



CITY OF KETCHUM, IDAHO REGULAR KETCHUM CITY COUNCIL
Monday, June 17, 2019, 4:00 PM
480 East Avenue, North, Ketchum, Idaho

Agenda

CALL TO ORDER: By Mayor Neil Bradshaw

ROLL CALL

COMMUNICATIONS FROM MAYOR AND COUNCILORS

1. Proclamation declaring June 23, 2019 as International Olympic Day

COMMUNICATIONS FROM THE PUBLIC on matters not on the agenda (Comments will be kept to 3 minutes)

CONSENT AGENDA: Note: **(ALL ACTION ITEMS)** The Council is asked to approve the following listed items by a single vote, except for any items that a Councilmember asks to be removed from the Consent Agenda and considered separately

2. Approval of Minutes: Regular Meeting June 3, 2019
3. Authorization and approval of the payroll register
4. Authorization and approval of the disbursement of funds from the City's treasury for the payment of bills in the total sum of \$481,177.71 as presented by the Treasurer.
5. Monthly Financial State of the City—Director of Finance and Internal Services Grant Gager
6. Approval of Alcohol License for Barbara's Party Rentals, Base Camp River Run, The Haven, Base Camp Warm Springs, Casino, Taylor'd Events, Warfield Brewery - Director of Finance & Internal Services Grant Gager

PUBLIC HEARINGS AND DISCUSSIONS (Public comment and input taken on the following items)

7. Discussion on the Blaine County Sheriff's Dept. Budget
8. ACTION: Recommendation to approve the Third Reading of Ordinance #1192 modifying the development standards for Light Industrial Zones I, II, and III – Associate Planner Abby Rivin
9. Discussion and direction on Fire Station Location – Mayor Neil Bradshaw
10. ACTION: Authorize the Mayor to enter into Purchase Order #20358 with Altitude Insulation and Purchase Order # 20359 with Thornton Heating and Sheetmetal Inc. and Agreement #20361 with State of Idaho - City Administrator Suzanne Frick
11. ACTION: Recommendation to approve Apple Park Townhomes Preliminary Plat – Associate Planner Abby Rivin
12. ACTION: Recommendation to approve 100 7th St. Condos Preliminary Plat. – Associate Planner Abby Rivin

STAFF AND COUNCIL COMMUNICATIONS (council deliberation, public comment not taken)

13. Recommendation to provide input to the Ketchum Arts Commission on its selection of an artist for the city's Interactive Art Project – Assistant City Administrator Lisa Enourato

EXECUTIVE SESSION

14. Discussion pursuant to 74-206 (1) (f)

ADJOURNMENT

If you need special accommodations, please contact the City of Ketchum in advance of the meeting.

This agenda is subject to revisions and additions. Revised portions of the agenda are underlined in bold.

Public information on agenda items is available in the Clerk's Office located at 480 East Ave. N. in Ketchum or by calling 726-3841.

Your participation and input is greatly appreciated. We would like to make this as easy as possible and familiarize you with the process. If you plan to speak, please follow the protocol below.

- Please come to the podium to speak.
- Stand approximately 4-6 inches from the microphone for best results in recording your comments.
- Begin by stating your name.
- Please avoid answering questions from audience members. All questions should come from City officials.
- Public comments will be limited by a time determined by the Mayor.
- You may not give your time to another speaker.
- If you plan to show a slide presentation or video, please provide a copy to the City Clerk by 5:00 p.m. on the meeting date.

Please note that all people may speak at public hearings.

Public comment on other agenda items is at the discretion of the Mayor and City Council.

Public comments may also be sent via email to participate@ketchumidaho.org

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Thank you for your participation.

We look forward to hearing from you



City of Ketchum

Olympic Day

- Whereas,** for over 100 years, the Olympic movement has built a more peaceful and better world by educating young people through amateur athletics, by bringing together athletes from many countries in friendly competition, and by forging new relationships bound by friendship, solidarity and fair play; and
- Whereas,** the United States Olympic Committee is dedicated to coordinating and developing amateur athletic activity in the United States to foster productive working relationships among sports-related organizations; and
- Whereas,** the City of Ketchum promotes and supports amateur athletic activities involving Olympic and Paralympic sport; and
- Whereas,** the City of Ketchum promotes and encourages physical fitness and public participation in amateur athletic activities; and
- Whereas,** the City of Ketchum assists organizations and persons concerned with sports in the development of athletic programs for able-bodied and disabled athletes regardless of age, race or gender; and
- Whereas,** June 23 is the anniversary of the founding of the modern Olympic movement, representing the date on which the Congress of Paris approved the proposal of Pierre de Coubertin to found the modern Olympics;

NOW THEREFORE, I, Neil Bradshaw, Mayor of the City of Ketchum, do hereby proclaim June 23, 2019 as Olympic Day in Ketchum, Idaho and urge all citizens to observe such anniversary with appropriate ceremonies and activities.



City Council

Regular Meeting

~ Minutes ~

480 East Avenue North
Ketchum, ID 83340
<http://ketchumidaho.org/>

Robin Crotty
208-726-3841

Monday, June 3, 2019

4:00 PM

Ketchum City Hall

Present: Mayor Neil Bradshaw
Council President Michael David
Councilor Jim Slanetz
Councilor Courtney Hamilton
Councilor Amanda Breen

Also Present: Ketchum City Administrator Suzanne Frick
Ketchum City Attorney Matt Johnson
Director of Finance & Internal Services Grant Gager
Director of Planning & Building John Gaeddert
Assistant City Administrator Lisa Enourato
Associate Planner Abby Rivin
Police Chief, Dave Kassner

CALL TO ORDER

Mayor Neil Bradshaw called the meeting to order at 4:03 pm.

COMMUNICATIONS FROM MAYOR AND COUNCILORS

Councilor Courtney Hamilton recognized Piper Reed for her commitment to our community. She also recognized the firefighters who responded to the emergency call.

Council President Michael David echoed Councilor Hamilton's remarks and sent his condolences to the Jarvis Family. He also commented that since the highway was widened 4 years ago, he has been working to get the speed limit reduced to 35 miles per hour. He urges ITD to act on this to prevent another horrific tragedy and will continue his efforts.

Councilor Amanda Breen echoes all thoughts stated above and thoughts go out to the family and firefighter family.

Councilor Jim Slanetz talked about the community comments he has received and echoes the condolences to the families.

Mayor Neil Bradshaw gave remembrance and thanked the community for their support of the families. He thanked the community for their participation at Fair on the Square and talked about the concept that was presented for the fire station and the needs of the YMCA. He advised that the information boards will be posted for the public to view. All the meetings for the Bond will be open for participation and the first one will be scheduled for the end of June.

COMMUNICATION FROM THE PUBLIC

Lee Chubb, Ketchum resident talked about 5G technology and the misinformation that is out there. He advised there is 3 parts, Technology, who you trust and Regulation. Mr. Chubb advised that if 5G is implemented correctly, it should be very low powered. He advised that he does not trust people with profit motives and touched on regulation and the ability to regulate the towers by signal strength.

1. Proclamation designating June as Alzheimer’s and Brain Awareness Month

Mayor Neil Bradshaw proclaimed the month of June as Alzheimer Awareness Month. Ginny Ballou thanked the Mayor for the city’s recognition of Alzheimer’s.

CONSENT AGENDA

- 2. Approval of Minutes: Regular Meeting May 20, 2019.**
- 3. Authorization and approval of the payroll register**
- 4. Authorization and approval of the disbursement of funds from the City’s treasury for the payment of bills in the total sum of \$429,253.79 as presented by the Treasurer.**
- 5. Approval of Alcohol License for Raspberry’s - Director of Finance & Internal Services Grant Gager**
- 6. Authorization and approval of Contract #20338, #20339 and #20340 for Art on Fourth Artist Loan Agreements – Assistant City Administrator Lisa Enourato**
- 7. Authorize Mayor Bradshaw to enter into Contract #20354 with AECOM traffic impact study review contract on proposed new Autograph Hotel at the Gateway Site in Ketchum – Director of Planning & Building John Gaeddert**
- 8. Authorization and approval of Contract #20335 for Wagon Days artist Brandon Lay – Assistant City Administrator Lisa Enourato**
- 9. Authorization and approval of street closure requests for special events – Assistant City Administrator Lisa Enourato**
- 10. Recommendation to approve Agreement 20355 to extend the Air Service Board JPA—Mayor Neil Bradshaw**
- 11. Recommendation to approve Encroachment Agreement #20356 with the Wood River Community YMCA.**

Motion to approve the consent agenda.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jim Slanetz, Councilor
SECONDER:	Courtney Hamilton, Councilor
AYES:	Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

12. ACTION: Recommendation to approve the Second Reading of Ordinance #1192 modifying the development standards for Light Industrial Zones I, II, and III – Director of Planning & Building John Gaeddert

Mayor Neil Bradshaw opened the meeting for public Comment.

Jack Kueneman, resident of Ketchum, spoke in the interest of transparency stating LI3 is a conversion of LI3 to a General Residential High-Density District. He talked about the process P & Z and the Council have gone thru and about a Limelight size building in the LI, and the council approving and the P & Z denying. Mr. Kueneman also talked about the changes in the LI parking requirements.

Gwen Rainey, Ketchum resident, voiced her disappointment of the council's approach to the changes in the LI District. She talked about the P & Z recommendations being swept aside and the process. She advised there has been no economic evaluation of the changes being made to the LI and suggested Councilor Courtney Hamilton recuse herself from the voting.

Lee Chubb advised he has no vested interest in the LI but this is about economics and policy. He talked about regulations and gave the analogy of pushing on a string and said that by doing this the city is taking a risk. This decision needs to hold up for the life of the town. Lee Chubb spoke in detail about unintended consequences and asked council to dial things back. He also talked about a previous study done under the last administration.

Bob Crosby, Sun Valley Board of Realtors, talked about the extreme need for workforce housing. He said the ordinance, as it is now written, is like an unfinished book. He urged council to make the needed changes to make this ordinance a working ordinance to get housing built.

Shannon Flavin, resident in Ketchum, advised that he is with Bob Crosby on the need for workforce housing. He talked about the ability to have this be an effective ordinance. He has concerns about the maximum size of the residential unit and suggested providing more flexibility on the guidelines to those units.

Mayor Neil Bradshaw talked about parking and it being more restrictive than the development community would like. He talked about height limits, deed restrictions, square footage and residential use in LI 3 on the ground floor and the work the council and P & Z have put into this.

Attorney Matt Johnson clarified that Councilor Courtney Hamilton does not have a conflict of interest.

Councilor Jim Slanetz thanked the public for commenting and talked about figuring out the fine line. Mayor Neil Bradshaw advised that there have been public meetings where the City has received input from the property owners as well as developers. He went into detail regarding the changes put forth in the ordinance before them for the second reading. Councilor Amanda Breen talked about her concern about 1000 sq. feet and about the success of the Scott Building and Frenchman's Place. Parking restrictions were discussed. Amanda Breen advised that she is unsure if anything will be built if the ordinance stays as is. She suggested more flexibility on the size. Council President Michael David agrees and would like to go with 1 parking space per 1 unit. He talked about using the 1000 sq. ft. average as Shannon Flavin suggested. Michael David advised we are in crisis mode and said we don't change the height and the parking; we might as well not change the ordinance. Mayor Neil Bradshaw confirmed that council is good with the 58' height. All of council is also in favor of deed restricted. Director of Planning & Building John Gaeddert explained deed restriction and what will be coming forth in the next reading of the ordinance. There was a discussion regarding average size as opposed to minimum and maximum size. Mayor Neil Bradshaw talked about the opportunity for owners to build a little higher and produce their own workforce housing. Councilor Courtney Hamilton would like to keep the parking as it is and is in agreement with the average.

Mayor Neil Bradshaw asked if this direction will work. Bob Crosby, Sun Valley Board of Realtors agreed that if deed restrictions are used it will work. Mayor Bradshaw addressed the height comments explaining that the LI area is lower than the rest of the City and the height will not affect the view. He asked Shannon Flavin about an average and a 1400 max. Shannon Flavin talked about the benefits of the larger sized units and allowing creativity financially. Mayor Bradshaw suggested using 2000 sq. ft. as a place holder.

Councilor Jim Slanetz questioned living and working and how the parking spaces get shared. Director of Planning & Building John Gaeddert explained that we recently worked with Benchmark and talked about the study they've done. Jim Slanetz questioned Northwood and Lewis St. off the alley and what is public and private land for parking. Director of Planning & Building John Gaeddert explained what street easements are. Jim Slanetz questioned if we need to address parking since it is all private land. Mayor Bradshaw explained the current parking restrictions.

Motion to approve the 2nd reading of Ordinance 1192 with the following changes s such: Dwelling units in the LI industrial shall be a minimum of 400 sq. ft. in the LI and add a maximum of 2000 sq. ft in the LI 1 & 2 and dwelling units shall not exceed an average of 1000 sq. ft total and shall contain no more than 2 bedrooms.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael David, Council President
SECONDER:	Amanda Breen, Councilor
AYES:	Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

Council President Michael David read the title aloud.

13. ACTION: Recommendation to approve the final plat for W. Ketchum Fadeaway Townhomes– Director of Planning & Building John Gaeddert

Mayor Neil Bradshaw opened the meeting for public comment. There was none.

Associate Planner Abby Rivin explained that this does not change the density

Motion to approve the Final Plat for the subdivision of an existing 8,239 sq ft lot located at 660 N. 4th Ave in the General Residential Low Density (GR-L) Zoning District into two townhouse sublots.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Courtney Hamilton, Councilor
SECONDER:	Jim Slanetz, Councilor
AYES:	Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

14. Discussion on FY 19/20 budget requests and priorities

Mayor Neil Bradshaw talked about the budget challenges. He asked that each entity present.

a. BLAINE COUNTY HOUSING AUTHORITY

Mayor Neil Bradshaw asked for public comment. There was none.

Nathan Harvil, Executive Director, thanked council for their level of support over the past few years and explained that 60 community housing units are in the City of Ketchum. He outlined in detail the average savings on the cost of homes and talked about all BCHA does for the community.

Mayor Neil Bradshaw asked about the possible 10% cut and how that effects BCHA. Executive Director, Nathan Harvil said he understands these are lean times and BCHA would have to become more creative while keeping a high level of service. Councilor Courtney Hamilton asked if there have been any changes in the housing authority in the last year. Nathan Harvil explained that somebody is retiring and the new appointee is Liz Keegan.

b. KETCHUM ARTS COMMISSION

Mayor Neil Bradshaw asked for public comment. There was none.

Courtney Gilbert, Chair of the Ketchum Arts Commission presented a power point showing the 4 projects they hope to present this year and the cost of each. Mayor Bradshaw thanked her for the menu of projects. It will help the council with decisions when and if they have to make cuts. Councilor Courtney Hamilton asked if they will participate with the Great Heritage Sundial on 4th street. Courtney Gilbert explained It was discussed but they decided not to participate. The percentage for art and how it is calculated and which fund of the budget it comes out of was discussed. The performance art for this year is Idaho Ballet Theater.

c. KCDC

Mayor Neil Bradshaw advised that KCDC has 3 arms. KIC, the housing development side and the Ketchum Sustainability Advisory Committee. Mayor Bradshaw asked for public comment. There was none.

Kristy Anna Gerber with KIC gave an update on the funding request as well as talked about the momentum meetings and events that they have presented in the past year. She talked about the differences they are making in their community and the changes they've made to KIC over the past year. Councilor Amanda Breen asked about the tenancy in the KIC for residents. Kristy Anna Gerber explained that is steady but would like to see it bigger. Amanda Breen asked if a smaller space would work for KIC. Kristy Anna Gerber advised they are not done growing and are not done with being where they want to be. Councilor Jim Slanetz talked about public funds and questioned their budget. Kristy Anna Gerber talked about people's inability to pay and assured council their money is being very well spent. Mayor Neil Bradshaw described KIC as a hub under her leadership. He asked about the possible 10% cut and other income sources. Kristy Anna Gerber advised they are planning to do some fund raising and have reached out to the Blaine County Commissioners and will be writing additional grants. Elizabeth Hendricks is a member of KIC and has benefited from the organization. She talked about the success of her business and attributed her success to KIC. Councilor Courtney Hamilton asked about private fundraising. Kristy Anna Gerber advised that private fund raising will begin in August.

Ketchum Sustainability Committee.

Mayor Neil Bradshaw asked for public comments. There were none.

Mayor Neil Bradshaw asked Betsy Mizell if there was one thing they want, what it would be? Betsy Mizell stated that they would like to rehire Sharon Patterson Grant as the contract worker and talked about the successes under her. Council President Michael David talked about the certification process of the fire dept. Courtney Hamilton voiced her support of efficiency in the fire station.

d. MOUNTAIN RIDES

Anne Corrock, resident talked about the importance of Mountain Rides and the reason LOT was created. She voiced her support for all Council can give to the bus and public transportation system.

Jason Shearer from the YMCA advised that he understands what it means to cut expenses. He suggested to think about what your cutting and if it costs to cut. He talked about the safety of the community in transportation.

Wally Morgus Executive Director talked about a shared mission and presented a power point showing ridership on each of the different routes. He talked about helping the environment and about the grants

Mountain Rides has received and the funding from the other's that are part of the joint power's agreement. He talked about all they do to benefit the community and their success of staying within their budget. Wally Morgus talked about the Safe Routes to School program and about services they would like to offer this year. \$704,500 is being requested. He addressed the question of a possible 10% cut by showing a list of cuts that would have to be made in the service routes. Councilor Jim Slanetz questioned the summer months schedule versus winter months and scheduling was discussed.

e. SUN VALLEY ECONOMIC DEVELOPMENT

Mayor Neil Bradshaw asked for public comment. There was none.

Harry Griffith, Executive Director talked about direct benefits to Ketchum in the next year. He outlined the projects and events before them as well as workforce housing and the culinary project.

f. SUN VALLEY INSTITUTE

Mayor Neil Bradshaw asked for public comment. There was none.

Amy Christiansen, Executive Director, explained that the institute was founded in 2015 in the wake of the Beaver Creek Fire and the reason they were created was to focus on resilience because of the climate risk we face in our community. Amy Christiansen outlined the needs for next year projects and talked about the direct benefits to Ketchum and Ketchum's critical needs. She talked about the sewage plant being at risk and what would happen if the grid goes down and where the funding will go to create the plan. Regarding Food, Amy Christiansen explained that the floods and tariffs have hit our valley and she talked about addressing the concerns about how to grow our local food economy. She is asking for funding for a needs and asset assessment for our community and about what has already been accomplished. She talked about how the Sun Valley Institute obtains funding and how funds are spent. If they don't get full funding, they will not spend the time on creating Ketchum's critical loads needs. If not funded on food, they would pursue funding elsewhere. Regarding the regional collaborative endeavor, this would assist all communities to work together rather than individually.

g. VISIT SUN VALLEY

Mayor Neil Bradshaw opened the meeting for public comment.

Jen Smith resident of Ketchum, Executive Director of Sawtooth Botanical Garden talked about all the organizations that she supports and all that she is involved in. She is present on behalf of Visit Sun Valley. She is the Conservation and Sustainability Sector Representative for the Visit Sun Valley Advisory Committee. Visit Sun Valley is a very Professional organization that they rely heavily on for funding and she talked about all they do. She stressed the importance of Visit Sun Valley making sure the tourists know where they are, and she supports the full funding of the organization.

Bob Crosby believes there is a direct correlation in the success of the valley. Tourist business is the valley's main business and he supports their full request saying it is extremely important to the economy.

Scott Fortner, Executive Director of Visit Sun Valley talked about what would need to be cut if full funding is not met. He talked about cutting or limiting the Visitor Guest Research Program which is also part of their contract for services with Ketchum and decreasing non-air messaging. Scott Fortner talked about going into the winter under funded and how that affects them. He talked about LOT funding and how that works and about building up reserves.

Mayor Neil Bradshaw talked about funding from other cities. Collaboration continues to improve and increase, and he is talking to Sun Valley to help fund the gap. He gave a shout out to the City of Sun Valley for their help in the budget shortfalls and thanked Scott Fortner for his work this year and talked about the successes throughout the past year. Councilor Courtney Hamilton questioned the Guest Research Program. Scott Fortner explained the programs and the information they get out of it. Mayor Neil Bradshaw asked about other revenue sources. Scott Fortner advised that there are a group of people working on this and will report back with the results.

Mayor Neil Bradshaw called for a 5-minute break.

Mayor Neil Bradshaw called the meeting back to order at 6:32 p.m.

15. ACTION: Recommendation to approve first reading of Ordinance #1197 to modify regulations for bicycles and to allow ebikes and alternative electric motored vehicles on city paths and roadways—City Administrator Suzanne Frick

Jim Keating Executive Director of BCRD supports the language in the packet. He talked about taking this to the City of Hailey and Blaine County and advised council that they will produce an education campaign.

Jen Smith talked about her recent purchase of an e-bike and her support of the ordinance.

Mike Burchmore, BCRD Board President talked about his support of the ordinance.

Nappy Neiman asked Council to be progressive and talked about the public being able to come here and bring their ebikes. He advised that ebikes make people happy.

Steve Smith, 35-year resident, said that ebikes are here to stay and here to extend the fun for the elderly saying he likes the ordinance.

Mayor Neil Bradshaw asked Police Chief Dave Kassner about enforcement and speed checks on ebikes. Police Chief Dave Kassner believes it will come to that; however, he does not think there will be an issue. It's about user education. There will be spot issues that crop up and will be addressed at that time. Mayor and Council brainstormed with Dave Kassner on bike path monitoring devices. Councilor Jim Slanetz advised that ebikes have speedometers on them. The education level was discussed. Nappy Neiman advised that ebikes are pedal assist.

Councilor Courtney Hamilton talked about public information and the ability to bike for those who currently cannot. Mayor Neil Bradshaw asked Council how we want to proceed with the readings. Councilor Amanda Breen made a typo correction to Page 181.

Council President Michael David talked about all the education and discussion that has been had over the past years and would like to get this in place as soon as possible. Mayor Neil Bradshaw asked Director of Finance & Internal Services Grant Gager about signage. Grant Gager advised that he does not know about any existing signs that would jeopardize the new ordinance and enforcement is about education. BCRD Executive Director Jim Keating spoke as to how BCRD would help get the information out. Police Chief Dave Kassner advised that Police patrol the bike paths in the summer, and they have ebikes. Enforcement will be needed.

Motion to waive 3 readings and ready by title only

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael David, Council President
SECONDER:	Courtney Hamilton, Councilor
AYES:	Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

Motion to approve ordinance 1192 and read by title only.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael David, Council President
SECONDER:	Courtney Hamilton, Councilor
AYES:	Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

Councilor Amanda Breen ready the title aloud.**16. ACTION: Discussion and direction to staff on proposal for a Saturday Farmers Market---Mayor Neil Bradshaw**

Colleen Teevin, Hailey resident, said she does not think people are against providing local food and she believes they are in support of local vendors production of food. She is against the City having its own market. Colleen Teevin talked about the political and local market relationship.

Katie Zubia, President of the Wood River Farmers Market Board, said this market has been started out of anger. She is greatly angered, and the recent press is not correct. She does not see this separate market as a benefit. She talked about all working together and advised that she does not support the new market and does not see the benefit.

Bree Vanden Heuvel local resident voiced her support of the market.

Christina Giordani, resident and local business owner, talked about Saturday being a great day and a lot of the vendors wanting to participate in both. She suggested a 6-week test market saying she would like to discuss the outcome at the end of the year with the current farmers market to discuss the successes and failures.

Ed Mattias agrees with most comments tonight and talked about the positives of a farmer's market on Saturday. It can be done in a very collaborative way. He promotes the farmers market and will continue to do so.

Mayor Neil Bradshaw asked Council for direction. He would like to support local businesses in a clear and transparent way and talked about the support he has heard. Councilor Courtney Hamilton is in support of the market however; she has not made up her mind on a city run market. Mayor Neil Bradshaw talked about the City being involved in setting up the criteria. Council President Michael David talked about providing a level playing field and advised that he has concerns about the city supporting it. Mayor Bradshaw talked about the criteria and treating everyone the same. He does not see a conflict of any sort. Michael David questioned the type of city involvement they are looking for. Assistant City Administrator Lisa Enourato advised Council that the City of Moscow shared their criteria today and that the City could manage events. Events Coordinator Julian Tyo's role is to manage only events and since all current events are dialed in, the city has the manpower to run the market. Mayor Neil Bradshaw advised to keep in mind that this is a test event.

Councilor Jim Slanetz said all the public he talked to is divided on it as well. He likes the opportunity to buy at another local farmers market and talked about benefits and the vibrancy of town saying he's a huge supporter.

Mayor Neil Bradshaw advised that this has not gone down as well as it could have. He wants to see the Wood River Farmers Market be successful. He would like to see some healing between the City and the vendors and sees this as a chance to collaborate and would like this to be tested. Mayor Neil Bradshaw understands the pain some individuals have felt and hopes we can all find a way to get behind this market. Councilor Amanda Breen agrees with Mayor Bradshaw and is going to miss the market in the middle of town. She also agrees that we should facilitate the market, but not run the market. Council President Michael David and Councilor Courtney Hamilton both agreed with Amanda Breen. Mayor Neil Bradshaw asked if cost and precedent could come back to the next meeting. Assistant City Administrator Lisa Enourato advised that the vendors who are interested in the market need to move forward and need a decision tonight. Mayor Neil Bradshaw explained that as a city event there would not be a park fee or a special event application fee.

Christina Giordani explained that a Farmers Market has to make money and talked about what is involved in a city run market. If the city can run and execute the event, then the farmers can focus on producing the crops and it will be far more successful.

Barbara Amick questioned if everybody knows that Forest Service Park is rented for weddings over the summer. Assistant Administrator Lisa Enourato advised that currently there is only 1 Saturday booked for a wedding. Council President Michael David said they have heard over and over that we cannot support local enterprise. He is concerned about setting a precedent.

Colleen Teevin suggested sitting down with the Wood River Farmers Market Board and try to collaborate. She questioned if Council could hold off on deciding. Colleen Teevin went over the fact that the farmers market was not given a public hearing. The new market is going to present on their own and for the City to take this over it is showing favoritism. She would like to work on the collaboration of the markets. Assistant City Administrator Lisa Enourato talked about public comment received and farmers wanting to participate in both.

Council is not pleased with the position they are in. Mayor Neil Bradshaw suggested using this year to establish criteria and table the topic until next year. Council deliberated how to move forward. Mayor Bradshaw does not think the council is in favor of moving forward at this time. Council President Michael David questioned the Wood River Market criteria. Mayor Bradshaw talked about the proposed market focusing on produce and not on crafts.

Mayor Neil Bradshaw said that he heard from Council and we are not ready for this. Christina Giordahl is hopeful and would like to sit down with the City and work toward a solution and common ground.

17. Direction to staff on proposed Request for Qualifications for selecting tax credit housing developer—Mayor Neil Bradshaw

Mayor Neil Bradshaw opened the meeting for public comment. There was none.

Mayor Neil Bradshaw asked for council blessing and permission to move ahead. Councilor Amanda Breen talked about her concern with the bond and using this property. Mayor and Council deliberated and agreed the timing could be problematic, but they should try.

18. Discussion pursuant to 74-206 (1) (b)

Motion to go into Executive Session at 7:55 p.m. pursuant to Idaho Code Discussion pursuant to 74-206 (1) (b)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Courtney Hamilton, Councilor
SECONDER:	Amanda Breen, Councilor
AYES:	Michael David, Jim Slanetz, Courtney Hamilton, Amanda Breen

Motion to come out of executive session at 9:43 p.m.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael David, Council President
SECONDER:	Jim Slanetz, Councilor
AYES:	Michael David, Jim Slanetz, Courtney Hamilton, Amanda Breen

ADJOURNMENT

Motion to adjourn at 9:44 p.m.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael David, Council President
SECONDER:	Jim Slanetz, Councilor
AYES:	Michael David, Jim Slanetz, Courtney Hamilton, Amanda Breen

Neil Bradshaw, Mayor

Robin Crotty, City Clerk

Report Criteria:

Invoices with totals above \$0 included.
Paid and unpaid invoices included.
[Report].GL Account Number = "0110000000"- "9648008200", "9910000000"- "9911810000"
Invoice Detail.Voided = Yes,No

Vendor Name	Invoice Number	Description	Net Invoice Amount
GENERAL FUND			
01-2175-8000 P/R DEDUC PBL--EMPLOYEE CAF-MD			
NBS-NATIONAL BENEFIT SERVI	CP221719	FSA	4,616.19
01-2175-9000 P/R DEDUC PBL--EMPLOYEE CAF-DC			
NBS-NATIONAL BENEFIT SERVI	CP221719	DCA	384.60
01-2300-0000 DEPOSITS-PARKS & EVENTS			
SEWELL, MICHEL	060419	Refund Rec Room Deposit	250.00
SANTOS, LILIANA	061119	Rec Room Reservation Deposit Refund	250.00
WELCH, JUSTIN	061119	Refund Park Reservation Deposit	250.00
01-3700-3600 REFUNDS & REIMBURSEMENTS			
RASBERRY'S INC.	053019	Parking Pass Refund	60.00
Total :			5,810.79
LEGISLATIVE & EXECUTIVE			
01-4110-2515 VISION REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	703817	HRA Vision	22.95
01-4110-3200 OPERATING SUPPLIES			
US BANK	6243 052719	6243 - Ipads	642.44
01-4110-4910 MYR/CNCL-TRAINING/TRAVEL/MTG			
US BANK	6243 052719	6243 - Budget Retreat Lunch	114.05
Total LEGISLATIVE & EXECUTIVE:			779.44
ADMINISTRATIVE SERVICES			
01-4150-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP221719	HRA	406.52
01-4150-2515 VISION REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	703817	HRA Vision	58.30
NBS-NATIONAL BENEFIT SERVI	CP221719	HRA Vision	1,150.34
01-4150-3100 OFFICE SUPPLIES & POSTAGE			
ATKINSONS' MARKET	04768141	Supplies	7.86
COPY & PRINT, L.L.C.	95136	Supplies	182.63
COPY & PRINT, L.L.C.	97209	Duct Tape	27.98
COPY & PRINT, L.L.C.	97221	Credit	11.00-
PITNEY BOWES - RESERVE ACC	3308908723	Postage Meter Rental	377.16
SUN VALLEY NATURAL SPRING	00028718	Spring Water	69.99
UNITED STATES POSTMASTER	2315 060419	2315 060419	176.00
UPS STORE #2444	061119	Return of IT Equipment	24.42
US BANK	6235 052719	6235 - MOO Service Fee	300.00
01-4150-4200 PROFESSIONAL SERVICES			
BARBARA'S PARTY RENTAL, IN	053119	Easols	25.00
CASELLE, INC.	95429	July Support and Maintenance	2,204.00

Vendor Name	Invoice Number	Description	Net Invoice Amount
GALENA ENGINEERING, INC.	1318.174 05011	1318.174 050119 20297	18,072.50
BROWN, LINDA DIANE	1906	Delivery for June 2019	95.00
RICHARDSON, MEREDITH	052519	Affordable Housing Filming	3,150.00
01-4150-4400 ADVERTISING & LEGAL PUBLICATIO			
EXPRESS PUBLISHING, INC.	10002196 0531	12597966	60.72
EXPRESS PUBLISHING, INC.	10002196 0531	12598609	31.28
EXPRESS PUBLISHING, INC.	10002196 0531	12597512	18.40
EXPRESS PUBLISHING, INC.	10002196 0531	12596455	88.29
EXPRESS PUBLISHING, INC.	10002196 0531	12596455	88.30
01-4150-4900 PERSONNEL TRAINING/TRAVEL/MTG			
SHARP, KATRIN	051519	Mileage Reimbursement	93.73
01-4150-5100 TELEPHONE & COMMUNICATIONS			
CENTURY LINK	1469065582	2087267801 052319	11.56
CENTURY LINK	1469078757	2087263841 052319	168.00
COX WIRELESS	047131901 052	047131901 052519	89.00
01-4150-5110 COMPUTER NETWORK			
KETCHUM COMPUTERS, INC.	16080	Computer Support	5,692.95
US BANK	6243 052719	6243 - Microsoft	2,976.00
US BANK	6243 052719	6243 - Microsoft	6,600.00
01-4150-5150 COMMUNICATIONS			
CIVICPLUS	187541	Quarterly Fee	1,415.47
EXPRESS PUBLISHING, INC.	10002196 0531	12598297	439.20
EXPRESS PUBLISHING, INC.	10002196 0531	12597217	439.20
EXPRESS PUBLISHING, INC.	10002196 0531	12597899	439.20
US BANK	6235 052719	6235 - Facebook	25.00
US BANK	6235 052719	6235 - Facebook	50.00
US BANK	6235 052719	6235 - Facebook	35.00
US BANK	6235 052719	6235 - Mailchimp	75.00
US BANK	6235 052719	6235 - Facebook	2.02
IDAHO SUNSHINE MEDIA LLC	8131	Display Ad	270.00
IDAHO SUNSHINE MEDIA LLC	8190	Display Ad	270.00
IDAHO SUNSHINE MEDIA LLC	8218	Display Ad	270.00
SNEE, MOLLY	1911	May Retainer Fee	4,500.00
01-4150-5200 UTILITIES			
CITY OF KETCHUM	060419	360 - May	46.48
CITY OF KETCHUM	060419	772 - May	55.58
CITY OF KETCHUM	060419	9997 - May	303.26
CITY OF KETCHUM	060419	9994 - May	164.10
CLEAR CREEK DISPOSAL	0001232427	960 052919	65.50
CLEAR CREEK DISPOSAL	0001233596	951449 052919	60.00
INTERMOUNTAIN GAS	3264933000 05	3264933000 052419	121.43
INTERMOUNTAIN GAS	44919030005 0	44919030005 052419	5.67
01-4150-5900 REPAIR & MAINTENANCE-BUILDINGS			
ROCKY MOUNTAIN APPLIANCE	25125	Parts & Repairs	85.00
01-4150-6500 CONTRACTS FOR SERVICES			
S & C ASSOCIATES LLC	1336 - 1342	1336 - 1342	4,922.50
S & C ASSOCIATES LLC	1347-1363	1347-1363	7,865.00
Total ADMINISTRATIVE SERVICES:			64,159.54

