serve potential future development to the west. Each subplot in the subdivision is provided with its own turn-around so that a turn-around easement is not necessary. The street design meets city and fire codes and is found acceptable to the Public Works Director/City Engineer and Fire Chief.

Conclusion: This standard has been met.

8. A cul de sac, court, or similar type street shall be permitted only when necessary to the development of the subdivision and provided that no such street shall have a maximum length greater than four hundred (400) feet from entrance to center of turn-around, and all cul de sacs shall have a minimum turn-around radius of sixty (60) feet at the property line and not less than forty-five (45) feet at the curb line,

Finding: No cul-de-sacs are proposed.

Conclusion: This standard is not applicable.

9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy (70) degrees,

Finding: Proposed Pinevue Lane is oriented at ninety (90) degrees to existing Pinewood Lane.

Conclusion: This standard has been met.

10. Where any street deflects an angle of ten (10) degrees or more, a connecting curve shall be required having a minimum center line radius of three hundred (300) feet for arterial and collector streets, and one hundred twenty-five (125) feet for minor streets,

Finding: Proposed Pinevue Lane does not deflect an angle of ten (10) degrees or more.

Conclusion: This standard does not apply.

11. Streets with center line off-sets of less than one hundred twenty-five (125) feet shall be prohibited,

Finding and Conclusion: Not applicable.

12. A tangent of at least one hundred (100) feet long shall be introduced between reverse curves on arterial and collector streets,

Finding and Conclusion: Not applicable.

13. Proposed streets which are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confusing with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed subdivision from the commission before submitting same to council for preliminary plat approval,

Finding: Proposed Pinevue Lane is not a continuation of an existing street. Its name will be approved through the subdivision process.

Conclusion: This standard shall be met through the preliminary plat process.

14. **Street alignment design shall follow natural terrain contours to result in safe streets, useable lots, and minimum cuts and fills,**

Finding: The site is basically flat and does not dictate cuts, fills, or any unacceptable design features. Proposed Pinevue Lane is oriented at ninety (90) degrees to existing Pinewood Lane.

Conclusion: This standard has been met.

15. **Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets,**

Finding: Proposed Pinevue Lane is connected to existing Pinewood Lane, a street that serves as an efficient collector from the existing neighborhoods.

Conclusion: This standard has been met.

16. **Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the final plat and all landscaping and irrigation systems shall be installed as required improvements by the subdivider,**

Finding: No reserve planting strip is proposed.

Conclusion: This standard does not apply.

17. **In general, the center line of street shall coincide with the center line of the street right-of-way and all crosswalk markings shall be installed by the subdivider as a required improvement,**

Finding: The center line of proposed Pinevue Lane coincides with that of existing Pinewood Lane. No crosswalks are proposed or required, since there will be very little traffic generated by Pinevue Lane.

Conclusion: This standard has been met.

18. **Street lighting may be required by the commission or council where appropriate, and shall be installed by the subdivider as a required improvement,**

Finding: A new street light is proposed at the southwest corner of the intersection of Pinevue Lane and Pinewood Lane in a similar location to the existing street light.

Conclusion: This standard has been met.

19. **Private streets may be allowed upon recommendation by the commission and approval by the council. Private streets shall be constructed to meet the design standards specified in subsection H.2 of this section,**

Finding: The applicant is proposing a private street, Pinevue Lane, to serve the subdivision. The Public Works Director/City Engineer and Fire Chief find the design and proposed construction features to be acceptable.

Conclusion: This standard has been met.

20. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the administrator and shall be consistent with the type and design of existing street signs elsewhere in the city,

Finding: This standard shall be met with a condition of approval.

Conclusion: This standard has been met with the condition that street signs shall be installed by the subdivider as a required improvement of a type and design approved by the administrator and shall be consistent with the type and design of existing street signs elsewhere in the city. "Fire lane/no parking" signs shall be installed along Pinevue Lane as required by the Fire Chief.

21. Bridges. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, said construction or improvement shall be a required improvement by the subdivider. Said construction or improvement shall be in accordance with adopted standard specifications therefore,

Finding and Conclusion: Not applicable.

22. Sidewalks, curbs, and gutters may be a required improvement installed by the subdivider.

Finding: No sidewalk, curb and gutter are required in residential neighborhoods and in the GR-L zoning district.

Conclusion: This standard does not apply.

I. Alley Improvement Requirements. Alleys shall be provided in business, commercial and light industrial zoning districts. The width of an alley shall be not less than twenty (20) feet. Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. Dead-end alleys shall be prohibited. Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in subsection H.2 of this section.

Finding and Conclusion: Not applicable.

J. Required Easements. Easements, as set forth hereinafter, shall be required for location of the utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands.

1. A public utility easement at least ten (10) feet in width shall be required within the street right-of-way boundaries of all private streets. A public utility

easement at least five feet in width shall be required within property boundaries adjacent to Warm Springs Road and within any other property boundary as determined by the city engineer to be necessary for the provision of adequate public utilities.

Finding: An eight (8) foot wide public utility easement for the proposed water line is located along the northern side of the private street and the street itself includes an easement for public utilities. An additional ten (10) foot sewer line is proposed along the north lot lines, so that water/sewer line separation requirements are met.

Conclusion: This standard has been met.

2. Where a subdivision contains or borders on a water course, drainage way, channel or stream, an easement shall be required of sufficient width to contain said water course and provide access for private maintenance and/or reconstruction of said water course.

Finding and Conclusion: Not applicable.

3. All subdivisions which border the Big Wood River, Trail Creek, and Warm Springs Creek shall dedicate a ten (10) foot fisherman and nature study easement along the river bank. Furthermore, the council shall require in appropriate areas an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are minimum standards and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the council may require an extension of that easement along the portion of the river bank which runs through the proposed subdivision.

Finding and Conclusion: Not applicable.

4. All subdivisions which border on the Big Wood River, Trail Creek, and Warm Springs Creek shall dedicate a twenty-five (25) foot scenic easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion.

Finding and Conclusion: Not applicable.

5. No ditch, pipe, or structure for irrigation water or irrigation waste water shall be constructed, re-routed, or changed in the course of planning for or constructing required improvements within a proposed subdivision unless same has first been approved in writing by the ditch company or property owner holding the water rights thereto. A written copy of such approval shall be filed as part of required improvement construction plans.

Finding and Conclusion: Not applicable.

6. Nonvehicular transportation system easements including pedestrian walkways, bikepaths, equestrian paths, and similar easements shall be dedicated by the

subdivider to provide an adequate nonvehicular transportation system throughout the city.

Finding: There is no non-vehicular link adjacent to the subject property to connect to.

Conclusion: This standard does not apply.

- K. **Sanitary Sewage Disposal Improvements.** Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider. Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the city engineer, council, and Idaho Health Department prior to final plat approval. In the event that the sanitary sewage system of a subdivision cannot connect to the existing public sewage system, alternative provisions for sewage disposal in accordance with the requirements of the Idaho Department of Health and the council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the council may require an increase in the minimum lot size and may impose any other reasonable requirements which it deems necessary to protect public health, safety, and welfare.

Finding and Conclusion: Lots 19A and 19B (including sublots) shall be connected to the City of Ketchum sewer system and shall meet all requirements of the Ketchum Utilities Department. This has been made a condition of approval.

- L. **Water System Improvements.** A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the city under the supervision of the Ketchum fire department and other regulatory agencies having jurisdiction thereover. Furthermore, the central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions and no dead-end systems shall be permitted. All water systems shall be connected to the municipal water system and shall meet the standards of the following agencies: Idaho Department of Public Health, Idaho Survey and Rating Bureau, District Sanitarian, Idaho State Public Utilities Commission, Idaho Department of Reclamation, and all requirements of the city of Ketchum.

Finding and Conclusion: Lots 19A and 19B (including sublots) shall be connected to the City of Ketchum water system and shall meet all requirements of the Ketchum Utilities Department. This has been made a condition of approval.

- M. **Planting Strip Improvements.** Planting strips shall be required improvements. When a predominantly residential subdivision is proposed for land adjoining incompatible uses or features such as highways, railroads, commercial or light industrial districts or off-street parking areas, the subdivider shall provide planting strips to screen the view of such incompatible features. The subdivider shall submit a landscaping plan for said

planting strip with the preliminary plat application and the landscaping shall be a required improvement.

Finding and Conclusion: This standard does not apply.

N. Cuts, Fills, and Grading Improvements. Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts, fills, alterations of topography, streams, drainage channels, and disruption of soils and vegetation. The design criteria shall include the following:

1. A preliminary soil report prepared by a qualified engineer may be required by the commission and/or council as part of the preliminary plat application.

Finding: The proposed grading has been designed by a civil engineer. No soils report has been submitted or required for the subdivision. The site is relatively flat.

Conclusion: This standard has been met.

2. Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Said plan shall contain the following information:

- a. Proposed contours at a maximum of five (5) foot contour intervals;
- b. Cut and fill banks in pad elevations;
- c. Drainage patterns;
- d. Areas where trees and/or natural vegetation will be preserved;
- e. Location of all street and utility improvements including driveways to building envelopes. Any other information which may reasonably be required by the administrator, commission, or council to adequately review the affect of the proposed improvements.

Finding: Civil engineered grading, drainage and road construction plans have been submitted and reviewed by all necessary City departments, including Streets and Public Works and found acceptable.

Conclusion: This standard has been met.

3. Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.

Finding: Civil engineered grading, drainage and road construction plans have been submitted and reviewed by all necessary City departments, including Streets and Public Works and found acceptable.

Conclusion: This standard has been met.

4. Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision.

Finding: There are no areas within the proposed subdivision that are not suited for development. The lot is large, relatively flat and not near any water body.

Conclusion: This standard does not apply.

5. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as said revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion.

Finding: The applicant intends to build as soon as all necessary approvals have been obtained. However, staff suggests a condition of approval that, if a building permit is not obtained and construction has not commenced by October, 2014, where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such time as said revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion.

Conclusion: This standard has been met with the condition that, where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such time as said revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion.

6. Where cuts, fills, or other excavation are necessary, the following development standards shall apply:
 - a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability.
 - b. Fills shall be compacted to at least ninety-five (95) percent of maximum density as determined by AASHO T99 (Am. Assoc. State Highway Officials) and ASTM D698 (Am. Stnd. Testing Methods).
 - c. Cut slopes shall be no steeper than two horizontal to one vertical. Subsurface drainage shall be provided as necessary for stability.
 - d. Fill slopes shall be no steeper than three horizontal to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top and existing or planned cut slope.
 - e. Toes of cut and fill slopes shall be set back from property boundaries a distance of three feet plus one-fifth of the height of the cut or the fill, but may not exceed a horizontal distance of ten (10) feet; tops and toes of cut and fill slopes shall be set back from structures at a distance of at least six feet plus one-fifth of the height of the cut or the fill. Additional

setback distances shall be provided as necessary to accommodate drainage features and drainage structures.

Finding: The applicant is required to submit a utility plan for approval by the Public Works Director/City Engineer who is authorized to evaluate and approve such plan.

Conclusion: This standard has been met.

- O. **Drainage Improvements.** The subdivider shall submit with the preliminary plat application, such maps, profiles, and other data prepared by an engineer to indicate the proper drainage of the surface water to natural drainage courses or storm drains, existing or proposed. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the city on the preliminary and final plat. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider. Culverts shall be required where all water or drainage courses intersect with streets, driveways, or improved public easements and shall extend across and under the entire improved width thereof including shoulders.

Finding: Civil engineered grading, drainage and road construction plans have been submitted and reviewed by all necessary City departments, including Streets and Public Works.

Conclusion: This standard has been met.

- P. **Utilities.** In addition to the terms mentioned hereinabove, all utilities including but not limited to, electricity, natural gas, telephone, and cable serves shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements.

Finding: The civil engineered grading and utility plans show water and sewer to be undergrounded. Other utilities are not shown.

Conclusion: This standard has been met with the condition that all utilities shall be installed underground prior to City Clerk's signature of the final plat.

- Q. **Off-Site Improvements -** Where the off-site impact of a proposed subdivision is found by the commission or council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to final plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities.

Finding: Addition of four sublots into the existing infrastructure of the surrounding neighborhood will not have substantial impact to warrant other public infrastructure improvements.

Conclusion: This standard has been met.

16.04.070 TOWNHOUSES.

B. Owner's Documents. 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 said documents and shall file said documents prior to recordation of the plat, which shall reflect the recording instrument numbers.

Finding: The applicant has made a complete preliminary plat application including draft CC&R's. The final documents shall be recorded with the final plat.

Conclusion: This standard has been met.

C. Preliminary Plat Procedure.

1. The subdivider may apply for preliminary plat approval from the commission pursuant to Section 16.04.030.D herein at the time application is made for design review approval pursuant to Chapter 17.96. The Commission may approve, deny or conditionally approve said preliminary plat upon consideration of the action taken on the application for design review of the project.

2. The preliminary plat, other data, and the commission's findings shall not be transmitted to the council until construction of the project has commenced under a valid building permit issued by the Ketchum building inspector. The council shall act on the preliminary plat pursuant to Section 16.04.030.E.

Finding: The applicant has applied for Townhouse Subdivision approval along with the subdivision of the parent parcel and design review. Staff will not transmit the preliminary plat for the townhouse subdivision, other data, and the commission's findings shall not be transmitted to the council until construction of the project has commenced under a valid building permit issued by the Ketchum building inspector. The preliminary plat for the parent parcel subdivision will be transmitted to the city council as required by Section 16.040.030.E.

Conclusion: This standard has been met.

D. Final Plat Procedure.

1. The final plat procedure contained in Section 16.040.030.F herein shall be followed. However, the final plat shall not be signed by the City Clerk and recorded until the townhouse has received:

- a. An approved life safety inspection for the building shell and all common areas from the Ketchum Building Official; and,
- b. Completion of all design review elements as approved by the Planning and Zoning Administrator.

2. The Council may accept a security agreement for any design review elements not completed on a case by case basis pursuant to Section 17.96.120.

Finding: This application is for preliminary plat.

Conclusion: This standard does not apply to the preliminary plat application.

E. **Garage.** 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.

Finding: Each unit has an attached garage, and the garages are tied to each unit.

Conclusion: This standard has been met.

F. **General Applicability.** All other provisions of this chapter and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse subdivisions.

Finding: All other ordinances and regulations shall be followed.

Conclusion: This standard shall be met.

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation organized under Article XII of the Idaho Constitution and the laws of the State of Idaho, Title 50, Idaho Code.
2. Under Chapter 65, Title 67 of the Idaho Code, the City has passed a land use and 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.
4. The proposed preliminary plat **does** meet the standards of approval under Title 16, Chapter 16.04, subject to conditions of approval.
5. This approval is given for the preliminary plat of Vue Townhomes Subdivision, plans dated June 4, 2014, by Alpine Enterprises, Inc.

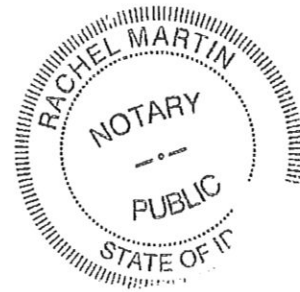
DECISION

THEREFORE, the Ketchum Planning and Zoning Commission **approves** this preliminary plat application this 9th day of June, 2014, 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;

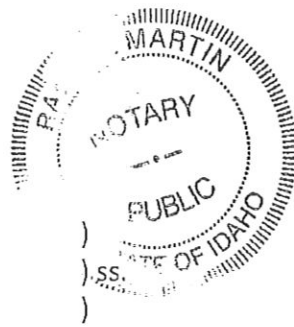
2. This approval is given for the preliminary plat of the subdivision of Lot 19 into Lots 19A and 19B and Sublots 1 - 4, Vue Townhomes preliminary plat dated June 4, 2014, by Alpine Enterprises;
3. The failure to obtain final plat approval by the Council of an approved preliminary plat within one (1) year after approval by the Council shall cause all approvals of said preliminary plat to be null and void;
4. The recorded plat shall show a minimum of two Blaine County Survey Control Monuments with ties to the property and an inverse between the two monuments. The Survey Control Monuments shall be clearly identified on the face of the map;
5. An electronic CAD file shall be submitted to the City of Ketchum prior to final plat signature by the City Clerk. The electronic CAD file shall be submitted to the Blaine County Recorder's office concurrent with the recording of the Plat containing the following minimum data:
 - a. Line work delineating all parcels and roadways on a CAD layer/level designated as "parcel";
 - b. Line work delineating all roadway centerlines on a CAD layer/level designated as "road"; and,
 - c. Line work that reflects the ties and inverses for the Survey Control Monuments shown on the face of the Plat shall be shown on a CAD layer/level designated as "control"; and,
6. All information within the electronic file shall be oriented and scaled to Grid per the Idaho State Plane Coordinate System, Central Zone, NAD1983 (1992), U.S. Survey Feet, using the Blaine County Survey Control Network. Electronic CAD files shall be submitted in a ".dwg", ".dgn" or ".shp" format and shall be submitted digitally to the City on a compact disc. When the endpoints of the lines submitted are indicated as coincidental with another line, the CAD line endpoints shall be separated by no greater than 0.0001 drawing units.
7. The final private street name shall gain approval by the City of Ketchum fire chief and such name shall be noted on the preliminary and final plats. Street name and fire lane signs shall be installed on the private road in accordance with City of Ketchum standards.
8. The applicant shall provide a copy of the recorded final plat to the Department of Planning and Building for the official file on the application.
9. If a building permit is not obtained and construction has not commenced by October 2014, the applicant shall revegetate and otherwise restore any disturbed areas with perennial vegetation sufficient to stabilize soil by October 31, 2014.

Findings of Fact adopted this 26th day of June, 2014.



Handwritten signature of Deborah Burns

Deborah Burns, Chair
Planning and Zoning Commission



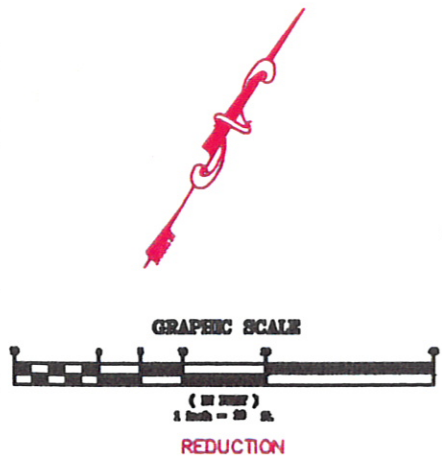
STATE OF IDAHO)
County of Blaine)

On this 23rd day of June, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Deborah Burns, known or identified to me to be the person whose name is subscribed to the within instrument.

WITNESS my hand and seal the day and year in this certificate first above written.

Handwritten signature of Rachel Martin

Notary Public for Idaho
Residing at: Blaine County
Commission Expires: November 5, 2019



LEGEND

- Subject Boundary
- EDAs = Edge of Asphalt
- Lot Line
- Building Line/Deck Line
- Edge of Gravel Line
- House Line
- Centerline of Road
- Tree Strip Line
- Phone Line
- Underground Power Line
- GAS - Gas Line
- Power Line
- Water Service Line
- Sewer Service Line

- ▲ Survey Control Point
- Found Monument as Shown
- SMH = Survey Mark
- COMM BOX = Communications Box
- Power Box/Meter
- GMR = Gas Meter
- DT/DOY = Deciduous Tree
- CT = Coniferous Tree
- Water Valve

- IRI Irrigation Control Box
- HC COR House Corner
- GS Ground Spot Elevation
- BLDS Building
- EDS Driveway
- COML Communication Line(s)
- TL Tree Strip Line
- PL Power Line
- EDAs Edge of Asphalt
- WV Water Valve
- TP Top of Postament
- FWG COR Fence Corner
- TOP/VOE Top/Toe of Slope
- WV Water Valve
- FBX/PWR Power Box/Meter

NOTES

1. Date of Survey is Idaho State Plane Coordinate System, NAD83, of Grid in US Survey Feet. Vertical Datum is NAVD83.
2. Boundary Information is from the Plat Park Wood Subdivision, Plat as Instrument No. 133328, Blaine County Records.
3. Adjacent Property Buildings shown are from Aerial Imagery and are Approximate.
4. Utility Locations shown are based on visual surface evidence and old Utility Plat that appears to be incomplete. Utility Locations should be verified by Digging Before Any Excavation in Particular Areas.
5. Not all trees are shown and some shown are approximate.
6. Zoning is GR-L.
7. The Proposed Phone Line is to Serve as a Public Utility and Access Easement to Benefit Van Tomhomen, Sublots 1-4 and Lot 77 of Parkwood Subdivision.
8. The Proposed Phone Line will also Serve as a Public Utility Easement to Benefit Parkwood Condominiums.



received
 6/5/14

A PRELIMINARY PLAT SHOWING
VUE TOWNHOMES
 WITHIN LOT 19, BLK 1, PARKWOOD SUBDIVISION IS SUBMITTED INTO LOTS 19A & 19B,
 AND LOT 19A IS FURTHER SUBDIVIDED INTO VUE TOWNHOMES SUBLOTS 1 AND 2,
 AND LOT 19B IS FURTHER SUBDIVIDED INTO VUE TOWNHOMES SUBLOTS 3 & 4
 WITHIN S13, T-4N, R-17E, S.M., CITY OF HETTINGER, BLAINE COUNTY, MONT.
 PREPARED FOR SECURITY PRODUCTS LLC



PROJECT PATH AND FILE NAME: U:\LandPro\Projects\004\1259_Parkwood-Sub_Monroe.dwg 9/24/2014 5:40:19 PM MDI

| NO | DATE | BY |
|----|-----------|----|
| 1 | 2/28/2014 | BS |
| 2 | 3/20/2014 | BS |
| 3 | 3/24/2014 | BS |

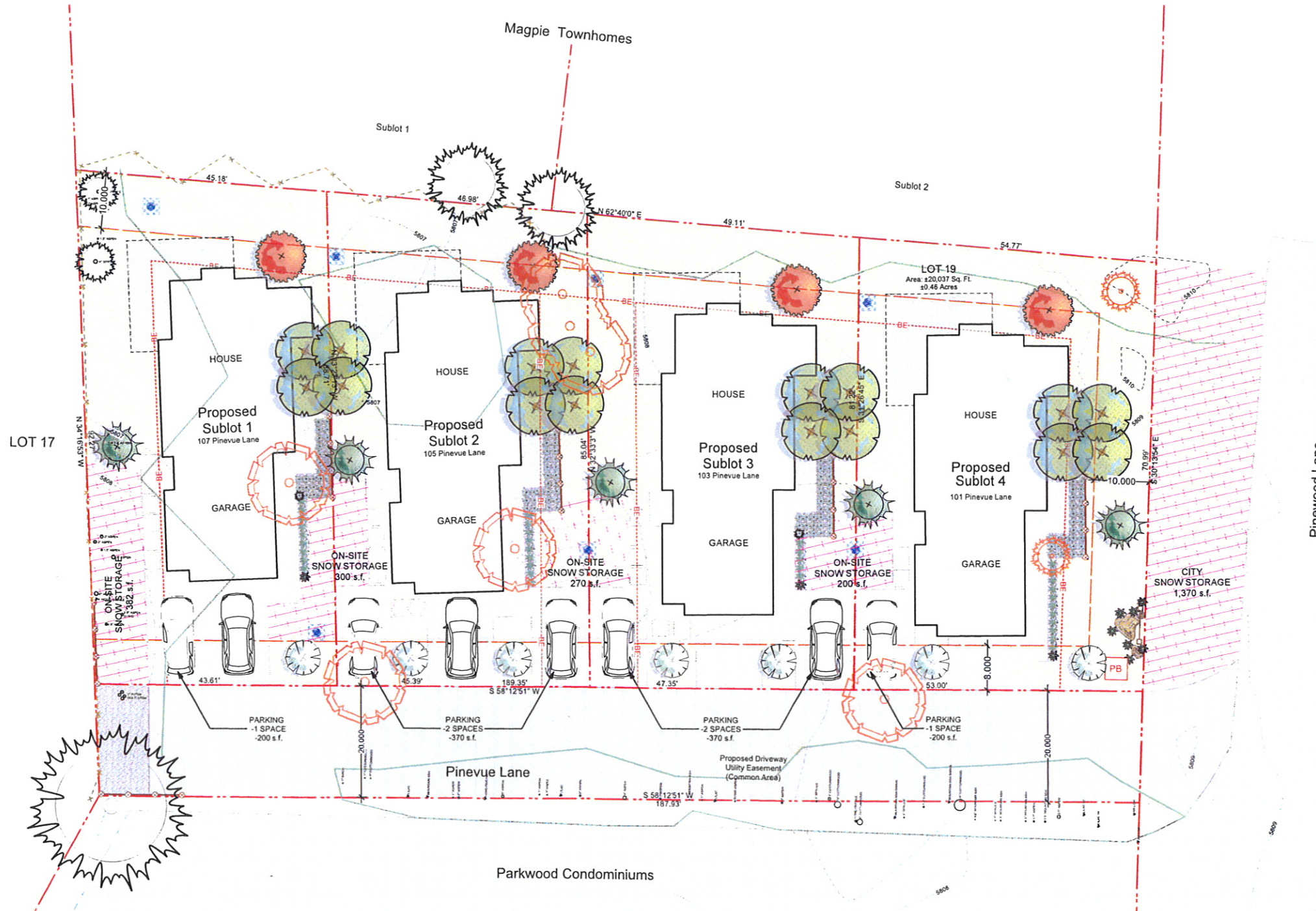
REVIEWERS:
 Add: Addendum Structures
 LOTS 19A & 19B
 REVISION HISTORY

Sheet 1 of 1

LANDSCAPE PLAN

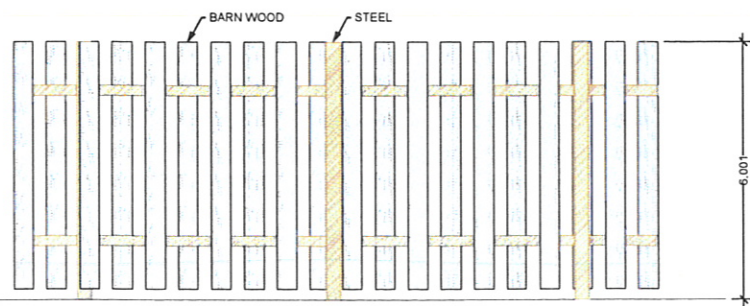
LEGEND

- PROPERTY LINE
- UTILITY EASEMENT
- EXISTING TOPO LINE
- PROPOSED DRY WELL
- TO HANDLE INTERIOR LANDSCAPE DRAINAGE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED GRAVEL
- PROPOSED NATIVE GRASS
- SNOW STORAGE
- EXISTING EVERGREEN TREE
- TO REMAIN
- EXISTING DECIDUOUS TREE
- TO BE REMOVED
- EXISTING EVERGREEN TREE
- TO BE REMOVED
- EXISTING DECIDUOUS TREE
- TO BE REMOVED
- HONEYSUCKLE
- TO BE SAVED OR REPLACED
- ASPEN
- TO BE SAVED OR REPLACED
- EXISTING TREE/SHRUB DRIPLINE
- SEMI-DWARF FRUIT TREE
- LODGE POLE PINE TREE
- ASPEN
- AMUR MAPLE
- FEATHER REED GRASS
- TUFTED HAIRGRASS
- LANDSCAPE BOULDERS



Pinewood Lane

LOT 17



Scale: 1/2" = 1'-0"
PRIVACY FENCE

PLANT SCHEDULE

| Plant Name | Plant ID | Qty | Botanical Name | Common Name | Size | Remarks |
|-----------------------|-------------|-----|--|--------------------|--------------|-------------------------------------|
| Amur Maple | ACgl | 7 | Acer ginnala | Amur Maple | 10 gallon | |
| Feather Reed Grass | CAac'KF | 44 | Calamagrostis x acutiflora 'Karl Foerster' | Feather Reed Grass | 1 gallon | |
| Tufted Hairgrass | DEce | 116 | Deschampsia cespitosa | Tufted Hairgrass | 1 gallon | |
| Lodgepole Pine | Plco | 5 | Pinus contorta | Lodgepole Pine | 12" Tall B&B | |
| Aspen B&B (single) | POtr-B&B(s) | 16 | Populus tremuloides | Quaking Aspen | 3" DBH B&B | Single-stem with architectural form |
| Semi-Dwarf Fruit Tree | SDft | 4 | <Undefined> | <Undefined> | 3" DBH B&B | |

NOTES:

1. This Building Permit Submittal Landscape Plan was prepared for the express use of Native Landscapes, Inc., and Infinity Projects, LLC and is not transferable to others.
2. This is a Building Permit Submittal plan only. It is not intended to be used as a construction document.
3. Boundary information is based on record information. Please refer to recorded plat of Parkwood Subdivision.
4. Refer to plat notes, conditions, covenants and restrictions on original plat.
5. All site & survey information based on survey(s) provided by the Client and prepared by Alpine Enterprises, Inc. (11/23/14, 1/25/15).
6. All work described by these documents shall be performed in full accordance with all applicable codes.
7. Drawings of existing facilities are, in general, diagrammatic. Exact locations shall be determined by HLI from field measurements. Actual arrangement of the work shall follow locations shown on the drawings within the constraints of existing equipment and construction. In the event of discrepancies, the appropriate method of performing the work and/or items to be incorporated into the scope of the work shall be determined by the Landscape Architect or Engineer.
8. Above and below ground utility locations must be located and verified in the field prior to any excavation. All regulations with regard to hand-dig setbacks must be followed.
9. Proposed driveway must conform to Blaine County Fire Code, and be approved by Ketchum Fire Department.
10. Refer to architectural plans for final proposed building details.
11. Sub-surface conditions have not been accounted for. Appearance of sub-standard situations, including but not limited to bedrock, poor soil structure/texture, sub-surface water, utilities and/or existing drainage structures may change the proposed design/grading plan.
12. An automated sprinkler system will be designed and installed to coordinate with appropriate planting areas and site-specific microclimates. Special care will be given to the design of the irrigation system watering schedule so as to maximize water use efficiency. Irrigation stations hooked to an automated irrigation clock will be used for controlling all irrigation zones.
13. Each sub-lot shall be irrigated separately. Each sub-lot shall have its own irrigation tap, double check valve, blow-out, controller and rain sensor with irrigation zones designed to irrigate within the specific sub-lot boundary.
14. Locations of plants are approximate and must be verified in the field.

received
June 13, 2014

Scale: 1" = 10'-0"

