



## AGENDA

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**If you would like to comment on a public hearing agenda item, please select the best option for your participation:**

1. Join us via Zoom (*please mute your device until called upon*).  
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Webinar ID: 860 8123 7783
2. Address the Commission in person at City Hall.
3. Submit your comments in writing at [participate@ketchumidaho.org](mailto:participate@ketchumidaho.org) (*by noon the day of the meeting*).

*This agenda is subject to revisions. All revisions will be underlined.*

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### CALL TO ORDER:

### ROLL CALL:

### COMMUNICATIONS FROM COMMISSIONERS:

1. Written Public Comment

### CONSENT AGENDA:

*Note re: ALL ACTION ITEMS - The Commission is asked to approve the following listed items by a single vote, except for any items that a commissioner asks to be removed from the Consent Agenda and considered separately.*

2. ACTION ITEM: Approve minutes of April 12, 2022.
3. ACTION ITEM: Recommendation to approve Findings of Fact, Conclusions of Law, and Decision for the Bohica Multi-Use Design Review Application File No. P22-001.
4. ACTION ITEM: Recommendation to approve Findings of Fact, Conclusions of Law, and Decision for 131 N Washington Ave Condominium Preliminary Plat Application File No. P22-012.

### NEW BUSINESS:

5. ACTION ITEM: Presentation, discussion, and recommendation on Housing Action Plan.
6. Staff Reports

**ADJOURNMENT:**



Planning and Zoning Commission Special Meeting Minutes

Tuesday, April 12, 2022, at 4:30 PM  
191 5<sup>th</sup> Street West, Ketchum, ID 83340

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**CALL TO ORDER**

The meeting was called to order at 4:30 p.m. by Chairman, Neil Morrow.

**ROLL CALL**

**PRESENT**

Chairman, Neil Morrow  
Vice-Chairman, Mattie Mead  
Commissioner, Brenda Moczygamba  
Commissioner, Spencer Cordovano  
Commissioner, Tim Carter (*absent*)

**STAFF**

Director, Planning and Building - Suzanne Frick  
Senior Planner - Morgan Landers  
Senior Planner - Abby Rivin  
Planner - Adam Crutcher  
City Clerk - Tara Fenwick

**CONSENT CALENDAR — ACTION ITEMS**

**Motion to approve the Consent Agenda. Motion made by Commissioner, Brenda Moczygamba, Seconded by Commissioner, Spencer Cordovano. Voting Yea: Morrow, Mead, Moczygamba, Cordovano.**

**PUBLIC HEARING** (*video 00:00:23*)

1. ACTION ITEM: Recommendation to approve Policy Statement for successful projects in the Community Core, Tourist, and High-Density Residential zone districts.

Senior Planner, Morgan Landers, provided a short review of the agenda item.

Commissioners discussed the material and provided feedback to staff.

Chairman, Neil Morrow opened public comment.

**Public Comment:** (*video 00:15:45*)

Perry Boyle	<i>Video 00:16:00</i>
Carson Palmer	<i>Video 00:21:00</i>
Mike Carr	<i>Video 00:25:00</i>
Taylor Syndali	<i>Video 00:46:25</i>

Chairman, Neil Morrow closed public comment.

**Motion to approve Policy Statement for successful projects in the Community Core, Tourist, and High Density Residential zone districts, with additional changes. Motion made by Commissioner, Mattie Mead, Seconded by Commissioner, Brenda Moczygemba. Voting Yea: Morrow, Mead, Moczygemba, Cordovano.**

2. ACTION ITEM: Recommendation to approve concurrent subdivision preliminary plat, design review, and townhouse preliminary plat applications, as conditioned, and adopt findings of fact for the Snowbird Townhomes project located at 220 and 222 Bird Dr.

Senior Planner, Morgan Landers, provided a short presentation on the project and answered questions posed by the Commission.

Richard Schaffer, Architect, answered questions posed by the Commission.

Chairman, Neil Morrow called for public comment.

**Public Comment:**

Roberta Morcone	<i>Video 01:16:36</i>
Taylor Syndali	<i>Video 01:19:50</i>

Chairman, Neil Morrow closed public comment.

Commissioners provided comment.

**Motion to approve subdivision preliminary plats and adopt findings of fact for the Snowbird Townhomes project located at 220 and 222 Bird Dr. as conditioned. Motion made by Commissioner, Brenda Moczygemba, Seconded by Commissioner, Mattie Mead. Voting Yea: Morrow, Mead, Moczygemba, Cordovano.**

**Motion to approve design review applications, findings of fact, and recommend approval of preliminary plats, as conditioned. Motion made by Commissioner, Brenda Moczygemba, Seconded by Commissioner, Mattie Mead. Voting Yea: Morrow, Mead, Moczygemba, Cordovano.**

3. ACTION ITEM: Recommendation to review and provide direction on concurrent subdivision preliminary plat and design review permit applications for a proposed mixed-use development located at 131 N Washington Avenue.

Senior Planner, Morgan Landers, provided a short presentation on the project and answered questions posed by the Commission.

Mike Brunelle, applicant, provided an overview of the project and answered questions posed by the Commission.

Chairman, Neil Morrow called for public comment.



**Public Comment:**

Ed Simon	<i>Video 02:07:00</i>
Kristin Ritzeau	<i>Video 02:26:00</i>

Chairman, Neil Morrow closed public comment.

Commissioners discussed the material and provided feedback for both staff and the applicant.

**Motion to recommend approval of the preliminary plat for a mixed-use development located at 131 N Washington Avenue. Motion made by Commissioner, Brenda Moczygemba, Seconded by Commissioner, Mattie Mead. Voting Yea: Morrow, Mead, Moczygemba, Cordovano.**

**Motion to approve design review for a mixed-use development located at 131 N Washington Avenue, with recommended adjustments. Motion made by Commissioner, Brenda Moczygemba, Seconded by Commissioner, Mattie Mead. Voting Yea: Morrow, Mead, Moczygemba. Nea: Cordovano.**

**NEW BUSINESS:**

Staff reviewed future meeting dates with the Commission.

**ADJOURNMENT**

**Motion to adjourn at 7:15 p.m. Motion made by Commissioner, Spencer Cordovano, Seconded by Commissioner, Neil Morrow. Voting Yea: Morrow, Moczygemba, Carter, Cordovano.**

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Chairman, Neil Morrow  
Planning and Zoning Commission

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Secretary, Tara Fenwick



City of Ketchum  
Planning & Building

IN RE: )  
 )  
 Bohica Multi Use ) **KETCHUM PLANNING AND ZONING COMMISSION**  
 Design Review ) **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND**  
 Date: April 26, 2022 ) **DECISION**  
 )  
 File Number: P22-001 )

**PROJECT:** Bohica Multi-Use

**APPLICATION TYPE:** Design Review

**FILE NUMBER:** P22-001

**ASSOCIATED APPLICATIONS:** Condominium Subdivision Preliminary Plat (P22-012)

**REPRESENTATIVE:** Mike Brunelle, Brunelle Architects (Architect)

**OWNER:** Bohica Idaho, LLC

**LOCATION:** 131 N Washington Ave – Lot 3 Block 39, Ketchum Townsite

**ZONING:** Community Core – Subdistrict 2 – Mixed Use (CC-2)

**OVERLAY:** None

**RECORD OF PROCEEDINGS**

The City of Ketchum received an application for Pre-Application Design Review on January 3, 2022. During evaluation of the pre-application for completeness, the city passed Ordinance 1231 amending the types of projects that require pre-application design review. The proposed project did not fall under the amended project list and therefore staff gave the applicant the option to move forward with pre-application or resubmit for Final Design Review. The applicant resubmitted a Final Design Review and condominium preliminary plat application on February 14, 2022. The Design Review and Preliminary Plat applications have been reviewed concurrently and were deemed complete on March 30, 2022.

Department comments were provided to the applicant on March 11, 2022. All department comments have been addressed satisfactorily through applicant revision of project plans or conditions of approval.

A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on March 23, 2022. The public hearing notice was published in the Idaho Mountain Express the on March 23, 2022. A notice was posted on the project site and the city's website on March 23, 2022.

The Planning and Zoning Commission (the "Commission") considered the Bohica Multi-Use Design Review (Application No. P22-001) and the Condominium Subdivision Preliminary Plat (Application No. P22-012) applications during a regular meeting on April 12, 2022. The development applications were considered concurrently, and the associated public hearings were combined in accordance with Idaho Code §67-6522. After considering staff's analysis, the applicant's presentation, and public comment, the Commission approved the Design Review application with a vote of three to one and recommended approval of the Condominium Subdivision Preliminary Plat application to the City Council.

### **BACKGROUND**

The Applicant is proposing a 9,764 square foot three-story mixed-use development known as Bohica Multi-Use (the "project"), located at 131 N Washington Avenue (the "subject property"). The subject property contains a vacant 6,245 square foot two story building originally approved as a restaurant with second floor outdoor patio/dining space initially constructed in 2008. Prior to vacancy of the structure, the building was the location of the Rustic Moose, Bora Restaurant, Globus, and Boho Lounge. The space has been vacant for at least a year but used for special events intermittently.

The subject property is zoned Community Core -Subdistrict 2 - Mixed Use (CC-2) which allows for various commercial uses and multi-family residential. As proposed, the project includes significantly reduced commercial space of approximately 1,400 square feet, a ground floor patio fronting Washington Ave, and three residential dwelling units:

- One 739 square foot community housing dwelling unit on the ground floor off the alley
- One 1,823 square foot dwelling unit on the second floor
- One 3,505 square foot dwelling unit with square footage on the second and third floors

To achieve this development program, the applicant proposes to:

- Ground Level – Convert the ground floor restaurant to retail space, parking, one community housing unit with patio, storage for all residential units, and

common/mechanical areas. Retain the ground level façade of the building and ground floor patio fronting Washington Ave.

- Second Level – Convert the restaurant space to residential and expand the existing square footage to accommodate one full dwelling unit, a portion of a second dwelling unit and outdoor private patios for each. Retain a portion of the front outdoor patio for residential use and retain the southernmost portion of the façade. Removal of a semi-circle architectural element that encroaches into the public right-of-way.
- Third Level – Addition of a third floor to accommodate the second level of a dwelling unit and outdoor private patios.

Per the project plans, the commercial space is intended to be retail because it does not generate a parking demand per Chapter 17.125 of the Ketchum Municipal Code (KMC). The project proposes one surface parking space and two garage spaces accessed from the alley which meet the parking requirements for the residential uses proposed. The project is proposing to take advantage of the Floor Area Ratio (FAR) bonus for Community Housing, mitigating the additional floor area by dedicating one for-sale deed restricted unit on-site with no additional cash-in-lieu fee required. The proposed FAR for the project is 1.8, which is less than the maximum 2.25 FAR for density bonuses in the Community Core. See below for the FAR calculations for the project.

The project proposes to construct improvements to the right-of-way per the City of Ketchum improvement standards including, asphalt, curb and gutter, and sidewalks. All improvements to the right-of-way will be reviewed and approved by the City Engineer and Streets Department prior to issuance of a building permit. The project proposes to snowmelt the sidewalks adjacent to the project and all ground level patios adjacent to the alley and Washington Ave. An encroachment permit approved by the City Council will be required for the snow melt system.

Development of the subject property began in 2007 with a pre-application design review request (P07-019) for a two-story restaurant with a significant glass solarium on the front building façade, surface parking in the rear, and minimal outdoor space. Comments from the Planning and Zoning Commission at the pre-application meeting resulted in a redesign of the building in 2008 when the final design review application was submitted for what exists today (P08-001). Prior to construction of the existing building, the property was vacant.

Design Review criteria in 2008 varies from today. The Design Review criteria was much more detailed by architectural element or component of the project, and included individual criteria for building facade, roofs, awnings, mechanical equipment and service areas, public open space, lighting, bicycle parking and streetscape. See Attachment A for the findings of fact for the existing building. As outlined above, the proposed project retains the full ground floor façade and public plaza. and much of the second-floor façade. As such, the project is retaining much of the character defining architectural elements reviewed and approved in the initial design review approval.

The design review application was approved with 14 conditions of approval as outlined in Attachment A. All conditions were related to items required prior to building permit application for the approved project or other elements of public improvements that have since been completed. No conditions of approval relate to elements of the project that would influence redevelopment or expansion of the building in the future.

**FINDINGS OF FACT**

The Commission, having reviewed the entire project record, provided notice, and conducted the required public hearing, does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

**FINDINGS REGARDING COMPLIANCE WITH ZONING REGULATIONS**

<b>17.96.060.A.1 - Streets</b>	<b>Conformance</b>
<i>The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.</i>	YES
<p><b>Finding:</b> The project will install curb and gutter and sidewalks within the right-of-way of N Washington Ave adjacent to the subject property. The project includes direct access into the building from the sidewalk on the southern end and an outdoor patio adjacent to the sidewalk to the north end of the building along Washington Ave. All improvements to the right-of-way and walkways to the right-of-way improvements are at the expense of the applicant.</p>	

<b>17.96.060.A.2 - Streets</b>	<b>Conformance</b>
<i>All street designs shall be approved by the City Engineer.</i>	YES Condition #5
<p><b>Finding:</b> No new streets are proposed for the project, however, all improvements to the right-of-way as shown on the project plans have been reviewed by the City Engineer. Final review of all improvements to the right-of-way and alley will be completed prior to issuance of a building permit for the project per condition of approval #5</p>	

<b>17.96.060.B.1 - Sidewalks</b>	<b>Conformance</b>
<i>All projects under subsection 17.96.010.A of this chapter that qualify as a "substantial improvement" shall install sidewalks as required by the Public Works Department.</i>	YES
<p><b>Finding:</b> KMC 17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the CC, all tourist zone districts, and all light industrial districts. As the project is within the CC-2 zone district, sidewalks are required and included in the project plans.</p>	

17.96.060.B.2 - Sidewalks	Conformance
<i>Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.</i>	YES Condition #5
<p><b>Finding:</b> The project plans provided the details of the sidewalks for review by the City Engineer. Preliminary review of the project plans indicates that all city right-of-way standards for width and construction are met. Final review of all improvements to the right-of-way will be completed prior to issuance of a building permit for the project per condition of approval #5.</p>	

17.96.060.B.3 - Sidewalks	Conformance
<p><i>Sidewalks may be waived if one of the following criteria is met:</i></p> <ul style="list-style-type: none"> <li><i>a) The project comprises an addition of less than 250 square feet of conditioned space.</i></li> <li><i>b) The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.</i></li> </ul>	N/A
<p><b>Finding:</b> The applicant has not requested, nor has the City Engineer granted a waiver to the sidewalk requirement for the project.</p>	

17.96.060.B.4 - Sidewalks	Conformance
<i>The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.</i>	YES
<p><b>Finding:</b> As shown on Sheet C1.0 of the project plans, the project proposes sidewalks to be placed the full length of the subject property along N Washington Ave.</p>	

17.96.060.B.5 – Sidewalks	Conformance
<i>New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.</i>	YES
<p><b>Finding:</b> Sidewalks exist to the north and south of the subject property. The sidewalk shown on Sheet C1.0 of the project plans connects directly to both sidewalks for full pedestrian connectivity. Additionally, the project provides direct entrance to the building from the sidewalk or through the outdoor patio on N Washington Ave.</p>	

17.96.060.B.6 - Sidewalks	Conformance
<p><i>The City may approve and accept voluntary cash contributions in lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 110 percent of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in lieu contribution shall be paid before the City issues a certificate of occupancy.</i></p>	N/A
<p><b>Finding:</b> The applicant has not requested relief from the requirement to construct sidewalks nor has the City granted any such request.</p>	

17.96.060.C.1 - Drainage	Conformance
<p><i>All stormwater shall be retained on site.</i></p>	YES
<p><b>Finding:</b> The project proposes a series of roof drains, drywells, and catch basins to manage onsite stormwater. Per Sheet C1.0 of the project plans, all stormwater is being retained on site.</p>	

17.96.060.C.2 - Drainage	Conformance
<p><i>Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.</i></p>	YES Condition #5
<p><b>Finding:</b> As shown on Sheet C1.0, all stormwater is retained on-site. The project proposes to construct right-of-way improvements to the length of the subject property, including curb and gutter, along N Washington Ave. The project also proposes drainage infrastructure in the alley behind the subject property for the full length of the subject property. Final design of drainage infrastructure will be reviewed and approved by the City Engineer prior to building permit issuance per condition #5.</p>	

17.96.060.C.3 - Drainage	Conformance
<p><i>The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.</i></p>	N/A
<p><b>Finding:</b> The City Engineer did not identify any additional drainage improvements during department review.</p>	

17.96.060.C.4 - Drainage	Conformance
<i>Drainage facilities shall be constructed per City standards.</i>	YES Condition #5
<b>Finding:</b> Based on review of the project plans by the City Engineer during department review, all drainage facilities meet city standards. Final design of drainage facilities will be reviewed and approved by the city engineer prior to issuance of a building permit per condition #5.	

17.96.060.D.1 - Utilities	Conformance
<i>All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.</i>	YES
<b>Finding:</b> All project costs associated with the development, including installation of utilities, are the responsibility of the applicant. The applicant has not made requests for funding to the City, and no funds have been provided by the city for the project.	

17.96.060.D.2 - Utilities	Conformance
<i>Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.</i>	YES
<b>Finding:</b> As shown on Sheet C1.0, all necessary utilities for the project are located on-site and underground. A large transformer on the southwest corner of the property along the alley currently exists. Per correspondence from Idaho Power in a letter dated December 27, 2021, the existing transformer is adequate for the proposed project and no upgrades are required. Phone, cable, and gas infrastructure is also located underground with all pedestals for phone and cable located on the alley side of the property within the property boundaries. No utilities can be viewed from pedestrian vantage points on Washington Ave.	

17.96.060.D.3 - Utilities	Conformance
<i>When extension of utilities is necessary all developers will be required to pay for and install two-inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with City of Ketchum standards and at the discretion of the City Engineer.</i>	N/A
<b>Finding:</b> The location of the subject property is already served by fiber optic cable and therefore no conduit is required in this location.	

17.96.060.E.1 – Compatibility of Design	Conformance
<i>The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.</i>	YES



**Finding:** The project is located mid-block on the west side of Washington Ave between 1st and 2nd Streets. To the south is the future three-story Mountain Land Design building under construction. To the north is a 1-1.5 story furniture store named My House. To the northwest is a two-story stucco and glass building. Sheets A-001 and A-200 include photographs of the existing building including adjacent structures and renderings of the proposed building with the new Mountain Land project. The proposed project uses a variety of stone, metal, and glass materials consistent with what exists today. Proposed materials are consistent with materials proposed for Mountain Land and they complement the materials of the two-story office building. The color palette of the wood siding proposed for the upper floors of the project compliments the dark color of the furniture store. Generally, the material palette of wood siding, metal accenting, glass, and stone is consistent with materials used broadly throughout the Community Core.

17.96.060.E.2 – Compatibility of Design	Conformance
<i>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.</i>	N/A
<p><b>Finding:</b> The existing building was constructed in 2008 and is not listed as a historical or cultural landmark on the City of Ketchum’s Historical Building/Site List, therefore this standard does not apply.</p>	

17.96.060.E.3 – Compatibility of Design	Conformance
<i>Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.</i>	N/A
<p><b>Finding:</b> The existing building was built in 2008, therefore this standard does not apply.</p>	

17.96.060.F.1 – Architectural	Conformance
<i>Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.</i>	YES
<p><b>Finding:</b> The project includes a primary entrance to the building on Washington Avenue, directly accessible from the sidewalk and clearly defined. The entry portion of the building is the only portion that is not setback from the front property line. Proposed signage, materials, and architectural elements indicate this as the primary entrance to the building. The façade at the main entrance is two stories and is emphasized by the use of stone integrated vertically from the ground to the top of the second story.</p>	

17.96.060.F.2 – Architectural	Conformance
<i>The building character shall be clearly defined by use of architectural features.</i>	YES
<p><b>Finding:</b> The building character is that of a mountain modern approach defined by architectural features such as horizontal blocking of decks and roof forms, and vertical integration of all stories using accent materials. The character is also reinforced through the use of vertical wood siding which softens the appearance of the building.</p>	

17.96.060.F.3 – Architectural	Conformance
<i>There shall be continuity of materials, colors and signing within the project.</i>	YES
<p><b>Finding:</b> The project uses a consistent set of materials including wood siding and accent beams, metal panels, stone, and stucco. The most materials are utilized on each façade in different ways, connecting all facades with a continuous pattern and rhythm. The minimalist nature of the design will be carried through to the signage, which includes one building identification sign and two address markers.</p>	

17.96.060.F.4 – Architectural	Conformance
<i>Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.</i>	YES
<p><b>Finding:</b> No accessory structures are proposed; however, the project contains landscape planters along Washington Avenue and the alley and screening walls in the rear of the property. The landscape planters and seat walls in the public plaza on Washington Ave will be constructed of finished concrete, wood, and metal as shown in the renderings on Sheet A-200a. The alley planters will be constructed of finished concrete and metal while the screening walls will be slatted wood. All these materials complement the principal building.</p>	

17.96.060.F.5 – Architectural	Conformance
<i>Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.</i>	YES
<p><b>Finding:</b> The project provides significant undulation on the front and rear facades with vertical and horizontal setbacks of the structure at all levels of the building. Half of the ground floor façade is stepped back from the front property line 11 feet. This setback carries to all levels above. Additionally portions of the second floor are setback even further. The project includes a varied roof plan that mirrors the undulation of the façade and is not continuous across the entire façade.</p>	

17.96.060.F.6 – Architectural	Conformance
<i>Building(s) shall orient toward their primary street frontage.</i>	YES
<p><b>Finding:</b> The subject property’s primary street frontage is N Washington Ave, which is where the primary entrance to the building is located. In addition to the main entrance of the building, a public plaza fronts Washington Ave, inviting pedestrians to interact with the building and proposed uses.</p>	

17.96.060.F.7 – Architectural	Conformance
<i>Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.</i>	YES
<p><b>Finding:</b> As shown on Sheet A-102 of the project plans, the garbage area is in the rear of the building, within a full screened from view. Garbage handling for the project is proposed as a small dumpster on a retractable slide that can easily move in and out of the screened area on service days. As noted in a letter from Clear Creek Disposal dated February 7, 2022, this design is not only workable for Clear Creek to manage disposal for the project but also minimizes alley maintenance and plowing conflicts from individual garbage carts being left in the alley ways for long periods of time.</p>	

17.96.060.F.8 – Architectural	Conformance
<i>Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.</i>	YES
<p><b>Finding:</b> As shown on Sheet A-105, the roof plan for the project includes flat roofs at an angle that causes water to drain toward a series of roof drains along the interior of the roof. Based on the design of the project and drainage facilities shown on Sheet C1.0, no water or snow will enter onto adjacent properties.</p>	

17.96.060.G.1 – Circulation Design	Conformance
<i>Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.</i>	YES
<p><b>Finding:</b> The project is fully connected into the existing sidewalk system providing pedestrian connections throughout the downtown and the regional bike system. No additional easements or pathways have been identified necessitating connection from the project.</p>	

17.96.060.G.2 – Circulation Design	Conformance
<i>Awnings extending over public sidewalks shall extend five feet or more across the public sidewalk but shall not extend within two feet of parking or travel lanes within the right-of-way.</i>	YES
<b>Finding:</b> The project does not propose any awnings encroaching into the right-of-way. The existing building includes a semi-circle architectural feature above the main entry to the building, however, this feature is proposed to be removed as part of this project.	