Vendor Name	Invoice Number	Description	Net Invoice Amount
LEGAL			
01-4160-4200 PROFESSIONAL SERVICES			
WHITE PETERSON	24892R 053119	24892R 053119	15,500.00
Total LEGAL:			15,500.00
PLANNING & BUILDING			
01-4170-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP221719	HRA	558.00
01-4170-2515 VISION REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	703817	HRA Vision	19.60
01-4170-4200 PROFESSIONAL SERVICES			
KVH STRATEGIES	35	Staff Retreat and Planning	1,812.50
01-4170-4210 PROFESSIONAL SERVICES - IDBS			
DIVISION OF BUILDING SAFETY	060319	May 2019 Building Permit Fees	18,277.27
01-4170-4400 ADVERTISING & LEGAL PUBLICATIO			
EXPRESS PUBLISHING, INC.	10002196 0531	12597429	33.12
EXPRESS PUBLISHING, INC.	10002196 0531	12597019	340.20
EXPRESS PUBLISHING, INC.	10002196 0531	12598369	32.20
01-4170-4900 PERSONNEL TRAINING/TRAVEL/MTG			
US BANK	4221 052719	4221 - Brittany Flight	387.60
US BANK	4221 052719	4221 - Brittany Flight	333.60
US BANK	4221 052719	4221 - Planning Retreat Lunch	61.59
US BANK	4221 052719	4221 - Brittany Air BNB	623.48
Total PLANNING & BUILDING:			22,479.16
NON-DEPARMENTAL			
01-4193-4500 1ST/WASHINGTON RENT			
URBAN RENEWAL AGENCY	3234	Parking Lot Rent	4,000.00
01-4193-6500 CONTRACT FOR SERVICE			
KIC	060419	May 2019	13,431.00
Total NON-DEPARMENTAL:			17,431.00
FACILITY MAINTENANCE			
01-4194-2515 VISION REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	703817	HRA Vision	29.15
01-4194-3200 OPERATING SUPPLIES			
A.C. HOUSTON LUMBER CO.	014-152344	Glasses and Gloves	78.27
A.C. HOUSTON LUMBER CO.	014-158384	Gloves and Cords	31.75
CHATEAU DRUG CENTER	2066096	Supplies	5.69
CHATEAU DRUG CENTER	2067365	Supplies	19.91
GEM STATE PAPER & SUPPLY	1001568	Paper Supplies	318.01
01-4194-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	912295	38950 053119	365.24

Vendor Name	Invoice Number	Description	Net Invoice Amount
01-4194-4200 PROFESSIONAL SERVICES			
LILY & FERN, LLC	2965	Lucy Loken Park Job	200.00
BACKGROUND INVESTATION B	CIT025060119-	Background Checks	47.90
01-4194-4210 PROFESSIONAL SERVC-CITY TREES			
ARBOR CARE	41173	City Hall	75.00
ARBOR CARE	41174	Ore Wagon Museum	75.00
ARBOR CARE	41175	Rotary Park	150.00
ARBOR CARE	41176	Atkinson Park and Pump Park	200.00
ARBOR CARE	41177	Atkinson Park and Pump Park	360.00
ARBOR CARE	41178	Forest Service Park	420.00
01-4194-4220 PROF SERV-CITY BEAUTIFICATION			
LILY & FERN, LLC	2828	Monthly Flower Maintenance	3,983.85
LILY & FERN, LLC	2917	Spring Cleaning	255.00
01-4194-4800 DUES, SUBSCRIPTIONS & MEMBERSH			
ARBOR DAY FOUNDATION	060719	Membership	15.00
01-4194-5200 UTILITIES			
CITY OF KETCHUM	060419	560 - May	60.60
CITY OF KETCHUM	060419	9991 - May	64.49
CITY OF KETCHUM	060419	9996 - May	46.49
CITY OF KETCHUM	060419	536 - May	142.40
CITY OF KETCHUM	060419	1245 - May	33.89
CITY OF KETCHUM	060419	9995 - May	200.80
CITY OF KETCHUM	060419	532 - May	216.73
CITY OF KETCHUM	060419	1127 - May	12.59
CITY OF KETCHUM	060419	456 - May	12.60
CLEAR CREEK DISPOSAL	0001232429	960 052919	905.13
CLEAR CREEK DISPOSAL	0001232430	960 052919	467.14
CLEAR CREEK DISPOSAL	0001233275	56339 052919	128.50
INTERMOUNTAIN GAS	3264933000 05	3264933000 052419	14.53
INTERMOUNTAIN GAS	65669030002 0	65669030002 052419	10.31
01-4194-6100 REPAIR & MAINT--MACHINERY & EQ			
SAWTOOTH WOOD PRODUCTS, I	0000112428	Air Filter for mix	247.36
01-4194-6950 MAINTENANCE			
A.C. HOUSTON LUMBER CO.	014-163066	supplies	15.81
A.C. HOUSTON LUMBER CO.	014-164599	supplies	1.60
A.C. HOUSTON LUMBER CO.	1906-509750	supplies	49.77
A.C. HOUSTON LUMBER CO.	1906-511382	Supplies	21.50
CEM AQUATICS	133035	Tubes and Fittings	202.69
CHATEAU DRUG CENTER	2063713	Mop	13.29
CHATEAU DRUG CENTER	2063833	Supplies	8.06
CHATEAU DRUG CENTER	2064485	Supplies	3.78
CHATEAU DRUG CENTER	2064698	Twist Nozzle	6.64
CHATEAU DRUG CENTER	2065100	Key	3.09
CHATEAU DRUG CENTER	2065152	Supplies	2.76
CHATEAU DRUG CENTER	2067821	Glue	12.34
LUTZ RENTALS	95128-1	Hammer Drill	20.52
LUTZ RENTALS	95289-1	Compactor Plate	52.23
MOSS GARDEN CENTER	164367	planting compo	32.76
MOSS GARDEN CENTER	164542	Gal Hops	86.30
MOSS GARDEN CENTER	164649	Soil Pep	14.39
PIPECO, INC.	S3362626.001	PVC & Nipples	45.53

Vendor Name	Invoice Number	Description	Net Invoice Amount
PIPECO, INC.	S3363954.001	Dripperline	14.49
PIPECO, INC.	S3365149.001	Forest Serice Rotor	17.26
PIPECO, INC.	S3366474.001	Hand Pump	35.00
SAWTOOTH WOOD PRODUCTS, I	0000112976	Chute	154.09
Total FACILITY MAINTENANCE:			10,007.23
POLICE			
01-4210-2515 VISION REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	703817	HRA Vision	12.90
01-4210-3100 OFFICE SUPPLIES & POSTAGE			
CHATEAU DRUG CENTER	2068427	Air Can	7.59
01-4210-3200 OPERATING SUPPLIES			
UNITED OIL	912309	39060 053119	60.85
01-4210-3620 PARKING OPS EQUIPMENT FEES			
OMNI PARK	120035	Subscription/Support	343.00
01-4210-4200 PROFESSIONAL SERVICES			
KETCHUM COMPUTERS, INC.	16081	Computer Support	938.25
Total POLICE:			1,362.59
FIRE & RESCUE			
01-4230-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP221719	HRA	553.12
01-4230-2515 VISION REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	703817	HRA Vision	77.65
01-4230-3200 OPERATING SUPPLIES FIRE			
ALSCO - AMERICAN LINEN DIVI	LBO11706541	5109 052719	29.75
ALSCO - AMERICAN LINEN DIVI	LBO11710470	5109 061019	29.75
ATKINSONS' MARKET	02720229	Flower Piper	11.40
ATKINSONS' MARKET	05190124	Supplies	3.15
ATKINSONS' MARKET	08372754	White Cloud Rive	13.77
GALL'S, LLC	012794649	Boots	267.95
BOUNDTREE MEDICAL	83230995	Medical Supplies	228.50
CHATEAU DRUG CENTER	2064132	Supplies	19.92
CHATEAU DRUG CENTER	2064968	Candles	12.33
CHATEAU DRUG CENTER	2065693	Candles	19.93
CHATEAU DRUG CENTER	2067680	Supplies	9.01
COPY & PRINT, L.L.C.	97206	Supplies	13.98
COPY & PRINT, L.L.C.	97925	Posters	117.50
DAVIS EMBROIDERY INC.	33445	Embroider Services	12.50
JOHNNY G'S SUBSHACK, LLC	49575	Food After Piper's Accident	123.12
MCKESSON	45040604	Sharps Container	66.84
MCKESSON	56421566	Ambulance Supplies	150.79
MCKESSON	56425830	Ambulance Supplies	127.25
MCKESSON	83381500	Ambulance Supplies	349.15
MCKESSON	83482026	Ambulance Supplies	84.01
NORCO	26399548	54794 050219	59.76
NORCO	26606170	52355 053119	33.54
US BANK	4977 052719	4977 - Wall Mount Tire Holder	76.31

Vendor Name	Invoice Number	Description	Net Invoice Amount
US BANK	7926 052719	7926 - 2 Fire Heavy Duty Racks	399.80
MUNICIPAL EMERGENCY SERIC	IN1344767	Nosecup	162.00
TTT ENVIRONMENTAL INSTRU	IS190235	Calibration Gas, etc	410.16
CURTIS TOOLS FOR HEROES	INV288749	Removable Letter Patch	308.42
01-4230-3210 OPERATING SUPPLIES EMS			
ATKINSONS' MARKET	05190124	Supplies	3.14
ATKINSONS' MARKET	08372754	White Cloud Rive	13.77
NORCO	26607182	54794 053119	231.88
NORTH AMERICAN RESCUE	IN372632	Tourniquets	186.68
US BANK	4977 052719	4977 - Amazon Credit Returned	65.62-
HENRY SCHEIN	65598536	Medical Supplies	281.68
01-4230-3500 MOTOR FUELS & LUBRICANTS FIRE			
UNITED OIL	912124	37267 053119	228.58
01-4230-3510 MOTOR FUELS & LUBRICANTS EMS			
UNITED OIL	912124	37267 053119	139.64
01-4230-5100 TELEPHONE & COMMUNICATION FIRE			
MTE COMMUNICATIONS	056983 060119	Digital Subscriber Line	17.47
01-4230-5110 TELEPHONE & COMMUNICATION EMS			
MTE COMMUNICATIONS	056983 060119	Digital Subscriber Line	17.47
01-4230-6010 REPAIR & MAINT-AUTO EQUIP EMS			
LES SCHWAB	11700554346	Tire Swap	105.00
01-4230-6100 REPAIR & MAINT--MACHINERY & EQ			
CURTIS TOOLS FOR HEROES	INV283938	Wrench	66.20
01-4230-6900 OTHER PURCHASED SERVICES FIRE			
REPORTING SYSTEMS	2019_4632	Semiannual invoice for Fire & EMS Combo	462.32
US BANK	4977 052719	4977 - Frames	17.52
01-4230-6910 OTHER PURCHASED SERVICES EMS			
REPORTING SYSTEMS	2019_4632	Semiannual invoice for Fire & EMS Combo	462.31
US BANK	4977 052719	4977 - Frames	17.52
Total FIRE & RESCUE:			5,956.92
STREET			
01-4310-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP221719	HRA	122.77
01-4310-2515 VISION REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	703817	HRA Vision	45.90
01-4310-3200 OPERATING SUPPLIES			
US BANK	2022 052719	2022 - Credit	39.99-
01-4310-3500 MOTOR FUELS & LUBRICANTS			
WEX BANK	59029702	Fuel Purchases	165.00
UNITED OIL	912126	37269 053119	1,502.52
US BANK	2022 052719	2022 - Fuel	125.00

Vendor Name	Invoice Number	Description	Net Invoice Amount
01-4310-4200 PROFESSIONAL SERVICES			
CENTRAL DRUG SYSTEM, INC.	296353	Drug Processing Fees	76.50
BACKGROUND INVESTATION B	CIT025060119-	Background Checks	17.15
01-4310-4900 PERSONNEL TRAINING/TRAVEL/MTG			
SWIDRISKI, MARK	060319	Reimbursement for Travel	69.76
MCSTAY, BRUCE	060319	Reimbursement for Meals	34.48
01-4310-5200 UTILITIES			
CITY OF KETCHUM	060419	9993 - May	82.35
CITY OF KETCHUM	060419	9999 - May	110.49
INTERMOUNTAIN GAS	3264933000 05	3264933000 052419	200.53
INTERMOUNTAIN GAS	3264933000 05	3264933000 052419	47.28
INTERMOUNTAIN GAS	49439330009 0	49439330009 052419	21.40
01-4310-6100 REPAIR & MAINT--MACHINERY & EQ			
NAPA AUTO PARTS	974757	Parts	8.68
SNAKE RIVER HYDRAULICS	339155	Bucket Truck Parts	58.12
WATTS HYDRAULIC & REPAIR	3998	Late Fee from Streets	10.67
WHITE CLOUD COMMUNICATIO	94221	connector for 2way radio	25.00
01-4310-6910 OTHER PURCHASED SERVICES			
ALSCO - AMERICAN LINEN DIVI	LBO11708055	5831 053119	43.63
ALSCO - AMERICAN LINEN DIVI	LBO11709984	5831 060719	43.63
NORCO	26606250	53271 053119	215.61
TREASURE VALLEY COFFEE IN	2160 06132718	Cream	19.60
CINTAS FIRST AID & SAFETY	5013992115	First Aid Supplies	128.31
01-4310-6920 SIGNS & SIGNALIZATION			
ECONO SIGNS LLC	10-952698	Signage	391.10
US BANK	2022 052719	2022 - Signage	745.44
US BANK	2022 052719	2022 - Roadway Paint Markers	569.78
01-4310-6950 MAINTENANCE & IMPROVEMENTS			
ANDERSON ASPHALT PAVING I	6914	Asphalt	763.20
COLOR HAUS, INC.	220491	Tray Liner	4.98
WALKER SAND AND GRAVEL	609284	Road Base	596.28
WALKER SAND AND GRAVEL	609610	Crushed Fines	800.02
WALKER SAND AND GRAVEL	610179	Screened Chip	1,630.25
WALKER SAND AND GRAVEL	610751	Screened Chip	1,892.63
WALKER SAND AND GRAVEL	611407	Chips	1,700.25
WALKER SAND AND GRAVEL	612096	Chips	876.19
WALKER SAND AND GRAVEL	612306	Chips	425.06
WALKER SAND AND GRAVEL	613844	Chips	428.63
Total STREET:			13,958.20
RECREATION			
01-4510-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP221719	HRA	306.66
01-4510-2515 VISION REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	703817	HRA Vision	16.50
NBS-NATIONAL BENEFIT SERVI	CP221719	HRA Vision	175.00
01-4510-3200 OPERATING SUPPLIES			
A.C. HOUSTON LUMBER CO.	014-164738	spray paint	23.96

Vendor Name	Invoice Number	Description	Net Invoice Amount
A.C. HOUSTON LUMBER CO.	1906-511961	spray Paint	18.36
IDAHO LUMBER & HARDWARE	777349	Supplies	41.66
IDAHO LUMBER & HARDWARE	777848	Lime	36.66
PIONEER MANUFACTURING CO	INV721372	Fuel and Quick Stripe	254.00
01-4510-3250 RECREATION SUPPLIES			
A.C. HOUSTON LUMBER CO.	1906-511230	Paint Roller Supplies	6.37
ATKINSONS' MARKET	05191507	Watermelon and Charcoal	32.85
PRESS PRINT HOUSE	1081	Shirts	180.00
US BANK	7926 052719	7926 - Blenders and Fruit	148.38
US BANK	7926 052719	7926 - Tablecloth	18.99
US BANK	7926 052719	7926 - Climbing Webbing	11.95
US BANK	7926 052719	7926 - Origami Supplies	42.94
US BANK	7926 052719	7926 - Mixing Bowls	21.98
US BANK	7926 052719	7926 - Knife Set	9.59
US BANK	7926 052719	7926 - 4 Knives	31.08
US BANK	7926 052719	7926 - Spatulas	29.98
US BANK	7926 052719	7926 - EMS Trauma Bags	230.00
US BANK	7926 052719	7926 - Washcloths	13.99
US BANK	7926 052719	7926 - Colored Pencils	33.85
US BANK	7926 052719	7926 - Measuring Cups and Pans	110.04
US BANK	7926 052719	7926 - 8 Jump Ropes	47.60
US BANK	7926 052719	7926 - Hand Mixers	69.98
COACH CLIFF'S GAGA BALL PIT	060719	Ball Pit	398.30
01-4510-3300 RESALE ITEMS-CONCESSION SUPPLY			
ATKINSONS' MARKET	02725034	Concessions	31.20
US BANK	7926 052719	7926 - Blenders and Fruit	171.35
US BANK	7926 052719	7926 - Baking Supplies	106.92
01-4510-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	912125	37268 053119	103.79
01-4510-4200 PROFESSIONAL SERVICE			
BACKGROUND INVESTATION B	CIT025060119-	Background Checks	121.45
01-4510-5200 UTILITIES			
INTERMOUNTAIN GAS	31904030009 0	31904030009 052419	55.71
01-4510-6100 REPAIR & MAINT--MACHINERY & EQ			
WILRO PLUMBERS LLC	13860	Atkinson's Park Dishwasher Checks	100.00
Total RECREATION:			3,001.09
Total GENERAL FUND:			160,445.96
WAGON DAYS FUND			
WAGON DAYS EXPENDITURES			
02-4530-4240 CONCERT			
PARADIGM TALENT AGENCY L	060319	Wagon Days Artist	4,250.00
Total WAGON DAYS EXPENDITURES:			4,250.00
Total WAGON DAYS FUND:			4,250.00
GENERAL CAPITAL IMPROVEMENT FD			

Vendor Name	Invoice Number	Description	Net Invoice Amount
GENERAL CIP EXPENDITURES			
03-4193-6000 GUY COLES SKATEPARK			
OPEN SPACES NORTHWEST	62004	Extended Contract	1,250.00
03-4193-7190 SIDEWALK/LIGHTING			
ALLEN CONSTRUCTION, INC.	20334 - 2	20334 - 2 Sidewalk Infill	111,604.57
03-4193-7400 COMPUTER/COPIER LEASING			
GREAT AMERICA FINANCIAL SE	24870805	Copier Leasing	1,822.78
Total GENERAL CIP EXPENDITURES:			114,677.35
Total GENERAL CAPITAL IMPROVEMENT FD:			114,677.35
ORIGINAL LOT FUND			
ORIGINAL LOT TAX			
22-4910-6060 EVENTS/PROMOTIONS			
A.C. HOUSTON LUMBER CO.	014-165195	Duct Tape	9.99
CHATEAU DRUG CENTER	2063373	Supplies	8.53
ELKINS, LARRY	061019	Summer Solstice - Balloon Artist	275.00
DAISY'S WORKSHOP	9648	Kids Workshop	300.00
PETERSON, JENS	053119	Sound Equipment	500.00
SENSUS RAD TRAILS	INV-0004	Pumptrack Construction	2,525.00
Total ORIGINAL LOT TAX:			3,618.52
Total ORIGINAL LOT FUND:			3,618.52
ADDITIONAL1%-LOT FUND			
ADDITIONAL 1%-LOT			
25-4910-4220 SUN VALLEY AIR SERVICE BOARD			
SUN VALLEY AIR SERVICE BOA	060519	April 2019 Additional 1%	110,931.24
SUN VALLEY AIR SERVICE BOA	060519	Direct Cost's	5,522.66-
Total ADDITIONAL 1%-LOT:			105,408.58
Total ADDITIONAL1%-LOT FUND:			105,408.58
WATER FUND			
WATER EXPENDITURES			
63-4340-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP221719	HRA	1,743.38
63-4340-2515 VISION REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	703817	HRA Vision	13.15
63-4340-3200 OPERATING SUPPLIES			
ALSCO - AMERICAN LINEN DIVI	LBO11702393	5192 051019	22.49
ALSCO - AMERICAN LINEN DIVI	LBO11702395	5493 051019	55.79
ALSCO - AMERICAN LINEN DIVI	LBO11710013	5192 060719	22.49
ALSCO - AMERICAN LINEN DIVI	LBO11710015	5493 060719	55.79
PIPECO, INC.	S3377105.001	Paint	133.71
WEBB LANDSCAPING	K-IN-132248	Grass Seed	23.97

Vendor Name	Invoice Number	Description	Net Invoice Amount
63-4340-3250 LABORATORY/ANALYSIS			
GO-FER-IT	85841	292 - 053119	36.00
MAGIC VALLEY LABS, INC.	12389	Drinking water testing	1,126.00
63-4340-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	912128	37271 053119	559.84
63-4340-3800 CHEMICALS			
GEM STATE WELDERS SUPPLY,I	E259264	55 gal T-Chlor	492.48
63-4340-4200 PROFESSIONAL SERVICES			
COPY & PRINT, L.L.C.	96212	Maps	991.42
DIG LINE	0060634-IN	0000167 053119	254.89
63-4340-4900 PERSONNEL TRAINING/TRAVEL/MTG			
IDAHO BUREAU OF OCCUPATIO	061119	Gio Tognoni License Upgrade	62.00
IDAHO BUREAU OF OCCUPATIO	061219	Kellen Chatterton License Upgrade	62.00
63-4340-5200 UTILITIES			
IDAHO POWER	2202458903 05	2202458903 052119	89.19
IDAHO POWER	2203658592 05	2203658592 052819	6,094.34
IDAHO POWER	2206786259 05	2206786259 052119	30.76
INTERMOUNTAIN GAS	3264933000 05	3264933000 052419	23.90
INTERMOUNTAIN GAS	3264933000 05	3264933000 052419	62.59
63-4340-6000 REPAIR & MAINT-AUTO EQUIP			
RIVER RUN AUTO PARTS	6538-142005	Parts	7.25
63-4340-6100 REPAIR & MAINT-MACH & EQUIP			
A.C. HOUSTON LUMBER CO.	014-158522	Supplies	7.99
A.C. HOUSTON LUMBER CO.	1906-510956	Quick Link	4.18
EAGLE GATE SYSTEMS LLC	4953	Annual Gate Service	123.75
LES SCHWAB	11700555494	Radial Tube and Service	144.99
Total WATER EXPENDITURES:			12,244.34
WATER DEBT SERVICE EXPENDITRES			
63-4800-4200 PROF.SERVICES-PAYING AGENT			
ZIONS BANK	3872588B-5	Revenue Bond Series 2015B Admin Fee	450.00
Total WATER DEBT SERVICE EXPENDITRES:			450.00
Total WATER FUND:			12,694.34
WATER CAPITAL IMPROVEMENT FUND			
WATER CIP EXPENDITURES			
64-4340-7650 WATER METERS			
FERGUSON ENTERPRISES, INC.	0712726-1	20316 Meters	182.04
64-4340-7800 CONSTRUCTION			
FERGUSON ENTERPRISES, INC.	0715015	Meter Boxes and Assembly	4,171.94
SILVER CREEK SUPPLY	S1999039.001	Curb Stop	209.56
64-4340-7802 KETCHUM SPRING WA CONVERSION			
LUNCEFORD EXCAVATION, INC.	9974	Asphalt Patches	2,635.43

Vendor Name	Invoice Number	Description	Net Invoice Amount
USA BLUEBOOK	911769	Power Seal and Hach	502.30
USA BLUEBOOK	911975	Power Seal	135.97
Total WATER CIP EXPENDITURES:			7,837.24
Total WATER CAPITAL IMPROVEMENT FUND:			7,837.24
WASTEWATER FUND			
WASTEWATER EXPENDITURES			
65-4350-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP221719	HRA	268.48
65-4350-2515 VISION REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	703817	HRA Vision	32.75
NBS-NATIONAL BENEFIT SERVI	CP221719	HRA Vision	211.00
65-4350-3200 OPERATING SUPPLIES			
ALSCO - AMERICAN LINEN DIVI	LBOI1702393	5192 051019	22.49
ALSCO - AMERICAN LINEN DIVI	LBOI1702394	5292 051019	103.01
ALSCO - AMERICAN LINEN DIVI	LBOI1710013	5192 060719	22.49
ALSCO - AMERICAN LINEN DIVI	LBOI1710014	5292 060719	103.01
CHATEAU DRUG CENTER	2064155	Supplies	5.02
D & B SUPPLY INC.	74431	Uniforms	109.97
D & B SUPPLY INC.	74673	Uniforms	132.97
US BANK	9642 052719	9642 - Dryer Balls	16.95
WOOD RIVER LOCK SHOP, LLC	14234	Keys and Sylinders	111.00
65-4350-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	9007	37270 052419	4,063.50
UNITED OIL	912127	37270 053119	217.28
65-4350-4200 PROFESSIONAL SERVICES			
ANALYTICAL LABORATORIES, I	63054	chemicals and flow meter calibration	1,942.10
CENTRAL DRUG SYSTEM, INC.	296353	Drug Processing Fees	148.50
BACKGROUND INVESTATION B	CIT025060119-	Background Checks	23.95
65-4350-4900 PERSONNEL TRAINING/TRAVEL/MTG			
IDAHO BUREAU OF OCCUPATIO	061019	Jeff Gilbertson Land App Licensure	92.00
65-4350-5200 UTILITIES			
IDAHO POWER	2202703357 05	2202703357 052119	79.41
IDAHO POWER	2206786259 05	2206786259 052119	30.77
INTERMOUNTAIN GAS	3264933000 05	3264933000 052419	162.25
INTERMOUNTAIN GAS	3264933000 05	3264933000 052419	26.69
INTERMOUNTAIN GAS	3264933000 05	3264933000 052419	9.79
INTERMOUNTAIN GAS	3264933000 05	3264933000 052419	23.89
65-4350-6100 REPAIR & MAINT-MACH & EQUIP			
EAGLE GATE SYSTEMS LLC	4953	Annual Gate Service	123.75
PIPECO, INC.	S3365783.001	Netafim Techline	102.65
PIPECO, INC.	S3373197.001	Barb Wire	5.16
PIPECO, INC.	S3375548.001	Poly Pipe	66.54
PIPECO, INC.	S3382169.001	Supplies	6.76
PIPECO, INC.	S3385201.001	Supplies	84.97
US BANK	9642 052719	9642 - Hand Held Gas Detector	189.05
US BANK	9642 052719	9642 - Lovejoy Spider	107.34
US BANK	9642 052719	9642 - Lovejoy Spider	46.19

Vendor Name	Invoice Number	Description	Net Invoice Amount
Total WASTEWATER EXPENDITURES:			8,691.68
WASTEWATER DEBT SERVICE EXP			
65-4800-4200 PROF.SERVICES-PAYING AGENT			
ZIONS BANK	3872584C-5	Revenue bond Series 2014C - Admin Fee	450.00
Total WASTEWATER DEBT SERVICE EXP:			450.00
Total WASTEWATER FUND:			9,141.68
WASTEWATER CAPITAL IMPROVE FND			
WASTEWATER CIP EXPENDITURES			
67-4350-7810 HEADWORKS CONSTR. & EQUIP.			
HDR ENGINEERING, INC.	1200196633	20175 1200196633	6,672.39
RSCI	13	20167 - 13	39,797.00
BIOAIR SOLUTIONS LLC	1-19089	Headworks Foul Air 5%	7,634.65
Total WASTEWATER CIP EXPENDITURES:			54,104.04
Total WASTEWATER CAPITAL IMPROVE FND:			54,104.04
PARKS/REC DEV TRUST FUND			
PARKS/REC TRUST EXPENDITURES			
93-4900-6800 KETCHUM ARTS COMMISSION			
MCCALL, KEN	061119	Art Semi-finalist	500.00
EDWARDS, MIGUEL	061019	Art on Forth	2,500.00
VADER, PATRICIA	061019	Art on Forth	2,500.00
NEUMANN, MATTHIAS	061019	Art on Forth	2,500.00
ASCHEIM, DEBORAH	061119	Art Semi-finalist	500.00
CARVER, DWAIN	061119	Art Semi-finalist	500.00
Total PARKS/REC TRUST EXPENDITURES:			9,000.00
Total PARKS/REC DEV TRUST FUND:			9,000.00
Grand Totals:			481,177.71

Report Criteria:

Invoices with totals above \$0 included.
 Paid and unpaid invoices included.
 [Report].GL Account Number = "0110000000"- "9648008200", "9910000000"- "9911810000"
 Invoice Detail Voided = Yes,No



City of Ketchum

June 17, 2019

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to Receive and File Treasurer's Monthly Financial Report

Recommendation and Summary

Staff is recommending the council receive and file the Treasurer's monthly report in accordance with statutory requirements and adopt the following motion:

"I move to receive and file the Treasurer's financial report."

The reasons for the recommendation are as follows:

- State statute establishes requirements for monthly financial reports from the City Treasurer.

Introduction and History

Idaho State Statute 50-208 establishes requirements for monthly financial reports from the City Treasurer to the Council. The Statute provides that the Treasurer "render an accounting to the city council showing the financial condition of the treasury at the date of such accounting."

Analysis

Pursuant to the above statutory requirements, enclosed for Council review is a monthly financial report showing the financial condition of the City in the current fiscal year. This report, along with complete financial statements, is available on the City's website.

Financial Impact

There is no financial impact to this reporting.