P.O. Box 4012
Hailey, ID 83435
Tel. 208 578 2200
Fax. 208 578 2274
native-landscapes.com

native
landscapes
refined natural gardens

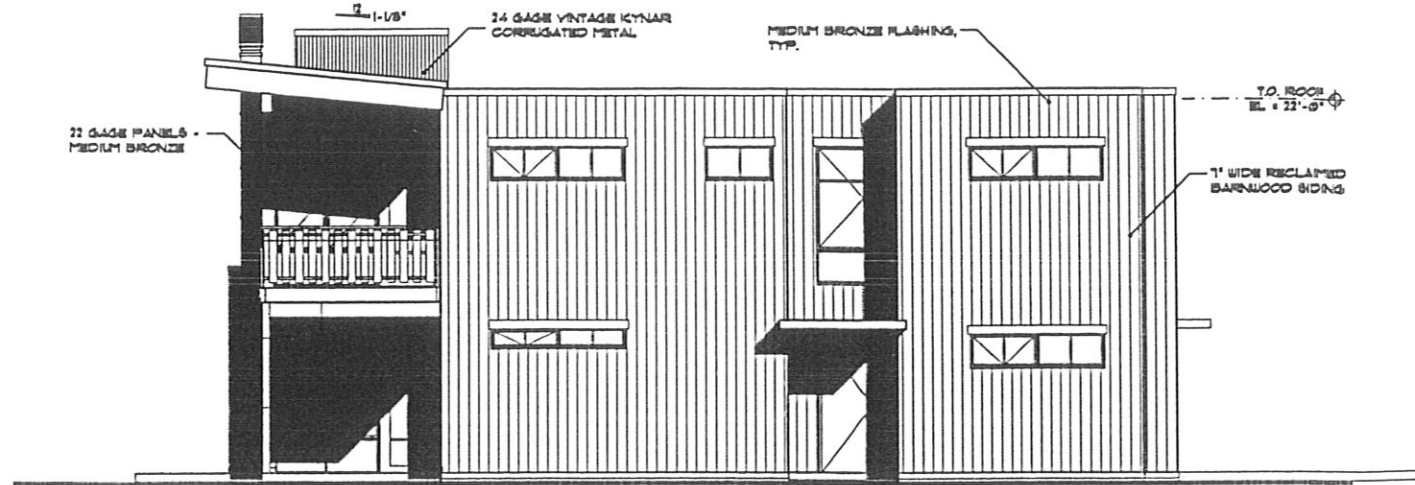
DRAFT

BUILDING PERMIT SUBMITTAL
VUE TOWNHOMES
LOT #19, PARKWOOD SUBDIVISION
KETCHUM, IDAHO

L-1

06/16/14

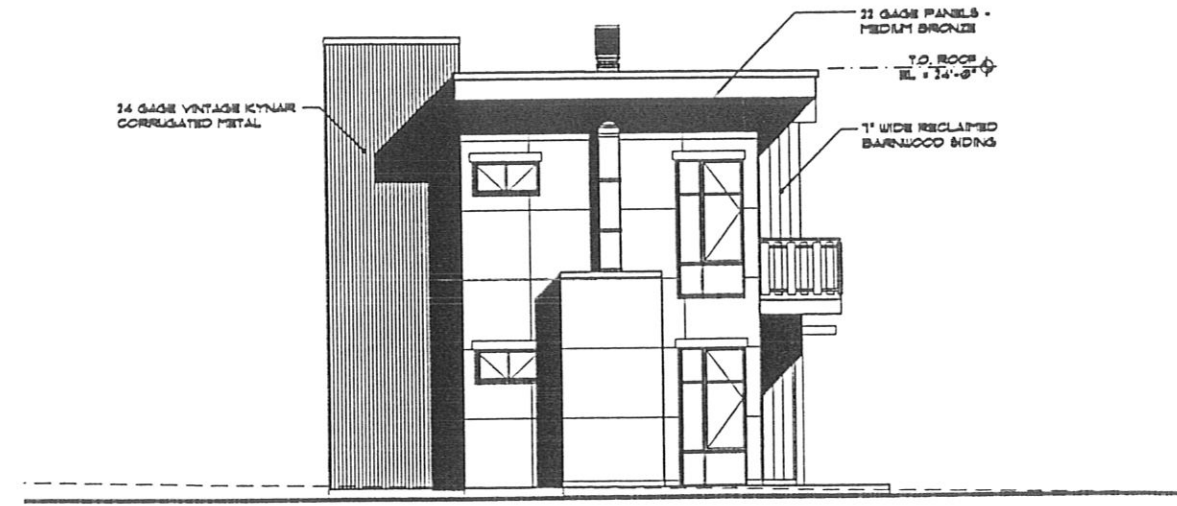
35' HEIGHT LIMIT MAXIMUM



PROPOSED WEST ELEVATION

1/2\"/>

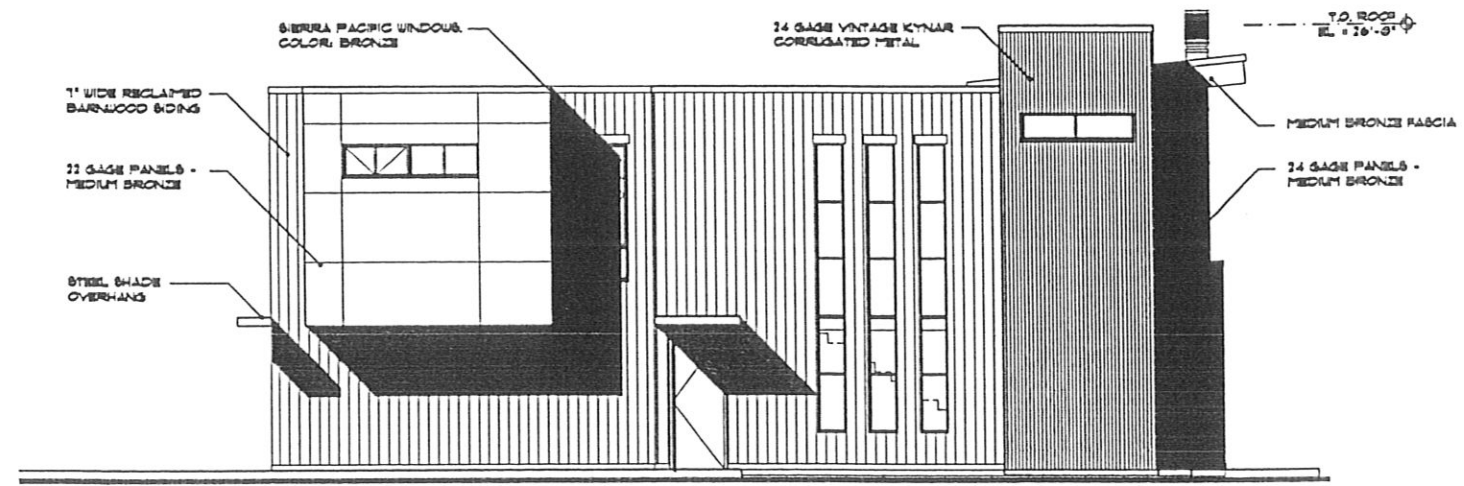
35' HEIGHT LIMIT MAXIMUM



PROPOSED NORTH ELEVATION

1/2\"/>

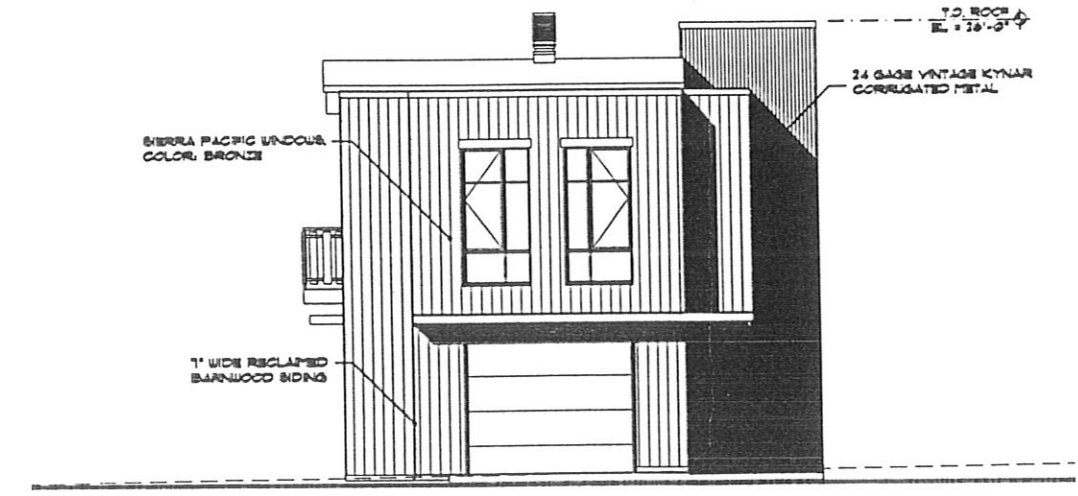
35' HEIGHT LIMIT MAXIMUM



PROPOSED EAST ELEVATION

1/2\"/>

35' HEIGHT LIMIT MAXIMUM



PROPOSED SOUTH ELEVATION

1/2\"/>



VUE TOWNHOMES
KETCHUM, IDAHO

CITY OF KETCHUM DESIGN REVIEW SUBMITTAL
MARCH 9, 2014



GIVENS PURSLEY LLP

Attorneys and Counselors at Law

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Boise, ID 83701
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Clint R. Bolinder
Erik J. Bolinder
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William C. Cole
Michael C. Creamer
Amber N. Dina
Elizabeth M. Donick
Thomas E. Dvorak
Jeffrey C. Fereday
Martin C. Hendrickson

Don E. Knickrehm
Neal A. Koskella
Debora K. Kristensen
Michael P. Lawrence
Franklin G. Lee
David R. Lombardi
Kimberly D. Maloney
Emily L. McClure
Kenneth R. McClure
Kelly Greene McConnell
Alex P. McLaughlin
Melodie A. McQuade
Christopher H. Meyer
L. Edward Miller

Patrick J. Miller
Judson B. Montgomery
Deborah E. Nelson
W. Hugh O'Riordan, LL.M.
Angela M. Reed
P. Mark Thompson
Jeffrey A. Warr
Robert B. White

Retired:
Kenneth L. Pursley
James A. McClure (1924-2011)
Raymond D. Givens (1917-2008)

July 2, 2014

Via email: kcardnuff@ketchumidaho.org

City of Ketchum
City Council
Box 2315
Ketchum, ID 83340

RE: Vue Townhomes Subdivision

Dear Mayor and City Council members:

This law firm represents Robert Korb, owner of Lot 17, Park Wood Subdivision. Mr. Korb has retained me and Lisa Horowitz, land planner, to analyze the subdivision for Lot 19, Park Wood Subdivision, known as the Vue Townhomes.

First, let me say that we believe this to be a desirable infill project for the City of Ketchum. Ketchum needs smaller homes for families and other young professionals in our community. We support the appropriate redevelopment of lots such as this, subject to the regulations of the Ketchum Zoning Code, Subdivision Ordinance and Street Standards. We do have concern regarding the bulk and density that is created by four units in close proximity to the lower density single family neighborhood to the north, and the lack of adequate setback commonly applied in the City's residential zone districts.

Ms. Horowitz provided comments to the Planning and Zoning Commission regarding the issues of setback, perimeter landscaping, snow storage and screening for parked cars. Some of these issues were addressed, and we appreciate the work of the Commission on these issues. However, the most substantive issue for Mr. Korb is achieving a 20' setback from this development, which Ms. Horowitz's arguments demonstrate are required by the Code. There is a substantial difference between the 13' setback proposed on the Vue Subdivision preliminary plat, and the 20' setback of the LR Zone District.

Because Mr. Korb's property is in a more restrictive Zone District, Section 17.28.010.H, Minimum side and Rear Yard Setbacks for the GR-L Zone of the Ketchum Zoning Code directs that when property abuts a more restrictive zone district, the setbacks of the more restrictive zone district apply. The rear yard setback for the adjacent LR Zone district is twenty (20) feet. This amount of setback makes a substantive difference for Mr. Korb in terms of the use and enjoyment of his property versus the current proposed thirteen (13) foot setback. We believe that the purpose of Section 17.28.010.H is to ensure adequate buffers between zone districts, which is a sound planning principal.

Modification of the setback can be accomplished with minimal changes to the preliminary plat as set forth in Exhibit "A". This alternate site plan meets the minimum requirements of your subdivision code with regards to lot size, coverage and building separation. We have provided a proposed condition of approval in Section 3 below.

In addition, we would like to raise the following additional issues for your consideration:

1. Determination of Front Lot Line.

The determination of front lot line is an important factor in any development, as rear yard setbacks provide greater open yard buffer for surrounding properties. The Park Wood Subdivision is fully platted with lots that contain a clear shorter lot line, constituting the front lot. Mr. Korb is impacted by greatly by the decision as to the front lot line for Vue Townhomes. Section 17.08.020 of Title 17, Ketchum Zoning Code provides for discretion on the part of the administrator in determining the front lot line for corner lots:

LOT LINE, FRONT: The property line dividing a lot from a street. On a corner lot, only one street line shall be considered as a front line, and the shorter street frontage shall be considered the front line, unless otherwise determined by the administrator based on the orientation and layout of the lot and surrounding neighborhood.

In order for the administrator to make a determination on a corner lot, both access roads must be determined to be streets. The staff report refers to Proposed Pineview Lane as a Private Street. Title 16, Ketchum Subdivision Code defines private streets as follows:

16.04.020, Definitions: STREET, PRIVATE: A street constructed on private property, which provides vehicular and pedestrian access to multiple-family dwelling units or **more than four (4) dwelling units** (excluding accessory dwelling units), and constructed to standard street specifications and the international fire code, however, not accepted for dedication or maintenance by the city.

We do not believe that Pineview Lane can be determined to be a private street, as it does not serve more than 4 dwelling units, and does meet the City definition above. We feel that counting Mr. Korbs, lot, Lot 17, as additional lots served to be served by Pineview Lane would be skirting the intent of the Ordinance merely to make the Ordinance work for this project. Mr. Korb does not need an additional road to serve his single family lot. Additional development would likely require a cul de sac or other means of fire turnaround: we do not see that right of way for such improvements has been designated on this plat. The following standard in the subdivision ordinance requires a temporary turnaround easement, which has not been shown on the plat.

16.04.040.H 7. Dead end streets may be permitted only when such street terminates at the boundary of a subdivision and is necessary for the development of the subdivision or the future development of the adjacent property. When such a dead end street serves more than two (2) lots, a temporary turnaround easement shall be provided, which easement shall revert to the adjacent lots when the street is extended;

Furthermore, the lack of any adjacent right of way for snow storage is not appropriate in snow country for either a public or private road. A true road which serves more than 4 units must have adjacent area for snow, visitor parking, utilities and the like. The access shown simply does not meet the spirit or intent of Title 12 with regards to roadway design. Rather, the design as presented fits one of the following Ketchum Code definitions: Parking Access or Private Driveway:

PARKING ACCESS/ENTRANCE: A way or means of vehicular and pedestrian approach for all uses, except less than four (4) dwelling units (excluding accessory dwelling units), to provide access to off street parking spaces from a public or private street into private property, excluding underground parking ramps. The unobstructed, all weather surface of a parking access shall not be less than twenty feet (20') nor wider than thirty feet (30') unless otherwise approved by the city of Ketchum and is constructed in conformance with the adopted street standards and international fire code (see illustration C on file in the office of the city clerk).

DRIVEWAY: A nondedicated vehicular access constructed on private property which provides vehicular and/or pedestrian access to not more than four (4) dwelling units (excluding accessory dwelling units) and is constructed in conformance with the applicable international fire code.

Because the access does not meet the definition and functional requirements of a road, we do not see that the administrator has discretion to determine the front lot line, as the lot is not a corner lot on two streets. We believe that Pinewood Lane is the front lot line, and that the rear lot line for Lot 19 is the opposite lot line, which abuts Mr. Korb.

2. The developer does not own sufficient property rights to subdivide the property as proposed.

The Developer proposes to subdivide Lot 19 of the Park Wood subdivision into four lots. However, as discussed in several letters to the Planning and Zoning Commission, a deed restriction on Lot 19, entitled "Parkwood Restrictions," states, "No lot shall be divided and thereby increase the number of structures that may be placed thereon." The floor area of the Vue Townhomes also exceeds that allowed by the Parkwood Restrictions. Similar restrictions are in force on all lots in the Park Wood subdivision, including Mr. Korb's, making the restriction part of a common scheme that is enforceable by any lot owner against the Developer. *See Post v. Murphy*, 125 Idaho 473, 475-76 (1994)(enforcing a similar scheme in a Ketchum subdivision). Mr. Haemmerle argues in response that the deed restrictions have been abandoned, to which Mr. Korb and other neighbors retort that the condominium developments that have been approved were contemplated by the deed restriction.

Why is this private deed dispute any of the City's concern?

The answer is that ownership of legal title sufficient to subdivide the property is fundamental to the right to subdivide which in turn is fundamental to the City's authority to approve a subdivision. Idaho Code Section 50-1302 states the ownership requirement plainly: "Every owner creating a subdivision, as defined above, shall cause the same to be surveyed and a plat made thereof..." Owner is defined as "[t]he proprietor of the land, (having legal title)." I.C. § 50-1301(5). The City's subdivision ordinance implicitly recognizes this requirement, directing a subdivision applicant to provide "[t]he preliminary plat, together with ... title insurance report, deeds ... and other documents reasonably required ..." Ketchum City Code ("KCC") § 16.040.030.I. The ordinance further states that "[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." KCC § 16.040.030.I.22. Thus, Section 50-1302 places the common sense requirement on every subdivider to demonstrate it holds "legal title" sufficient to subdivide the property as requested. This is fundamental. I cannot walk in with an application to subdivide Bald Mountain and expect the City to process it without proof that I own the property.

Further, the City lacks authority to approve a subdivision unless the ownership requirement is met. Idaho Code Section 67-6513, which gives the City the authority to adopt a subdivision ordinance, expressly states the City's authority is the authority provided "under sections 50-1301 through 50-1329, Idaho Code." Since the City's authority derives from the subdivision statute, the legislature has not granted the City the authority to approve a subdivision in favor of someone who is not an "owner" pursuant to Idaho Code Section 50-1302. The City's ordinances are silent on the ownership requirement, but this common sense requirement is consistent with the provisions of the ordinance that require proof of ownership as part of a subdivision application.

As described above, the Developer's deed calls into serious question its ownership rights to subdivide this property as proposed. What course of action does the City need to take in the face of this uncertainty?

In a decision just two weeks ago, the Idaho Supreme Court gave local governments clear direction on this point in the context of an access requirement. *Shinn v. Clearwater County* (Idaho Supreme Court, June 17, 2014) (copy attached as Exhibit "B"). In *Shinn*, the county ordinance required proof of access to a public road as a condition of subdivision approval. The developer proposed that access be provided from the public road across a private access easement to the subdivided property. The owner of the property burdened by the access easement complained that the additional traffic of the subdivision impermissibly burdened the easement. The Court held, "...if a land use application is submitted and proper access to the land is not certain, the decision-maker must make the application's approval expressly contingent upon judicial resolution of the access issue." *Shinn*, Slip Op. at 7. Otherwise, the property owner burdened by the easement "is left trying to prove a negative – that the proposed subdivision did not have access as required by the [ordinance]." *Id.* The current situation is indistinguishable. Owners in the Park Wood subdivision are left proving a negative if they are required to sue the Developer to validate the deed restriction and invalidate the subdivision. *Shinn* places the obligation on the City to determine with certainty whether Developer has sufficient ownership rights to develop the Project. If ownership is not certain, the City is obligated to place a condition of approval on the project to obtain a judicial determination of the validity of the deed restriction. This requirement is set forth in our proposed conditions of approval, which are set forth below.

In short, the City is not permitted to ignore the impact of the deed restriction, but neither is it the City's place to try to sort out all the lawyers' arguments. Rather, the Idaho Supreme Court has made clear it is the Developer's obligation to go to court to resolve the uncertainty. The City should impose a condition of approval to make the Developer do just that.

3. Proposed conditions of approval.

Following are suggested additional conditions of approval for your consideration:

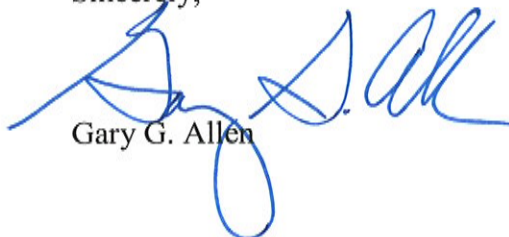
A. The property line between lots 19A and 19B shall be shifted 2.5 feet to the east, and the building setback between the building on Sublot 1 and Lot 17, Park Wood Subdivision shall be increased to twenty (20) feet, and so noted on the plat consistent with the drawing attached hereto.

B. Prior to recording a final plat or commencing construction on the project, the applicant shall obtain a judicial determination of the validity of the subdivision and floor area deed restrictions applicable to the property.

City of Ketchum
City Council
July 2, 2014
Page 6

Thank you for the opportunity to comment on these issues.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gary G. Allen". The signature is stylized with large, sweeping loops and a long horizontal stroke extending to the left.

Gary G. Allen

cc: Bob Korb
Lisa Horowitz
Paul Fitzer, Esq.

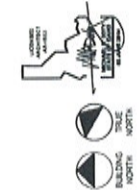
Attachments

2119547_1(12401-2)



PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"



VUE TOWNHOMES
KETCHUM, IDAHO
CITY OF KETCHUM DESIGN REVIEW SUBMITTAL
APRIL 14, 2014



- LEGEND**
- ALTERNATE LOT LINE
 - ALTERNATE SUBLOT LINE
 - ALTERNATE BUILDING LOCATION

- NOTES**
- 1) THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE POSSIBLE LOCATIONS OF THE BUILDINGS IF A 20' SETBACK IS MAINTAINED OFF OF THE WESTERN BOUNDARY. SCALED INFORMATION FROM THE SUBMITTED PLAN SET.
 - 2) THE INFORMATION SHOWN IN COLOR IS APPROXIMATE AND IS BASED ON THE INFORMATION FROM THE SUBMITTED PLAN SET.
 - 3) THE ALTERNATE PROPERTY LINE SITUATION BETWEEN LOTS 19 AND 18 HAS BEEN SHIFTED TO THE EAST 2.50' FROM ITS ORIGINAL POSITION, RESULTING IN LOT 19 BEING THE MINIMUM 8,000 SQUARE FEET. THE BUILDING ON SUBLOT 2 WAS THEN SHIFTED TO THE EAST THIS SAME 2.35', MAINTAINING THE SAME PERCENTAGE OF THE LOT AREA. THE ALTERNATE BUILDING LOCATION ON THE SUBLOT 1 WAS THEN SET AT 20' FROM THE WESTERN PROPERTY LINE. THIS RESULT IS A 14.4' SEPARATION OF THE BUILDINGS ON SUBLOTS 1 AND 2.

20' SETBACK OPTION

IN THE SUPREME COURT OF THE STATE OF IDAHO

Docket No. 40436

IN THE MATTER OF THE APPROVAL OF)
VARIANCE ZV2011-2.)

EDWARD L. SHINN and DONILEE E.)
SHINN, husband and wife,)

Petitioners-Appellants,)

v.)

BOARD OF COUNTY COMMISSIONERS)
OF CLEARWATER COUNTY, IDAHO,)

Respondent.)
_____)

Coeur d'Alene, April 2014 Term

2014 Opinion No. 56

Filed: June 17, 2014

Stephen W. Kenyon, Clerk

Appeal from the District Court of the Second Judicial District of the State of Idaho, Clearwater County. Hon. Michael J. Griffin, District Judge.

The decision of the district court is reversed and the case is remanded.

Jones, Brower and Callery, PLLC, Lewiston, for appellants. Karin R. Seubert argued.

E. Clayne Tyler, Clearwater County Prosecuting Attorney, Orofino, argued for respondent.

J. JONES, Justice.

This appeal is from a decision of the district court affirming the approval of a subdivision by the Board of County Commissioners of Clearwater County ("Board"). In approving the subdivision, the Board approved three variances granted by the Clearwater County Planning and Zoning Commission ("Commission") with respect to the road providing access to the subdivision. A portion of the access road crossed over land owned by Edward and Donilee Shinn, who opposed the variances and petitioned the district court for judicial review. The Shinn's appealed the district court's decision to this Court.

I.
FACTUAL AND PROCEDURAL BACKGROUND



Edward and Carole Galloway own a 99.82-acre parcel of land in Clearwater County, which they purchased in 1985 (“Galloway parcel”). The Galloway parcel is zoned F-1, which is designated as a low-density residential district. The nearest county road, Middle Road, provides access to the Galloway parcel via an easement over land owned by Edward and Donilee Shinn, and Don Ingle, who is not a party to this action. In 1998, the Galloways secured the easement from the Shinns’ predecessor in interest. The easement reads:

FURTHERMORE, in consideration of One Dollar (\$1.00) and other good and valuable consideration, H.L. Ogden, Robert J. Brock and Elaine Brock, husband and wife, and Harold Johnson and Sophia Johnson, husband and wife, grant to Edward J. Galloway and Carole K. Galloway, husband and wife, a perpetual non-exclusive easement thirty (30’) feet in width for ingress and egress to the county road and Section 17, Township 37 N., Range 1 E.B.M. . . ., a perpetual non-exclusive easement fifteen feet (15’) in width across the easterly fifteen feet (15’) of the E1/2 of the NE1/4 of Section 17 for ingress and egress to the easterly extremity of the easement for ingress and egress granted above. . . . [As well as] a perpetual non-exclusive easement fifteen feet (15’) in width for ingress and egress across the westerly fifteen feet (15’) of the NW1/4 of Section 16 for ingress and egress to the extremity of the first easement for ingress and egress granted above to Edward J. Galloway and Carole K. Galloway, husband and wife, together with a perpetual thirty foot (30’) easement for utilities across the westerly thirty feet (30’) of the NW1/4 of Section 16. . . . This Grant of Easements is binding upon and inures to the benefit of the heirs, assigns, and successors of the parties hereto, and the easement for ingress and egress shall not be deemed a public right-of-way.

Notably, there has been no judicial adjudication of the Shinns’ or the Galloways’ respective rights and obligations under the terms of the easement.

On May 23, 2006, the Galloways filed an application with the Commission, requesting its approval to subdivide their parcel into ten separate parcels, ranging from between six and twelve acres in size. During the review process, it became clear that the proposed subdivision, called the South Fork Estates, would not comply with the access provisions of the Clearwater County Subdivision Ordinance (“CCSO”). Article IV of the CCSO makes it the “responsibility of the subdivision developer to provide an access road from the nearest Federal, State or County road or highway to the subdivision site,” and requires that access roads to a proposed subdivision have a sixty-foot right-of-way, have a minimum finished width of twenty-four feet, and be dedicated to public use.

On January 11, 2011, the Galloways filed an application for three variances from Article IV of the CCSO. Those variances would allow for the access road to (1) have a thirty-foot right-

of-way; (2) have an eighteen-foot finished width with a fifteen-foot finished width at the property line (referred to as the “bottleneck”); and (3) be a private, as opposed to public, road. A public hearing was held on March 21, 2011. At the hearing, Mr. Galloway provided supporting testimony, while several others—but not the Shinns—provided opposing testimony, and the Idaho Department of Lands proffered neutral testimony. The Commission approved each of the three variance requests in its April 4, 2011 decision (“Commission’s First Decision”).

On March 25, 2011, the Shinns timely appealed the Commission’s First Decision to the Board. They stated the following as grounds for their appeal:

No facts or testimony were presented which would authorize the issuances (sic) of a variance under the terms and conditions of the Clearwater County Subdivision Ordinance. Further, that the easement which the Galloways propose to use for easement for ingress and egress for parties other than Mr. [a]nd Mrs. Galloway. Finally, that it is not appropriate for a variance to be granted from the requirement that access to the subdivision be dedicated for public use.

The Board held a hearing on May 23, 2011, before ultimately reversing the Commission’s approval of the three variances in its decision dated July 29, 2011 (“Board’s First Decision”). The Board found the Commission’s determination that the Galloways would suffer undue hardship if the variances were not approved—a requirement under CCSO Art. VIII—was not supported by substantial evidence. The Board emphasized that there was no testimony as to the issue of undue hardship, and thus, it had “no choice but to reverse the decision of the Commission with regard to” that issue.

The Board also briefly addressed the Shinns’ argument that the easement would preclude anyone besides the Galloways from using the access road for ingress and egress. With regard to that contention, the Board stated:

The Board, upon review of the record, tentatively finds that the bare language of the easement itself does not prohibit subdivision of the property. The Board does not intend to look behind the bare language, nor to attempt to determine the historical intent of the original parties to the grant and receipt of the easement, but limits its review to the bare language of the document, which appears clear and unambiguous.

Sufficient evidence was entered at the Commission level to support the finding that the easement is legally adequate to allow subdivision. It is felt that the proper forum for challenging the intent and scope of an easement of this nature is through the Courts rather than the Board.

The Galloways' application was then remanded to the Commission for further public hearing and so that the Commission could "review and identify whether or not there is undue hardship as required by the county ordinance." On August 15, 2011, the Commission held another public hearing. In its decision dated September 6, 2011, ("Commission's Second Decision") the Commission concluded that undue hardship had been demonstrated, noting:

Requiring the applicant to comply with the strict enforcement of the ordinance requirements along with the additional costs involved would be unreasonable and would create an undue hardship on the applicant not justified when an eighteen (18) foot wide road built on the granted thirty (30) foot wide easement along with a fifteen (15) foot gate at the property line has been deemed adequate and safe to provide access to this proposed low density rural subdivision.

The Commission once again approved all three variances, and the Shinns again appealed to the Board on August 31, 2011. The Board heard the appeal on October 24, 2011, affirmed the Commission's approval of the variances on November 7, 2011, and entered a written decision to that effect on November 21, 2011 ("Board's Second Decision"). In its Second Decision, the Board found that (1) "sufficient evidence was presented to justify the Commission's findings[;]" (2) the Commission did not abuse its discretion; and (3) the easement appears to allow for development, provided that the variance is granted to allow the access road to remain private. With regard to this third conclusion, the Board noted that "[t]his is not meant nor is to be construed as a finding based upon a disputed hearing as to the intent of the parties to the easement itself, but is to be construed as a finding solely for agency planning and zoning purposes." On December 19, 2011, the Board entered its final decision approving the South Fork Estates Subdivision, based on its prior approval of the three variances at issue ("Decision Approving the Subdivision").

The Shinns subsequently filed a petition for judicial review with the district court. The district court heard oral arguments on August 28, 2012, before entering its Findings and Conclusions and Judgment on September 11, 2012 ("Order"), in which it upheld the Board's decision on the grounds that the Shinns "have not shown that the variances would prejudice any substantial right of theirs." The Shinns filed a timely notice of appeal to this Court.

II. ISSUES ON APPEAL

1. Whether the Board erred in approving the subdivision with its three road variances.

2. Whether the district court erred in concluding that the Board's action did not prejudice the Shinns' substantial rights.

III. DISCUSSION

A. Standard of Review

The standard of review is well-settled:

The Local Land Use Planning Act (LLUPA) allows an affected person to seek judicial review of an approval or denial of a land use application, as provided for in the Idaho Administrative Procedural Act (IDAPA). For purposes of judicial review of LLUPA decisions, a local agency making a land use decision, such as the Board of Commissioners, is treated as a government agency under IDAPA.

In a subsequent appeal from a district court's decision in which the district court was acting in its appellate capacity under the Administrative Procedure Act ..., the Supreme Court reviews the agency record independently of the district court's decision. As to the weight of the evidence on questions of fact, this Court will not substitute its judgment for that of the zoning agency. . . .

Finally, planning and zoning decisions are entitled to a strong presumption of validity; this includes the board's application and interpretation of their own zoning ordinances.

Cowan v. Bd. of Comm'rs of Fremont Cnty., 143 Idaho 501, 508, 148 P.3d 1247, 1254 (2006) (internal citations omitted).

The applicable statutory framework for reviewing agency action is found in I.C. § 67-5279. Pursuant to section 67-5279(3):

[T]he court shall affirm the agency action unless the court finds that the agency's findings, inferences, conclusions, or decisions are:

- (a) in violation of constitutional or statutory provisions;
- (b) in excess of the statutory authority of the agency;
- (c) made upon unlawful procedure;
- (d) not supported by substantial evidence on the record as a whole; or
- (e) arbitrary, capricious, or an abuse of discretion.

I.C. § 67-5279(3). Section 67-5279(4) lays out an additional requirement: "agency action shall be affirmed unless substantial rights of the appellant have been prejudiced." I.C. § 67-5279(4). Thus, "[t]he party attacking a zoning board's action must first illustrate that the board erred in a manner specified [in Section 67-5279(3)] and must then show that a substantial right of the party has been prejudiced." *Cowan*, 143 Idaho at 508, 148 P.3d at 1254. Because this is an appeal from the district court, the Court reviews that decision "as a matter of procedure." *Jasso v. Camas County*, 151 Idaho 790, 793, 264 P.3d 897, 900 (2011).

B. The Board erred when it failed to make the approval of the Galloways' application expressly contingent upon judicial resolution of the access issue.

During oral argument before this Court, Shinns' counsel made a compelling point, citing to our holding in *Jasso v. Camas County*. After noting the guidance we provided for subdivision access issues of the nature involved both there and here, counsel pointed out that it is not the Shinns who are seeking to expand the usage of the easement across their property. Rather, it is the owners of the easement, the dominant estate holders, who seek to expand the scope of the easement for their benefit in developing their property. As a condition of obtaining approval of its subdivision, the developer is required under Art. IV § D.1 of the CCSO "to provide an access road from the nearest . . . County road . . . to the subdivision site." This is just another condition that a subdivider must fulfill in order to gain approval of its subdivision.

While the Board recognized that it was not the proper entity to determine the scope of the easement and while it noted that a court of law would need to determine the issue of whether the easement would support the usage contemplated by the subdivision, it outright approved the road variances for the subdivision with the recommendation that the Shinns pursue the matter in a declaratory judgment action in a court of law. In effect, this required the Shinns to go to court to prove that the Galloways did not have the right to use the easement to the extent necessary to support their subdivision. This approach seems to put the shoe on the wrong foot, as we strongly hinted in *Jasso*.

Jasso arose out of a petition for judicial review of the Camas County Board of Commissioners' decision to approve a preliminary subdivision plat. *Jasso*, 151 Idaho at 792, 264 P.3d at 899. *Jasso* presented similar facts to those found here: (1) a developer submitted an application to develop a subdivision; (2) the access road, Fricke Creek Road, was not a public road, but connected the proposed subdivision site to a public road via an easement over property owned by the Appellants; (3) the applicable subdivision ordinance required that subdivisions have access to a public road; and (4) the Appellants contended that the easement was private, and could not permit subdivision access. *Id.* Eventually, the Camas County Board conditionally approved the preliminary subdivision plat. *Id.* at 793, 264 P.3d at 900. The district court reversed, holding that the Camas County Board's decision was arbitrary and capricious. *Id.* On appeal from the district court, this Court considered whether the Camas County Board of Commissioners' findings of fact and conclusions of law failed to satisfy certain statutory

requirements. *Id.* at 794, 264 P.3d at 901. We affirmed the district court’s decision, which had vacated the Board’s decision, and remanded the matter to the Board. *Id.*, at 797, 264 P.3d at 904. The Court went on to give the following guidance:

B. Interpretation of the Subdivision Ordinance

Although not necessary to our decision today, we provide the following guidance on remand as to the provisions of the Subdivision Ordinance relevant to the parties’ dispute.

1. If a land use application is submitted and proper access to the land is disputed, the decision-maker should make the application’s approval expressly contingent upon judicial resolution of the access issue.

The parties dispute whether a “road and utility easement for ingress and egress” is sufficient in scope to permit public access to the proposed subdivision. The Board correctly determined that it lacks jurisdiction to determine the easement’s nature and scope, as questions of property ownership must be resolved by a district court. *Rural Kootenai Org., Inc. v. Bd. of Comm’rs*, 133 Idaho 833, 842, 993 P.2d 596, 605 (1999). Since article V, § B(1) of the Subdivision Ordinance requires that subdivisions with five or more lots have access to a public street or road, the Board may not approve the subdivision application until such access is certain. Thus, the Board may condition approval of the subdivision application upon a district court’s entry of declaratory or final judgment that the easement provides the subdivision with the necessary access to a public road. *See McFadden v. Sein*, 139 Idaho 921, 923, 88 P.3d 740, 742 (2004) (affirming district court’s judgment as to easement’s scope after county commissioners made approval of conditional use permit expressly contingent upon judicial resolution of scope of the easement).

Id. at 797, 264 P.3d at 904.

While the foregoing guidance was not necessary to our decision in *Jasso*, we consider it to be necessary here. Thus, we hold that if a land use application is submitted and proper access to the land is not certain, the decision-maker must make the application’s approval expressly contingent upon judicial resolution of the access issue. This holding is consistent with notions of fairness, finality, and judicial efficiency. At the county level, the Shinns were left trying to prove a negative—that the proposed subdivision did not have access as required by CCSO. But it is the Galloways who have the burden to show that each requirement under the CCSO, which includes appropriate access to the proposed subdivision, is satisfied. Therefore, the burden is on the Galloways to establish, through a declaratory action in district court, that the easement allows for subdivision access consistent with the CCSO requirements. The Board acted arbitrarily in

approving the subdivision without proof of proper access to Middle Road and we therefore vacate its action and remand for further proceedings consistent with this opinion.

C. Guidance on remand.

Although we do not rule upon it here, an issue arose during oral argument before the Court that must be considered upon remand. That is, whether the CCSO, or perhaps some other ordinance of Clearwater County, even allows the types of variances sought here.

As noted above, the road requirements are specified in Art. IV of the CCSO. Article VIII contains the CCSO's variance provisions. It states:

SECTION A. PURPOSE

The Commission may grant, as a result of unique circumstances such as topographical-physical limitations or a planned unit development, *a variance, as herein defined*, from the provisions of this Ordinance on a finding that undue hardship results from the strict compliance with specific provisions of requirements of this Ordinance or that the application of such requirements or provision is impracticable. (02-25-1985)

SECTION B. FINDINGS

No *variance, as herein defined*, shall be favorably acted upon by the Commission unless there is a finding, as a result of a public hearing, that all of the following exist: (02-25-1985)

1. That there are such special circumstances or conditions affecting the property that the strict application of the provisions of this Ordinance would clearly be impracticable or unreasonable and cause an undue hardship; in such cases, the developer shall first state his reasons in writing as to the specific provisions or requirements involved.
2. That strict compliance with the requirements of the Ordinance would result in extraordinary topography, or such other conditions would result in inhibiting the achievement of the objectives of the Ordinance. (08-17-1981)
3. That the granting of the specified variance would not be detrimental to the public welfare or injurious to other property in the area in which the property is situated.
4. That such variance will not violate the provisions of the IDAHO CODE.
5. That such variance will not have the effect of nullifying the interest and purpose of this Ordinance and the Comprehensive Plan.