17.96.060.G.3 – Circulation Design	Conformance
<i>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.</i>	YES
<b>Finding:</b> Vehicle traffic accesses the site from the alley between N Washington Ave and N 1 <sup>st</sup> Ave, from 1 <sup>st</sup> or 2 <sup>nd</sup> Street. Access to the parking area from the alley will be adequate to enter or exit the project safely. Bicycle and pedestrian circulation will primarily be in and out of the front of the project along N Washington. The primary entrance to the community housing unit is from the alley and includes dedicated bicycle parking in front of the unit for safe mount and dismount. Pedestrian access to and from the project is provided through sidewalk connections to the north and south.	

17.96.060.G.4 – Circulation Design	Conformance
<i>Curb cuts and driveway entrances shall be no closer than 20 feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right-of-way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.</i>	N/A
<b>Finding:</b> The subject property is an interior lot, however, access points for parking spaces from the alley in the Community Core are not considered curb cuts or driveways, therefore this standard does not apply.	

17.96.060.G.5 – Circulation Design	Conformance
<i>Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.</i>	YES
<b>Finding:</b> The project location provides direct access to the project from N Washington Ave and the alley. As shown on Sheet L1, all structures and parking areas are within the boundaries of the property and do not encroach into the alley or Washington Ave.	

<b>17.96.060.H.1 – Snow Storage</b>	<b>Conformance</b>
<i>Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.</i>	N/A
<b>Finding:</b> The project proposes heated pavers for all patio areas of the project per Sheet L1 of the project plans, therefore, no on-site snow storage is required.	

<b>17.96.060.H.2 – Snow Storage</b>	<b>Conformance</b>
<i>Snow storage areas shall be provided on site.</i>	N/A
<b>Finding:</b> As discussed above, no on-site snow storage is required as snowmelt is proposed.	

<b>17.96.060.H.3 – Snow Storage</b>	<b>Conformance</b>
<i>A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.</i>	N/A
<b>Finding:</b> As discussed above, no on-site snow storage is required as snowmelt is proposed.	

<b>17.96.060.H.4 – Snow Storage</b>	<b>Conformance</b>
<i>In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.</i>	YES
<b>Finding:</b> The project proposes heated pavers for the patio areas of the project per Sheet L1 of the project plans, therefore, no on-site snow storage is required. Surface parking area in the rear is covered and therefore no snow storage for these areas is necessary.	

<b>17.96.060.I.1 – Landscaping</b>	<b>Conformance</b>
<i>Landscaping is required for all projects.</i>	YES
<b>Finding:</b> Sheet L1 of the project plans is the landscape plan for the project.	

<b>17.96.060.I.2 – Landscaping</b>	<b>Conformance</b>
<i>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 complement the neighborhood and townscape.</i>	YES
<b>Finding:</b> The landscape plan includes trees and tall grasses to complement the public plaza and patio for the community housing unit. The landscape plan proposes a reconfiguration of existing planters to make the space more inviting to pedestrians with seat walls and shade. Proposed vegetation is found in many properties within the CC-2 district and will complement the neighborhood well.	

17.96.060.1.3 – Landscaping	Conformance
<i>All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.</i>	YES
<b>Finding:</b> The autumn blaze maple tree is often used as a street tree as it provides visual interest in the fall. Although not native to the region, the maple tree and tall grasses proposed are considered to have a high drought tolerance.	

17.96.060.1.4 – Landscaping	Conformance
<i>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.</i>	YES
<b>Finding:</b> The project proposes a public plaza on the front of the building fronting Washington Ave, a unique feature that provides separation between pedestrians gathering in the plaza from those moving freely on the sidewalk. The public plaza includes a tree and tall grasses to soften the hardscape.	

17.96.060.J.1 – Public Amenities	Conformance
<i>Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.</i>	YES
<b>Finding:</b> The project includes a public plaza with seat walls, landscaping, and a bicycle rack for pedestrian use. None of the amenities proposed for the seating area are within the public right-of-way, therefore no approval by the Public Works Department is required.	

17.96.060.K.1 – Underground Encroachments	Conformance
<i>Encroachments of below grade structures into required setbacks are subject to subsection 17.128.020.K of this title and shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.</i>	N/A
<b>Finding:</b> The project does not propose any below grade structures.	

17.96.060.K.2 – Underground Encroachments	Conformance
<i>No below grade structure shall be permitted to encroach into the riparian setback.</i>	N/A
<p><b>Finding:</b> The subject property is not adjacent to any bodies of water; therefore, no riparian setback exists for the property. Additionally, the project does not propose any below grade structures.</p>	

**FINDINGS REGARDING DESIGN REVIEW STANDARDS – COMMUNITY CORE**

17.96.070.A.1 – Streets	Conformance
<i>Street trees, streetlights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.</i>	YES
<p><b>Finding:</b> Per direction from the Public Works Department, all trees and furnishings are required to be within the boundaries of the subject property. All pedestrian amenities proposed within the pedestrian plaza are contained within the property boundaries of the subject property.</p>	

17.96.070.A.2 – Streets	Conformance
<i>Street trees with a minimum caliper size of three inches, shall be placed in tree grates.</i>	N/A
<p><b>Finding:</b> This standard only applies to street trees within the public right-of-way. No trees are proposed in the public right-of-way therefore this standard does not apply.</p>	

17.96.070.A.3 – Streets	Conformance
<i>Due to site constraints, the requirements of this subsection A may be modified by the Public Works Department.</i>	N/A
<p><b>Finding:</b> No modifications to these requirements have been made. The Public Works Department has provided direction as to the location of improvements in the right-of-way.</p>	

17.96.070.B.1 - Architectural	Conformance
<i>Facades facing a street or alley or located more than five feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials, and colors as the front facade.</i>	YES
<p><b>Finding:</b> The north and south façade, along the interior property lines, are not set back from the lot line. However, the north façade has some visibility due to the height of the adjacent structure as shown on Sheet A-001. As shown on Sheet A-203, the project proposes to wrap</p>	

the stone element on the corner to the north façade in addition to extending the horizontal material banding along the full length of the façade.

17.96.070.B.2 - Architectural	Conformance
<i>For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways.</i>	N/A
<b>Finding:</b> The project retains the original ground floor façade of the existing building which includes extensive floor-to-ceiling glass on the ground floor for most of the façade. The pedestrian plaza includes two separate landscape planters and seat walls that complement the façade.	

17.96.070.B.3 - Architectural	Conformance
<i>For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.</i>	N/A
<b>Finding:</b> As described above, most of the ground floor is non-tinted glass, providing a full view into the ground floor entrance and commercial space.	

17.96.070.B.4 - Architectural	Conformance
<i>Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.</i>	YES
<b>Finding:</b> The roof form and material is like that of the rest of the building. The roof form is flat, compatible with the horizontal elements of the building and reinforcing of the mountain modern character of the building. The roof soffit will be the same material as portions of the façade banding as shown on Sheets A201-A203. No reflective materials are proposed.	

17.96.070.B.5 - Architectural	Conformance
<i>All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts.</i>	N/A
<b>Finding:</b> The project does not include pitched roofs.	

17.96.070.B.6 - Architectural	Conformance
<i>Roof overhangs shall not extend more than three feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Department.</i>	N/A



**Finding:** The project does not include any roof overhangs that extend over a sidewalk or into the public right-of-way.

17.96.070.B.7 - Architectural	Conformance
<i>Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials.</i>	YES
<b>Finding:</b> The project does not include front porches or stoops on the front façade of the building. A porch/stoop is proposed in the rear of the building at the entrance to the community housing unit, however, the space is not enclosed.	

17.96.070.C.1 – Service Areas and Mechanical/Electrical Equipment	Conformance
<i>Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right-of-way and shall be screened from public views.</i>	YES
<b>Finding:</b> The trash disposal area for the project is located in the rear of the building, concealed within a screened area of the building, not within the public right-of-way or alley.	

17.96.070.C.2 – Service Areas and Mechanical/Electrical Equipment	Conformance
<i>Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.</i>	YES
<b>Finding:</b> As shown on Sheets A201-A203 of the project plans, there will be rooftop mechanical equipment screened by a 3-foot-high wood slatted screen like what is screening the outdoor decks and patio for the community housing unit.	

17.96.070.D.1 - Landscaping	Conformance
<i>When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on or off site.</i>	YES
<b>Finding:</b> No trees exist on the property today. As shown on Sheet L1, one new tree is proposed for the outdoor patio at the front of the building facing Washington Ave.	

17.96.070.D.2 - Landscaping	Conformance
<i>Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree grates.</i>	YES

**Finding:** Trees proposed in the landscape plan are not within pedestrian path areas, but on the outer bounds of the patio adjacent to N Washington Ave, in landscape planters, therefore tree grates are not required.

17.96.070.D.3 - Landscaping	Conformance
<i>The City arborist shall approve all parking lot and replacement trees.</i>	N/A
<b>Finding:</b> No parking lot or preplacement trees are required or proposed.	

17.96.070.E.1 – Surface Parking Lots	Conformance
<i>Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.</i>	YES
<b>Finding:</b> One surface parking space is proposed for the project. The space is located in the alley and not visible from Washington Ave.	

17.96.070.E.2 – Surface Parking Lots	Conformance
<i>Surface parking lots shall incorporate at least one tree and one additional tree per ten on site parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public.</i>	N/A
<b>Finding:</b> The surface parking area is located under the second-floor overhang of the structure and is not an open-air surface parking lot. These standards are applicable to parking lots that contain 10 or more parking spaces in an open-air manner, therefore these standards do not apply to this project.	

17.96.070.E.3 – Surface Parking Lots	Conformance
<i>Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways.</i>	N/A
<b>Finding:</b> As the parking for the project is not within an open-air surface parking area, these standards do not apply.	

17.96.070.F.1 – Bicycle Parking	Conformance
<i>One bicycle rack, able to accommodate at least two bicycles, shall be provided for every four parking spaces as required by the proposed use. At a minimum, one bicycle rack shall be required per development.</i>	YES

**Finding:** As shown on Sheet L1, the project proposes one bike rack as required for the project. An additional bike rack is proposed off the alley adjacent to the entrance to the community housing unit.

17.96.070.F.2 – Bicycle Parking	Conformance
<i>When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or greater than one-half shall be adjusted to the next highest whole number.</i>	YES
<b>Finding:</b> As shown on Sheet L1, the project proposes one bike rack as required for the project.	

17.96.070.F.3 – Bicycle Parking	Conformance
<i>Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than 50 feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest. Bicycle racks shall be located to achieve unobstructed access from the public right-of-way and not in areas requiring access via stairways or other major obstacles.</i>	YES
<b>Finding:</b> The project proposes one bicycle rack within 20 feet of the entrance to the building on Washington Ave and within 20 feet of the entrance to the ground floor community housing unit in the alley.	

### CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code (“KMC”) and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant’s Design Review application for the development and use of the project site.
2. The Commission has authority to hear the applicant’s Design Review Application pursuant to Chapter 17.96 of Ketchum Municipal Code Title 17.
3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §17.96.080.
4. The Design Review application is governed under Ketchum Municipal Code Chapters 17.96, 17.124, 17.08, 17.12, 17.18, and 17.128.
5. The Bohica Multi-Use Design Review application meets all applicable standards specified in Title 17 of Ketchum Municipal Code.

## DECISION

**THEREFORE**, the Commission **approves** this Design Review Application File No. P22-001 this Tuesday, April 26, 2022, subject to the following conditions of approval.

### CONDITIONS OF APPROVAL

1. This design review approval is based upon the project plan set dated March 15, 2022, as prepared by the project team outlined on the Cover Sheet (CS). Any change in use, square footage of uses, or exterior facades must be reviewed and approved through the design review process and criteria as stipulated in the Ketchum Municipal Code at the time of design review application.
2. In exchange for an increase in FAR, a voluntary community housing contribution of 679 square feet is required. A Floor Area Ratio Exceedance Agreement between the applicant and the City to memorialize the community housing contribution shall be signed prior to approval of the condominium preliminary plat for the project.
3. A photometric study to determine whether a streetlight is required must be completed and submitted with the building permit application for the project to be reviewed and approved by the City Engineer.
4. Prior to issuance of a building permit for the project, an Encroachment Agreement shall be approved by the City Council addressing the snowmelt within the public right-of-way.
5. Final civil drawings prepared by an engineer registered in the State of Idaho which include specifications for right-of-way, utilities, and drainage improvements shall be submitted for review and approval by the City Engineer, Streets, and Utilities departments prior to issuance of a building permit for the project.
6. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations.
7. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

Findings of Fact **adopted** this 26<sup>th</sup> day of April 2022.

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Neil Morrow, Chair  
City of Ketchum  
Planning and Zoning Commission



**City of Ketchum  
Planning & Building**

IN RE:	)	
	)	
131 N Washington Ave	)	<b>KETCHUM PLANNING AND ZONING COMMISSION</b>
Condo Preliminary Plat	)	<b>FINDINGS OF FACT, CONCLUSIONS OF LAW, AND</b>
Date: April 26, 2022	)	<b>DECISION</b>
	)	
File Number: P22-012	)	

**PROJECT:** 131 N Washington Ave

**APPLICATION TYPE:** Condominium Preliminary Plat

**FILE NUMBER:** P22-012

**ASSOCIATED APPLICATIONS:** Design Review (P22-001)

**REPRESENTATIVE:** Mike Brunelle, Brunelle Architects (Architect)

**OWNER:** Bohica Idaho, LLC

**LOCATION:** 131 N Washington Ave – Lot 3 Block 39, Ketchum Townsite

**ZONING:** Community Core – Subdistrict 2 – Mixed Use (CC-2)

**OVERLAY:** None

**RECORD OF PROCEEDINGS**

The City of Ketchum received an application for Pre-Application Design Review on January 3, 2022. During evaluation of the pre-application for completeness, the city passed Ordinance 1231 amending the types of projects that require pre-application design review. The proposed project did not fall under the amended project list and therefore staff gave the applicant the option to move forward with pre-application or resubmit for Final Design Review. The applicant resubmitted a Final Design Review and condominium preliminary plat application on February 14, 2022. The Design Review and Preliminary Plat applications have been reviewed concurrently and were deemed complete on March 30, 2022. Department comments were provided to the applicant on March 11, 2022. All department comments have been addressed satisfactorily through applicant revision of project plans or conditions of approval.

A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on March 23, 2022. The public hearing notice was published in the Idaho Mountain Express the on March 23, 2022. A notice was posted on the project site and the city’s website on March 23, 2022.

The Planning and Zoning Commission (the “Commission”) considered the Bohica Multi-Use Design Review (Application No. P22-001) and the Condominium Subdivision Preliminary Plat (Application No. P22-012) applications during a regular meeting on April 12, 2022. The development applications were considered concurrently, and the associated public hearings were combined in accordance with Idaho Code §67-6522. After considering staff’s analysis, the applicant’s presentation, and public comment, the Commission approved the Design Review application with a vote of three to one and recommended approval of the Condominium Subdivision Preliminary Plat application to the City Council.

### **BACKGROUND**

The Applicant is proposing a 9,764 square foot three-story mixed-use development known as Bohica Multi-Use (the “project”), located at 131 N Washington Avenue (the “subject property”). The subject property contains a vacant 6,245 square foot two story building originally approved as a restaurant with second floor outdoor patio/dining space initially constructed in 2008. Prior to vacancy of the structure, the building was the location of the Rustic Moose, Bora Restaurant, Globus, and Boho Lounge. The space has been vacant for at least a year but used for special events intermittently.

The subject property is zoned Community Core -Subdistrict 2 - Mixed Use (CC-2) which allows for various commercial uses and multi-family residential. As proposed, the project includes significantly reduced commercial space of approximately 1,400 square feet, a ground floor patio fronting Washington Ave, and three residential dwelling units:

- One 739 square foot community housing dwelling unit on the ground floor off the alley
- One 1,823 square foot dwelling unit on the second floor
- One 3,505 square foot dwelling unit with square footage on the second and third floors

To achieve this development program, the applicant proposes to:

- Ground Level – Convert the ground floor restaurant to retail space, parking, one community housing unit with patio, storage for all residential units, and common/mechanical areas. Retain the ground level façade of the building and ground floor patio fronting Washington Ave.
- Second Level – Convert the restaurant space to residential and expand the existing square footage to accommodate one full dwelling unit, a portion of a second dwelling unit and outdoor private patios for each. Retain a portion of the front outdoor patio for residential use and retain the southernmost portion of the façade. Removal of a semi-circle architectural element that encroaches into the public right-of-way.
- Third Level – Addition of a third floor to accommodate the second level of a dwelling unit and outdoor private patios.

Per the project plans, the commercial space is intended to be retail because it does not generate a parking demand per Chapter 17.125 of the Ketchum Municipal Code (KMC). The project proposes one surface parking space and two garage spaces accessed from the alley which meet the parking requirements for the residential uses proposed. The project is proposing to take advantage of the Floor Area Ratio (FAR) bonus for Community Housing, mitigating the additional floor area by dedicating one for-sale deed restricted unit on-site with no additional cash-in-lieu fee required. The proposed FAR for the project is 1.8, which is less than the maximum 2.25 FAR for density bonuses in the Community Core. See below for the FAR calculations for the project.

The project proposes to construct improvements to the right-of-way per the City of Ketchum improvement standards including, asphalt, curb and gutter, and sidewalks. All improvements to the right-of-way will be reviewed and approved by the City Engineer and Streets Department prior to issuance of a building permit. The project proposes to snowmelt the sidewalks adjacent to the project and all ground level patios adjacent to

the alley and Washington Ave. An encroachment permit approved by the City Council will be required for the snow melt system.

**FINDINGS OF FACT**

The Commission, having reviewed the entire project record, provided notice, and conducted the required public hearing, does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

**COMPLIANCE WITH PRELIMINARY PLAT SUBDIVISION REQUIREMENTS**

Preliminary Plat Requirements				
Compliant			City Code	City Standards
Yes	No	N/A	City Code	City Standards
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.C.1	<b>The subdivider shall file with the administrator copies of the completed subdivision application form and preliminary plat data as required by this chapter.</b>
			<i>Findings</i>	The City of Ketchum Planning and Building Department received the subdivision application and all applicable application materials on February 14, 2022.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	16.04.030.I	<b>Contents Of Preliminary Plat: The preliminary plat, together with all application forms, title insurance report, deeds, maps, and other documents reasonably required, shall constitute a complete subdivision application.</b>
			<i>Findings</i>	The subdivision application was deemed complete on March 30, 2022.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .1	<b>The preliminary plat shall be drawn to a scale of not less than one inch equals one hundred feet (1" = 100') and shall show the following:  The scale, north point and date.</b>
			<i>Findings</i>	This standard is met as shown on Sheet 1 of the preliminary plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .2	<b>The name of the proposed subdivision, which shall not be the same or confused with the name of any other subdivision in Blaine County, Idaho.</b>
			<i>Findings</i>	As shown on Sheet 1 of the preliminary plat, the subdivision is named "Bohica Multi-Use Condominiums" which is not the same as any other subdivision in Blaine County, Idaho.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .3	<b>The name and address of the owner of record, the subdivider, and the engineer, surveyor, or other person preparing the plat.</b>
			<i>Findings</i>	As shown on Sheets 1 and 2, the owner and subdivider is Bohica Idaho, LLC. The plat was prepared by Mark E. Phillips of Galena Engineering.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .4	<b>Legal description of the area platted.</b>
			<i>Findings</i>	The legal description of the area platted is shown in the Certificate of Ownership on Sheet 3 of the preliminary plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .5	<b>The names and the intersecting boundary lines of adjoining subdivisions and parcels of property.</b>
			<i>Findings</i>	Sheet 1 of the preliminary plat indicates the boundary lines of the adjoining Ketchum Townsite lots to the north, west, and south.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .6	A contour map of the subdivision with contour lines and a maximum interval of five feet (5') to show the configuration of the land based upon the United States geodetic survey data, or other data approved by the city engineer.
			<i>Findings</i>	Sheet 1 of the preliminary plat shows the contour lines for the subject property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I 7	The scaled location of existing buildings, water bodies and courses and location of the adjoining or immediately adjacent dedicated streets, roadways and easements, public and private.
			<i>Findings</i>	Sheet 1 of the preliminary plat shows the location of the existing building on the adjacent property to the north and south and all adjacent streets and easements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .8	Boundary description and the area of the tract.
			<i>Findings</i>	Sheet 1 provides the boundary description of the area and includes square footage and acreage of the lot. Sheet 2 indicates the area of each unit as will be platted.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .9	Existing zoning of the tract.
			<i>Findings</i>	Plat note #13 on Sheet 1 of the preliminary plat lists the existing zoning of the subject property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .10	The proposed location of street rights of way, lots, and lot lines, easements, including all approximate dimensions, and including all proposed lot and block numbering and proposed street names.
			<i>Findings</i>	Sheets 1 and 2 of the preliminary plat shows the locations and lot lines for the master lot and lot lines of condominium units. No new streets or blocks are being proposed with this application.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .11	The location, approximate size and proposed use of all land intended to be dedicated for public use or for common use of all future property owners within the proposed subdivision.
			<i>Findings</i>	This standard is not applicable as there is no requirement or proposal for land dedicated for public or common use.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .12	The location, size and type of sanitary and storm sewers, water mains, culverts and other surface or subsurface structures existing within or immediately adjacent to the proposed sanitary or storm sewers, water mains, and storage facilities, street improvements, street lighting, curbs, and gutters and all proposed utilities.
			<i>Findings</i>	Sheet 1 of the preliminary plat shows all existing and proposed water mains, sanitary sewer mains.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .13	The direction of drainage, flow and approximate grade of all streets.
			<i>Findings</i>	This standard does not apply as no new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .14	The location of all drainage canals and structures, the proposed method of disposing of runoff water, and the location and size of all drainage easements, whether they are located within or outside of the proposed plat.
			<i>Findings</i>	This standard does not apply as no new drainage canals or structures are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .15	All percolation tests and/or exploratory pit excavations required by state health authorities.
			<i>Findings</i>	This standard does not apply as no addition tests are required.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .16	A copy of the provisions of the articles of incorporation and bylaws of homeowners' association and/or condominium declarations to be filed with the final plat of the subdivision.
			<i>Findings</i>	The applicant provided a draft copy of the articles of incorporation, bylaws, and declarations with the application submittal.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .17	Vicinity map drawn to approximate scale showing the location of the proposed subdivision in reference to existing and/or proposed arterials and collector streets.
			<i>Findings</i>	Sheet 1 of the preliminary plat includes a vicinity map that satisfies this requirement.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .18	The boundaries of the floodplain, floodway and avalanche zoning district shall also be clearly delineated and marked on the preliminary plat.
			<i>Findings</i>	The subject property is not within a floodplain, floodway, or avalanche zone district.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .19	Building envelopes shall be shown on each lot, all or part of which is within a floodway, floodplain, or avalanche zone; or any lot that is adjacent to the Big Wood River, Trail Creek, or Warm Springs Creek; or any lot, a portion of which has a slope of twenty five percent (25%) or greater; or upon any lot which will be created adjacent to the intersection of two (2) or more streets.
			<i>Findings</i>	A building envelope is not required as the subject property is not within the floodway, floodplain, or avalanche zone. The subject property is not adjacent to the Big Wood River, Trail Creek or Warm Springs. The subject property does not contain slopes greater than 25% and is not adjacent to an intersection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .20	Lot area of each lot.
			<i>Findings</i>	Sheets 1 and 2 of the preliminary plat shows the area of the overall lot and area of each individual unit.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .21	Existing mature trees and established shrub masses.
			<i>Findings</i>	There are no existing trees or shrub masses on the property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .22	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.
			<i>Findings</i>	The applicant provided a title commitment issued by Sun Valley Title dated January 14, 2022, and a warranty deed recorded at Instrument Number 690831 with the initial application.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .23	Three (3) copies of the preliminary plat shall be filed with the administrator.
			<i>Findings</i>	The City of Ketchum received hard and digital copies of the preliminary plat at the time of application.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.A	Required Improvements: The improvements set forth in this section shall be shown on the preliminary plat and installed prior to approval of the final plat. Construction design plans shall be submitted and approved by the city engineer. All such improvements shall be in accordance with the comprehensive plan and constructed in compliance with construction standard specifications adopted by the city. Existing natural features which enhance the attractiveness of the

				subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.
			<i>Findings</i>	As shown on Sheet 1 of the preliminary plat, all proposed improvements to the public right-of-way are shown. The applicant also submitted a set of preliminary construction design plans for review by the City Engineer. Final review and approval of the right-of-way improvements will be conducted during building permit review. The subject property does not include any watercourses, rock outcroppings, shrub masses or historic areas.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.B	<b>Improvement Plans:</b> Prior to approval of final plat by the commission, the subdivider shall file two (2) copies with the city engineer, and the city engineer shall approve construction plans for all improvements required in the proposed subdivision. Such plans shall be prepared by a civil engineer licensed in the state.
			<i>Findings</i>	This standard does not apply as this is a preliminary plat application, not a final plat application.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.C	Prior to final plat approval, the subdivider shall have previously constructed all required improvements and secured a certificate of completion from the city engineer. However, in cases where the required improvements cannot be constructed due to weather conditions or other factors beyond the control of the subdivider, the city council may accept, in lieu of any or all of the required improvements, a performance bond filed with the city clerk to ensure actual construction of the required improvements as submitted and approved. Such performance bond shall be issued in an amount not less than one hundred fifty percent (150%) of the estimated costs of improvements as determined by the city engineer. In the event the improvements are not constructed within the time allowed by the city council (which shall be one year or less, depending upon the individual circumstances), the council may order the improvements installed at the expense of the subdivider and the surety. In the event the cost of installing the required improvements exceeds the amount of the bond, the subdivider shall be liable to the city for additional costs. The amount that the cost of installing the required improvements exceeds the amount of the performance bond shall automatically become a lien upon any and all property within the subdivision owned by the owner and/or subdivider.
			<i>Findings</i>	This standard does not apply as this is a preliminary plat application, not a final plat application.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.D	<b>As Built Drawing:</b> Prior to acceptance by the city council of any improvements installed by the subdivider, two (2) sets of as built plans and specifications, certified by the subdivider's engineer, shall be filed with the city engineer. Within ten (10) days after completion of improvements and submission of as built drawings, the city engineer shall certify the completion of the improvements and the acceptance of the improvements, and shall submit a copy of such certification to the administrator and the subdivider. If a performance bond has been filed, the administrator shall forward a copy of the certification to the city clerk. Thereafter, the city clerk shall release the performance bond upon application by the subdivider.
			<i>Findings</i>	This standard does not apply as this is a preliminary plat application, not a final plat application.

		16.04.040.E	<p>Monumentation: Following completion of construction of the required improvements and prior to certification of completion by the city engineer, certain land survey monuments shall be reset or verified by the subdivider's engineer or surveyor to still be in place. These monuments shall have the size, shape, and type of material as shown on the subdivision plat. The monuments shall be located as follows:</p> <ol style="list-style-type: none"> <li>1. All angle points in the exterior boundary of the plat.</li> <li>2. All street intersections, points within and adjacent to the final plat.</li> <li>3. All street corner lines ending at boundary line of final plat.</li> <li>4. All angle points and points of curves on all streets.</li> <li>5. The point of beginning of the subdivision plat description.</li> </ol>
		<i>Findings</i>	This standard does not apply as this is a preliminary plat application, not a final plat application.
		16.04.040.F	<p>Lot Requirements:</p> <ol style="list-style-type: none"> <li>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.</li> <li>2. Whenever a proposed subdivision contains lot(s), in whole or in part, within the floodplain, or which contains land with a slope in excess of twenty five percent (25%), based upon natural contours, or creates corner lots at the intersection of two (2) 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, watercourses and topographical features. Structures may only be built on buildable lots. Lots shall only be created that meet the definition of "lot, buildable" in section 16.04.020 of this chapter. Building envelopes shall be established outside of hillsides of twenty five percent (25%) and greater and outside of the floodway. A waiver to this standard may only be considered for the following: <ol style="list-style-type: none"> <li>a. For lot line shifts of parcels that are entirely within slopes of twenty five percent (25%) or greater to create a reasonable building envelope, and mountain overlay design review standards and all other city requirements are met.</li> <li>b. For small, isolated pockets of twenty five percent (25%) or greater that are found to be in compliance with the purposes and standards of the mountain overlay district and this section.</li> </ol> </li> <li>3. Corner lots shall have a property line curve or corner of a minimum radius of twenty five feet (25') unless a longer radius is required to serve an existing or future use.</li> <li>4. Side lot lines shall be within twenty degrees (20°) to a right angle or radial line to the street line.</li> </ol>

				<p>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.</p> <p>6. 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.</p>
			<i>Findings</i>	This standard is not applicable as no new lots are being created.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.G	<p><b>G. Block Requirements:</b> The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements:</p> <ol style="list-style-type: none"> <li>1. No block shall be longer than one thousand two hundred feet (1,200'), nor less than four hundred feet (400') between the street intersections, and shall have sufficient depth to provide for two (2) tiers of lots.</li> <li>2. Blocks shall be laid out in such a manner as to comply with the lot requirements.</li> <li>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, watercourses and topographical features.</li> <li>4. Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.</li> </ol>
			<i>Findings</i>	This standard is not applicable as no new lots are being created.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.H	<p><b>Street Improvement Requirements:</b></p> <ol style="list-style-type: none"> <li>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;</li> <li>2. All streets shall be constructed to meet or exceed the criteria and standards set forth in chapter 12.04 of this code, and all other applicable ordinances, resolutions or regulations of the city or any other governmental entity having jurisdiction, now existing or adopted, amended or codified;</li> <li>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;</li> <li>4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods;</li> <li>5. Street grades shall not be less than three-tenths percent (0.3%) and not more than seven percent (7%) so as to provide safe movement of traffic and emergency vehicles in all weather and to provide for adequate drainage and snow plowing;</li> <li>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;</li> </ol>

			<p>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;</p> <p>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 feet (400') from entrance to center of turnaround, and all cul-de-sacs shall have a minimum turnaround radius of sixty feet (60') at the property line and not less than forty five feet (45') at the curb line;</p> <p>9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°);</p> <p>10. Where any street deflects an angle of ten degrees (10°) or more, a connecting curve shall be required having a minimum centerline radius of three hundred feet (300') for arterial and collector streets, and one hundred twenty five feet (125') for minor streets;</p> <p>11. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be prohibited;</p> <p>12. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets;</p> <p>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 confused 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;</p> <p>14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills;</p> <p>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;</p> <p>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;</p> <p>17. In general, the centerline of a street shall coincide with the centerline of the street right of way, and all crosswalk markings shall be installed by the subdivider as a required improvement;</p> <p>18. Street lighting may be required by the commission or council where appropriate and shall be installed by the subdivider as a requirement improvement;</p> <p>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 H2 of this section;</p> <p>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;</p>
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				<p>21. 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, such construction or improvement shall be a required improvement by the subdivider. Such construction or improvement shall be in accordance with adopted standard specifications;</p> <p>22. Sidewalks, curbs and gutters may be a required improvement installed by the subdivider; and</p> <p>23. Gates are prohibited on private roads and parking access/entranceways, private driveways accessing more than one single-family dwelling unit and one accessory dwelling unit, and public rights of way unless approved by the city council.</p>
			<i>Findings</i>	No new streets are proposed, and N Washington Ave meets the city's street requirements. The existing sidewalk and drainage will be repaired or replaced as necessary during construction.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.I	<p><b>Alley Improvement Requirements:</b> Alleys shall be provided in business, commercial and light industrial zoning districts. The width of an alley shall be not less than twenty feet (20'). 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 H2 of this section.</p>
			<i>Findings</i>	The existing alley is paved, however, improvements are required to bring the alley into conformance with city standards. The project plans included with the Design Review application P22-001 indicate proposed improvements that will be reviewed and approved at the time of building permit application.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J	<p><b>Required Easements:</b> Easements, as set forth in this subsection, shall be required for location of utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands.</p> <p>1. A public utility easement at least ten feet (10') in width shall be required within the street right of way boundaries of all private streets. A public utility easement at least five feet (5') 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.</p> <p>2. Where a subdivision contains or borders on a watercourse, drainageway, channel or stream, an easement shall be required of sufficient width to contain such watercourse and provide access for private maintenance and/or reconstruction of such watercourse.</p> <p>3. All subdivisions which border the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a ten foot (10') fish and nature study easement along the riverbank. 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 riverbank which runs through the proposed subdivision.</p>

				<p>4. All subdivisions which border on the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a twenty five foot (25') scenic easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to riverbank erosion.</p> <p>5. No ditch, pipe or structure for irrigation water or irrigation wastewater shall be constructed, rerouted 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. A written copy of such approval shall be filed as part of required improvement construction plans.</p> <p>6. Nonvehicular transportation system easements including pedestrian walkways, bike paths, equestrian paths, and similar easements shall be dedicated by the subdivider to provide an adequate nonvehicular transportation system throughout the city.</p>
			<i>Findings</i>	This standard does not apply as no easements additional easements are required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.K	<p><b>Sanitary Sewage Disposal Improvements:</b> 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.</p>
			<i>Findings</i>	The property is served by city sewer services. Sheet 1 of the preliminary plat shows the location of sewer service to the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.L	<p><b>Water System Improvements:</b> 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. 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.</p>

			<i>Findings</i>	The property is served by city water services. Sheet 1 of the preliminary plat shows the location of water service to the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.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 such planting strip with the preliminary plat application, and the landscaping shall be a required improvement.
			<i>Findings</i>	This standard does not apply as this application does not create a new subdivision. There are no incompatible uses adjacent to the proposed condominium subdivision.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.N	<p>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:</p> <ol style="list-style-type: none"> <li>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.</li> <li>2. Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Such plan shall contain the following information: <ol style="list-style-type: none"> <li>a. Proposed contours at a maximum of five foot (5') contour intervals.</li> <li>b. Cut and fill banks in pad elevations.</li> <li>c. Drainage patterns.</li> <li>d. Areas where trees and/or natural vegetation will be preserved.</li> <li>e. Location of all street and utility improvements including driveways to building envelopes.</li> <li>f. Any other information which may reasonably be required by the administrator, commission or council to adequately review the affect of the proposed improvements.</li> </ol> </li> <li>3. Grading shall be designed to blend with natural landforms 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.</li> <li>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.</li> <li>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 such revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion.</li> <li>6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply: <ol style="list-style-type: none"> <li>a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability.</li> </ol> </li> </ol>



				<p>b. Fills shall be compacted to at least ninety five percent (95%) of maximum density as determined by AASHO T99 (American Association of State Highway Officials) and ASTM D698 (American standard testing methods).</p> <p>c. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability.</p> <p>d. Fill slopes shall be no steeper than three horizontal to one vertical (3:1). Neither cut nor fill slopes shall be located on natural slopes of three to one (3:1) or steeper, or where fill slope toes out within twelve feet (12') horizontally of the top and existing or planned cut slope.</p> <p>e. Toes of cut and fill slopes shall be set back from property boundaries a distance of three feet (3'), plus one-fifth (1/5) of the height of the cut or the fill, but may not exceed a horizontal distance of ten feet (10'); tops and toes of cut and fill slopes shall be set back from structures at a distance of at least six feet (6'), plus one-fifth (1/5) of the height of the cut or the fill. Additional setback distances shall be provided as necessary to accommodate drainage features and drainage structures.</p>
			<i>Findings</i>	This standard does not apply as this application is a condominium subdivision of an existing lot. On-site grading for the new condominium building meets all grading requirements. Final grading plan will be reviewed and approved by the City Engineer prior to issuance of a building permit.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.O	<p><b>Drainage Improvements:</b> 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 including shoulders.</p>
			<i>Findings</i>	The applicant submitted a site grading and drainage plan with the condominium subdivision application showing drainage for the subject property. No common drainage courses are utilized or disturbed. The grading and drainage plan meets all requirements, not impacting adjacent properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.P	<p><b>Utilities:</b> In addition to the terms mentioned in this section, all utilities including, but not limited to, electricity, natural gas, telephone and cable services 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.</p>
			<i>Findings</i>	As shown on Sheet 1 of the preliminary plat and Sheet C1.0 of the project plans, all utilities will be installed underground. A three-phase transformer is currently

				located on the property off the alley. No upgrade or change to this transformer is required for the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.Q	<b>Off Site Improvements:</b> Where the offsite 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.
			<i>Findings</i>	The proposed condominium development does not create substantial additional traffic; therefore, no off-site improvements are required.

#### FINDINGS REGARDING COMPLIANCE WITH CONDOMINIUM SUBDIVISION REQUIREMENTS

Condominium Plat Requirements				
Compliant			City Code	Standards
Yes	No	N/A		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.B	The subdivider of the condominium project shall submit with the preliminary plat application a copy of the proposed bylaws and condominium declarations of the proposed condominium development. Said documents shall adequately provide for the control and maintenance of all common areas, recreational facilities and open space.
			<i>Findings</i>	The applicant provided a draft copy of the articles of incorporation, bylaws, and declarations with the application submittal.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.D	All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular condominium units. No garage may be condominiumized or sold separate from a condominium unit.
			<i>Findings</i>	As shown on Sheet 2 of the preliminary plat, the garage units and carport are designated as limited common elements and specifically referenced to a unit number.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.E	Adequate storage areas shall be provided for boats, campers and trailers, as well as adequate interior storage space for personal property of the resident of each condominium unit.
			<i>Findings</i>	As shown on Sheet 2 of the preliminary plat, each residential unit is provided storage on the ground floor of the project and is adequate for the residential use.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.F	A maintenance building or room shall be provided of adequate size and location for the type and size of the condominium project for storage of maintenance equipment and supplies for common areas.
			<i>Findings</i>	Mechanical equipment rooms are designated on each floor. The ground floor includes a larger mechanical/maintenance area for the building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.G	The subdivider shall dedicate to the common use of the homeowners adequate open space of such shape and area usable and convenient to the residents of the condominium subdivision. Location of building sites and common area shall maximize privacy and solar access.
			<i>Findings</i>	Each condominium unit includes limited common elements. These elements are outdoor patio spaces as indicated on the project plans.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.070.H</b>	<b>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 condominium subdivisions.</b>
			<i>Findings</i>	The project has been reviewed for compliance with all other section of the subdivision standards. The project is in compliance as discussed above.

**CONCLUSIONS OF LAW**

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code (“KMC”) and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant’s application for the development and use of the project site.
2. The Commission has authority to hear the applicant’s Condominium Preliminary Plat Application pursuant to Ketchum Municipal Code Title 16.
3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §16.04.030.
4. The application is governed under Ketchum Municipal Code Chapter 16.04.
5. The Condominium Preliminary Plat application meets all applicable standards specified in Title 16 of Ketchum Municipal Code.

**DECISION**

**THEREFORE**, the Commission **recommends approval** of this Condominium Preliminary Plat Application File No. P22-012 this Tuesday, April 26, 2022, subject to the following conditions of approval.

**CONDITIONS OF APPROVAL**

1. The preliminary plat is subject to all conditions of approval associated with Design Review approval P22-001. Changes to the design review approval may require changes to the preliminary or final plats filed for the project.
2. Failure to record a Final Plat within two (2) years of Council’s approval of a Preliminary Plat shall cause the Preliminary Plat to be null and void.

Findings of Fact **adopted** this 26<sup>th</sup> day of April 2022.

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Neil Morrow, Chair  
City of Ketchum  
Planning and Zoning Commission



# KETCHUM HOUSING MATTERS

## DRAFT ANNUAL HOUSING ACTION PLAN



April 18, 2022

Draft for public review



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# APPROVAL AND ADOPTION

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# ACKNOWLEDGEMENTS

## Mayor and Council

- Amanda Breen, *Councilor*
- Courtney Hamilton, *Councilor*
- Jim Slanetz, *Councilor*
- Michael David, *Council President*
- Neil Bradshaw, *Mayor*

## Task Force Members

- Brooke McKenna/Naomi Spence, *The Hunger Coalition*
- Courtney Hamilton, *Ketchum City Council*
- Dan Turner, *Blaine County School District*
- Dave Wilson, *Wilson Construction*
- Erin Pfaeffle, *St. Luke's Health System*
- Gretchen Gorham, *Johnny G's Subshack*
- Harry Griffith, *Sun Valley Economic Development*
- Herbert Romero, *Community Organizer*
- Lynne Barker, *Blaine County, Sustainability Manager*
- Mary Fauth, *Blaine County Charitable Foundation*
- Matt Gorby, *The Casino Bartender/Local Employee*
- Mike Schlatter, *Wood River YMCA*
- Perry Boyle, *Affordable Housing Coalition of Ketchum*
- Bob Crosby, *Sun Valley Board of Realtors*
- Sally Gillespie, *Spur Community Foundation*
- Sarah Michael, *Blaine County Housing Authority*
- Scott Boettger, *Wood River Land Trust*
- Susan Scovell, *Ketchum Urban Renewal Agency*
- Tim Carter, *Idaho Mountain Builders/Ketchum Planning & Zoning Commission*

## Ketchum City Staff

- Aly Swindley, *Administrative Assistant*
- Carissa Connelly, *contracted Ketchum Housing Strategist*
- Jade Riley, *City Administrator*
- Lisa Enourato, *Public Affairs & Administrative Services Manager*
- Morgan Landers, *Senior Planner*
- Suzanne Frick, *Planning and Building, KURA Director*

## Other Contributing Partners

- Alyson Witmer, *The Pioneer Saloon*
- Anonymous, *Community homeowner*
- Ben Pettit, *Sun Valley Community School*
- Bob Crosby, *Sun Valley Board of Realtors*
- Brittany Shipley, *NAMI Wood River Valley*
- Brooke Pace McKenna, *The Hunger Coalition*
- Chip Atkinson, *Atkinsons' Market*
- Courtney Hamilton, *Council Member*
- Dave Hausman, *Lefty's Bar and Grille*
- Dave Hutchinson, *VP Companies*
- Erin Pfaeffle, *St. Luke's Wood River Medical Center*
- Harry Griffith, *Sun Valley Economic Development*
- Jacob Frehling, *Maude's Coffee and Clothes*
- Jeff Bay, *Tamarack Lodge/Hotel Ketchum*
- Jen Smith, *Community homeowner*
- Jenny Emery-Davidson, *The Community Library*
- Krzysztof Gilarowski, *Community member*
- Mark Nieves, *Independent Goods*
- Michael David, *Council Member*
- Michelle Griffith, *ARCH Community Housing Trust*
- Nancie Tatum, *Community member*
- Nathan Harvill, *Blaine County Housing Authority*
- Olin Glenne, *Sturtevant's*
- Paul Conrad, *Conrad Brothers*
- Reid Sanborn, *Engel & Völkers*
- Sally Gillespie, *Spur Community Foundation*
- Scott Fortner, *Visit Sun Valley*
- Steve Shafran, *Spur Community Foundation*
- Susan Scovell, *Ketchum Urban Renewal Agency*
- Tim Silva, *Sun Valley Company*
- Tim Wolff, *Spur Community Foundation*
- Tish Short, *Hemingway Elementary School*

## Identified Implementation Partners

- ARCH Community Housing Trust
- Blaine County
- Blaine County Housing Authority
- Goldwhip Girls
- Idaho Housing Finance Association
- Interagency Council
- Ketchum Community Development Corporation
- Ketchum Urban Renewal Agency
- Landing Locals
- Spur Community Foundation
- St. Luke's Wood River Medical Center
- Sun Valley Economic Development
- The Hunger Coalition
- Wood River Charitable Fund
- Wood River Community Housing Trust
- Wood River Community YMCA

The thousands of community members who participated in this process through the regional survey, open houses, participation at public meetings and by sharing your thoughts, comments and stories.  
—Thank you

## Additional Support

Translation services and outreach to local Latino communities provided by Herbert Romero, April Pena and Luiza Roncatto, Alboum Translation Services.

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- Eagle County, CO
- Park City, UT
- Summit County, CO
- Truckee, CA
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- Sun Valley Company
- [Travis Amick](#)
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- City of Ketchum
- Agnew::Beck Consulting
- Sun Valley Photo

Supporting Contractors:

- Agnew::Beck
- Elkartu



# COMMON TERMS

## Affordable housing

**By household:** Housing is considered affordable to a household if they are paying 30% or less of their income on housing costs (either rent or mortgage).

**By housing unit:** Any housing unit that has a rent or mortgage that is below market-rate. Often the property will include a government subsidy, either for the capital costs or to assist with the rent. Some affordable housing is naturally occurring.

### Examples:

- Northwood Place was developed with tax credits, a public-private partnership that ensures rents low enough to be affordable to low-income households.
- Naturally occurring affordable housing is unsubsidized housing that remains affordable regardless of market rent.

## Community housing (deed-restricted housing)

Dwelling units, for sale or rent, restricted typically via deed restriction by size and type for individuals meeting asset, income and minimum occupancy guidelines approved by the governing housing authority and the City of Ketchum. Residential housing that is restricted to being a rental or a for-sale unit to eligible households, based on applicable income and residency requirements.

## Seasonal/vacant/short-term housing

- Seasonal: These units are intended by the owner to be occupied during only certain seasons of the year. They are not anyone's usual residence.
- Vacant: A housing unit is vacant if no one is living in it at the time of enumeration unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant.
- Short-term: Any individually or collectively owned single-family house or dwelling unit or any unit or group of units in a condominium, cooperative or timeshare, or resident-occupied residential home that is offered for a fee and for thirty (30) days or less.

## Seasonal Worker

A seasonal employee is an employee who is hired into a position for which the customary annual employment is six months or less. The reference to the term "customary" means the seasonal employees normally work around the same time each calendar year, such as during summer months or the holiday season.

## Year-round resident

Those persons who are legally domiciled in Blaine County and who, in addition, physically reside in their fixed and permanent homes in Blaine County continuously.

# COMMON TERMS continued

## Workforce

All adults in the household must meet one of the following criteria:

- An employee of a local business in Blaine County, Idaho (at least 1,000 hours per year or an average of 20 hours per week) during their occupancy
- Pursuing work in Blaine County by:
  - applying for work with local businesses
  - have a job offer from a local business
  - preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient
- Meet one of the following exemptions:
  - retired person who, immediately preceding retirement, was a full-time employee of an entity located within Blaine County for at least five continuous years and continued living as a full-time resident within Blaine County following their retirement
  - person unable to work or who does not have a work history due to qualifying for disability as defined by the Americans with Disabilities Act (ADA)
  - full-time, informal caregiver if either caregiver or care-recipient lived in Blaine County for at least the five previous continuous years.