Attachments

- Attachment A: Monthly Financial Report Charts



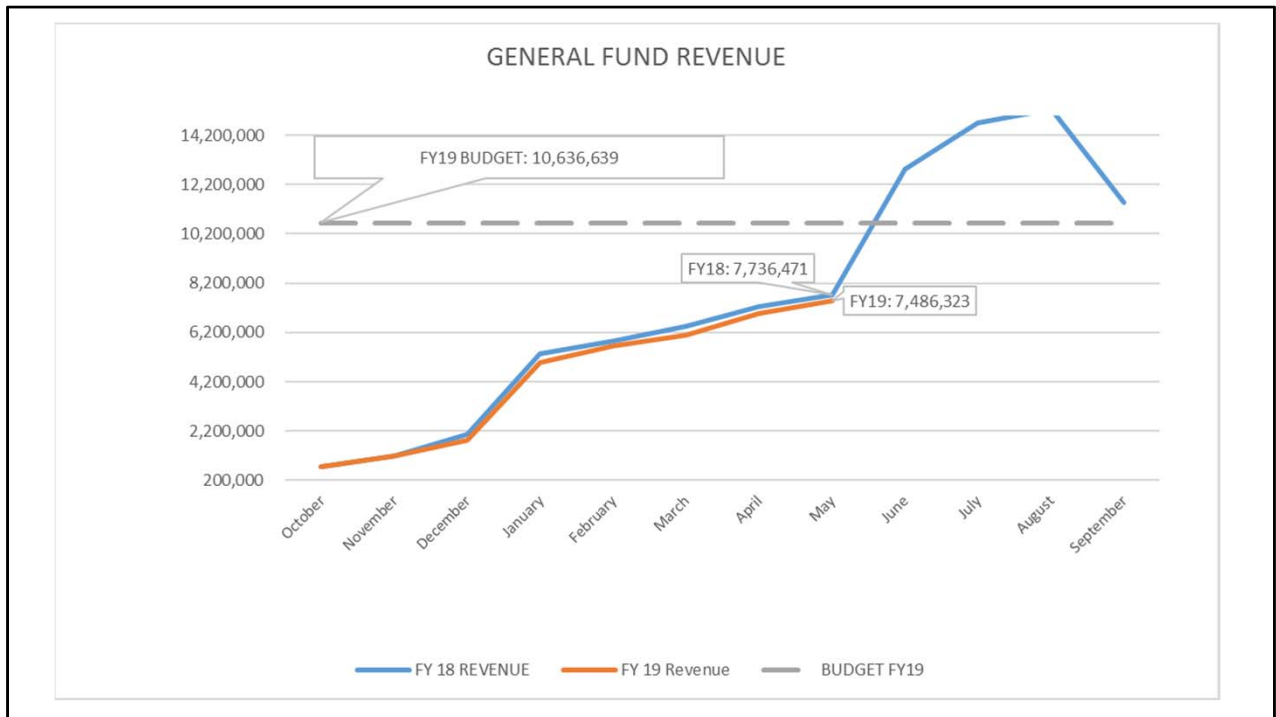
Monthly Financial Reports

As of May 31, 2019

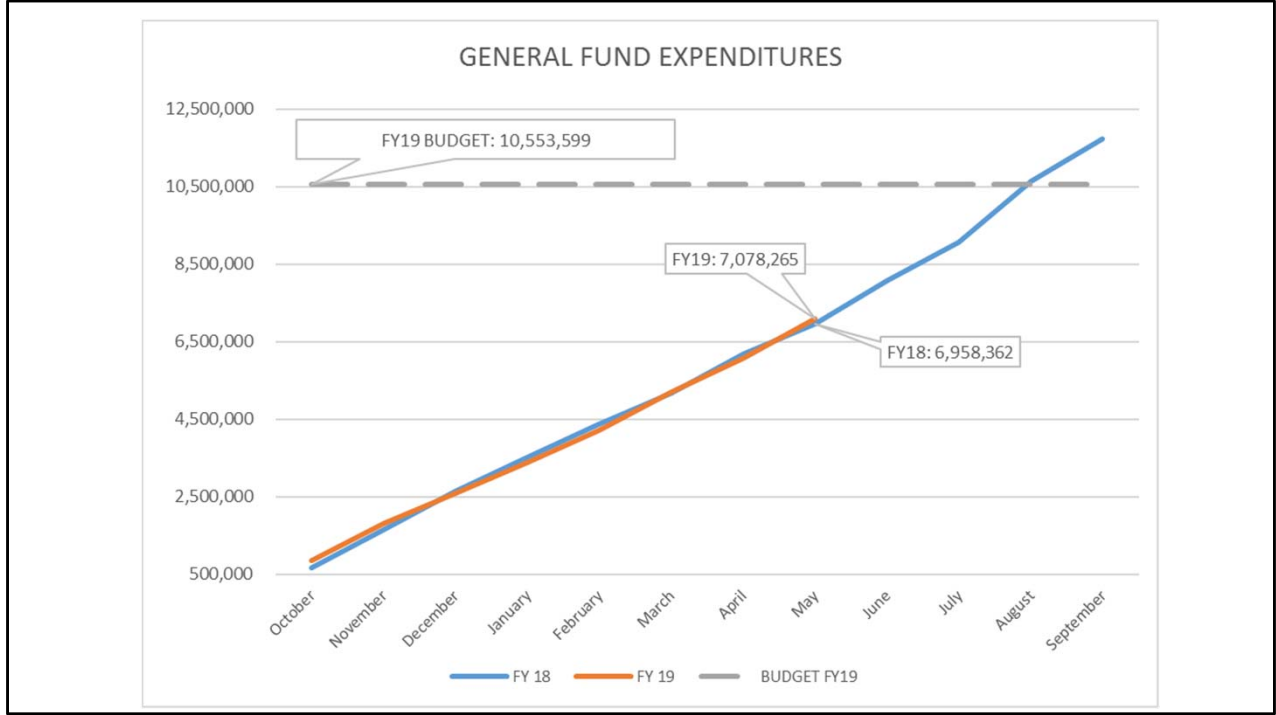
This packet is divided into three sections: (1) General Fund charts (pages 2-13); (2) Original LOT charts (pages 14-18); (3) Enterprise Fund charts (pages 19-23); and Off-Street Parking Lot charts (pages 24-28).

Each chart includes information on current progress relative to the prior year and also the current budget. Where deviations are 5% or greater, an explanation on the major drivers of such changes is included.

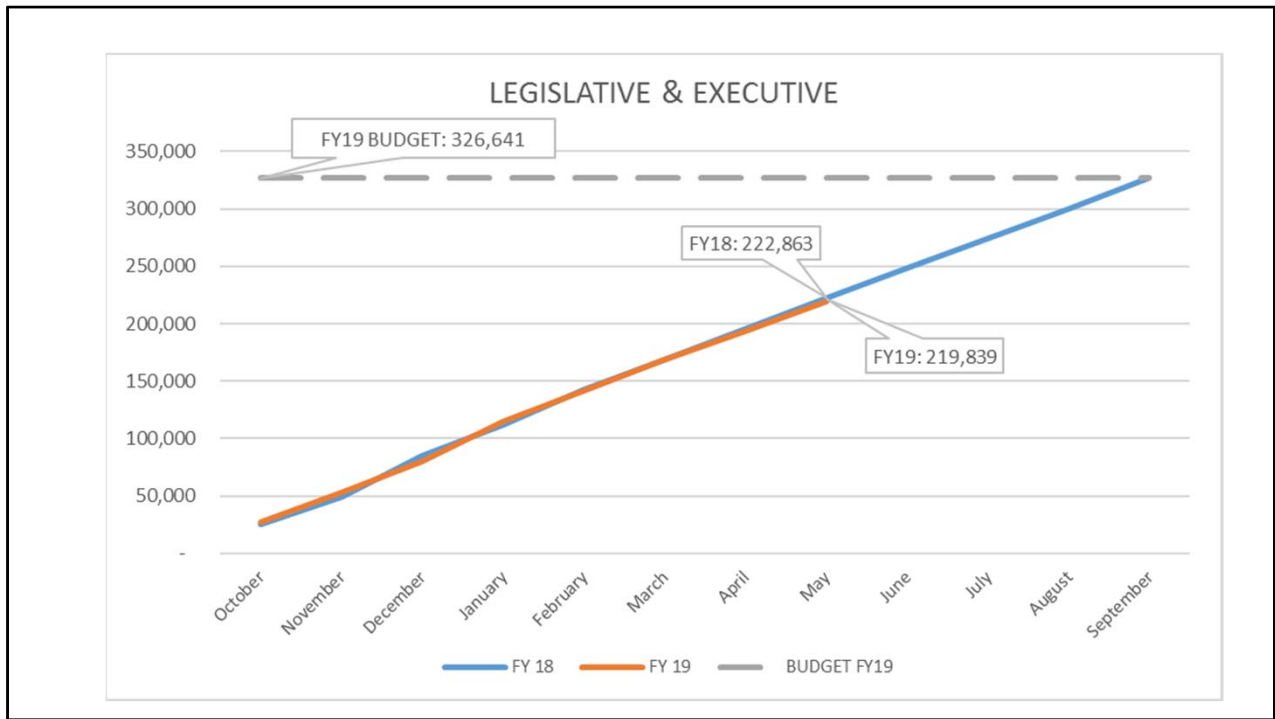
General Fund



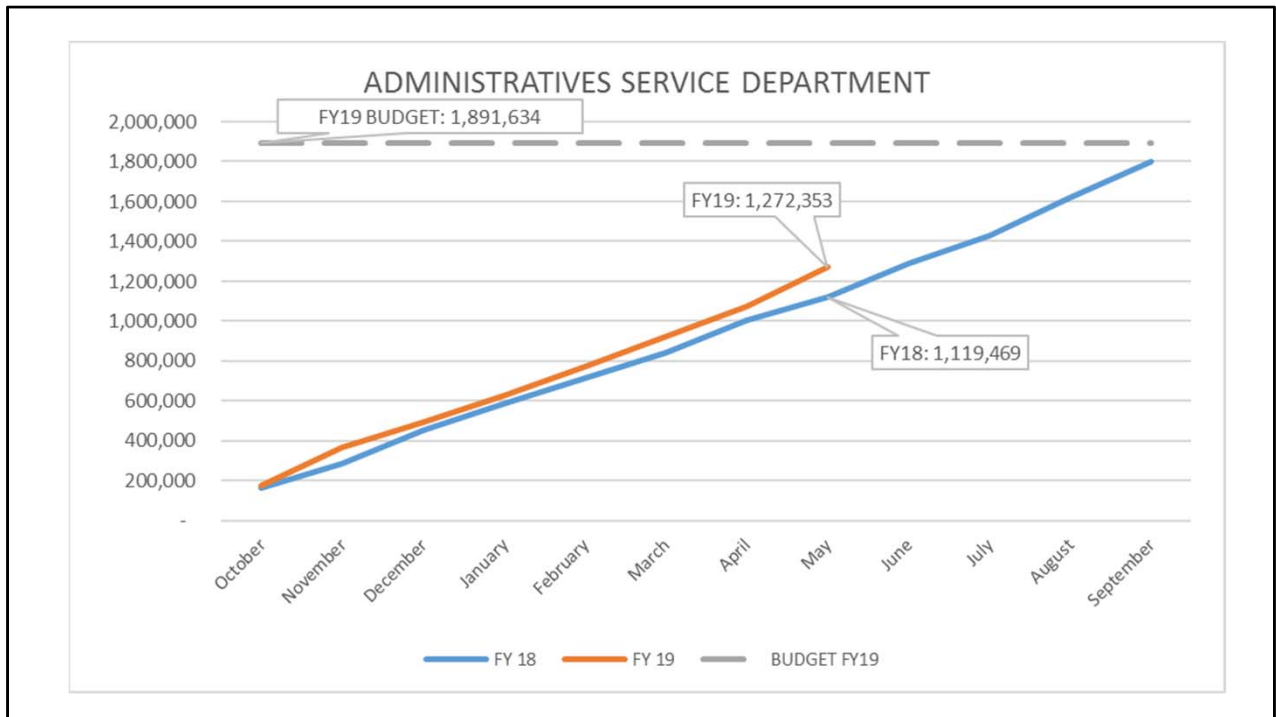
The General Fund revenues are down approximately \$250,148 (3.2%) in FYTD.



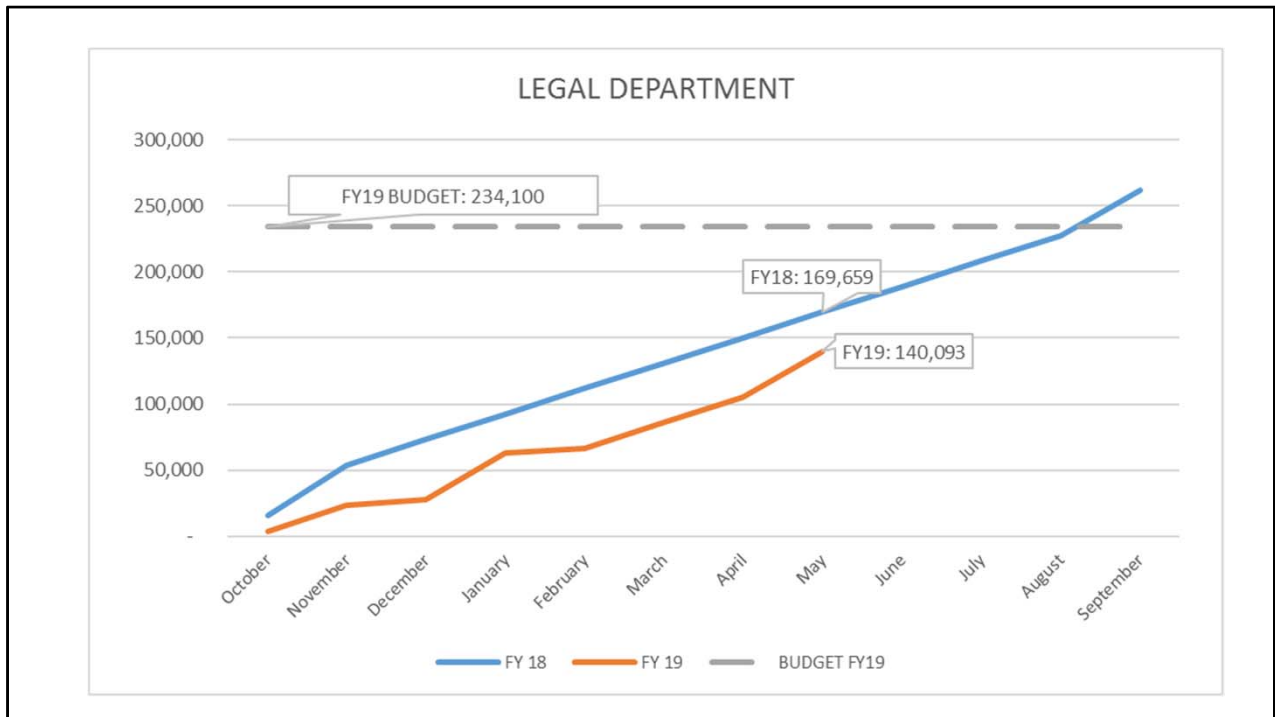
The General Fund expenditures are up \$119,903 (1.7%) FYTD.



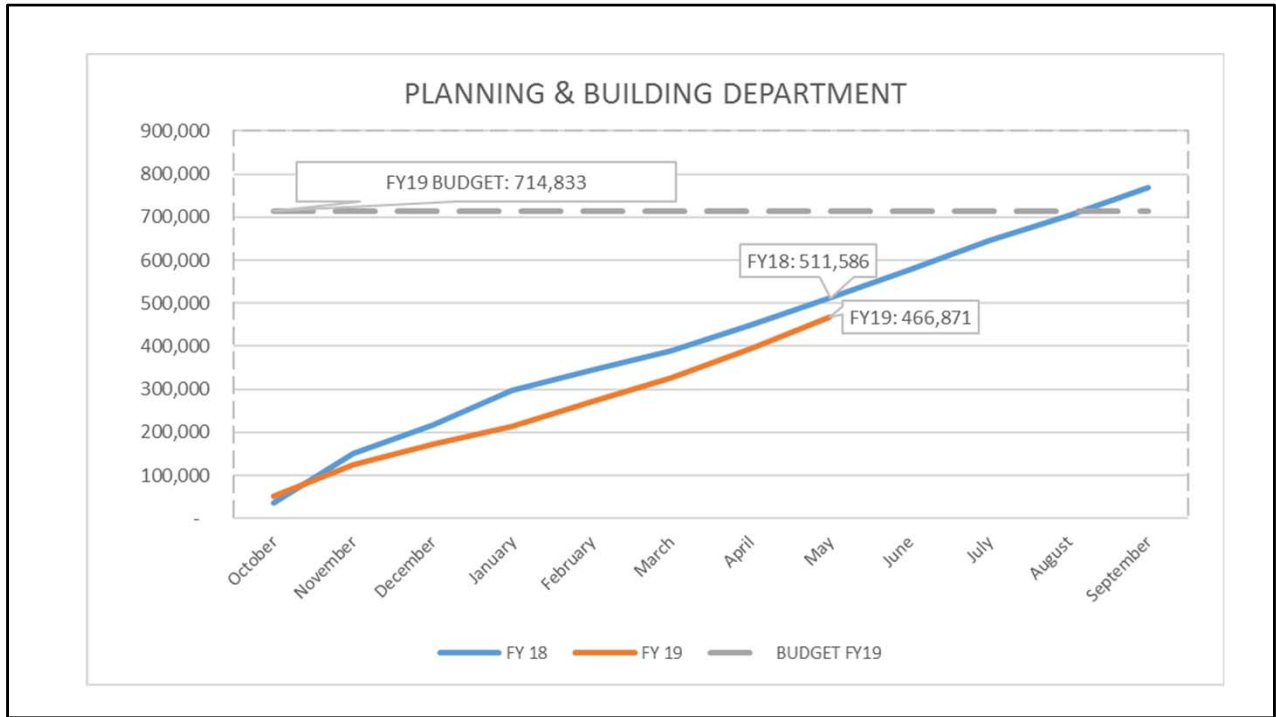
The Legislative & Executive Department expenditures are down \$3,024 (1.4%) FYTD.



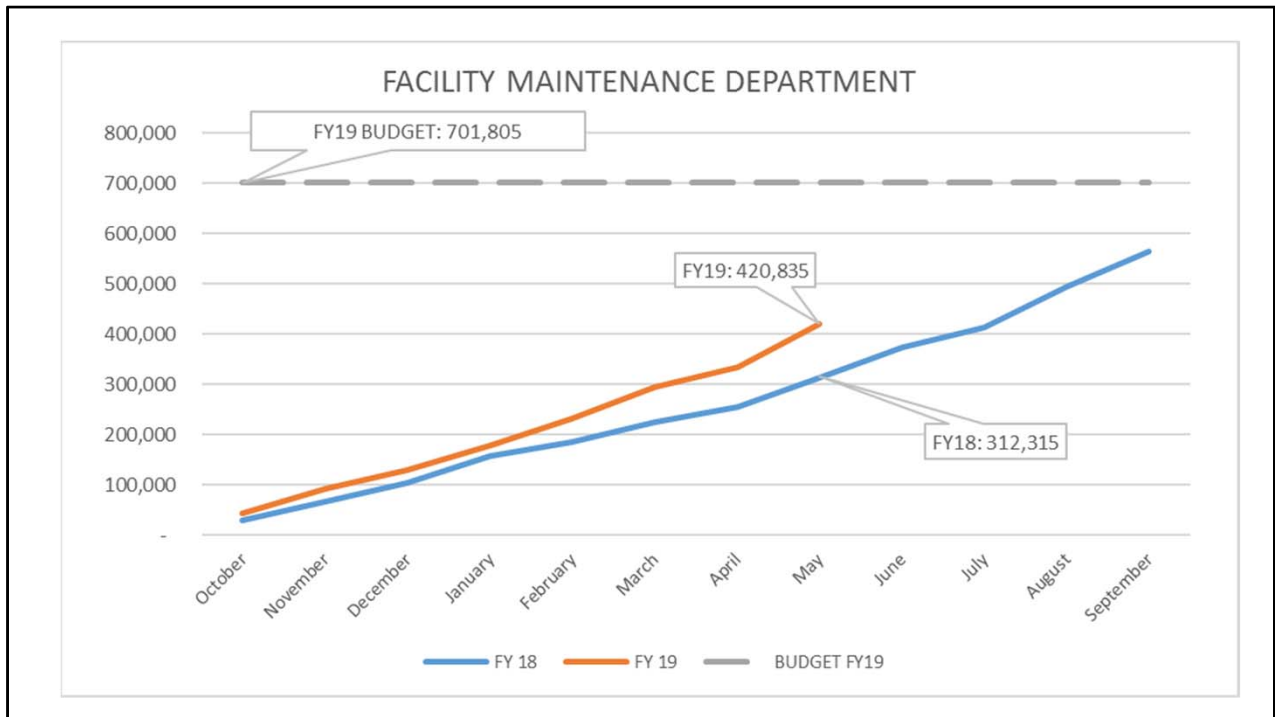
The Administrative Services Department expenditures are up 152,884 (13.7%) FYTD. This increase is due largely to increased salary and benefit costs and an increase in information technology expenses.



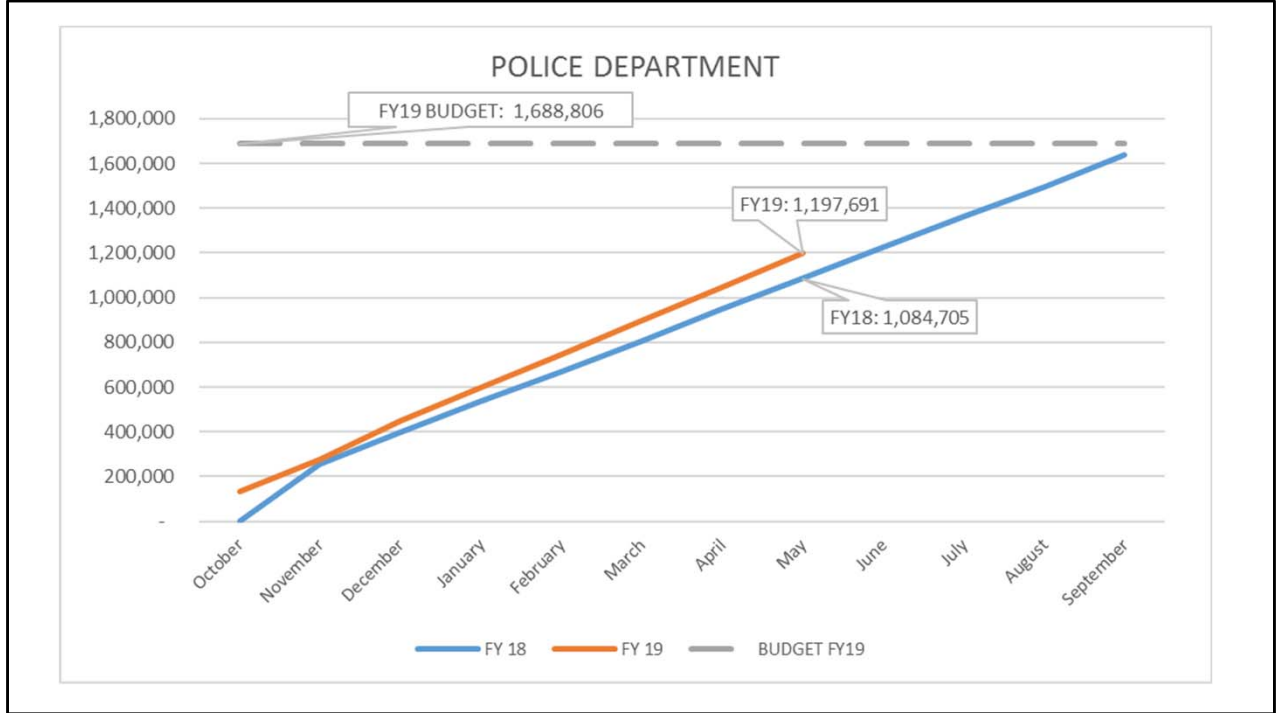
The Legal Department expenditures are down \$25,566 (17.4%) FYTD. This decrease is largely due to the timing of the contract billing with White Peterson relative to the prior year.



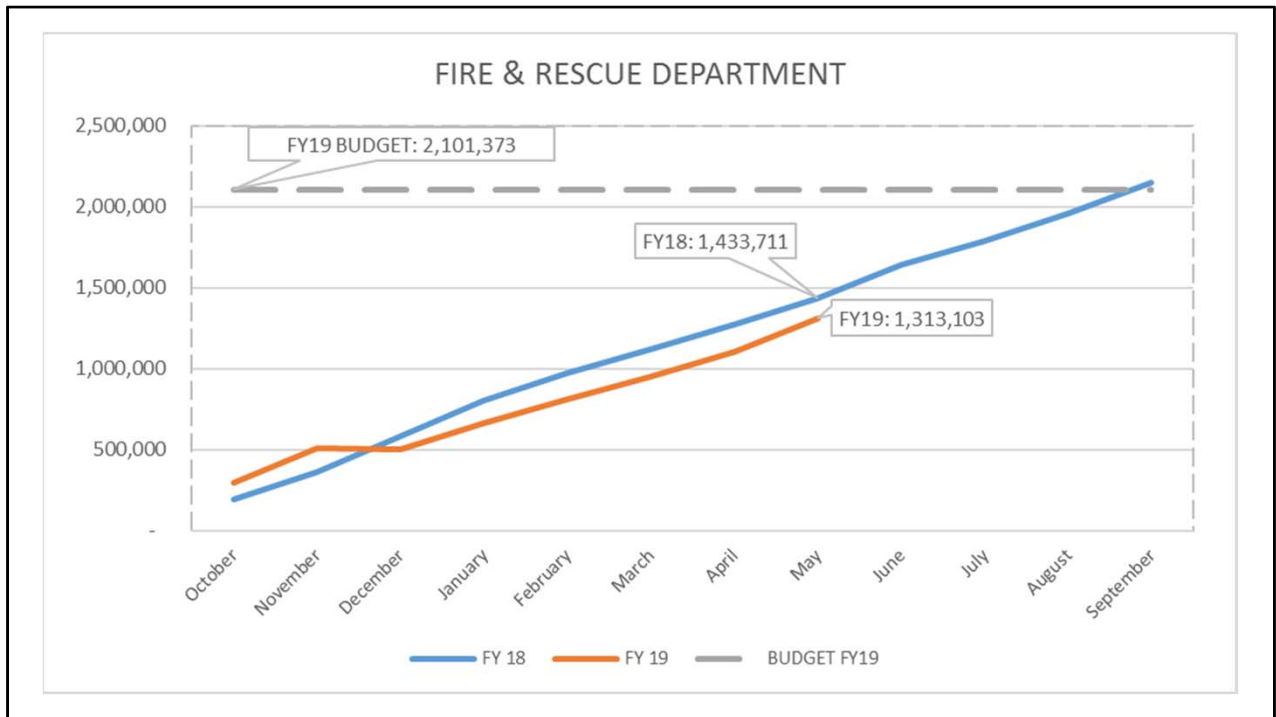
The Planning & Building Department expenditures are down \$44,715 (8.7%) FYTD. This decrease is largely due to payments to the Idaho Division of Building Safety related to permits and plan review. This expenditure decrease corresponds to the lower general fund revenue noted on slide 3.



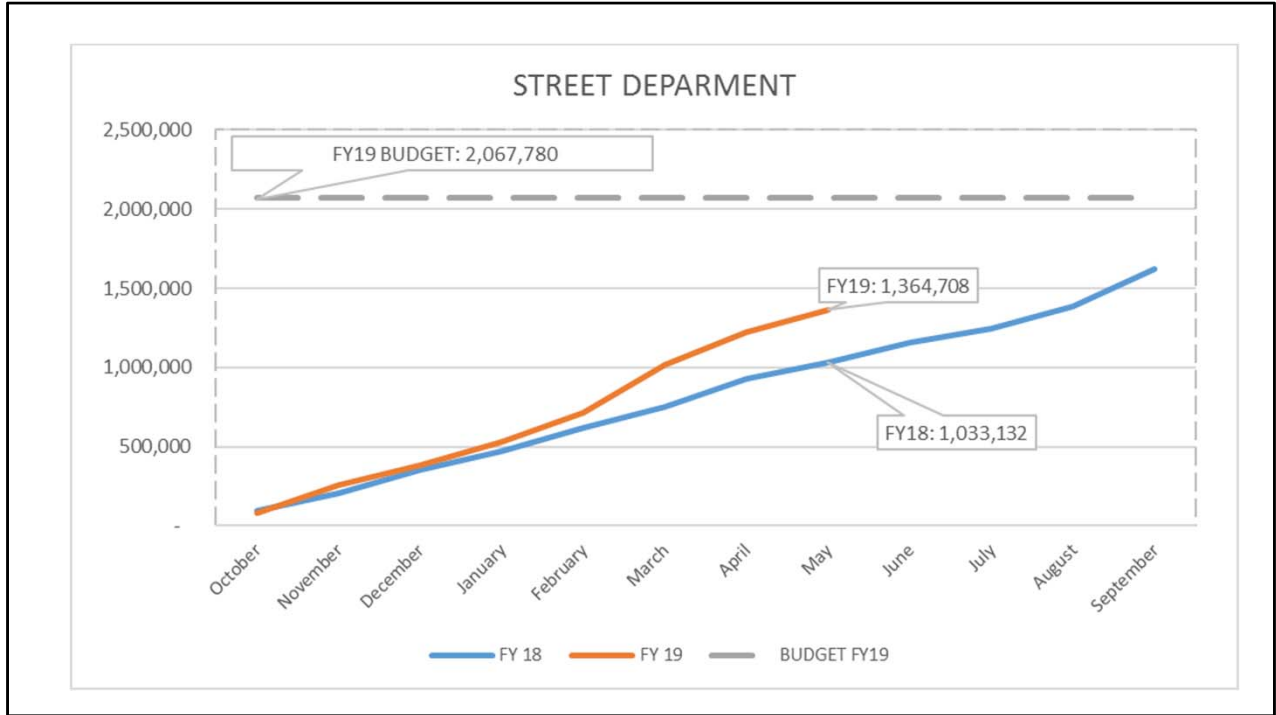
The Facilities Maintenance Department expenditures are up \$108,520 (34.7%) FYTD. This increase is largely due to increased salary and benefit expenditures as the department has filled previously vacant positions. Also, professional service costs for snow removal are greater than last year.



The Police Department expenditures are up \$112,986 (10.4%) FYTD. This increase is due to changes in the Blaine County Sheriff’s Office contract.

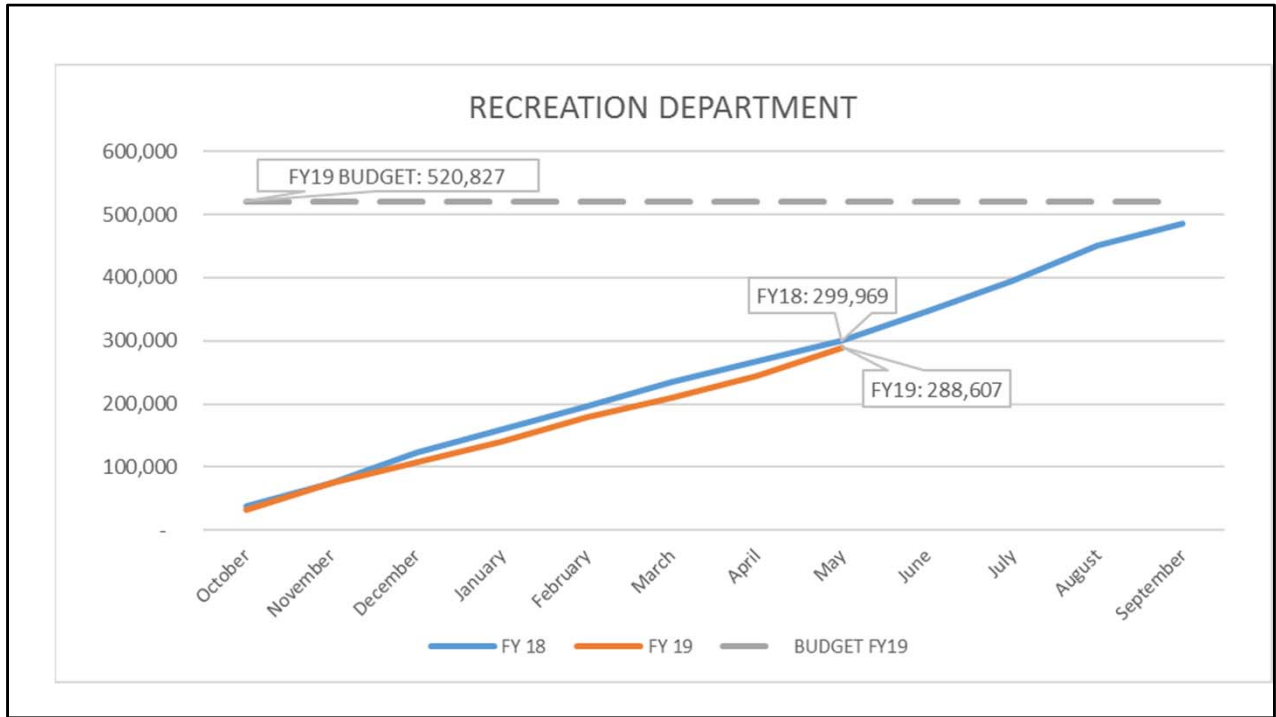


The Fire & Rescue Department expenditures are down \$120,608 (8.4%) FYTD. This decrease is largely due to reduced salary and benefit costs associated with a department vacancy and also the timing of billings from the City of Sun Valley for management services. This decrease is partially one of timing and that component is expected to disappear in June.