SECTION C. GENERAL

The Commission shall consider the following: (08-17-1981)

1. Administrative appeals where it is alleged that an error has been made by the Administrator; (08-17-1981)
2. Variances from the terms of this Ordinance; (08-17-1981)
3. Requests for hearings from affected persons. (08-17-1981)

(emphasis supplied). The CCSO's definition of "variance" does not appear to be contained in the record.

During oral argument, Justice Eismann inquired of counsel for both parties as to whether the definition of variance included the type of road variances at issue in this case. Justice Eismann recited the definition in Art. II § B of the CCSO to the Board's counsel: "A modification of the requirements of this Ordinance as to, lot size, lot coverage, width, front yards, rear yards, setbacks, parking spaces, height of a building or other ordinance provisions affecting the size or shape of a structure or the size of the lots."¹ Justice Eismann then inquired as to what authority the Board had for granting variances from the road requirements, when the CCSO's definition of "variance" did not appear to include the type of variations sought here. Counsel for the Board indicated that the authority might exist in the Zoning Ordinance but that does not appear to be the case.²

Thus, on remand it will be necessary for the parties to address the authority of the Commission or Board to grant an exception or variance to the road requirements in Art. IV of the CCSO.

D. Whether the Shinns' substantial rights were prejudiced by the Board's decision must be determined on remand.

The district court did not consider the issues raised by the Shinns regarding the approval of the variances, focusing rather on whether the Shinns' substantial rights were prejudiced by the Board's decision and holding that they had not been. The Board did not address this issue in its Second Decision, although it touched upon it in its First Decision—"For the purposes of this appeal to the Board, due to the access road at issue being an easement which crosses the Shinn's (sic) property and accesses neighboring property, the Board finds the Shinns to have a substantial

¹ The codified version of the CCSO indicates that this definition of "variance" became effective on 08-25-1985, the same effective date as Sections A and B of Article VIII.

² The definition of variance in the Clearwater County Zoning Ordinance, Art. II § 202, reads: "A modification of the requirements of the Ordinance as to lot size, lot coverage, width, setbacks, parking space, height of a building or other Ordinance provisions affecting the size or shape or a structure of the size of the lots." Idaho Code section 67-6516 provides a similar definition of "variance."

right which may be prejudiced and thus have standing to appeal.” This statement seems to conflate the issue of standing with the issue of prejudice to a substantial right. There does not appear to be any consideration of prejudice to a substantial right in the remaining proceedings by either the Commission or the Board. Arguably, granting approval of a subdivision without having determined the adequacy of the access road could prejudice the substantial rights of the servient estate owner upon which the road is located, but it would appear premature to make any such determination until such time as the scope of the easement has been definitively determined in a declaratory judgment action. Because of our decision to reverse and remand, any consideration of the issue of prejudice to substantial rights is clearly unripe for determination.

**V.
CONCLUSION**

We reverse the district court’s decision, vacate the Board’s action, and remand the case for further proceedings. Costs on appeal are awarded to the Shinns.

Chief Justice BURDICK, and Justices EISMANN, W. JONES, and HORTON
CONCUR.

City of Ketchum, Idaho

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



July 2, 2014

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Jonas and City Councilors,

Internet and Telephone Service Provider Contract

Introduction/History

After years of numerous problems with the City Hall computer and phone network infrastructure, a project was authorized to remodel the City Hall server room and the data network throughout City Hall along with an audit of the current telephone system and internet service provider.

Current Report

The City of Ketchum contracted with the Tajkowski Group to adopt a nationally recognized standards and practices program and complete an Information Services Provider audit. The remodel portion of the project is nearing completion upon the finalization of this contract for phone and internet services. The audit of current services found a failing phone system with increasing repair costs and an inability to expand to a voice over IP system. A new telephone system throughout City Hall was proposed in next year's budget however this Century Link contract includes a new telephone system to be installed before the end of this fiscal year and still reduces the City's monthly fees.

Financial Requirement/Impact

This contract will decrease our monthly telephone and internet service cost by approximately 30% depending on the final number of phones installed as part of the infrastructure remodel. The amount per month will not exceed \$2,000.

Recommendation

I respectfully recommend that the City Council authorize the Mayor to sign the new provider contract to improve information transport services in the City of Ketchum.

Recommended Motion

"I move to approve the Century Link ISP contract."

Sincerely,

A handwritten signature in blue ink, appearing to be "Mike M.", is written below the word "Sincerely,".

Mike Elle
Fire Chief



REGULAR KETCHUM CITY COUNCIL MEETING
Monday, June 16, 2014 at 5:30 p.m.
Ketchum City Hall, Ketchum, Idaho

Present: Mayor Nina Jonas
Council President Michael David
Councilor Anne Corrock
Councilor Baird Gourlay
Councilor Jim Slanetz

Also Present: Interim Ketchum City Administrator Ramon Silver
Special Ketchum City Attorney Paul Fitzer
Ketchum Director of Planning and Building Joyce Allgaier
Ketchum Associate Planner Rebecca Bundy
Recording Secretary Sunny Grant

1. The meeting was called to order by Mayor Nina Jonas at 5:30pm.

2. Amend the Agenda

Council President Michael David moved to amend the agenda to include Personnel in the Executive Session at the end of this meeting. Motion seconded by Councilor Jim Slanetz, and passed unanimously.

Communications from Mayor and Councilors

3. **Communications from Council Liaisons: Traffic Authority – Michael David.**

The Traffic Authority is working on several things, including:

- Approved RV day parking in the middle of First Avenue by Forest Service Park between River Street and First Street.
- Authorized the removal of a lilac bush at the corner of Seventh and Washington that was a sight obstruction.
- Authorized removal of a parking space on the north side of Sun Valley Road just east of Washington Avenue that was too close to the intersection and was a sight obstruction.
- Made a slight adjustment to the bus stops on both sides of Sun Valley Road at Spruce Street.
- Discussed the Fourth Street and Main Street intersection, especially safety issues. The bike lane on Spruce Street, from Sun Valley Road north to Fourth Street, will be painted green. Fourth Street is a shared road for bikes and automobiles, and will have one sign in the middle of each block, visible from both directions, that will say KETCHUM HERITAGE CORRIDOR – PLEASE SHARE THE ROAD, with pictures of a bike and pedestrian.
- Reconfigured the Fourth Street/Main Street intersection so drivers can only make a right turn off of Fourth Street onto Main Street. Drivers can still turn left onto Fourth Street from Main Street. Signs will be installed on both sides of Fourth Street in the last block before Main Street that will say RIGHT TURN ONLY onto Main Street.
- Beacon flashing lights will be installed for pedestrians at the north crosswalk at Fourth and Main Street.
- Two new bike racks have been installed on East Avenue in front of Bigwood Bread and LeRoy's. They use cross-hatched areas and don't displace any parking spots.

Mayor Nina Jonas thanked local artists for contributing artwork to the Ketchum City Council Chambers:

- Ketchum Arts Commission President Claudia McCain thanked local artists for loaning their artwork to the meeting room.
- The Ketchum medallion artwork will be moved to another area in the meeting room.
- Artwork will be installed at Edelweiss Park as part of Ketchum's permanent art collection.
- John Kannellitsas worked with the City on a sidewalk at the corner of Second Avenue and Sixth Street.

Councilor Baird Gourlay noted that a newspaper article claimed criminal charges would be brought against Mr. Canalises. The Ketchum City Council apologizes to the Kannellitsas family for harassment they endured as a result.

4. **Proclamation for Outstanding Service for Rich Fabiano.**

Mayor Nina Jonas read a Proclamation honoring retiring Planning & Zoning Commissioner Rich Fabiano, who served on Ketchum P&Z for seven years and attended well over 210 Commission meetings. Fabiano spent two days surveying 220 visitors as part of the update of the Ketchum Comprehensive Plan; and was a tireless advocate for Ketchum waterways and riparian areas.

5. **Communications from the public.**

There was no public comment for items not on the agenda.

6. Presentation to determine public interest in the City purchasing the Big Wood Golf Course – Sean McCoy and Tom Praggastis.

Tom Praggastis, representing Big Wood Golf Course owners (the Sellgren family), asked Council if they were interested in acquiring the Big Wood Golf Course. The Sellgren family has terminated all golf course leases, and operated the golf course themselves for the past year. They are entertaining offers on the golf course. Separate buildings—the restaurant and pro shops—are currently under separate leases, and may or may not be part of the sale. Part of the parking lot belongs to the golf course. The golf course has very good water rights.

PUBLIC COMMENT:

- Ketchum resident Ed Simon said a recreation amenity available to golfers and cross-country skiers has tremendous upside potential. The City can afford to purchase the property; and reap the benefits. The City could purchase the golf course with a revenue bond, and make annual payments based on the revenue. Simon considered purchase of the golf course a win-win for every resident of Ketchum and Sun Valley.

Councilors will seriously consider the offer. Councilor Gourlay requested financial statements.

7. Mountain Rides presentation for funding for FY2014-15– Jason Miller, Mountain Rides Executive Director.

Also Present: Community Transportation Association of Idaho (CTAI) Mobility Manager Sarah Michael

Mountain Rides Executive Director Jason Miller acknowledged that Mountain Rides has a new logo.

The City of Ketchum is Mountain Rides' #1 funding partner and main hub of Mountain Rides' transit routes and use. All free bus routes connect to and from Ketchum. The Valley route's major trip destination is Ketchum.

Mountain Rides is a public government organization, made possible through a Joint Powers Agreement partnership with all cities and Blaine County, to provide public service in the form of public transportation to serve the whole community. Mountain Rides' main goal is to decrease single occupancy vehicle use and increase use of other modes. Mountain Rides' main focus is fixed route buses, but they also promote RideShare, VanPool for commuters who live outside Blaine County, Safe Routes to School, biking and walking, and local BikeShare programs.

The Bike-Ped Master Plan is a blueprint for community-wide bicycle-pedestrian facilities that will facilitate grant applications and guide local bike/ped routes and wayfinding. The Bike-Ped Master Plan will be presented to the Blaine County Regional Transportation Committee in August.

Mountain Rides has a \$2.5 million budget; and relies heavily on local and federal funding, particularly for free Ketchum-Sun Valley routes. The Valley route receives more federal funding because it's a commuter route. Mountain Rides leverages local funding for federal dollars. Last year's 39% cut in Federal funding will significantly impact Mountain Rides this year and the first half of 2015, even though federal funding has been restored for FY2015. Idaho is one of few states that does not fund transit agencies.

A good transit system keeps Ketchum competitive with other resort communities. Mountain Rides is accessible and used by everyone of all economic levels. Mountain Rides received two of three state leadership awards. The winter Mountain Rides Customer Survey received 97% Excellent or Very Good rating of overall experience. Forty percent of those surveyed were either from or going to Ketchum. There was a 24% increase in ridership over the winter, even with lower skier counts, due to groups in town and the end-of-season addition of Silver Route to connect River Run with Warm Springs.

Mountain Rides is requesting \$561,000, a 2% increase from all funding partners, to maintain current service levels, due to the decrease in federal funding and to cover some increased expenses.

- Councilor Corrock asked if Mountain Rides was moving toward more night-time service for bar and restaurant business.

Mountain Rides Executive Director Jason Miller said night service is until 9:30 on a year-round basis, with later night service during peak times. Extended night-time service hours would have to be taken from another service, which is being seriously evaluated. Mountain Rides is also considering year-round 30-minute service during commute times from 7:30 to 10:30 in the morning and 3:30-6:30 in the evening.

- Councilor Corrock asked if bus stops could be nicer and lit at night so drivers can see riders at the stops. Miller agreed that Warm Springs stops, in particular, could be improved, but Warm Springs right-of-way is not wide enough to provide pull-out space. Mountain Rides has applied for some grants for bus stop improvements, but hasn't been successful yet. Capital funding the last couple years has been used for bus improvements and replacements.
- Councilor Corrock asked that Mountain Rides work with Ketchum Events committee to provide bus service for events.

Mountain Rides promotes events and existing bus service, but running a bus costs \$75/hour. There are weekly and sometimes daily special events, so the Mountain Rides Board set a flat non-profit rate for charter bus services.

- Councilor Corrock asked if the River Run to Warm Springs connection would be continued all winter. The River Run-Warm Springs connection would be a new route that is unfunded at this time. Mountain Rides will get back to Ketchum with a proposal to provide the service at an additional cost or at the expense of another service.

PUBLIC COMMENT:

CTAI Mobility Coordinator Sarah Michael tracks federal dollars in the eight-county region. Mountain Rides funding in April 2014 was significantly down. She urged Council to maintain their funding until federal funding is restored to prior level in April 2014. She said the price of oil spiked recently due to the Iraq War, and is likely to cause a significant ridership increase.

8. Ketchum Community Development Corporation presentation for funding for FY2014-15 – Jon Duval, KCDC Executive Director.

Also Present: Rick LeFave, Sun Valley Economic Development

Ketchum Community Development Corporation Executive Director Jon Duval said the Ketchum Innovation Center (KIC) was first presented to Ketchum Council in January 2014; and has exploded in growth. KIC is a three-faceted program: The KIC facility and hub for supporting entrepreneurial environment; the mentors and advisors program; and a local investment fund to provide capital.

KIC currently has six company tenants with 15 employees. Three speaker and workshop series have been well-attended. The conference room is heavily used; and KIC's mentor program is increasing every day. The Boise Angel Alliance will host a meeting; and the Boise State Venture College is interested in providing a structured educational component for entrepreneurs, using KIC as a model, to create companies and jobs. The Community School would like to do a social entrepreneurship class with the mentor group.

KIC's costs are as presented in January, to cover building expense, event costs and marketing.

Rick LeFave said programs like this empower other things to happen. The KIC Mentors and Advisors program has 24 companies, and Sun Valley Economic Development has another dozen companies interested. The mentors program is launching an investment fund to provide capital for local ventures.

The KCDC presented its other programs, including affordable housing, to the Ketchum Urban Renewal Agency (KURA) and requested a total of \$99,000 in funding. If the URA denies funding to the KCDC, the KCDC will return to Ketchum Council for funding for overhead costs. The KCDC partners with Sun Valley Economic Development on KIC and other ventures.

- Councilor Gourlay is on the SVED Board, and hears entrepreneurs talk about the challenges of starting a business.
- Councilor David is on the KIC and KCDC Boards. One benefit of KIC is welcoming younger people, and providing them with successful, established mentors.
- Councilor Jim Slanetz supports KIC.
- Councilor Corrock supports KIC, but would like to know how it works. Duval said KIC is learning as it grows, but invites and cultivates young companies that it sees have potential and provides them with the support and help they need. Both KIC and tenants are at will, and expect to see growth or will terminate their partnership.
- Mayor Jonas asked Duval to explain budgeted equipment and overhead costs.

PUBLIC COMMENT:

- Neal Bradshaw, President of the KCDC, said the KCDC works for the City of Ketchum, the community and everyone in Ketchum. The more input they get from Ketchum Council and the community, the better they can direct their efforts. KCDC organizes and motivates volunteers, who look for the City's support. The KCDC encourages Ketchum Council to meet with them to plan for the future. The KCDC has had a terrific year, and looks forward to getting adequate funding from the KURA for the coming year.
- Ryan Waterfield, partner in WoodSquareDot Creative Group, a KIC building tenant, thanked everyone involved for the KIC incubator. She said it's a direct fight against the sort of brain drain that happens in small communities.
- Craig Maxwell said his structural engineering firm is a KIC building tenant. He thanked KIC mentors for all their support, and hopes to be able to move out sooner rather than later.
- Matthew Mead moved to Ketchum from New Jersey to start Hempitecture, which is building a public use hemp building at Idaho Base Camp. He looked all over the country for an incubator program with mentors for two years before finding KIC, which allows him an affordable space to do research, prototyping and development.
- Jima Rice said KIC might want to consider additional space in the next year.

COMMUNICATIONS FROM STAFF

9. Proposed Transportation Hub Project, Approval of Project and Use of City Right of Way – Joyce Allgaier, Director of Planning and Building.

Also Present: Mountain Rides Executive Director Jason Miller

Kurt Eggers, project lead designer

Ketchum Arts Commission President Claudia McCain

Ketchum Parks and Recreation Director Jen Smith

Parks and Natural Resources Superintendent Juerg Stauffacher

Ketchum Public Works Director/City Engineer Robyn Mattison

This application before Ketchum City Council is for the proposed Mountain Rides Transportation Hub final design, public infrastructure improvements in the City right-of-way (which will then be owned by Ketchum), approval of construction and maintenance framework, an easement agreement with The Elephant's Perch, MOU with the KURA, and authorizing the Mayor and Public Works Director/City Engineer to sign construction agreements and all necessary right-of-way permits to put the project up for bid.

[6:59:40 pm](#) Mountain Rides Executive Director Jason Miller said a transportation hub would provide benefits to both Mountain Rides and the City of Ketchum. Ketchum would benefit from better connections around town, increasing foot traffic in downtown, better public infrastructure, and local return on investment. 36% of Mountain Rides bus ridership is visitors and part-time residents, 32% is employees and the rest is full-time locals. The project will displace four parking spaces, but is designed for safety, sustainability and bike-ped mobility, and to bring people to the heart of town, where they want to be and the activity is.

Miller related the history of the project, which first began in June, 2011. There were six open houses, plus 10 Council and P&Z meetings, with public input. The Hub site plan with street trees and bulb-outs fits with City Design Review guidelines and Downtown Master Plan.

The bulk of the funding is a \$312,000 Bus Livability/Sustainability grant through the US Department of Transportation federal transportation grant for improvements on capital infrastructure to make transit a more integrated part of communities. The KURA is a large partner, and the City of Ketchum has contributed \$19,000. Ketchum will also pay a number of operational costs. So far, about \$60,000 has been spent on design. According to the American Public Transportation Association, every dollar spent on transit has a local 4X multiplier.

Design team leader Kurt Eggers said the design was reworked in response to public comments, P&Z pre-application review, and all City departments, especially Parks and Street. The expanded sidewalks and bulb-outs were reduced significantly, and center islands in East Avenue have been eliminated.

Mountain Rides has worked with the Ketchum Arts Commission to design aesthetic and attractive bus stops. There is bicycle parking to the left of Starbucks. Street trees will be pulled back to lessen conflict with the buses. Bus stops on both sides of the street will have realtime data screens that track the buses and city maps. Sidewalk areas will be upgraded to pavers. Bulb-outs will be concrete, stamped with design or texture. Crosswalks will be colored concrete to match the bulb-outs. Benches are concrete with a wood seat, and covered with pergolas designed to go with the architecture of both the Visitors Center and The Perch. The team has met several times with the owner of The Perch and a representative of the owner of the property to provide a bus stop area that will improve the location and visibility of The Perch. The seating area is transparent and 360 degree usable.

Galena Engineering and Ryan Hales worked to preserve sight lines at the intersection. The whole crosswalk is visible to drivers at the intersection. Trees will be limbed up to be sure they don't impede sight lines. Ketchum Fire Chief Mike Elle got both ladder trucks to successfully maneuver through the intersection.

Bulb-outs reduce the distance pedestrians spend in the street. Trees on the bulb-outs will have decorative plank street grates. The bulb-outs will have structural bollards bolted onto concrete footings with decorative over-sleeves. Bulb-outs, street trees and pavers are intended as traffic-calming measures. Crosswalks in perpendicular directions are clearly separated, so drivers will know which way a pedestrian at the curb is crossing. The Hub design is ADA compliant.

Large single and double trailer trucks currently have difficulty negotiating several intersections in Ketchum and many of them find alternate routes. This intersection with the hub is not going to be any more difficult than it is now.

Ketchum Arts Commission President Claudia McCain said three artists had been commissioned for the project and would be paid from budgeted funds.

The Planning and Zoning Commission reviewed the Hub twice. Their concerns were addressed by the design team.

A majority of the Hub features are in the Ketchum right-of-way and are under the purview of the Ketchum City Council. Seating and bus shelters are on Siegel and KURA property, and agreements for long-term use of the property are forthcoming for the Mayor's signature.

The project represents a significant improvement to the existing intersection, which is deteriorating, and brings it in compliance with Ketchum street standards and ADA requirements. Construction will be early September to late October after the peak summer season. Mountain Rides is responsible for construction: They will assemble a bid package and construction drawings, choose a contractor, and oversee construction. Ketchum's Public Works Director/City Engineer will provide Ketchum construction oversight, do field inspections and accept improvements on behalf of the City. Parks and Recreation supports the revised street plantings and pruning, and accepts maintenance and operation responsibilities. Ketchum will enter into a Maintenance and Operations Agreement to specify separate responsibilities of Ketchum and Mountain Rides.

Staff recommends the City approve the Hub project.

- The Maintenance Operations and Responsibilities Framework sets forth Ketchum's responsibility for the public right-of-way and Mountain Rides' responsibility for KURA and The Elephant Perch properties. Ketchum will take over responsibility for road repair, plowing and maintaining Sun Valley Road at the intersection from ITD.
- The Ketchum Parks Department will add about \$12,000 annually in labor and materials.

- The Public Works Department estimates about \$1,000 annually for additional operations and materials.

PUBLIC COMMENT:

- Milt Adams, local resident, said delivery semi-trailer trucks going East Avenue to Sun Valley Road would have problems with the bulb-outs. Current bulb-outs are on side streets, but not on Sun Valley Road. Adams said spending \$460,000 won't change anything, the buses will still stop in front of The Perch and Starbucks.
- Blaine County Housing Authority Executive Director David Patrie said the Hub is the culmination of more than two years of public planning. People expect good public transportation service in resort towns, and Ketchum needs to keep up with its competitors. Trading four parking spaces is well worth increased pedestrian safety and transportation options.

COUNCIL COMMENTS:

- Councilor Corrock would prefer a simpler design. She doesn't like bulb-outs and said they don't work in snow. They may improve pedestrian safety, but aren't necessarily safer for cyclists. Making crosswalks a different color is good. Fire trucks were able to negotiate the intersection, but it was tight and without snow.
- Councilor Slanetz doesn't mind the bulb-outs. Trucks deliver early in the morning.
- Councilor Gourlay said \$12,000 for maintenance seemed a little high. Ketchum Parks and Recreation Director Jen Smith said they have to contract for hand removal of snow and ice, which is expensive. Parks and Natural Resources Superintendent Juerg Stauffacher said snow storage adds to the cost. Councilor Gourlay rides the bus a lot and supports the Hub because crossing this intersection in ski boots is difficult. Bulb-outs do slow down drivers, and will help them see pedestrians.
- Councilor David disclosed that he is Ketchum's representative on the Mountain Rides Board of Directors. He feels the improvements will not only make the intersection safer for pedestrians and easier for Mountain Rides drivers, but will tie in with improvements at Town Square and Helm Station, and will be great for the community.
- Councilor Corrock likes the improvements and the art, and realtime signs, but doesn't like bulb-outs and trees.

Councilor Jim Slanetz moved to approve the Mountain Rides Transportation Hub Master Plan dated April 15, and authorize the Mayor, after review and approval by the City Attorney, to sign a Maintenance Operation and Ownership Responsibility Agreement that represents provision and responsibilities as represented tonight. Furthermore, Councilor Slanetz moved to authorize the City Ketchum Public Works Director [8:17:56 pm/City Engineer](#) to approve and sign permits for use of the City right-of-way permit to dig in, excavate, or trench streets and right-of-way encroachments permit and order to allow the project to be constructed. Such permits shall not be signed until private easements between Mountain Rides and KURA and Siegel are executed and provided to the City of Ketchum. Motion seconded by Council President Michael David, and passed with three in favor and Councilor Anne Corrock opposed.

10. Recommendation to Terminate the Memorandum of Understanding between the Idaho State Tax Commission and the City of Ketchum regarding collection and enforcement of local option taxes – Ray Silver, Interim City Administrator.

The City of Ketchum collected and administered its local option tax in-house until July 1, 2013, utilizing one staff member in the City Clerk's department who spent about 75% of her time doing this task. On May 6, 2013, the City Council approved a MOU between the Idaho State Tax Commission and the City of Ketchum regarding collecting and enforcement of local option taxes. The contract with the ISTC commenced on July 1, 2013, with the first collection of LOT funds by the ISTC beginning January 1, 2014.

LOT funds are used to fund a number of City and non-City functions. Ketchum and the Idaho State Tax Commission have been working for almost a year to plan for and implement collection of LOT funds through the State. Ketchum is paying \$192,800 to ISTC annually to collect LOT funds. LOT revenue received by Ketchum in 2014 has been less than that received a year ago for the same months, which may be caused by less business. Neither Ketchum nor the ISTC has been able to charge construction businesses for LOT for the materials they bring in and use in town. Ketchum continues to provide staff support to the ISTC to collect the LOT. Ketchum will probably receive less revenues than expenditures in FY2013-14; and there may be a considerable shortfall in the LOT Fund Balance for FY2013-14. The annual payment to the ISTC reduces LOT funds even more.

Discussions with ISTC staff and analysis of LOT revenue lead staff to believe that increased LOT revenue will not exceed the annual amount of \$192,800 paid to ISTC to collect LOT funds. Staff suggest Ketchum terminate the MOU with ISTC for the administration, collection and enforcement of Ketchum's local option taxes and direct the Mayor to send a termination letter, per Section C.9 of the Memorandum of Understanding between ISTC and Ketchum.

COUNCIL COMMENTS:

- Councilor Corrock said it was pretty straightforward.
- Councilor Slanetz asked if Ketchum would get anything from the State for the money already paid to the ISTC.
- The sample audit done by the ISTC a year ago identified four areas where they thought they could potentially help Ketchum collect more LOT: contractors (who cannot be charged, according to an Attorney General's opinion in

November 2013), vendors who provide materials and supplies (and must be verified to receive materials within the city limits), Internet sales (but there's currently no method to identify Internet sales in Idaho), accurate accounting and collection of restaurants and retail businesses, and rentals by unit owners (with information that can be gleaned from information from the County Assessor). Ketchum's FY2015 budget will add a multi-code enforcement officer, on a contract basis, who will focus on RBOs in the first two years.

- Councilor David realizes Ketchum's financial situation, and supports the transition back to Ketchum if staff is comfortable with it.
- Councilor Gourlay agreed. He favored the ISTC MOU to try to get RBOs in compliance, but now supports an enforcement officer to track RBOs.

PUBLIC COMMENT – NONE

Council President Michael David moved to terminate the Memorandum of Understanding with the Idaho State Tax Commission for the administration, collection and enforcement of the City of Ketchum's Local Option Tax and direct the Mayor to send a letter to the ISTC notifying them that the City is exercising their authority to terminate the Memorandum of Understanding between the Idaho State Tax Commission and the City of Ketchum regarding collection and enforcement of Local Option Taxes. Motion seconded by Councilor Baird Gourlay, and passed unanimously.

AGREEMENTS AND CONTRACTS.

11. A.W.E. LLC First Amendment to the Development Agreement – Joyce Allgaier, Director of Planning and Building.

[8:33:27 pm](#) Senior Planner Rebecca Bundy said Council approved a Right-of-Way Encroachment Permit a few weeks ago for this project. Council had some concerns which staff has worked to resolve. The subject project was zoned Tourist in 2001 through a Development Agreement Rezone, and was changed from GR-L to T, with special provisions outlined in the Development Agreement. The project is adjacent to the Community Core.

The current property owners have done an interior remodel. They want to put a small office space for a financial advisory firm with two people in the building; and guest housing for some out-of-town colleagues who visit. Office space is an allowed conditional use in the Tourist Zone, but is not an allowed use in the Development Agreement.

The interior remodel is substantially finished. The project was issued a building permit with the stipulation that the applicant get a Conditional Use Permit on the office space; but the project has to get a change to their Development Agreement Rezone. P&Z recommended approval of this change, with the condition that P&Z does final review of landscaping, improvements to the existing garage, and parking, which has to be accessed from the alley.

Because the building is adjacent to the GR-L, staff suggests the office be limited to 25% of the gross floor area of the building as an outright permitted use. In more residential districts in Ketchum, owners can have up to 25% home occupation in a residence. If owners of the building want more office space in the future, they will have to apply for a Conditional Use. An additional Condition of Approval is that the garage shall not be used for parking, and that parking shall be accessed off the alley. There cannot be a curb cut in front of the garage. The applicant has submitted plans for P&Z review that show landscaping and parking off the alley.

The project's cost of construction requires them to put in a sidewalk; but the garage in the right-of-way on East Avenue precludes a sidewalk on East Avenue. P&Z found that the applicant should be required to put in a sidewalk on First Street only. The applicant is working with an engineer on this sidewalk, and that plan will be also reviewed by P&Z.

Staff suggests a Condition of Approval requiring a bond for the sidewalk if it is not completed by November 1, 2014.

P&Z felt an in-lieu fee for additional sidewalk would be hard to administer and possibly punitive, given the scope of the remodel. Conditional Use applications for adding office space are done frequently. They allow staff to review impacts on the neighborhood, the availability of City services, etc.

GR-L only allows a home occupation. The owners do not meet the criteria for a home occupation. The property has probably not met the terms of the Development Agreement for the last two owners.

Councilor Slanetz suggested again that the City collect an in-lieu for the sidewalk on East Avenue. He considered it a fair trade-off. Special Ketchum City Attorney Paul Fitzer said the concept of an in-lieu fee was sound and appropriate, but not until Ketchum has a fee policy in place. Councilors Slanetz and Michael agreed that the City needed a policy. Councilor Gourlay said the property would have to put in a sidewalk if it ever redevelops.

The tree on First Street is likely to be damaged during installation of the sidewalk, and will have to come out.

APPLICANT:

Matthew McNeal said they looked forward to moving into their new office.

Councilor Baird Gourlay moved to approve the first amendment to the 460 East First Street Development Agreement application by A.W.E. LLC and authorize the Mayor to sign the first amendment to 460 East First

Development Agreement with said owner. Motion seconded by Council President Michael David, and passed unanimously.

12. Update on Information Transport Systems (ITS) Contracts – Fire Chief Mike Elle and Technical Planning Consultant Sean Tajkowski

Sean Tajkowski said Ketchum's information transport systems are older technology, unreliable and expensive.

Tajkowski created an audit of all services currently used, and investigated new services and other capabilities. [9:07:30 pm](#) Ketchum currently averages \$3,000-\$3,500 on telecommunications bills, which fluctuates because Ketchum is still paying for long distance service. Internet speed for the entire building and general Internet service is slow. Bandwidth is sometimes affected by users who work all night and stream video, but must be available for emergency services. The current phone system is failing. The FY2015 budget will have to include additional cost for IT and maintenance for a failing system. Service is inadequate for a public emergency operations center, and has no backup. A new service with fiber optics and 24/7 support would be considerably less expensive than the current inefficient systems.

Tajkowski will submit recommended contracts to the City Attorney, and return them to the carriers for revisions.

ORDINANCES AND RESOLUTIONS

13. Ordinance 1117: Proposed Text Amendments to the Ketchum Zoning Code Title 17, Community Core District, Chapter 17.64.010 (C) Exceptions, and (H) Maximum Floor Area Ratio – Joyce Allgaier, Director of Planning and Building.

Also Present: Dick Fenton and Dave Patrie

Allgaier has discussed Councilor Corrock's concerns with her, but that doesn't change the language in the proposed ordinance.

Staff received written comment from John Gaeddert on June 12 proposing the language be revised to support public and semi-public use up to 2.25 FAR, without building community housing. Allgaier suggested this was a material change that would require the ordinance start over again with three readings.

PUBLIC COMMENT:

- John Gaeddert, speaking for the Sun Valley Center for the Arts, said he didn't feel his proposed change was substantive. The Center has 20 full-time employees and needs additional space to house them.

Special Ketchum City Attorney Paul Fitzer considered the change to increase the use and exempting housing as material, although calculations wouldn't change. Councilor Gourlay suggested Council pass the ordinance tonight and consider the new language later. Allgaier said building up to 2.5 without community housing could have serious implications.

Councilor Corrock said developers should build community housing into their project. The Comprehensive Plan talks about Ketchum's small town appeal. Ketchum has allowed large buildings only to create housing where people live and work; and should not allow large buildings without housing in them.

Councilor David is okay with in-lieu fees, as long as they are analyzed every year. Most developers won't take the in-lieu option if they don't have to. He said the Housing Authority had to be very involved in the calculation and decision.

Councilor Baird Gourlay moved to adopt Ordinance 1117, Amending Title 17, Chapter 17.64.010 Community Core District, (C) Exceptions, and (H) Maximum Floor Area Ratio, amending language to allow for exceptions to be allowed by the Planning and Zoning Commission in the design regulations and floor area ratio amending language pertaining to allowable floor area ratios as it relates to community housing incentive. Motion seconded by Council President Michael David. Roll call: Councilor Anne Corrock no, Council President Michael David yes, Councilor Jim Slanetz yes, and Councilor Baird Gourlay yes. Motion passed with three in favor and one opposed.

14. COMMUNICATIONS FROM THE PRESS.

No press were present.

15. CONSENT CALENDAR

- Approval of minutes: June 2, 2014 Regular City Council Meeting and June 9, 2014 and June 10, 2014 Special City Council Meetings.**
- Recommendation to approve current bills and payroll summary.**
- Approval of 2014-15 Liquor, Beer and Wine Licenses.**

Councilor Corrock amended the June 2 minutes.

Councilor Baird Gourlay moved to approve the Consent Calendar, including June 2, 2014 minutes as amended. Motion seconded by Councilor Jim Slanetz, and passed unanimously.

16. EXECUTIVE SESSION to discuss:

- a. Labor Relations pursuant to Idaho Code §§67-2345 1(c).
- b. Land Acquisition pursuant to Idaho Code §§67-2345 1(c).
- c. Personnel pursuant to Idaho Code §§67-2345 1(a).

Councilor Baird Gourlay moved to go into Executive Session to discuss personnel, land acquisition and labor relations, pursuant to Idaho Code §67-2345 1(a), and 1 (c) at 9:51p.m., seconded by Councilor Jim Slanetz. Roll call: Council President Michael David yes, Councilwoman Anne Corrock yes, Councilman Michael David yes, and Councilman Jim Slanetz yes. Motion passed unanimously.