## Unhoused

I.e. not housed, not having an address or residence. Examples:

- Persons who live in their cars or campers
- Persons who live on others' couches
- Persons who have extremely long commutes (over 45 minutes one way)



# HOUSING CONTEXT: OUR STARTING POINT FOR HOUSING ACTION

## OVERVIEW

In 2021-2022 the City of Ketchum conducted a housing needs assessment and extensive community outreach to understand the current unmet housing demand as well as projected need in ten years. Housing needs were defined not only by those without housing, but by those in crowded conditions or overpaying for housing. “The Community Need” section of this document is a summary of the key highlights from the 2021/2022 Findings Summary (see Attachment 2 for the full Findings Summary). The housing needs data served as the foundation for building the Housing Action Plan.

### Three topline trends from the assessment guided Ketchum’s Housing Action Plan:

1. There is a massive shortage of affordable homes in Ketchum.
2. Ketchum is losing its workforce and some year-round residents because most local people cannot afford to live in Ketchum.
3. Our community agrees that there is a housing crisis and wants action.

Building from this foundation, the City of Ketchum engaged in extensive community outreach and research to develop a coordinated, effective approach. The “Our Approach” section is the bridge between the problem we face today and the solutions we will implement moving forward.

### There are six basic tenets of our approach:

1. Housing solutions must be cross-sectional and layered to have real impact.
2. Coordination around a shared vision is imperative.
3. Ketchum’s housing solutions should encourage and be consistent with regional collaboration efforts while also being specific and actionable for Ketchum.
4. Communities must take a hands-on approach to influencing, incentivizing and investing to create a housing market that serves and sustains a year-round, local community.
5. Communication, collaboration and accountability build trust and a more activated, informed, and supportive community.
6. Working to create effective housing solutions is a continual, iterative process.

# THE COMMUNITY NEED

## 1. There is a massive shortage of affordable homes in Ketchum.

The housing needs assesment estimated that the City of Ketchum needs between 660-980 homes in the next 10 years to meet demand. The breakout of how demand was determined is described in the table below. It is expected that this need could be met through a combination of new construction, preserved rentals, and converting existing homes into long-term rentals.

Additionally, for all of Blaine County, (includes Ketchum) approximately 4,700 to 6,400 new, preserved, or converted housing units will be needed over the next 10 years. This projection emphasizes why county-wide collaboration and housing efforts are critical to addressing the housing crisis.

### CITY OF KETCHUM PROJECTED 10-YEAR HOUSING NEED

**Build new, convert, or stabilize about 660 to 982 homes in the next 10 years.**

Does not include the 335 “lost” renter households from 2010 to 2019.

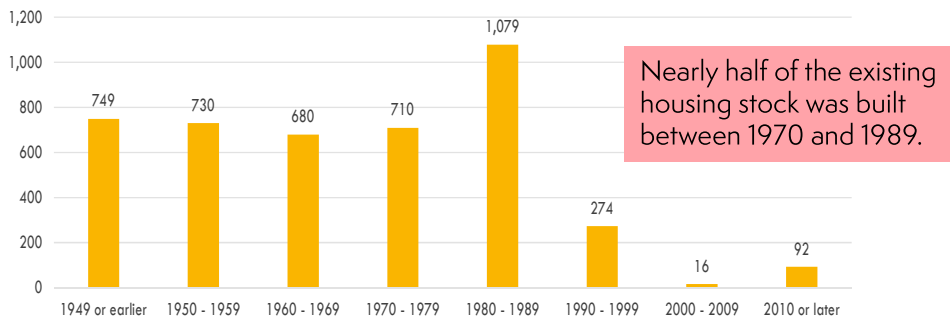
	Description	Historic Growth (1% annually)	High Growth (3% annually)	
<b>New Households</b>	New households based on 10-year population growth scenarios.	+224	+546	
<b>Current Households</b>	Households in need of stabilization or at risk of displacement: <ul style="list-style-type: none"> <li>• cost burdened</li> <li>• experiencing homelessness</li> <li>• overcrowded</li> </ul>	436	436	
<b>ESTIMATED DEMAND</b>	Could be achieved by: <ul style="list-style-type: none"> <li>• preserving existing housing</li> <li>• converting units to local-occupied</li> <li>• new construction</li> </ul>	Total projected units needed in next 10 years.	<b>660 total</b>	<b>982 total</b>
		Projected units needed per year over next 10 years.	66 annually	98 annually

One trend that greatly contributes to lack of affordability is that residential development in Ketchum and throughout Blaine County has slowed since the 1980’s. This means that with historical population growth and an increase in the seasonal/vacant/short-term rental use of existing housing stock, supply of homes affordable for owner- and renter-occupancy decreased.

### CITY OF KETCHUM RESIDENTIAL DEVELOPMENT BY DECADE

**Residential development has slowed.**

Year Structure Built — Ketchum Housing Units



Source: U.S. Census Bureau: American Community Survey 5-Year Estimates (2013-2019), cross-referenced with City of Ketchum building permit data

## 2. Ketchum is losing its workforce and some year-round residents because most local people cannot afford to live in Ketchum.

### Low- and middle-income renters have the greatest unmet housing needs.

Ketchum’s workforce primarily consists of low- and middle-income households (under \$45,355 per year or \$23 per hour) that our local economy depends on.<sup>1</sup> Sixty percent of local renters live in unaffordable housing, meaning they pay more than 30% of their gross/pre-tax income on housing costs.<sup>2</sup> Compounding the problem, Ketchum lost 335 long-term rentals between 2010 and 2019.<sup>3</sup> This is without accounting for pandemic acceleration when Ketchum’s population grew by 25% compared to historical 1% annual growth.<sup>4</sup> Low-income renters are the most impacted by the high cost of housing. Many low-income households and individuals are one emergency away from experiencing homelessness. A survey of over 1,100 participants who live or work in Blaine County found that 1% of our population is already experiencing homelessness.<sup>5</sup>

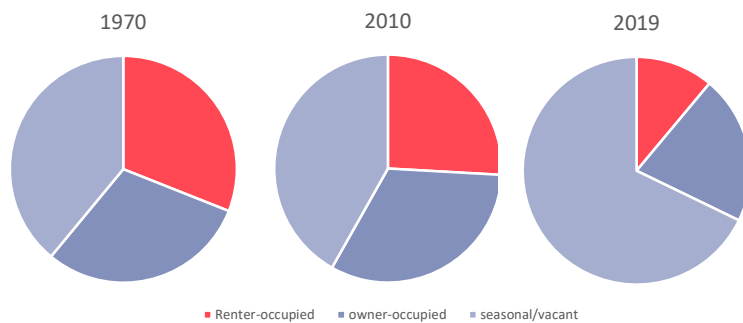
### Only upper-income households can really afford the ‘market.’

Given current, high housing for-sale and rental prices in Ketchum, market-rate housing is only affordable for upper-income households. Median (market) Ketchum rent is only affordable to households earning more than \$107,000 annually (\$100,000 for the County).<sup>6</sup>

### CITY OF KETCHUM HOUSING MIX

#### Long-term rentals have decreased.

- The proportion of long-term rentals decreased from 31% in 1970 to 10% in 2019.
- About 335 long-term rental units were “lost” in Ketchum since 2010, with a significant proportion likely converted to seasonal or short-term use.

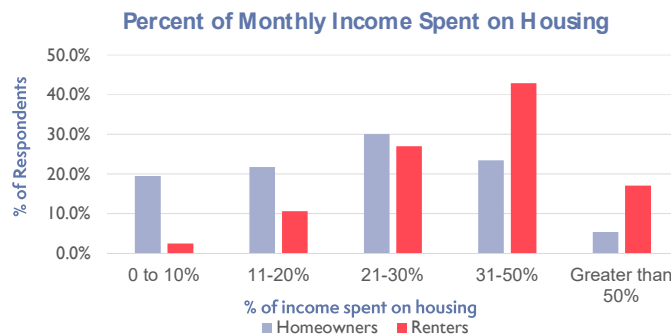


Source: U.S. Census: ACS 5-Year Estimates for 1970, 2010, 2019 data

### WHAT WE HEARD HIGHLIGHTS

#### Housing is not affordable

Both renters and homeowners are paying on housing more than is affordable. Renters report being cost burdened at significantly higher rates than homeowners (60% v. 29%).



Source: Ketchum Matters Community Housing Survey, Nov. 15, 2021-Jan. 3, 2022

1 U.S. Census Bureau, American Community Survey 5-year Estimates, 2019 for Blaine County. Industry by median earnings in the past 12 months for full-time, year-round civilian employed population. Blaine County estimates used to align with federal and state housing programs.  
 2 Ketchum Housing Matters community survey, Nov. 15, 2021-Jan. 3, 2022  
 3 U.S. Census: ACS 5-Year Estimates for 2010 and 2019 data  
 4 U.S. Census Bureau: American Community Survey 5-Year Estimates (2013-2019); Decennial Census Redistricting Data (2020)  
 5 Ketchum Housing Matters community survey, Nov. 15, 2021-Jan. 3, 2022  
 6 Blaine County Housing Authority, fiscal year 2019 and 2021. Based on Idaho Mountain Express advertisements.

### 3. Our community agrees that there is a housing crisis and want action.

Consistent themes throughout interviews, surveys, and open houses are the breadth of housing crisis impacts Valleywide. Below are key themes of what we heard.

*The community's identity.* Sentiment from a variety of interviewees is the sense that Ketchum is losing its identity as the housing market becomes challenging and people move away. Many respondents felt that the pursuit of accessible community housing represents more than a roof over community members' heads – it's a quest to maintain the "soul" of the community.<sup>1</sup>

*Access to a stable workforce - which is damaging business vitality.* Business viability and access to a stable workforce was a common idea shared when interviewees were asked to identify a "key indicator" for the housing environment.<sup>2</sup>

"The community is at a tipping point of being something vastly different than it used to be because people are no longer able to live and work here. It's affecting the essence of our mountain town culture and what many value in our community."

– Scott Fortner, Visit Sun Valley

"The cost of housing assistance is dramatically less than having to close because you can't find staff, or having to hire and train new staff. Creating an environment that allows people to live and work here needs to include a private business partnership as well."

- Local non-profit manager

"We have had to cut hours/ reduce days or completely close....The employees that we do have are exhausted."

– Local Business Owner

*The social, financial, and emotional stability of displaced households and those at risk of displacement.* Housing instability is creating financial, social, and emotional challenges for residents across the valley.<sup>3</sup> Displacement and housing instability have mental and physical health impacts. In adults it increases the likelihood of depression and suicide and has physical impacts. In children, it disrupts development and immune system responses and increases likelihood of hospitalization.<sup>4</sup>

"This is what we are hearing from our clients: Fear of the unknown, stress of abandoning other people who they might be leaving behind if they move and confusion about what the relocation may look like. It's really hard for them to navigate the system as well."

– Brittany Shipley  
of NAMI Wood River Valley

Especially for those in crisis, stress from housing instability can make it more challenging to navigate nonprofit and social service networks. Respondents indicated that they, or their clients, were often shuffled from one agency to the next in an attempt to access resources. Often these clients would complete a process only to find out that they did not meet the eligibility criteria, which may even specifically screen out some of the most vulnerable community members.<sup>5</sup>

1 Ketchum Housing Matters interviews of over 30 community members. Nov. 15, 2021-Jan. 3, 2022

2 Ketchum Housing Matters interviews of over 30 community members. Nov. 15, 2021-Jan. 3, 2022

3 Ketchum Housing Matters interviews of over 30 community members. Nov. 15, 2021-Jan. 3, 2022

4 Serby, Michael, David Brody, Shetal Amin, and Philip Yanowitch. 2006. "Eviction as a Risk Factor for Suicide." *Psychiatric Services* 57 82P: 273–74. Megan Sandel, Richard Sheward, Stephanie Ettinger de Cuba, Sharon M. Coleman, Deborah A. Frank, Mariana Chilton, Maureen Black, Timothy Heeren, Justin Pasquariello, Patrick Casey, Eduardo Ochoa, Diana Cutts; Unstable Housing and Caregiver and Child Health in Renter Families. *Pediatrics* February 2018; 141 (2): e20172199. 10.1542/peds.2017-2199

5 Ketchum Housing Matters community survey, Nov. 15, 2021-Jan. 3, 2022



# OUR APPROACH

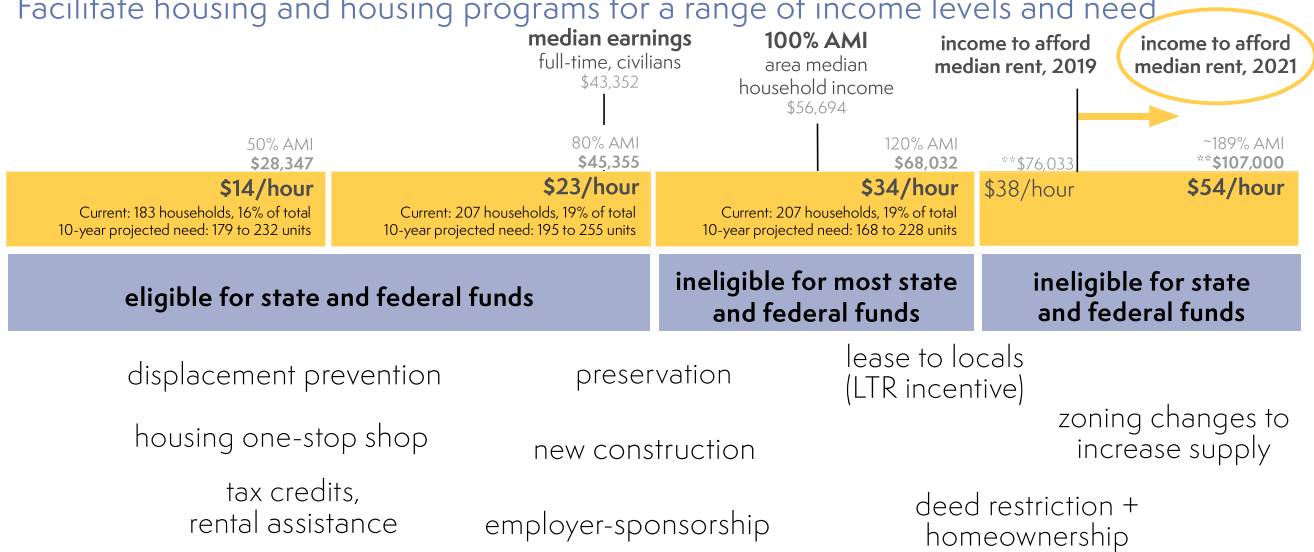
The City of Ketchum developed the Housing Action Plan based on relevant housing needs data, community input and guidance from a Task Force comprised of a cross-section of community members. The Housing Action Plan is also built on the understanding that no single organization or jurisdiction can solve the housing challenge. The Action Plan is also built on the belief that solving community housing issues requires a multifaceted approach. No single solution offers the silver bullet to solve all the housing issues and there is simply no way to build, re-zone or buy our way out of the problem. Foundational to the Housing Action Plan is the tenet that through innovation, coordination and tenacity, we can together, strengthen our community by securing homes for our families and workforce.

The main tenets of Ketchum’s approach to housing action are outlined below.

## 1. Housing is influenced by many economic, population, social, land use and other factors; so housing solutions must be cross-sectional and layered to have real impact.

Working on one thing at a time is not as effective as combining and overlapping strategies and actions. Likewise, working within a “housing silo” is not as impactful as bringing an array of both traditional and non-traditional partners to the table and inviting more people and organizations to work together and contribute to housing solutions. Most importantly, there are many different types of people within our community who are seeking different types of housing at different price points – no single program, policy or project can match up with all types of housing demand desired in our community.

### Facilitate housing and housing programs for a range of income levels and need



## KETCHUM'S HOUSING APPROACH

**2. Coordination around a shared vision is imperative.** One-off projects, one-time funding or short-term programs can help address a critical need or test an innovation. For achieving both short- and long-term impacts, community members and organizations must overcome “housing noise” and agree to focus in and work together. There should also be mechanisms such as dedicated, reoccurring funding that will enable a sustained commitment to implementing the vision.

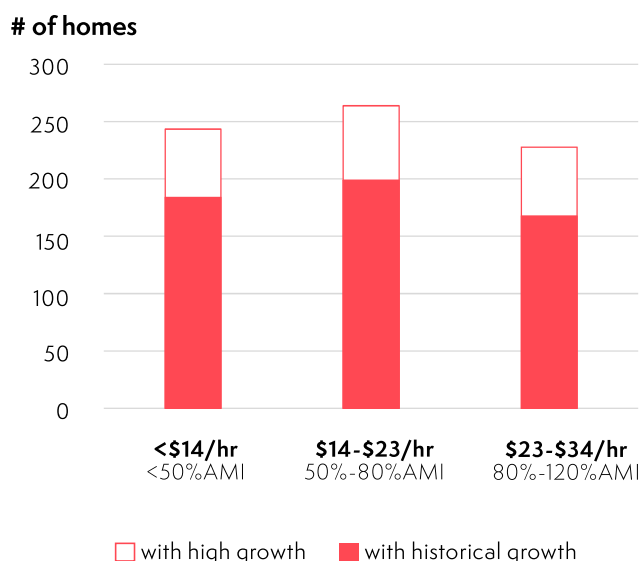


**3. Think regionally – act locally.** People, jobs and housing move and interact fluidly throughout a region and therefore, housing issues are best addressed and housing solutions are best implemented within that regional context. Our housing crisis does not exist in isolation, nor do solutions to the crisis; housing action in Ketchum relies on many partners to succeed and housing dynamics in Ketchum affects many other areas of the Valley. As such, the City of Ketchum works with a range of implementation partners to execute the Housing Action Plan from service providers to developers and from local governments and employers to philanthropic organizations, many of whom are working across Blaine County and beyond. **Ketchum’s housing solutions should encourage and be consistent with regional collaboration efforts while also being specific and actionable for Ketchum.** We believe Ketchum’s housing actions can have positive, regional impacts while also directly serving people living and working in Ketchum.



**4. A healthy, vibrant community relies on local housing for a range of income levels.** In a resort community like Ketchum, it is very challenging for the market to naturally supply housing for a wide range of incomes. This is due to supply-demand influences such as seasonal resident and visitor demand, extremely high-income residents or other factors like an abundance of public lands and protected areas that limit the amount of accessible, developable land. **Communities must take a hands-on approach to influencing, incentivizing and investing to create a housing market that serves and sustains a year-round, local community.**

**WE NEED HOUSING AT EVERY INCOME LEVEL**  
**Projected new, converted, or preserved homes needed in 10 years, by income level**



**5. Communication, collaboration and accountability build trust and a more activated, informed, and supportive community.** The City of Ketchum, as the driver of this Housing Action Plan, acknowledges the importance of truly partnering with community members to engage, learn and act together. A framework for ongoing community engagement and partner collaboration is a central piece of this plan and at the heart of our ability to succeed. In addition, agreement on – and use of – common data that is updated regularly clarifies communication. Most of all, we must remember that this effort is about people and community, and creating opportunities for both to thrive. At the core of all the system, policy, engagement and project work outlined here is the motivation to support our livelihoods, our community amenities and services, and the connectedness of our community by supporting the people who are essential to it.

**6. Working to create effective housing solutions is a continual, iterative process.**

The cycle of learning, planning, acting, evaluating, re-calibrating and continuing the work never ends, nor should it. The Ketchum Housing Action Plan sets up a vision, an intention and a potential way of working together over the next decade to truly turn the curve on housing, for the betterment of our community. That said, we acknowledge and assume that – if we do our work correctly – there will and should be adjustments to this plan and changes in our priorities and collective action, over time. For this reason, our approach includes:

- Frequent checkpoints to reassess our progress and fold in new partners and new ideas.
- 10-year targets to allow us to measure our progress, and adapt our methods, as needed.
- A commitment to regularly update our housing needs assessment to keep on top of changing dynamics.

# OUR PROCESS

Beginning in the fall of 2021 and continuing into the late spring of 2022, the City of Ketchum executed an iterative process to learn, listen and create the Housing Action Plan. Once adopted, the outreach and engagement process will continue as plan progress is reported and the annual action plan is regularly updated.

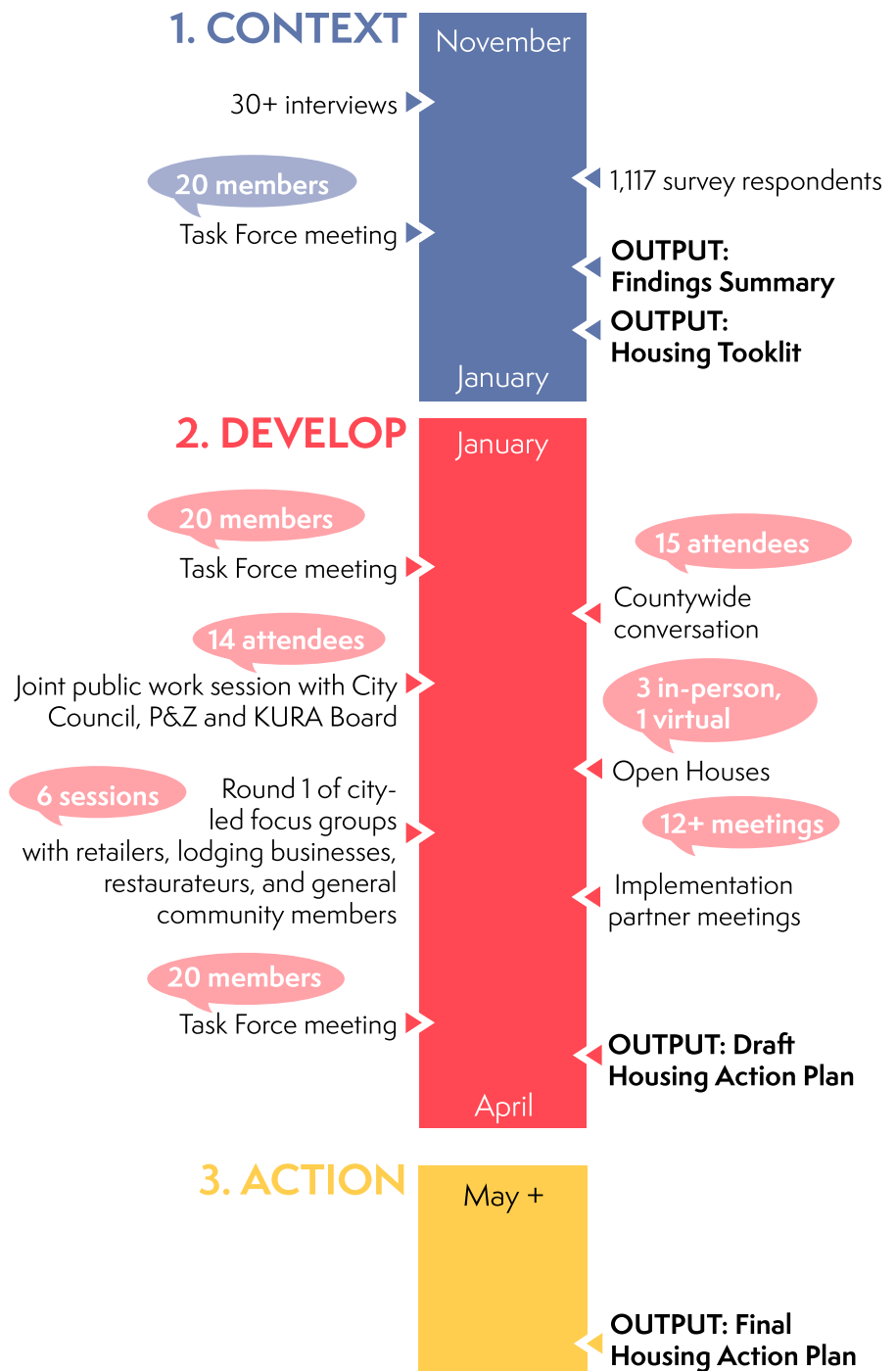
## Step 1: Understanding the Context

*Needs & Preferences:* To kick-off the Action Plan process, the needs and preferences were collected in the community as follows:

- Data analysis of existing and future unmet housing needs
- Community survey with 1,117 responses
- Interviews of over 30 community members
- Review of historical housing needs analyses and related local analyses.