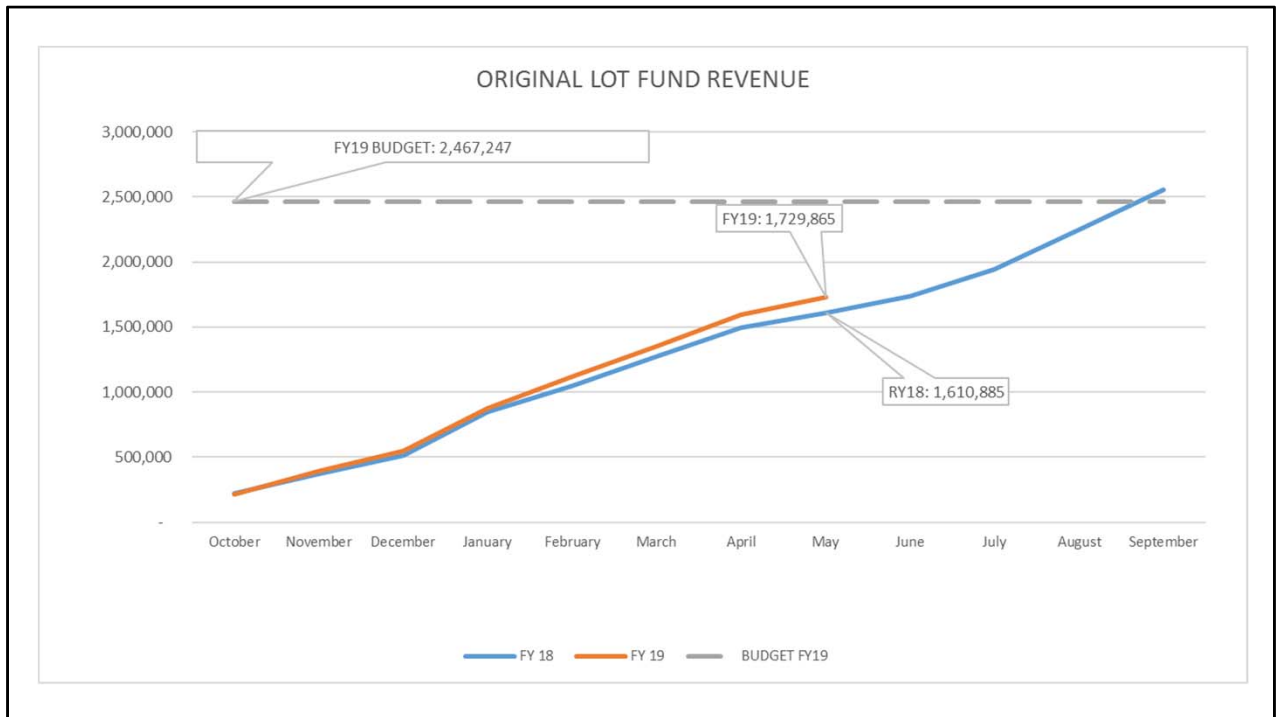
The Streets Department expenditures are up \$331,576 (32.1%) FYTD. This increase is due to:

1. Salary and benefit expenditures as the department has filled previously vacant positions; and
2. Professional service and equipment repair costs for snow removal, which are expected to be approximately \$200,000 over budget.

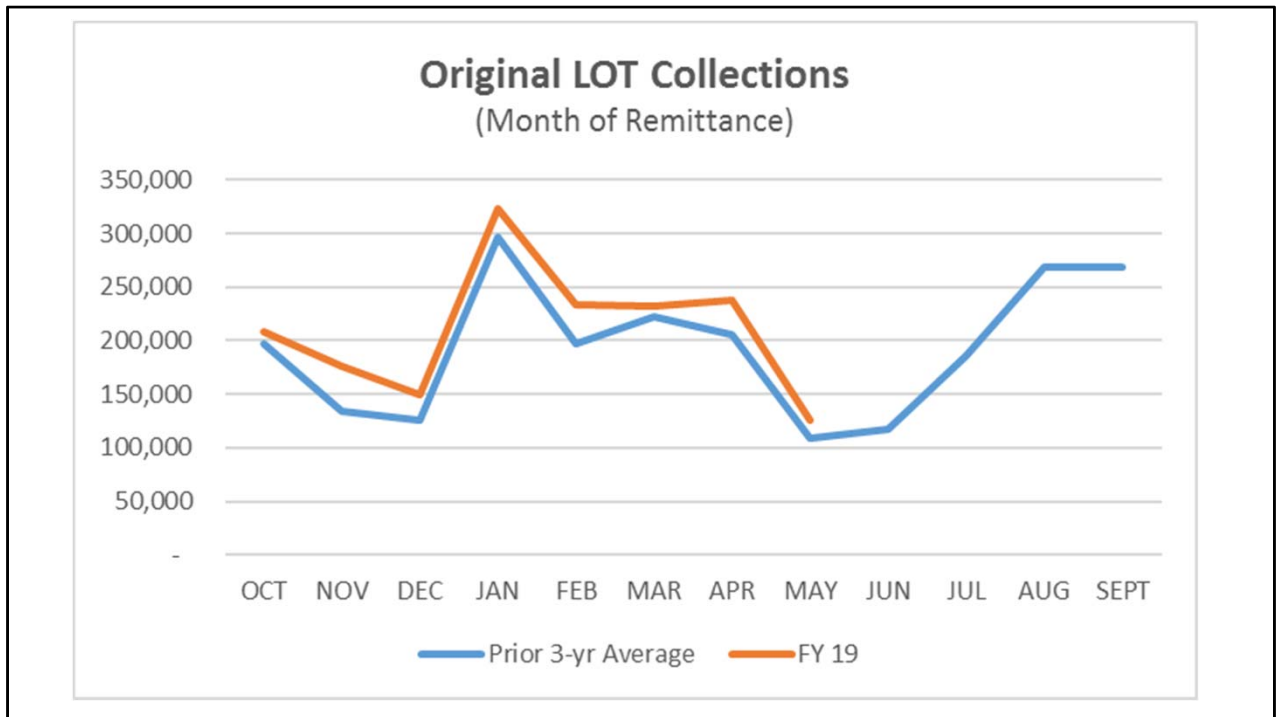


The Recreation Department expenditures are down \$11,362 (3.8%) FYTD.

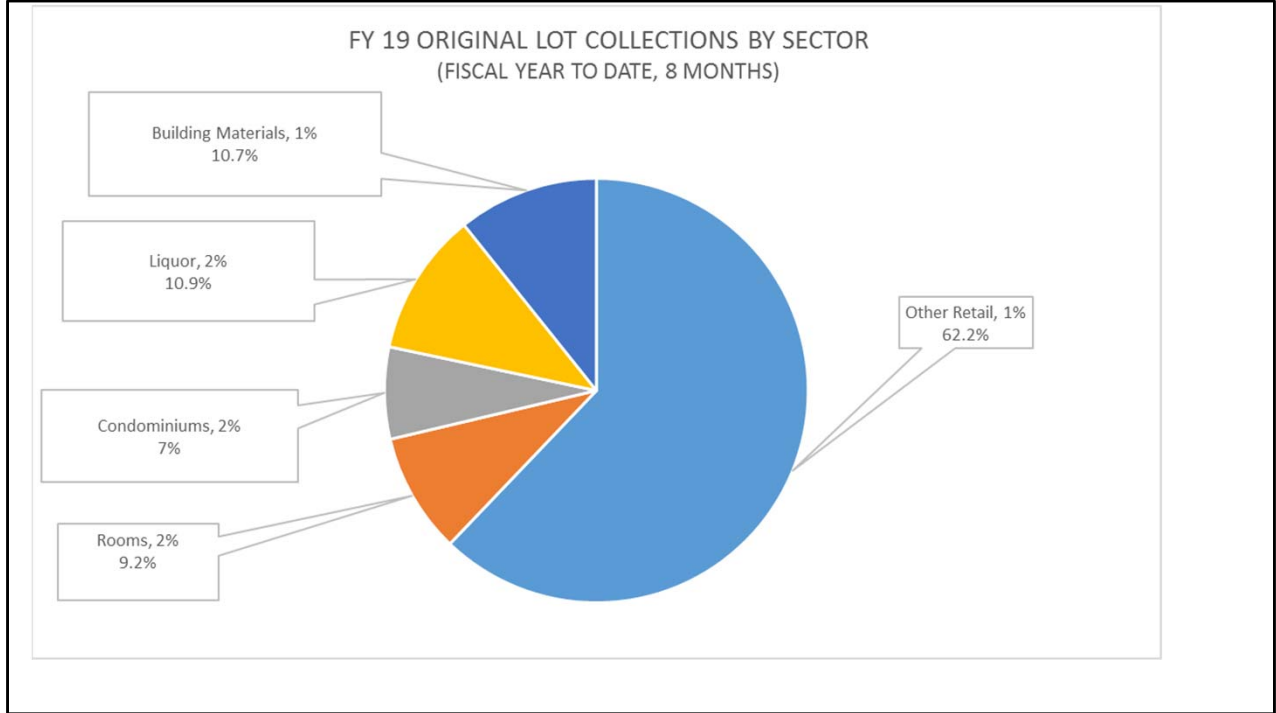
LOT Analysis



Revenue to the Original LOT Fund is up approximately \$118,980 (7.4%) FYTD due to greater tax receipts.

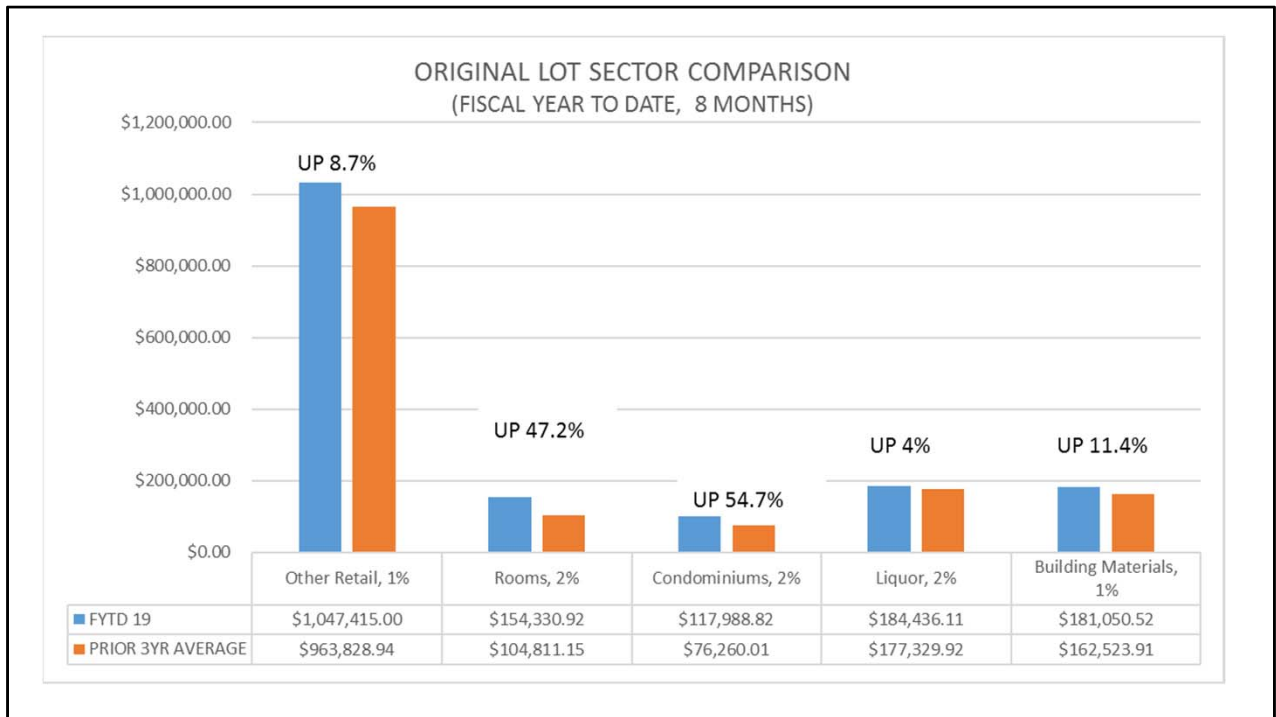


Revenues from Original LOT covered sales are up approximately 13.5% over the average of the prior three years.



To date in FY 19 (8 months), Original LOT collections have been generated by each sector as follows:

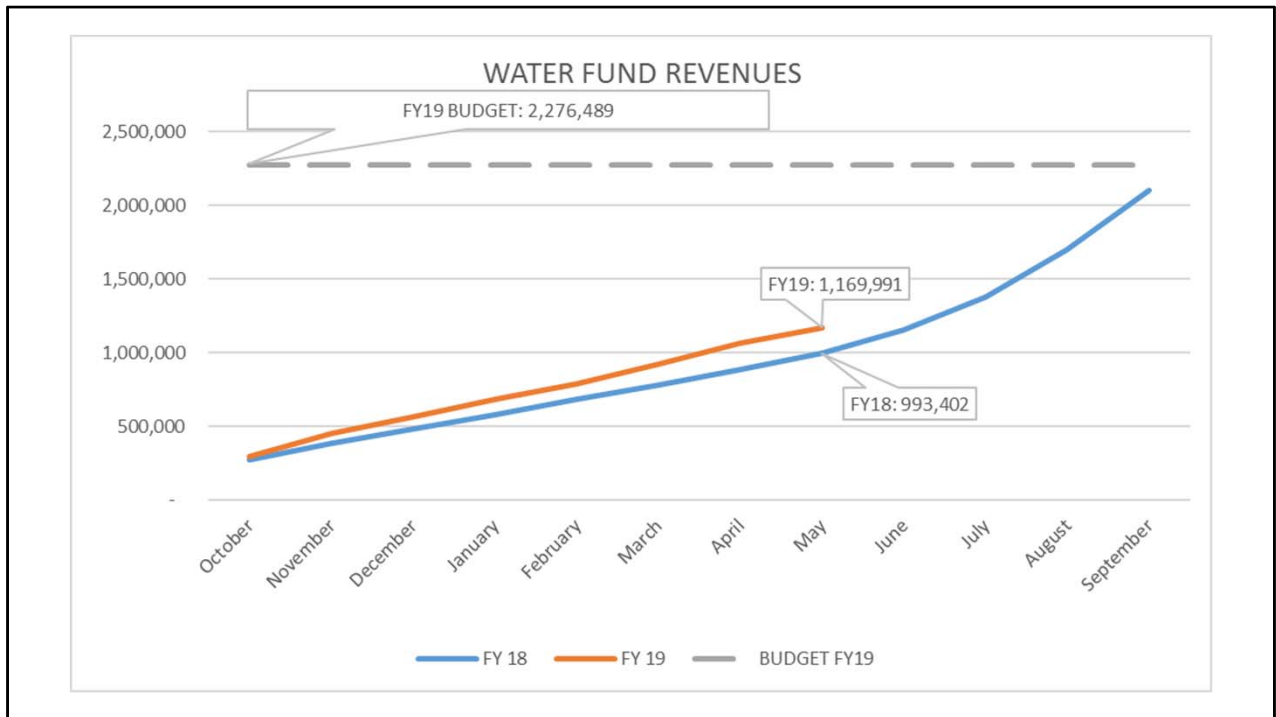
1. Retail has generated 62.2% of the total.
2. Building Materials have generated 10.7%.
3. Liquor has generated 10.9%.
4. Rooms have generated 9.2%.
5. Condominiums have generated 7%.



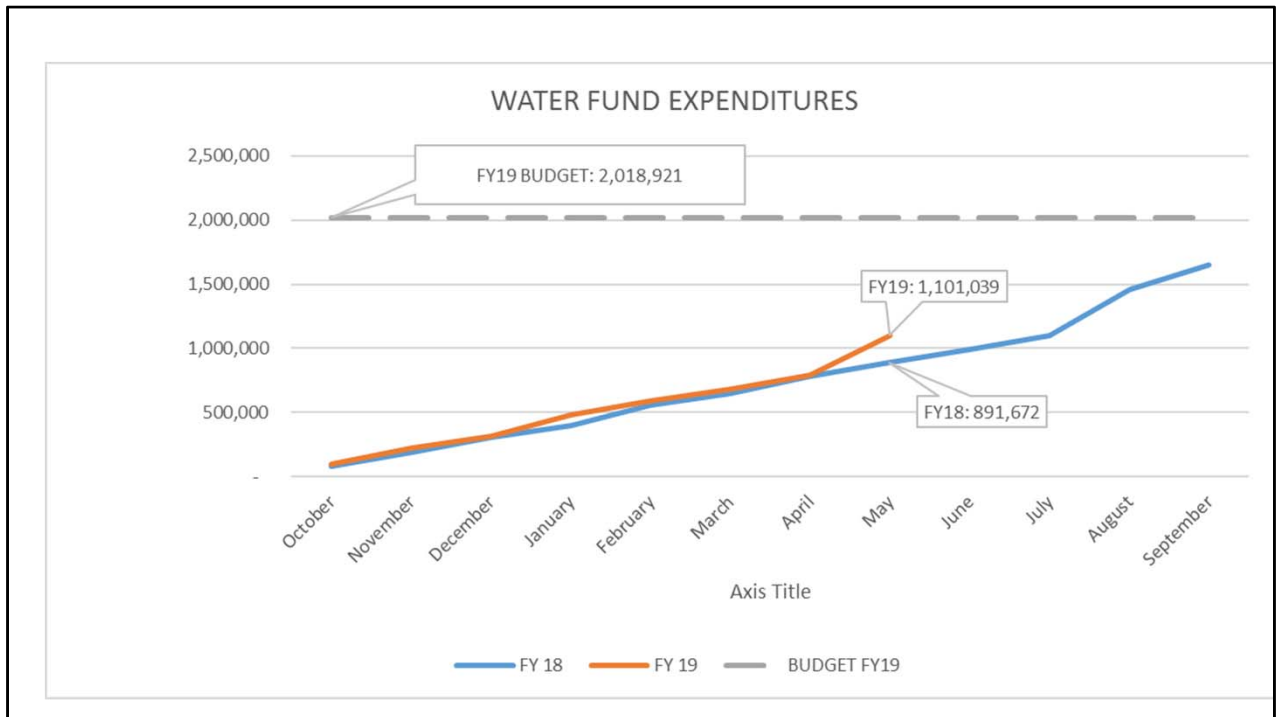
Through the first 8 months of FY 19, collections compared to the prior three year average are as follows:

1. Retail is up 8.7%.
2. Rooms are up 47.2%.
3. Condominiums are up 54.7%
4. Liquor is up 4%.
5. Building Materials are up 11.4%.

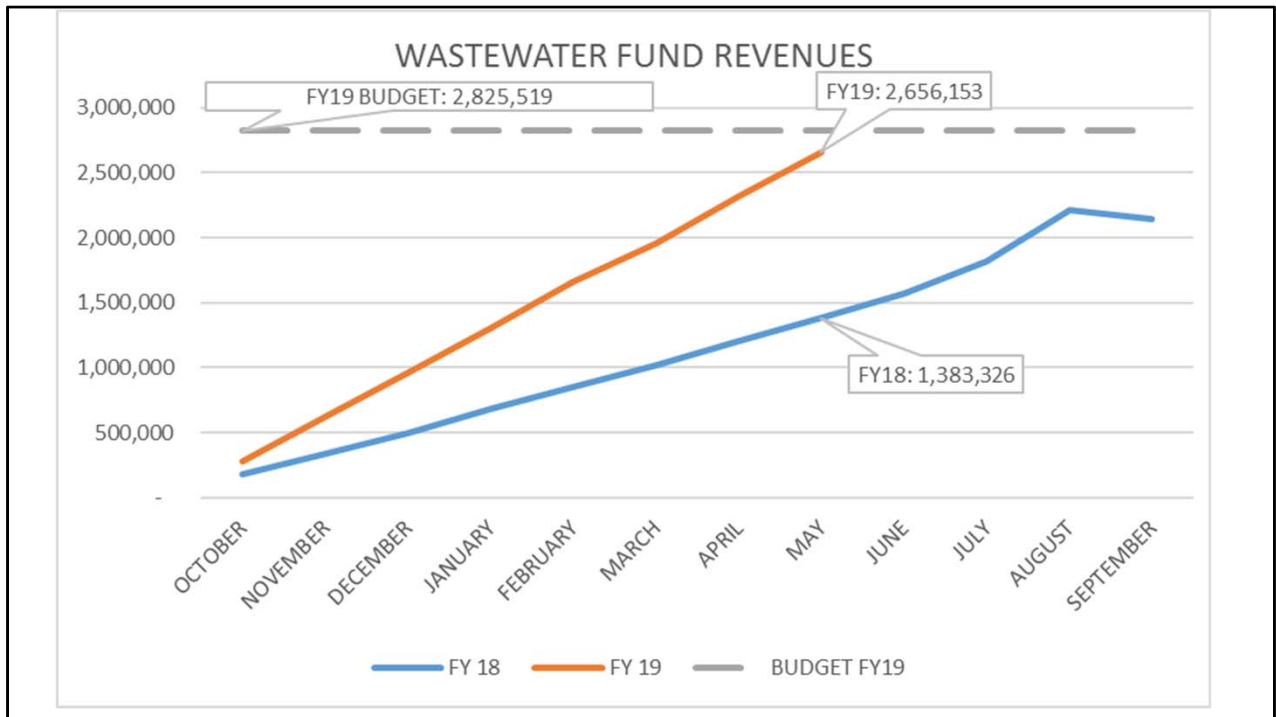
Enterprise Funds



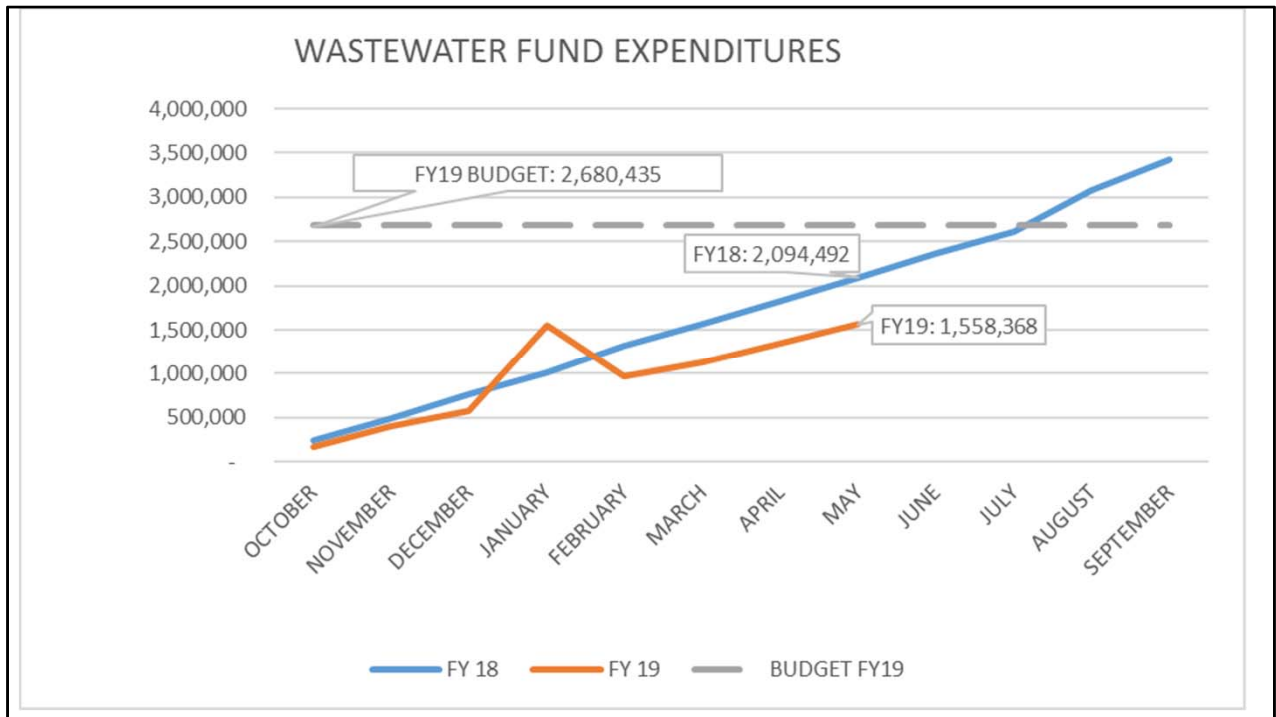
The Water Fund revenues are up \$176,589 (17.8%) FYTD. This increase is due to changes to the water rate structure implemented as part of the FY 19 budget.



The Water Fund expenditures are up \$209,367 (23.5%) FYTD. This increase is largely due to transfers to water capital improvement funds for Ketchum Spring Water Project.

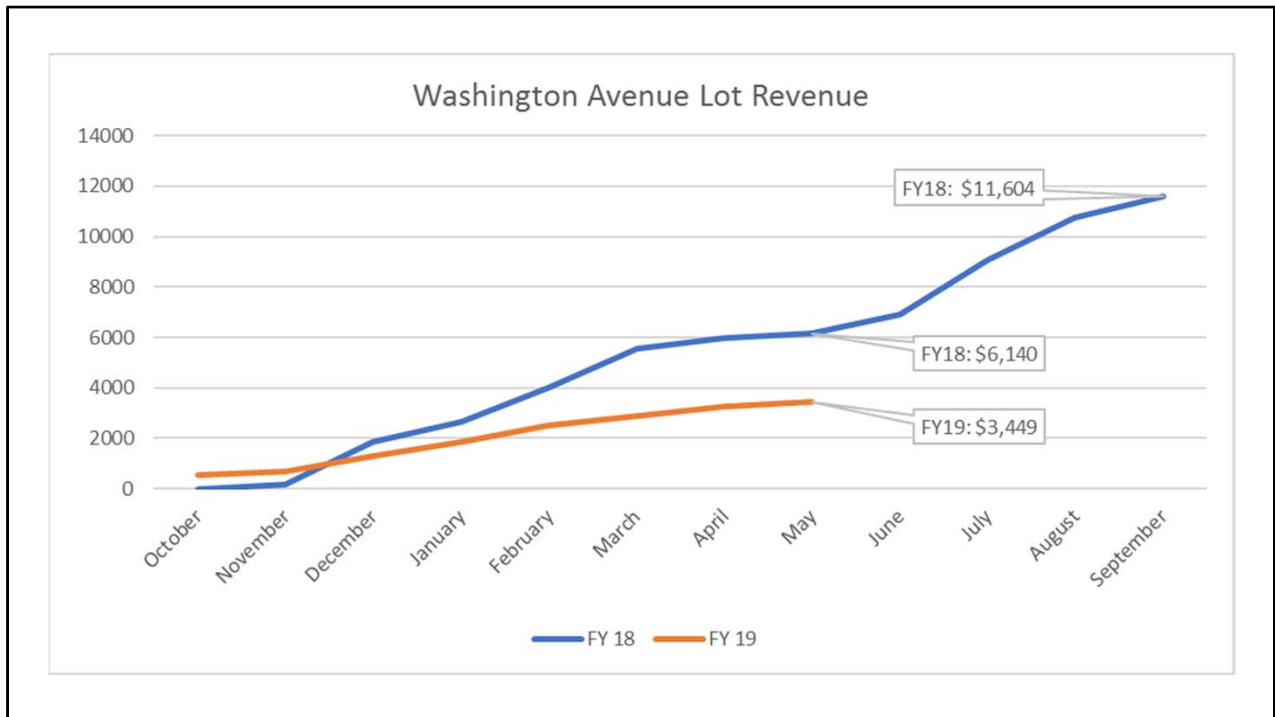


The Wastewater Fund revenues are up \$1,272,827 (92%) FYTD. This increase is due to changes to the wastewater rate structure implemented as part of the FY 19 budget.



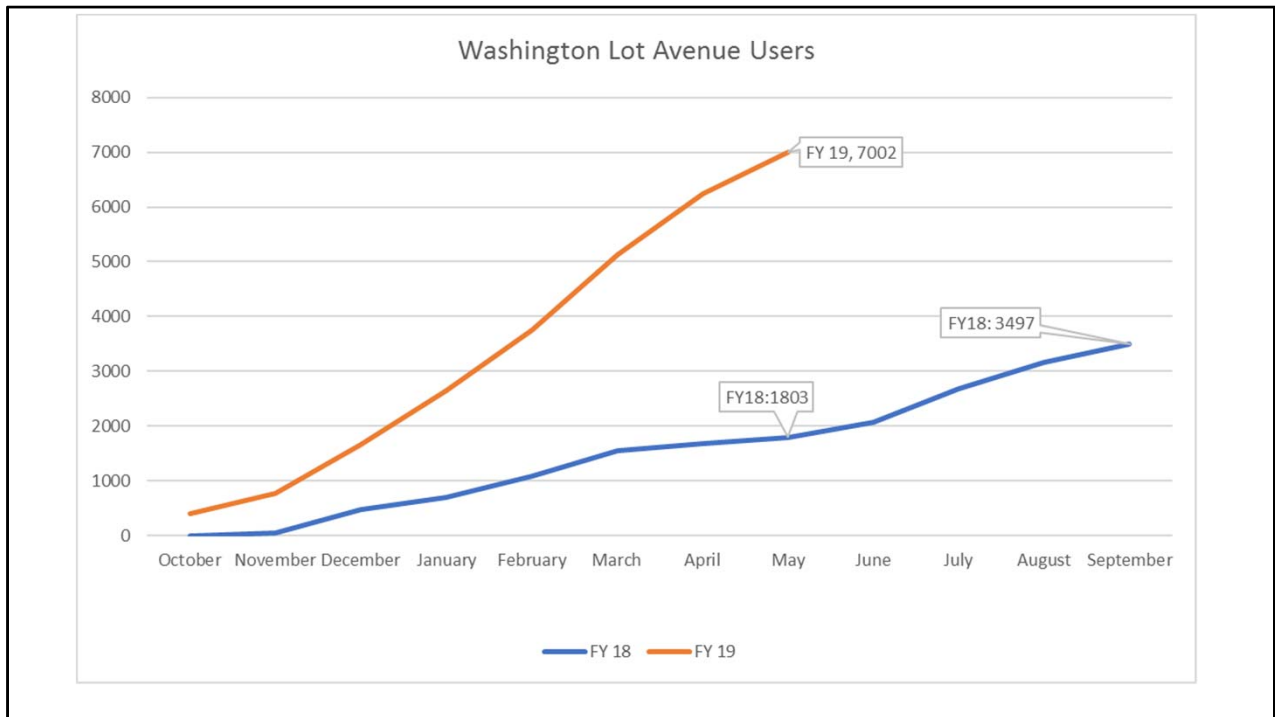
The Wastewater Fund expenditures are down approximately \$536,124 (25.6%) FYTD. The decrease is largely due to vacancies in the department as well as professional services utilization costs.

Off-Street Parking Lots



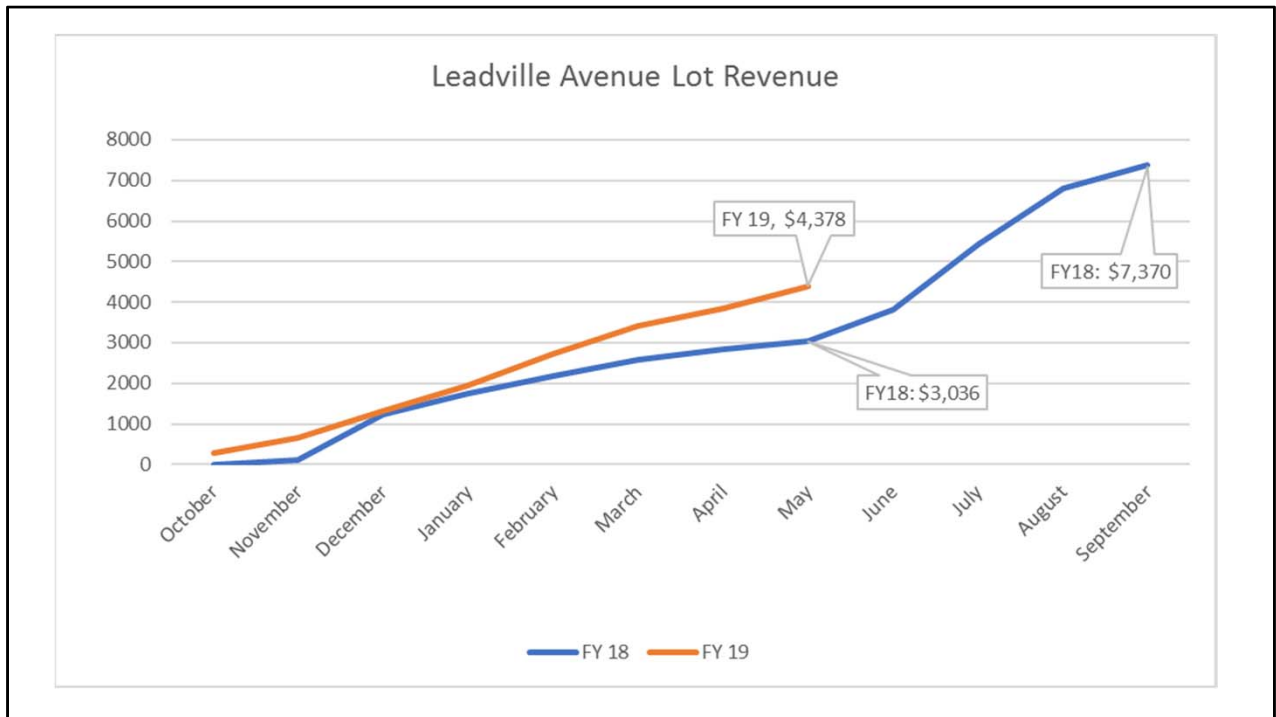
In the fiscal year to date, revenues at the Washington Avenue parking lot are down \$2,691 (43.8%) relative to the prior year. The institution of three hours of free parking per user per day has resulted in a decrease in the average revenue per user from \$3.41 in FY 18 to \$0.49 in FY 19.

It is important to note that the Washington Avenue Lot was not a paid lot until November 17, 2017.



