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Conditional Use Permit Application

Submit Completed application to planningandzoning@ketchumidaho.org Or hand deliver to Ketchum City Hall, 191 5th St. W. Ketchum, ID If you have questions, please contact the Planning and Building Department at (208) 726-7801. To view the Development Standards, visit the City website at: www.ketchumidaho.org and click on Municipal Code. You will be contacted and invoiced once your application package is complete.

OWNER INFORMATION
Project Name: Abode Luxury Rentals
Name of Owner of Record: Bloom Real Estate
Physical Address: 431 N. Walnut Ave., Ketchum, ID 83340
Property LegalDescription: Ketchum Lot 6 Blk 45 8260 SF
Property ZoningDistrict: City
Lot Size: 1,423 sf
Contact Phone: 208-861-1327 Contact Email: Brandon@abodeluxuryrentals.com
PROJECT INFORMATION

Description of Proposed Conditional Use: Abode Luxury Rentals is a short term property management company. We would like to operate out of 431 N Walnut in Ketchum. We will be using the location for storage, employees, and guests.

At this time the only change to the exterior is to remove the old sign frame. The original footprint of the building will not be altered.

We are seeking a conditional use permit because we are an office with a ground level entry that is similar to what the previous medical center had, Jennifers of Australia behind, as well as law offices at 685 4th St on the next block. Our office is primarily used for daily administration and management of guests and owners. We would anticipate an occasional guest or vendor in the office. We will also be using for storage

of guest and owner supplies.

We will only be operating out of the building directly on Walnut across from the library. The building behind will still be utilized by Jennifer's of Australia

Daily, We are planning on 1-3 employees, currently there is 1.

Customers - 0-1.

Hours of operation would be Monday through Sat - 9 am - 6 pm

Required Actions: We would like to propose one of these two bike racks for consideration:

3 Bike Rack: <https://www.parkitbikeracks.com/curve-it-bike-racks>

6 Bike Rack:

<https://www.mygift.com/products/6-bike-capacity-double-sided-black-steel-bike-rack-stand-grid-bicycle-parking-storage-holder>

I have attached a new floor plan that shows the square footage of each room.

Walking in is the lobby area furnished with some tables as well as a couch and a couple chairs.

Reception area for greeting visitors.- primary work location for employee

Down hallway - first room on left will be storage for tools, paint, decorations First room on the right is unfurnished but the plan is for that to be an individual office. The 2nd room on the right is another storage room. In this room are towels, sheets for king, queen, and twin beds. Duvet covers and comforters. Also, has gifts for guests such as beer and wine, and some branded items like blankets, wine glasses, water bottles.

Kitchenette has a microwave, fridge, and sink. The next room is storage for house supplies such as toilet paper, paper towels, branded soaps, lotions, shampoo's, etc. The final room in the back is a conference room with a large conference table.

Description & Specification Sheet of Proposed
and Existing Exterior Lighting:

We have removed the exterior light that was on the original sign preparing to remove the frame. There are lights at each door as well as on the North Side of the building. No other changes to the lighting will be made. I've attached pictures.

We are working with King Electric on the lighting. He will be retro fitting some caps to bring the lights to the side and to the back of the property into compliance with the Dark Sky Reserve. We will also be ordering two of the Henry Sconce Dark Bronze to replace the existing fixtures at the Walnut Street entrance. Here the link for the lights:

https://www.visualcomfort.com/pohl-medium-one-light-outdoor-wall-lantern-8731701/?selected_product=8731701-12#1661=47161&2461=35811

APPLICANT NARRATIVE OF HOW THEY MEET THE CONDITIONAL USES PERMIT

CRITERIA IN MUNICIPALE CODE 17.116.030 A-E

The conditional use

https://www.visualcomfort.com/pohl-medium-one-light-outdoor-wall-lantern-8731701/?selected_product=8731701-12#1661=47161&2461=35811s compatible with the other buildings nearby. To the South a cabin that looks to be currently vacant, a cabin behind with a massage parlor and a private residence to the South. The look of the block and/or neighborhood won't be altered.

Being a property management company will not be a detriment or endanger health, safety, and welfare of the community.

Most of the pedestrian and vehicular traffic is from the library as well as a large number of construction projects currently taking place. Once this work is done the amount of traffic will decrease to levels of when this building was a medical center.

The current building has 2 bathrooms that would be sufficient for employees and guests. The impact will not adversely affect public services in the area.

By not changing the exterior footprint and with no remodel being planned, Abode will not change the look and feel of N Walnut Ave and the surrounding area. I would anticipate the same impact as when the medical center was in place.