*Best Practices:* In tandem, the City developed a Housing Toolkit from a list of over 280 ideas. This initial long list is comprised of input from:

- Survey and community interview responses
- 6 interviews of housing directors in comparable communities
- Feedback from Ketchum City Council, Ketchum Urban Renewal Agency and Planning and Zoning Commission
- Research on comparable resort communities and housing policy best practice



## Step 2: Develop the Plan

The development of the draft Housing Action Plan was based on needs data, best practice research, community input and feedback from partners. The Ketchum Housing Task Force, an advisory group of 20 community members that represent diverse industries and perspectives, then reviewed the Plan. In addition, plan elements were discussed and guided by the Ketchum Urban Renewal Agency (KURA) and Ketchum Planning and Zoning Commission. Public feedback on the draft Plan included open houses, a focus group, digital feedback, and public comment.

## Step 3: Take Housing Action (with on-going feedback and guidance)

The culmination of the work in Steps 1 and 2 is Ketchum’s Housing Action Plan, intended to be delivered to City Council on May 9, 2022 for final review and approval for adoption as the official, guiding document for housing action.



## HOW WE WILL USE THIS PLAN

### Clarification of Roles – The Action Plan outlines City actions and celebrates the work of partners.

This plan outlines the vision, goals and actions Ketchum is committed to in order to address our housing need. We have created a framework that will serve as a guiding “north star” for the next decade to create practical, positive, lasting change in Ketchum. All actions in the Plan are ones that Ketchum is committed to initiating or participating in, and many are ones the City can complete on its own. Additionally, the Plan includes actions that Ketchum is committed to exploring, which may then be led or carried out by other partners. Committed and potential partners are identified in the Priority Actions section within each goal area. The intent is that the plan serves as a tool to highlight and support partners’ work, propose or clarify roles, and align opportunities for collaboration.

Ketchum staff acknowledges and hopes that Ketchum’s housing actions can have positive, regional impacts and are excited by continued prospects to collaborate more closely on housing action with other jurisdictions and local and regional entities. The Housing Action Plan is a community plan, building from and recognizing the outstanding work already underway by various partners in Blaine County and beyond. Ketchum’s intent is to bolster and contribute to regional efforts while simultaneously moving Ketchum in the direction we need to go.

## The Housing Action Plan is structured for ease of use.

The Housing Action Plan’s goals and their supporting strategies address the identified needs informed by research on best practices and community input. During this process, approximately 280 actions were analyzed and consolidated down to those that support the five goals. From remaining actions, priority actions were identified: Priority actions have the greatest immediate impact and are currently in progress or can feasibly be initiated within one year of Housing Action Plan adoption. The medium- and long-term actions previously identified have been captured in the Housing Toolkit and will be cycled into the Housing Action Plan during annual action plan updates.

Each plan component is distinct, yet related:

- **Vision:** a concise, powerful statement about the collective state we are working to achieve and sustain over the next decade
- **Principles:** value-based statements that we intend to organize around while ensuring consistency
- **Goals:** the outcome or result we want to achieve in key areas
- **Strategies:** methods or approaches we will take to achieve the goal
- **Priority Actions:** measurable, specific activities designed to meet the goal

In addition to these plan elements, the City is developing an implementable Housing Action Work Plan that contains “SMART” tactics. This Work Plan will be completed after the Housing Action Plan is adopted and Year 1 priorities are confirmed. An example implementation Work Plan template is included in the Attachments section of this document.

### SMART(ER) Actions

- **S**pecific (simple, sensible, significant)
- **M**easurable (meaningful, motivating)
- **A**chievable (agreed, attainable)
- **R**elevant (reasonable, realistic and resourced, results-based)
- **T**ime bound (time based, time limited, time/cost limited, timely, time sensitive)

Ketchum is committed to establishing a “SMARTER” Work Plan, which includes actions and tactics that will be **E**valuated and **R**eviewed.

## Annual iteration of the Housing Action Plan ensures accountability.

Implementation of the Housing Actual Plan will require regular check-ins with City departments and City Council. Progress on current and proposed priority actions will be presented bi-annually to the City Council. The Housing Action Plan will be updated annually with public feedback and Council re-approval. Quarterly coordination meetings with implementation partners are a mechanism for reporting progress, sharing learnings, and identifying tension and symbiosis between different entities. Progress will be shared with the public through a regular report/newsletter. These accountability checks and Plan reiteration allows the Plan and actions to adjust to changing or new circumstances and learnings.

### Ketchum Project Management, Reporting and Accountability Structure

WHO	PURPOSE	FREQUENCY
<b>Ketchum Mayor and Council</b>	<ul style="list-style-type: none"> <li>Review and approve updated implementation plan and provide overall strategic direction</li> <li>Review and approve housing-related spending through annual budget process</li> </ul>	<ul style="list-style-type: none"> <li>Bi-annual meetings to approve updated implementation (May, Dec)</li> <li>Optional: conduct as part of Joint Work Sessions with Planning &amp; Zoning and KURA Board</li> </ul>
<b>City Departments</b> Planning, Administration, Communications, Public Works, etc.	<ul style="list-style-type: none"> <li>Directing and working with housing staff on specific housing actions</li> </ul>	<ul style="list-style-type: none"> <li>Weekly meetings with relevant departments</li> <li>Quarterly joint meetings with all City Administrators and Planning Directors (approx. Feb, Apr, Aug, Nov)</li> </ul>
<b>Implementation Partners</b> Local nonprofits, housing developers, employers, public agencies, etc.	<ul style="list-style-type: none"> <li>Coordinate and facilitate efforts beyond the City of Ketchum</li> <li>Opportunity to review progress toward shared goals, lessons learned and education</li> <li>Project management</li> </ul>	<ul style="list-style-type: none"> <li>Meet quarterly (approx. Feb, Apr, Aug, Nov)</li> </ul>
<b>Community/Public</b>	<ul style="list-style-type: none"> <li>Educate, inform</li> <li>Receive feedback</li> </ul>	<ul style="list-style-type: none"> <li>Quarterly reports/newsletter (approx. Mar, May, Sep, Dec)</li> <li>Open Council meetings</li> <li>Annual public input</li> </ul>



# HOUSING ACTION PLAN

This plan outlines the vision, goals and actions Ketchum is committed to in order to address our housing need. The framework will serve as a guiding “north star” for the next decade to create practical, positive, lasting change in Ketchum.

## VISION

Increase access, create, and preserve homes for residents at a range of income levels and life stages to maintain a thriving local community.

## GUIDING PRINCIPLES

Support a collaborative, coordinated strategy to:

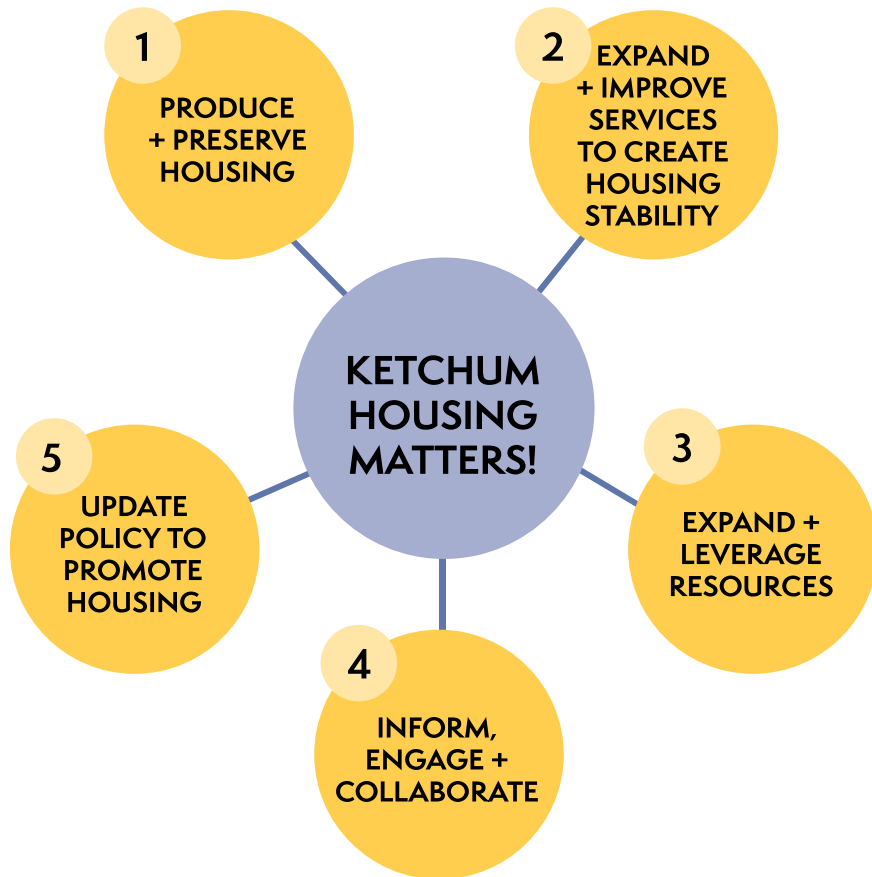
- Ensure every person has a safe, healthy home.
- Ensure housing is affordable to our local workforce.
- Sustain an inclusive, year-round community.

## KEY 10-YEAR TARGETS

- Secure a minimum of 650 housing units in Ketchum over the next 10 years for local, workforce housing (*build new, unlock existing housing, convert existing to more affordable cost, pre-serve existing in perpetuity*).
- Ensure that at least 60% of Ketchum’s housing stock is owner- or long-term renter-occupied.
- Ensure that 40% of Ketchum’s workforce can live in Ketchum.
- Prevent displacement and assist 100 households annually who are cost-burdened, unstably housed or unhoused with supportive services.
- Secure a minimum \$60M in direct, local investments for housing actions for Ketchum in the next 10 years, to leverage up to 5x that amount in investments (*includes 20% of City funds allocated to projects outside of Ketchum*).
- Allocate 20% of City housing funds for significant county-wide actions.
- Annually increase the number of named partners who have actively contributed to implementing housing solutions identified in this plan.
- Through a bi-annual survey, achieve a minimum of 51% satisfaction/public approval of housing action, coordination and results.



## FIVE GOALS TO DRIVE ACTION



### **GOAL 1: PRODUCE + PRESERVE HOUSING**

Act to create and preserve housing affordable for our local workforce and community housing. Maintain a healthy balance of short-term / visitor lodging and resident-occupied housing.

### **GOAL 2: EXPAND + IMPROVE SERVICES TO CREATE HOUSING STABILITY**

Address immediate needs of unhoused and people at-risk of displacement in our community. Integrate, improve and expand supportive services, rapid rehousing and prevent future displacement throughout the region.

### **GOAL 3: EXPAND + LEVERAGE RESOURCES**

Increase resources to support Action Plan Goals, including funding from a range of public and private sources.

### **GOAL 4: INFORM, ENGAGE + COLLABORATE**

Invest in building local capacity to make informed decisions about and execute on housing action. Support regional partnerships and on-going communications to increase coordination and housing impacts.

### **GOAL 5: UPDATE POLICY TO PROMOTE HOUSING**

Build a regulatory and policy environment that strongly encourages housing development with an emphasis on community and workforce housing and which is consistent with other community goals.

# ANNUAL ACTION PLAN

## GOAL 1: PRODUCE + PRESERVE HOUSING

Act to create and preserve housing affordable for our local workforce and community housing. Maintain a healthy balance of short-term/visitor lodging and resident-occupied housing.

### Key Targets:

- Secure a minimum of 650 housing units in Ketchum over the next 10 years for local, workforce housing (*build new, unlock existing housing, convert existing to more affordable cost, preserve existing in perpetuity*).
- Ensure that at least 60% of Ketchum's housing stock is owner- or long-term renter-occupied.
- Ensure that 40% of Ketchum's workforce can live in Ketchum.

*Strategy 1:* Maintain pipeline of new housing construction projects that contribute to meeting community housing targets.

*Strategy 2:* Rehabilitate and preserve existing affordable housing (both naturally occurring and deed restricted).

*Strategy 3:* Manage and expand inventory of deed-restricted homes (owner-occupied and rentals).

*Strategy 4:* Support local employee-based housing initiatives that create long-term and seasonal housing to meet demand.



Photo: Travis Amick



## Priority Actions that support Goal 1

YEAR 1 PRIORITIES	POTENTIAL PARTNERS
1. Continue to support Bluebird Village development.	KCDC, KURA, City of Ketchum
2. Develop new housing construction pipeline: <ul style="list-style-type: none"> <li>• Create a 10-year pipeline.</li> <li>• Support development of workforce housing at KURA’s 1st and Washington site.</li> <li>• Initiate joint master plan housing development opportunities on city parcels near the YMCA (in keeping with the parking agreement) and city-owned Leadville parcel.</li> <li>• Identify potential parcels for acquisition for housing development and identify needed infrastructure and funding to support. <i>Also supports Goal 3.</i></li> <li>• Continue to dialogue with significant property owners.</li> </ul>	City of Ketchum, KURA, KCDC, ARCH, YMCA
3. Identify and prioritize sites for preservation: <ul style="list-style-type: none"> <li>• Conduct inventory of existing deed restricted, affordable and other naturally occurring (i.e., affordable, unsubsidized) affordable/ workforce housing. <i>Also supports Goal 3.</i></li> <li>• Identify priority sites for preservation, such as those at-risk of sale or rent increase</li> </ul>	Blaine County Housing Authority (BCHA), City of Ketchum, other partners as identified
4. Preserve and improve affordable housing at Lift Tower Lodge. <i>Also supports Goal 2</i>	Blaine County Housing Authority (BCHA), City of Ketchum, ARCH
5. Increase the number of occupied accessory dwelling units (ADUs): Develop education, incentive or policy improvements to encourage development and use of ADUs for local housing.	Sun Valley Board of Realtors, Ketchum Affordable Housing Coalition
6. Pathway to ownership: Identify deed restriction and down payment assistance feasibility and program options that can be used within a variety of local housing projects as a pathway to ownership.	ARCH, Landing Locals
7. Incentivize long-term rentals: Implement “Lease to Locals” Workforce Rental program.	City of Ketchum, Landing Locals, Goldwhip Girls, Sun Valley Board of Realtors, local property managers

## GOAL 2: EXPAND + IMPROVE SERVICES TO CREATE HOUSING STABILITY

Address immediate needs of unhoused and people at risk of displacement in our community. Integrate, improve and expand supportive services, rapid rehousing and prevent future displacement throughout the region.

### Key Target:

- Prevent displacement and assist 100 households annually assist 100 households annually who are cost-burdened, unstably housed or unhoused with supportive services.

*Strategy 1:* Support a community education campaign to build awareness about the range of existing and changing housing conditions and projected needs.

*Strategy 2:* Accelerate coordination of services and resources among housing and human services partners with the goal of creating a more trauma-informed, person-centered approach to service delivery and housing.

*Strategy 3:* Create a range of emergency and supportive housing options to meet demand.

*Strategy 4:* Expand eviction prevention services. (legal services, emergency rental assistance, etc.)



## Priority Actions that support Goal 2

YEAR 1 PRIORITIES	POTENTIAL PARTNERS
<p>1. Provide displacement support:</p> <ul style="list-style-type: none"> <li>• Work with partners to find housing solutions, including a planned relocation strategy for approximately 15 families being displaced by redevelopment of McHanville neighborhood in Ketchum’s area of impact.</li> <li>• Develop relocation and displacement policies to minimize displacement and it’s affects. <i>Also supports Goal 5.</i></li> </ul>	<p>Blaine County Charitable Fund, Crisis Hotline Blaine County Housing Authority, Blaine County, St. Luke’s</p>
<p>2. Expand residential capacity of Lift Tower Lodge.</p>	<p>Blaine County Housing Authority, City of Ketchum, Blaine County</p>
<p>3. Define key terminology, specifically supportive services, trauma-informed, and social determinants of health.</p>	<p>Blaine County Housing Authority, Interagency Working Group, local service providers and jurisdictions</p>
<p>4. Prioritize supportive services for coordination. Identify and seek commitment from key implementation partners.</p>	<p>Blaine County Housing Authority, Interagency Working Group, local service providers and jurisdictions</p>
<p>5. Convene local housing and service provider group to explore a redesign of service delivery to be a more streamlined one-stop shop:</p> <ul style="list-style-type: none"> <li>• Establish a “coordinated entry” approach to supportive services delivery, referrals, and follow-up. Work with service providers to update and refer people to the findhelpidaho.org.</li> <li>• Understand existing service capacity and gaps, including legal services, emergency and short-term rental assistance.</li> <li>• Collaborate with existing organizations for rapidly rehousing those who are, or are soon-to-be, unhoused.</li> <li>• Ongoing convening and coordination of coalition of local providers.</li> <li>• Facilitate housing-specific education of group. Assess other identified, related knowledge gaps, if any.</li> </ul>	<p>Blaine County Housing Authority, Interagency Working Group, local service providers and jurisdictions including The Hunger Coalition, BCCF, The Advocates, Herbert Romero, The Alliance, Men’s Second Chance Living, YMCA, St. Luke’s Center for Community Health, South Central Public Health District, Jesse Tree, Terry Riley, South Central Community Action Partnership, Idaho Health and Welfare, Legal Aid, The Salvation Army, Senior Connection</p>
<p>6. Identify and support policy changes that increase access to housing.</p>	<p>Blaine County Housing Authority, Interagency Working Group, local service providers and jurisdictions</p>
<p>7. Coordinate funding sources. <i>Also supports Goal 3.</i></p>	<p>Interagency Working Group</p>
<p>8. Identify and support physical housing options for unhoused and at-risk households:</p> <ul style="list-style-type: none"> <li>• Conduct inventory of existing potential housing/sites for permanent supportive housing and/or emergency shelter/temporary crisis housing. Assess location and specifics with service providers. <i>Also supports Goal 1.</i></li> <li>• “Build or buy” strategy for dedicated supportive housing units. <i>Also supports Goal 1.</i></li> </ul>	<p>City of Ketchum, Blaine County Housing Authority</p>

### GOAL 3: EXPAND + LEVERAGE RESOURCES

Increase resources to support Action Plan Goals from a range of public and private sources.

#### Key Targets:

- Secure a minimum \$60M in direct, local investments for housing actions for Ketchum in the next 10 years, to leverage up to 5x that amount in investments (*includes 20% of City funds allocated to projects outside of Ketchum*).
- Allocate 20% of City housing funds for significant county-wide actions.

*Strategy 1:* Seek, secure, and provide ongoing funding to sustain City of Ketchum housing initiatives and actions.

*Strategy 2:* Seek, secure and provide one-time and project-specific funds, such as public/private grants, private donations, employer participation, and alternative funding models to contribute to and sustain community housing efforts.

*Strategy 3:* Leverage public- and partner-owned land and buildings for potential housing developments.

*Strategy 4:* Create and promote a development incentive package to reduce costs for projects serving community needs.

## Priority Actions that support Goal 3

YEAR 1 PRIORITIES	POTENTIAL PARTNERS
1. Create criteria for allocation of city funds, including alignment with the Vision, Principles and Goals identified in this Plan, other City plans, and apportionment based on projected need by area median income. See Appendix for example from Truckee.	City of Ketchum, implementation partners
2. Meet with current and potential public and private funding partners to set up a process to regularly review funding priorities and opportunities to support the Action Plan ( <i>minimum quarterly</i> ). Also supports Goal 4.	City of Ketchum and Implementation/ Funding Partners (Spur Community Foundation, Wood River Community Housing Trust, Idaho Community Foundation)
3. Secure local funding for housing through adjustments to Ketchum’s local option tax (LOT).	Committee for LOT for Housing
4. Support/secure state/federal funding for housing. Key sources include: <ul style="list-style-type: none"> <li>• State of Idaho Housing Trust Fund for housing development gap financing</li> <li>• City ARPA strategic initiatives account</li> <li>• Blaine County ARPA funds</li> <li>• Idaho Housing and Finance Association (IHFA) Low-Income Housing Tax Credit (LIHTC) and related financing programs</li> <li>• Increase/expand funding for short-term/emergency rental assistance and other Goal 1 and Goal 2 area programs</li> </ul>	Blaine County, Idaho Housing Finance Association
5. Coordinate cross-organization philanthropic efforts and strategies for an effective philanthropy model. Explore, document, and pursue philanthropic funding for specific housing solutions.	Spur Community Foundation, St. Luke’s Foundation, Wood River Community Housing Trust
6. Meet with large and small local employers, including non-profits and direct service providers, to discuss specific employer-sponsored housing options.	Local employers
7. Explore opportunities to fund “barrier removal” programs to assist people getting into housing. For example: <ul style="list-style-type: none"> <li>• Fundraising for down payment assistance programs</li> <li>• Fundraising for “Jump Start” housing security flex fund</li> <li>• Relocation/retention assistance program</li> </ul>	City of Ketchum
8. Conduct land and properties inventory and analysis of development potential for both public and private parcels/facilities in Ketchum with potential for housing development, rehabilitation, land trades or purchases, etc. Also supports Goal 1.	City of Ketchum, Wood River Land Trust, Mountain Rides, and public/private partners

## GOAL 4: INFORM, ENGAGE + COLLABORATE

**Invest in building local capacity and regional partnerships to make informed decisions about, and execute on, housing action. Support ongoing communications to increase coordination and effectiveness, targeting the public, other jurisdictions and implementation partners.**

### **Key Targets:**

- Allocate 20% of City housing funds for significant county-wide actions.
- Annually increase the number of named partners who have actively contributed to implementing housing solutions identified in this plan.
- Through a bi-annual survey, achieve a minimum of 51% satisfaction/public approval of housing action, coordination and results.

*Strategy 1:* Create and implement a Ketchum Community Housing Action Plan to define goals, inform resource allocation and track progress.

*Strategy 2:* Monitor and share economic development data and employment projections and use to inform housing demand analyses and proposed housing solutions.

*Strategy 3:* Support an on-going communications strategy for housing to continually engage and educate the community on critical housing topics.

*Strategy 4:* Work with regional partners to improve countywide coordination and collective impacts for housing.