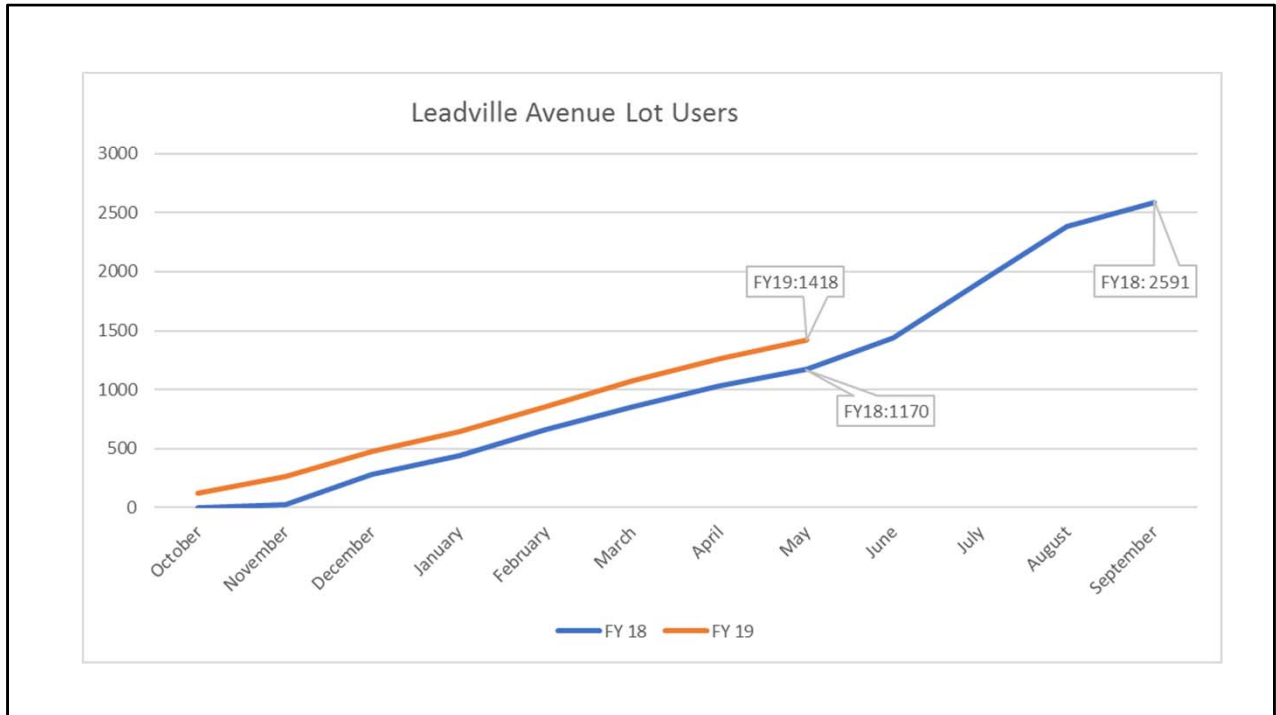
In the fiscal year to date, the number of transactions registered at the Washington Avenue parking lot is up 5199 (288.4%) relative to the prior year. The institution of three hours of free parking per user per day has likely encouraged greater utilization of the lot.

It is important to note that the Washington Avenue Lot was not a paid lot until November 17, 2017, so FY 19 benefits from an additional 1.5 months of measured usage.



In the fiscal year to date, revenues at the Leadville Avenue parking lot are up \$1,342 (44.2%) relative to the prior year. The average revenue per user has increased from \$2.59 in FY 18 to \$3.09 in FY 19 as a result of modifications to the fee structure.

It is important to note that the Leadville Avenue Lot was not a paid lot until November 17, 2017, so FY 19 benefits from an additional 1.5 months of measured usage.



In the fiscal year to date, the number of transactions registered at the Leadville Avenue parking lot is up 248 (21.2%) relative to the prior year. It is important to note that the Leadville Avenue Lot was not a paid lot until November 17, 2017, so FY 19 benefits from an additional 1.5 months of measured usage.



City of Ketchum

June 17, 2019

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to Approve Alcohol Beverage Licenses

Recommendation and Summary

Staff is recommending the council to approve the license and adopt the following motion:

I move to approve Alcohol Beverage Licenses for the applicant included in the staff report.

The reasons for the recommendation are as follows:

- Ketchum Municipal Code Requires certain licenses to sell liquor, beer or wine.
At this time, the applications are for the year 2019-20, the Council approval is requested to complete the process of issuing such beer, wine and liquor licenses.

Introduction and History

In accordance with Municipal Code 5.04.020, Alcoholic Beverage Sales, it is unlawful for any person to sell liquor, beer, or wine at retail or by the drink within the City without certain licenses as required pursuant to Ordinance 367. All City licenses for liquor, beer, and wine expire annually and require renewal by August 1st. The businesses will be vending beer, wine and liquor on premise (wine is included in the liquor fees) per application.

Analysis

At this time, the following business has filed for their license and Council approval is requested to complete the process of issuing such beer, wine and liquor licenses.

Financial Impact

- The City of Ketchum will realize revenue of approximately \$3270.00 from approval of these licenses in accordance with the current fee structure.

Table with 7 columns: Company, Beer Consumed on Premises, Beer Not to be Consumed on Premises, Wine Consumed on Premises, Wine Not to be Consumed on Premises, Liquor, Approved by Council for 2019-20, Total Amount of Fees. Rows include Barbara's Party Rentals, Base Camp River Run, The Haven, Base Camp Warm Springs, Casino, Taylor'd Events, and Warfield Brewery.

Sincerely,
Grant Gager
Director of Finance and Internal Services
Attachments: Alcohol applications



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application and fees below to the City Clerk Office, PO Box 2315, 480 East Ave. N., Ketchum, ID 83340. If you have questions, please contact Business License & Tax Specialist, Kathleen Schwartzberger at taxes@ketchumidaho.org or (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name:	BARBARA AMICK	Doing Business As: BARBARA'S PARTY RENTAL, INC
Physical Address where license will be displayed:	221 NORTH WOOD WAY SUITE B 500 KETCHUM, ID 83340	
Mailing Address:	P.O. Box 1829 SUN VALLEY, ID 83353	
Recorded Owner of Property:	BARBARA AMICK AND JOHN + CARY ANNORSD	
Applicant Phone Number:	208-720-1433	Applicant Email: ba.17.sv@cox.net
STATE LICENSE NO: (copy required)		COUNTY LICENSE NO: (copy required)
Corporation: <input checked="" type="checkbox"/>	List names and addresses of corporation officers and/or partners: BARBARA AMICK Box 323 SV ID 83353 MARK SMITH Box 2678 KETCHUM ID 83340	
Partnership: <input type="checkbox"/>		
Individual: <input type="checkbox"/>		
If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
BEER LICENSE FEES		
<input type="checkbox"/>	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input checked="" type="checkbox"/>	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
<input type="checkbox"/>	Wine, to be consumed on premises	\$200.00
<input checked="" type="checkbox"/>	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
<input type="checkbox"/>	Liquor by the Drink, Note; Liquor License Fee includes Wine	\$560.00
Total Fees Due		\$ 250.00
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Barbara Smith OWNER, PRESIDENT
Applicant Signature Relation to Business

5/22/19
Date

Subscribed and sworn to (or affirmed) before me this _____ day of _____, 20____.

Kathleen Schwabberger
Notary Public or City Clerk or Deputy

OFFICIAL USE ONLY		
Date Received: <u>5.28.19</u>	License Fee Paid: <u>\$ 250⁰⁰</u>	License No: <u>281A</u>
To the City Council, Ketchum, Idaho: The undersigned, a Corporation <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Individual <input type="checkbox"/> , does hereby make application for a license to sell during the year of August 1, <u>19</u> - July 31, <u>20</u> .		
Approved by City of Ketchum Idaho by;		
_____ Mayor		

June 17, 19



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application and fees below to the City Clerk Office, PO Box 2315, 480 East Ave. N., Ketchum, ID 83340. If you have questions, please contact Business License & Tax Specialist, Kathleen Schwartzenberger at taxes@ketchumidaho.org or (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: <u>Grocery Express, Inc.</u>	Doing Business As: <u>BaseCamp River Run</u>	
Physical Address where license will be displayed: <u>12728 Hwy 75, Ketchum</u>		
Mailing Address: <u>15 W Chestnut St, Unit A, Nailey ID 83333</u>		
Recorded Owner of Property: <u>Dave Wendland + Dawn Wendland</u>		
Applicant Phone Number: <u>208-720-8971</u>	Applicant Email: <u>idahosunrise@gmail.com</u>	
STATE LICENSE NO: _____ (copy required)	COUNTY LICENSE NO: _____ (copy required)	
Corporation: <input checked="" type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	List names and addresses of corporation officers and/or partners: <u>Dave Wendland POB 790 Nailey</u> <u>Dawn Wendland 15 W Chestnut Unit A Nailey</u>	
BEER LICENSE FEES		
<input type="checkbox"/>	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input checked="" type="checkbox"/>	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
<input type="checkbox"/>	Wine, to be consumed on premises	\$200.00
<input checked="" type="checkbox"/>	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
<input type="checkbox"/>	Liquor by the Drink, Note; Liquor License Fee includes Wine	\$560.00
Total Fees Due		\$ <u>250</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

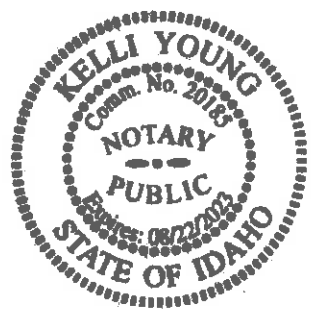
Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

[Signature] Owner
Applicant Signature Relation to Business

5/24/19
Date

Subscribed and sworn to (or affirmed) before me this 24th day of May 2019.



[Signature]
Notary Public or City Clerk or Deputy

Commission Expires: 8/22/2023

OFFICIAL USE ONLY		
Date Received: <u>5-28-19</u>	License Fee Paid: <u>\$250</u>	License No: <u>543A</u>

To the City Council, Ketchum, Idaho:
The undersigned, a Corporation Partnership Individual , does hereby make application for a license to sell during the year of August 1, 19 - July 31, 20.

Approved by City of Ketchum Idaho by;

Mayor

June 17, 19



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application and fees below to the City Clerk Office, PO Box 2315, 480 East Ave. N., Ketchum, ID 83340. If you have questions, please contact Business License & Tax Specialist, Kathleen Schwartzberger at taxes@ketchumidaho.org or (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: <u>The Haven</u>	Doing Business As: <u>The Haven</u>	
Physical Address where license will be displayed:	<u>220 East Avenue Unit # 1</u>	
Mailing Address:	<u>PO Box 4103 - Ketchum, ID 83340</u>	
Recorded Owner of Property:	<u>Tom Carnpion</u>	
Applicant Phone Number: <u>503-349-0035</u>	Applicant Email: <u>Kellie-havens@mon.com</u>	
STATE LICENSE NO: <u>20701</u> (copy required)	COUNTY LICENSE NO: <u>transfer</u> (copy required)	
Corporation: <input type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input checked="" type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input type="checkbox"/> No <input type="checkbox"/>	List names and addresses of corporation officers and/or partners: _____ _____ _____ _____	
BEER LICENSE FEES		
<input checked="" type="checkbox"/>	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input checked="" type="checkbox"/>	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
<input checked="" type="checkbox"/>	Wine, to be consumed on premises	\$200.00
<input checked="" type="checkbox"/>	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
	Liquor by the Drink, <i>Note; Liquor License Fee includes Wine</i>	\$560.00
Total Fees Due		<u>\$ 650.00</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application and fees below to the City Clerk Office, PO Box 2315, 480 East Ave. N., Ketchum, ID 83340. If you have questions, please contact Business License & Tax Specialist, Kathleen Schwartzberger at taxes@ketchumidaho.org or (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: <u>BASE CAMP WARM SPRINGS LLC</u>		Doing Business As: <u>BASE CAMP WARM SPRINGS</u>
Physical Address where license will be displayed: <u>980 WARM SPRINGS RD., KETCHUM ID 83340</u>		
Mailing Address: <u>600 N. MAIN ST., HAILEY ID 83333</u>		
Recorded Owner of Property: <u>DUSTAN WENDLAND</u>		
Applicant Phone Number: <u>208 721 3454</u>		Applicant Email: <u>DUSTY.WENDLAND@YAHOO.COM</u>
STATE LICENSE NO: <u>14883</u> (copy required)		COUNTY LICENSE NO: _____ (copy required)
Corporation: <input checked="" type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		List names and addresses of corporation officers and/or partners: <u>DUSTAN WENDLAND 600 N. MAIN ST. HAILEY ID 83333</u> _____ _____ _____
BEER LICENSE FEES		
<input type="checkbox"/>	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input checked="" type="checkbox"/>	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
<input type="checkbox"/>	Wine, to be consumed on premises	\$200.00
<input checked="" type="checkbox"/>	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
<input type="checkbox"/>	Liquor by the Drink, Note; Liquor License Fee includes Wine	\$560.00
Total Fees Due		\$ <u>250.00</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

[Signature] OWNER
Applicant Signature Relation to Business
5/28/19
Date

SARAH GRAY
COMMISSION NO. 37412
NOTARY PUBLIC
STATE OF IDAHO

Subscribed and sworn to (or affirmed) before me this 28 day of May, 2019.

[Signature]
Notary Public or City Clerk or Deputy

Comm exp 1/15/2020

OFFICIAL USE ONLY		
Date Received: <u>5.30-19</u>	License Fee Paid: <u>250</u>	License No: <u>1682A</u>
<p>To the City Council, Ketchum, Idaho; The undersigned, a Corporation <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Individual <input type="checkbox"/>, does hereby make application for a license to sell during the year of August 1, <u>19</u> - July 31, <u>20</u>.</p>		
<p>Approved by City of Ketchum Idaho by;</p> <p>_____</p> <p>Mayor</p>		

June 17, 19



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application and fees below to the City Clerk Office, PO Box 2315, 480 East Ave. N., Ketchum, ID 83340. If you have questions, please contact Business License & Tax Specialist, Kathleen Schwartzenberger at taxes@ketchumidaho.org or (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: <u>CASINO Z, LLC</u>	Doing Business As: <u>Casino Z & Casino Cafe</u>	
Physical Address where license will be displayed: <u>220 N. Main St, Ketchum</u>		
Mailing Address: <u>7830 W. Crestwood Dr. Boise, ID 83704</u>		
Recorded Owner of Property: <u>Rick & Patti Rooney</u>		
Applicant Phone Number: <u>208-761-4577</u>	Applicant Email: <u>patti_rooney@msn.com</u>	
STATE LICENSE NO: _____ (copy required)	COUNTY LICENSE NO: _____ (copy required)	
Corporation: <input type="checkbox"/> Partnership: <input checked="" type="checkbox"/> Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	List names and addresses of corporation officers and/or partners: <u>Rick Rooney, 220 N. Main St., Ketchum</u> <u>Patti Rooney, 7830 W. Crestwood Dr., Boise</u>	
BEER LICENSE FEES		
<input checked="" type="checkbox"/>	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input checked="" type="checkbox"/>	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
<input checked="" type="checkbox"/>	Wine, to be consumed on premises	\$200.00
<input type="checkbox"/>	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
<input checked="" type="checkbox"/>	Liquor by the Drink, <i>Note; Liquor License Fee includes Wine</i>	\$560.00
Total Fees Due		<u>PC \$ 560.00 + 810 @ 10% = 250</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

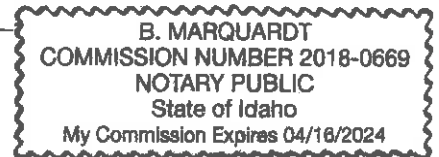
The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

[Signature] Partner/Owner
Applicant Signature Relation to Business

6/5/19
Date

Subscribed and sworn to (or affirmed) before me this 5 day of June, 2019

[Signature]
Notary Public or City Clerk or Deputy



OFFICIAL USE ONLY		
Date Received: <u>6-10-19</u>	License Fee Paid: <u>5</u>	License No: <u>27A</u>
<p>To the City Council, Ketchum, Idaho; The undersigned, a Corporation <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Individual <input type="checkbox"/>, does hereby make application for a license to sell during the year of August 1, <u>19</u> - July 31, <u>20</u>.</p> <p>Approved by City of Ketchum Idaho by;</p> <p>_____</p> <p>Mayor</p>		

June 17, 19



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application and fees below to the City Clerk Office, PO Box 2315, 480 East Ave. N., Ketchum, ID 83340. If you have questions, please contact Business License & Tax Specialist, Kathleen Schwartzenberger at taxes@ketchumidaho.org or (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: <u>The Gardens LLC</u>	Doing Business As: <u>Hank & SYLVIE'S Taylored Events</u>	
Physical Address where license will be displayed: <u>471 Leadville Ave North, Ketchum</u>		
Mailing Address: <u>P.O. Box 3854, Ketchum ID 83340</u>		
Recorded Owner of Property: <u>Sunny Ketchum LLC</u>		
Applicant Phone Number: <u>2087260115</u>	Applicant Email: <u>taylor@tayloredeventssv.com</u>	
STATE LICENSE NO: <u>7099</u> (copy required)	COUNTY LICENSE NO: <u>77</u>	(copy required)
Corporation: <input checked="" type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	List names and addresses of corporation officers and/or partners: <u>Taylor Rossi</u> <u>Sarah Lipton</u>	
BEER LICENSE FEES		
<input type="checkbox"/>	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input checked="" type="checkbox"/>	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
<input type="checkbox"/>	Wine, to be consumed on premises	\$200.00
<input checked="" type="checkbox"/>	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
<input type="checkbox"/>	Liquor by the Drink, Note; Liquor License Fee includes Wine	\$560.00
Total Fees Due		\$ <u>250</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Rossi

Partner

Applicant Signature

Relation to Business

5/30/19

Date

Subscribed and sworn to (or affirmed) before me this 30 day of May, 2019.

[Signature]

SUSAN ALFS
COMMISSION NO. 15582
NOTARY PUBLIC
STATE OF IDAHO

Notary Public or City Clerk or Deputy

OFFICIAL USE ONLY

Date Received: 6-10-19 License Fee Paid: \$ 250 License No: 1738A

To the City Council, Ketchum, Idaho;
The undersigned, a Corporation Partnership Individual , does hereby make application for a license to sell during the year of August 1, 1919 - July 31, 20.

Approved by City of Ketchum Idaho by;

Mayor

June 17, 19



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application and fees below to the City Clerk Office, PO Box 2315, 480 East Ave. N., Ketchum, ID 83340. If you have questions, please contact Business License & Tax Specialist, Kathleen Schwartzenberger at taxes@ketchumidaho.org or (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: <u>Warfield Brewery LLC</u>	Doing Business As:	
Physical Address where license will be displayed: <u>280 N Main St Ketchum ID 83340</u>		
Mailing Address: <u>Po box 2759 Ketchum ID 83340</u>		
Recorded Owner of Property: <u>San Antonio Center LLC</u>		
Applicant Phone Number: <u>208 727 7165</u>	Applicant Email: <u>alex@warfielddistillery.com</u>	
STATE LICENSE NO: <u>3628</u> (copy required)	COUNTY LICENSE NO: (copy required)	
Corporation: <input type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	List names and addresses of corporation officers and/or partners: <u>ALEX BUCK 445 Broadway Blvd Ketchum</u> <u>Heidi Giordano Same as above</u> <u>Ben Bradley 120 Holiday Lane Ketchum</u> <u>Joanna Bradley Same as above</u> <u>Bob Buck 1590 Broadway Blvd</u>	
BEER LICENSE FEES		
<input checked="" type="checkbox"/>	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input checked="" type="checkbox"/>	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
	Wine, to be consumed on premises	\$200.00
	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
<input checked="" type="checkbox"/>	Liquor by the Drink, Note; Liquor License Fee includes Wine	\$560.00
Total Fees Due		\$ <u>810</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

[Signature] member
Applicant Signature Relation to Business

6/7/19
Date

Subscribed and sworn to (or affirmed) before me this ____ day of _____, 20__.

[Signature]
Notary Public or City Clerk or Deputy

OFFICIAL USE ONLY		
Date Received: <u>6-7-19</u>	License Fee Paid: <u>5.810</u>	License No: <u>2013A</u>
To the City Council, Ketchum, Idaho; The undersigned, a Corporation <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Individual <input type="checkbox"/> , does hereby make application for a license to sell during the year of August 1, <u>19</u> - July 31, <u>20</u> .		
Approved by City of Ketchum Idaho by;		
_____ Mayor		

June 17, 19



City of Ketchum

June 17, 2019

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to hold a public hearing, deliberate, and approve the 3rd reading by title only of the proposed light industrial district 48' and 58' workforce overlay map and text amendments (Ordinance #1192) with any specific edits deemed necessary

Recommendation and Summary

Staff is recommending the Council approve the proposed light industrial (LI) district amendment and adopt the following motion:

"I move to approve the 3rd and final reading by title only of proposed Ordinance #1192 [Please note any specific final edits to the ordinance, as shown in Exhibit A]."

The reasons for the recommendation include:

- The proposed ordinance is consistent with the 1st and 2nd readings of the ordinance by the Ketchum City Council on May 20th and June 3rd
- Additional evidence supporting adoption of Ordinance #1192 were presented and compiled in the staff report presented to the KCC on April 15th and May 20th of 2019.

Background & Analysis

Previous staff reports have detailed the history of residential uses in the light industrial district and the importance of LI to the city's employment and service base. While many uses can occur in Ketchum's LI, which encompasses 60.94 acres and represents 2.9% of the overall land base within Ketchum City Limits, many LI uses cannot occur elsewhere in the City.

To accommodate the city's need for workforce housing while also safeguarding the city's limited LI land use base, the proposed amendments to Title 17 of the KMC include, among other provisions, that proposed residential uses be: (a) subordinate to LI in terms of access and location (2nd floor or above), except for community housing in the LI-3; (b) be subject to a conditional use permit process; and (c) in accordance with residential anti-nuisance provisions.

Additional ordinance edits address the LI purposes, residential ownership and rental options, LI fence heights, clarifications within the district use matrix and bulk standards, and mapping of both a 48' and 58' height overlay district map in the LI for special projects meeting specified criteria such as qualifying ground floors.

For additional details on each of the proposed amendments to the KMC, as approved in the 1st reading by the Ketchum City Council on May 20, 2019, see proposed ordinance #1192 in Exhibit A.

Attachments/Exhibits

Attachment A – Proposed Ordinance #1192

- Edits Eight Sections of KMC
- Includes 48' & 58' / Workforce Overlay Map

NOTE: Please refer to the Ketchum City Council packet dated May 20, 2019 for additional exhibit materials, including Public Comment, Procedural Items, Light Industrial Reference Material, Residential Uses in Light Industrial, LI Height Modeling, and Open House Presentation and Summary Results from January 23, 2019. A link to this packet is available at: <http://id-ketchum.civicplus.com/Archive.aspx?AMID=44>

Attachment A

ORDINANCE NO. 1192

AN ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, AMENDING TITLE 17, THE ZONING ORDINANCE, OF THE KETCHUM MUNICIPAL CODE BY AMENDING: SECTION 17.08.020: TERMS DEFINED; SECTION 17.18.140 THROUGH 17.18.160: PURPOSE OF THE LIGHT INDUSTRIAL DISTRICTS NUMBER 1, 2, AND 3; SECTION 17.12.010: ZONING AND OVERLAY DISTRICTS AND MAP; SECTION 17.12.020: DISTRICT USE MATRIX; SECTION 17.12.030: DIMENSIONAL STANDARDS, DISTRICTS MATRIX; SECTION 17.12.050: LI-1, LI-2, AND LI-3 DIMENSIONAL STANDARDS, DISTRICT MATRIX; SECTION 17.124.090: RESIDENTIAL: LIGHT INDUSTRIAL DISTRICTS; SECTION 17.124.130: FENCES, HEDGES AND WALLS; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Ketchum is authorized to amend the city zoning ordinance pursuant to Idaho Code § 67-6511; and

WHEREAS, the City of Ketchum desires to maintain a robust and viable center for year-round employment in the light industrial zoning districts; and

WHEREAS, the City of Ketchum desires to preserve the light industrial zoning districts for uses not permitted elsewhere in the city; and

WHEREAS, the City of Ketchum also recognizes that there is a severe lack of affordable housing available for the workforce within Ketchum city limits; and

WHEREAS, the proposed amendments to Title 17, Zoning, are intended to both facilitate the development of new housing units for the workforce while maintaining the availability of the Light Industrial zoning districts for light industrial uses; and

WHEREAS, the proposed amendments to Title 17, Zoning, contemplate and allow modern uses and work-live situations and include standards for use uses; and

WHEREAS, the Planning and Zoning Commission, after considering the proposed amendments at a series of public hearings held in 2018, recommended approval to the City Council finding that the proposed amendments were, on the whole, in alignment with the 2014 Comprehensive Plan; and

WHEREAS, the Ketchum City Council, having reviewed the proposed zoning code amendments, held public hearings on May 20, 2019, June 3, 2019, and June 17, 2019; and

WHEREAS, the Ketchum City Council, having considered the recommendation of the Planning and Zoning Commission and submitted comments and testimony from the public,

having determined that it is in the best interests of the public and adopt toe proposed amendments to Title 17, Zoning Ordinance;

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

Section 1: AMENDMENTS TO SECTION 17.08.020, TERMS DEFINED. That Title 17 of the Ketchum Municipal Code be amended to include new language and remove stricken language as indicated in Section 1 of Exhibit A to this ordinance.

Section 2: AMENDMENTS TO SECTION 17.18.140 THROUGH 17.18.160, PURPOSE OF THE LIGHT INDUSTRIAL DISTRICTS NUMBER 1, 2, AND 3. That Title 17 of the Ketchum Municipal Code be amended to include new language and remove stricken language as indicated in Section 2 of Exhibit A to this ordinance.

Section 3: AMENDMENTS TO SECTION 17.12.010, ZONING AND OVERLAY DISTRICTS AND MAP. That Title 17 of the Ketchum Municipal Code be amended to include new language and remove stricken language as indicated in Section 3 of Exhibit A to this ordinance and to include new 48' and 58' height limit areas on the official zoning map of the city as indicated in the map included in Section 3 of Exhibit A of this ordinance.

Section 4: AMENDMENTS TO SECTION 17.12.020, DISTRICT USE MATRIX. That Title 17 of the Ketchum Municipal Code be amended to include new language and remove stricken language as indicated in Section 4 of Exhibit A to this ordinance.

Section 5: AMENDMENTS TO SECTION 17.12.030, DIMENSIONAL STANDARDS, DISTRICTS MATRIX. That Title 17 of the Ketchum Municipal Code be amended to include new language and remove stricken language as indicated in Section 5 of Exhibit A to this ordinance.

Section 6: AMENDMENTS TO SECTION 17.12.050: LI-1, LI-2, AND LI-3 DIMENSIONAL STANDARDS, DISTRICT MATRIX. That Title 17 of the Ketchum Municipal Code be amended to create a new section 17.12.050 as indicated in Section 6 of Exhibit A to this ordinance.

Section 7: AMENDMENTS TO SECTION 17.124.090: RESIDENTIAL: LIGHT INDUSTRIAL DISTRICTS. That Title 17 of the Ketchum Municipal Code be amended to include new language and remove stricken language as indicated in Section 7 of Exhibit A to this ordinance.

Section 8: AMENDMENTS TO SECTION 17.124.130: FENCES, HEDGES AND WALLS. That Title 17 of the Ketchum Municipal Code be amended to include new language and remove stricken language as indicated in Section 8 of Exhibit A to this ordinance.

Section 9: SAVINGS AND SEVERABILITY CLAUSE. It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any

paragraph, part, section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid for any reason by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 10: REPEALER CLAUSE. All City of Ketchum Ordinances or parts thereof which are in conflict herewith are hereby repealed.

Section 11: PUBLICATION. This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, substantially in the form annexed hereto as Exhibit B, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

Section 13: EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval and publication, according to law.

PASSED BY the CITY COUNCIL and APPROVED by the MAYOR of Ketchum, Idaho, on this _____ day of _____ 2019.

APPROVED BY the Mayor of the City of Ketchum, Idaho, this _____ day of _____ 2019.

APPROVED:

Neil Bradshaw, Mayor

ATTEST:

Robin Crotty, City Clerk

EXHIBIT A TO ORDINANCE 1192

SECTION 1 – Definitions

17.08.020 DEFINITIONS:

BUSINESS SUPPORT SERVICE: The use of land for the sale, rental, or repair of office equipment, supplies, and materials, or the provision of services used by office and service establishments. ~~Uses include: Typical uses include, but are not limited to,~~ office equipment and supply firms, small business machine repair shops, convenience printing and copying establishments, or information technology support services.

CONSTRUCTION MATERIAL LAYDOWN YARD: A site identified and approved as part of a Construction Activity Plan or other city-issued permit for a specific construction project. Construction material laydown yards are intended to be used on an intermittent basis in association with a singular, permitted development project.

CRAFT/COTTAGE INDUSTRY: A facility devoted solely to the arts and crafts that produces or makes items that by their nature are designed or made by an artist or craftsman by using hand skills.

DAYCARE, ONSITE EMPLOYEE: Child care programs that occur in facilities where parents are on the premises.

HEALTH AND FITNESS FACILITY – WELLNESS FOCUS: A business or membership organization providing exercise facilities and/or nonmedical personal services to patrons, with a focus on wellness and characterized by low-impact movements and/or lack of mechanized equipment, including, but not limited to, yoga and Pilates studios, dance studios, gymnasiums, personal training studios, private clubs (athletic, health, or recreational), tanning salons, and weight control establishments.

HEIGHT OF BUILDING/LIGHT INDUSTRIAL DISTRICTS: The greatest vertical distance measured at any point from natural, existing, or finished grade, whichever is lowest, to the highest point of the roof, except where expressly exempted by 17.12.050. No facade shall be greater than the maximum height permitted in the zoning district. Building heights in light industrial districts are subject to the qualifying ground floor heights and residential standards contained in 17.124.090.

INDUSTRIAL DESIGN: The professional service of creating and developing concepts and specifications that optimize the function, value and aesthetics of products and systems for the mutual benefit of both user and manufacturer, often employing design thinking strategies. Typically, industrial design is intended to result in tangible goods that can be mass produced. Industrial design businesses may include on-site prototyping, fabrication, and manufacturing.

INSTRUCTIONAL SERVICE: The use of land for the provision of ~~informational, instructional and similar~~ services for personal improvement other than physical improvement. ~~Typical uses~~ Uses include, but are not limited to, health or physical fitness studios facilities, dance, music, painting, ceramics, arts or photography studios, fiber arts, educational tutoring facilities, handicraft or hobby instruction.

OFFICE, CONTRACTOR-RELATED BUSINESS: An establishment wherein the primary use is the conduct of a business or profession specifically related to building contracting including, design services, engineering, construction, landscaping, maintenance and property management, .

PRODUCT DESIGN: See Industrial Design.

PROFESSIONAL RESEARCH SERVICES: An establishment that specializes in performing professional, scientific, and technical research services and is may inclusive of light manufacturing as an accessory use. Uses are limited to: Typical uses include, but are not limited to, construction contractors, physical distribution and logistics, engineering and specialized design services, electronic and computer services, photographic services, research, development and

scientific services, ~~and internet or remote sales and marketing.~~ This definition does not include uses which create vibration outside the exterior building walls or uses that would diminish the quality of air and water in the city.

PUBLIC USE: A structure or use intended or used for a public purpose by a city, other than the city of Ketchum, a school district, the county, the state, or by any other public agency, or by a public utility.

PUBLIC UTILITY: An organization that maintains the infrastructure for a public service, which often also provides a service using that infrastructure.

QUALIFYING GROUND FLOOR: A ground floor of a building, where the start of the second story is 18 feet or more above the level of the finished floor. In the LI zoning districts, buildings where not less than seventy percent (70%) of the structure has a Qualifying Ground Floor are permitted a higher overall height subject to §17.12.050.

RECREATION FACILITY, HIGH INTENSITY: A recreation facility that, due to the nature of the use, requires floor area or mass and volume, or generates higher decibel levels, that are more appropriately accommodated in the light industrial area or are buffered from residential or pedestrian-oriented commercial activity on a large recreational use zoned parcel district than in the Community Core or a Tourist zone. Uses include indoor shooting range, dryland hockey training facility, gymnastics/tumbling gym, and instructional or personal training facilities wherein the instruction involves throwing, dragging, or launching heavy equipment.

RESTRICTIVE COVENANTS: A restrictive covenant runs with the land and, thereby, binds present and future owners of the property. Restrictive covenants are used to implement the conditions of a land use approval or ensure implementation of project mitigations and components.

STORAGE YARD: Storage of large equipment, operable vehicles and construction/property maintenance materials on an ongoing or permanent basis. This shall not include junkyards or wrecking yards.

