

**RESOLUTION NUMBER 03-010**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, AUTHORIZING THE MAYOR TO ACCEPT IN-LIEU FUNDS FOR COMMUNITY HOUSING FROM 100 FIRST STREET DEVELOPMENT, L.L.C.

**WHEREAS**, 100 First Street Development, L.L.C., hereafter called APPLICANT, received design review approval on January 13, 2003, from the Ketchum Planning and Zoning Commission for an 18,602 square foot six (6) unit residential building (1.69 F.A.R.), including one (1) community housing unit, in the Community Core (CC) Zone; and,

**WHEREAS**, the increase in floor area ratio increase from 1.4 to 1.69 requires that forty (40) percent of the increase be dedicated to community housing; and,

**WHEREAS**, the applicant is constructing 704 square feet of the required 1,276 square feet of community housing on-site and said unit will be deed restricted to a Category 3 unit per the Blaine County Housing Authority Guidelines; and,

**WHEREAS**, at their meeting of January 13, 2003, the Planning and Zoning Commission, three (3) approved, one (1) denied, and one (1) recused, recommended that the Council accept a \$105,000 (1.5 times the \$70,000 in-lieu fee for one (1) unit) in-lieu payment for the community housing that is not constructed on-site; and,

**WHEREAS**, the \$105,000 payment shall be paid in full by the applicant prior to final plat approval by the Council or the issuance of a certificate of occupancy for the building shell, whichever occurs first; and,

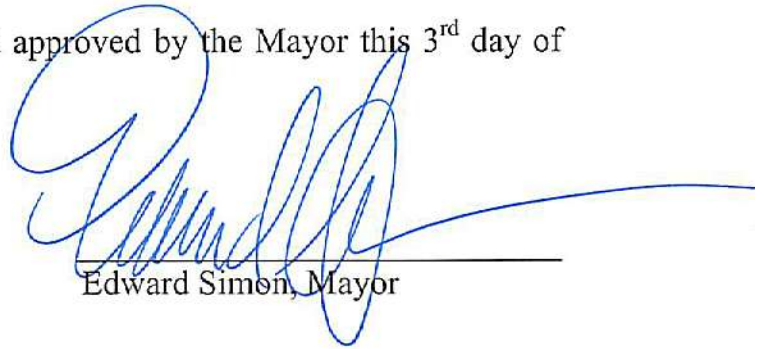
**WHEREAS**, the \$105,000 in-lieu payment shall be deposited in the Blaine-Ketchum Housing Authority's "Housing Reserve Account" and "Operating Reserve Account," pursuant to Resolution Number 800, approved by the Mayor on October 15, 2001.

**NOW, THEREFORE, BE IT RESOLVED:**

1. That the City of Ketchum accepts \$105,000.00 from 100 First Street Development, L.L.C. as an in-lieu payment to satisfy the remaining community housing requirement for the project's increase in floor area ration as approved by the Planning and Zoning Commission on January 13, 2003.

2. That the funds will be spent and distributed pursuant to Resolution Number 800.

PASSED BY THE CITY COUNCIL and approved by the Mayor this 3<sup>rd</sup> day of February, 2003.



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Edward Simon, Mayor



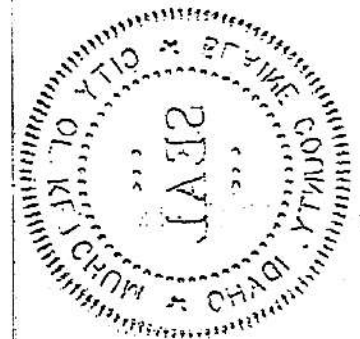
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Sandy E. Cady, City Clerk

MEMORANDUM FOR THE DIRECTOR, FBI  
DATE: 10/10/68

TO: SAC, NEW YORK  
FROM: SAC, NEW YORK

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10/10/68