## Priority Actions that support Goal 4

YEAR 1 PRIORITIES	POTENTIAL PARTNERS
1. Finalize Ketchum Community Housing Action Plan and Needs Assessment.	City of Ketchum
2. Provide a six-month Progress Report.	City of Ketchum, implementation partners
3. Update Ketchum Housing Action Plan annually, with community input and Council approval.	City of Ketchum, implementation partners
4. Create accountability and guarantee transparency with the public and partners in housing funding decisions and resource allocations at City Council and other public meetings and through annual budgeting process.	City of Ketchum
5. Launch coordination process with Action Plan implementation partners (i.e., quarterly meetings to track process, web-based tracking tool).	City of Ketchum, implementation partners
<p>6. Create and implement strategic communication plan for housing to support partner work:</p> <ul style="list-style-type: none"> <li>• Develop community education materials to build understanding of continuum of local housing needs and intersection of housing and other areas. Also supports Goal 2.</li> <li>• Develop shared messaging materials for use among housing partners.</li> <li>• Initiate speaker series, trainings, working group or other methods for identifying and sharing information about existing programs and innovative housing models to develop local initiatives.</li> <li>• Initiate a community call to action to describe how community members can affect change (i.e., give funds, pledge support, provide public comment, other methods of community action).</li> </ul>	Wood River Land Trust, St. Luke’s, Sun Valley Institute, the Hunger Coalition, City of Ketchum, Blaine County Housing Authority or Regional Housing Coalition, Spur Community Foundation
<p>7. Determine baseline and change in perception on housing efforts and effectiveness:</p> <ul style="list-style-type: none"> <li>• Create a baseline poll to partner organizations to distribute to service recipients/participants.</li> <li>• Annually re-poll recipients/participants to determine change.</li> </ul>	Implementation partners of Goal 2
8. Participate in and support launch of a countywide housing coordination effort. Explore intersection with cross-sectional efforts, such as smart growth and regional sustainability planning.	Blaine County, Blaine County Housing Authority, Participating members TBD
9. Maintain internal capacity to staff key housing actions, initiatives, and community engagement.	City of Ketchum
10. Identify state-level housing policy changes and work with the resort community coalition’s policy advocate.	City of Ketchum

## GOAL 5: UPDATE POLICY TO PROMOTE HOUSING

**Build a regulatory and policy environment that increases housing supply with an emphasis on workforce and community housing development while remaining consistent with other community goals.**

**Key Target:** ■ Supports all targets.

*Strategy 1:* Annually evaluate effectiveness of Ketchum’s policies and processes in promoting community housing development and update, as needed.

*Strategy 2:* Align City policies to support implementation of housing with other community priorities to maximize community benefit.

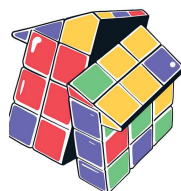
*Strategy 3:* Identify and implement methods to effectively balance safe, attractive seasonal and short-term housing with long-term rentals, community housing and viable, livable neighborhoods.

Priority Actions that support Goal 5	
YEAR 1 PRIORITIES	POTENTIAL PARTNERS
1. Conduct an audit of existing code in relation to Action Plan goals.	City of Ketchum
2. Enact interim ordinance while permanent regulations are developed to increase the production of housing: <ul style="list-style-type: none"> <li>• Minimum residential densities required for certain zone districts depending on project type</li> <li>• Limit lot consolidation to low-density zones</li> <li>• No net loss of units</li> </ul>	City of Ketchum
3. Develop code change work plan to spur increased general and community housing supply.	City of Ketchum
4. Explore priority processing and other incentives for projects that serve the Housing Action Plan.	City of Ketchum
5. Establish annual accountability metrics for application, permit, etc. processing related to housing development and measure progress toward housing goals.	City of Ketchum
6. Meet regularly with other City departments and public agencies, development community and key constituencies to obtain feedback for process improvements.	City of Ketchum
7. Propose ordinances to address income non-discrimination and tenant displacement ordinance to help identify and support tenants at risk of displacement. <i>Also supports Goal 2.</i>	City of Ketchum
8. Clarify Fair Housing and Affirmatively Furthering Fair Housing requirements to counteract negative impacts on protected classes. Analyze additions to federal law. <i>Also supports Goal 2.</i>	City of Ketchum
9. Create a separate business license to collect accurate information on short-term rentals and issue regular reports.	City of Ketchum
10. Explore methods to verify health and safety standards in short-term rentals.	City of Ketchum





# ATTACHMENTS



## Definition of Housing Terms

Term	Definition
<b>Accessory Dwelling Unit (ADU)</b>	An accessory dwelling unit (ADU) is a smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home.
<b>Affordable Housing</b>	<p><b>By household:</b> Housing is considered affordable to a household if they are paying 30% or less of their income to housing costs (either rent or mortgage).</p> <p><b>By housing unit:</b> Any housing unit that has a rent or mortgage that is below market-rate. Often the property will include a government subsidy, either for the capital costs or to assist with the rent. Some affordable housing is naturally occurring.</p>
<b>Area Median Income (AMI)</b>	The income that the median household makes, meaning that 50% of households of the same size earn less than the median household and 50% of households earn more than the median household. The median income changes based on household size.
<b>Community Housing</b>	Community Housing is residential housing that is restricted (through a deed restriction) to being as a rental unit or as a unit for sale to eligible persons and households, based on applicable income and residency requirements.
<b>Cost-Burdened Household</b>	Any household who is paying more than 30% of their income for housing costs.
<b>Dedicated Units</b>	Housing units committed for a specific purpose such as having affordable rent, serving a particular population, as allowed within the Fair Housing Act. Dedicated units can be created or preserved as part of an entire housing development or can be individual units within multiple developments throughout the community. Dedicated units can be fixed, as in they are a specific unit, or they can be floating which means the designation can be interchanged for other units within a development or portfolio.
<b>Emergency and Transitional Housing</b>	A type of affordable housing that is primarily targeted to households experiencing homelessness. Emergency housing provide short-term housing and meet immediate needs for persons during or after an economic or domestic crisis. Transitional housing, with related services, is typically 6 to 24 months and aims to permanently house people.
<b>Eviction Prevention</b>	Eviction prevention programs may provide triage, counsel (including legal counsel), case management and financial assistance to help renters facing eviction stay in their homes. These programs are generally designed for families who are being evicted due to nonpayment of rent during or following an unforeseen crisis, such as job loss or serious illness, rather than those who face more persistent affordability challenges.

<b>Gap Financing</b>	The amount of financing needed to fully fund the development of a housing project after the primary sources have been identified and secured.
<b>Housing Bridge</b>	A concept to explain the range of housing that is achievable, local housing for people at every income level within a community.
<b>Housing First</b>	Housing First is a homeless assistance approach that prioritizes providing permanent housing to people experiencing homelessness, thus ending their homelessness and serving as a platform from which they can pursue personal goals and improve their quality of life. This approach is guided by the belief that people need basic necessities like food and a place to live before attending to anything less critical, such as getting a job, budgeting properly, or attending to substance use issues. Additionally, Housing First is based on the theory that client choice is valuable in housing selection and supportive service participation, and that exercising that choice is likely to make a client more successful in remaining housed and improving their life.
<b>Locals Housing</b>	Locals Housing is provided for households that currently live in the area. The definition can specify that households must have lived in the area for over a certain number of years, and who were displaced from the area. <b>Fair Housing Act:</b> The boundary of the area must be large enough to ensure that protected classes (such as race/ethnicity) have proportionate access to the housing.
<b>Low-Income Housing</b>	Housing that is affordable for households earning under 80% AMI. It is eligible for state and federal subsidies - with rent restrictions.
<b>Market Rate Housing</b>	Any housing that has a rent or mortgage near the average rent and price for similar housing type and quality in the area, meaning what some people – the “market” – are willing and able to pay. There are no rent or sale restrictions on the property and often no government subsidies.
<b>Middle-Income Housing (“missing middle”)</b>	Housing targeted for households earning between 80% and 120% AMI. These households are not eligible for most state and federal subsidies and the market tends to build and price for households earning above 120% AMI, which is why it is referred to as the “missing middle.” <b>Disambiguation:</b> “Missing middle” may also refer to residential building typology that bridges densities between single family and 20+ units of multi-family (e.g., apartment buildings). Missing middle housing may include duplex, 4-plex, 8-plex as well as condos, townhomes, artist lofts, cottages, etc. with number of units ranging from 2 to 20+ within a structure or development.
<b>Mixed-Income Housing</b>	Mixed-income housing is an alternative to traditional subsidized-housing initiatives for low-income Americans. Mixed-income housing communities are developments that comprise differing levels of affordability, with some units at market rate and others available to low-income households at below-market rates.

<p><b>Short-Term Rental (STR)</b></p>	<p>A short-term rental is a furnished living space available for short periods of time, typically from a single night up to a month. Short-term rentals are often considered alternatives to a hotel. Rentals available for longer periods may more commonly referred to as vacation or seasonal rentals (1-6 months), month-to-month rentals (for 1-6 months) or long-term rentals (6+ months).</p>
<p><b>Supportive Housing</b></p>	<p>Supportive housing is a housing strategy that combines affordable housing with intensive coordinated and tailored human services to help ensure residents can maintain stable housing and receive appropriate health care. This strategy has been proven highly effective with people experiencing chronic homelessness and those with co-occurring issues. Supportive services may include, for example, behavioral health services, employment and education supports, or food security services.</p>
<p><b>Workforce Housing</b></p>	<p>A type of housing targeted for those earning up to 120% of the area median income.</p> <p><b>Disambiguation:</b> “Workforce housing” can be used to describe any housing priced for households at 120% AMI and below. It is sometimes misused to signify housing priced for households at 80% to 120% AMI only and contrasted with “affordable housing.” Affordable housing is a price that can be determined at all levels of AMI and is specific to a household, based on income. “Workforce housing” is somewhat of a misnomer as households within every AMI breakdown contain workers and non-workers, alike.</p> <p><b>Fair Housing Act:</b> Workforce Housing does not need to include a “worker,” but rather refers to a typical salary range for lower-income workers. A requirement that households qualifying for this type of housing include a “worker” would violate protections for people experiencing disabilities, older adults, and in-home caregivers under the Fair Housing Act.</p>

# HOUSING ACTION PLAN

## FINDINGS SUMMARY



Ketchum is developing a Housing Action Plan!  
Thanks for learning alongside us.

### TABLE OF CONTENTS

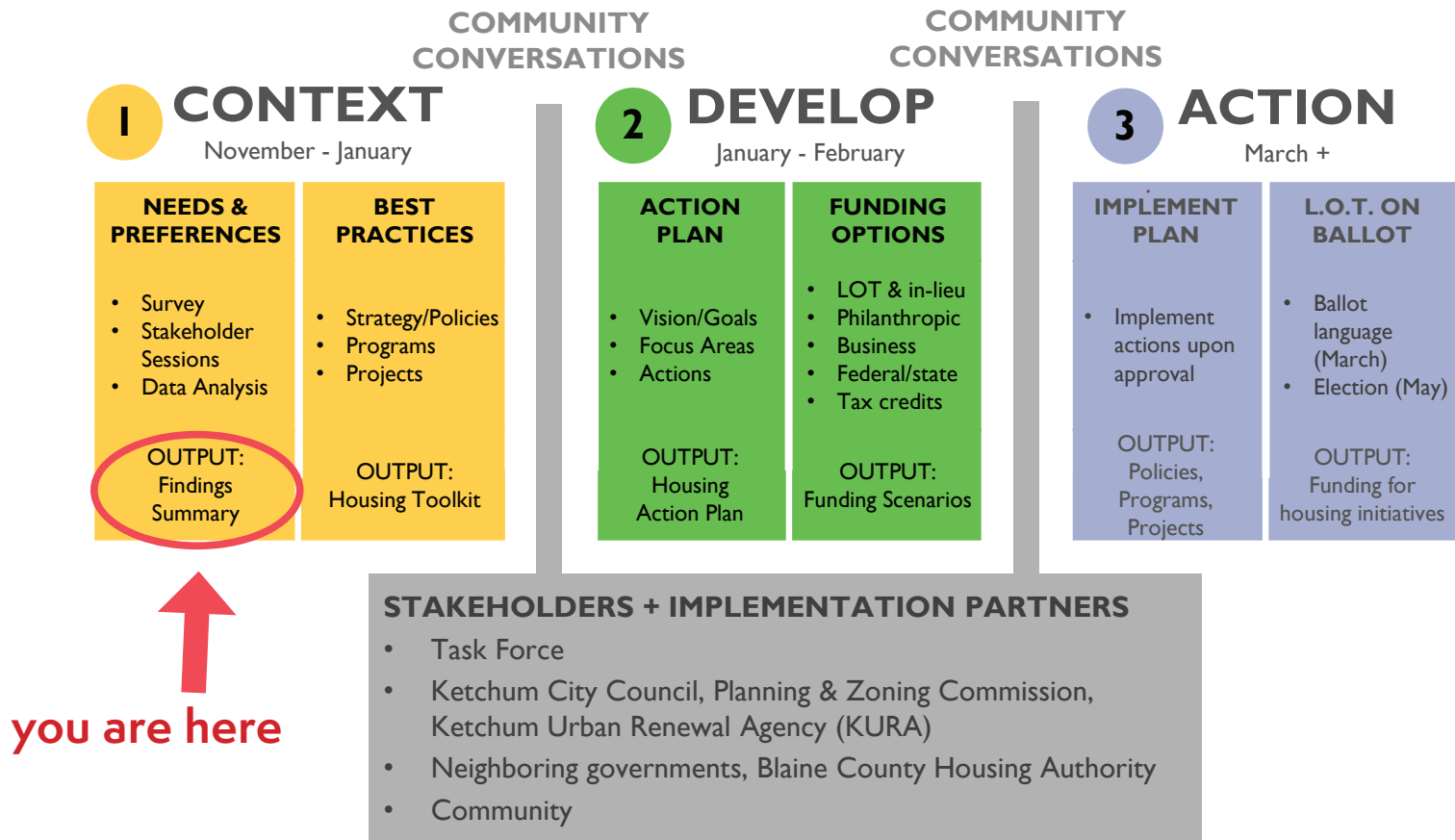
1. Overview of Housing Action Plan
2. What is the problem?
3. What is our community saying?
4. Who needs housing in Ketchum?

[projectketchum.org/housing-matters/](http://projectketchum.org/housing-matters/)

# 1. OVERVIEW OF HOUSING ACTION PLAN



## 1 STAGES OF THE PLANNING PROCESS



## 2

# KEY TERMS

## AFFORDABLE HOUSING

**By household:** Housing is considered affordable to a household if they are paying 30% or less of their income to housing costs (either rent or mortgage).

**By housing unit:** Any housing unit that has a rent or mortgage that is below market-rate. Often the property will include a government subsidy, either for the capital costs or to assist with the rent. Some affordable housing is naturally occurring.

## AREA MEDIAN INCOME

The income that the median household makes, meaning that 50% of households of the same size earn less than the median household and 50% of households earn more than the median household. The median income changes based on household size.

## LOW-INCOME HOUSING

Housing that is affordable for households earning under 80% AMI. It is eligible for state and federal subsidies - with rent restrictions.

## COMMUNITY HOUSING

Residential housing that is restricted (through a deed restriction) to being a rental or a for-sale unit to eligible persons and households, based on applicable income and residency requirements.

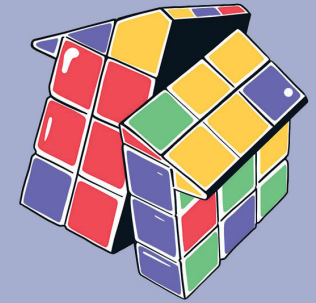
## WORKFORCE HOUSING

Housing targeted for those earning up to 120% of the area median income. Each community defines this term differently.

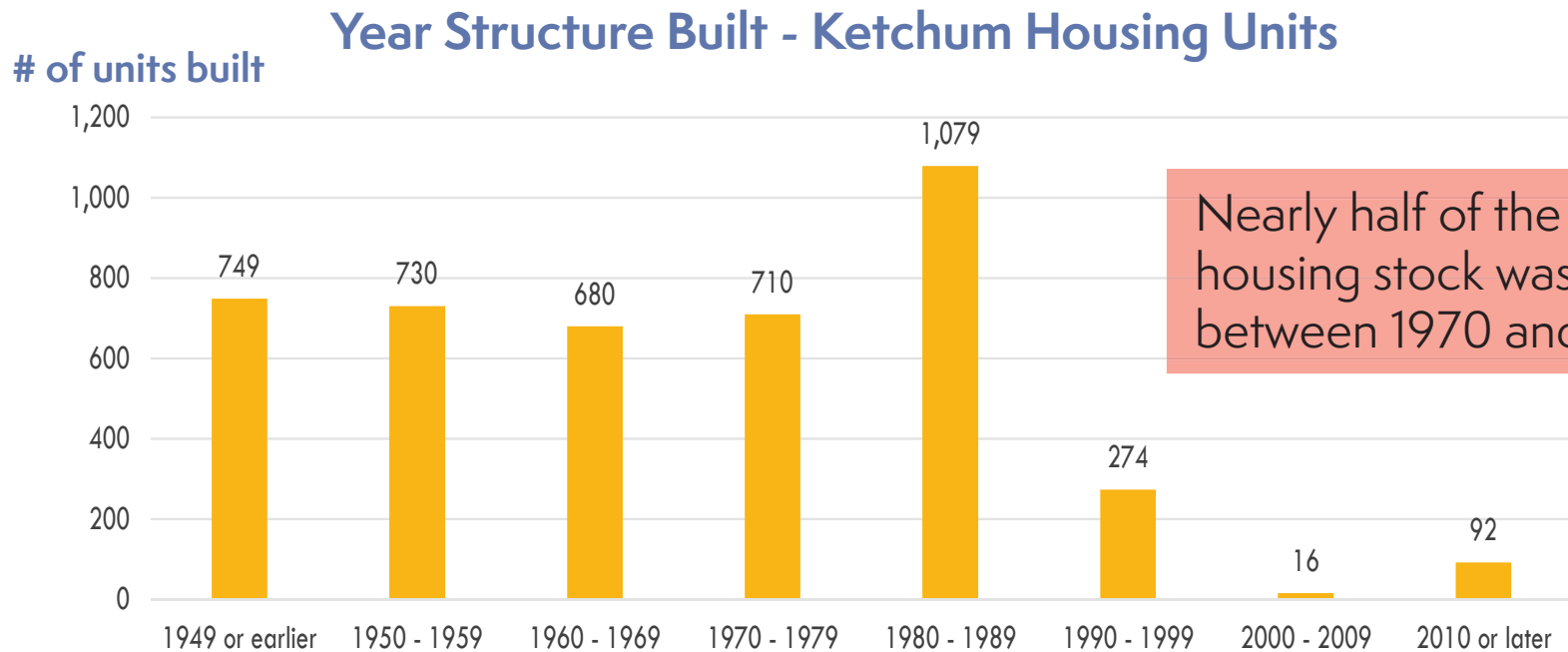


## 2. WHAT IS THE PROBLEM?

Ketchum has an increasingly challenging housing environment for local, year-round residents, especially those earning 120% or below the area median income (AMI).



### 1 Residential development has slowed.

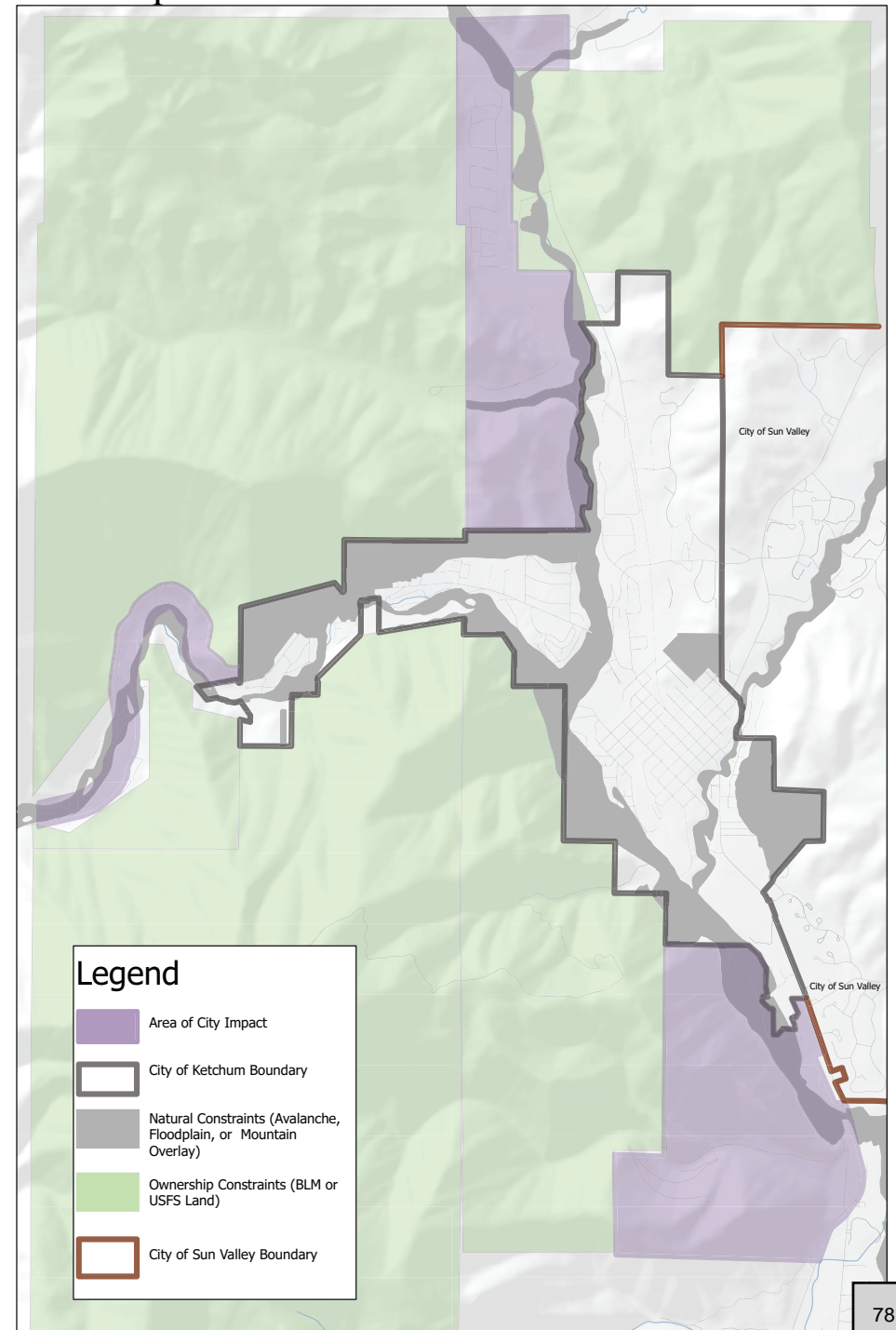


Source: U.S. Census Bureau: American Community Survey 5-Year Estimates (2013-2019), cross-referenced with City of Ketchum building permit data