TV AND RADIO BROADCASTING: An installation consisting of one or more transmitters or receivers used for radio, television or cable communications or broadcasting.

WORK/LIVE UNITS: Work/Live units incorporate residential living space in a non-residential building. Work/live units are held jointly in common ownership and the work and live spaces cannot be sold or platted as separate condominiums, as documented with a city-approved restrictive covenant recorded against the property.

SECTION 2 – Light Industrial Area Purposes.

17.18.140: LIGHT INDUSTRIAL DISTRICT NUMBER 1 (LI-1)

- A. Purpose: The LI-1 light industrial district number 1 is established as a transition area ~~providing limited commercial service industries, limited retail, small light manufacturing, research and development, and offices related to building, maintenance and construction and which generate little traffic from tourists and the general public~~ between the Community Core and the LI-2 district. The LI-1 district provides suitable locations and environs for (1) limited business and personal services; (2) small light manufacturing; (3) research and development; (4) offices related to building, maintenance and construction; (5) limited retail; and, (6) multiple-family dwellings, constructed to be secondary and subordinate to the primary light industrial purpose of the LI-1. Traffic to the LI-1 district is intended to be generated primarily by uses related to the industrial trades and secondarily by other permitted uses that, due to the natures of the uses, are not reliant on pedestrian traffic or high visibility, and/or are not permitted in other zoning districts, and/or are characterized by sale, rental, or service of large, bulky equipment or materials, necessitating location of such use in a light industrial zone.

17.18.150: LIGHT INDUSTRIAL DISTRICT NUMBER 2 (LI-2)

- A. Purpose: The LI-2 light industrial district number 2 ~~is the city's primary light industrial area and is established to provide for a permanent year round employment base and the location of light manufacturing, wholesale trade and distribution, research and development, service industries, limited related, bulk retail and offices related to building, maintenance and construction and which generate little traffic from tourists and the general public.~~ with the foremost purpose of providing suitable land and environs for uses that are not appropriate in other commercial zones due to their light industrial nature, but which provide an essential or unique service to support the local economy and permanent year-round employment base. Uses include: (1) light manufacturing; (2) wholesale trade and distribution; (3) research and development; (4) service industries; (5) limited bulk retail and; (6) offices related to building, maintenance and construction. A secondary purpose of the LI-2 is to provide multiple-family dwellings, constructed to be secondary and subordinate to the primary light industrial purpose of the LI-2. Uses in the LI-2 are intended to generate traffic primarily from the industrial trades and secondarily by other permitted uses that, due to the natures of the uses, are not reliant on pedestrian traffic or high visibility, and/or are not permitted in other zoning districts, and/or are characterized by sale, rental, or service of large, bulky equipment or materials, necessitating location of such use in a light industrial zone.

17.18.160: LIGHT INDUSTRIAL DISTRICT NUMBER 3 (LI-3)

- A. Purpose: The LI-3 light industrial district number 3 is established as a transition area ~~providing for a permanent year round employment base and the location of research and development, wholesale trade and distribution and high technology industries along with offices related to building, maintenance and construction and which generate little traffic from tourists and the general public and providing a mix of deed restricted and market rate housing.~~ between the LI-2 zoning district and the residential LR and GR-L districts. The LI-3 district provides suitable locations and environs for a permanent year-round employment base comprised of (1) research and development; (2) wholesale trade and distribution; (3) technology industries; and (4) offices related to building, maintenance and construction uses; and, (5) deed restricted and market rate multi-family dwellings located within mixed-use buildings. Uses in the LI-3 are intended to generate traffic primarily from the employers and employees of permitted uses and secondarily from deed restricted and market rate housing units.

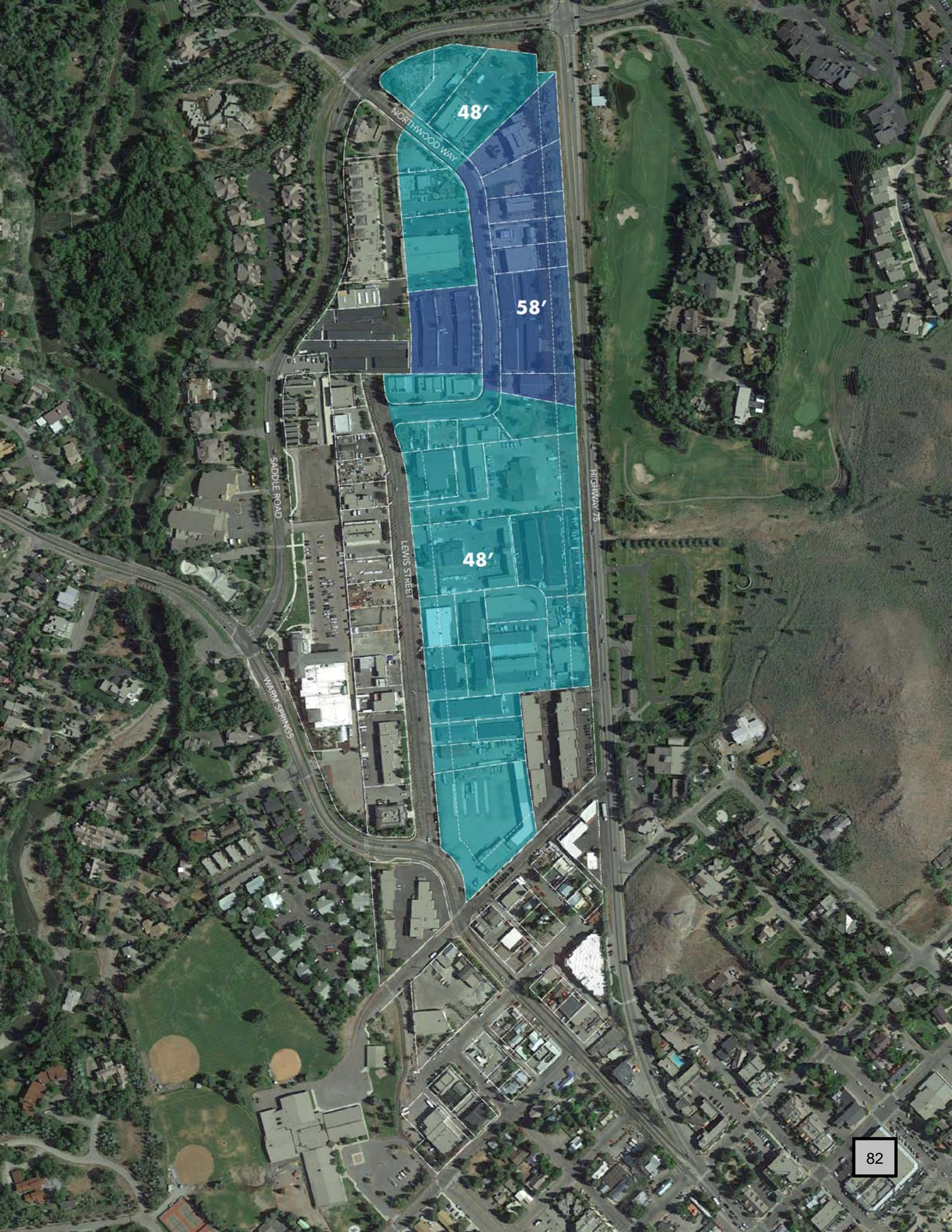
SECTION 3 – NEW MAP AND SUB-DISTRICTS ... 17.12.010

17.12.010: Zoning Map Districts

A. Establishment of Districts: In order to carry out the provisions of this title, the City of Ketchum, Idaho is divided into the following zoning districts and overlay districts:

Zoning Districts	
LR	Limited residential district
LR-1	Limited residential - one acre district
LR-2	Limited residential - two acre district
GR-L	General residential - low density district
GR-H	General residential - high density district
STO-.4	Short term occupancy - .4 acre district
STO-1	Short term occupancy - one acre district
STO-H	Short term occupancy - high density district
T	Tourist district
T-3000	Tourist - 3000 district
T-4000	Tourist - 4000 district
CC	Community core district
<u>CC-1</u>	<u>Community Core Subdistrict 1 - Retail Core</u>
<u>CC-2</u>	<u>Community Core Subdistrict 2 - Mixed Use</u>
LI-1	Light industrial district number 1
LI-2	Light industrial district number 2
LI-3	Light industrial district number 3
RU	Recreation use district
AF	Agricultural and forestry district

Overlay Districts	
FP	Floodplain management overlay zoning district
A	Avalanche zone <u>overlay</u> district
WSBA	Warm Springs base area overlay district
WSBA-1	Warm Springs base area overlay district-1
MO	Mountain overlay zoning district
<u>48'</u>	<u>Light industrial 48' height overlay district</u>
<u>58'</u>	<u>Light industrial 58' height overlay district</u>



48'

58'

48'

NORTHWOOD WAY

SADDLE ROAD

WARM SPRINGS

LEWIS STREET

HIGHWAY 75

SECTION 4 – LI-1, LI-2, and LI-3 Land Use Matrix ... 17.12.020

17.12.020: DISTRICT USE MATRIX:

"P" = PERMITTED "C" = CONDITIONAL "A" = ACCESSORY

DISTRICT USE MATRIX

DISTRICT USES		L	L	L	G	G	S	S	S	T	T	T	C	C	L	L	L	R	A	
		R	R	R	R	R	O	O	O	T	3000	4000	SD	SD	I	I	I	U	F	
RES.	Dwelling, Multi-family				p ¹	P			P	P	P	P	p ²⁶	P	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁹		
	Dwelling, One-Family	P	P	P	p ²	P	P	P	P	P	P	P	See Note 28	See Note 28				C ¹⁹	P	
	Residential Care Facility	p ⁴	p ⁴	p ⁴	p ⁴	p ⁴	p ⁴	p ⁴	p ⁴	p ⁴	p ⁴	p ⁴	p ²⁶	P						
	Short-term Rental	p ³³	p ³³	p ³³	p ³³	p ³³	p ³³	p ³³	p ³³	p ³³	p ³³	p ³³	P	P	P	P	P	p ³³	p ³³	
Work/Live Unit															C ¹⁴	C ¹⁴	C ¹⁴			
COMMERCIAL	Agriculture, Commercial																		P	
	Adult Only Business															PC				
	Business Support Service												P	P	P	P				
	Commercial Off-site Snow Storage								P/C ³²				P/C ³²	P/C ³²	P/C ³²	P/C ³²	P/C ³²			
	Construction Material Laydown Yard														P	P	P			
	Convenience Store								P				P	P	p ¹²	p ¹⁶				
	Craft/Cottage Industry														P	P	P			
	Daycare Center				C ⁴	C ⁴				p ⁴	p ⁴	p ⁴	P	P	C ¹⁷			C ¹⁷		
	Daycare Facility				C ⁴	P ⁴			C ⁴	p ⁴	p ⁴	p ⁴	P	P	C ¹⁷			C ¹⁷	p ⁴	
	Drive-Through Facility												p ⁹	p ⁹						
	Equestrian Facility																		C	C
	Food Service									P	p ⁶	p ⁶	P	P	PC ¹⁵	PC ¹⁵			C ²⁹	
	Golf Course	P	P	P	P	P	P	P	P	P	P	P							C	
	Grocery Store												P	P						
	Health and Fitness Facility - wellness focus									P			P	P	CP ³⁷	CP ³⁷	P ³⁷			
	Hotel									p ²⁵	p ²⁵	p ²⁵	p ²⁵	p ²⁵						
	Hybrid Production Facility												P	P	P	P				
	Industrial Design														P	P	P			
	Instructional Service												P	P	PC ³⁷	PC ³⁷				
	Kennel, Boarding														P	P				
	Laundry, Industrial														P	P				
	Lodging Establishment									P	P	P	P	P						
	Maintenance Service Facility														P	P			C	
	Manufacturing														P	P				
	Mortuary												C	C						
	Motor Vehicle Fueling Station														C ³⁰	C ³⁰				
	Motor Vehicle Sales														C	C				
	Motor Vehicle Service														P	P				
	Neighborhood Off-site Snow Storage	P/C ³²	P/C ³²	P/C ³²	P/C ³²	P/C ³²	P/C ³²	P/C ³²	P/C ³²		P/C ³²	P/C ³²								
	Office, Business									C				p ¹⁰	P				P	
	Office, Contractor-related business									C				p ¹⁰	P	P	P	P		
	Outdoor Entertainment									P	P	P	P	P						
	Personal Service									P	p ⁶	p ⁶	P	P	p ¹³					
	Professional Research Service														P	P	P			
	Recreation Facility, Commercial									C	C	C	p ²⁰	p ²⁰					C	
	Recreation Facility, high intensity														P	P				
	Repair Shop									P	p ⁶	p ⁶	P	P	P	P				
	Retail Trade									p ⁵				p ³⁴	p ³⁴	p ¹²	p ¹⁶		C ²⁹	
	Self-Service Storage Facility														P	P				
	Ski Facility									C	C	C							C	C
	Storage Yard														P	P	P			
	Studio, Commercial												P	P	p ³⁵	p ³⁵	p ³⁵			
Tourist House									P	P	P	p ¹¹	p ¹¹							
Tourist Housing Accommodation						P	P	P	P	P	P									
Truck Terminal														P	P					
TV and Radio Broadcasting Station														P	P	P				
Veterinary Service Establishment														P	P			C ²¹		
Warehouse														P	P	P				
Wholesale														P	P					
Wireless Communication Facility	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³	84	
Assembly, Place of				C ³	C ³									C	C				C ²³	

DISTRICT USES		L	L	L	G	G	S	S	S	T	T	T	C	C	L	L	L	R	A	
		R	R	R	R	R	T	T	T	SD	SD	I	I	I	U	F				
		1	2	3	4	5	0.4	1	0.4	1	3000	4000	1	2	1	2	3	U	F	
PUBLIC & INSTITUTIONAL	Cemetery																		C	C
	Cultural Facility												P	P					C	
	Geothermal Utility											C ⁷								
	Hospital												C	C						
	Medical Care Facility					C				P			P	P						
	Nature Preserve	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Parking Facility, Off-Site									C	C	C	C	C	C	P	P	P		
	Parking, Shared									C ⁸	C ⁸	C ⁸	P ⁸	P ⁸	C ⁸	C ⁸	C ⁸			
	Performing Arts Production													P	P					C
	Public Use	C	C	C	C	C	C	C	C	€P	C	C	P	P	€P	€P	€P	€P	€P	C
	Public Utility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Recreation Facility, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Recycling Center																PC			
	School residential campus																	P ³⁰		
Semi-Public Use					C				C	C	C	P	P					C	C	
ACCESSORY	Agriculture, Urban	A ²²	A ²²	A ²²	A ²²	A ²²	A ²²	A ²²	A ²²	A ²²	A ²²	A ²²	A ²²	A ²²	A ²²	A ²²	A ²²	A ²²	A ²²	
	Avalanche Protective, Deflective, or Preventative Structure/Earthwork	C	C	C	C	C	C	C	C	C	C	C							C	C
	Daycare Home	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴			C ⁴					A ⁴
	Daycare, Onsite Employees														A	A	A			
	Dwelling Unit, Accessory	A ¹⁸	A ¹⁸	A ¹⁸	A ¹⁸	A ¹⁸	A ¹⁸	A ¹⁸	A ¹⁸	A ¹⁸	A ¹⁸	A ¹⁸	A ¹⁸	A ¹⁸						A ¹⁸
	Electric Vehicle Charging Station	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
	Energy System, Solar	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
	Energy System, Wind	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
	Fallout Shelter	A	A	A	A	A	A	A	A	A	A	A								A
	Guesthouse	A	A	A	A	A	A	A	A	A	A	A								
	Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
	Recreation Facility, Residential	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A ³⁶	A ³⁶	A ³⁶		
	Equestrian Facility, Residential	A	A	A	A	A	A	A	A	A	A	A								A
	Sawmill, Temporary																			C

1. A multi-family development containing up to two (2) dwelling units is permitted.
2. Two (2) one-family dwellings are permitted.
3. Religious institutions are allowed through the provision of a conditional use permit. No other assembly uses as defined in Chapter 17.08 are permitted.
4. Use is not permitted in the Avalanche Zone. Reference Zoning Map.
5. Retail trade is permitted but must not exceed 2,500 square feet.
6. Uses must be subordinate to and operated within tourist housing and not to exceed ten percent (10%) of the gross floor area of the tourist housing facility.
7. Utility for offsite use.
8. See section 17.125.070 17.125.080 for shared parking standards.
9. Drive-throughs are not allowed in association with food service establishments.
10. This is a permitted use, however offices and professional services on the ground floor with street frontage require a conditional use permit.
11. Tourist houses shall only be located in existing one-family dwellings. Additions to the home shall not exceed 20 percent (20%) of the existing square footage.
12. The following forms of retail trade are permitted: (a) Equipment rental, including sporting equipment and entertainment equipment, (b) Building, construction and landscaping materials; small engines with associated sales (c) Retail in conjunction with manufacturing, warehousing or wholesaling not to exceed 30% gross floor area or 800 square feet, whichever is less; no advertising is displayed from windows or building facades; and no access onto a major arterial is allowed if an alternative access is available.
13. Personal service is not allowed except for laundromats and dry cleaning establishments.
14. See section 17.124.090 of this title for industrial districts residential development standards.
15. Catering and food preparation is permitted. Restaurants require a conditional use permit and shall not exceed 1,000 square feet and serve no later than 9:00 P.M. unless expressly permitted through approval of the conditional use permit.
16. The following forms of retail trade are permitted: (a) Equipment rental, including sporting equipment and entertainment equipment (b) Building, construction and landscaping materials; small engines with associated sales (c) Furniture and appliances in conjunction with warehousing not to exceed 18% gross floor area or 900 square feet, whichever is less; (d) Other retail in conjunction with manufacturing, warehousing or wholesaling; it is limited to 10% gross floor area or 500 square feet, whichever is less. ---- Retail uses (c) & (d) shall have no advertising displayed from windows or building facades; and no access will be permitted onto a major arterial if an alternative access is available.
17. See section 17.124.120.C of this title for industrial districts daycare development standards.
18. See section 17.124.070 of this title for accessory dwelling unit development standards.
19. A maximum of five (5) dwelling units are allowed through a conditional use permit and shall be a minimum of 400 square feet and not exceed 1,200 square feet in size.
20. Indoor only.
21. Only allowed in conjunction with an equestrian facility.
22. See section 17.124.080 of this title for urban agriculture development standards.
23. See chapter 17.140 for wireless communications facility provisions.
24. Allowed on the ground floor only.
25. See section 17.124.050 of this title for hotel development standards.
26. Ground floor street frontage uses are limited to retail and/or office uses. In subdistrict A1 office uses require a conditional use permit.
27. Ground floor only.

DISTRICT USES	L R	L R 1	L R 2	G R L	G R H	S T O 0.4	S T O 1	S T O H	T	T 3000	T 4000	C C SD 1	C C SD 2	L I 1	L I 2	L I 3	R U	A F
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28. Through the provision of a conditional use permit, the planning and zoning commission may approve a 20% increase to the total existing square footage of an existing nonconforming one-family dwelling.

29. Use is allowed as an accessory use through the provision of a conditional use permit.

30. Development agreement and compliance with §17.124.090.C required.

31. Vehicular access from Highway 75 to motor vehicle fueling stations is prohibited.

32. All commercial and neighborhood off-site snow storage uses are subject to the standards set forth in section 17.124.160 of this title. Conditional Use Permits are required of all off-site snow storage operations when the project: (a) affects greater than one-half acre; or, (b) has, at the discretion of the Administrator, the potential to negatively impact neighboring uses within 300' of the proposed neighborhood or commercial off-site snow storage operation.

33. Short Term Rental in the Avalanche Overlay zone is permitted subject to the regulations found in Chapter 17.92, Avalanche Overlay District.

34. Gross floor area for individual retail trade is limited to 36,000 gross square feet and net leasable floor area for grouped retail trade is limited to 55,000 net leasable square feet.

35. Commercial studios in the Light Industrial Districts are subject to the standards of section 17.124.150 of this title.

36. Residential recreation facilities in the Light Industrial Districts are not allowed except for residents and guests of a particular residential development.

37. Permitted on the second floor and above only. For single-story buildings in existence on (date of ordinance adoption) the use is permitted on the ground floor.

SECTION 5 – LI-1, LI-2, and LI-3 Dimensional Standards, District Matrix

17.12.030: DIMENSIONAL STANDARDS, DISTRICTS MATRIX:

- A. Unless otherwise specified, development in the city shall comply with the standards set forth in the dimensional standards, districts matrix. All community core district dimensional standards are listed in section 17.12.040 of this chapter.

- B. The minimum lot size listed in the dimensional standards, districts matrix applies unless the health district determines that additional area is required to meet minimum health standards.

- C. In addition to the requirements of the dimensional standards, districts matrix, the regulations of chapter 17.128, "Supplementary Location And Bulk Regulations", of this title apply.

DIMENSIONAL STANDARDS, DISTRICTS MATRIX

See section 17.12.040 this chapter for community core dimensional standards.

See section 17.12.050 of this chapter for light industrial dimensional standards.

District	Minimum Lot Area	Minimum Lot Area with PUD	Minimum Lot Area, Townhouse Sublot	Lot Width	Building Height	Maximum Building Coverage/FAR	Minimum Open Space	Front Setback	Side Setback	Rear Setback	Lot Lines Created by Townhouse Sublots	Setbacks From Hwy 75	Setback on Warm Springs Rd.	Setbacks Along 200' Former RR ROW
LR	9,000 sf	n/a	n/a	80' avg	35'	35%	n/a	15'	The greater of 1' for every 2' in building height, or 10'	20'	n/a	25'/32' ⁷	30'	3'
LR-1	1 acre	n/a	n/a	100' avg	35'	25%	n/a	15'		20'	n/a	80'	30'	n/a
LR-2	2 acres	n/a	n/a	100' avg	35'	25%	n/a	15'		20'	n/a	400' ⁶	30'	n/a
GR-L	8,000 sf	8,000 sf plus 4,000 for every unit over 2	Equal to that of the perimeter of the townhouse unit	80' avg	35'	35%	n/a	15'	The greater of 1' for every 3' in building height, or 5' ¹	The greater of 1' for every 3' in building height, or 15' ¹	0'	25'/32' ⁷	30'	n/a
GR-H	8,000 sf	n/a		80' avg	35' ²	See FAR requirements in section 17.124.040 of this title	35% ⁵	15'	The greater of 1' for every 3' in building height, or 5'. One-family dwellings must maintain at least		0'	25'/32' ⁷	30'	5', however 3' required for one-/ two-family dwelling units
STO-4	0.4 acres	n/a	n/a	80' avg	35'	25%	n/a	15'	The greater of 1' for every 2' in building height, or 10'	The greater of 1' for every 2' in building height, or 20'	n/a	400'	30'	n/a
STO-1	1 acre	n/a	n/a	100' avg	35'	25%	n/a	15'			n/a	400'	30'	n/a
STO-H	9,000 sf (min of 3,000 sf/unit)	n/a	Equal to that of the perimeter of the townhouse unit	100' avg	35'	35% building coverage, and 75% covered by buildings, parking areas and accessory buildings	n/a	15'	The greater of 1' for every 3' in building height, or 5' ¹	The greater of 1' for every 3' in building height, or 15" ⁽¹⁾	0'	400'	30'	n/a
T	8,000 sf	n/a		80' avg	35' ²	See FAR requirements in section 17.124.040 of this title	35% ⁵	15'	The greater of 1' for every 3' in building height, or 5'. At least 10' for one-family dwellings ¹		The greater of 1' for every 3' in building height, or 10'. At least 15' for one-family dwellings ^{1,2}	0'	25'/32' ⁷	30'
T-3000	8,000 sf	n/a	80' avg	35' ²		35% ⁵	15'			0'	n/a	30'	n/a	
T-4000	8,000 sf	n/a	80' avg	35' ²		35% ⁵	15'			0'	n/a	30'	n/a	
LI-1	8,000 sf	n/a	n/a	80' min	35'	75%	n/a	20'	0'³ for internal side yards and a minimum	0' 1'	n/a	n/a	n/a	n/a
LI-2	8,000 sf	n/a	n/a	80' min	35'	75%	n/a	20'	of 10' for street side yards	0' 1'	n/a	n/a	n/a	n/a
LI-3	8,000 sf	n/a	n/a	80' min	35'²	75%	n/a	20'		0' 1'	n/a	n/a	n/a	n/a
RU	9,000 sf	n/a	Equal to that of the perimeter of the townhouse unit	n/a	35'	25%	n/a	30' ⁴	15' ⁴	15' ⁴	0'	n/a	n/a	n/a
AF	10 acres	n/a	n/a	n/a	35'	10% (includes pools)	n/a	25'	25'	25'	n/a	n/a	n/a	n/a

* See title 16 of this code.

Notes:

1. If the lot adjoins a more restrictive district on the side or rear, the more restrictive setbacks of that district shall apply.
2. For building with a roof pitch greater than 5:12 the maximum height to the mean point of the ridge or ridges measured from eaves line to the ridge top shall be 35 feet. Roof ridges above the mean point may extend up to a height of 44 feet.
- ~~3. For buildings with a minimum roof pitch of 4:12 may go to 40 feet.~~
4. The placement of all structures for conditional uses shall be subject to approval of the planning and zoning commission.
5. A maximum of 5 percent open site area may be used for private decks or patios and walkways subject to design review approval.
6. 100 foot setback from Highway 75 is required for lots platted prior to 1979.
7. Minimum setbacks along Highway 75: where the street width is 80 feet, all buildings shall be set back a minimum of 25 feet, and where the street width is 66 feet, all buildings shall be set back a minimum of 32 feet.

SECTION 6 – LI-1, LI-2, and LI-3 Dimensional Standards, District Matrix ...
17.12.050

17.12.050: Dimensional Standards, Light Industrial Districts Matrix

A. Development in the light industrial zoning districts shall comply with the standards set forth in the dimensional standards, light industrial districts matrix. Dimensional standards for all other districts, unless otherwise specified, shall be found in section 17.12.030 of this chapter.

B. In addition to the requirements of the dimensional standards, light industrial districts matrix, the regulations of chapter 17.128, "Supplementary Location And Bulk Regulations", of this title apply.

C. To reduce the perceived bulk and lessen view blockage of four-story and five-story buildings, the Administrator may require alternative building concept options to be presented for review by the Commission as part of Design Review process set forth in Section 17.96.

D. Light Industrial Zoning Districts Dimensional Standards Matrix

	LI-1	LI-2	LI-3
Dimensional Standards			
Minimum Lot Area	8,000 Square Feet		
Minimum Lot Width	80'		
Maximum Building Coverage	75%		
Minimum Building Setbacks			
Front	20'		
Side	0' ¹ for internal side yards and, except for non-enclosed public use structures, a minimum of 10' for street side yards		
Side setbacks for 4th and/or 5th story in 48' or 58' overlay district	NA	10'	
Rear	0' ¹		
Cantilevered decks and overhangs	0'		
Warm Springs Road / 10th Street / Lewis Street - Setback for fourth or fifth floors, if permitted, from property line(s) adjacent to Warm Springs Road, 10th Street, and Lewis Street	60'		
State Highway 75 - Setback from property line adjacent to State Highway 75 right-of-way for properties within the 48' or 58' overlay district	NA	Below an elevation of 5,850' or the grade of State Highway 75 pavement adjacent to the property, whichever is greater: 0'	
	NA	Portion of building above highway grade up to 40' in height: 35'	
	NA	Fourth and fifth stories: 60'	
Setback from all facades for non-habitable structures, fixed amenities, solar and mechanical equipment affixed to a roof	10'		
Maximum Building Height			
Building Height	35'		35' ²
Building Height with Qualifying Ground Floor ⁶			
Two Story	35'		35' ²
Three Story	40'		
Four Story ³	not permitted	48' ^{3,4}	48' ^{3,4}
Five Story ³	not permitted	58' ^{3,5}	58' ^{3,5}
Non-habitable structures located on building rooftops	6' above roof surface height		
Parapets and rooftop walls screening/enclosing mechanical equipment	4' above roof surface height		
Perimeter walls enclosing rooftop deck	4' above roof surface height. Perimeter rooftop walls enclosing rooftop decks are required to be at least 75% transparent		
Rooftop solar and mechanical equipment above roof surface	5' above roof surface height		

Footnotes:

1. If the lot adjoins a more restrictive residential district on the side or rear, the more restrictive setbacks of that district shall apply.
2. Buildings with a minimum roof pitch of 4:12 may be 40' in height.
3. Four and five story buildings are permitted only within the four and five story overlay district.
4. Portions of buildings with roofs that have a minimum roof pitch of 4:12 may be 53' in height subject to Design Review approval by the Planning and Zoning Commission.
5. Portions of buildings with roofs that have a minimum roof pitch of 4:12 may be 63' in height subject to Design Review approval by the Planning and Zoning Commission.
6. In the LI zoning districts, buildings where not less than seventy percent (70%) of the structure has a Qualifying Ground Floor (where the start of the second story is 18 feet or more above the level of the finished floor) are permitted a higher overall height subject to §17.12.050.

SECTION 7 – Light Industrial District Residential Standards.

17.124.090: RESIDENTIAL, LIGHT INDUSTRIAL DISTRICTS:

A. Residential units in the light industrial districts shall comply with the following minimum criteria:

1. Except deed restricted community housing units approved by Council in the LI-3, Dwelling units shall not occupy the ground floor.
2. Design review under chapter 17.96 of this title shall be required, whether new building, addition to existing building, or remodel of existing building.
3. Unless otherwise specified in this section, up to fifty percent (50%) of any light industrial building may be devoted to dwelling units, and up to fifty percent (50%) of a work/live unit's gross floor area may be devoted to the residential portion of a work/live unit.
4. Except as set forth in the following five instances noted herein below, Dwelling units shall not be separated in any manner for sale as individual units and may only be leased or rented. The five instances where dwelling units may be sold are limited to:
 - a. City approved work/live units, as defined in Sections 17.08 and 17.124.090.A.5;
 - b. Three-story projects in the LI-3 where not less one-third ($\frac{1}{3}$) of the total square footage of housing units includes deed restricted community housing that are for sale consistent with section 17.124.090.B;
 - c. Four-story and five-story projects in LI-2 and LI-3 where not less than two-third ($\frac{2}{3}$) of the total square footage of housing units includes deed restricted community housing units that are for sale consistent with section 17.124.090.A.7;
 - d. Existing non-conforming single-family dwellings existing in the LI-1 prior to adoption of Ketchum City Ordinance #85, as enacted on May 27, 1965;
 - e. Existing condominiums and work/live units with less than 1,000 square feet of residential gross floor area that have a valid residential conditional use permit prior to the adoption of ordinance 1192 as published on [DATE];
5. In the approval of work/live units, the city shall also find that:
 - a. The work portion of the unit meets the definition of work/live unit set forth in Section 17.08.020, including that the project is subject to Council approval of a restrictive covenant;
 - b. The work unit is:
 - (1) suitable for on-site employees, foot traffic/customers, and meets applicable building and fire codes;
 - (2) signed and posted with regular hours of operation;

- (3) served by the prominent means of access for the work/live unit; and,
 - (4) associated with a business license for a use allowed (either conditionally or permitted) in the district.
- c. The residential portion of the living space is secondary to the primary use as a place of work. A finding that the residential space is secondary to the work space shall be based on measurable findings, including but not limited to:
- (1) the size of the live portion of the work/live unit is both smaller than the work portion of the unit and, further, the live portion of the work/live unit does not exceed one thousand (1,000) gross square feet;
 - (2) means of access to the residential portion of the unit is not prominent and, preferably, is located to the side or rear of the property; and
 - (3) suitable residential parking that does not interfere with snow removal or the operation of proximate LI uses and, further, is in accordance with the parking and loading requirements set forth in Section 17.125.

~~56.~~ Dwelling units in the Light Industrial District shall be a minimum of four hundred (400) square feet. In the LI-1 and LI-2 no individual dwelling unit and shall not exceed a maximum of two thousand (2,000) square feet, contain more than two (2) bedrooms, and all units shall not exceed a mean average of one thousand (1,000) square feet. total and shall contain not more than two (2) bedrooms, unless otherwise specified in this section.

7. Buildings proposing a fourth or fifth floor with a qualifying ground floor consistent with Section 17.12.050 shall comply with the following minimum criteria:

- a. If dwelling units are to be sold, a minimum of two-third (2/3) of the total square footage of housing units shall be for deed restricted community housing units that are for sale and the deed restricted community housing units shall be designed and administered in accordance with the Blaine-Ketchum housing authority guidelines;
- b. The area designated as light industrial shall be as follows:
 - (1) The area designated as light industrial shall be a minimum of twenty-five ~~fifty~~ percent (25%) of the gross floor area in four story buildings.
 - (2) The area designated as light industrial shall be a minimum of twenty percent (20%) of the gross floor area in five story buildings.
 - (3) Subject light industrial use shall not be for personal storage by dwelling occupants;
- c. Up to seventy-five ~~fifty~~ percent (75%) of the gross square footage of any four-story building and up to eighty percent (80%) of the gross square footage of a five story building may be devoted to dwelling units; and
- d. Unless otherwise deemed appropriate by the Administrator, common area allocation shall be assessed at a LI to residential ratio of 1:1 for four story buildings and 2:3 for five story buildings.