ADDITIONAL COMMENTS

We have no plans or supporting documents since we are not making any modifications to the exterior of the building. We are simply using the space as an office much as it was previously. Please reach out with any questions. Thanks,

ACCOMPANYING SUPPORTING INFORMATION REQUIRED

- Existing Site Plan ● Proposed Site Plan ● Landscape Plan ● Grading and Drainage Plan ● Exterior Lighting Plan and Specifications ● Other plans and studies related to the social, economic, fiscal, environmental, traffic, and other effects of the proposed conditional use, as required by the Administrator

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, city officials, agents and employees from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property, and losses and expenses caused or incurred by Applicant, its servants, agents, employees, guests and business invitees and not caused by or arising out of the tortuous conduct of city or its officials, agents or employees. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

Applicant Signature

Brandon Owen

Date

07/29/24

City of Ketchum Planning & Building Department
Conditional Use Permit Application

The Community Library



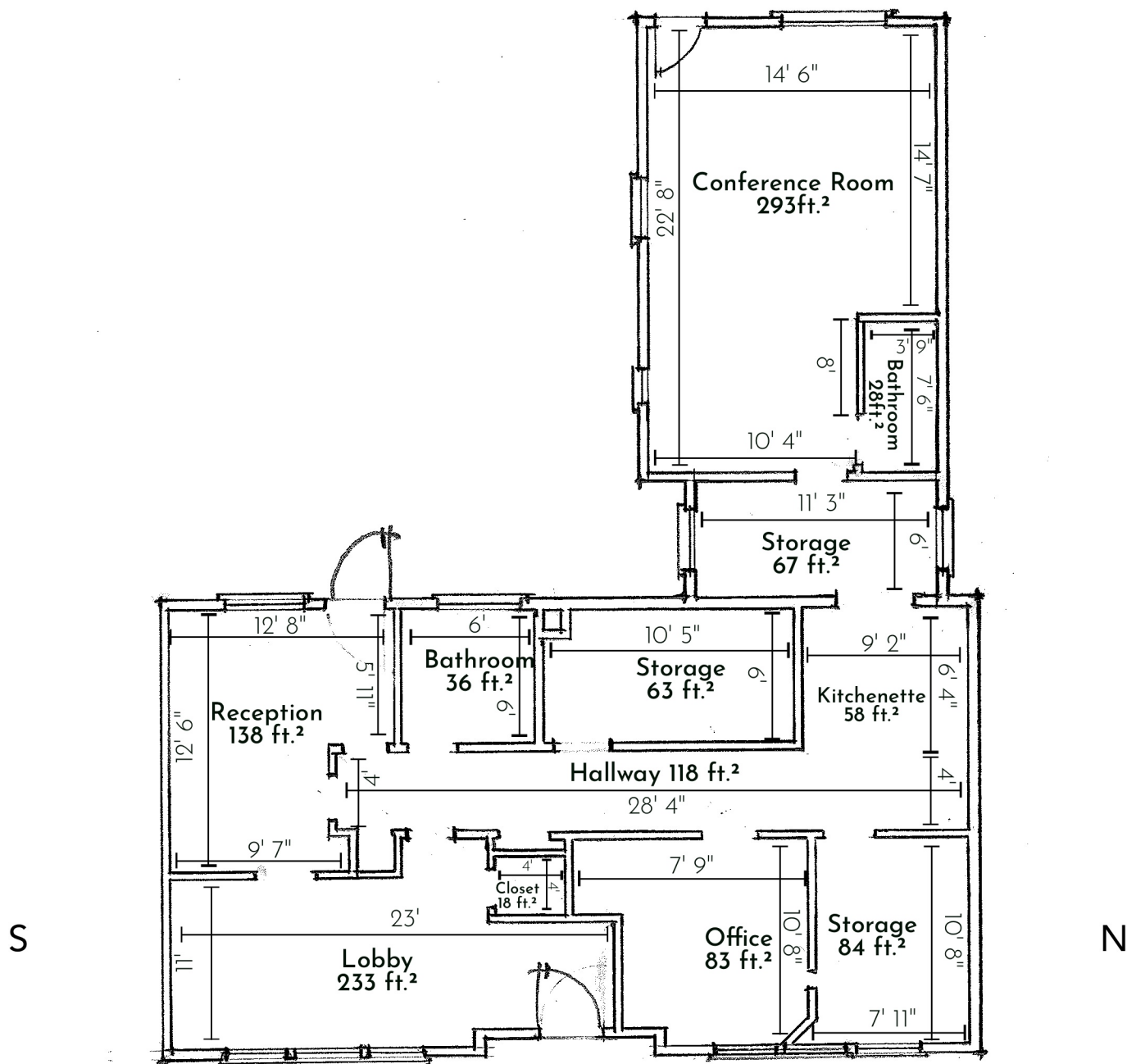
431 Walnut Ave



Ketchum
Town Square



W



431 North Walnut Ave., Ketchum ID 83340

Zone: CC

Square Foot: 2,079

1/8 Scale

E