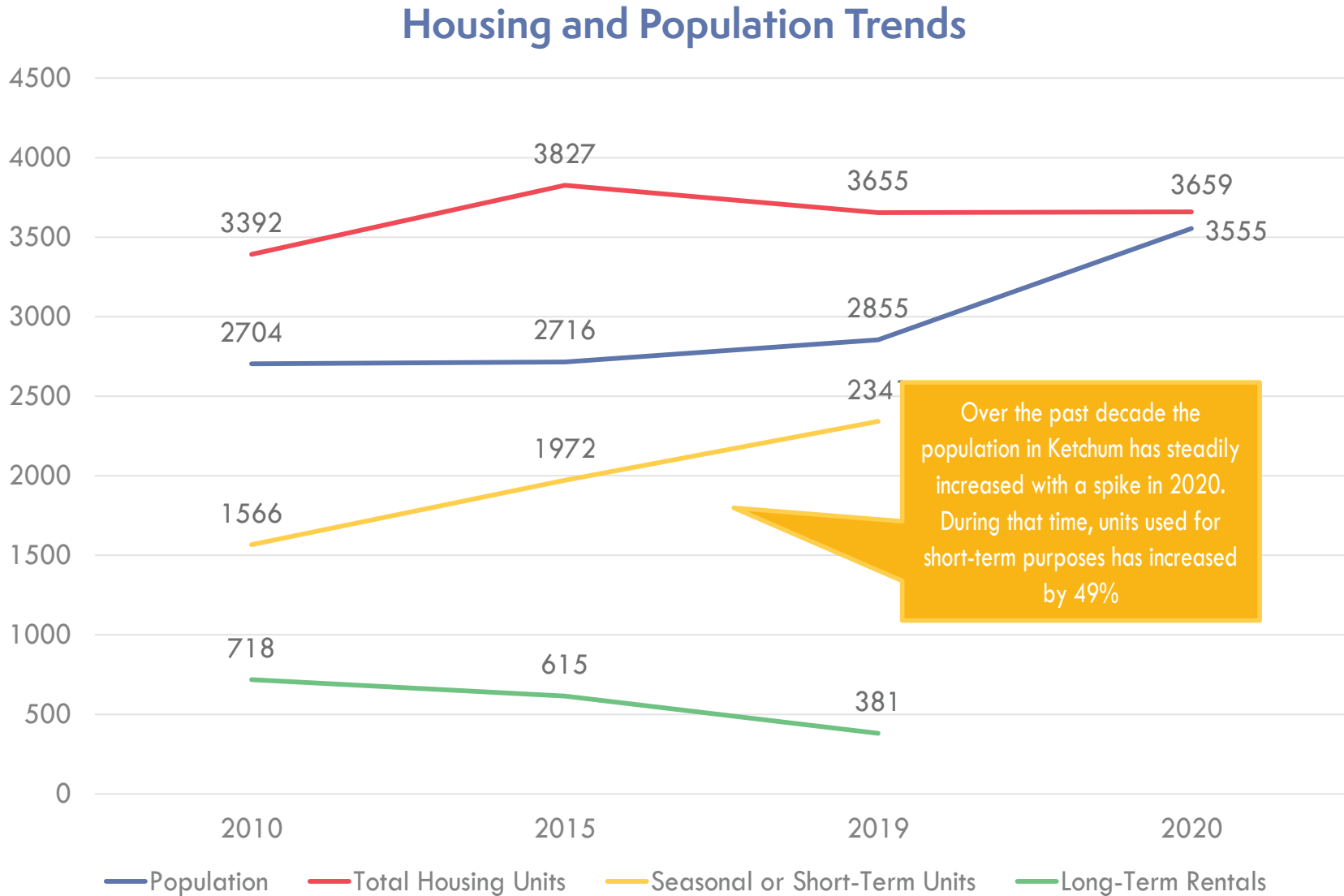
# 2

## Land available for development is constrained.

- Majority of town is surrounded by federal property or is difficult to develop due to hazards (avalanche, floodplain, and steep slope).
- Redevelopment and infill are the primary development opportunities.



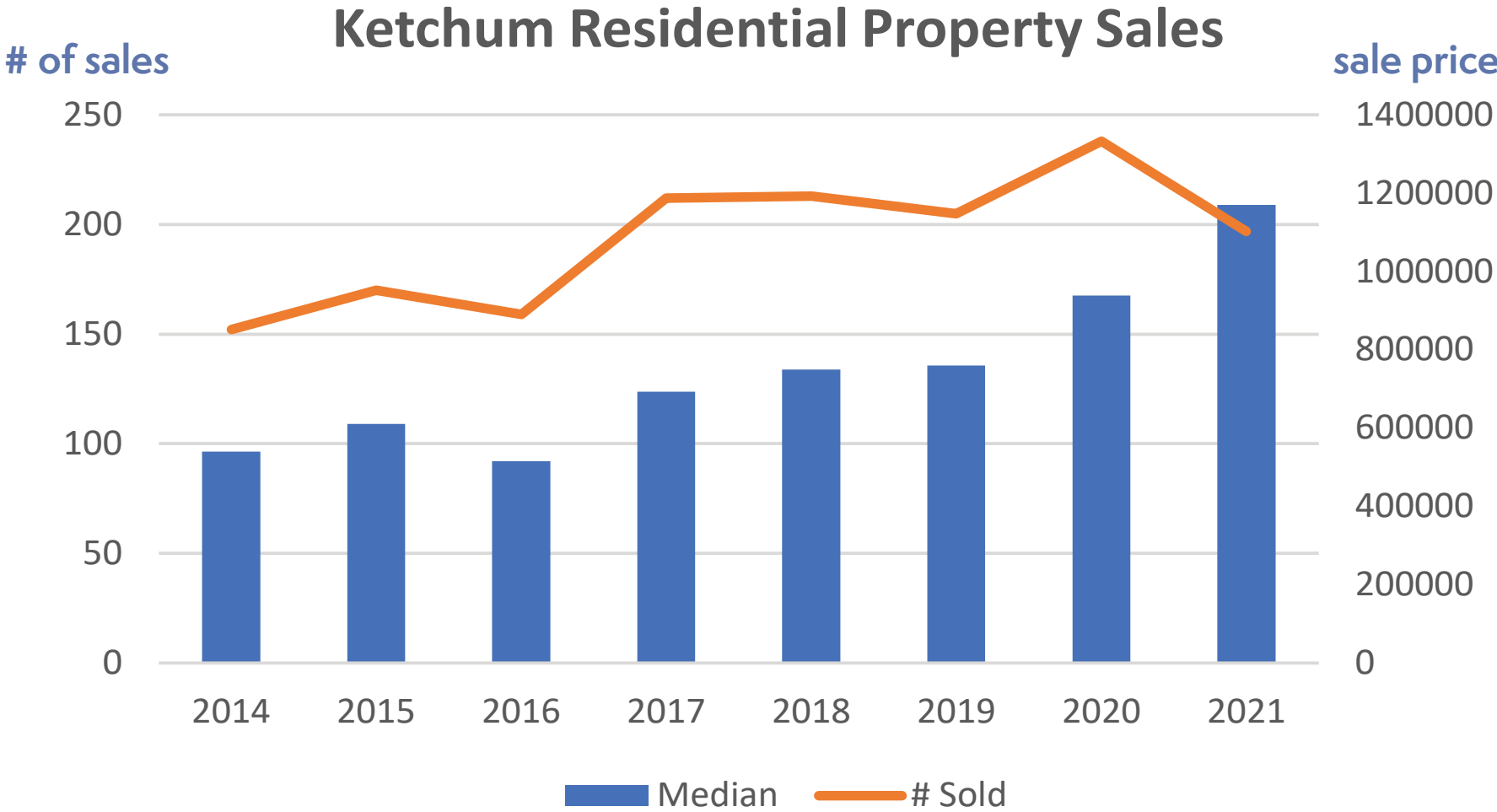
### 3 Seasonal and short-term rentals have increased.



Source: U.S. Census: DEC Redistricting Data for 2020 data; U.S. Census: ACS 5-Year Estimates for 2010, 2015, 2019 data

# 4

## Housing costs have increased.

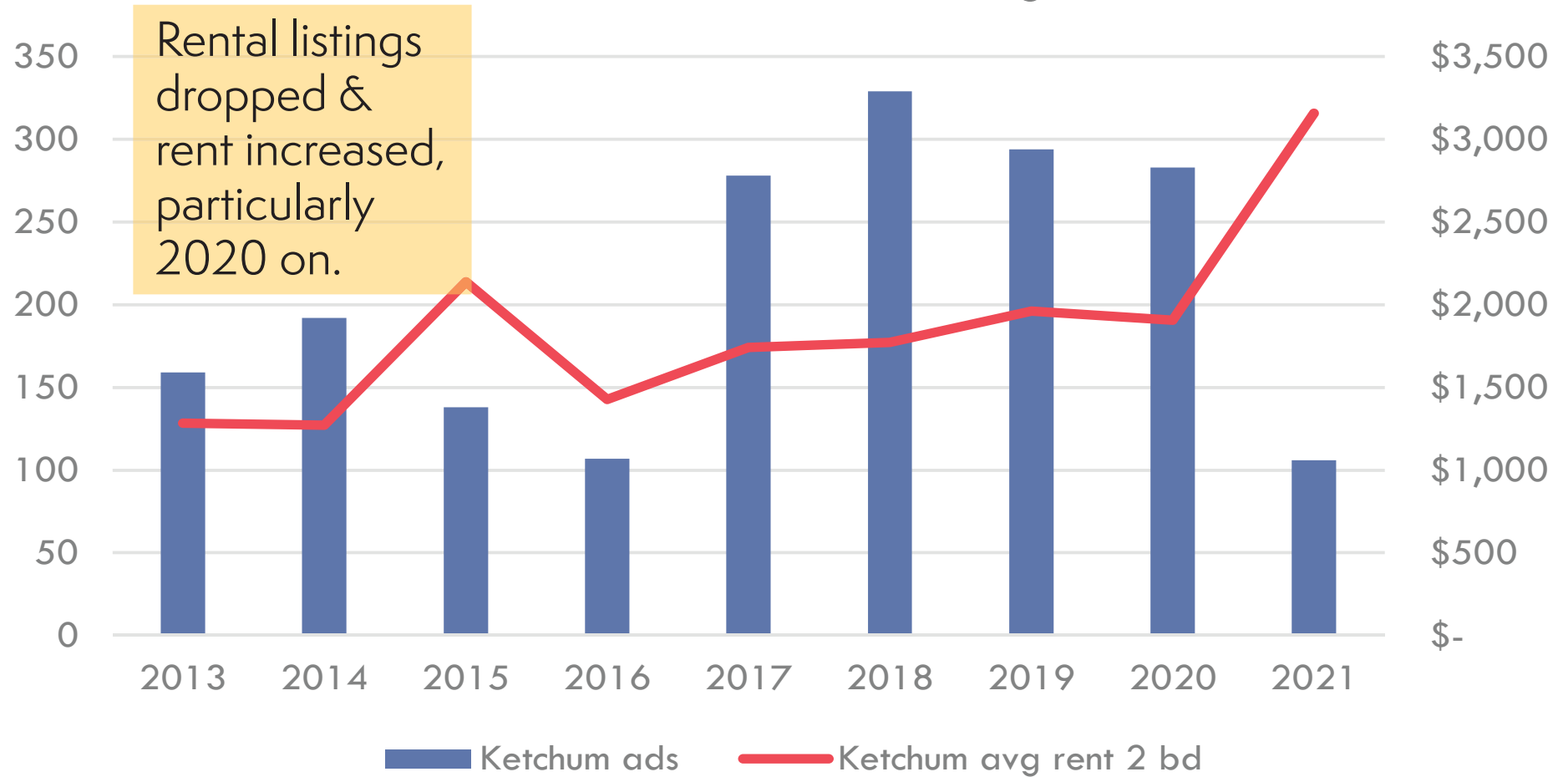


Source: Sun Valley Board of Realtors

# of listings

### Ketchum Rental Listings

listed rent

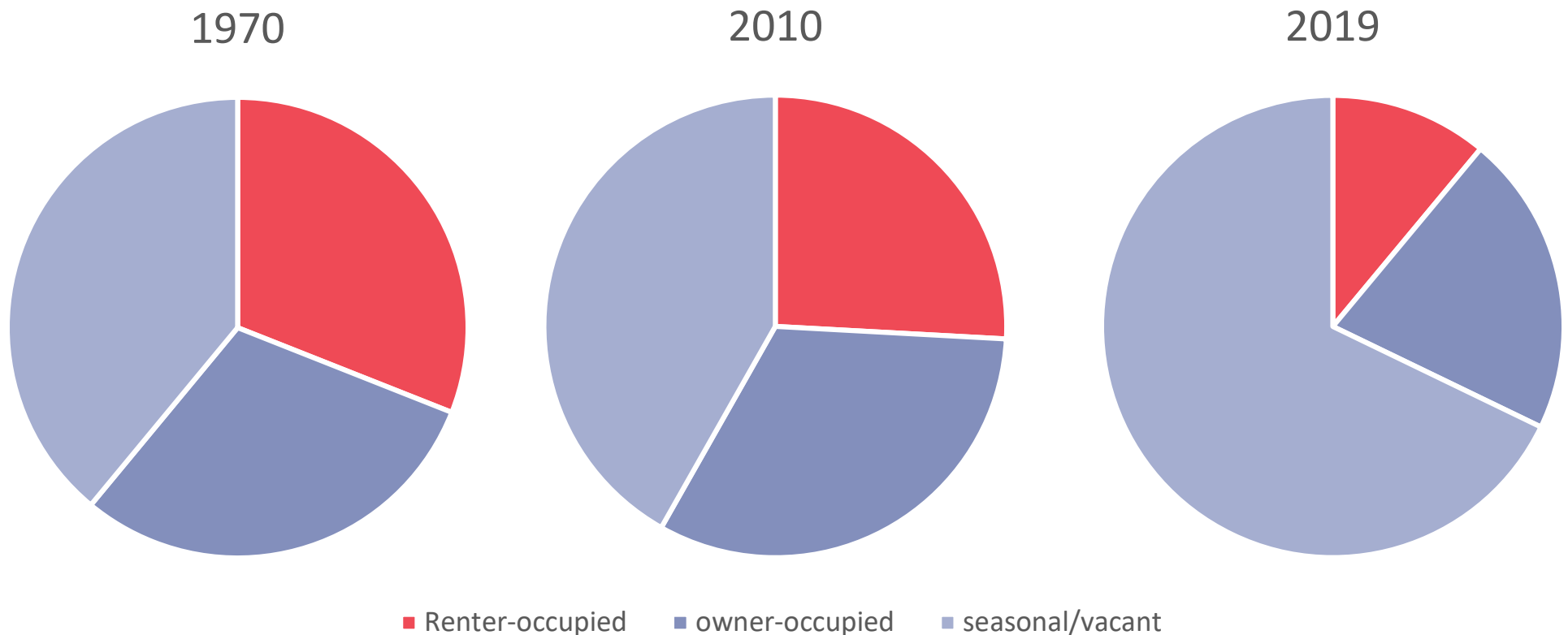


Source: Blaine County Housing Authority, Idaho Mountain Express articles

# 5

## Long-term rentals have decreased.

- The proportion of long-term rentals decreased from 31% in 1970 to 10% in 2019.
- About 335 long-term rental units were “lost” in Ketchum since 2010, with a significant proportion likely converted to seasonal or short-term use.



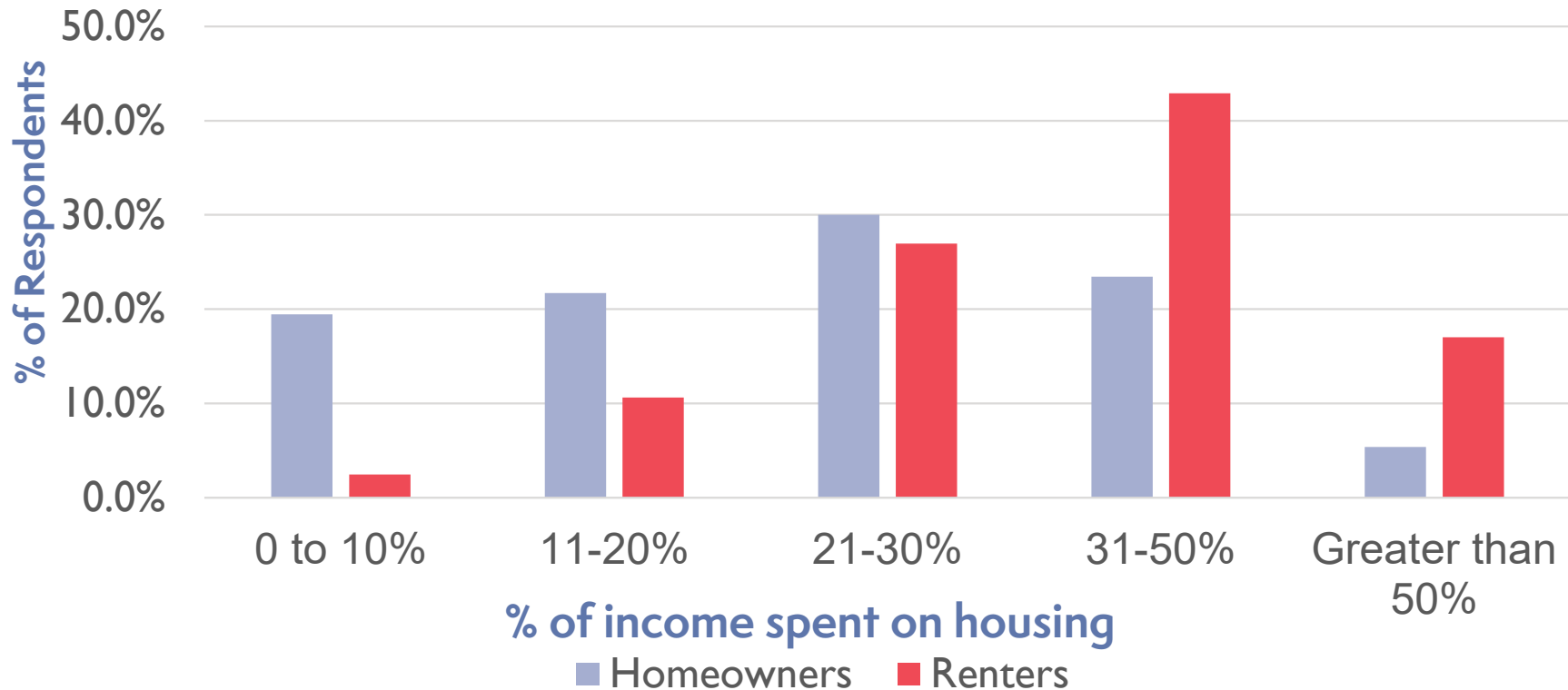
Source: U.S. Census: ACS 5-Year Estimates for 1970, 2010, 2019 data

# 6

## Affordability for renting or owning has not improved.

Over 40% of survey respondents reported paying more than 30% of their income on housing costs, i.e. being “cost burdened.”

### Percent of Monthly Income Spent on Housing

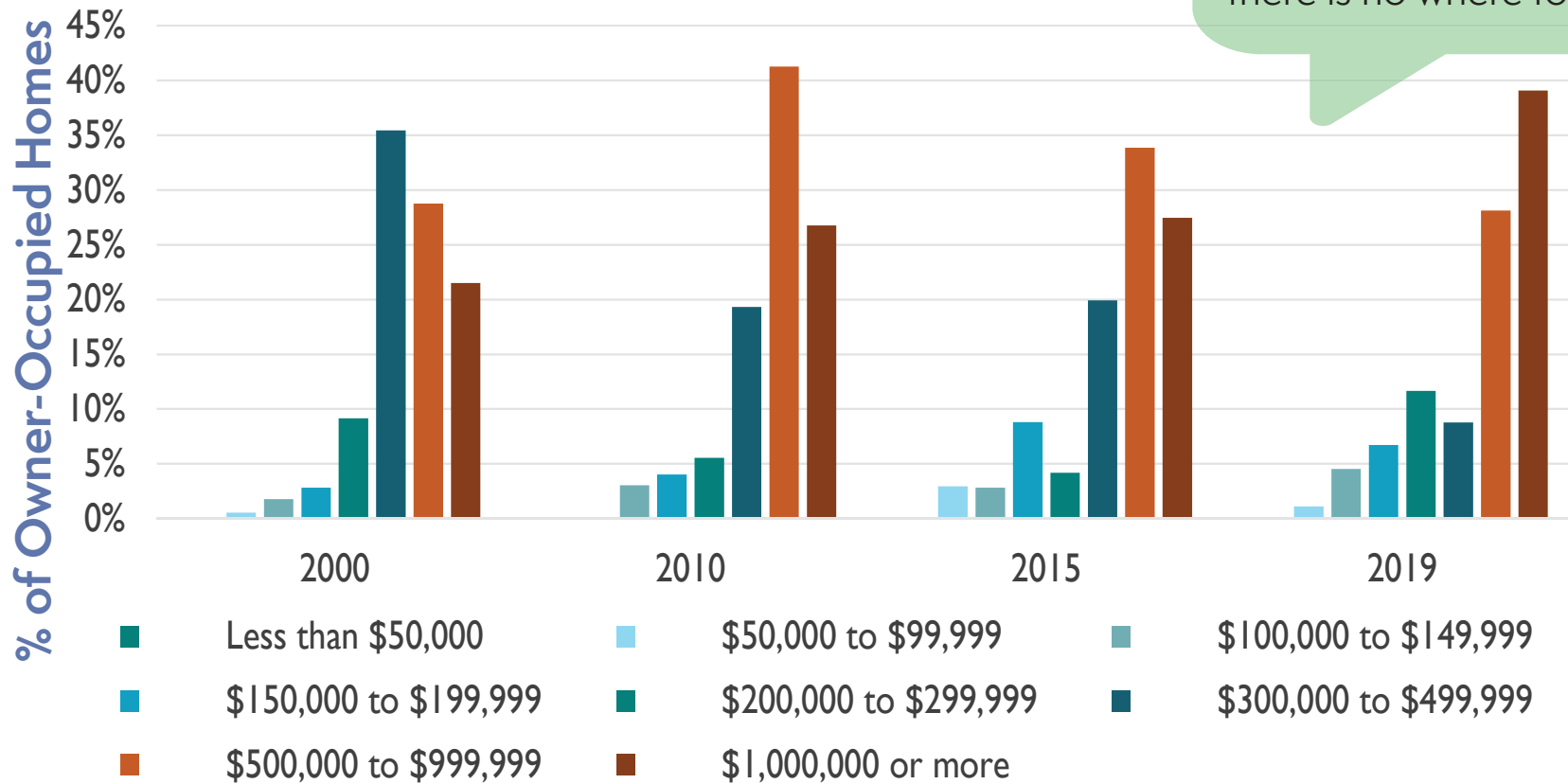


Source: Ketchum Matters Community Housing Survey, Nov. 15, 2021-Jan. 3, 2022

## Owner-occupied housing values are skewing higher:

Indicates likelihood of decreased ability for lower income households to become homeowners.

### Value of Owner-Occupied Housing, 2000-2019



Survey Comment: "Family is outgrowing the house and although we could easily sell, there is no where to buy!"

Source: U.S. Census Bureau: American Community Survey 5-Year Estimates (2013-2019).



**7**

## **1% of local residents are experiencing homelessness.**

Source: Ketchum Matters Community Housing Survey, Nov. 15, 2021-Jan. 3, 2022

# Pandemic Acceleration

The past 2 years have seen a severe acceleration of these trends, along with a substantial increase in year-round population (exception: short-term rentals have seen some near-term declines year over year in the past two years).