~~68.~~ Anti-nuisance and Notice Provisions.

- a. The applicant is aware the mixed use of the property can result in conflict, that the light industrial use may on occasion or in certain respects be incompatible with the quiet enjoyment of the dwelling units that due to the subordinate and junior nature of the residential use to the light industrial use, th

will not condition, limit, restrict or otherwise interfere with any lawful light industrial use solely because it interferes with a residential use.

- b. ~~7.~~ All persons who rent or sublet any residential living unit within the light industrial zones shall provide the tenant, lessee or subtenant with written notice that such unit is located within the light industrial zone and, as such, is junior and, therefore, subordinate in nature to all legal light industrial activities.
- c. ~~8.~~ Each and every real estate agent, sales person and broker and each and every private party who offers for rent or shows a parcel of real property and/or structure for lease or rent within such light industrial zones shall, upon first inquiry, provide the prospective lessee or tenant, prior to viewing such real property, with written notice that such real property and/or structure is located within such light industrial zone.
- d. ~~9.~~ All brochures and other printed materials advertising rental or lease of a living unit within the light industrial zones shall contain a provision designating that such unit or units are located within the light industrial zone and are within a mixed use area. Lessees and tenants shall be notified that the residential uses within the light industrial zone are subordinate and, therefore, junior in nature to the legal light industrial activities within the zone.

9. Compliance with all applicable code sections, including among others, the city's parking and loading standards as set forth in Section 17.125.

10. Conditions including, but not limited to, the following may be attached to the conditional use permit approval:

- a. Access to the ~~apartments~~ residential units relative to design and relationship to light industrial uses, including suitable access consistent with adopted city standards;
- b. ~~Location~~ Separation of residential and light industrial parking on the site to minimize conflicts;
- c. Restrictions on exterior storage of personal property of tenants;
- d. Certificate of occupancy required prior to occupancy of units;
- e. Ketchum fire department and Ketchum building department requirements shall be met prior to occupancy;
- f. Snow removal required to ensure utility of residential spaces and non-interference with continuous LI operations;
- g. Any portion or all waived fees become due and payable upon conversion of resident housing unit(s) to light industrial uses; ~~and/or~~
- h. Construction techniques that aid sound proofing and limit externalities of LI noise and use impacts on residences is encouraged;
- i. Provision for and reasonable extension of sidewalks to assure safe pedestrian access; and/or,
- j. Any other condition deemed to enhance the purposes under this use, or to establish or promote the criteria referenced in subsections A1 through A10 of this section.

~~11. The city council, after receiving a recommendation from the commission, may waive fees otherwise required in connection with development of such rental housing. The following findings shall be made to waive any such fees:~~

- a. ~~There is a need for rental housing stock in Ketchum;~~
- b. ~~The proposal meets the criteria contained in this subsection;~~
- c. ~~The housing proposed is an integral part of the project; and/or~~
- d. ~~Ketchum is in an acceptable financial position to waive such fees.~~

SECTION 8 – FENCES, HEDGES AND WALLS.

17.124.130: FENCES, HEDGES AND WALLS:

Fences, hedges and walls may be permitted in the various districts as accessory uses in accordance with the following limitations:

- A. In the LR, LR-2, GR-L and GR-H districts, fences, hedges and walls shall not exceed four feet (4') in height when located less than thirty feet (30') from the front lot line;
- B. In the LR, LR-2, GR-L and GR-H districts, fences, hedges and walls shall not exceed six feet (6') in height when located more than thirty feet (30') from the front lot line;
- C. In all other districts, except the Light Industrial District, fences, hedges and walls shall not exceed four feet (4') in height when located less than thirty feet (30') from the front lot line and shall not exceed six feet (6') in height when located more than thirty feet (30') from the front lot line;
- D. In the LI-1, LI-2, LI-3 districts fences shall not exceed seven feet (7') in height;
- DE. In all districts, fences, hedges and walls, or any other obstruction to clear vision, shall not be located within seventy five feet (75') of the centerline intersection of two (2) streets unless determined otherwise by the city engineer; and
- EF. No barbed wire or other sharp pointed metal fence and no electrically charged fence shall be permitted in any district.

EXHIBIT B TO ORDINANCE 1192

**PUBLICATION OF SUMMARY OF ORDINANCE NO. 1192
CITY OF KETCHUM, IDAHO**

AN ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, AMENDING TITLE 17, THE ZONING ORDINANCE, OF THE KETCHUM MUNICIPAL CODE BY AMENDING: SECTION 17.08.020: TERMS DEFINED; SECTION 17.18.140 THROUGH 17.18.160: PURPOSE OF THE LIGHT INDUSTRIAL DISTRICTS NUMBER 1, 2, AND 3; SECTION 17.12.010: ZONING AND OVERLAY DISTRICTS AND MAP; SECTION 17.12.020: DISTRICT USE MATRIX; SECTION 17.12.030: DIMENSIONAL STANDARDS, DISTRICTS MATRIX; SECTION 17.12.050: LI-1, LI-2, AND LI-3 DIMENSIONAL STANDARDS, DISTRICT MATRIX; SECTION 17.124.090: RESIDENTIAL: LIGHT INDUSTRIAL DISTRICTS; SECTION 17.124.130: FENCES, HEDGES AND WALLS; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

A summary of the principal provisions of Ordinance No. 1192 of the City of Ketchum, Blaine County, Idaho, adopted on June 17, 2019, is as follows:

Section 1: AMENDMENTS TO SECTION 17.08.020, TERMS DEFINED. That Title 17 of the Ketchum Municipal Code be amended to add new and revise and clarify existing definitions of uses and terms relevant to the Light Industrial zoning districts.

Section 2: AMENDMENTS TO SECTION 17.18.140 THROUGH 17.18.160, PURPOSE OF THE LIGHT INDUSTRIAL DISTRICTS NUMBER 1, 2, AND 3. That Title 17 of the Ketchum Municipal Code be amended to revise the purpose statements for the Light Industrial zoning districts 1, 2, and 3 to align with the Comprehensive Plan and amended permitted uses and development standards for each district.

Section 3: AMENDMENTS TO SECTION 17.12.010, ZONING AND OVERLAY DISTRICTS AND MAP. That Title 17 of the Ketchum Municipal Code be amended to illustrate the areas where 48' and 58' building heights are permitted.

Section 4: AMENDMENTS TO SECTION 17.12.020, DISTRICT USE MATRIX. That Title 17 of the Ketchum Municipal Code be amended to provide for new and revised uses and add clarifying language through footnotes.

Section 5: AMENDMENTS TO SECTION 17.12.030, DIMENSIONAL STANDARDS, DISTRICTS MATRIX. That Title 17 of the Ketchum Municipal Code be amended to strike regulations for the Light Industrial zoning districts 1, 2, and 3 from the dimensional standards matrix that applies to other zoning districts in the city.

Section 6: AMENDMENTS TO SECTION 17.12.050: LI-1, LI-2, AND LI-3 DIMENSIONAL STANDARDS, DISTRICT MATRIX. That Title 17 of the Ketchum

Municipal Code be amended to create a new dimensional standards matrix for the LI-2, LI-2, and LI-3 zoning districts.

Section 7: AMENDMENTS TO SECTION 17.124.090: RESIDENTIAL: LIGHT INDUSTRIAL DISTRICTS. That Title 17 of the Ketchum Municipal Code be amended to allow deed restricted housing on the ground floor in the LI-3 zoning district, to include development standards for work-live units, and to provide for the sale of residential dwelling units in mixed-use and multiple family buildings and to describe conditions of approval that may be imposed in order to reduce conflict between residential and light industrial uses.

Section 8: AMENDMENTS TO SECTION 17.124.130: FENCES, HEDGES AND WALLS. That Title 17 of the Ketchum Municipal Code be amended to allow fences, hedges, and walls to be up to seven (7) feet in height.

Section 9: SAVINGS AND SEVERABILITY CLAUSE. It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid for any reason by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 10: REPEALER CLAUSE. All City of Ketchum Ordinances or parts thereof which are in conflict herewith are hereby repealed.

Section 11: PUBLICATION. This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, substantially in the form annexed hereto as Exhibit C, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

Section 13: EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval and publication, according to law.

The full text of this Ordinance is available at the City Clerk's Office, Ketchum City Hall, 480 East Avenue North, Ketchum, Idaho 83340 and will be provided to any citizen upon personal request during normal office hours.

APPROVED:

Neil Bradshaw, Mayor

ATTEST:

Robin Crotty, City Clerk



City of Ketchum

June 17, 2019

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to Provide Direction on New Fire Station Location

Recommendation and Summary

The Mayor is asking the City Council to provide direction on the site for a new fire station.

The reasons for the request are as follows:

- The first step in preparing a preliminary building layout and cost estimate, is determining the location for the new fire station.
- Preliminary plans and a cost estimate help determine the amount of a future bond.
- Discussion and deliberation on proceeding with a November bond, including the amount of the bond, will take place in August

Introduction and History

Between 2001 and 2016, the City evaluated different locations for a new fire station. Sites considered consisted of the following locations:

- City property on Lewis Street
- City property adjacent to the YMCA (north and south properties)
- Stock Building site
- City Hall site

In September 2017 a new site evaluation process was initiated. A group of 11 people that included police and fire personnel, real estate and development professionals, and residents of Ketchum evaluated sites in and around Ketchum and assessed feasibility. All known feasible sites were evaluated. Attachment A provides a summary of the sites evaluated. The group identified 22 locations. These 22 locations were further evaluated for accessibility and other factors, including response time.

Initially, the City site south of the YMCA was identified as a preferred location. However, after public review and comment, that site is no longer under consideration. Two sites have emerged as preferred locations, the City owned dirt lot north of the YMCA and the private property at 290 and 298 Northwood Way. The Northwood Way properties are available for purchase for \$3,036,000. Of the two sites, the Mayor is recommending the fire station be located on the dirt lot north of the YMCA.

Analysis

As shown in Attachment B, the dirt lot north of the YMCA can accommodate a fire station meeting the programmatic needs of the Fire Department. Should the Council approve this location, preliminary plans will be prepared showing the layout and functions within the building and cost estimate for design and construction.

This site is suitable with or without consolidation of the north valley fire agencies. The site is centrally located with access to Highway 75, Saddle Road into the City of Sun Valley, and Warm Springs Road. Attachment C shows the estimated driving times without lights and sirens to areas around Ketchum.

Unlike some of the other sites considered, this location provides enough area for drive-through apparatus bays. Without drive-through bays, vehicles would have to back into the apparatus bay. There is also enough space to include on-site housing and parking for police vehicles should the Council decide to include those elements in a future bond. The discussion on the project elements and cost estimates will occur at the July 1, 2019 Council meeting.

The YMCA has requested 150 parking spaces for their use. At least 170 parking spaces can be provided at this location in the event the fire station is constructed, and the YMCA expands and uses their entire leased area.

Next Steps

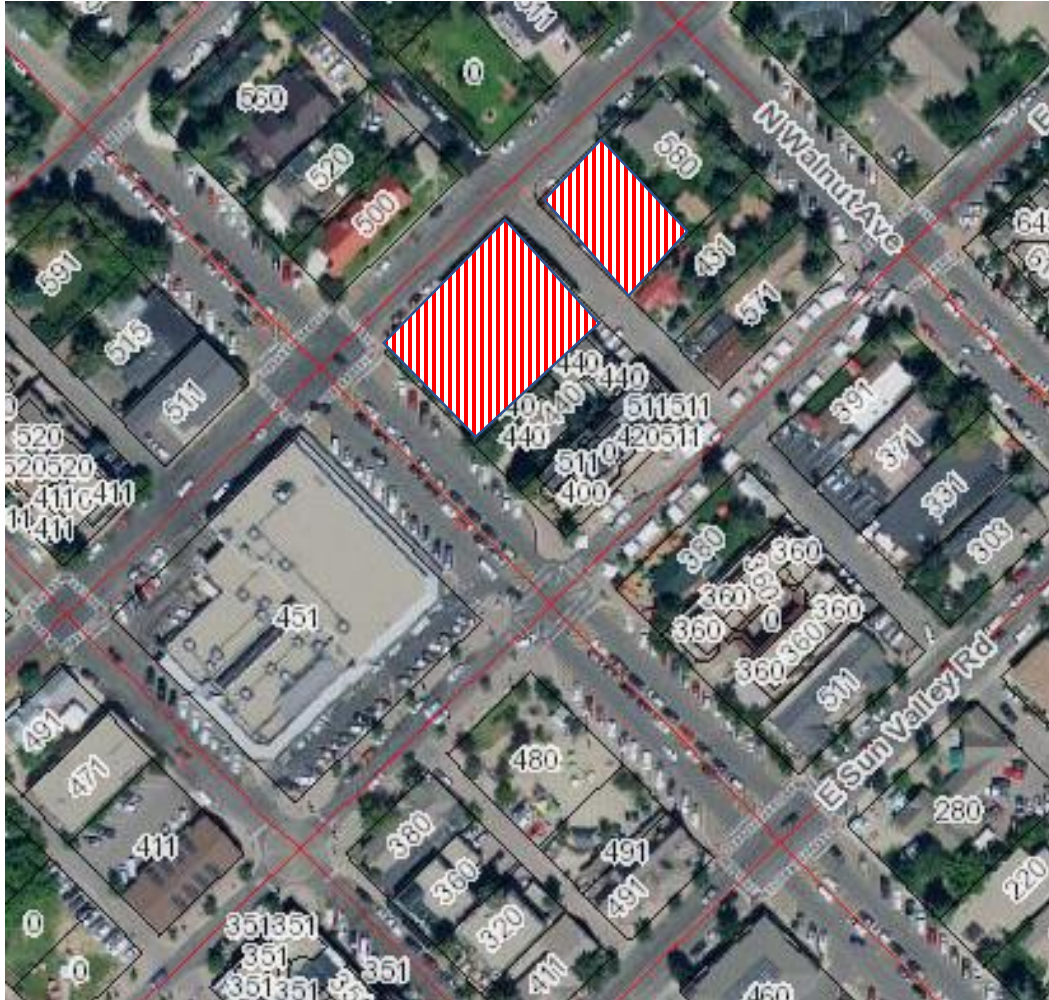
If this site is approved by the City Council, preliminary plans showing the building layout and internal functions will be prepared along with project cost estimates. Ideally, this information will be available at the June 25th fire bond open house. After the open house, information will be presented to the City Council in July. Council will be asked to decide the amount of the bond and the elements of the project that may or may not be included in the cost of the project (police parking, firefighter housing, level of building sustainability). The City must notify the County by September 13, 2019 if there is going to be a bond measure on the November 5, 2019 ballot, and if so, ballot language must be submitted to the County by September 16, 2019. It is anticipated Council will be discussing the approach, cost and ballot language in July and August.

Attachments:

- Attachment A: 2017 Site Evaluation
- Attachment B: Proposed Site Plan
- Attachment C: Response Time Map

CITY-OWNED LOTS

CURRENT CITY HALL LOT



Location: NE Corner of East Avenue & 5th Street

Legal: Lot 3A, Block 45

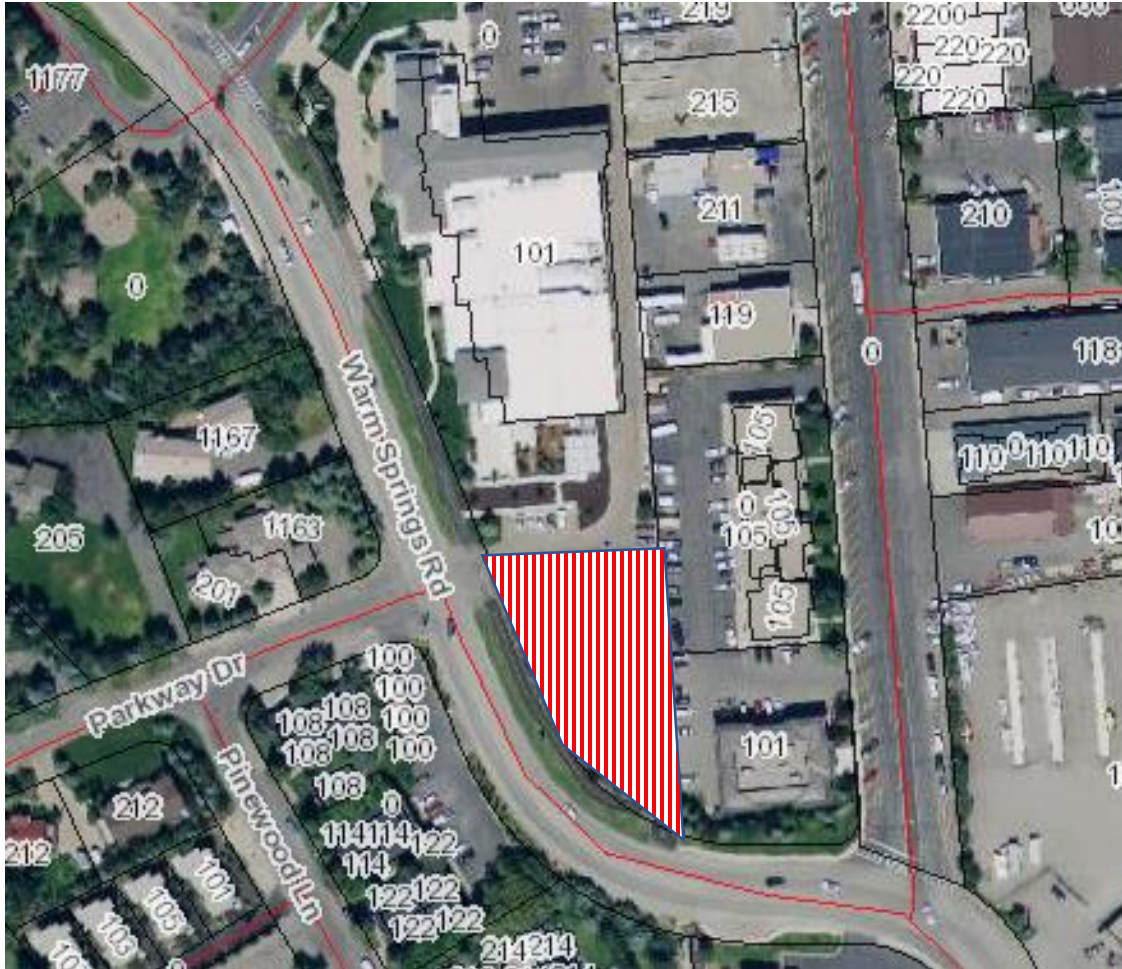
Size: 0.379 acres

Dimensions (WxD): Approx. 110' x 150'

Ownership: City of Ketchum

Market Value: N/A

YMCA SOUTH LOT



Location: Warm Springs Road

Legal: Sec 12 & 13 4N 17E

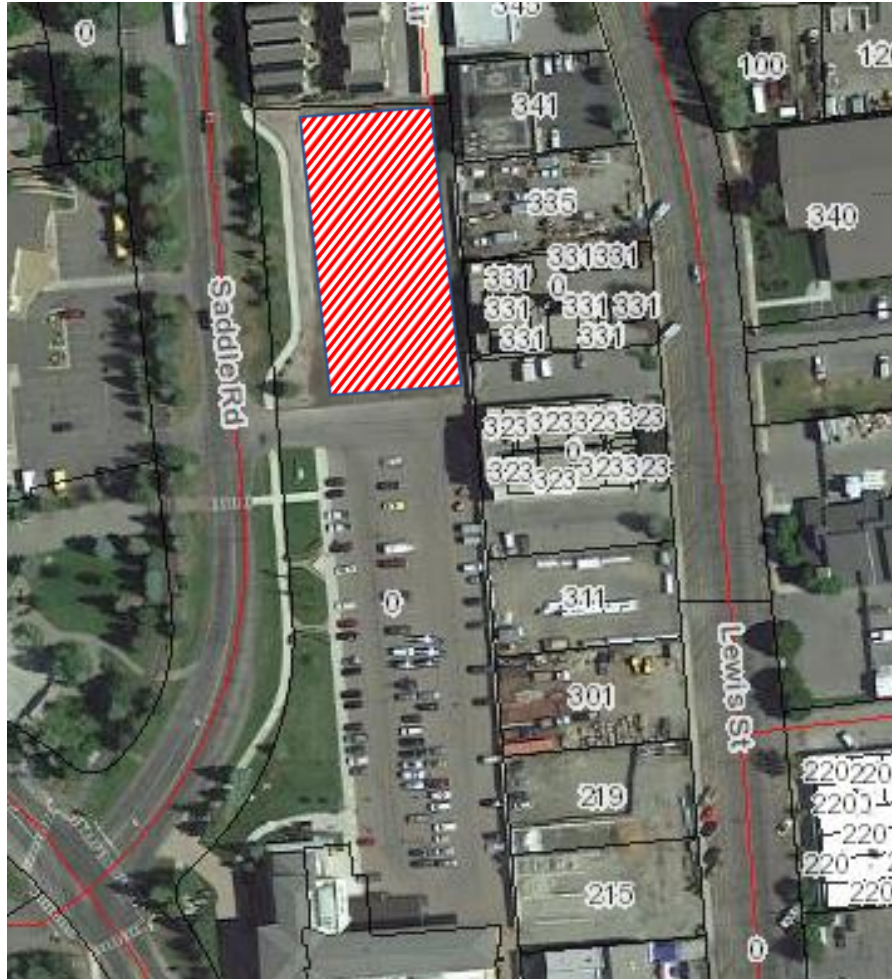
Size: 0.55 acres

Dimensions (WxD): Approx. 200' x 120'

Ownership: City of Ketchum

Market Value: N/A

YMCA NORTH LOT



Location: Warm Springs Road

Legal: Sec 12 & 13 4N 17E

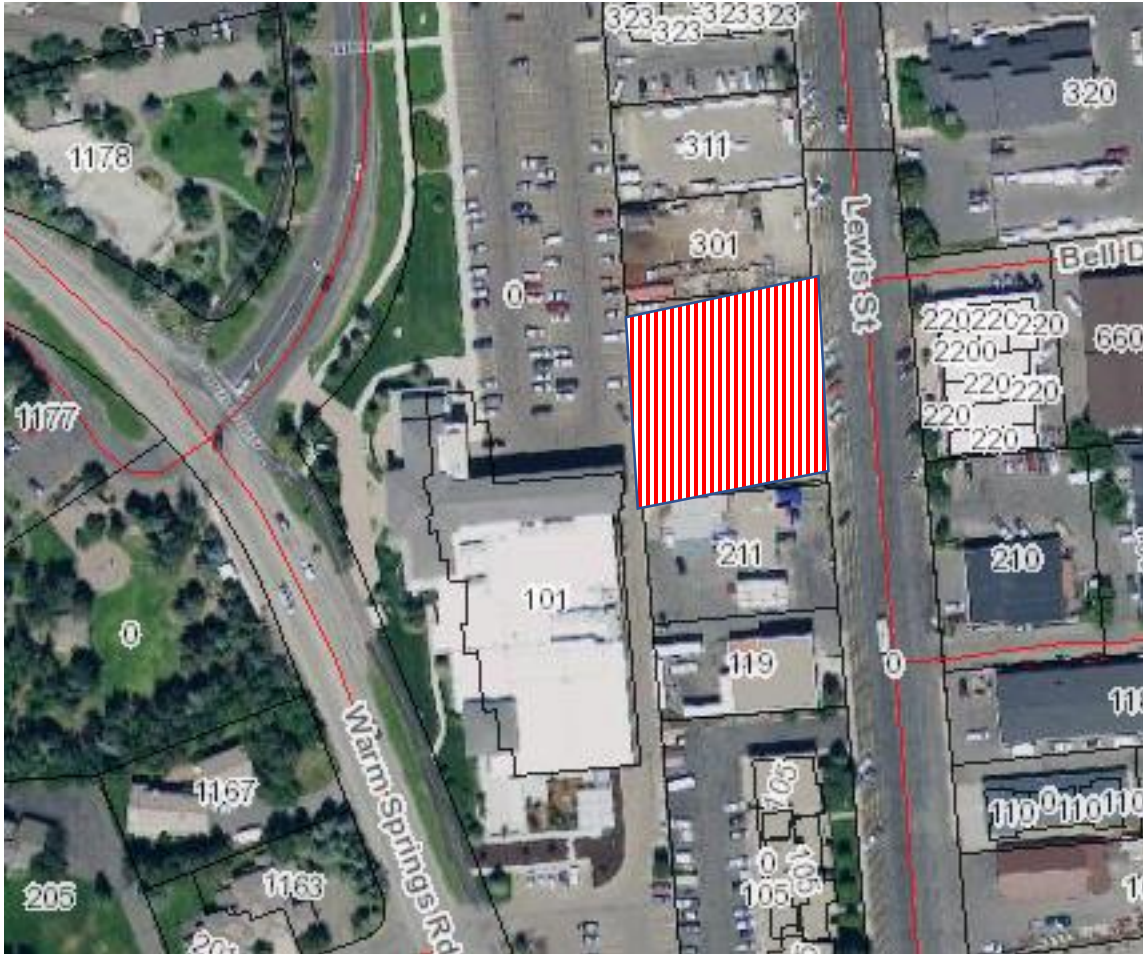
Size: 0.58 acres

Dimensions (WxD): Approx. 240' x 110'

Ownership: City of Ketchum

Market Value: N/A

CITY-OWNED LEWIS STREET LOTS



Location: Lewis Street

Legal: Lot 7, Block 1 and Lot 6, Block 1

Size: 0.55 acres

Dimensions (WxD): Approx 160' x 150'

Ownership: City of Ketchum

Market Value: N/A

WATER TREATMENT PLANT LOT



Location: Water Treatment Plant

Legal: N/A

Size: Approx. 0.83 acres

Dimensions (WxD): Approx. 160' x 180'

Ownership: City of Ketchum

Market Value: N/A

FOOT OF 9TH STREET LOT



Location: West End of 9th Street

Legal: N/A

Size: Approx. 0.15 acres

Dimensions (WxD): Approx. 80' x 65'

Ownership: City of Ketchum

Market Value: N/A

PRIVATELY-OWNED LOTS

STOCK BUILDING SUPPLY LOT



Location: Lewis Street & Warm Springs Road.

Legal: Sec 13 4N 17E

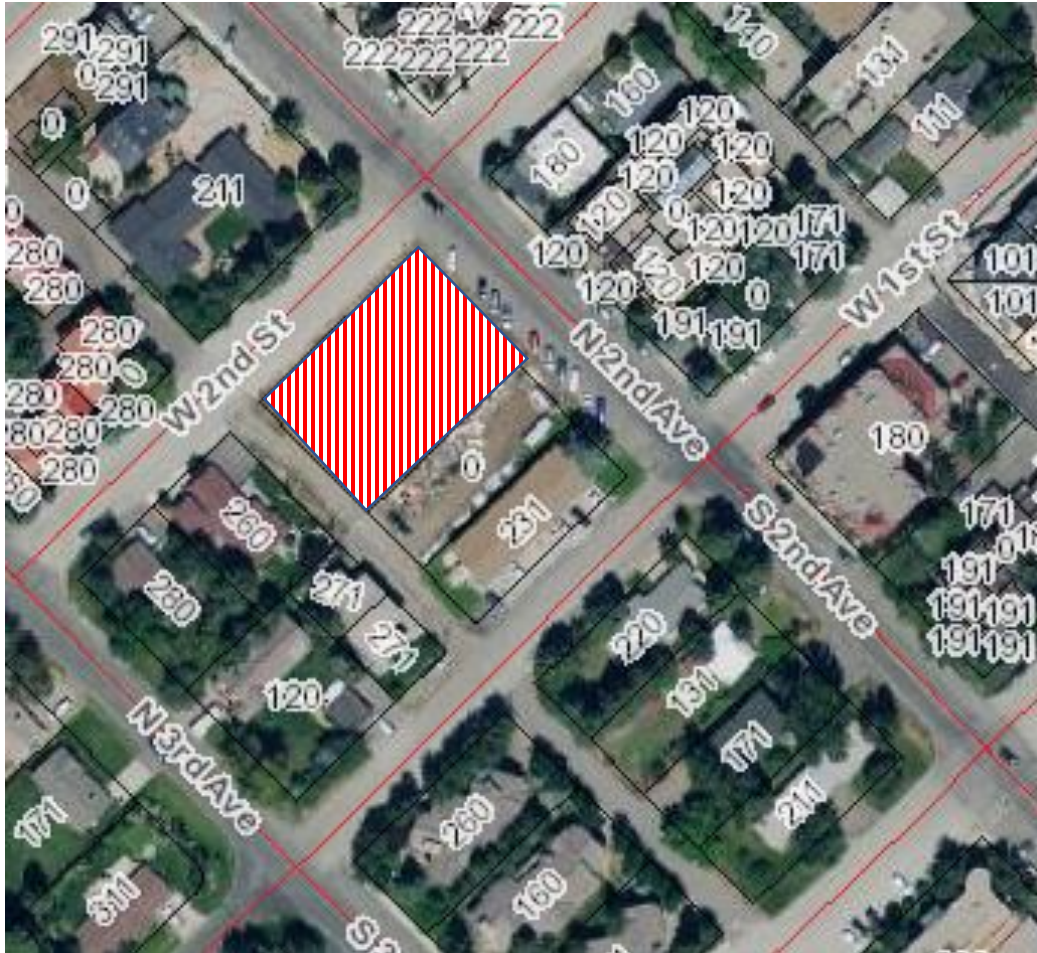
Size: 2.432 acres

Dimensions (WxD): Approx. 340' x 305'

Ownership: Private (Warm Springs & 10th LLC).