17. ADJOURNMENT.

Councilor Baird Gourlay moved to adjourn at 10:50 pm. Council President Michael David seconded the motion, and it passed unanimously.

Nina Jonas
Mayor

ATTEST:

Sandra E. Cady, CMC
City Clerk

Report Criteria:

Invoices with totals above \$0 included.
Paid and unpaid invoices included.
[Report].GL Account Number = "0110000000"-9449008022,"9910000000"-9911810000"

| Vendor Name | Invoice Number | Description | Net Invoice Amount |
|--|----------------|--|--------------------|
| GENERAL FUND | | | |
| 01-2171-2000 P/R TAXES PBL--STATE W/H | | | |
| STATE TAX COMMISSION | PR0627141 | State Withholding Tax Pay Period: 6/27/2014 | 6,092.00 |
| 01-2171-9000 P/R DEDUC PBL--HEALTH INSURANC | | | |
| III-A | PR0627141 | Health Ins - Family Pay Period: 6/27/2014 | 10,395.12 |
| III-A | PR0627141 | Health Ins - Employee + 1 Chld Pay Period: 6/27/2014 | 3,495.90 |
| III-A | PR0627141 | Health Ins - Employee + 2 Chld Pay Period: 6/27/2014 | 82.96 |
| III-A | PR0627141 | Health Ins - Employee + 2 Chld Pay Period: 6/27/2014 | 9,027.60 |
| III-A | PR0627141 | Health Ins - Family Pay Period: 6/27/2014 | 157.83 |
| III-A | PR0627141 | Health Ins - Family Pay Period: 6/27/2014 | 7,796.34 |
| III-A | PR0627141 | Health Ins - Family Pay Period: 6/27/2014 | 105.22 |
| III-A | PR0627141 | Health Ins - Employee Pay Period: 6/27/2014 | 17,640.00 |
| III-A | PR0627141 | Health Ins - Employee + Spouse Pay Period: 6/27/2014 | 223.16 |
| III-A | PR0627141 | Health Ins - Employee + Spouse Pay Period: 6/27/2014 | 16,814.16 |
| III-A | PR0627141 | Health Ins - Family Pay Period: 6/27/2014 | 526.10 |
| III-A | PR0627141 | Health Ins - Family Pay Period: 6/27/2014 | 25,987.80 |
| III-A | PR0627141 | Health Ins - Employee + 1 Chld Pay Period: 6/27/2014 | 40.05 |
| 01-2172-1000 P/R DEDUC PBL--AFLAC INSURANCE | | | |
| AFLAC | PR0627141 | AFLAC After-Tax Pay Period: 6/27/2014 | 198.82 |
| AFLAC | PR0627141 | AFLAC Pre-Tax Pay Period: 6/27/2014 | 754.78 |
| 01-2172-2000 P/R DEDUC PBL--LIFE & L.T.DISB | | | |
| LifeMap Billing | PR0627141 | Long Term Disability Pay Period: 6/27/2014 | 1,080.01 |
| 01-2172-3000 P/R DEDUC PBL--DELTA DENTAL | | | |
| DELTA DENTAL PLAN OF IDAH | PR0627141 | Dental Insurance - 1 Child Pay Period: 6/27/2014 | 198.44 |
| DELTA DENTAL PLAN OF IDAH | PR0627141 | Dental Insurance - Employee Pay Period: 6/27/2014 | 823.84 |
| DELTA DENTAL PLAN OF IDAH | PR0627141 | Dental Insurance - Spouse Pay Period: 6/27/2014 | 222.84 |
| DELTA DENTAL PLAN OF IDAH | PR0627141 | Dental Insurance - Spouse Pay Period: 6/27/2014 | 621.94 |
| DELTA DENTAL PLAN OF IDAH | PR0627141 | Dental Insurance - Family Pay Period: 6/27/2014 | 647.08 |
| DELTA DENTAL PLAN OF IDAH | PR0627141 | Dental Insurance - Family Pay Period: 6/27/2014 | 959.20 |
| DELTA DENTAL PLAN OF IDAH | PR0627141 | Dental Insurance - 2+ Child Pay Period: 6/27/2014 | 61.14 |
| DELTA DENTAL PLAN OF IDAH | PR0627141 | Dental Insurance - 2+ Child Pay Period: 6/27/2014 | 162.96 |
| DELTA DENTAL PLAN OF IDAH | PR0627141 | Dental Insurance - 1 Child Pay Period: 6/27/2014 | 69.28 |
| 01-2173-3000 P/R DEDUC PBL--PEBSCO | | | |
| NATIONWIDE RETIREMENT SOL | PR0627141 | Nationwide - 0026904-001 Pay Period: 6/27/2014 | 2,596.97 |
| NATIONWIDE RETIREMENT SOL | PR0627141 | Nationwide Fire - 0035424-001 Pay Period: 6/27/2014 | 942.23 |
| 01-2174-0000 P/R DEDUC PBL--GARNISHMENTS | | | |
| CHILD SUPPORT SERVICES | PR0627141 | Child Support Pay Period: 6/27/2014 | 269.68 |
| 01-2175-0000 P/R DEDUC PBL--PIONEER FED.CR. | | | |
| PIONEER FEDERAL CREDIT UNI | PR0627141 | Pioneer Federal Credit Union Pay Period: 6/27/2014 | 1,800.00 |
| 01-2175-8000 P/R DEDUC PBL--EMPLOYEE CAF-MD | | | |
| NBS-NATIONAL BENEFIT SERVI | PR0627141 | 125 Medical Savings Pay Period: 6/27/2014 | 1,052.55 |
| 01-2175-9000 P/R DEDUC PBL--EMPLOYEE CAF-DC | | | |
| NBS-NATIONAL BENEFIT SERVI | PR0627141 | 125 Dependant Care Pay Period: 6/27/2014 | 650.00 |
| Total : | | | 111,496.00 |
| LEGISLATIVE & EXECUTIVE | | | |
| 01-4110-4200 PROFESSIONAL SERVICES | | | |
| COMMUNITY LIBRARY | 061214 | Room Rental for Interviews | 240.00 |
| KETCHUM COMPUTERS, INC. | 10500 | Computer Maintenance | 250.00 |

| Vendor Name | Invoice Number | Description | Net Invoice Amount |
|--|----------------|----------------------------------|--------------------|
| KETCHUM COMPUTERS, INC. | 10501 | Computer Maintenance | 325.00 |
| 01-4110-4800 DUES, SUBSCRIPTIONS & MEMBERSH | | | |
| COLORADO ASSOCIATION OF S | 605 | Annual Membership Dues | 600.00 |
| 01-4110-5100 TELEPHONE & COMMUNICATIONS | | | |
| VERIZON WIRELESS, BELLEVUE | 9726882818 | ACCT. 365459737-00001 | 230.91 |
| Total LEGISLATIVE & EXECUTIVE: | | | 1,645.91 |
| ADMINISTRATIVE SERVICES | | | |
| 01-4150-3100 OFFICE SUPPLIES & POSTAGE | | | |
| CHATEAU DRUG CENTER | 1205019 | Supplies | 29.33 |
| COPY & PRINT, L.L.C. | 58533 | Toner | 218.18 |
| COPY & PRINT, L.L.C. | 58748 | Office Supplies | 35.49 |
| GREAT AMERICA LEASING COR | 15451853 | Copier Lease | 64.85 |
| INTEGRATED TECHNOLOGIES | C23011 | Copier Maintenance | 50.00 |
| INTEGRATED TECHNOLOGIES | C23150 | Copier Maintenance & Supplies | 15.56 |
| INTEGRATED TECHNOLOGIES | C23151 | Copier Maintenance & Supplies | 31.42 |
| UNIFIED OFFICE SERVICES | 184465 | Office Supplies | 39.99 |
| UNIFIED OFFICE SERVICES | 184468 | Office Supplies | 9.13 |
| 01-4150-4200 PROFESSIONAL SERVICES | | | |
| KETCHUM COMPUTERS, INC. | 10389 | Overpayment | 50.00- |
| KETCHUM COMPUTERS, INC. | 10477 | Computer Maintenance | 150.00 |
| KETCHUM COMPUTERS, INC. | 10500 | Computer Maintenance | 100.00 |
| MAESTRO TECHNOLOGY SOLU | 2254 | Supplies | 31.99 |
| MURRAY, JO | 801 | Public Relation Services | 137.50 |
| US BANK | 05/26/14 | Protection Plan | 5.86 |
| WHITNEY L. MCNEES | 024 | Film Interviews | 500.00 |
| WHITNEY L. MCNEES | 23 | Spring in the Valley Interviews | 375.00 |
| PECKHAM & MCKENNEY | 3 | City Administrator Search | 5,666.66 |
| 01-4150-4800 DUES, SUBSCRIPTIONS & MEMBERSH | | | |
| INTERNATIONAL INSTITUTE OF | 27231-2014 | Membership Dues - Katie Carnduff | 85.00 |
| 01-4150-4902 TRAINNG/TRVL/MTG-CITY ADM/ASST | | | |
| ENOURATO, LISA | 061814 | III-A Meeting | 315.50 |
| 01-4150-5100 TELEPHONE & COMMUNICATIONS | | | |
| CENTURY LINK | 2087260034189 | ACCT. L-208-726-0034 189M | 906.41 |
| CENTURY LINK | 2087263841862 | ACCT. 208-726-3841 862b | 1,233.02 |
| CENTURY LINK | 2087265574240 | ACCT. 208-726-5574 240b | 45.66 |
| CENTURY LINK | 2087275060239 | ACCT. 208-727-5060 239b | 14.69 |
| CENTURY LINK | 2087880257262 | ACCT. L-208-788-0257 262M | 390.04 |
| 01-4150-5110 COMPUTER NETWORK | | | |
| KETCHUM COMPUTERS, INC. | 10477 | Computer Maintenance | 2,960.00 |
| KETCHUM COMPUTERS, INC. | 10501 | Computer Maintenance | 100.00 |
| 01-4150-5200 UTILITIES | | | |
| IDAHO POWER | 2203990334-06 | ACCT. 2203990334 | 78.76 |
| 01-4150-5900 REPAIR & MAINTENANCE-BUILDINGS | | | |
| CHATEAU DRUG CENTER | 1165928 | Supplies | 6.64 |

| Vendor Name | Invoice Number | Description | Net Invoice Amount |
|--|----------------|--------------------------------|--------------------|
| Total ADMINISTRATIVE SERVICES: | | | 13,546.68 |
| LEGAL | | | |
| 01-4160-4270 CITY PROSECUTOR | | | |
| ALLINGTON, ESQ., FREDERICK | 120193 | Monthly Prosecutor Payment | 3,660.17 |
| Total LEGAL: | | | 3,660.17 |
| COMMUNITY PLANNING/DEVELOPMENT | | | |
| 01-4170-2500 HEALTH INSURANCE-CITY | | | |
| HOROWITZ, LISA | 070114 | Health Insurance Reimbursement | 1,624.97 |
| 01-4170-2505 HEALTH REIMBURSEMENT ACCT(HRA) | | | |
| HOROWITZ, LISA | 070114 | Health Insurance Reimbursement | 180.00 |
| 01-4170-2510 DENTAL INSURANCE-CITY | | | |
| HOROWITZ, LISA | 070114 | Health Insurance Reimbursement | 48.89 |
| 01-4170-2515 VISION REIMBURSEMENT ACCT(HRA) | | | |
| HOROWITZ, LISA | 070114 | Health Insurance Reimbursement | 22.50 |
| 01-4170-3100 OFFICE SUPPLIES & POSTAGE | | | |
| COPY & PRINT, L.L.C. | 58735 | Office Supplies | 12.15 |
| COPY & PRINT, L.L.C. | 58748 | Office Supplies | 53.25 |
| GREAT AMERICA LEASING COR | 15451853 | Copier Lease | 97.29 |
| INTEGRATED TECHNOLOGIES | C23150 | Copier Maintenance & Supplies | 23.28 |
| INTEGRATED TECHNOLOGIES | C23151 | Copier Maintenance & Supplies | 47.10 |
| UNIFIED OFFICE SERVICES | 184468 | Office Supplies | 13.62 |
| 01-4170-3200 OPERATING SUPPLIES | | | |
| CHATEAU DRUG CENTER | 1208757 | Supplies | 12.34 |
| 01-4170-4200 PROFESSIONAL SERVICES | | | |
| GALENA ENGINEERING, INC. | 1318.153-06/14 | Plat Checks | 57.50 |
| GRANT, SUZANNE | 061014 | P&Z Minutes 06/09/14 | 360.00 |
| 01-4170-4266 PROFESSIONAL SERVICES-ECON DEV | | | |
| SONNTAG RECREATION, LLC | 14091 | Bike Racks | 2,039.00 |
| 01-4170-6510 EVENTS SPONSORSHIPS | | | |
| LIVE AUDIO PRODUCTION | 062314 | Sound for Mt. Bike Nationals | 400.00 |
| Total COMMUNITY PLANNING/DEVELOPMENT: | | | 4,991.89 |
| CONTINGENCY | | | |
| 01-4193-9930 GENERAL FUND OP. CONTINGENCY | | | |
| A.C. HOUSTON LUMBER CO. | 14-386186 | Supplies | 276.74 |
| A.C. HOUSTON LUMBER CO. | 14-387327 | Supplies | 25.18 |
| COMMUNITY LIBRARY | 2368 | Ore Wagon Exhibit | 200.00 |
| KETCHUM COMPUTERS, INC. | 10251 | Repairs after power outage | 2,044.99 |
| KETCHUM COMPUTERS, INC. | 10477 | Computer Maintenance | 200.00 |
| KETCHUM COMPUTERS, INC. | 10539 | Infrastructure Project | 1,180.00 |
| WINDYCITY ARTS, INC. | 2014-413 | Ore Wagon Museum Signs | 3,067.14 |
| QUIGLEY MAP STUDIO | 2014-18 | Ore Wagon Museum Renovation | 2,925.00 |

| Vendor Name | Invoice Number | Description | Net Invoice Amount |
|---|----------------|---|--------------------|
| SEAN TAJKOWSKI | 051114 | Infrastructure Project | 3,000.00- |
| SEAN TAJKOWSKI | 060914 | Infrastructure Project | 2,500.00 |
| SEAN TAJKOWSKI | 062014 | Technical Planning | 5,000.00 |
| IRONCREEK CONSTRUCTION, L | 27 | Infrastructure Project | 855.00 |
| L&W SUPPLY | P2251089632 | Supplies for the Infrastructure Project | 301.18 |
| ANNIE MAY | 06/12/14 | Art Installation in Meeting Room | 260.00 |
| ABBY GROSVENOR | 061214 | Art in Meeting Room | 350.00 |
| TK FERRIS | 061614 | ITS Renovation | 1,320.00 |
| NORMA DOUGLAS | 062514 | Ore Wagon Museum Exhibit | 900.00 |
| Total CONTINGENCY: | | | 18,405.23 |
| CONTRACT FOR SERVICES | | | |
| 01-4196-4200 PROF.SRVCS-BLM/RIVER PARK | | | |
| S2O DESIGN AND ENGINEERING | 110267 | River Park Design Phase | 26,799.50 |
| Total CONTRACT FOR SERVICES: | | | 26,799.50 |
| POLICE | | | |
| 01-4210-4250 PROF.SERVICES-BCSO CONTRACT | | | |
| BLAINE COUNTY CLERK/RECOR | 200959 | BCSO Law Enforcement Services | 111,495.42 |
| Total POLICE: | | | 111,495.42 |
| BUILDING | | | |
| 01-4240-3200 OPERATING SUPPLIES | | | |
| COPY & PRINT, L.L.C. | 58748 | Office Supplies | 26.61 |
| GREAT AMERICA LEASING COR | 15451853 | Copier Lease | 48.63 |
| INTEGRATED TECHNOLOGIES | C23150 | Copier Maintenance & Supplies | 11.64 |
| INTEGRATED TECHNOLOGIES | C23151 | Copier Maintenance & Supplies | 23.55 |
| UNIFIED OFFICE SERVICES | 184468 | Office Supplies | 6.81 |
| Total BUILDING: | | | 117.24 |
| Total GENERAL FUND: | | | 292,158.04 |
| WAGON DAYS FUND | | | |
| WAGON DAYS EXPENDITURES | | | |
| 02-4530-4200 PROFESSIONAL SERVICES | | | |
| SUN VALLEY EVENTS | 509 | Web Hosting | 302.00 |
| SUN VALLEY EVENTS | 509 | Constant Contact | 30.00 |
| SUN VALLEY EVENTS | 509 | June Hours | 5,332.00 |
| Total WAGON DAYS EXPENDITURES: | | | 5,664.00 |
| Total WAGON DAYS FUND: | | | 5,664.00 |
| STREET MAINTENANCE FUND | | | |
| STREET | | | |
| 04-4310-3200 OPERATING SUPPLIES | | | |
| TREASURE VALLEY COFFEE IN | 2160:03667804 | COFFEE | 134.45 |

| Vendor Name | Invoice Number | Description | Net Invoice Amount |
|--|----------------|---------------------------------------|--------------------|
| 04-4310-3400 MINOR EQUIPMENT | | | |
| A.C. HOUSTON LUMBER CO. | 14-385921 | Supplies | 157.09 |
| A.C. HOUSTON LUMBER CO. | 14-393070 | Supplies | 5.39 |
| 04-4310-3500 MOTOR FUELS & LUBRICANTS | | | |
| LUTZ RENTALS | 36823 | Propane | 16.56 |
| UNITED OIL | 767843 | ACCT. 37269 | 1,260.13 |
| 04-4310-4200 PROFESSIONAL SERVICES | | | |
| CENTRAL DRUG SYSTEM, INC. | 234489 | Testing | 102.64 |
| GALENA ENGINEERING, INC. | 1318.150-06/14 | Engineering Studies for Intersections | 1,121.25 |
| 04-4310-5100 TELEPHONE & COMMUNICATIONS | | | |
| VERIZON WIRELESS, BELLEVUE | 9726882818 | ACCT. 365459737-00001 | 78.25 |
| 04-4310-5200 UTILITIES | | | |
| IDAHO POWER | 2204882910-06 | ACCT. 2204882910 | 381.49 |
| 04-4310-6000 REPAIR & MAINT--AUTOMOTIVE EQU | | | |
| LES SCHWAB | 11700160054 | Tires | 750.40 |
| 04-4310-6100 REPAIR & MAINT--MACHINERY & EQ | | | |
| A.C. HOUSTON LUMBER CO. | 14-393579 | Supplies | 8.89 |
| A.C. HOUSTON LUMBER CO. | 14-395089 | Supplies | 23.94 |
| FASTENAL COMPANY | IDJER48980 | Parts & Supplies | 109.04 |
| FREIGHTLINER OF IDAHO | 152959 | Parts & Supplies | 79.00 |
| FREIGHTLINER OF IDAHO | 153620 | Parts & Supplies | 263.96 |
| K & T STEEL CORP. | 16271 | Sander Body Liner | 1,070.00 |
| KENWORTH SALES COMPANY | JERIN986792 | Supplies | 52.86 |
| METROQUIP, INC. | 23989 | Supplies | 17.93 |
| RIVER RUN AUTO PARTS | 6538-73191 | Supplies | 69.90 |
| WHITE CLOUD COMMUNICATIO | 77696 | Expanded Terminal kit | 27.80 |
| UNITED ROTARY BRUSH CORPO | CI155984 | Supplies | 2,214.03 |
| 04-4310-6910 OTHER PURCHASED SERVICES | | | |
| AMERIPRIDE LINEN | 2400328525 | ACCT. 241076800 | 32.61 |
| AMERIPRIDE LINEN | 2400330376 | ACCT. 241076800 | 68.80 |
| AMERIPRIDE LINEN | 2400332216 | ACCT. 241076800 | 32.61 |
| NORCO | 13653846 | ACCT. 53271 | 219.48 |
| 04-4310-6920 SIGNS & SIGNALIZATION | | | |
| ECONO SIGNS LLC | 10-915140 | Signage | 254.60 |
| 04-4310-6930 STREET LIGHTING | | | |
| IDAHO POWER | 2200059315-06 | ACCT. 2200059315 | 5.40 |
| IDAHO POWER | 2200506786-06 | ACCT. 2200506786 | 6.89 |
| IDAHO POWER | 2201174667-06 | ACCT. 2201174667 | 7.14 |
| IDAHO POWER | 2202627564-06 | ACCT. 2202627564 | 18.59 |
| IDAHO POWER | 2203027632-06 | ACCT. 2203027632 | 5.91 |
| IDAHO POWER | 2204882910-06 | ACCT. 2204882910 | 778.16 |
| IDAHO POWER | 2205963446-06 | ACCT. 2205963446 | 67.40 |
| 04-4310-6950 MAINTENANCE & IMPROVEMENTS | | | |
| ANDERSON ASPHALT PAVING | 4794 | Asphalt | 3,916.00 |
| IDAHO TRAFFIC SAFETY INC | 16647 | Road Striping | 34,181.86 |
| SUNSEAL, LTD | 8104 | Striping Parking Spaces | 60.00 |

| Vendor Name | Invoice Number | Description | Net Invoice Amount |
|--|----------------|-------------------------------|--------------------|
| Total STREET: | | | 47,600.45 |
| Total STREET MAINTENANCE FUND: | | | 47,600.45 |
| FIRE & RESCUE FUND | | | |
| FIRE & RESCUE | | | |
| 10-4230-3200 OPERATING SUPPLIES | | | |
| A.C. HOUSTON LUMBER CO. | 14-383262 | Supplies | 19.96 |
| CHATEAU DRUG CENTER | 1106166 | Supplies | 1.90 |
| CHATEAU DRUG CENTER | 1197927 | Supplies | 84.51 |
| CHATEAU DRUG CENTER | 1199895 | Supplies | 2.37 |
| CHATEAU DRUG CENTER | 1207801 | Supplies | 42.72 |
| COPY & PRINT, L.L.C. | 58748 | Office Supplies | 13.31 |
| DAVIS EMBROIDERY | 22875 | Embroider Services | 150.63 |
| GREAT AMERICA LEASING COR | 15451853 | Copier Lease | 24.31 |
| INTEGRATED TECHNOLOGIES | C23150 | Copier Maintenance & Supplies | 5.82 |
| INTEGRATED TECHNOLOGIES | C23151 | Copier Maintenance & Supplies | 11.78 |
| INTERSTATE BATTERY CENTER | 24824365 | Batteries | 18.90- |
| L.N. CURTIS & SONS | 3147661-00 | Supplies | 233.95 |
| L.N. CURTIS & SONS | 3147661-01 | Supplies | 68.89 |
| UNIFIED OFFICE SERVICES | 184468 | Office Supplies | 3.40 |
| ANJA SUNDALI | 061114 | Graphic Design | 25.00 |
| 10-4230-3500 MOTOR FUELS & LUBRICANTS | | | |
| UNITED OIL | 767841 | ACCT. 37267 | 223.83 |
| 10-4230-4200 PROFESSIONAL SERVICES | | | |
| KETCHUM COMPUTERS, INC. | 10503 | Computer Maintenance | 62.50 |
| 10-4230-5900 REPAIR & MAINTENANCE-BUILDINGS | | | |
| TESSCO INCORPORATED | 145932 | Facilities and Radios | 291.54 |
| 10-4230-6000 REPAIR & MAINT--AUTOMOTOVE EQU | | | |
| HUGHES FIRE EQUIPMENT, INC. | 485790 | Supplies | 94.84 |
| HUGHES FIRE EQUIPMENT, INC. | 485854 | Supplies | 301.79 |
| Total FIRE & RESCUE: | | | 1,644.15 |
| Total FIRE & RESCUE FUND: | | | 1,644.15 |
| AMBULANCE SERVICE FUND | | | |
| AMBULANCE SERVICE | | | |
| 14-4260-3200 OPERATING SUPPLIES | | | |
| BOUNDTREE MEDICAL | 81387308 | Supplies | 4.50 |
| CHATEAU DRUG CENTER | 1106166 | Supplies | 1.90 |
| CHATEAU DRUG CENTER | 1199895 | Supplies | 2.37 |
| COPY & PRINT, L.L.C. | 58748 | Office Supplies | 13.31 |
| DAVIS EMBROIDERY | 22875 | Embroider Services | 150.62 |
| GREAT AMERICA LEASING COR | 15451853 | Copier Lease | 24.32 |
| INTEGRATED TECHNOLOGIES | C23150 | Copier Maintenance & Supplies | 5.82 |
| INTEGRATED TECHNOLOGIES | C23151 | Copier Maintenance & Supplies | 11.77 |
| INTERSTATE BATTERY CENTER | 24824365 | Batteries | 18.90- |
| L.N. CURTIS & SONS | 3147661-00 | Supplies | 233.95 |
| L.N. CURTIS & SONS | 3147661-01 | Supplies | 68.89 |
| ST. LUKES | IN00858 | Medical & Pharmacy Supplies | 484.41 |

| Vendor Name | Invoice Number | Description | Net Invoice Amount |
|--|----------------|---------------------------------------|--------------------|
| UNIFIED OFFICE SERVICES | 184468 | Office Supplies | 3.41 |
| ANJA SUNDALI | 061114 | Graphic Design | 25.00 |
| 14-4260-3500 MOTOR FUELS & LUBRICANTS | | | |
| CHEVRON AND TEXACO CARD | KU091-04/14 | Acct. KU091 | 5.33- |
| UNITED OIL | 767841 | ACCT. 37267 | 239.12 |
| 14-4260-4200 PROFESSIONAL SERVICES | | | |
| KETCHUM COMPUTERS, INC. | 10503 | Computer Maintenance | 62.50 |
| 14-4260-5900 REPAIR & MAINTENANCE-BUILDINGS | | | |
| TESSCO INCORPORATED | 145932 | Facilities and Radios | 291.54 |
| 14-4260-6000 REPAIR & MAINT--AUTOMOTIVE EQU | | | |
| RIVER RUN AUTO PARTS | 6538-73242 | Supplies | 35.96 |
| Total AMBULANCE SERVICE: | | | 1,635.16 |
| Total AMBULANCE SERVICE FUND: | | | 1,635.16 |
| PARKS AND RECREATION FUND | | | |
| PARKS AND RECREATION | | | |
| 18-4510-3100 OFFICE SUPPLIES & POSTAGE | | | |
| OFFICE VALUE | 485884-001 | Office & Cleaning Supplies | 102.42 |
| OFFICE VALUE | 486413-001 | Office Supplies | 3.04 |
| OFFICE VALUE | 486413-002 | Office Supplies | 7.89 |
| 18-4510-3200 OPERATING SUPPLIES | | | |
| CHATEAU DRUG CENTER | 1152965 | Supplies | 8.54 |
| CHATEAU DRUG CENTER | 1205104 | Supplies | 37.02 |
| CHATEAU DRUG CENTER | 1207241 | Supplies | 26.52 |
| CHATEAU DRUG CENTER | 1208978 | Supplies | 9.49 |
| DATATEL | 203470 | Handsets | 49.90 |
| SYSCO | 603869567 | Concession & Supplies | 55.49 |
| WOOD RIVER LOCK SHOP | 042814 | Keys | 58.20 |
| 18-4510-3210 SPECIAL EVENT SUPPLIES | | | |
| CHATEAU DRUG CENTER | 1211071 | Supplies | 12.31 |
| 18-4510-3250 RECREATION SUPPLIES | | | |
| A.C. HOUSTON LUMBER CO. | 14-397161 | Supplies | 11.68 |
| KEARNEY, JOHN | 061614 | Chuck Gates Golf Tournament | 150.00 |
| WEBB LANDSCAPING | 21532 | Flowers & Bird Seed | 59.65 |
| WEBB LANDSCAPING | 22056 | Supplies | 35.58 |
| WEBB LANDSCAPING | 22147 | Supplies | 31.98 |
| WEBB LANDSCAPING | 22496 | Watch Me Grow Supplies | 26.43 |
| WEBB LANDSCAPING | 22505 | Watch Me Grow Supplies | 23.95 |
| 18-4510-3300 RESALE ITEMS-CONCESSION SUPPLY | | | |
| SYSCO | 603869567 | Concession & Supplies | 563.41 |
| 18-4510-3500 MOTOR FUELS & LUBRICANTS | | | |
| LUTZ RENTALS | 37240 | Ladder & Propane | 16.80 |
| 18-4510-4200 PROFESSIONAL SERVICES | | | |
| CLEAR CREEK LAND CO. LLC | 10117 | Storage Unit | 70.00 |
| KOCH'S TENNIS COURT SERVIC | 061314 | Repairs & Maintenace on Tennis Courts | 2,500.00 |

| Vendor Name | Invoice Number | Description | Net Invoice Amount |
|--|----------------|---------------------------------|--------------------|
| RAINMAKER, THE | 5587 | Wire Locator | 132.50 |
| YORK'S AUTO SERVICE, DICK | 61897 | Towing | 300.00 |
| 18-4510-4210 PROFESSIONAL SERVICE-CITY TREES | | | |
| ARBOR CARE | 30250 | Tree Maintenance | 145.00 |
| ARBOR CARE | 30251 | Tree Maintenance | 180.00 |
| ARBOR CARE | 30252 | Tree Maintenance | 70.00 |
| ARBOR CARE | 3029 | Tree Maintenance | 75.00 |
| 18-4510-4220 PROF.SERV-CITY BEAUTIFICATION | | | |
| LILY & FERN | 7157 | June Flower & Plant Maintenance | 3,368.31 |
| 18-4510-5100 TELEPHONE & COMMUNICATIONS | | | |
| VERIZON WIRELESS, BELLEVUE | 9726882818 | ACCT. 365459737-00001 | 71.00 |
| 18-4510-5200 UTILITIES | | | |
| IDAHO POWER | 2203313446-06 | ACCT. 2203313446 | 5.35 |
| IDAHO POWER | 2206452274-06 | ACCT. 2206452274 | 446.76 |
| 18-4510-6000 REPAIR & MAINT--AUTOMOTIVE EQU | | | |
| RIVER RUN AUTO PARTS | 6538-73321 | Supplies | 20.94 |
| 18-4510-6100 REPAIR & MAINT--MACHINERY & EQ | | | |
| RIVER RUN AUTO PARTS | 6538-73505 | Supplies | 10.95 |
| 18-4510-6510 COMMUNITY SPECIAL EVENTS | | | |
| JULIAN TYO | 06/23/14 | Pump Track State Championships | 1,600.00 |
| 18-4510-6950 MAINTENANCE & IMPROVEMENTS | | | |
| A.C. HOUSTON LUMBER CO. | 14-383676 | Supplies | 5.08 |
| A.C. HOUSTON LUMBER CO. | 14-390032 | Supplies | 8.53 |
| A.C. HOUSTON LUMBER CO. | 14-392888 | Supplies | 39.17 |
| A.C. HOUSTON LUMBER CO. | 14-393479 | Supplies | 37.44 |
| A.C. HOUSTON LUMBER CO. | 14-394789 | Supplies | 39.29 |
| A.C. HOUSTON LUMBER CO. | 14-394988 | Supplies | 10.45 |
| A.C. HOUSTON LUMBER CO. | 14-395096 | Supplies | 1.36 |
| A.C. HOUSTON LUMBER CO. | 14-395194 | Supplies | .92 |
| A.C. HOUSTON LUMBER CO. | 14-395235 | Supplies | 3.12 |
| LUTZ RENTALS | 37080-1 | Supplies | 73.61 |
| LUTZ RENTALS | 37240 | Ladder & Propane | 19.20 |
| LUTZ RENTALS | 37348 | Ladder | 20.74 |
| PIPECO, INC. | 133059 | Supplies | 27.00 |
| PIPECO, INC. | 133897 | Supplies | 13.06 |
| PIPECO, INC. | 134000 | Supplies | 8.64 |
| PIPECO, INC. | 134090 | Supplies | 7.01 |
| PIPECO, INC. | 134124 | Supplies | 10.35 |
| PIPECO, INC. | 134225 | Supplies | 26.10 |
| PIPECO, INC. | 134395 | Supplies | 98.70 |
| PIPECO, INC. | 134405 | Supplies | 123.06 |
| PIPECO, INC. | 134406 | Supplies | 18.84 |
| PIPECO, INC. | 134415 | Supplies | 71.54 |
| RIVER RUN AUTO PARTS | 6538-71100 | Trailer Adapter | 10.95 |
| SONNTAG RECREATION, LLC | 14106 | Dome Lids | 393.00 |
| CEM AQUATICS | 104694 | Filter | 379.12 |
| CEM AQUATICS | 104899 | Rain Roof | 157.33 |
| CEM AQUATICS | 105062 | Test Kit | 89.32 |
| PHRED'S FABRICATION | 6501 | Sign Holder Fabrication | 125.00 |

| Vendor Name | Invoice Number | Description | Net Invoice Amount |
|---|----------------|--|--------------------|
| Total PARKS AND RECREATION: | | | 12,104.04 |
| Total PARKS AND RECREATION FUND: | | | 12,104.04 |
| LOCAL OPTION SALES TAX FUND | | | |
| LOCAL OPTION SALES TAX | | | |
| 22-4910-4220 SUN VALLEY AIR SERVICE BOARD | | | |
| SUN VALLEY AIR SERVICE BOA | 04/21/14 | April Additional 1% | 108,281.36 |
| 22-4910-4250 STATE TAX COMMISSION CONTRACT | | | |
| City of Ketchum | 06/19/14 | TAP Fees from the State Tax Commission | 56.00 |
| 22-4910-6040 SUN VALLEY MARKETING ALLIANCE | | | |
| SUN VALLEY MARKETING ALLI | 17 | 4th Quarterly Payment | 112,500.00 |
| 22-4910-6080 MOUNTAIN RIDES | | | |
| MOUNTAIN RIDES | 763 | Monthly Payment | 45,833.33 |
| 22-4910-6500 CDC FUNDING | | | |
| KETCHUM COMMUNITY DEVEL | 45 | Monthly Contract Payment | 9,700.00 |
| Total LOCAL OPTION SALES TAX : | | | 276,370.69 |
| Total LOCAL OPTION SALES TAX FUND: | | | 276,370.69 |
| WATER FUND | | | |
| WATER EXPENDITURES | | | |
| 63-4340-3100 OFFICE SUPPLIES & POSTAGE | | | |
| UNIFIED OFFICE SERVICES | 184466 | Office Supplies | 56.57 |
| UNIFIED OFFICE SERVICES | 184852 | Office Supplies | 8.50 |
| 63-4340-3200 OPERATING SUPPLIES | | | |
| AMERIPRIDE LINEN | 2400329730 | ACCT. 241076901 | 19.16 |
| CHATEAU DRUG CENTER | 1200701 | Supplies | 9.48 |
| CHATEAU DRUG CENTER | 1206723 | Supplies | 8.06 |
| CHATEAU DRUG CENTER | 1208960 | Supplies | 22.78 |
| CHATEAU DRUG CENTER | 1210051 | Supplies | 41.17 |
| GO-FER-IT | 38871 | Shipping Services | 13.00 |
| 63-4340-3250 LABORATORY/ANALYSIS | | | |
| MAGIC VALLEY LABS, INC. | 47736 | Testing | 66.00 |
| 63-4340-3500 MOTOR FUELS & LUBRICANTS | | | |
| UNITED OIL | 766509 | ACCT. 37271 | 617.55 |
| UNITED OIL | 767844 | ACCT. 37270 | 42.59 |
| UNITED OIL | 767845 | ACCT. 37271 | 396.29 |
| 63-4340-3800 CHEMICALS | | | |
| GEM STATE WELDERS SUPPLY,I | E238770 | Supplies | 288.00 |
| GEM STATE WELDERS SUPPLY,I | E238922 | Supplies | 474.00 |
| GEM STATE WELDERS SUPPLY,I | E239103 | Supplies | 288.00 |
| 63-4340-4200 PROFESSIONAL SERVICES | | | |
| BANYAN TECHNOLOGY INC. | 19944 | Service & Repairs | 270.00 |
| GALENA ENGINEERING, INC. | 7023.01-06/14 | Watermain Easement | 458.75 |