**Historic  
Annual  
Growth Rate**

**~1%**

**Pandemic  
Growth Rates  
(2019-2020)**

**~25%**

*Source: U.S. Census Bureau: American Community Survey 5-Year Estimates (2013-2019); Decennial Census Redistricting Data (2020)*

# 3. WHAT IS OUR COMMUNITY SAYING?

## Survey & Interview Results



### COMMUNITY SURVEY

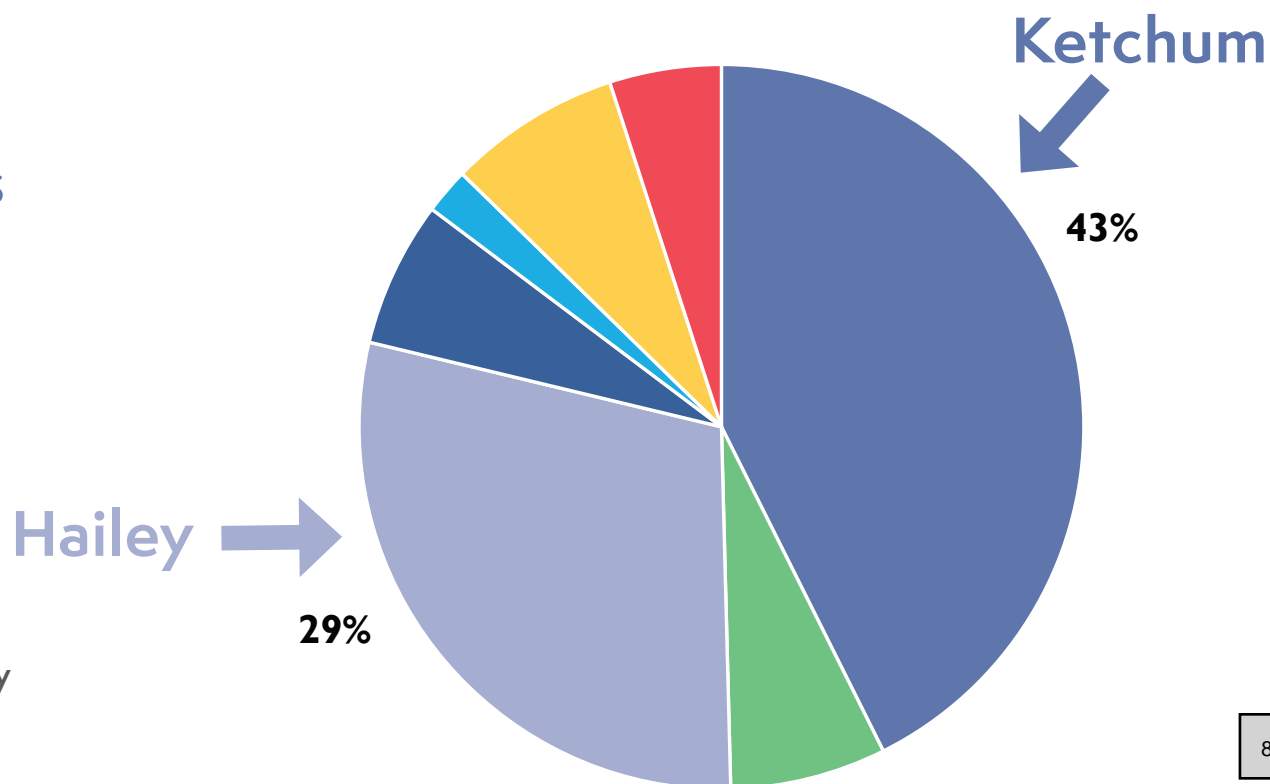
November-January

1,117  
responses

- 1% experiencing homelessness
- 8.5% self-identified as Hispanic or Latinx

#### Where Respondents Reside

- Ketchum
- Sun Valley
- Hailey
- Bellevue
- Carey
- Unincorporated Blaine County
- Other

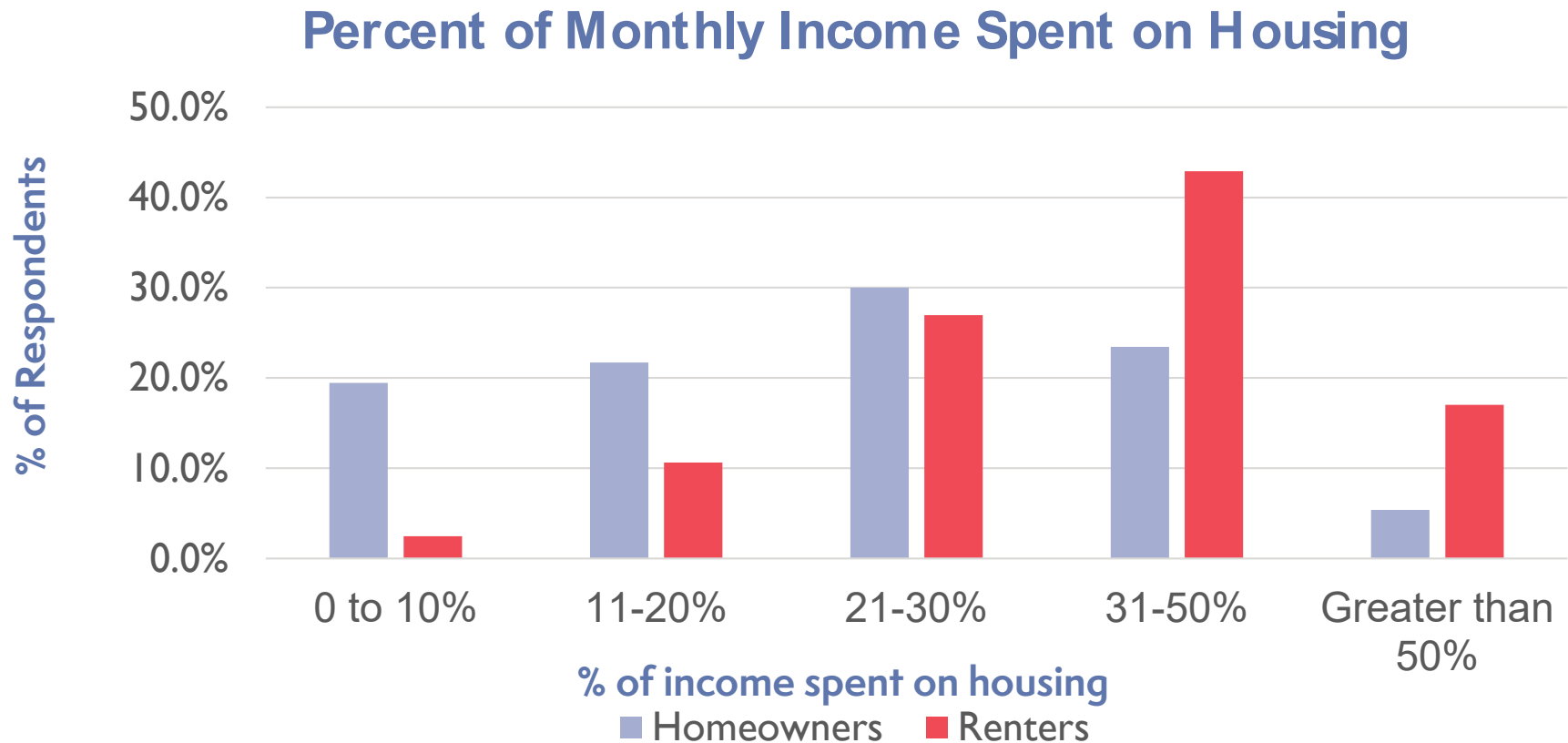


"If we get the boot (from our rental) I don't know where we'll go. We own a successful business and would have to move in with our parents. I want to start a family and I want to contribute, but I don't know if we can do that."

- **80% agreed that providing community housing is important for Ketchum's future.**
- **Felt that a mix of public and private actors should work to address community housing.**
- **Most regulatory approaches supported.**
- **General support for additional resources to acquire land for community housing projects.**

# Housing is not affordable

Both renters and homeowners are paying on housing more than is affordable. Renters report being cost burdened at significantly higher rates than homeowners (60% v. 29%).



Source: Ketchum Matters Community Housing Survey, Nov. 15, 2021-Jan. 3, 2022

# KEY RESPONSE THEMES

Interviews: 30+ community members

- **Restauranteurs, retailers**
- **Non-profits, foundations**
- **Health and education**
- **Hoteliers**
- **Developers, contractors**
- **Real estate agents**

“How does the need stratify by income levels? What are reasonable expectations for growth and how does that match up with actual inventory?”  
- Tim Wolfe

## 1 Housing Needs & Transparency

- Strong understanding that housing is a major challenge
- Support for developing housing strategies based on concrete analysis and data
- No consistent understanding of what kind of housing (size and rental/ownership) is needed and at what price points.

## 2 Intentional Housing Framework

There is general support for a strategic, actionable plan that encompasses a variety of housing strategies and tactics.

“I would love to see Ketchum think outside of the box with their solutions and then ‘hold firm’ and not give in (to difficult opposition).”  
– Brooke Pace McKenna,  
the Hunger Coalition

## 3 Community “Fortitude”

A majority of stakeholders noted that during the last 20 years a number of promising community housing projects were not successful – largely because of community opposition and potentially because other priorities emerged post- Great Recession.

“People say they are for affordable housing, ‘But it needs to be someplace else.’ Attitudes need to change about who actually lives in affordable housing.”  
– Community Homeowner

# HOUSING CRISIS IMPACTS

“The community is at a tipping point of being something vastly different than it used to be because people are no longer able to live and work here. It’s affecting the essence of our mountain town culture and what many value in our community.”  
– Scott Fortner, Visit Sun Valley

## 1 Community Character

Sentiment from a variety of interviewees is the sense that Ketchum is losing its identity as the housing market becomes challenging and people move away. Many respondents felt that the pursuit of accessible community housing represents more than a roof over community members’ heads – it’s a quest to maintain the “soul” of the community.

## 2 Local Businesses

Business viability and access to a stable workforce was a common idea shared when interviewees were asked to identify a “key indicator” for the housing environment.

“We have had to cut hours/reduce days or completely close....The employees that we do have are exhausted.”  
– Local business owner

“The cost of housing assistance is dramatically less than having to close because you can’t find staff, or having to hire and train new staff. Creating an environment that allows people to live and work here needs to include a private business partnership as well.”  
- local employer



### 3 Vulnerable Populations

Housing instability is creating financial, social and emotional challenges for residents across the valley. Displacement and housing instability have mental and physical health impacts: It increases the likelihood of depression and suicide; also has physical impacts: It also disrupts childhood development and immune system responses, and increases likelihood of hospitalization.

Stress resulting from housing instability is compounded by nonprofit and social service networks that can be difficult to navigate, especially for those in crisis. Respondents indicated that they, or their clients, were often shuffled from one agency to the next in an attempt to access resources. Often these clients would complete a process only to find out that they did not meet the eligibility criteria – and indeed, eligibility criteria may even specifically screen out some of the most vulnerable community members.

“This is what we are hearing from our clients: Fear of the unknown, stress of abandoning other people who they might be leaving behind if they move and confusion about what the relocation may look like. It’s really hard for them to navigate the system as well.”

- Brittany Shipley of NAMI Wood River Valley

# 4. WHO NEEDS HOUSING IN KETCHUM?



## 1 Build new, convert, or preserve about 660 to 982 homes in the next 10 years.

Does not include the 335 “lost” renter households from 2010 to 2019.

Total Projected Demand	DESCRIPTION	HISTORIC GROWTH (1% per year)	HIGH GROWTH (3% average)
<b>New Households</b>	New households based on projected population growth by 2030	+224	+546
<b>Current Households</b>	Households in need of stabilization, at risk of displacement, such as: <ul style="list-style-type: none"> <li>• cost burdened</li> <li>• people experiencing homelessness</li> <li>• substandard housing</li> <li>• overcrowding</li> </ul>	436	436
<b>TOTAL UNITS</b>	Total projected units needed by 2030: <ul style="list-style-type: none"> <li>• Stabilizing households in their current unit</li> </ul>	<b>660</b>	<b>982</b>
<b>Units per Year</b>	<ul style="list-style-type: none"> <li>• Transitioning vacant/seasonal/STR to owner- or LTR-occupied</li> <li>• New construction</li> </ul>	66 annually	98 annually

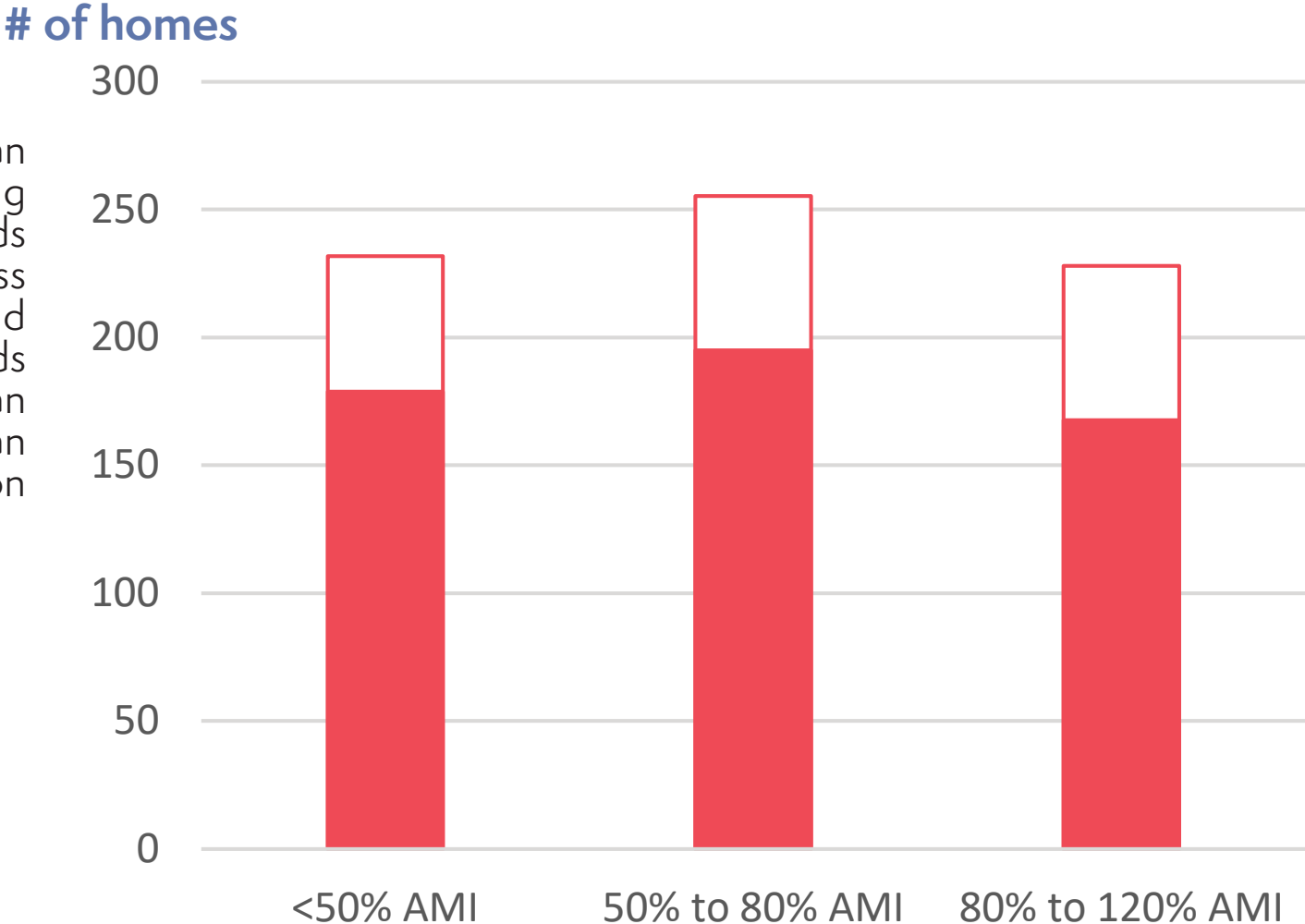
## 2 We need housing at every income level.

### Projected new, converted, or stabilized homes needed in 10 years, by income level

#### Area Median Income

The income that the median household makes, meaning that 50% of households of the same size earn less than the median household and 50% of households earn more than the median household. The median income changes based on household size.

- with high growth
- with historical growth

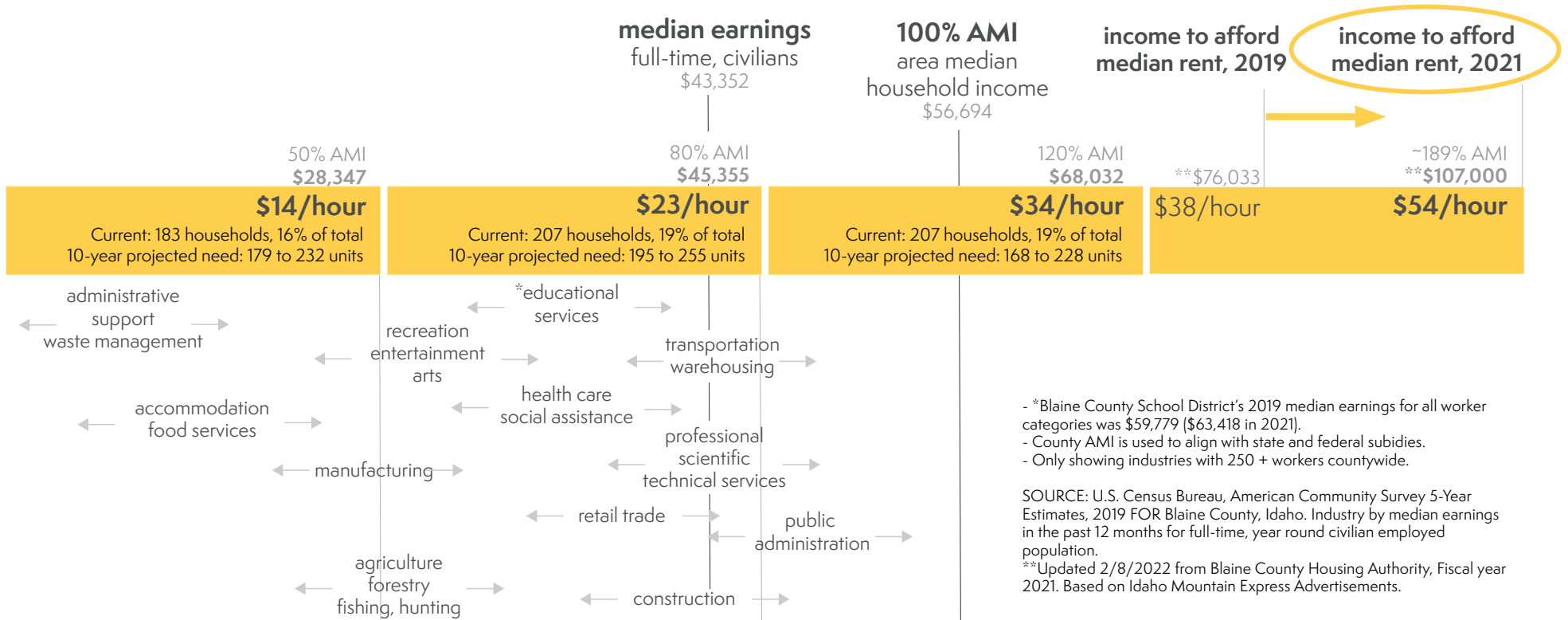


# 3

## Our economy is based on workers who earn under 80% of the Area Median Income

### Ketchum Households by Industry Median Earnings (2019)

- 50% of industry workers earn below & 50% earn above the median.
- Earnings are per full-time, civilian worker, not by household. Household Income includes interest and passive income.
- People are taking on more roommates to afford living here: Renters' average household size increased from 1.74 to 2.92, 2010-2019.



# ATTACHMENT C

## EXAMPLE GOAL 1 WORK PLAN

GOAL 1: PRODUCE + PRESERVE HOUSING									
<p>Strategy 1: Maintain pipeline of new housing construction projects that contribute to meeting community housing targets.</p> <p>Strategy 2: Rehabilitate and preserve existing affordable housing (both naturally occurring, and deed restricted).</p> <p>Strategy 3: Manage and expand inventory of deed-restricted homes (owner-occupied and rentals).</p> <p>Strategy 4: Support local employee-based housing initiatives that create long-term and seasonal housing to meet demand.</p> <p>Key Target - Dedicate a minimum of 650 local housing units in the next 10 years for local, workforce housing (build new, convert existing housing to more affordable cost, preserve existing in perpetuity)</p>									
Goal 1 Priority Actions	Status	Lead	Implementation Partners	Funding	Cost	Timeframe	Number of units/people served	AMI Bracket	
	What is the implementation status?	Who is taking the lead in implementing this strategy	Who are our implementation partners?	What funding is available or necessary?	What is the estimated cost?	short - 3 to 6 months Mid - 1 year long - Greater than 1 year	how many units will this provide? How many people are served by this action?	What income range is being served by this action?	
1. Continue to support Bluebird Village development.	In progress		KCDC, Ketchum Urban Renewal Agency (KURA), City of Ketchum			short			
2. Develop new housing construction pipeline			City of Ketchum, Ketchum Urban Renewal Agency (KURA), KCDC, ARCH, YMCA			short			
2a. Create a 10-year pipeline						short			
2b. Support development of workforce housing at KURA's 1st and Washington site						short			
2c. Initiate joint master plan housing development opportunities on city parcels near the YMCA (in keeping with the parking agreement) and city-owned Leadville parcel						short			
2d. Identify potential parcels for acquisition for housing development and identify needed infrastructure and funding to support. <i>Also, in Goal 3.</i>						short			
2e. Continue to dialogue with significant property owners	In progress					ongoing			
3. Identify and prioritize sites for preservation	In progress		Blaine County Housing Authority (BCHA), City of Ketchum, other partners as identified			short			
3a. Conduct inventory of existing deed restricted, affordable and other naturally occurring (i.e. affordable, unsubsidized) affordable/workforce housing. <i>Also, in Goal 3.</i>						short			
3b. Identify priority sites for preservation, such as those at-risk of sale or rent increase.									
4. Preserve and improve affordable housing at Lift Tower Lodge. <i>Also supports goal 2.</i>			Blaine County Housing Authority (BCHA), City of Ketchum, ARCH						
5. Increase the number of occupied accessory dwelling units (ADUs): Develop education, incentive or policy improvements to encourage development and use of ADUs for local housing.			Sun Valley Board of Realtors, Ketchum Affordable Housing Coalition						
6. Pathway to ownership: Identify deed restriction and down payment assistance feasibility and program options that can be used within a variety of local housing projects as a pathway to ownership									
7. Incentivize long-term rentals: Implement "Lease to Locals" Workforce Rental program			City of Ketchum, Landing Locals, Goldwhip Girls, Sun Valley Board of Realtors, local property managers						

ATTACHMENT D

EXAMPLE HOUSING EXPENDITURE CRITERIA

# Proposed Evaluation Criteria

TOWN OF TRUCKEE HOUSING



## ANNUAL RESOURCE ALLOCATION BY PROJECTED NEED

