

RESOLUTION NUMBER 793

A RESOLUTION OF THE CITY OF KETCHUM, IDAHO, DECLARING THE CITY'S GUIDELINES FOR OBLIGATION OF THE PROVISION OF COMMUNITY HOUSING WITH RESPECT TO THE REZONING OF PROPERTY TO HIGHER DENSITIES.

WHEREAS, the City of Ketchum recently revised its Comprehensive Plan to include Policy 5.7, which states that the City should: *Require the provision of affordable (community) housing units as a condition of approval to higher densities when such rezone is appropriate;*

WHEREAS, the City of Ketchum, the Ketchum Planning and Zoning Commission and the development community require guidelines for determining the community housing obligation for rezones;

WHEREAS, the Ketchum Housing Commission is charged with conducting research and making recommendations on community housing policies and issues;

WHEREAS, the Ketchum Housing Commission has unanimously approved the following recommendations regarding the community housing obligation for rezones within the City of Ketchum.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of Ketchum:

The City of Ketchum has the following guidelines regarding the community housing obligation for rezones to higher densities:

1. REZONES TO HIGHER DENSITY RESIDENTIAL USE

Guideline 1

For rezones to higher density residential use, 30% of the total allowable number of residential units, approved by said rezones (excluding allowable accessory dwelling units [ADU's]), must be provided as Community Housing units.

2. REZONES TO COMMERCIAL/RETAIL/INDUSTRIAL USE

Guideline 2.a

For rezones to commercial/retail/industrial use, 30% of the total full time employees that will be generated by the new commercial/retail/industrial use must be housed through the creation of Community Housing units.

Guideline 2.b

The number of full time employees (FTE) generated through a commercial/ retail/ industrial use shall be calculated based on the actual use of the property. The number of FTE generated per 1,000 gross square feet of development shall be:

CATEGORY OF USE	TYPE OF BUSINESS USE	# OF FTE GENERATED PER 1,000 SQFT OF DEVELOPMENT
1	Warehouse	0.40
2	Manufacturing	2.25
2	Hotel/motel/tourist lodging	2.40
2	Retail/Service	3.30
2	Office	3.80
3	Restaurant/Bar	7.00

Guideline 2.c

If the Type of Business Use changes at any time in the future to another Business Use within the same or within a lower Category of Use, there is no further obligation to house additional FTE generated by the new use.

Guideline 2.d

If the Type of Business Use changes at any time in the future from a lower category use to a higher category use (ie: from a Category 1 use to a Category 3 use), the owner must provide Community Housing units for the difference in the number of FTE created under the lower category use and the higher category use.

3. DEFINITION OF COMMUNITY HOUSING UNIT FOR REZONES

Guideline 3.a

A "Community Housing unit" as defined in the zoning code "Definitions" shall be further defined as a rental or for-sale two-bedroom unit. The provision of required Community Housing unit(s) may be accomplished using the following "values" of different unit types:

Studio Unit	=	1/3 of a Community Housing Unit
1 Bedroom Unit	=	1/2 of a Community Housing Unit
2 Bedroom Unit	=	1 Community Housing Unit
3 Bedroom Unit	=	1 1/2 Community Housing Units
4 Bedroom Unit	=	2 Community Housing Units

The latest approved *Blaine County Housing Guidelines* should be referenced to determine minimum acceptable unit sizes for each of the different unit types.

Guideline 3.b

One bedroom of a Community Housing unit shall house one FTE.

4. FULFILLMENT OF COMMUNITY HOUSING OBLIGATION

Guideline 4.a

The Community Housing obligation through a rezone does not have to be satisfied until a use only allowable under the rezone is developed on the property. (i.e.: Changes to the use of the property which are permitted under the current zoning do not kick in the Community Housing obligation.)

Guideline 4.b

In the case of a rezone to a higher density residential use, if the property is developed at less than the potential allowable density under the rezone, the Community Housing obligation remains due in full. (i.e.: A property was previously only allowed one residence, and under the rezone it is allowed four residences. If the owner constructs three residences, they would then be utilizing the density allowed under the rezone and would therefore be obligated to fulfill the community housing obligation in full, despite the fact that they are not maximizing the density allowable under the rezone.)

Guideline 4.c

The Community Housing obligation may be satisfied through an in-lieu payment to the Blaine County Housing Authority. The in-lieu fee amounts can be found in the latest approved/adopted version of the *Blaine County Housing Guidelines*. All Community Housing in-lieu fees collected by the City of Ketchum shall be used for housing within the Ketchum city limits.

Guideline 4.d

The exact timing of the fulfillment of the Community Housing obligation shall be outlined in the Development Agreement. Possible triggers for fulfillment of the community housing obligation may be upon application for a building permit, a sales tax permit or other triggers for the change in use, unless otherwise specified in the Development Agreement for the particular rezone.

Guideline 4.e

In the case that the Community Housing obligation is triggered in the future, the exact Community Housing obligation shall be adjusted to reflect the most recently adopted FTE generation numbers and in-lieu payment amounts.

PASSED by the City Council and APPROVED by the Mayor this 17th day of September, 2001.



David Hutchinson, Mayor



ATTEST



Sandy E. Cady, City Clerk

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