| Vendor Name | Invoice Number | Description | Net Invoice Amount |
|---|----------------|----------------------------|--------------------|
| 63-4340-4900 PERSONNEL TRAINING/TRAVEL/MTG | | | |
| RIVERSIDE HOTEL | 34681 | Lodging for Robyn Mattison | 70.55 |
| 63-4340-5100 TELEPHONE & COMMUNICATIONS | | | |
| COX COMMUNICATIONS | 1240120518800 | ACCT. 001 2401 205188001 | 80.73 |
| DIG LINE | 49536 | Monthly Fee | 158.68 |
| VERIZON WIRELESS, BELLEVUE | 9726790144 | ACCT. 965494438-00001 | 22.23 |
| 63-4340-5200 UTILITIES | | | |
| IDAHO POWER | 2202458903-05 | ACCT. 2202458903 | 149.81 |
| IDAHO POWER | 2203658592 | ACCT. 2203658592 | 7,018.24 |
| 63-4340-6000 REPAIR & MAINT-AUTO EQUIP | | | |
| RIVER RUN AUTO PARTS | 6538-72969 | Supplies | 89.70 |
| 63-4340-6100 REPAIR & MAINT-MACH & EQUIP | | | |
| A.C. HOUSTON LUMBER CO. | 14-384493 | Supplies | 2.24 |
| A.C. HOUSTON LUMBER CO. | 14-391218 | Supplies | 18.09 |
| A.C. HOUSTON LUMBER CO. | 14-391381 | Supplies | 2.96 |
| A.C. HOUSTON LUMBER CO. | 14-391625 | Supplies | 75.57 |
| A.C. HOUSTON LUMBER CO. | 14-391666 | Supplies | 13.08 |
| A.C. HOUSTON LUMBER CO. | 14-391976 | Supplies | 2.80 |
| A.C. HOUSTON LUMBER CO. | 14-392105 | Supplies | 3.30 |
| CHATEAU DRUG CENTER | 1203777 | Supplies | 18.00 |
| PIPECO, INC. | 130715 | Supplies | 73.85 |
| PIPECO, INC. | 131432 | Supplies | 12.31 |
| PIPECO, INC. | 132090 | Supplies | 73.74 |
| PIPECO, INC. | 132584 | Supplies | 4.32 |
| PIPECO, INC. | 132976 | Supplies | 102.00 |
| EAGLE GATE SYSTEMS LLC | 3849 | Installation | 1,169.00 |
| BACKFLOW PREVENTION SUPP | 42048 | Seat Kit | 57.77 |
| BACKFLOW PREVENTION SUPP | 42098 | Poppet Assembly | 77.69 |
| Total WATER EXPENDITURES: | | | 12,370.96 |
| Total WATER FUND: | | | 12,370.96 |
| WATER CAPITAL IMPROVEMENT FUND | | | |
| WATER CIP EXPENDITURES | | | |
| 64-4340-7800 CONSTRUCTION | | | |
| ANDERSON ASPHALT PAVING | 4807 | Clean, Tack & Patch | 602.00 |
| Total WATER CIP EXPENDITURES: | | | 602.00 |
| Total WATER CAPITAL IMPROVEMENT FUND: | | | 602.00 |
| WASTEWATER FUND | | | |
| WASTEWATER EXPENDITURES | | | |
| 65-4350-3100 OFFICE SUPPLIES & POSTAGE | | | |
| UNIFIED OFFICE SERVICES | 184466 | Office Supplies | 56.56 |
| UNIFIED OFFICE SERVICES | 184852 | Office Supplies | 8.50 |
| 65-4350-3200 OPERATING SUPPLIES | | | |
| AMERIPRIDE LINEN | 2400329729 | ACCT. 241021000 | 91.27 |
| AMERIPRIDE LINEN | 2400329730 | ACCT. 241076901 | 19.16 |

| Vendor Name | Invoice Number | Description | Net Invoice Amount |
|---|----------------|--------------------------------|--------------------|
| ANALYTICAL LABORATORIES, I | 28792 | Testing | 1,878.00 |
| D AND B SUPPLY | 11041-06/11/14 | Supplies- Acct. 11041 | 118.97 |
| HUDSON'S SHOES | 90988 | Boots | 115.99 |
| NORTH CENTRAL LABORATORI | 339619 | Lab Equipment | 160.35 |
| TREASURE VALLEY COFFEE IN | 2160:03658299 | COFFEE | 133.66 |
| 65-4350-3500 MOTOR FUELS & LUBRICANTS | | | |
| UNITED OIL | 369781 | ACCT. 37270 | 93.03 |
| UNITED OIL | 767844 | ACCT. 37270 | 78.72 |
| 65-4350-3800 CHEMICALS | | | |
| GEM STATE WELDERS SUPPLY,I | E238769 | Supplies | 243.00 |
| GEM STATE WELDERS SUPPLY,I | E238921 | Supplies | 73.98 |
| GEM STATE WELDERS SUPPLY,I | E239011 | Supplies | 243.00 |
| GEM STATE WELDERS SUPPLY,I | E239104 | Supplies | 565.09 |
| CHEMTRADE CHEMICALS US LL | 90651712 | Chemicals | 3,024.00 |
| 65-4350-4200 PROFESSIONAL SERVICES | | | |
| CENTRAL DRUG SYSTEM, INC. | 234489 | Testing | 151.50 |
| 65-4350-4900 PERSONNEL TRAINING/TRAVEL/MTG | | | |
| COMFORT INN | 340306326 | Lodging for Jeff | 149.98 |
| IDAHO BUREAU OF OCCUPATIO | 061014 | License Renewals for Jeff Vert | 150.00 |
| RIVERSIDE HOTEL | 34681 | Lodging for Robyn Mattison | 70.55 |
| RIVERSIDE HOTEL | 34683 | Lodging for Dan Daigh | 166.00 |
| 65-4350-5100 TELEPHONE & COMMUNICATIONS | | | |
| COX COMMUNICATIONS | 1240120518800 | ACCT. 001 2401 205188001 | 80.73 |
| VERIZON WIRELESS, BELLEVUE | 9726790144 | ACCT. 965494438-00001 | 102.70 |
| 65-4350-5200 UTILITIES | | | |
| IDAHO POWER | 2202158701-06 | ACCT. 2202158701 | 8,374.83 |
| IDAHO POWER | 2202703357-05 | ACCT. 2202703357 | 68.83 |
| 65-4350-6000 REPAIR & MAINT-AUTO EQUIP | | | |
| KLEEN-RITE CORP | 249161 | Detergent | 83.89- |
| 65-4350-6100 REPAIR & MAINT-MACH & EQUIP | | | |
| AQUA-AEROBIC SYSTEMS, INC. | 999076 | Chain | 79.59 |
| COLOR HAUS, INC. | 151559 | Paint | 20.06 |
| PLATT | E458180 | Supplies | 17.12 |
| EAGLE GATE SYSTEMS LLC | 3849 | Installation | 1,169.00 |
| 65-4350-6900 COLLECTION SYSTEM SERVICES/CHA | | | |
| AMERIPRIDE LINEN | 2400329729 | ACCT. 241021000 | 16.05 |
| COX COMMUNICATIONS | 1240120518800 | ACCT. 001 2401 205188001 | 28.49 |
| RIVER RUN AUTO PARTS | 6538-73385 | Supplies | 5.50 |
| RIVERSIDE HOTEL | 34681 | Lodging for Robyn Mattison | 24.90 |
| RIVERSIDE HOTEL | 34682 | Lodging for Matt Wilcox | 166.00 |
| TREASURE VALLEY COFFEE IN | 2160:03658299 | COFFEE | 23.59 |
| UNIFIED OFFICE SERVICES | 184466 | Office Supplies | 19.96 |
| UNIFIED OFFICE SERVICES | 184852 | Office Supplies | 2.99 |
| UNITED OIL | 767844 | ACCT. 37270 | 15.03 |
| VERIZON WIRELESS, BELLEVUE | 9726790144 | ACCT. 965494438-00001 | 42.02 |
| KLEEN-RITE CORP | 249161 | Detergent | 14.81- |
| Total WASTEWATER EXPENDITURES: | | | 17,750.00 |

| Vendor Name | Invoice Number | Description | Net Invoice Amount |
|--|----------------|------------------------------|--------------------|
| Total WASTEWATER FUND: | | | 17,750.00 |
| WASTEWATER CAPITAL IMPROVE FND | | | |
| WASTEWATER CIP EXPENDITURES | | | |
| 67-4350-7600 MACHINERY AND EQUIPMENT | | | |
| PLATT | E410523 | Supplies | 299.75 |
| XYLEM WATER SOLUTIONS U.S. | 3556788893 | Hippo Online UV Transmission | 17,455.00 |
| 67-4350-7804 AERATION BLOWER UPGRADE/REPLAC | | | |
| BROOKS WELDING | 9776 | Supplies | 20.00 |
| COLOR HAUS, INC. | 151538 | Paint Supplies | 48.99 |
| COLOR HAUS, INC. | 151559 | Paint | 43.00 |
| PLATT | E356620 | Supplies | 73.78 |
| PLATT | E400102 | Supplies | 155.27 |
| PLATT | E429680 | Supplies | 1,665.67 |
| PLATT | E430080 | Supplies | 86.20 |
| PLATT | E432962 | Supplies | 24.09 |
| PLATT | E483416 | Supplies | 467.35 |
| STAR CONSTRUCTION, LLC | 070114 | Turbo Blower Installation | 85,389.14 |
| ENERGY MANAGEMENT CORPO | 51698 | Blower Rebuild | 2,604.74 |
| Total WASTEWATER CIP EXPENDITURES: | | | 108,332.98 |
| Total WASTEWATER CAPITAL IMPROVE FND: | | | 108,332.98 |
| PARKS/REC DEV TRUST FUND | | | |
| PARKS/REC TRUST EXPENDITURES | | | |
| 93-4900-6800 KETCHUM ARTS COMMISSION | | | |
| RALPH HARRIS | 060514 | Contact Artist for Gondola | 2,000.00 |
| WINDYCITY ARTS, INC. | 2014-377 | Utility Box Wrap | 757.81 |
| Total PARKS/REC TRUST EXPENDITURES: | | | 2,757.81 |
| Total PARKS/REC DEV TRUST FUND: | | | 2,757.81 |
| Grand Totals: | | | 778,990.28 |

Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

[Report].GL Account Number = "0110000000"- "9449008022", "9910000000"- "9911810000"

BEER, WINE AND LIQUOR-BY-THE DRINK LICENSE APPLICATION

To the City Council, Ketchum, Idaho

Year Applying for August 1, 2013 - July 31, 2014

2013-14

The undersigned a Corporation, Partnership, Individual, does hereby make application for a license to sell during the year 2014-2015, the following:

| | Fee |
|--|----------------------------|
| 1. BEER LICENSE | |
| ___ Draft or Bottled or Canned Beer, to be consumed on premises | \$ 200.00 |
| <input checked="" type="checkbox"/> Bottled or Canned Beer, NOT to be consumed on premises | \$ 50.00 4.17 |
| 2. WINE LICENSE | |
| ___ Wine, to be consumed on premises: | \$ 200.00 |
| <input checked="" type="checkbox"/> Wine, NOT to be consumed on premises: | \$ 200.00 16.67 |
| 3. LIQUOR LICENSE | |
| ___ Liquor by the drink | \$ 560.00 |
| Total Due: | \$ <u>20.84</u> |

STATE LICENSE NO. 16024 COUNTY LICENSE NO. _____ (copies attached)

Within the City of Ketchum, Idaho, at the place of business described below, and tenders herewith the license fee as provided by law. The following is a true and correct statement of the nature, place, ownership and management of the business for which this application is made and of the qualifications of the applicant:

Name of Applicant Lewis Street Snacks LLC
D/B/A Lewis Street Snacks LLC
Mailing Address P.O. Box 5277, Ketchum
Phone Number (208) 721 0080

Physical Address of business where license will be displayed 220 Lewis Street # 3

Record owner of the property Bill Shubin

Has the applicant, or any partner of his, or any member of the applying partnership, or the active manager of the applying partnership, or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxicating liquor, or has any one of them within three years forfeited, or suffered the forfeiture of, a bond for his appearance to answer charges of any such violation? NO

Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within five years? Yes ___ No X

If Applicant Is A Partnership or Corporation:

Is the corporation authorized to do business in Idaho? YES (If a corporation, attach list of names and addresses)

Roy Berden P.O. Box 5277 Ketchum, ID 83340

If a partnership, give the names and addresses of all partners: _____

The undersigned hereby acknowledges and consents that the license(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Applicant Roy Berden Relation to Business OWNER

Subscribed and sworn to before me this 17 day of JUNE 2014

Notary Public or City Clerk or Deputy

License Fee Received \$ 20.84

License No. 1688A

Approved by City of Ketchum, ID _____ By _____ Mayor

July 7, 14

BEER, WINE AND LIQUOR-BY-THE DRINK LICENSE APPLICATION

To the City Council, Ketchum, Idaho

Year Applying for August 1, 2014 - July 31, 2015

The undersigned a Corporation Partnership Individual does hereby make application for a license to sell during the year 2014-2015, the following:

LLC

| | | |
|----|---|-----------------------------|
| 1. | BEER LICENSE | Fee |
| | <input checked="" type="checkbox"/> Draft or Bottled or Canned Beer, to be consumed on premises | \$ 200.00 |
| | <input type="checkbox"/> Bottled or Canned Beer, NOT to be consumed on premises | \$ 50.00 |
| 2. | WINE LICENSE | |
| | <input checked="" type="checkbox"/> Wine, to be consumed on premises: | \$ 200.00 |
| | <input type="checkbox"/> Wine, NOT to be consumed on premises: | \$ 200.00 |
| 3. | LIQUOR LICENSE | |
| | <input type="checkbox"/> Liquor by the drink | \$ 560.00 |
| | | Total Due: \$ <u>400.00</u> |

STATE LICENSE NO. 2325 COUNTY LICENSE NO. 2325 (copies attached)

Within the City of Ketchum, Idaho, at the place of business described below, and tenders herewith the license fee as provided by law. The following is a true and correct statement of the nature, place, ownership and management of the business for which this application is made and of the qualifications of the applicant;

Name of Applicant Oscar, LLC

D/B/A El Naso

Mailing Address Box 1318, K

Phone Number 726-7776

Physical Address of business where license will be displayed 480 Washington Ave, Ketchum, ID 83340

Record owner of the property Kim Jones (own landlord)

Has the applicant, or any partner of his, or any member of the applying partnership, or the active manager of the applying partnership, or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxicating liquor, or has any one of them within three years forfeited, or suffered the forfeiture of, a bond for his appearance to answer charges of any such violation? No

Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within five years? Yes No

If Applicant Is A Partnership or Corporation:

Is the corporation authorized to do business in Idaho? Yes (If a corporation, attach list of names and addresses)

If a partnership, give the names and addresses of all partners: Oscar LLC is an LLC.

The managing member and sole owner is JAMES E. Foster

The undersigned hereby acknowledges and consents that the license(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

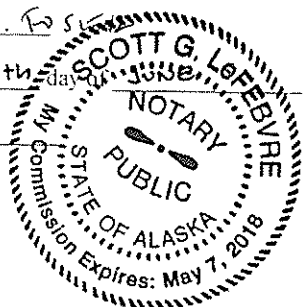
Applicant James E. Foster Relation to Business owner

Subscribed and sworn to before me this 11th day of June, 2014.

[Signature]
Notary Public or City Clerk or Deputy

License Fee Received \$ 400.00

License No. 21A



Approved by City of Ketchum, ID July 7, 14

By _____ Mayor

BEER, WINE AND LIQUOR-BY-THE DRINK LICENSE APPLICATION

To the City Council, Ketchum, Idaho

Year Applying for August 1, 2014 - July 31, 2015

The undersigned a Corporation __, Partnership __, Individual __, does hereby make application for a license to sell during the year 2014-2015, the following:

| | | |
|----|---|----------------------------|
| 1. | BEER LICENSE | Fee |
| | <input checked="" type="checkbox"/> Draft or Bottled or Canned Beer, to be consumed on premises | \$ 200.00 |
| | <input type="checkbox"/> Bottled or Canned Beer, NOT to be consumed on premises | \$ 50.00 |
| 2. | WINE LICENSE | |
| | <input type="checkbox"/> Wine, to be consumed on premises: | \$ 200.00 |
| | <input type="checkbox"/> Wine, NOT to be consumed on premises: | \$ 200.00 |
| 3. | LIQUOR LICENSE | |
| | <input checked="" type="checkbox"/> Liquor by the drink | \$ 560.00 |
| | | Total Due: \$ <u>760 -</u> |

STATE LICENSE NO. _____ COUNTY LICENSE NO. _____ (copies attached)

Within the City of Ketchum, Idaho, at the place of business described below, and tenders herewith the license fee as provided by law. The following is a true and correct statement of the nature, place, ownership and management of the business for which this application is made and of the qualifications of the applicant:

Name of Applicant Main Street, Inc.
D/B/A The Sawtooth Club
Mailing Address P.O. Box 4318
Phone Number (208) 726-5233

Physical Address of business where license will be displayed 231 N. Main St. Ketchum, ID 83340

Record owner of the property Ray Brandstrom; Sawtooth Real Estate Venture LLC

Has the applicant, or any partner of his, or any member of the applying partnership, or the active manager of the applying partnership, or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxicating liquor, or has any one of them within three years forfeited, or suffered the forfeiture of, a bond for his appearance to answer charges of any such violation? NO

Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within five years? Yes ___ No

If Applicant Is A Partnership or Corporation:

Is the corporation authorized to do business in Idaho? yes (If a corporation, attach list of names and addresses)

John Thomas Nickel P.O. Box 1546 Ketchum, ID 83340 Donna Doan Box 3426
Ketchum ID 83340

If a partnership, give the names and addresses of all partners: _____

The undersigned hereby acknowledges and consents that the license(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Applicant Donna M. Doan Relation to Business secretary

Subscribed and sworn to before me this _____ day of _____, _____.

Kathleen Schwabenberger
Notary Public or City Clerk or Deputy

License Fee Received \$ 760.00 KS

License No. 130 A

Approved by City of Ketchum, ID _____ By _____ Mayor

July 7, 14

BEER, WINE AND LIQUOR-BY-THE DRINK LICENSE APPLICATION

To the City Council, Ketchum, Idaho

Year Applying for August 1, 2014 - July 31, 2015

The undersigned a Corporation __, Partnership __, Individual __, does hereby make application for a license to sell during the year 2014-2015, the following:

- 1. **BEER LICENSE**
 Draft or Bottled or Canned Beer, to be consumed on premises Fee \$ 200.00
 Bottled or Canned Beer, NOT to be consumed on premises \$ 50.00
 - 2. **WINE LICENSE**
 Wine, to be consumed on premises: \$ 200.00
 Wine, NOT to be consumed on premises: \$ 200.00
 - 3. **LIQUOR LICENSE**
 Liquor by the drink \$ 560.00
- Total Due: \$ 760.00

STATE LICENSE NO. 3437 COUNTY LICENSE NO. TO BE PROVIDED (copies attached)

Within the City of Ketchum, Idaho, at the place of business described below, and tenders herewith the license fee as provided by law. The following is a true and correct statement of the nature, place, ownership and management of the business for which this application is made and of the qualifications of the applicant;

Name of Applicant WHISKEY JACQUES, INC
 D/B/A WHISKEY JACQUES'
 Mailing Address P.O. BOX 6720 KETCHUM, ID. 83340
 Phone Number 208-726-5297

Physical Address of business where license will be displayed 251 N. MAIN ST KETCHUM, ID. 83340

Record owner of the property KARIN T. MARTIN

Has the applicant, or any partner of his, or any member of the applying partnership, or the active manager of the applying partnership, or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxicating liquor, or has any one of them within three years forfeited, or suffered the forfeiture of, a bond for his appearance to answer charges of any such violation? No

Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within five years? Yes No

If Applicant Is A Partnership or Corporation:

Is the corporation authorized to do business in Idaho? YES (If a corporation, attach list of names and addresses)

KARIN T. MARTIN PRESIDENT
P.O. BOX 6720 KETCHUM, ID. 83340
 If a partnership, give the names and addresses of all partners:

The undersigned hereby acknowledges and consents that the license(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Applicant KARIN T. MARTIN FOR WHISKEY JACQUES INC Relation to Business PRESIDENT

Subscribed and sworn to before me this 23 day of June 2014

Karen E. McNary
 Notary Public or City Clerk or Deputy EXP. 9-28-16

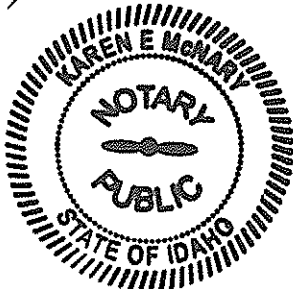
License Fee Received \$ 760KS

License No. 34A

Approved by City of Ketchum, ID

July 7th, 14

By _____ Mayor



BEER, WINE AND LIQUOR-BY-THE DRINK LICENSE APPLICATION

To the City Council, Ketchum, Idaho

Year Applying for August 1, 2014 - July 31, 2015

The undersigned a Corporation, Partnership, Individual, does hereby make application for a license to sell during the year 2014-2015, the following:

- 1. **BEER LICENSE**
 Draft or Bottled or Canned Beer, to be consumed on premises \$ 200.00
 Bottled or Canned Beer, NOT to be consumed on premises \$ 50.00
- 2. **WINE LICENSE**
 Wine, to be consumed on premises: \$ 200.00
 Wine, NOT to be consumed on premises: \$ 200.00
- 3. **LIQUOR LICENSE**
 Liquor by the drink \$ 560.00

Total Due: \$ 400.00

STATE LICENSE NO. 3892 COUNTY LICENSE NO. _____ (copies attached)

Within the City of Ketchum, Idaho, at the place of business described below, and tenders herewith the license fee as provided by law. The following is a true and correct statement of the nature, place, ownership and management of the business for which this application is made and of the qualifications of the applicant;

Name of Applicant JAMES FRANK

D/B/A DESPIRADO INC

Mailing Address 40 BOX 1649 IC

Phone Number 726-3069

Physical Address of business where license will be displayed 211 FOURTH ST

Record owner of the property JAMES FRANK

Has the applicant, or any partner of his, or any member of the applying partnership, or the active manager of the applying partnership, or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxicating liquor, or has any one of them within three years forfeited, or suffered the forfeiture of, a bond for his appearance to answer charges of any such violation? NO

Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within five years? Yes No

If Applicant Is A Partnership or Corporation:

Is the corporation authorized to do business in Idaho? YES (If a corporation, attach list of names and addresses)

JAMES FRANK PRES. BOX 1649

If a partnership, give the names and addresses of all partners: _____

The undersigned hereby acknowledges and consents that the license(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Applicant JAMES FRANK Relation to Business PRES

Subscribed and sworn to before me this _____ day of _____

Mathew Schwaninger
Notary Public or City Clerk or Deputy

License Fee Received \$ 400 KS

License No. 39A

Approved by City of Ketchum, ID _____

By _____ Mayor

July 7th, 14

BEER, WINE AND LIQUOR-BY-THE DRINK LICENSE APPLICATION

To the City Council, Ketchum, Idaho

Year Applying for August 1, 2014 - July 31, 2015

The undersigned a Corporation Partnership Individual does hereby make application for a license to sell during the year 2014-2015, the following:

- | | | |
|----|---|-----------------------------|
| 1. | BEER LICENSE | Fee |
| | <input checked="" type="checkbox"/> Draft or Bottled or Canned Beer, to be consumed on premises | \$ 200.00 |
| | <input type="checkbox"/> Bottled or Canned Beer, NOT to be consumed on premises | \$ 50.00 |
| 2. | WINE LICENSE | |
| | <input checked="" type="checkbox"/> Wine, to be consumed on premises: | \$ 200.00 |
| | <input type="checkbox"/> Wine, NOT to be consumed on premises: | \$ 200.00 |
| 3. | LIQUOR LICENSE | |
| | <input type="checkbox"/> Liquor by the drink | \$ 560.00 |
| | | Total Due: \$ <u>400.00</u> |

STATE LICENSE NO. _____ COUNTY LICENSE NO. _____ (copies attached)

Within the City of Ketchum, Idaho, at the place of business described below, and tenders herewith the license fee as provided by law. The following is a true and correct statement of the nature, place, ownership and management of the business for which this application is made and of the qualifications of the applicant:

Name of Applicant SV Performing Arts Center
 D/B/A new Stage Theatre
 Mailing Address Box 3092, S.V., ID 83353
 Phone Number (208) 726-9124
 Physical Address of business where license will be displayed 120 S. Main St, Ketchum
 Record owner of the property SV Performing Arts Center

Has the applicant, or any partner of his, or any member of the applying partnership, or the active manager of the applying partnership, or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxicating liquor, or has any one of them within three years forfeited, or suffered the forfeiture of, a bond for his appearance to answer charges of any such violation? NO

Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within five years? Yes No

If Applicant Is A Partnership or Corporation:

Is the corporation authorized to do business in Idaho? yes (If a corporation, attach list of names and addresses)

If a partnership, give the names and addresses of all partners: _____

The undersigned hereby acknowledges and consents that the license(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Applicant SV Performing Arts Center Relation to Business manager
 Subscribed and sworn to before me this _____ day of July

Kathleen Wyke
 Notary Public or City Clerk or Deputy

License Fee Received \$ 400 KS

License No. 1411A

Approved by City of Ketchum, ID _____

By _____ Mayor

July 7, 14

BEER, WINE AND LIQUOR-BY-THE DRINK LICENSE APPLICATION

To the City Council, Ketchum, Idaho

Year Applying for August 1, 2014 - July 31, 2015

The undersigned a Corporation Partnership ___ Individual ___, does hereby make application for a license to sell during the year 2014-2015. the following:

| | | | |
|----|---|------------|------------------|
| 1. | BEER LICENSE | Fee | |
| | <input checked="" type="checkbox"/> Draft or Bottled or Canned Beer, to be consumed on premises | \$ | 200.00 |
| | <input type="checkbox"/> Bottled or Canned Beer, NOT to be consumed on premises | \$ | 50.00 |
| 2. | WINE LICENSE | | |
| | <input checked="" type="checkbox"/> Wine, to be consumed on premises: | \$ | 200.00 |
| | <input type="checkbox"/> Wine, NOT to be consumed on premises: | \$ | 200.00 |
| 3. | LIQUOR LICENSE | | |
| | <input type="checkbox"/> Liquor by the drink | \$ | 560.00 |
| | | Total Due: | \$ <u>400.00</u> |

STATE LICENSE NO. _____ COUNTY LICENSE NO. _____ (copies attached)

Within the City of Ketchum, Idaho, at the place of business described below, and tenders herewith the license fee as provided by law. The following is a true and correct statement of the nature, place, ownership and management of the business for which this application is made and of the qualifications of the applicant;

Name of Applicant Cairde Group LLC

D/B/A STARBUCKS

Mailing Address PO Box 6336, Ketchum ID 83340

Phone Number 208-928-7039

Physical Address of business where license will be displayed 491 Sun Valley Rd, Ketchum ID 83340

Record owner of the property _____

Has the applicant, or any partner of his, or any member of the applying partnership, or the active manager of the applying partnership, or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxicating liquor, or has any one of them within three years forfeited, or suffered the forfeiture of, a bond for his appearance to answer charges of any such violation? no

Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within five years? Yes ___ No ___

If Applicant Is A Partnership or Corporation:

Is the corporation authorized to do business in Idaho? yes (If a corporation, attach list of names and addresses)

Jane Rizzo + George Rizzo PO Box 6336 Ketchum ID 83340

If a partnership, give the names and addresses of all partners: _____

The undersigned hereby acknowledges and consents that the license(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Applicant Jane Rizzo Relation to Business owner

Subscribed and sworn to before me this 25th day of June, 2014

Notary Public or City Clerk or Deputy exp 7-9-2017

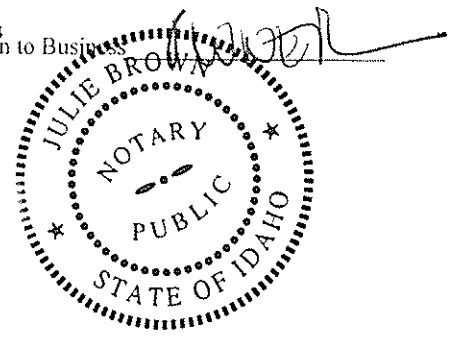
License Fee Received \$ 400.00 K.S.

License No. 1439A

Approved by City of Ketchum, ID _____

July 7, 14

By _____ Mayor



BEER, WINE AND LIQUOR-BY-THE DRINK LICENSE APPLICATION

To the City Council, Ketchum, Idaho

Year Applying for August 1, 2013 - July 31, 2014

The undersigned a Corporation __, Partnership __, Individual __, does hereby make application for a license to sell during the year 2014-2015, the following:

- 1. **BEER LICENSE**
 - Draft or Bottled or Canned Beer, to be consumed on premises \$ 200.00
 - Bottled or Canned Beer, NOT to be consumed on premises \$ 50.00
- 2. **WINE LICENSE**
 - Wine, to be consumed on premises: \$ 200.00
 - Wine, NOT to be consumed on premises: \$ 200.00
- 3. **LIQUOR LICENSE**
 - Liquor by the drink \$ 560.00

Total Due: \$ _____

STATE LICENSE NO. 12441 COUNTY LICENSE NO. 2 (copies attached)

Within the City of Ketchum, Idaho, at the place of business described below, and tenders herewith the license fee as provided by law. The following is a true and correct statement of the nature, place, ownership and management of the business for which this application is made and of the qualifications of the applicant;

Name of Applicant Thai Cuisine Taveesak Chanthasethisombot

D/B/A Thai Cuisine

Mailing Address PO Box 1973 Ketchum ID 83340

Phone Number (208) 7266211

Physical Address of business where license will be displayed 200 E. 6th Ketchum ID

Record owner of the property _____

Has the applicant, or any partner of his, or any member of the applying partnership, or the active manager of the applying partnership, or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxicating liquor, or has any one of them within three years forfeited, or suffered the forfeiture of, a bond for his appearance to answer charges of any such violation? no

Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within five years? Yes __ No

If Applicant Is A Partnership or Corporation:

Is the corporation authorized to do business in Idaho? LLC (If a corporation, attach list of names and addresses)

Taveesak Chanthasethisombot 133 Tawavee Ln. Hailey ID

If a partnership, give the names and addresses of all partners: _____

The undersigned hereby acknowledges and consents that the license(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Applicant Taveesak Chanthasethisombot

Relation to Business owner

Subscribed and sworn to before me this _____ day of _____, _____

Kathleen Schwab Beninger
Notary Public or City Clerk or Deputy

License Fee Received \$ 450 KS

License No. 1454 A

Approved by City of Ketchum, ID _____

By _____ Mayor

July 7, 14

BEER, WINE AND LIQUOR-BY-THE DRINK LICENSE APPLICATION

To the City Council, Ketchum, Idaho Year Applying for August 1, 2013 - July 31, 2014
The undersigned a Corporation X Partnership Individual does hereby make application for a license to sell during the year 2014-2015, the following: LLC

- 1. BEER LICENSE
Draft or Bottled or Canned Beer, to be consumed on premises \$ 200.00
Bottled or Canned Beer, NOT to be consumed on premises \$ 50.00
2. WINE LICENSE
Wine, to be consumed on premises: \$ 200.00
Wine, NOT to be consumed on premises: \$ 200.00
3. LIQUOR LICENSE
Liquor by the drink \$ 560.00
Total Due: \$ 250.00

STATE LICENSE NO. 14883 COUNTY LICENSE NO. (copies attached)

Within the City of Ketchum, Idaho, at the place of business described below, and tenders herewith the license fee as provided by law. The following is a true and correct statement of the nature, place, ownership and management of the business for which this application is made and of the qualifications of the applicant;

Name of Applicant Base Camp Warm Springs LLC
D/B/A Base Camp Warm Springs
Mailing Address 600 N Main St, Hailey, ID 83333
Phone Number 208-721-3454

Physical Address of business where license will be displayed 980 Warm Springs Rd.
Record owner of the property Dusty Wendland

Has the applicant, or any partner of his, or any member of the applying partnership, or the active manager of the applying partnership, or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxicating liquor, or has any one of them within three years forfeited, or suffered the forfeiture of, a bond for his appearance to answer charges of any such violation? no

Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within five years? Yes No X

If Applicant is A Partnership or Corporation:
Is the corporation authorized to do business in Idaho? LLC (If a corporation, attach list of names and addresses)

Dusty Wendland, 300 N. 1st Ave. Hailey, ID 83333

If a partnership, give the names and addresses of all partners:

The undersigned hereby acknowledges and consents that the license(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

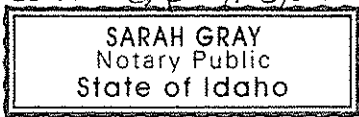
Applicant [Signature]

Relation to Business owner

Subscribed and sworn to before me this 24th day of June, 2014

Comm exp 1/15/2020

[Signature]
Notary Public or City Clerk or Deputy



License Fee Received \$ 250.00 KS

License No. 11682A

Approved by City of Ketchum, ID

By Mayor

July 7, 2014

BEER, WINE AND LIQUOR-BY-THE DRINK LICENSE APPLICATION

To the City Council, Ketchum, Idaho

Year Applying for August 1, 2014 - July 31, 2015

The undersigned a Corporation, Partnership, Individual, does hereby make application for a license to sell during the year 2014-2015, the following:

- 1. **BEER LICENSE**
 - Draft or Bottled or Canned Beer, to be consumed on premises \$ 200.00
 - Bottled or Canned Beer, NOT to be consumed on premises \$ 50.00
 - 2. **WINE LICENSE**
 - Wine, to be consumed on premises: \$ 200.00
 - Wine, NOT to be consumed on premises: \$ 200.00
 - 3. **LIQUOR LICENSE**
 - Liquor by the drink \$ 560.00 ~~XX~~
- Total Due: \$ 250

STATE LICENSE NO. _____ COUNTY LICENSE NO. _____ (copies attached)

Within the City of Ketchum, Idaho, at the place of business described below, and tenders herewith the license fee as provided by law. The following is a true and correct statement of the nature, place, ownership and management of the business for which this application is made and of the qualifications of the applicant:

Name of Applicant Lewis Street Snacks LLC
 D/B/A Lewis Street Snacks LLC
 Mailing Address P.O. Box 5277 Ketchum, ID 83340
 Phone Number (208) 721 0080
 Physical Address of business where license will be displayed 220 Lewis Street, Ketchum, ID
 Record owner of the property Bill Shapiro

Has the applicant, or any partner of his, or any member of the applying partnership, or the active manager of the applying partnership, or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxicating liquor, or has any one of them within three years forfeited, or suffered the forfeiture of, a bond for his appearance to answer charges of any such violation? NO

Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within five years? Yes ___ No ___

If Applicant Is A Partnership or Corporation:
Is the corporation authorized to do business in Idaho? YES (If a corporation, attach list of names and addresses)
Joy Bersten P.O. Box 5277 Ketchum, ID 83340

If a partnership, give the names and addresses of all partners: _____

The undersigned hereby acknowledges and consents that the license(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Applicant Joy Bersten Relation to Business OWNER

Subscribed and sworn to before me this 17 day of June, 2014

Hatlem Schislerberger
Notary Public or City Clerk or Deputy

License Fee Received \$ 250.00

License No. 11088A

Approved by City of Ketchum, ID _____ By _____ Mayor
July 7th,

BEER, WINE AND LIQUOR-BY-THE DRINK LICENSE APPLICATION

To the City Council, Ketchum, Idaho

Year Applying for August 1, 2014 - July 31, 2015

The undersigned a Corporation, Partnership, Individual, does hereby make application for a license to sell during the year 2014-2015, the following:

| | | |
|------------|---|-----------|
| 1. | BEER LICENSE | Fee |
| | <input checked="" type="checkbox"/> Draft or Bottled or Canned Beer, to be consumed on premises | \$ 200.00 |
| | <input type="checkbox"/> Bottled or Canned Beer, NOT to be consumed on premises | \$ 50.00 |
| 2. | WINE LICENSE | |
| | <input checked="" type="checkbox"/> Wine, to be consumed on premises: | \$ 200.00 |
| | <input type="checkbox"/> Wine, NOT to be consumed on premises: | \$ 200.00 |
| 3. | LIQUOR LICENSE | |
| | <input type="checkbox"/> Liquor by the drink | \$ 560.00 |
| Total Due: | | \$ 400.00 |

STATE LICENSE NO. _____ COUNTY LICENSE NO. _____ (copies attached)

Within the City of Ketchum, Idaho, at the place of business described below, and tenders herewith the license fee as provided by law. The following is a true and correct statement of the nature, place, ownership and management of the business for which this application is made and of the qualifications of the applicant;

Name of Applicant Bigwood Golf Course LLC
D/B/A Bigwood Golf Course
Mailing Address Box 87, Sun Valley ID 83353
Phone Number 208-726-4084

Physical Address of business where license will be displayed 115 Thunder Trail Dr.

Record owner of the property Bigwood Golf Course LLC

Has the applicant, or any partner of his, or any member of the applying partnership, or the active manager of the applying partnership, or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxicating liquor, or has any one of them within three years forfeited, or suffered the forfeiture of, a bond for his appearance to answer charges of any such violation? No

Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within five years? Yes No

If Applicant Is A Partnership or Corporation: Is the corporation authorized to do business in Idaho? YES (If a corporation, attach list of names and addresses)

Elizabeth Bosted, Box 85, Paul ID 83347 ; William Sellgren, 12806 Harney, Omaha NE 68154

If a partnership, give the names and addresses of all partners: _____

The undersigned hereby acknowledges and consents that the license(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Applicant Elizabeth Bosted Relation to Business Member

Subscribed and sworn to before me this _____ day of _____.

Hannah Schwaefgenberger
Notary Public or City Clerk or Deputy

License Fee Received \$ 400 KS.

License No. 48A

Approved by City of Ketchum, ID _____ By _____ Mayor

July 7, 14

BEER, WINE AND LIQUOR-BY-THE DRINK LICENSE APPLICATION

To the City Council, Ketchum, Idaho

Year Applying for August 1, 2014 - July 31, 2015

The undersigned a Corporation __, Partnership __, Individual __, does hereby make application for a license to sell during the year 2014-2015, the following:

| | | | |
|----|---|------------|--------------------------|
| 1. | BEER LICENSE | Fee | |
| | <input checked="" type="checkbox"/> Draft or Bottled or Canned Beer, to be consumed on premises | \$ | 200.00 |
| | <input type="checkbox"/> Bottled or Canned Beer, NOT to be consumed on premises | \$ | 50.00 |
| 2. | WINE LICENSE | | |
| | <input checked="" type="checkbox"/> Wine, to be consumed on premises: | \$ | 200.00 |
| | <input type="checkbox"/> Wine, NOT to be consumed on premises: | \$ | 200.00 |
| 3. | LIQUOR LICENSE | | |
| | <input type="checkbox"/> Liquor by the drink | \$ | 560.00 |
| | | | Total Due: \$ <u>400</u> |

STATE LICENSE NO. _____ COUNTY LICENSE NO. _____ (copies attached)

Within the City of Ketchum, Idaho, at the place of business described below, and tenders herewith the license fee as provided by law. The following is a true and correct statement of the nature, place, ownership and management of the business for which this application is made and of the qualifications of the applicant:

Name of Applicant Todd Rippo for Wake Up + Live, Inc.
D/B/A Java on Fourth
Mailing Address 191 4th St Ketchum ID 83340
Phone Number 208-726-2882

Physical Address of business where license will be displayed SAA

Record owner of the property Julie Driver / Bill Smith

Has the applicant, or any partner of his, or any member of the applying partnership, or the active manager of the applying partnership, or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxicating liquor, or has any one of them within three years forfeited, or suffered the forfeiture of, a bond for his appearance to answer charges of any such violation? ND

Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within five years? Yes ___ No ___

If Applicant Is A Partnership or Corporation:

Is the corporation authorized to do business in Idaho? yes (If a corporation, attach list of names and addresses)

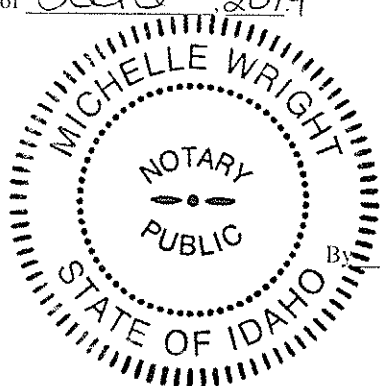
If a partnership, give the names and addresses of all partners: _____

The undersigned hereby acknowledges and consents that the license(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Applicant Todd Rippo - [Signature] Relation to Business Owner

Subscribed and sworn to before me this 27 day of June, 2014

[Signature]
Notary Public or City Clerk or Deputy



License Fee Received \$ 400 KS

License No. 54A

Approved by City of Ketchum, ID _____

July 7, 14

By _____ Mayor

BEER, WINE AND LIQUOR-BY-THE DRINK LICENSE APPLICATION

To the City Council, Ketchum, Idaho

Year Applying for August 1, 2011 - July 31, 2012

The undersigned a Corporation __, Partnership __, Individual , does hereby make application for a license to sell during the year ~~2011~~ 2012, the following:

- 1. **BEER LICENSE**
 - Draft or Bottled or Canned Beer, to be consumed on premises Fee \$ 200.00
 - Bottled or Canned Beer, NOT to be consumed on premises \$ 50.00
- 2. **WINE LICENSE**
 - Wine, to be consumed on premises: \$ 200.00
 - Wine, NOT to be consumed on premises: \$ 200.00
- 3. **LIQUOR LICENSE**
 - Liquor by the drink \$ 560.00

Total Due: \$ 400.00

STATE LICENSE NO. 1464 COUNTY LICENSE NO. 99 (copies attached)

Within the City of Ketchum, Idaho, at the place of business described below, and tenders herewith the license fee as provided by law. The following is a true and correct statement of the nature, place, ownership and management of the business for which this application is made and of the qualifications of the applicant;

Name of Applicant PERCY HERMOZA ATAU SINCHI
 D/B/A CHINA PANDA CHINESE RESTAURANT
 Mailing Address P.O. BOX 293 KETCHUM, ID 83340
 Phone Number 208-721-0208

Physical Address of business where license will be displayed 515 EAST AVE KETCHUM, ID 83340

Record owner of the property Barbeth Orphan

Has the applicant, or any partner of his, or any member of the applying partnership, or the active manager of the applying partnership, or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxicating liquor, or has any one of them within three years forfeited, or suffered the forfeiture of, a bond for his appearance to answer charges of any such violation? NO

Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within five years? Yes __ No

If Applicant Is A Partnership or Corporation:

Is the corporation authorized to do business in Idaho? NO (If a corporation, attach list of names and addresses)

If a partnership, give the names and addresses of all partners: _____

The undersigned hereby acknowledges and consents that the license(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Applicant PERCY HERMOZA A

Relation to Business OWNER

Subscribed and sworn to before me this _____ day of _____.

Kathleen Schuler Beninger
Notary Public or City Clerk or Deputy

License Fee Received \$ 400 K.S.

License No. 70A

Approved by City of Ketchum, ID _____

By _____ Mayor

July 7th, 14

K9

BEER, WINE AND LIQUOR-BY-THE DRINK LICENSE APPLICATION

To the City Council, Ketchum, Idaho

Year Applying for August 1, 2014 - July 31, 2015

The undersigned a Corporation __, Partnership __, Individual __, does hereby make application for a license to sell during the year 2014-2015, the following:

| | | |
|------------|---|----------------------------|
| 1. | BEER LICENSE | Fee |
| | <input checked="" type="checkbox"/> Draft or Bottled or Canned Beer, to be consumed on premises | \$ 200.00 |
| | <input checked="" type="checkbox"/> Bottled or Canned Beer, NOT to be consumed on premises | \$ 50.00 |
| 2. | WINE LICENSE | |
| | <input checked="" type="checkbox"/> Wine, to be consumed on premises: | \$ 200.00 |
| | <input checked="" type="checkbox"/> Wine, NOT to be consumed on premises: | \$ 200.00 |
| 3. | LIQUOR LICENSE | |
| | <input type="checkbox"/> Liquor by the drink | \$ 300.00 |
| Total Due: | | \$ <u>650⁰⁰</u> |

STATE LICENSE NO. _____ COUNTY LICENSE NO. _____ (copies attached)

Within the City of Ketchum, Idaho, at the place of business described below, and tenders herewith the license fee as provided by law. The following is a true and correct statement of the nature, place, ownership and management of the business for which this application is made and of the qualifications of the applicant:

Name of Applicant Richkor Inc
 D/B/A Ketchum Grill
 Mailing Address P.O. Box 205 Ketchum ID 83340
 Phone Number 208 726 4660
 Physical Address of business where license will be displayed 520 East Ave N
 Record owner of the property Richard LARRY Stone

Has the applicant, or any partner of his, or any member of the applying partnership, or the active manager of the applying partnership, or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxicating liquor, or has any one of them within three years forfeited, or suffered the forfeiture of, a bond for his appearance to answer charges of any such violation? NO

Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within five years? Yes ___ No ___

If Applicant Is A Partnership or Corporation:

Is the corporation authorized to do business in Idaho? Yes (If a corporation, attach list of names and addresses)

Scott MASON Box 3515 Ketchum Anne MASON Box 3515 K. 83340

If a partnership, give the names and addresses of all partners: _____

The undersigned hereby acknowledges and consents that the license(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Applicant [Signature] Relation to Business Pres./V.P.

Subscribed and sworn to before me this _____ day of _____.

[Signature]
Notary Public or City Clerk or Deputy

License Fee Received \$1650 KS

License No. 122A

Approved by City of Ketchum, ID _____

By _____ Mayor

July 7, 14

BEER, WINE AND LIQUOR-BY-THE DRINK LICENSE APPLICATION

To the City Council, Ketchum, Idaho

Year Applying for August 1, 2014 - July 31, 2015

The undersigned a Corporation __, Partnership __, Individual __, does hereby make application for a license to sell during the year 2014-2015, the following:

- 1. **BEER LICENSE**
 - Draft or Bottled or Canned Beer, to be consumed on premises Fee \$ 200.00
 - Bottled or Canned Beer, NOT to be consumed on premises \$ 50.00
 - 2. **WINE LICENSE**
 - Wine, to be consumed on premises: \$ 200.00
 - Wine, NOT to be consumed on premises: \$ 200.00
 - 3. **LIQUOR LICENSE**
 - Liquor by the drink \$ 560.00
- Total Due: \$ 250.00

STATE LICENSE NO. 7099 COUNTY LICENSE NO. 24 (copies attached)

Within the City of Ketchum, Idaho, at the place of business described below, and tenders herewith the license fee as provided by law. The following is a true and correct statement of the nature, place, ownership and management of the business for which this application is made and of the qualifications of the applicant:

Name of Applicant Taylor Sturges

D/B/A Taylor'd Events

Mailing Address P.O. Box 3854, Ketchum 83340

Phone Number 208 725 2027

Physical Address of business where license will be displayed 221 Northwood Way, Unit 600, Ketchum

Record owner of the property Northwood Center Associates

Has the applicant, or any partner of his, or any member of the applying partnership, or the active manager of the applying partnership, or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxicating liquor, or has any one of them within three years forfeited, or suffered the forfeiture of, a bond for his appearance to answer charges of any such violation? NO

Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within five years? Yes No

If Applicant Is A Partnership or Corporation:
Is the corporation authorized to do business in Idaho? _____ (If a corporation, attach list of names and addresses)

If a partnership, give the names and addresses of all partners: _____

The undersigned hereby acknowledges and consents that the license(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Applicant [Signature]

Relation to Business _____

Subscribed and sworn to before me this 6 day of June, 14.

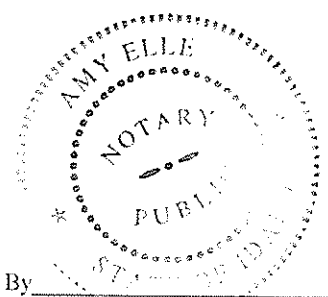
[Signature]
Notary Public or City Clerk or Deputy

License Fee Received \$ 250.00 KS

License No. 1 186A

Approved by City of Ketchum, ID _____

July 7, 14



By _____ Mayor

BEER, WINE AND LIQUOR-BY-THE DRINK LICENSE APPLICATION

To the City Council, Ketchum, Idaho

Year Applying for August 1, 2014 - July 31, 2015

The undersigned a Corporation __, Partnership __, Individual __, does hereby make application for a license to sell during the year 2014-2015, the following:

| | | |
|------------|---|------------------|
| 1. | BEER LICENSE | Fee |
| | <input checked="" type="checkbox"/> Draft or Bottled or Canned Beer, to be consumed on premises | \$ 200.00 |
| | <input checked="" type="checkbox"/> Bottled or Canned Beer, NOT to be consumed on premises | \$ 50.00 |
| 2. | WINE LICENSE | |
| | <input checked="" type="checkbox"/> Wine, to be consumed on premises: | \$ 200.00 |
| | <input checked="" type="checkbox"/> Wine, NOT to be consumed on premises: | \$ 200.00 |
| 3. | LIQUOR LICENSE | |
| | Liquor by the drink | \$ 560.00 |
| Total Due: | | \$ <u>650.00</u> |

STATE LICENSE NO. 1781 COUNTY LICENSE NO. _____ (copies attached)

Within the City of Ketchum, Idaho, at the place of business described below, and tenders herewith the license fee as provided by law. The following is a true and correct statement of the nature, place, ownership and management of the business for which this application is made and of the qualifications of the applicant;

Name of Applicant Cristina's Restaurant, Inc.

D/B/A Cristina's Rest. & Bakery

Mailing Address P.O. Box 2111, Ketchum ID 83340

Phone Number 208-726-4499

Physical Address of business where license will be displayed 520 2nd Street E., Ketchum, ID

Record owner of the property Cristina & Steve Cook

Has the applicant, or any partner of his, or any member of the applying partnership, or the active manager of the applying partnership, or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxicating liquor, or has any one of them within three years forfeited, or suffered the forfeiture of, a bond for his appearance to answer charges of any such violation? NO

Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within five years? Yes __ No

If Applicant Is A Partnership or Corporation:

Is the corporation authorized to do business in Idaho? YES (If a corporation, attach list of names and addresses)

Cristina Cook & Steve Cook, P.O. Box 2111, Ketchum ID 83340

If a partnership, give the names and addresses of all partners: _____

The undersigned hereby acknowledges and consents that the license(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Applicant [Signature] Relation to Business owner

Subscribed and sworn to before me this 23 day of May

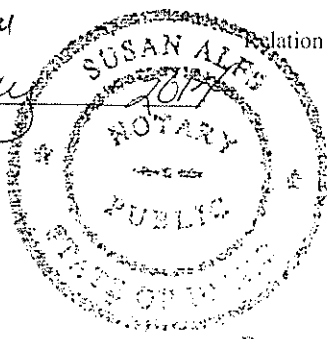
[Signature]
Notary Public or City Clerk or Deputy

License Fee Received \$ 650.00 KS.

License No. 559A

Approved by City of Ketchum, ID _____

By _____ Mayor



July 7, 14

EW

BEER, WINE AND LIQUOR-BY-THE DRINK LICENSE APPLICATION

To the City Council, Ketchum, Idaho

Year Applying for August 1, 2014 - July 31, 2015

The undersigned a Corporation___, Partnership___, Individual___, does hereby make application for a license to sell during the year 2014-2015, the following:

- 1. **BEER LICENSE**
 Draft or Bottled or Canned Beer, to be consumed on premises Fee \$ 200.00 ✓
 Bottled or Canned Beer, NOT to be consumed on premises \$ 50.00
 - 2. **WINE LICENSE**
 Wine, to be consumed on premises: \$ 200.00 ✓
 Wine, NOT to be consumed on premises: \$ 200.00
 - 3. **LIQUOR LICENSE**
 Liquor by the drink \$ 560.00
- Total Due: \$ 400

STATE LICENSE NO. _____ COUNTY LICENSE NO. _____ (copies attached)

Within the City of Ketchum, Idaho, at the place of business described below, and tenders herewith the license fee as provided by law. The following is a true and correct statement of the nature, place, ownership and management of the business for which this application is made and of the qualifications of the applicant;

Name of Applicant Enoteca Luna LLC

D/B/A Enoteca

Mailing Address P.O. Box 3515

Phone Number 208 928 6280

Physical Address of business where license will be displayed Bar Area / 300 N. Main Ketchum ID 83340

Record owner of the property Jack Lane

Has the applicant, or any partner of his, or any member of the applying partnership, or the active manager of the applying partnership, or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxicating liquor, or has any one of them within three years forfeited, or suffered the forfeiture of, a bond for his appearance to answer charges of any such violation? NO

Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within five years? Yes ___ No

If Applicant Is A Partnership or Corporation:

Is the corporation authorized to do business in Idaho? Yes (If a corporation, attach list of names and addresses)

If a partnership, give the names and addresses of all partners: Scott MASON / Anne MASON
P.O. Box 3515 Ketchum ID 83340

The undersigned hereby acknowledges and consents that the license(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Applicant Scott Mason Relation to Business owner

Subscribed and sworn to before me this ___ day of _____.

Hartman Schickelberger
Notary Public or City Clerk or Deputy

License Fee Received \$ 400 KS

License No. 1550A

Approved by City of Ketchum, ID ___

By _____ Mayor

July 7, 14

BEER, WINE AND LIQUOR-BY-THE DRINK LICENSE APPLICATION

To the City Council, Ketchum, Idaho

Year Applying for August 1, 2014 - July 31, 2015

The undersigned a Corporation __, Partnership __, Individual , does hereby make application for a license to sell during the year 2014-2015, the following:

| | | |
|------------|---|---------------|
| 1. | BEER LICENSE | Fee |
| | <input checked="" type="checkbox"/> Draft or Bottled or Canned Beer, to be consumed on premises | \$ 200.00 |
| | <input type="checkbox"/> Bottled or Canned Beer, NOT to be consumed on premises | \$ 50.00 |
| 2. | WINE LICENSE | |
| | <input checked="" type="checkbox"/> Wine, to be consumed on premises: | \$ 200.00 |
| | <input checked="" type="checkbox"/> Wine, NOT to be consumed on premises: | \$ 200.00 |
| 3. | LIQUOR LICENSE | |
| | <input type="checkbox"/> Liquor by the drink | \$ 560.00 |
| Total Due: | | \$ <u>600</u> |

STATE LICENSE NO. 14844 COUNTY LICENSE NO. _____ (copies attached)

Within the City of Ketchum, Idaho, at the place of business described below, and tenders herewith the license fee as provided by law. The following is a true and correct statement of the nature, place, ownership and management of the business for which this application is made and of the qualifications of the applicant:

Name of Applicant Piero, LLC

D/B/A Rominas

Mailing Address P.O. Box 1411 Hailey ID 83333

Phone Number 208-726-6961

Physical Address of business where license will be displayed 580 Washington Ave Ketchum ID 83340

Record owner of the property Susan Tryon

Has the applicant, or any partner of his, or any member of the applying partnership, or the active manager of the applying partnership, or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxicating liquor, or has any one of them within three years forfeited, or suffered the forfeiture of, a bond for his appearance to answer charges of any such violation? NO

Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within five years? Yes __ No

If Applicant Is A Partnership or Corporation:

Is the corporation authorized to do business in Idaho? _____ (If a corporation, attach list of names and addresses)

If a partnership, give the names and addresses of all partners: _____

The undersigned hereby acknowledges and consents that the license(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Applicant Pier Herrera

Relation to Business owner

Subscribed and sworn to before me this 28 day of June, 14.

Haskell Schwabinger
Notary Public or City Clerk or Deputy

License Fee Received \$ 600.00

License No. 1707A

Approved by City of Ketchum, ID _____

By _____ Mayor

July 7, 14

| Employee Number | Name | Total Gross Amount |
|--------------------|------------------------|--------------------------|
| 1111 | SILVER, RAMON R | 9,500.00 |
| 1500 | CADY, SANDRA E | 3,470.50 |
| 1502 | BENNETT, PATRICIA A | 2,481.31 |
| 1504 | SCHWARTZENBERGER, K | 1,789.00 |
| 1506 | CARNDUFF, KATHLEEN | 1,955.04 |
| 2200 | ELLE, MICHAEL R | 4,475.27 |
| 2202 | ENGLEHART, ROBERT | 3,404.19 |
| 2204 | MCLEAN, THOMAS W | 2,834.46 |
| 2206 | CANFIELD, MILES D | 2,917.00 |
| 2208 | RATHFON, JOHN A | 2,460.42 |
| 2210 | CANFIELD, TORY FRANK | 2,326.62 |
| 2212 | ANCONA, THOMAS A | 2,755.46 |
| 2214 | MCLEAN, LARA | 2,110.42 |
| 2216 | MARTIN, SETH J | 1,929.66 |
| 2218 | BINNIE, EDWARD J | 1,929.66 |
| 2220 | POTTER, KEITH S | 1,869.69 |
| 2222 | MARTIN, GLENN G | 1,708.15 |
| 2224 | WITTHAR, MICHAEL J | 1,708.15 |
| 2230 | THOMPSON, MARTA R | 1,733.88 |
| 2232 | DAIGH, ERIC | 232.50 |
| 2234 | YAGLA, ASHLEY C | 177.50 |
| 2236 | FURNISH, JASMINE A | 264.00 |
| 2238 | BUCK, JASON B | 429.75 |
| 2242 | YELDA, PAUL A | 204.75 |
| 2244 | TERRA, JAMES E | 54.00 |
| 2246 | SUNDALI, ANJA K | 260.00 |
| 2248 | ROBERTSON, RICHARD C | 1,084.00 |
| 2250 | HOUSE, GERAD C | 460.00 |
| 2252 | SCHWARTZ, PETER | 281.25 |
| 2254 | FILOON, MATTHEW | 112.50 |
| 2256 | FELDMAN, RICHARD | 143.50 |
| 2260 | WARD, CHRISTOPHER W | 35.00 |
| 2262 | FARBER, EMILEE N | 22.00 |
| 2264 | HUETTIG, CRAIG M | 520.00 |
| 2266 | POSTER, BRIAN | 294.00 |
| 2268 | JOHNSON, BRENDA S | 484.00 |
| 2270 | VARNER, BENJAMIN N | 1,158.25 |
| 2272 | O'DONNELL, DAVID P | 442.00 |
| 2276 | RAY, KYLE S | 280.00 |
| 2278 | BINNIE, MELISSA MOLLET | 345.00 |
| 2280 | NURGE, DONALD J | 266.00 |
| 2284 | DEMOE, RYAN M | 201.50 |
| 2290 | LIZANO, FABRIZIO | 280.00 |
| 2294 | DAVITT, TERENCE | 208.00 |
| 2296 | SELDON, CHRISTOPHER C | 321.75 |
| 2300 | LEWIS, KELLY M | 52.00 |
| 2304 | OTTLEY JR, PHILIP G | 56.00 |
| 2306 | RUSCH, REBECCA | 224.00 |
| 2308 | BOWMAN, TOM | 76.50 |
| 2314 | SOUTHARD, STEVEN G | 364.00 |
| 2600 | ALLGAIER, JOYCE A | 3,855.92 |
| 2604 | BUNDY, REBECCA F | 2,453.42 |
| 2606 | ENOURATO, LISA | 3,123.50 |
| 2610 | MARTIN, RACHEL S | 1,723.05 |
| 3000 | CHRISTIANSEN, BRIAN | 3,574.69 |
| 3002 | SHULER, GUY REED | 2,377.65 |

| Employee Number | Name | Total Gross Amount |
|--------------------|---------------------------|--------------------------|
| 3004 | ERICKSON, JADE A | 1,803.46 |
| 3006 | DOMKE, RONALD L | 2,208.38 |
| 3008 | VERGEL, DAMON G | 1,493.88 |
| 3010 | RAMM, JUSTIN | 1,493.88 |
| 3046 | EMERSON, JEFFREY A | 1,264.00 |
| 3047 | MENTZER, JONATHAN P | 1,280.00 |
| 3100 | MATTISON, ROBYN L | 3,770.73 |
| 3200 | TAYLOR, DAVID N | 2,748.62 |
| 3202 | PIERCE, TERI L | 2,233.46 |
| 3204 | WILCOX, MATTHEW A | 2,481.31 |
| 3206 | VERT, JEFFERY | 1,789.00 |
| 3208 | MUMMERT, MICKEY D | 3,341.41 |
| 3210 | CHATTERTON, KELLEN | 1,974.60 |
| 3212 | LEAMON, JEFFREY S | 2,100.77 |
| 3400 | RAMBO, DAVID A | 3,217.12 |
| 3402 | COOLEY, PATRICK L | 2,853.51 |
| 3404 | DAIGH, DAN C | 1,836.20 |
| 3406 | TOGNONI, GIOVANNI J | 1,493.88 |
| 3500 | SANDERSON, ANGELA | 1,709.35 |
| 5200 | SMITH, JENNIFER L | 3,158.62 |
| 5202 | KEARNEY III, JOHN | 1,987.85 |
| 5204 | STAUFFACHER, JUERG | 2,344.85 |
| 5206 | BURBRIDGE, MARGARET | 1,567.92 |
| 5208 | OTTESON, JONEY | 1,759.50 |
| 5210 | ARMS, SHARON K | 1,610.23 |
| 5212 | REYES, MARIA RAQUEL | 808.78 |
| 5214 | REYES, MARICRUZ | 808.78 |
| 5216 | NOYES, ROBERT | 1,520.00 |
| 5218 | COYLE, BRENDEN P | 1,440.00 |
| 5220 | PFAU, SYDNEY M | 831.13 |
| 5222 | JOHNS, HEATHER L | 681.19 |
| 5224 | WRIGHT-PULLIAM, KATHRYN J | 828.75 |
| 5226 | MERCHEP, GREGORY M | 618.75 |
| 5228 | FLORY, EDMUND L | 150.00 |
| 5230 | BEATTIE, MARIA W | 125.00 |
| 5232 | KEY, DORAN | 978.11 |
| 5234 | KEY, CHRIS | 833.25 |
| 5238 | SALINAS JR, BALTAZAR | 1,320.00 |
| 5240 | GILBERT, ANDREW | 72.00 |
| 5242 | WILANDER, EMMA M | 400.00 |
| 5246 | NESTOR, ROBERT A | 899.00 |
| 5248 | BUCLAW, ALYSSA D | 531.00 |
| 5250 | FRY, KAEDI A | 213.75 |
| 5252 | TAYLOR, ALEXANDRA N | 292.50 |
| 5256 | DREDGE, DAVID | 999.75 |
| 5260 | HAMILTON, ASHLEE L | 311.13 |
| 5262 | HARPER, JENNIFER J | 76.25 |
| 5264 | KEHRER, MEGHAN E | 308.13 |
| 5266 | TORRES, JAIME | 1,240.00 |
| 5268 | MONEY, SIERRA D | 454.13 |
| 5270 | CARNDUFF, ASHLEY S | 269.88 |
| 5272 | FRY, ELIZABETH M | 385.00 |
| 5274 | TAYLOR, SAMANTHA M | 276.25 |
| 5276 | ELIAS, AUDREY A G | 272.00 |
| 5278 | VEGA, LAURA KELLEY | 256.00 |
| 5280 | GRIFFIN, EMERSON K | 320.00 |

| Employee Number | Name | Total Gross Amount |
|--------------------|--------------------------|--------------------------|
| 5282 | LANDIS, KAITLYN D | 435.00 |
| 5284 | BUCHWALTER, BRODY N | 157.50 |
| 5286 | MONTGOMERY, CLYDE D | 133.13 |
| 5288 | CUTLER, CLAYTON J | 232.50 |
| 5290 | GONZALES, ARNULFO IRVING | 232.50 |
| Grand Totals: | | |
| | 117 | 153,034.53 |

City of Ketchum, Idaho

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



June 2014

KETCHUM ARTS COMMISSION ARTISTS COMMISSION CONTRACT

This contract will serve as an agreement between Ralph Harris (the Artist), and the City of Ketchum's Ketchum Arts Commission (KAC) for an artist commission to illustrate a Sun Valley Company ski lift Gondola Car.

PROJECT

The City of Ketchum through the Ketchum Arts Commission (KAC) and in partnership with the Sun Valley Company, the Forest Service and the Bureau of Land Management (BLM) will exhibit an artist illustrated Gondola Car. This project is part of KAC's Cover Art Project in which utilitarian objects are illustrated by artists thereby transforming them into engaging works of art. Sun Valley Company will provide a gondola car to the KAC to be illustrated by local artist Ralph Harris. The free standing gondola car will be exhibited in Ketchum's Town Square for the months of July – October. Prior to the ski season, it will be added to Sun Valley Company's line of gondola cars on the ski lift for winter.

DESIGN CRITERIA

The artwork should be a unique, original design created for the Cover Art: Gondola Project. The artwork should address some aspect of the active year round recreation of the Wood River Valley lifestyle such as golf, biking, skiing, tennis, river rafting, horseback riding and may include area landscape images as well. Per the Forest Service restrictions, the artist is required to execute the work in a color palate of the natural environment, complimenting the immediate characteristic landscape in which the gondola will be located. Any artwork created with bright neon colors will be rejected. The white areas of the gondola car will be covered in a neutral, natural color that complements the artwork. Artwork may be executed in the artist's medium of choice. Once complete, the artist is required to photograph the work with high resolution imagery as it will be reproduced on vinyl, and deliver it digitally or via disc to the KAC. The vinyl will be installed on the gondola car by a vinyl contractor and overseen by representatives of the KAC.

- A template of the gondola car will be provided by the Sun Valley Company and the KAC from which the artist will design his image.

- The artist is required to use the prescribed template for his proposed work. Changes to the design may be required to accommodate any site limitations
- Artwork may not be used as an advertisement or promotional tool for any business or product or viewpoint.
- Designs may not include any breach of intellectual property, trademarks, brands, images or illegal activity, or involve the attachment of objects to the gondola.
- The completed artwork will be in the public domain and subject to vandalism. Thus any large area of open space may be subject to problems.
- Design may not inhibit any function of the gondola car

ARTIST HONORARIUM

The Artist will receive an honorarium of \$2000.00 for this commission. A first installment of \$1000.00 will be given to Mr. Harris in May of 2103. The second installment of \$1000.00 will be extended upon approval of the final design. All checks will be issued from The City of Ketchum.

REVIEW PROCESS

The final design will be subject to a review by the Ketchum Arts Commission and representatives of the Sun Valley Company, representatives of the Forest Service, and representatives of the Bureau of Land Management for approval.

PROJECT TIMELINE

April 20 Artist notification of Commission
 June 9th Artist and KAC review initial draft of image
 June 20 Deadline for Submission of Work to the KAC
 June 23^h Review by KAC, SV Company and the Forest Service
 June 25th Photographed image submitted to KAC
 July 1 Vinyl Contractor begins image transfer to vinyl
 July 14th Installation by Vinyl Contractor
 July 16 Gondola Car installed in Town Square

MAINTENANCE

The KAC will be responsible for the translation of the design to the fabricated material that will wrap the gondola and for the installation of that material. These labor and services costs will be assumed by the KAC. The work will be maintained by the KAC in Town Square and by the KAC and Sun Valley Co. when on the line of ski lift gondolas.

PROMOTION

The City of Ketchum and Sun Valley Co. reserve the right to use the wrapped gondola images for promotional purposes in relation to the KAC Cover Art Project as well as any promotional advertising. The KAC and Sun Valley will be responsible for all marketing and advertising associated with the project. The Artists name will be associated with any promotion. The Artist may use the image for sale or promotion after one calendar year from the installation date. The Artists name will be listed on the inside of the gondola.

ARTWORK

The City and SV. Co do not have right or title to the artists work unless otherwise specified.

As Agreed Upon on this _____ Day of _____ 2014

IN WITNESS WHEREOF, the parties have signed this Agreement the day and year first above written

CITY OF KETCHUM, IDAHO
An Idaho Municipal Corp

Nina Jonas, Mayor of Ketchum

Attest:

Sandra E. Cady, CMC
City Treasurer/Clerk

Ralph Harris, Artist

City of Ketchum, Idaho

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



July 2, 2014

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Jonas and City Councilors:

Powder Creek Townhomes Phased Development Agreement Third Amendment

ATTACHMENTS:

- A. Third Amendment to Phased Development Agreement
- B. Applicant's Submittal - Letter from Robert Sarchett, Managing Partner, Powder Creek Partners, dated May 13, 2014
- C. Second Amendment to Phased Development Agreement, dated January 18, 2011
- D. First Amendment to Phased Development Agreement, dated December 17, 2008
- E. Phased Development Agreement, dated August 20, 2007

Introduction/History

Powder Creek Townhomes first entered into a Phased Development Agreement with the City of Ketchum on August 20, 2007. Due to economic conditions, that Phased Development Agreement was subsequently amended with the First Amendment to Phased Development Agreement signed on December 17, 2008 and the Second Amendment to Phased Development Agreement signed on January 18, 2011. In general the amendments to the original agreement extended the dates by which certain portions of the project needed to be fully constructed. (See Attachments C, D and E, prior phased development agreements.) Phases I – III of the Second Amendment to Phased Development Agreement have been built per the requirements of that agreement. Phase IV, the northernmost unit, is still unbuilt, but the Second Amendment requirements for maintenance of that site have been adhered to by the applicant.

Current Report

Citing current poor market conditions for the sale of luxury townhomes, the applicant is requesting that Phase IV of the Powder Creek Townhomes Phased Development Agreement be amended to extend the required completion date of Phase IV to October 1, 2017. (See Attachment A, Applicant Submittal.) Staff recommends eliminating the required completion date of Phase IV entirely, considering that the front of the site is landscaped, the utilities have been

stubbed out to each of the sublots, the maintenance requirements for that site have been adhered to and the demand for construction starts continues to not be strong.

Financial Requirement/Impact.

Minimal indirect fiscal impacts, such as the loss of immediate building permit revenues, may result. However, construction of Phase IV will likely commence when economic conditions improve, and those permit revenues will come available to the City at that future time.

Recommendation

Staff respectfully recommends that the Council adopt the Third Amendment to Phased Development Agreement for Powder Creek Townhomes.

Sincerely,

A handwritten signature in black ink, appearing to read "Rebecca F. Bundy", with a long, sweeping flourish extending to the right.

Rebecca F. Bundy
Senior Planner

**Attachment A:
Third Amendment to Phased Development Agreement**

THIRD AMENDMENT TO PHASED DEVELOPMENT AGREEMENT

This THIRD AMENDMENT TO PHASED DEVELOPMENT AGREEMENT (hereinafter this "Amendment") is entered into effective the _____ day of _____, 2014, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation (hereinafter the "City"), and VANOFF ENTERPRISES, LTD., a California limited partnership, as to an undivided 55% interest, JAKE PETERS and KATHERINE PETERS, husband and wife, as to an undivided 35% interest, and JAMES ROBINSON, an unmarried man, as to an undivided 10% interest, dba POWDER CREEK PARTNERS, (hereinafter "Developer"). The City and Developer are sometimes hereinafter referred to individually as a "party" and collectively as the "parties" to this Agreement.

RECITALS

This Amendment is predicated upon the following facts:

A. On August 20, 2007, City and Developer entered into that certain Phased Development Agreement which was recorded on October 12, 2007, as Instrument No. 552350, records of Blaine County, Idaho.

B. On December 17, 2008, City and Developer entered into that certain First Amendment to Phased Development Agreement.

C. On January 18, 2011, City and Developer entered into that certain Second Amendment to Phased Development Agreement.

D. City and Developer now wish to amend the Second Amendment to Phased Development Agreement Phase IV to eliminate the expiration date.

AGREEMENT

NOW THEREFORE, in consideration of the mutual covenants, promises, terms and conditions set forth herein, the parties agree as follows:

1. Paragraph 2.d shall be amended to read as follows:

d. Phase IV. Prior to issuance of a Certificate of Occupancy, the following shall be completed:

(1) Construction of the northern most single family house shall be completed and utility services shall be extended to the house; and

STATE OF IDAHO)
) ss.
County of Blaine)

On this ____ day of July 2014, before me, a Notary Public in and for said State, personally appeared Nina Jonas, known or identified to me to be the Mayor of the City of Ketchum, and the Mayor who subscribed said municipality's name to the foregoing instrument, and acknowledged to me that she executed the same.

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

Notary Public for Idaho
Residing at: _____
My commission expires: _____

**Attachment B:
Applicant's Submittal - Letter from Robert Sarchett,
Managing Partner, Powder Creek Partners, dated May 13, 2014**

Robert Sarchett
PO Box 1019
Sun Valley, ID 83353

May 13, 2014

Ms. Rebecca Bundy, CFM
Senior Planner
City of Ketchum
PO Box 2315
Ketchum, ID 83340

Dear Rebecca,

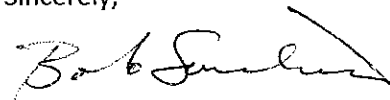
Thank you for your time this afternoon.

Please consider this letter as our formal request to extend Phase IV of the Powder Creek Phased Development Agreement for an additional three years, to October 1, 2017.

As I'm sure you are aware, the market conditions for the sale of luxury townhomes is sketchy, at best. We are quite proud of our project, completing and selling three of the four units over the past eight years. We have also maintained the vacant fourth site to City of Ketchum standards.

I will await your instructions as to how we should proceed in getting our Phased Development Agreement regarding Phase IV extended to 10/1/17.

Sincerely,



Bob Sarchett
Managing Partner
Powder Creek Partners
208-720-4519 (cell)
bob@mdfrealtors.com

received
5/14/14

**Attachment C:
Second Amendment to Phased Development Agreement,
dated January 18, 2011**

Instrument # 585207

HAILEY, BLAINE, IDAHO

2-16-2011 10:44:48 No. of Pages: 3

Recorded for : CITY OF KETCHUM

JOLYNN DRAGE

Fee: 0.00

Ex-Officio Recorder Deputy

Index to: AGREEMENT/CORRECTION

JB

ORIGINAL IN RED

SECOND AMENDMENT TO PHASED DEVELOPMENT AGREEMENT

This SECOND AMENDMENT TO PHASED DEVELOPMENT AGREEMENT (hereinafter this "Amendment") is entered into effective the 18th day of January, 2011, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation (hereinafter the "City"), and VANOFF ENTERPRISES, LTD., a California limited partnership, as to an undivided 55% interest, JAKE PETERS and KATHERINE PETERS, husband and wife, as to an undivided 35% interest, and JAMES ROBINSON, an unmarried man, as to an undivided 10% interest, dba POWDER CREEK PARTNERS, (hereinafter "Developer"). The City and Developer are sometimes hereinafter referred to individually as a "party" and collectively as the "parties" to this Agreement.

RECITALS

This Amendment is predicated upon the following facts:

- A. On August 20, 2007, City and Developer entered into that certain Phased Development Agreement which was recorded on October 12, 2007, as Instrument No. 552350, records of Blaine County, Idaho.
- B. On December 17, 2008, City and Developer entered into that certain First Amendment to Phased Development Agreement.
- C. City and Developer now wish to amend Phase II and Phase III and to add a Phase IV.

AGREEMENT

NOW THEREFORE, in consideration of the mutual covenants, promises, terms and conditions set forth herein, the parties agree as follows:

1. Paragraph 2.b shall be amended to read as follows:

b. Phase II. Prior to October 1, 2010, the following shall be completed:

(1) Construction of the exterior of the duplex shall be completed and utility services shall be extended to the duplex.

2. Paragraph 2.c shall be amended to read as follows:

c. Phase III. Prior to July 1, 2011, the following shall be completed:

(1) The approved site specific landscaping for the duplex shall be completed; and

(2) The sidewalk and stucco privacy wall shall be completed the length of the property on Second Avenue.

(3) The remainder of the property shall be planted in native grasses and shall be irrigated as necessary; and

(4) All construction materials and trash shall be removed from the property

3. Paragraph 2.d shall be added to read as follows:

d. Phase IV. Prior to October 1, 2014, the following shall be completed:

(1) Construction of the northern most single family house shall be completed and utility services shall be extended to the house; and

(2) All site and common area landscape improvements shall be completed including the revegetation of the riparian area.

4. All other terms and conditions of the Phased Development Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Second Amendment to Phased Development Agreement effective the day and year first above written.

“Developer”

POWDER CREEK PARTNERS

By Robert R. Sanchez
Its Mgr. Partners

“City”

City of Ketchum, Idaho

By Randy Hall
Randy Hall, Mayor

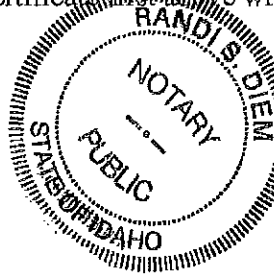


Attest Sandra E. Cady
Sandra Cady, Clerk

STATE OF IDAHO)
) ss.
County of Blaine)

On this 24 day of January, 2011, before me, a Notary Public in and for said State, personally appeared Robert R. Sarchett, known or identified to me to be a Partner of Powder Creek Partners, the partnership that executed the instrument or the person who executed the instrument on behalf of said partnership, and acknowledged to me that such partnership executed the same.

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

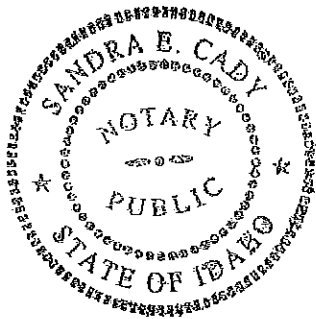


Randi S. Dair
Notary Public for Idaho
Residing at Hailey, ID
My commission expires 4-2-11

STATE OF IDAHO)
) ss.
County of Blaine)

On this 7th day of February, 2011, before me, a Notary Public in and for said State, personally appeared Randy Hall, known or identified to me to be the Mayor of the City of Ketchum, and the Mayor who subscribed said municipality's name to the foregoing instrument, and acknowledged to me that he executed the same.

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



Sandra E. Cady
Notary Public for Idaho
Residing at: Hailey, ID
My commission expires: 10-20-2013

**Attachment D:
First Amendment to Phased Development Agreement,
dated December 17, 2008**

COPY ORIGINAL IN RED

FIRST AMENDMENT TO PHASED DEVELOPMENT AGREEMENT

This FIRST AMENDMENT TO PHASED DEVELOPMENT AGREEMENT (hereinafter this "Amendment") is entered into effective the 17 day of Dec., 2008, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation (hereinafter the "City"), and VANOFF ENTERPRISES, LTD., a California limited partnership, as to an undivided 51% interest, JAKE PETERS and KATHERINE PETERS, husband and wife, as to an undivided 32% interest, and JAMES ROBINSON, an unmarried man, as to an undivided 10% interest and BIGWOOD INVESTMENT GROUP, a Utah corporation, as to an undivided 7% interest, as joint tenants, dba POWDER CREEK PARTNERS, (hereinafter "Developer"). The City and Developer are sometimes hereinafter referred to individually as a "party" and collectively as the "parties" to this Agreement.

RECITALS

This Amendment is predicated upon the following facts:

A. On August 20, 2007, City and Developer entered into that certain Phased Development Agreement which was recorded on October 12, 2007, as Instrument No. 552350, records of Blaine County, Idaho.

B. City and Developer now wish to extend the completion dates for Phase II and Phase III and to add certain tasks to Phase II.

AGREEMENT

NOW THEREFORE, in consideration of the mutual covenants, promises, terms and conditions set forth herein, the parties agree as follows:

1. Paragraph 2.b shall be amended to read as follows:

b. Phase II. Prior to October 1, 2010, the following shall be completed:

(1) Construction, including approved site specific landscaping, of the duplex shall be completed and utility services shall be extended to the duplex; and

(2) The sidewalk and stucco privacy wall shall be completed the length of the property on Second Avenue; and

(3) The foundation and floor framing on the northern most single family house shall be completed.

COPY

Instrument # 563958
HAILEY, BLAINE, IDAHO
1-5-2009 02:20:12 No. of Pages: 3
Recorded for : CITY OF KETCHUM
JOLYNN DRAGE Fee: 0.00
Ex-Officio Recorder Deputy
Index to: AGREEMENTCORRECTION



c. Additional Tasks. Prior to the execution of this First Amendment, the following shall be completed:

- (1) General clean up of the Phase II and Phase III area; and
- (2) Place the existing construction fencing adjacent to the foundation on Phase II; and
- (3) Clean up the riparian area and maintain and repair the silt fencing.

d. Temporary Irrigation and Seeding. Seed and irrigate the area outside of the construction fencing as early as reasonably possible in Spring, 2009.

2. Paragraph 2.c shall be amended to read as follows:

c. Phase III. Prior to October 1, 2011, the following shall be completed:

- (1) Construction of the northern most single family house shall be completed and utility services shall be extended to the house; and
- (2) All site and common area landscape improvements shall be completed including the revegetation of the riparian area.

3. All other terms and conditions of the Phased Development Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this First Amendment to Phased Development Agreement effective the day and year first above written.

“Developer”

POWDER CREEK PARTNERS

By Robert R. Sanchez
Its Managing Partner

“City”

City of Ketchum, Idaho

By Randy Hall
Randy Hall, Mayor

Attest Sandra E. Cady
Sandra Cady, Clerk

**Attachment E:
Phased Development Agreement,
dated August 20, 2007**

.PHASED DEVELOPMENT AGREEMENT

This PHASED DEVELOPMENT AGREEMENT (hereinafter this "Agreement") is entered into effective the ~~25th~~ ^{14th} day of June, 2007, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation (hereinafter the "City"), and VANOFF ENTERPRISES, LTD., a California limited partnership, as to an undivided 51% interest, JAKE PETERS and KATHERINE PETERS, husband and wife, as to an undivided 32% interest, and JAMES ROBINSON, an unmarried man, as to an undivided 10% interest and BIGWOOD INVESTMENT GROUP, a Utah corporation, as to an undivided 7% interest, as joint tenants, dba POWDER CREEK PARTNERS, (hereinafter "Developer"). The City and Developer are sometimes hereinafter referred to individually as a "party" and collectively as the "parties" to this Agreement.

RECITALS

This Agreement is predicated upon the following facts:

- A. Developer has received Design Review approval from the City for a townhome subdivision referred to as "Powder Creek," consisting of two (2) single family homes and a duplex residence and required utilities, on-site improvements, and landscaping (hereinafter referred to as the "Subdivision").
- B. The Subdivision is to be developed and constructed upon real property located in the City of Ketchum, the legal description of which is: Lot 1 in Block 2 of AMERICAN LEGION SUBDIVISION, according to the official plat thereof, recorded as Instrument No. 385446, records of Blaine County, Idaho.
- C. Developer has proposed construction of the Subdivision as a phased development project under Article IX of Ketchum Ordinance No. 316, and this Phased Development Agreement is entered into in order to set forth the terms and conditions of the City's approval of the requested phased development of the Subdivision.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants, promises, terms, and conditions set forth herein, the parties agree as follows:

1. Improvements. The Subdivision, including all dwelling units, utilities, on-site improvements, landscaping, and other amenities, shall be constructed in accordance with the plans and detailed construction specifications approved by the City as contained in Design Review Plans Number FP05-020.
2. Phased Construction and Landscaping Schedule. Improvements shall be constructed in accordance with the following construction and landscape schedule. Construction of each phase shall proceed in numerical order only.

PHASED DEVELOPMENT AGREEMENT/1

Instrument # 562350

HAILEY, BLAINE, IDAHO

2007-10-12 03:10:00 No. of Pages: 6

Recorded for: CITY OF KETCHUM

JOLYNN DRAGE Fee: 18.00

Ex-Officio Recorder Deputy

Index to: AGREEMENT/CORRECTION

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7/1

a. Phase I. Prior to October 1, 2007, the following shall be completed:

(1) Telephone, cable TV, water, sewer, natural gas and electrical service shall be made accessible to the site; and

(2) Construction, including approved specific site landscaping of the southern-most single family house shall be completed and utility services shall be extended to that house; and

(3) The sidewalk and stucco privacy wall in front of the house on Second Avenue shall be completed; and

(4) The foundation and floor framing for the duplex unit shall be completed.

b. Phase II. Prior to October 1, 2008, the following shall be completed:

(1) Construction, including approved site specific landscaping, of the duplex shall be completed and utility services shall be extended to the duplex; and

(2) The sidewalk and stucco privacy wall shall be completed the length of the property on Second Avenue; and

(3) The foundation and floor framing on the northern most single family house shall be completed.

c. Phase III. Prior to October 1, 2009, the following shall be completed:

(1) Construction of the northern most single family house shall be completed and utility services shall be extended to the house; and

(2) All site and common area landscape improvements shall be completed including the revegetation of the riparian area.

3. Security for Site Preservation. Developer shall provide security equal to one hundred and fifty percent (150%) of the cost of covering any exposed foundations with acceptable materials, planting and maintaining native grasses over the entire site, and the provision of an acceptable underground irrigation system. The provision of the landscaping and the irrigation system shall be secured by a letter of credit, savings account, checking account, or certificate of deposit in the City's name. Said security shall be provided prior to final plat approval for Phase I. In the event that satisfactory completion of any phase results in a diminution of the funds necessary to secure performance of the appropriate landscaping and irrigation system, the City shall release a portion of the security equal to the cost of the landscaping and irrigation that is no longer necessary.

4. Townhouse Declaration of Covenants Conditions and Restrictions. Prior to final plat approval for Phase I, Developer shall prepare and submit for approval by the City a Townhouse Declaration of Covenants, Conditions and Restrictions for Powder Creek. Said document shall be recorded with the Blaine County Recorder at the time of final plat approval for Phase I.
5. Final Plat Approval. The City Clerk will not sign the final plat for Phases I, II or III until all of the dwelling units to be constructed in that Phase have received a Life Safety Inspection Approval or a Certificate of Occupancy from a Ketchum Building Official. During the phased construction schedule set forth above, Developer may apply for building permits for the next phase (in numerical order only), but the City shall neither consider nor grant final plat approval for any phase until the previous phase has been approved and recorded.
6. Revocation of Agreement. In the event Developer does not comply with the phased construction schedule set forth above or any time deadlines, the Ketchum City Council may revoke this Phased Development Agreement and any plan approvals, preliminary plat approvals, and building permits previously granted in connection herewith, and may require amendments and plan changes to comply with subdivision and zoning ordinance provisions then in effect. Any requests or applications by Developer to extend or modify the phased construction schedule set forth above shall be considered only if the request or application is received prior to the completion date in question.
7. Final Completion. In the event the entire Subdivision is not completed by October 1, 2009, the City Council may require appropriate amendments and plan changes to bring the Subdivision into compliance with subdivision and zoning ordinance rules and requirements in effect as of October 1, 2009.
8. Sale or Transfer of Property. In the event Developer or a successor in interest to Developer sells or transfers the property described herein, or any portion thereof, written notice of said transaction shall be given to the City no less than thirty (30) days prior to closing. This requirement shall not apply to the sale and/or transfer of individual townhouse units.
9. Amendment. This Agreement may be revised or amended, in whole or in part, only by means of a written instrument executed by both parties. Any changes to the phasing schedule shall be subject to approval by the Ketchum City Council. Compliance with subdivision and zoning ordinances and/or rules then in effect may be required as a condition of such approval. Any changes to design review approved plans shall be subject to approval by the Planning and Zoning Commission, and compliance with design review or other zoning ordinance requirements then in effect may be required as a condition of such approval.
10. Police Powers. Nothing contained herein is intended to limit the police powers of the City or its discretion or review of subsequent applications regarding development and construction of the Subdivision.

11. Specific Performance. In the event of a breach of this Agreement, in addition to all other remedies at law or in equity, this Agreement shall be enforceable by specific performance by either party. All remedies shall be cumulative.

12. Attorneys Fees. In the event either party is required to retain counsel to enforce a provision of this Agreement, or to recover damages resulting from a breach hereof, the prevailing party shall be entitled to recover from the other party all reasonable attorney's fees incurred, whether or not litigation is actually instituted or concluded.

13. Notices. All notices required or provided for under this Agreement shall be in writing and deemed delivered upon delivery in person or upon mailing by certified mail, postage prepaid. Notices to the City shall be addressed as follows: City of Ketchum City Administrator P.O. Box 2315 Ketchum, Idaho 83340

Notices given to Developer shall be addressed as follows: Powder Creek Partners, c/o Bob Sarchett, Post Office Box 1019, Sun Valley, Idaho 83353.

A party may change the address to which further notices are to be sent by notice in writing to the other party, and thereafter notices shall be addressed and transmitted to the new address.

14. Reliance by City. This Agreement is intended by Developer to be considered by the City as part of Developer's design review approval and phased development approval. Developer acknowledges and intends the Ketchum City Council to consider and rely upon this Agreement in its review and consideration of said design review and phased development approval.

15. Relationship of Parties. It is understood the contractual relationship between the City and Developer is such that Developer is not the agent, partner, or joint venturer of the City. Developer hereby guarantees actual development and performance in accordance with the terms and conditions set forth herein.

16. Successor and Assigns; Covenant Running With the Land. This Agreement shall inure to the benefit of, and be binding upon, the City and Developer and their respective heirs, successors and assigns. This Agreement, including all covenants, terms, and conditions set forth herein, shall be and is hereby declared a covenant running with the land with regard to the Property described herein, or any portion thereof.

17. Recordation. This Agreement shall be recorded with the Blaine County Recorder by the City.

18. No Waiver. In the event the City or Developer does not strictly comply with any of the obligations and duties set forth herein, thereby causing a default under this Agreement, any forbearance of any kind that may be granted or allowed by Developer or the City to the other party under this Agreement shall not in any manner be deemed or construed as waiving or

surrendering any of the conditions or covenants of this Agreement with regard to any subsequent default or breach.

19. Timeliness. Time and timely performance are of the essence of this Agreement.

20. Invalid Provisions. If any provision of this Agreement is held not valid, such provision shall be deemed to be excised therefrom and the invalidity thereof shall not affect any of the other provisions contained herein, except that if any provision of this Agreement is held not valid which Owner deems essential to its development of the Property, Owner may, at its sole discretion, declare this entire Agreement null and void and of no force and effect and thereby relieve all parties from any obligations hereunder.

21. Entire Agreement. This Agreement constitutes the full and complete agreement and understanding between the parties hereto regarding the phasing of the subdivision. No representation or warranties made by either party shall be binding unless contained in this Agreement or subsequent written amendments hereto.

22. Authority. Each of the persons executing this Agreement represents and warrants that he has the lawful authority and authorization to execute this Agreement, as well as all deeds, easements, liens or other documents required hereunder, for and on behalf of the entity executing this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement effective the day and year first above written.

"Developer"
POWDER CREEK PARTNERS

By [Signature]
Its Managing Partner

"City"
City of Ketchum, Idaho

By [Signature]
Randy Hall, Mayor

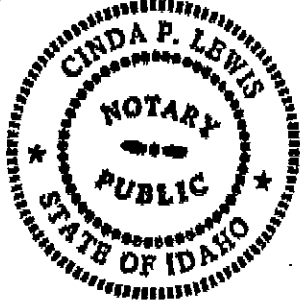
Attest [Signature]
Sandra Cady, Clerk



STATE OF IDAHO)
) ss.
County of Blaine)

On this 28th day of ~~June~~ ^{SEPTEMBER}, 2007, before me, a Notary Public in and for said State, personally appeared ROBERT R. SARGENT known or identified to me to be a Partner of Powder Creek Partners, the partnership that executed the instrument or the person who executed the instrument on behalf of said partnership, and acknowledged to me that such partnership executed the same.

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

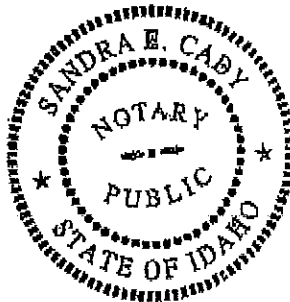


Cinda P. Lewis
Notary Public for Idaho
Residing at KETCHUM, ID
My commission expires 9/28/2008

STATE OF IDAHO)
) ss.
County of Blaine)

On this 12 day of ~~June~~ ^{October}, 2007, before me, a Notary Public in and for said State, personally appeared Randy Hall, known or identified to me to be the Mayor of the City of Ketchum, and the Mayor who subscribed said municipality's name to the foregoing instrument, and acknowledged to me that he executed the same.

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



Sandra E. Cady
Notary Public for Idaho
Residing at: Hamley, ID
My commission expires: 10/20/07

| | | |
|---|---|--|
| IN RE: |) | |
| |) | |
| A.W.E. LLC Development Agreement Amendment |) | KETCHUM CITY COUNCIL - FINDINGS |
| |) | OF FACT, CONCLUSIONS |
| |) | OF LAW AND DECISION |
| |) | |
| File Number: 14-037 |) | |

BACKGROUND FACTS

APPLICANT: A.W.E. LLC

REQUEST: Amendment to existing Development Agreement to allow office use

LOCATION: Ketchum Townsite, Lot 8, Block 21 (460 First Street East)

REVIEWER: Rebecca F. Bundy, Senior Planner

ZONING: Tourist (T)

NOTICE: Property owners within 300 feet of the subject property were mailed notice on May 28, 2014. A public hearing notice was published in the Mountain Express on May 30, 2014 and posted on site on June 10, 2014.

Regulatory Taking Notice: Applicant has the right, pursuant to section 67-8003, Idaho Code, to request a regulatory taking analysis.

GENERAL FINDINGS OF FACT

1. The applicant recently purchased the subject property and is proposing a change of use in the existing building. The building formerly housed a business that taught art classes for children. The existing proposed uses are professional service office and short-term residential occupancy for out of town colleagues.

2. On December 17, 2001 a Development Agreement Rezone was signed by a former owner of the property, Jan Cox, and the Mayor of Ketchum (See Attachment D, Development Agreement) That agreement changed the zoning of the property from General Residential – Low Density (GR-L) to Tourist (T), subject to the terms of the Development Agreement.

3. The property is located across the First Street and the alley from the Community Core (CC) Zoning District and adjacent to the GR-L Zoning District to the east and the south.

4. Exhibit A of the Development Agreement lists the uses permitted per the terms of the agreement. Short-term residential occupancy is an allowed use. Office use is not listed as an allowed use.

5. The applicant is requesting that office be added to the list of uses allowed by the development agreement. Office is allowed as a conditional use in the Tourist Zoning District.

6. The proposed office use is 462 square feet in size and generates an on-site parking requirement of 1.5 spaces. The residential use generates a parking requirement of 1.5 spaces. The total on-site parking requirement is three (3) spaces.

7. Planning staff has met with representatives from Public Works, Fire, Building and Parks Departments. They have no issues with the proposed amendment. However, in order to improve vehicular safety on First Street and to satisfy the requirements of KMC, Section 12.04.030.L.9.f (See below.), City staff recommends that the parking should be accessed from the alley.

12.04.030.L.9.f Location: All private driveways shall be located where they do not create undue interference or hazard to free movement of normal roadway traffic or pedestrian traffic and provide necessary off street parking. All private driveways accessing onto collector or arterial roadways shall be designed with turnarounds to eliminate the necessity for backing onto the roadway.

8. On May 19, 2014, the City Council approved a Right-of-Way Encroachment Permit for the existing garage, lean-to shed and fence in the East Avenue right-of-way. At that time, the applicant agreed that he would not use the garage to satisfy his on-site parking requirements. Condition #5 below requires that the on-site parking for the property shall be accessed from the alley.

9. The Planning and Zoning Commission held a public hearing on this application on May 27, 2014 and recommended approval to the City Council, with Findings of Fact signed on June 9, 2014. The Commission will conduct a final review of the parking (from the alley), landscaping and the work for repair and enhancement of the existing garage.

10. Attachments to the June 16, 2014 staff report:

- A. First Amendment to 460 First Street Development Agreement
- B. Applicant Submittal
 - Application, dated March 25, 2014
 - Plan set
 - Applicant's project description and area calculations
- C. Planning and Zoning Commission Findings of Fact, signed June 9, 2014
- D. Development Agreement, dated December 17, 2014
- E. Zoning Map
- F. Site Photos

G. Public Comment

- Jim Ruscitto, adjacent neighbor, dated May 12, 2014
- Greg Peterson, Managing Member of 120 South Leadville, LLC
- Greg Peterson, CEO, Lallman, Felton, Peterson & Pierce, P.A., 120 South Leadville Avenue

EVALUATION STANDARDS

17.154.010

A. Implement the goals and policies of the Ketchum Comprehensive Plan, specifically, but not inclusively, the provision of affordable housing, passive and active open space, transportation improvements, public infrastructure improvements and sensitive areas (riparian, avalanche, steep slopes and floodplain) protection;

Finding: The proposed professional office use will help to accomplish Goals E-1 and E-2 in the Ketchum Comprehensive Plan by providing a low-impact business that contributes to the local economy. In addition, the use of the building for short-term occupancy for visiting colleagues complies with Policy h-1.4 by integrating housing in business and mixed-use areas. The proposal does not impact transportation, public infrastructure or sensitive areas. In order to ensure the limited impact of the proposed office use, staff suggests a condition of approval that the amended development agreement should allow outright office use, limited to 25% of the gross floor area of the building, and conditionally allow a larger office use.

Conclusion: This standard has been met with the condition that the amended development agreement shall allow office use, up to twenty-five percent (25%) of the gross floor area of the building, and shall allow as a conditional use office space exceeding twenty-five percent (25%) of the gross floor area of the building.

B. Preserve and protect the character of Ketchum;

Finding: The proposed change of use will not change the character of the existing property, except that the physical improvements to the property, already allowed through the building permit process will substantially improve the appearance of the site and the existing building.

Conclusion: This standard has been met.

C. Assure the safety, health, and general welfare of present and future inhabitants of the City of Ketchum;

Finding: The proposed low-impact office use will have no effect on the safety, health and general welfare of present and future inhabitants of the City.

Conclusion: This standard has been met.

D. Protect and enhance the natural, cultural, and historic resources of the City from adverse impacts and to integrate new development harmoniously into the City's natural and built environment;

Finding: The proposed use will reside in an existing recently renovated building and, therefore, protects and enhances the cultural and historic resources of the City. The low-impact office use will not have adverse effect on the City.

Conclusion: This standard has been met.

E. Promote the development of an economically sound and stable community;

Finding: The proposed professional office use with attached employee housing will provide economic benefit to the City.

Conclusion: This standard has been met.

F. Accommodate other necessary or innovative types of development while balancing and respecting private property rights;

Staff Analysis: The proposed use will not have impact on private property rights.

Conclusion: This standard has been met.

G. Encourage and promote affordable housing;

Finding: The proposed short-term residential use for visiting colleagues will provide housing for working professionals associated with the business.

Conclusion: This standard has been met.

H. Provide the integration of specific land uses in neighborhoods that are determined compatible, but prohibited by current zoning; and,

Finding: The proposed professional office use is allowed in the adjacent Community Core Zoning District and allowed as a conditional use in the Tourist Zoning District, but it is not an allowed use per the existing Development Agreement. In the adjacent GR-L district, home occupations, up to twenty-five percent (25%) of the area of the dwelling unit, are allowed as an accessory use. In order to minimize the impact of the proposed professional office use on the neighboring lower density GR-L district, staff suggests a condition of approval that the amended development agreement should allow outright office use, limited to 25% of the gross floor area of the building, and conditionally allow a larger office use.

Conclusion: This standard has been met with the condition that the amended development agreement shall allow office use, up to twenty-five percent (25%) of the gross floor area of the building, and shall allow as a conditional use office space exceeding twenty-five percent (25%) of the gross floor area of the building.

I. Improve circulation and reduce traffic congestion and hazards on existing and proposed roadways.

Finding: On May 19, 2014 the applicant received City Council approval for a right-of-way encroachment permit to allow the existing garage, shed and fence to remain in the East Avenue right-of-way. However, since the garage exits directly into the busy intersection of First Street and East Avenue, creating a traffic hazard and violating KMC, Section 12.04.030.L.9.f Location (See Page 2.), staff suggests a condition of approval that the development agreement shall be amended to say that the garage shall not be used for parking and that parking shall be accessed off the alley to improve circulation and reduce traffic congestion on First Street.

Conclusion: This standard has been met with the condition that the development agreement shall be amended to say that the garage shall not be used for parking and that parking shall be accessed off the alley to improve circulation and reduce traffic congestion on First Street.

17.154.050(B) COMPREHENSIVE PLAN COMPLIANCE:

The proposal is in conformance with and promotes the purposes and goals of the comprehensive plan, zoning code and other applicable ordinances of the City, and not in conflict with the public interest.

1. There will be no significant adverse effect(s) resulting from the proposed zone change and uses(s) authorized upon the public health, safety and general welfare of the neighborhood or the community as a whole.

Finding: The proposed professional office use will help to accomplish Goals E-1 and E-2 in the Ketchum Comprehensive Plan by providing a low-impact business that contributes to the local economy. In addition, the use of the building for short-term occupancy for visiting colleagues complies with Policy h-1.4 by integrating housing in business and mixed-use areas. There will be no significant adverse impact upon the public health, safety and general welfare of the neighborhood or the community as a whole.

Conclusion: This standard has been met.

2. Includes community or employee housing, as defined in Section 16.08.030, for rezones requesting a higher density zone. Payment in-lieu may be accepted for fractions of units as determined by the Council.

Finding: The existing Development Agreement requires that housing for thirty percent (30%) of the full time employees shall be provided on site or an in-lieu fee paid. While the two local full time employees of the business own their own homes and will not live at the subject property, staff feels that this requirement has been met in that the applicant's proposal provides employee housing for visiting colleagues. Staff does not recommend changing the language in the Development Agreement, since this is a code requirement for a rezone to a higher density.

Conclusion: This standard has been met because the property is linked to the development agreement which requires housing.

17.154.050(C) CITY CODES:

1. Pursuant to Section 17.96.030, all of the design review standards in Chapter 17.96 shall be carefully analyzed and considered for all proposals. This includes detailed analysis of building bulk, undulation and other design elements. The site plan should be sensitive to the architecture and scale of the surrounding neighborhood.

Finding: This remodel project has received an Administrative Design Review Exemption (#14-014) for minor exterior changes to the building and a Building Permit (#14-004) for the remodel construction.

Conclusion: This standard has been met.

2. A project encompassing three (3) or more acres or otherwise meeting the requirements under Section 16.08.080(1) is required to submit a Planned Unit Development Conditional Use Permit pursuant to Chapter 16.08.

Finding: The proposed project is located on a 5,500 square foot lot.

Conclusion: This standard does not apply.

3. The project shall be in conformance with Title 17, Zoning Code; Title 16, Subdivisions; Title 12, Street Standards and all other applicable City ordinances and regulations. The applicant shall submit sufficient information to identify which zoning, subdivision and street standards will apply and to demonstrate that none of the proposed activities or improvements will violate any such standards.

Finding: The applicant has been put on notice that, due to the project's construction value in excess of \$20,000, construction of sidewalk in the public right-of-way shall be required. The applicant has received City Council approval for a right-of-way encroachment permit to allow the existing garage, shed and fence to remain in the East Avenue right-of-way. This precludes completion of the sidewalk on East Avenue at this time. Therefore, the Commission approved a condition of approval that sidewalk improvements shall be required in the First Street right-of-way. The Planning and Zoning Commission did not require the applicant to pay a fee in lieu to the City for the unbuilt sidewalk on East Avenue. The project is in conformance with all other applicable City ordinances and regulations.

Conclusion: Sidewalk improvements shall be required in the First Street right-of-way and parking shall be required off of the alley. Prior to final building inspection, the applicant shall submit civil engineered drawings, from an engineer licensed in the State of Idaho, for sidewalk, curb and gutter, and parking area improvements, including grading and drainage. The applicant shall also submit a landscape plan, showing all proposed landscaping improvements on the site. These shall be subject to review and approval by the Planning and Zoning Commission.

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation organized under Article XII of the Idaho Constitution and the laws of the State of Idaho, Title 50, Idaho Code.
2. Under Chapter 65, Title 67 of the Idaho Code, the City has passed a land use and zoning ordinance, Title 17.
3. The City of Ketchum Planning and Building 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.
4. This project, A.W.E. LLC Development Agreement Amendment, **does** meet the standards for approval under Chapter 17.154 of Ketchum Zoning Code Title 17 only if the following conditions of approval are met.

DECISION

THEREFORE, the Ketchum City Council **approves** this development agreement amendment application this 16th day of June, 2014, subject to the following conditions:

1. This Development Agreement Amendment approval is based on the information presented and approved at the meeting on the date noted herein;
2. The development agreement shall be amended to allow office use, up to twenty-five percent (25%) of the gross floor area of the building, and shall allow as a conditional use office space exceeding twenty-five percent (25%) of the gross floor area of the building;
3. The development agreement shall be amended to stipulate that the garage shall not be used for parking and that parking shall be accessed off the alley to improve circulation and reduce traffic congestion on First Street;
4. Sidewalk improvements shall be required in the First Street right-of-way and parking shall be required off of the alley. Prior to final building inspection, the applicant shall submit civil engineered drawings, from an engineer licensed in the State of Idaho, for sidewalk, curb and gutter, and parking area improvements, including grading and drainage. The applicant shall also submit a landscape plan, showing all proposed landscaping improvements on the site. These shall be subject to review and approval by the Planning and Zoning Commission; and
5. Should the sidewalk and related public infrastructure not be completed by November 1, 2014, the owners shall post a security with the city in the amount of 150% of the improvements to ensure completion.

Findings of Fact **adopted** this 7th day of July, 2014.

 Mayor Nina Jonas

STATE OF IDAHO)
) ss.
 County of Blaine)

On this 7th day of July, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, known or identified to me to be the person whose name is subscribed to the within instrument.

WITNESS my hand and seal the day and year in this certificate first above written.

 Notary Public for Idaho
 Residing at:
 Commission Expires:

f

City of Ketchum, Idaho

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



July 2, 2014

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Jonas and City Councilors:

“Vue Townhomes” Subdivision Preliminary Plat – Findings of Fact

Introduction/History

This is an application for the subdivision of Lot 19 of Parkwood Subdivision into two (2) lots – 19A and 19B. Following this subdivision of the parent parcel, the applicants will finalize their project with a subdivision to create four (4) townhouse sublots. The final project is for a four (4) unit townhouse project of four (4) detached residential units.

Current Report

This memo serves to transmit the proposed Findings of Fact based upon the City Council’s decision of July 7, 2014, approving the two – lot subdivision of Lot 19, Parkwood Subdivision into Lots 19A and 19B.

Financial Requirement/Impact.

None

Recommendation

Staff respectfully recommends that the Council approve the Findings of Fact for the preliminary plat for the Vue Townhouse Subdivision, allowing for the subdivision of Lots 19A and 19B.

Sincerely,

A handwritten signature in black ink, appearing to read "JAA", is written over the word "Sincerely,".

Joyce Allgaier, AICP
Director of Planning and Building

IN RE:)
)
Vue Subdivision) KETCHUM PLANNING AND ZONING
Preliminary Plat) COMMISSION - FINDINGS OF FACT
) CONCLUSIONS OF LAW AND DECISION
)
File Number: 14-023)

BACKGROUND FACTS

OWNERS: Thomas Monge and Elmar Graber

REPRESENTATIVE: Bruce Smith, PLS, Alpine Enterprises

REQUEST: Subdivision of Lot 19, Parkwood Subdivision into two (2) lots, 19A and 19B (Once construction has commenced the applicant will request Preliminary Plat Townhouse Subdivision of each of the resultant lots into two (2) sublots, for a total of four sublots for townhouse development.)

LOCATION: 105 Pinewood Lane (Lot 19, Parkwood Subdivision)

ZONING: General Residential – Low Density (GR-L)

OVERLAY: None

NOTICE: Property owners within 300 feet were mailed notice on May 21, 2014 and agencies were mailed on May 22, 2014.
Published in the Idaho Mountain Express on May 7, 2014 for a May 27, 2014 meeting and continued on the record to June 9, 2014.

REVIEWER: Joyce Allgaier, Director of Planning and Building

Regulatory Taking Notice: Applicant has the right, pursuant to section 67-8003, Idaho Code, to request a regulatory taking analysis.

GENERAL FINDINGS OF FACT

1. The applicant is proposing a subdivision of Lot 19 of Parkwood Subdivision into two (2) lots of over 8,000 square feet and then four (4) townhouse sublots to accommodate a four unit (detached) residential townhouse development. Each unit will be approximately 2,445 square feet in size, including an attached one (1) car garage, and each will be two stories tall. The proposed development will replace an existing, older single family structure on the site.

2. This project gained Design Review approval from the Planning and Zoning Commission concurrently with this subdivision application.
3. Utility and access easements are depicted on the preliminary plat as follows:
 - Ten (10) foot wide sewer line easement along the northern property boundary benefitting the City of Ketchum and the 4 townhome lots;
 - Twenty (20) foot wide access and utility easement along the southern property boundary (in a new private street – Pinevue Lane). This access and utility serves the City of Ketchum, 4 townhome lots, Lot 17 Parkwood Subdivision, and utility easement only to Parkwood Condominiums;
 - Eight (8) foot wide public utility easement along the north side of the access easement in Pinevue Lane; and
 - Ten (10) foot wide public utility easement along the eastern property boundary.

The preliminary plat describes the access and utility easements and beneficiaries.

4. The Planning Administrator has determined that the proposed Pinevue Lane is a private street, resulting in proposed Lot 19B being a corner lot and Lot 19A being served by only Pinevue Lane. The Administrator has determined that, in accordance with the orientation of other lots in the neighborhood and the location of the private access street, the front lot line is the southern lot line of the proposed subdivision and the rear is the opposite northern lot line. The side lot lines are those lines running perpendicular to the front yard line. A standard building setback dimension to the property lines is required to the property lines of new Lots 19A and 19B, and including the interior lot line between Lots 19A and Lot 19B. It is noted that new subdivision layouts commonly establish and set the front, rear and side yards for the subdivision.
5. Attachments to the July 7, 2014 Staff Report:
 - A. Application, including:
 - Application Form, dated February 14, 2014
 - B. Reduced scale preliminary plat, dated June 4, 2014.

EVALUATION STANDARDS

16.04 Subdivision Criteria

16.04.040

F. Lot and Block Requirements.

1. Lot size, width, depth, shape, and orientation, and minimum building setback lines shall be in compliance with the zoning district in which the property is located and

compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings,

Finding: The existing Lot 19 is 20,037 square feet in size. Proposed Lot 19A will be 8,047 square feet and Lot 19B will be 8219 square feet in size, in conformance with the minimum lot size. The resultant lot widths will be 89.4 feet for Lot 19A and 99.97 feet for Lot 19B. Minimum lot size in the GR-L zoning district is 8,000 square feet and minimum lot width is 80 feet. The resultant lot shapes are roughly rectangular, and lot orientations are similar to other lots in the same GR-L zoning district. Building setbacks shall comply with the requirements of the zoning code and shall be reviewed as part of the Design Review process. The proposed subdivision is located in between the GR-H zoning district on the south and GR-L on the north and adjacent to the LR zoning district on the west. The layout and density is found to provide a transition between the GR-H and LR zoning districts. Solar access to adjacent properties will not be compromised.

Conclusion: This standard has been met.

2. **Whenever a proposed subdivision contains lot(s), in whole or in part, within the floodplain, or which contain land with a slope in excess of twenty-five (25) percent based upon natural contours, or create corner lots at the intersection of two or more streets, building envelopes shall be shown for the lot(s) so affected on the preliminary and final plats. The building envelopes shall be located in a manner designed to promote harmonious development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure. Also, building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, water courses and topographical features,**

Finding: The proposed lots are located outside the 100 year floodplain and any designated floodplain hazard area. No wetlands or intermittent waterways are located on the properties. They are relatively flat and do not contain twenty-five (25) percent slope. Lot 19B is located at the corner of Pinewood Lane and the proposed private Pinevue Lane, providing vehicular access to the properties.

Conclusion: This standard has been met with the condition that, at final plat submittal, the plat shall show a building envelope on Lot 19B, Sublot 4 that conforms to current zoning code setback requirements. A plat note shall be added stating that zoning code setbacks requirements in effect at time of permitting shall be met and that setbacks may be more stringent than the building envelope as depicted on the plat.

3. **Corner lots shall have a property line curve or corner of a minimum radius of twenty-five (25) feet unless a longer radius is required to serve an existing or future use,**

Finding: The grading plan submitted for Design Review shows a radius of twenty-eight (28) feet at the intersection of Pineway Lane and the proposed Pinevue Lane.

Conclusion: This standard has been met.

4. **Side lot lines shall be within twenty (20) degrees to a right angle or radial line to the street line,**

Finding: Each side lot line is located at about 90 degrees to the street lot lines on the proposed Pinevue Lane.

Conclusion: This standard has been met.

5. **Double frontage lots shall not be created. A planting strip shall be provided along the boundary line of lots adjacent to arterial streets or incompatible zoning districts. Should a double frontage lot(s) be created out of necessity, then such lot(s) shall be reversed frontage lot(s),**

Finding: No double frontage or reverse frontage lots are being created

Conclusion: This standard does not apply.

6. **Minimum lot sizes in all cases shall be reversed frontage lot(s),**

Finding: No reversed frontage lots are proposed.

Conclusion: This standard does not apply.

7. **Every lot in a subdivision shall have a minimum of twenty feet (20') of frontage on a dedicated public street or legal access via an easement of twenty feet (20') or greater in width. Easement shall be recorded in the Office of the Blaine County Recorder prior to or in conjunction with recordation of the final plat.**

Finding: The proposed lots will be accessed from a twenty (20) foot wide access easement that becomes a private street, Pinevue Lane. The preliminary plat shows the legal access.

Conclusion: This standard has been met with the condition that the access easements to Lots 19A and 19B shall be recorded in the Office of the Blaine County Recorder in conjunction with recordation of the final plat or included on the plat.

- G. **Block Requirements. The length, width, and shape of blocks within proposed subdivisions shall conform to the following requirements:**

1. **No block shall be longer than one thousand two hundred (1,200) feet, nor less than four hundred (400) feet between the street intersections, and shall have sufficient depth to provide for two tiers of lots,**

Finding: No new blocks are being created.

Conclusion: This standard does not apply.

2. **Blocks shall be laid out in such a manner as to comply with the lot requirements,**

Finding: No new blocks are being created.

Conclusion: This standard does not apply.

3. **The layout of blocks shall take into consideration the natural topography of the land to promote access within the subdivision and minimize cuts and fills for**

roads and minimize adverse impact on environment, water courses and topographical features,

Finding: No new blocks are being created.

Conclusion: This standard does not apply.

4. Corner lots shall contain a building envelope outside of a seventy-five (75) foot radius from the intersection of the streets.

Finding: No new blocks are being created with the development and a new corner lot is being created with the new subdivision. The property has been developed for many years with a single family dwelling located on Pinewood Lane. Sublot 4 will be located within the 75 foot area as the subplot touches both Pinevue Lane and Pinewood Lane. As proposed, no sight distance issues are found with Sublot 4 being located as proposed. The proposed location of Sublot 4 and house does not create situation that crowds the streetscape or interfere with light, air and space that might be a safety or aesthetic impact. The intersection is adequate for safe turn movements from private Pinevue Lane and Pinewood Lane.

Conclusion: The intent of this standard is met with the design and layout of the subdivision.

H. Street Improvement Requirements -

1. The arrangement, character, extent, width, grade, and location of all streets put in the proposed subdivision shall conform to the comprehensive plan and shall be considered in their relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land,

Finding: The proposed Pinevue Lane intersects the existing Pinewood Lane at a right angle, is consistent with existing topography and neighborhood fabric, does not impact public convenience or safety and provides access to use the property as allowed by the GR-L zoning regulations. Access to the four proposed infill sublots satisfies Comprehensive Plan, Policy H-3.1, Mixture of Housing Types in New Development by providing "a mixture of housing types with varied price ranges and densities that meet a variety of needs."

Conclusion: This standard has been met.

2. All streets shall be constructed to meet or exceed the criteria and standards set forth in Ketchum Ordinance 276, codified in Chapter 12.04, and all other applicable ordinances, resolutions, or regulations of the city of Ketchum or any other governmental entity having jurisdiction thereover, now existing or hereafter adopted, amended or codified, 12.04.030. A. Right-of-Way. All private streets shall have a minimum right-of-way equal to the width of the street improvements, including but not limited to, sidewalk, curb and gutter, utilities and snow storage, or as otherwise approved by the City Council.

12.04.030. B. Street Widths. The unobstructed, all-weather surface of a private street shall not be less than twenty (20) feet nor wider than thirty (30) feet unless otherwise approved by the City Council.

12.04.030. C. Street Locations.

Finding: The proposed Pinevue Lane has an unobstructed width of twenty (20) feet.

Conclusion: This standard has been met.

1. Streets are to be arranged in proper relation to topography so as to result in usable lots, safe streets, and acceptable gradient. Grades shall not exceed seven percent.

Finding: Proposed Pinevue Lane is oriented at ninety (90) degrees to existing Pinewood Lane, as is customary in the town. It has a gradient of two (2) percent.

Conclusion: This standard has been met.

2. The arrangement of streets shall provide for the continuation of existing streets from adjoining areas into new subdivisions unless otherwise approved by the city.

Finding: Proposed Pinevue Lane intersects with Pinewood Lane to provide access to the proposed subdivision. Pinevue Lane will also be available to connect future development to the west toward Lot 17 of Parkwood Subdivision. An easement to allow for both access and utilities to serve that property are included on the plat. This will allow for greater connectivity and reduce the need for new streets and paved surfaces.

Conclusion: This standard has been met.

3. Where adjoining areas are not subdivided, the arrangement of streets in new subdivisions shall be such that said streets extend to the boundary lines of the tract to facilitate the future extension of said streets into adjacent areas. A reserve strip may be required and held in public ownership.

Finding: Adjoining areas are already subdivided.

Conclusion: This standard does not apply.

4. Minimum sight distance shall be two hundred (200) feet for residential streets and three hundred (300) feet for collector and arterial streets.

Finding: Proposed private Pinevue Lane has an unobstructed length of about two hundred and four (204) feet to its intersection with Pinewood Lane.

Conclusion: This standard has been met.

5. Streets shall be located horizontally and vertically so as to assure positive and effective drainage of storm and other surface waters. Subsurface waters shall be accommodated by approved drains and other facilities as determined necessary by the city.

Finding: As part of the Design Review and Subdivision approval process, civil engineered grading, drainage and road construction plans have been submitted and reviewed by all necessary City departments, including Streets and Public Works.

Conclusion: This standard has been met.

6. Horizontal alignment shall be designed in accordance with AASHTO, geometric highway standards for the design speed of the proposed roadway. All curves shall be simple curves and superelevation shall not exceed six-tenths foot per foot. Unless otherwise specified by the city, the design speed shall be thirty-five (35) miles per hour.

Finding: As part of the Design Review and Subdivision approval process, civil engineered grading, drainage and road construction plans have been submitted and reviewed by all necessary City departments, including Public Works.

Conclusion: This standard has been met.

12.04.030. D. Intersections.

2. No more than two streets shall cross at any one intersection.

Finding: Where proposed Pinevue Lane intersects Pinewood Lane only two streets intersect.

Conclusion: This standard has been met.

3. Intersections shall be located on a relatively flat grade with appropriate drainage slope. The flat section shall extend a minimum of seventy-five (75) feet each way from the center of the intersection. Maximum of two percent intersection grade will be allowed.

Finding: The proposed Pinevue Lane is relatively flat and has a grade of two (2) percent within seventy-five (75) feet of the intersection with Pinewood Lane. The Public Works Director/City Engineer is satisfied with the street design.

Conclusion: This standard has been met.

4. Minimum clear sight distance at all intersections shall permit vehicles to be mutually visible when each is a minimum of one hundred (100) feet from the center of the intersection.

Finding: At the Pinevue Lane and Pinewood Lane intersection, the sight distance at the intersection is adequate for safe turn movements.

Conclusion: This standard has been met.

5. Intersections shall be clearly visible a minimum of two hundred (200) feet from the center of the intersection from all roadways.

Finding: The intersection of proposed private Pinevue Lane and Pinewood Lane is visible from about two hundred (200) feet from Pinevue Lane and is visible from about two hundred (200) feet in each direction on Pinewood Lane. The street design has been approved by both the Public Works Director and the Fire Chief in terms of design.

Conclusion: This standard has been met.

12.04.030. E. Cul-de-Sacs. A cul-de-sac, court or similar type street shall have a maximum length of four hundred (400) feet from entrance to center of the

turn-around, and all cul-de-sacs shall have a minimum turn-around radius of sixty (60) feet at the property line, and not less than forty-five (45) feet at the curb line.

Finding: No cul-de-sacs are proposed.

Conclusion: This standard does not apply.

3. **Where a subdivision abuts or contains an existing or proposed arterial street, railroad, or limited access highway right-of-way, the council may require a frontage street, planting strip, or similar design features;**

Finding: The proposed subdivision does not abut or contain an existing or proposed arterial street, railroad, or limited access highway right-of-way.

Conclusion: This standard does not apply.

4. **Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods,**

Finding: Pinevue Lane is proposed to be available through an easement to serve adjoining property to the west in the event of future development.

Conclusion: This standard is met.

5. **Street grades shall not be less than three-tenths percent and not more than seven percent so as to provide a safe movement of traffic and emergency vehicles in all weather and to provide for adequate drainage and snow plowing,**

Finding: Proposed Pinevue Lane is relatively flat and has a grade of two (2) percent within seventy-five (75) feet of the intersection with Pinewood Lane.

Conclusion: This standard has been met.

6. **In general, partial dedications shall not be permitted, however, the council may accept a partial street dedication when such a street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the council finds it practical to require the dedication of the remainder of the right-of-way when the adjoining property is subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right-of-way shall be dedicated,**

Finding: No partial street dedication is proposed.

Conclusion: This standard does not apply.

7. **Dead-end streets may be permitted only when such street terminates at the boundary of a subdivision and is necessary for the development of the subdivision or the future development of the adjacent property. When such a dead-end street serves more than two lots, a temporary turn-around easement shall be provided which easement shall revert to the adjacent lots when the street is extended,**

Finding: Proposed Pinevue Lane will terminate at the western boundary of the proposed Vue Subdivision. An easement has been provided to serve potential future development to the west. Each subplot in the subdivision is provided with its own turn-around so that a turn-around easement is not necessary. The street design meets city and fire codes and is found acceptable to the Public Works Director/City Engineer and Fire Chief.

Conclusion: This standard has been met.

8. **A cul de sac, court, or similar type street shall be permitted only when necessary to the development of the subdivision and provided that no such street shall have a maximum length greater than four hundred (400) feet from entrance to center of turn-around, and all cul de sacs shall have a minimum turn-around radius of sixty (60) feet at the property line and not less than forty-five (45) feet at the curb line,**

Finding: No cul-de-sacs are proposed.

Conclusion: This standard is not applicable.

9. **Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy (70) degrees,**

Finding: Proposed Pinevue Lane is oriented at ninety (90) degrees to existing Pinewood Lane.

Conclusion: This standard has been met.

10. **Where any street deflects an angle of ten (10) degrees or more, a connecting curve shall be required having a minimum center line radius of three hundred (300) feet for arterial and collector streets, and one hundred twenty-five (125) feet for minor streets,**

Finding: Proposed Pinevue Lane does not deflect an angle of ten (10) degrees or more.

Conclusion: This standard does not apply.

11. **Streets with center line off-sets of less than one hundred twenty-five (125) feet shall be prohibited,**

Finding and Conclusion: Not applicable.

12. **A tangent of at least one hundred (100) feet long shall be introduced between reverse curves on arterial and collector streets,**

Finding and Conclusion: Not applicable.

13. **Proposed streets which are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confusing with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed subdivision from the commission before submitting same to council for preliminary plat approval,**

Finding: Proposed Pinevue Lane is not a continuation of an existing street. Its name will be approved through the subdivision process.

Conclusion: This standard shall be met through the preliminary plat process.

14. Street alignment design shall follow natural terrain contours to result in safe streets, useable lots, and minimum cuts and fills,

Finding: The site is basically flat and does not dictate cuts, fills, or any unacceptable design features. Proposed Pinevue Lane is oriented at ninety (90) degrees to existing Pinewood Lane.

Conclusion: This standard has been met.

15. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets,

Finding: Proposed Pinevue Lane is connected to existing Pinewood Lane, a street that serves as an efficient collector from the existing neighborhoods.

Conclusion: This standard has been met.

16. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the final plat and all landscaping and irrigation systems shall be installed as required improvements by the subdivider,

Finding: No reserve planting strip is proposed.

Conclusion: This standard does not apply.

17. In general, the center line of street shall coincide with the center line of the street right-of-way and all crosswalk markings shall be installed by the subdivider as a required improvement,

Finding: The center line of proposed Pinevue Lane coincides with that of existing Pinewood Lane. No crosswalks are proposed or required, since there will be very little traffic generated by Pinevue Lane.

Conclusion: This standard has been met.

18. Street lighting may be required by the commission or council where appropriate, and shall be installed by the subdivider as a required improvement,

Finding: A new replacement street light is proposed at the southwest corner of the intersection of Pinevue Lane and Pinewood Lane in a similar location to the existing street light.

Conclusion: This standard has been met.

19. Private streets may be allowed upon recommendation by the commission and approval by the council. Private streets shall be constructed to meet the design standards specified in subsection H.2 of this section,

Finding: The applicant is proposing a private street, Pinevue Lane, to serve the subdivision. The Public Works Director/City Engineer and Fire Chief find the design and proposed construction features to be acceptable.

Conclusion: This standard has been met.

20. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the administrator and shall be consistent with the type and design of existing street signs elsewhere in the city,

Finding: This standard shall be met with a condition of approval.

Conclusion: This standard has been met with the condition that street signs shall be installed by the subdivider as a required improvement of a type and design approved by the administrator and shall be consistent with the type and design of existing street signs elsewhere in the city. "Fire lane/no parking" signs shall be installed along Pinevue Lane as required by the Fire Chief.

21. Bridges. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, said construction or improvement shall be a required improvement by the subdivider. Said construction or improvement shall be in accordance with adopted standard specifications therefore,

Finding and Conclusion: Not applicable.

22. Sidewalks, curbs, and gutters may be a required improvement installed by the subdivider.

Finding: No sidewalk, curb and gutter are required in residential neighborhoods and in the GR-L zoning district.

Conclusion: This standard does not apply.

I. Alley Improvement Requirements. Alleys shall be provided in business, commercial and light industrial zoning districts. The width of an alley shall be not less than twenty (20) feet. Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. Dead-end alleys shall be prohibited. Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in subsection H.2 of this section.

Finding and Conclusion: Not applicable.

J. Required Easements. Easements, as set forth hereinafter, shall be required for location of the utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands.

1. A public utility easement at least ten (10) feet in width shall be required within the street right-of-way boundaries of all private streets. A public utility

easement at least five feet in width shall be required within property boundaries adjacent to Warm Springs Road and within any other property boundary as determined by the city engineer to be necessary for the provision of adequate public utilities.

Finding: An eight (8) foot wide public utility easement for the proposed water line is located along the northern side of the private street and the street itself includes an easement for public utilities. An additional ten (10) foot sewer line is proposed along the north lot lines, so that water/sewer line separation requirements are met.

Conclusion: This standard has been met.

2. **Where a subdivision contains or borders on a water course, drainage way, channel or stream, an easement shall be required of sufficient width to contain said water course and provide access for private maintenance and/or reconstruction of said water course.**

Finding and Conclusion: Not applicable.

3. **All subdivisions which border the Big Wood River, Trail Creek, and Warm Springs Creek shall dedicate a ten (10) foot fisherman and nature study easement along the river bank. Furthermore, the council shall require in appropriate areas an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are minimum standards and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the council may require an extension of that easement along the portion of the river bank which runs through the proposed subdivision.**

Finding and Conclusion: Not applicable.

4. **All subdivisions which border on the Big Wood River, Trail Creek, and Warm Springs Creek shall dedicate a twenty-five (25) foot scenic easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion.**

Finding and Conclusion: Not applicable.

5. **No ditch, pipe, or structure for irrigation water or irrigation waste water shall be constructed, re-routed, or changed in the course of planning for or constructing required improvements within a proposed subdivision unless same has first been approved in writing by the ditch company or property owner holding the water rights thereto. A written copy of such approval shall be filed as part of required improvement construction plans.**

Finding and Conclusion: Not applicable.

6. **Nonvehicular transportation system easements including pedestrian walkways, bikepaths, equestrian paths, and similar easements shall be dedicated by the**

subdivider to provide an adequate nonvehicular transportation system throughout the city.

Finding: There is no non-vehicular link adjacent to the subject property to connect to.

Conclusion: This standard does not apply.

- K. **Sanitary Sewage Disposal Improvements.** Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider. Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the city engineer, council, and Idaho Health Department prior to final plat approval. In the event that the sanitary sewage system of a subdivision cannot connect to the existing public sewage system, alternative provisions for sewage disposal in accordance with the requirements of the Idaho Department of Health and the council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the council may require an increase in the minimum lot size and may impose any other reasonable requirements which it deems necessary to protect public health, safety, and welfare.

Finding and Conclusion: Lots 19A and 19B (including sublots) shall be connected to the City of Ketchum sewer system and shall meet all requirements of the Ketchum Utilities Department. This has been made a condition of approval.

- L. **Water System Improvements.** A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the city under the supervision of the Ketchum fire department and other regulatory agencies having jurisdiction thereover. Furthermore, the central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions and no dead-end systems shall be permitted. All water systems shall be connected to the municipal water system and shall meet the standards of the following agencies: Idaho Department of Public Health, Idaho Survey and Rating Bureau, District Sanitarian, Idaho State Public Utilities Commission, Idaho Department of Reclamation, and all requirements of the city of Ketchum.

Finding and Conclusion: Lots 19A and 19B (including sublots) shall be connected to the City of Ketchum water system and shall meet all requirements of the Ketchum Utilities Department. This has been made a condition of approval.

- M. **Planting Strip Improvements.** Planting strips shall be required improvements. When a predominantly residential subdivision is proposed for land adjoining incompatible uses or features such as highways, railroads, commercial or light industrial districts or off-street parking areas, the subdivider shall provide planting strips to screen the view of such incompatible features. The subdivider shall submit a landscaping plan for said

planting strip with the preliminary plat application and the landscaping shall be a required improvement.

Finding and Conclusion: This standard does not apply.

N. Cuts, Fills, and Grading Improvements. Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts, fills, alterations of topography, streams, drainage channels, and disruption of soils and vegetation. The design criteria shall include the following:

1. A preliminary soil report prepared by a qualified engineer may be required by the commission and/or council as part of the preliminary plat application.

Finding: The proposed grading has been designed by a civil engineer. No soils report has been submitted or required for the subdivision. The site is relatively flat.

Conclusion: This standard has been met.

2. Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Said plan shall contain the following information:

- a. Proposed contours at a maximum of five (5) foot contour intervals;
- b. Cut and fill banks in pad elevations;
- c. Drainage patterns;
- d. Areas where trees and/or natural vegetation will be preserved;
- e. Location of all street and utility improvements including driveways to building envelopes. Any other information which may reasonably be required by the administrator, commission, or council to adequately review the affect of the proposed improvements.

Finding: Civil engineered grading, drainage and road construction plans have been submitted and reviewed by all necessary City departments, including Streets and Public Works and found acceptable.

Conclusion: This standard has been met.

3. Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.

Finding: Civil engineered grading, drainage and road construction plans have been submitted and reviewed by all necessary City departments, including Streets and Public Works and found acceptable.

Conclusion: This standard has been met.

4. Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision.

Finding: There are no areas within the proposed subdivision that are not suited for development. The lot is large, relatively flat and not near any water body.

Conclusion: This standard does not apply.

5. **Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as said revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion.**

Finding: The applicant intends to build as soon as all necessary approvals have been obtained. However, staff suggests a condition of approval that, if a building permit is not obtained and construction has not commenced by October, 2014, where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such time as said revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion.

Conclusion: This standard has been met with the condition that, where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such time as said revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion.

6. **Where cuts, fills, or other excavation are necessary, the following development standards shall apply:**
- a. **Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability.**
 - b. **Fills shall be compacted to at least ninety-five (95) percent of maximum density as determined by AASHO T99 (Am. Assoc. State Highway Officials) and ASTM D698 (Am. Std. Testing Methods).**
 - c. **Cut slopes shall be no steeper than two horizontal to one vertical. Subsurface drainage shall be provided as necessary for stability.**
 - d. **Fill slopes shall be no steeper than three horizontal to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top and existing or planned cut slope.**
 - e. **Toes of cut and fill slopes shall be set back from property boundaries a distance of three feet plus one-fifth of the height of the cut or the fill, but may not exceed a horizontal distance of ten (10) feet; tops and toes of cut and fill slopes shall be set back from structures at a distance of at least six feet plus one-fifth of the height of the cut or the fill. Additional**

setback distances shall be provided as necessary to accommodate drainage features and drainage structures.

Finding: The applicant is required to submit a utility plan for approval by the Public Works Director/City Engineer who is authorized to evaluate and approve such plan.

Conclusion: This standard has been met.

- O. **Drainage Improvements.** The subdivider shall submit with the preliminary plat application, such maps, profiles, and other data prepared by an engineer to indicate the proper drainage of the surface water to natural drainage courses or storm drains, existing or proposed. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the city on the preliminary and final plat. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider. Culverts shall be required where all water or drainage courses intersect with streets, driveways, or improved public easements and shall extend across and under the entire improved width thereof including shoulders.

Finding: Civil engineered grading, drainage and road construction plans have been submitted and reviewed by all necessary City departments, including Streets and Public Works.

Conclusion: This standard has been met.

- P. **Utilities.** In addition to the terms mentioned hereinabove, all utilities including but not limited to, electricity, natural gas, telephone, and cable serves shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements.

Finding: The civil engineered grading and utility plans show water and sewer to be undergrounded. Other utilities are not shown.

Conclusion: This standard has been met with the condition that all utilities shall be installed underground prior to City Clerk's signature of the final plat.

- Q. **Off-Site Improvements -** Where the off-site impact of a proposed subdivision is found by the commission or council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to final plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities.

Finding: Addition of four sublots into the existing infrastructure of the surrounding neighborhood will not have substantial impact to warrant other public infrastructure improvements.

Conclusion: This standard has been met.

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation organized under Article XII of the Idaho Constitution and the laws of the State of Idaho, Title 50, Idaho Code.
2. Under Chapter 65, Title 67 of the Idaho Code, the City has passed a land use and 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 Planning Commission and City Council for review of this application.
4. The proposed preliminary plat **does** meet the standards of approval under Title 16, Chapter 16.04, subject to conditions of approval.
5. This approval is given for the preliminary plat of Vue Townhomes Subdivision, plans dated June 4, 2014, by Alpine Enterprises, Inc.

DECISION

THEREFORE, the Ketchum City Council **approves** this preliminary plat application this 7th day of July, 2014, 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. This approval is given for the preliminary plat of the subdivision of Lot 19 into Lots 19A and 19B preliminary plat dated June 4, 2014, by Alpine Enterprises. Preliminary and final plat are still required in order to create the town house sublots. The failure to obtain final subdivision plat approval by the Council within one (1) year after approval of the preliminary plat by the Council shall cause all approvals of said preliminary plat to be null and void;
3. All development of utilities shall be in conformance with City of Ketchum standards and meet with the approval of the Public Works Director/City Engineer;
4. A final plat shall be recorded in the records of the Blaine County Clerk and Recorder. 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;

On this 7th day of July, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Nina Jonas, known or identified to me to be the person whose name is subscribed to the within instrument.

WITNESS my hand and seal the day and year in this certificate first above written.

Notary Public for Idaho
Residing at: Blaine County
Commission Expires: _____