Market Value: \$2,969,723

2ND AVENUE & 2ND STREET LOT



Location: SW Corner of 2nd Avenue & 2nd Street

Legal: Lots 1 & 2, Block 62

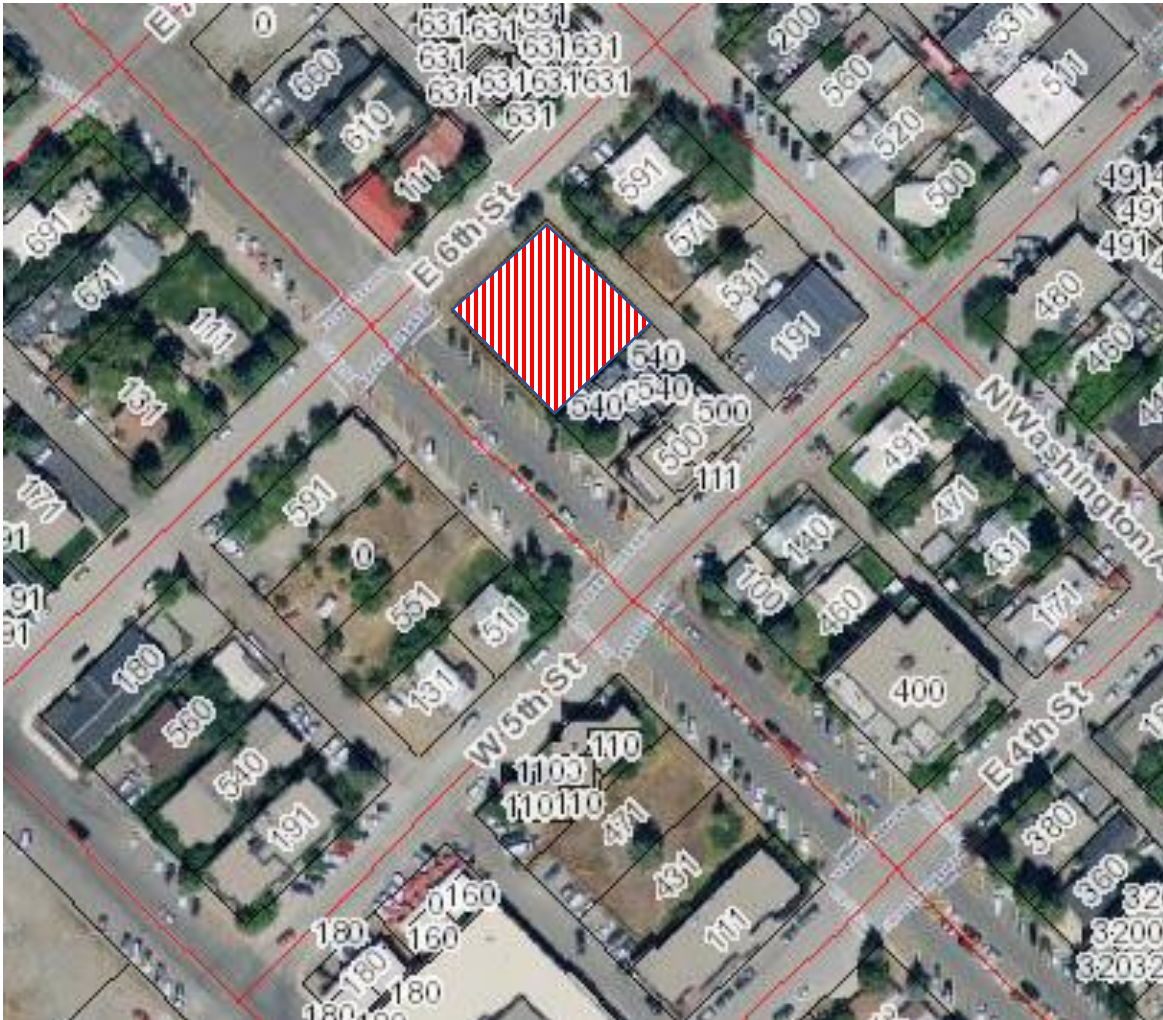
Size: 0.379 acres

Dimensions (WxD): Approx. 110' x 150'

Ownership: Private (Brien Stuart MD Trustee)

Market Value: \$1,056,000

1st AVENUE AND 6TH STREET LOT



Location: SE Corner of 1st Avenue & 6th Street

Legal: Lot 5 & 6, Block 35

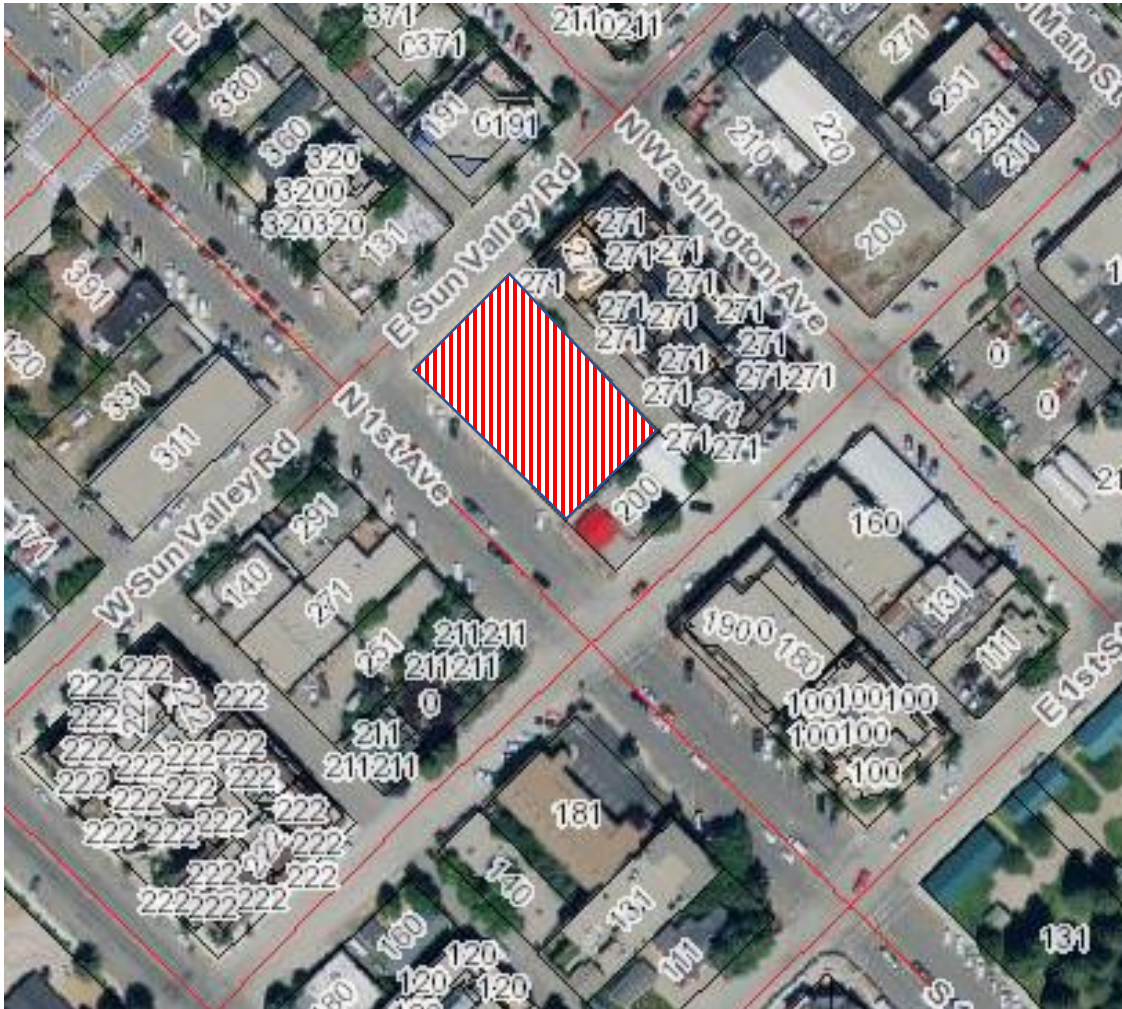
Size: 0.252 acres

Dimensions (WxD): Approx. 110' x 100'

Ownership: Private (Jack Bariteau)

Market Value: \$880,000

SUN VALLEY ROAD AND 1ST AVENUE LOT



Location: SE Corner of 1st Avenue & SV Road

Legal: Lot 5A, Block 38

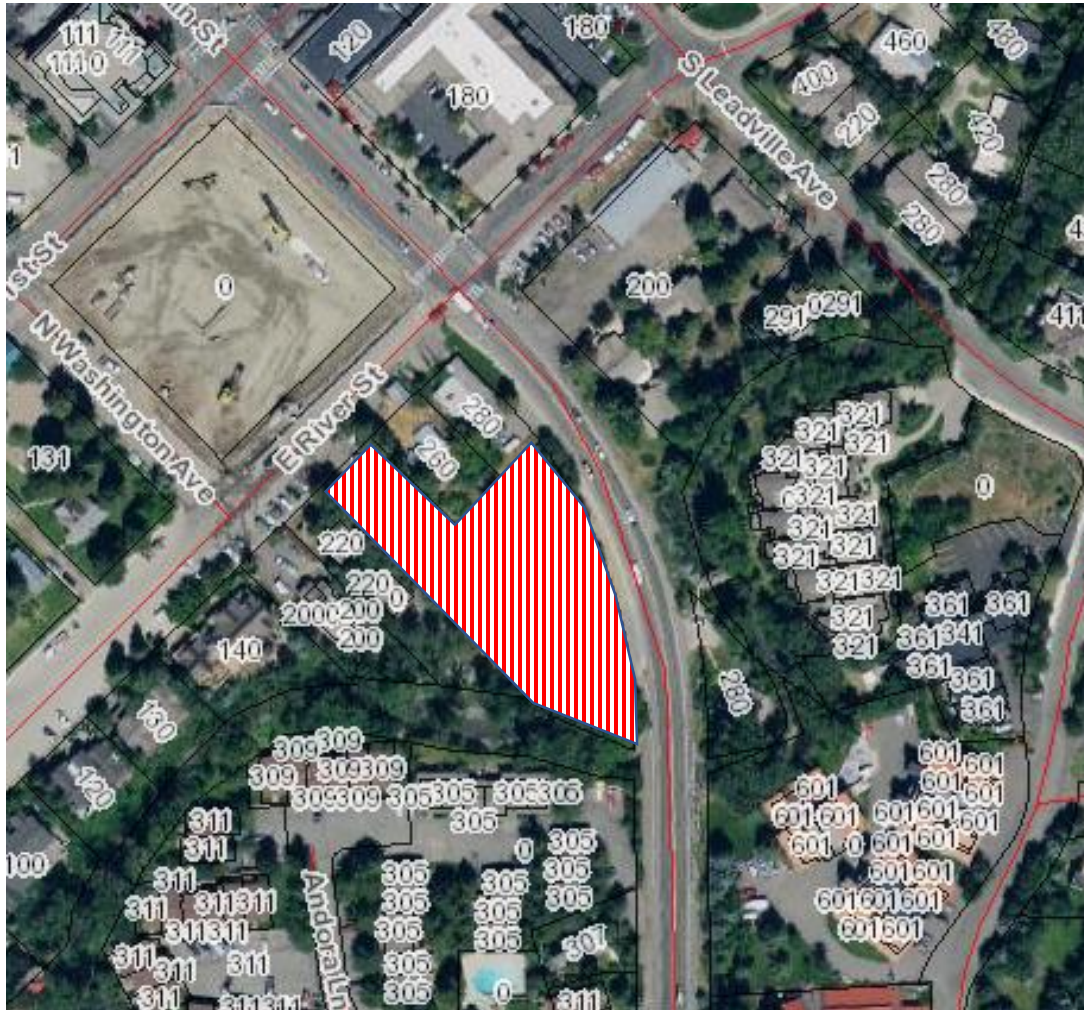
Size: 0.38 acres

Dimensions (WxD): Approx. 165' x 100'

Ownership: Private (260 1st LLC)

Market Value: \$1,617,000

GATEWAY BUILDING LOT



Location: Main Street, South of River

Legal: Lots 3, 21, 22, Block 82

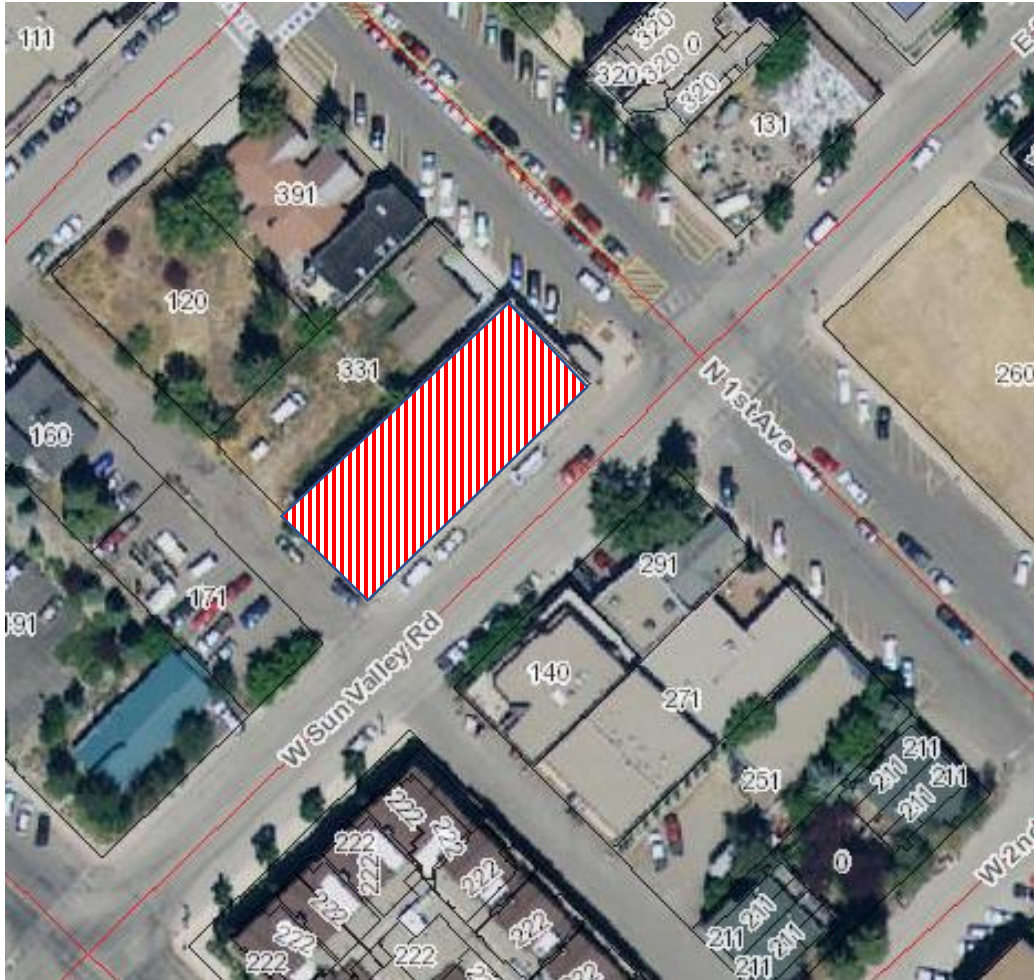
Size: 0.774 acres

Dimensions (WxD):

Ownership: Private (Idaho Banking Company, C/O DL Evans)

Market Value: \$2,421,785

OLD POST OFFICE LOT



Location: NW Corner of 1st Avenue & SV Road

Legal: Lot 4, Block 57

Size: 0.189 acres

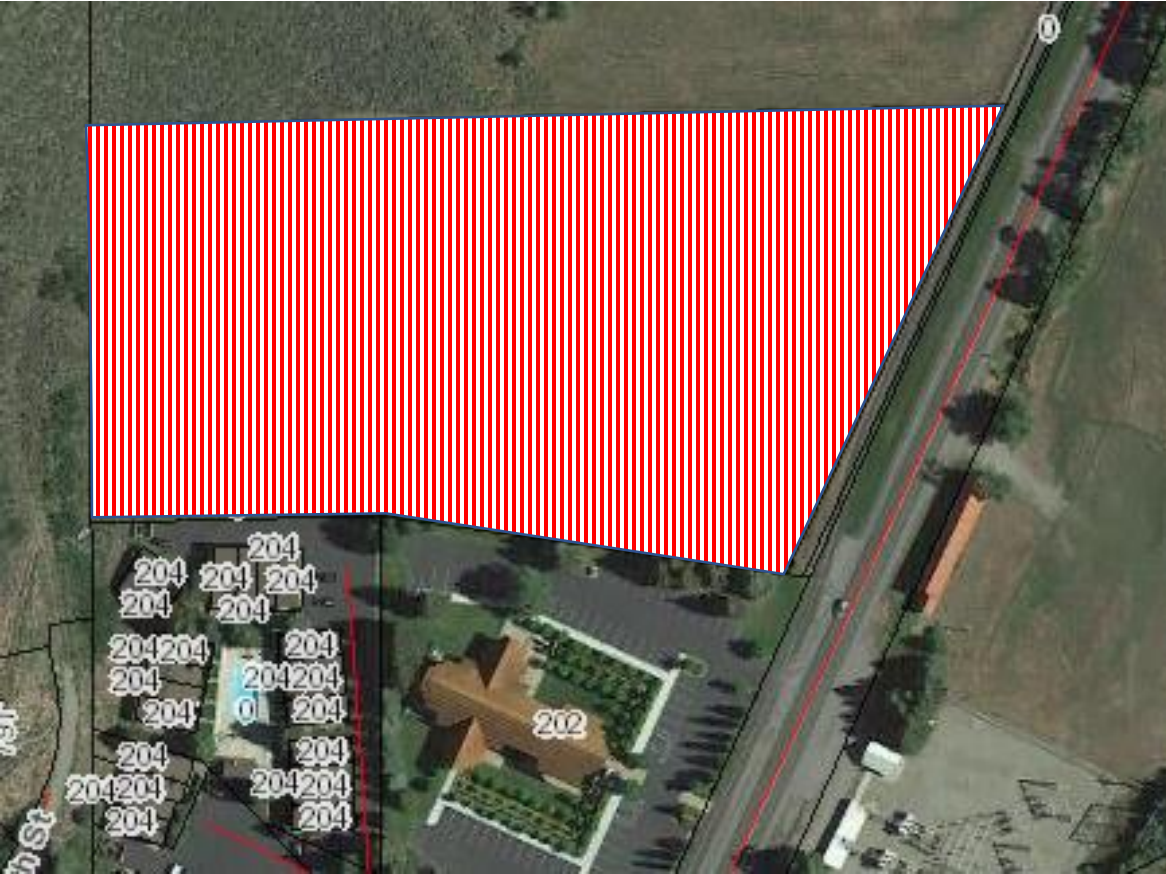
Dimensions (WxD): Approx. 50' x 150'

Ownership: Private (Geneva Plaza LLC)

Market Value: \$1,144,788

ORGANIZATION-OWNED LOTS

FESITVAL FIELD LOT



Location: Sun Valley Road (East of Town)

Legal: Sec 18 4N 18E

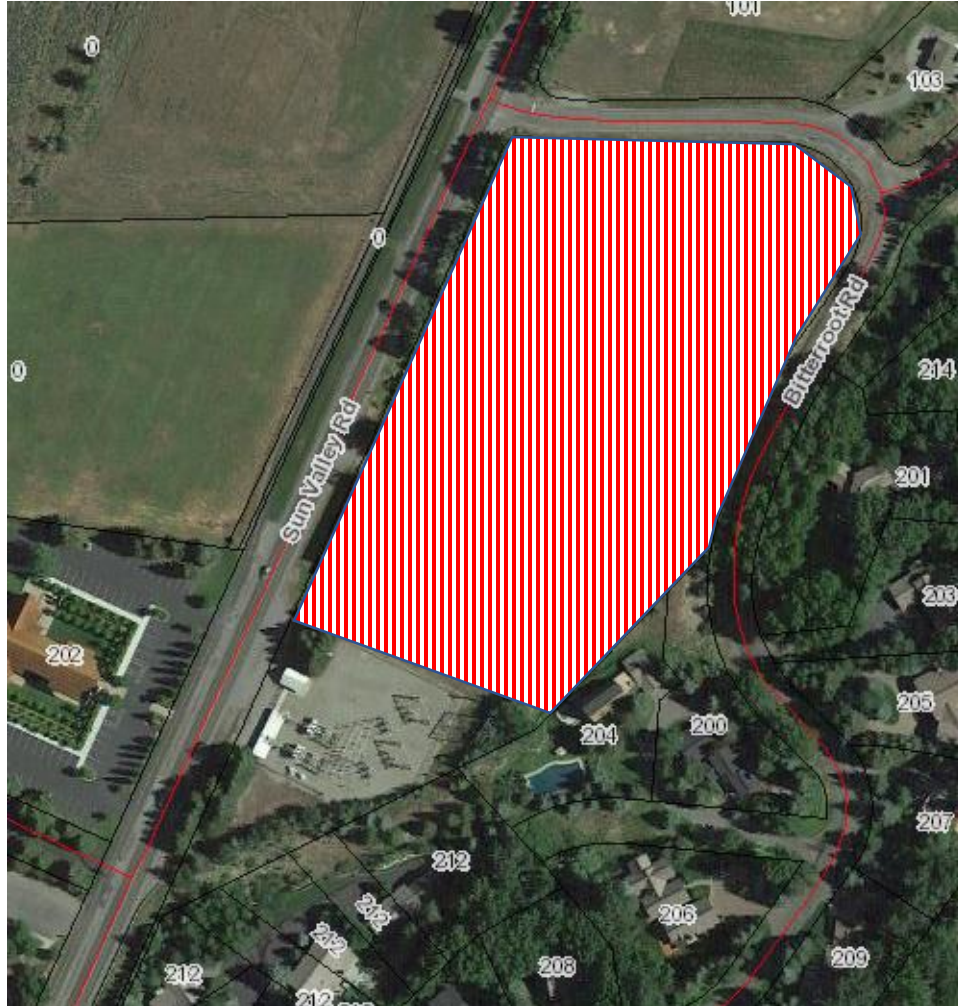
Size: 5.0 acres

Dimensions (WxD): Approx. 300' x 630'

Ownership: Private (City of Sun Valley)

Market Value:

RED BARN LOT



Location: Sun Valley Road (east of town)

Legal: Bitter Root Sub, Lot 3, Block 2

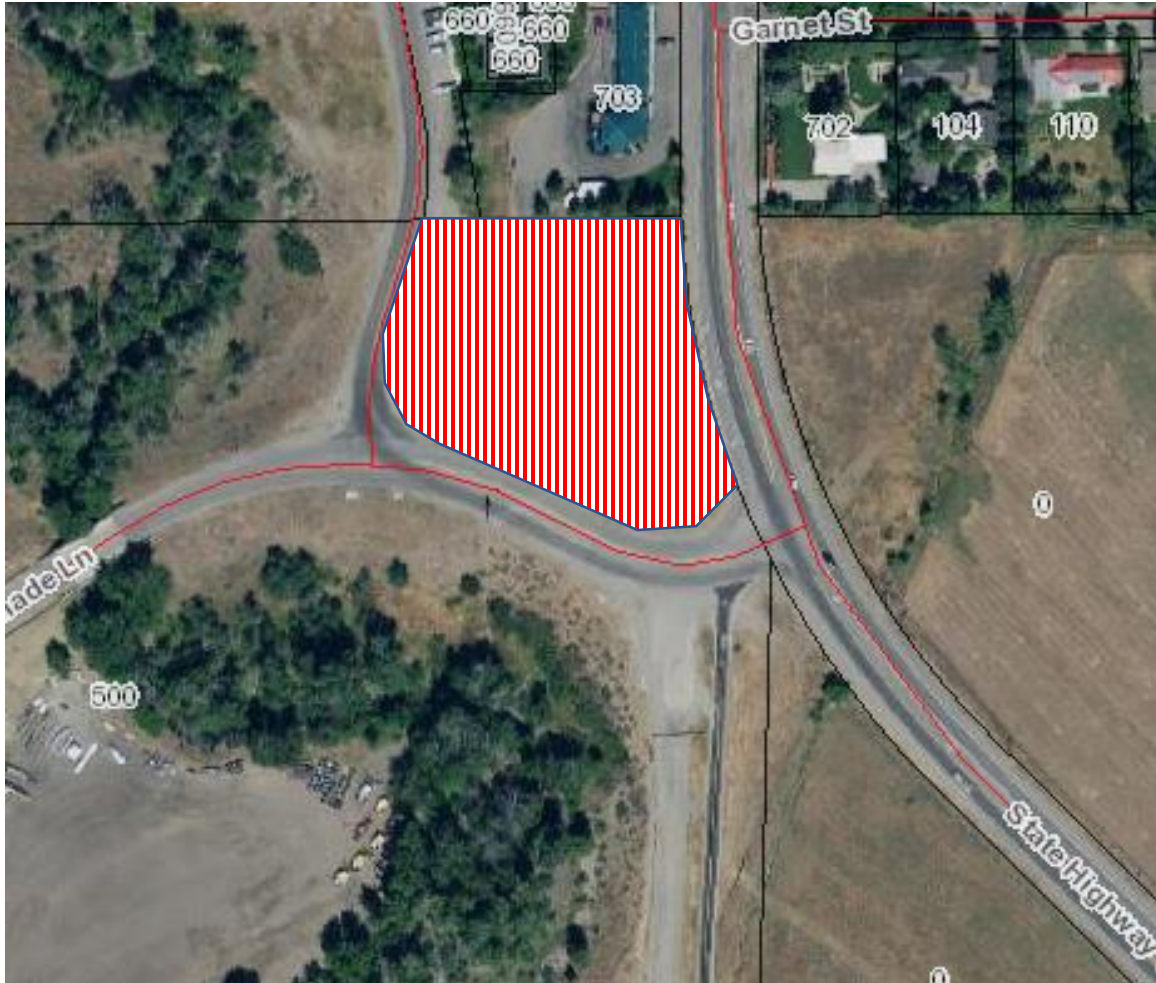
Size: Approx. 7.0 acres

Dimensions (WxD): Approx. 450' x 375'

Ownership: Private (Sun Valley Company)

Market Value: Unknown

2ND AVENUE & SERENADE LANE LOT



Location: 2nd Avenue @ Serenade Lane

Legal: N/A

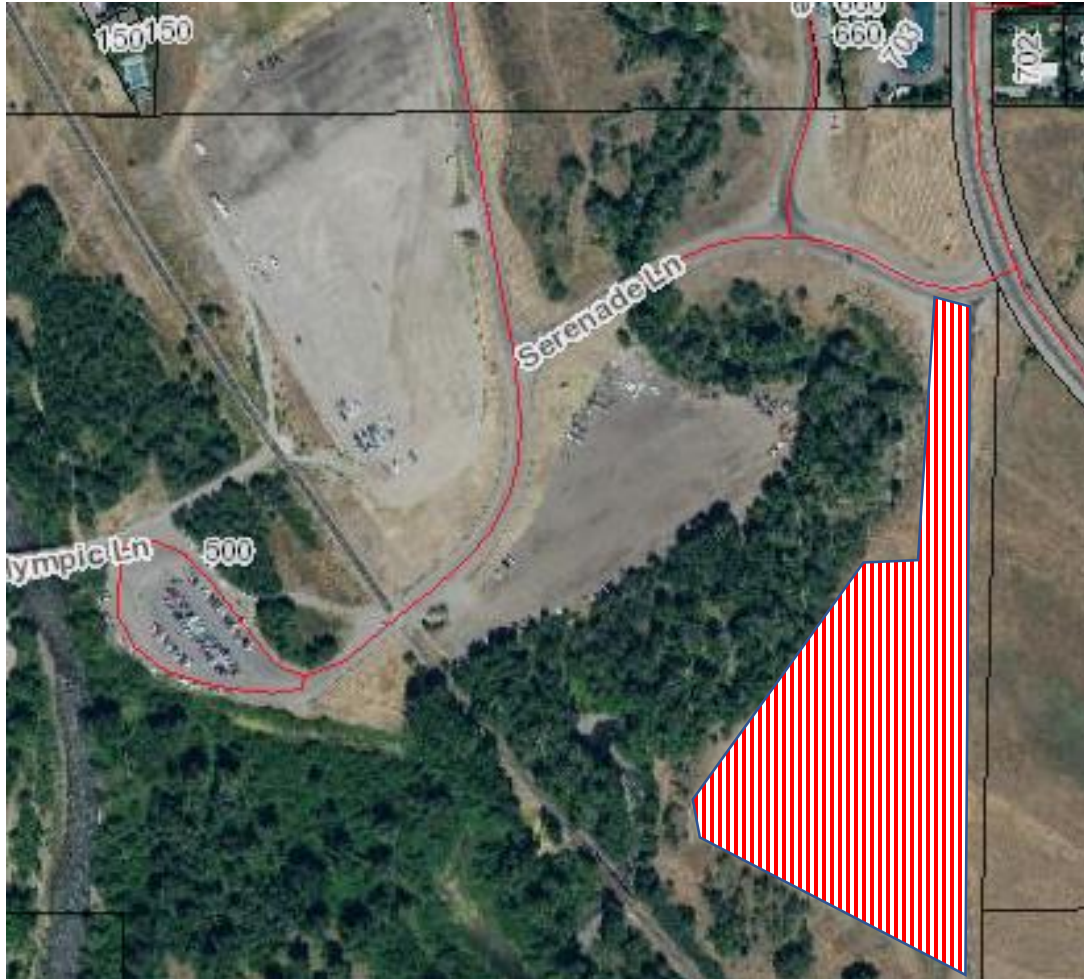
Size: Approx. 1.3 acres

Dimensions (WxD): Approx. 210' x 230'

Ownership: Private (Sun Valley Company)

Market Value: Unknown

SNOW DUMP LOT



Location: Serenade Lane

Legal: N/A

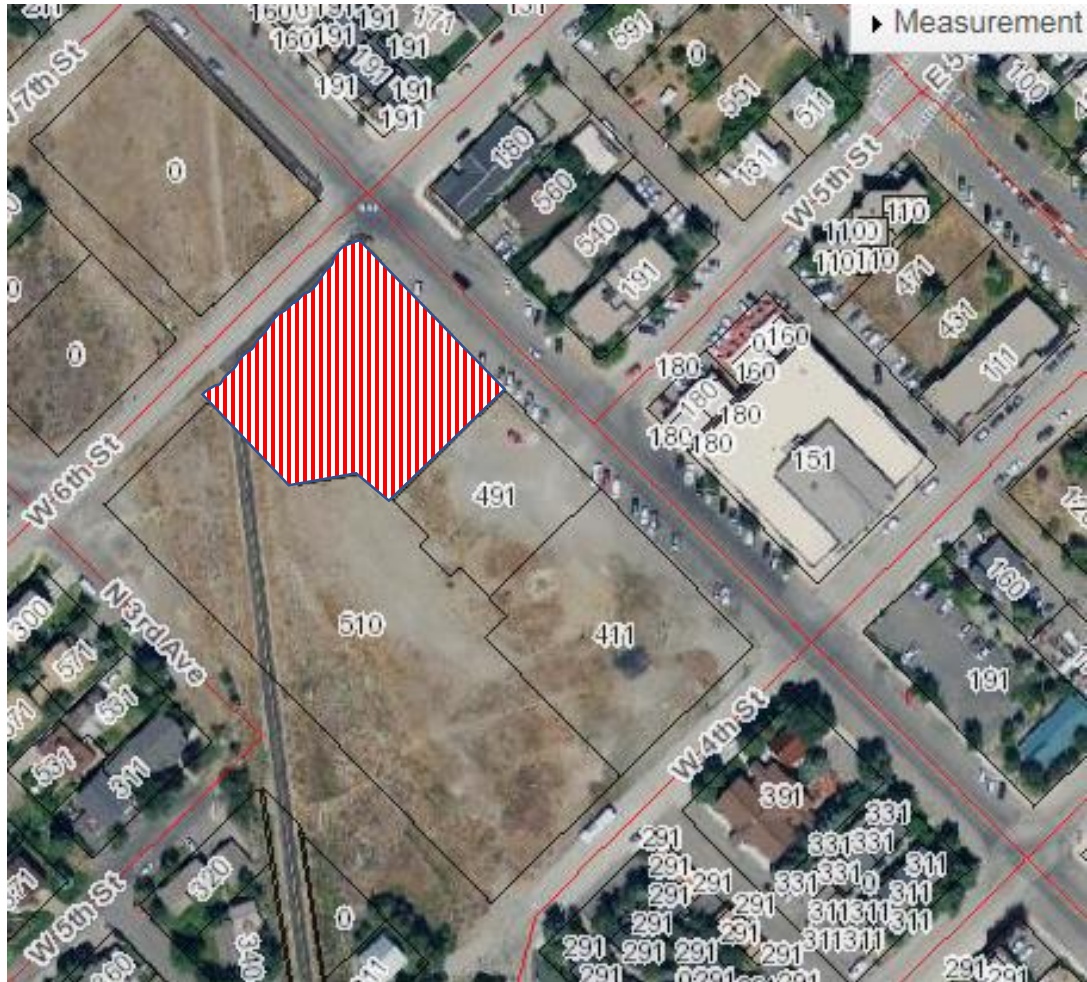
Size: 3.75 acres

Dimensions (WxD): 325' x 500'

Ownership: Private (Sun Valley Company)

Market Value: Unknown

SIMPLOT LOT



Location: NW Corner of 6th Street & 2nd Avenue.

Legal: Lot 3A, Block 1

Size: 0.72 Acres

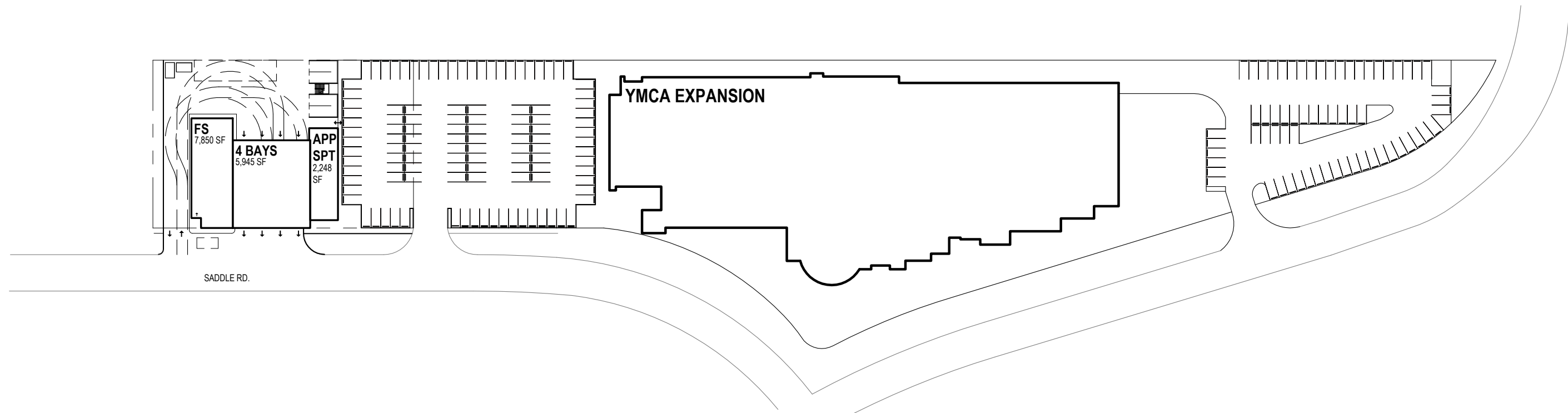
Dimensions (WxD): Approx. 175' x 190'

Ownership: Private (Simplot Ketchum Properties LLC).

Market Value: \$1,717,960

SITE PLAN - CONTEXT

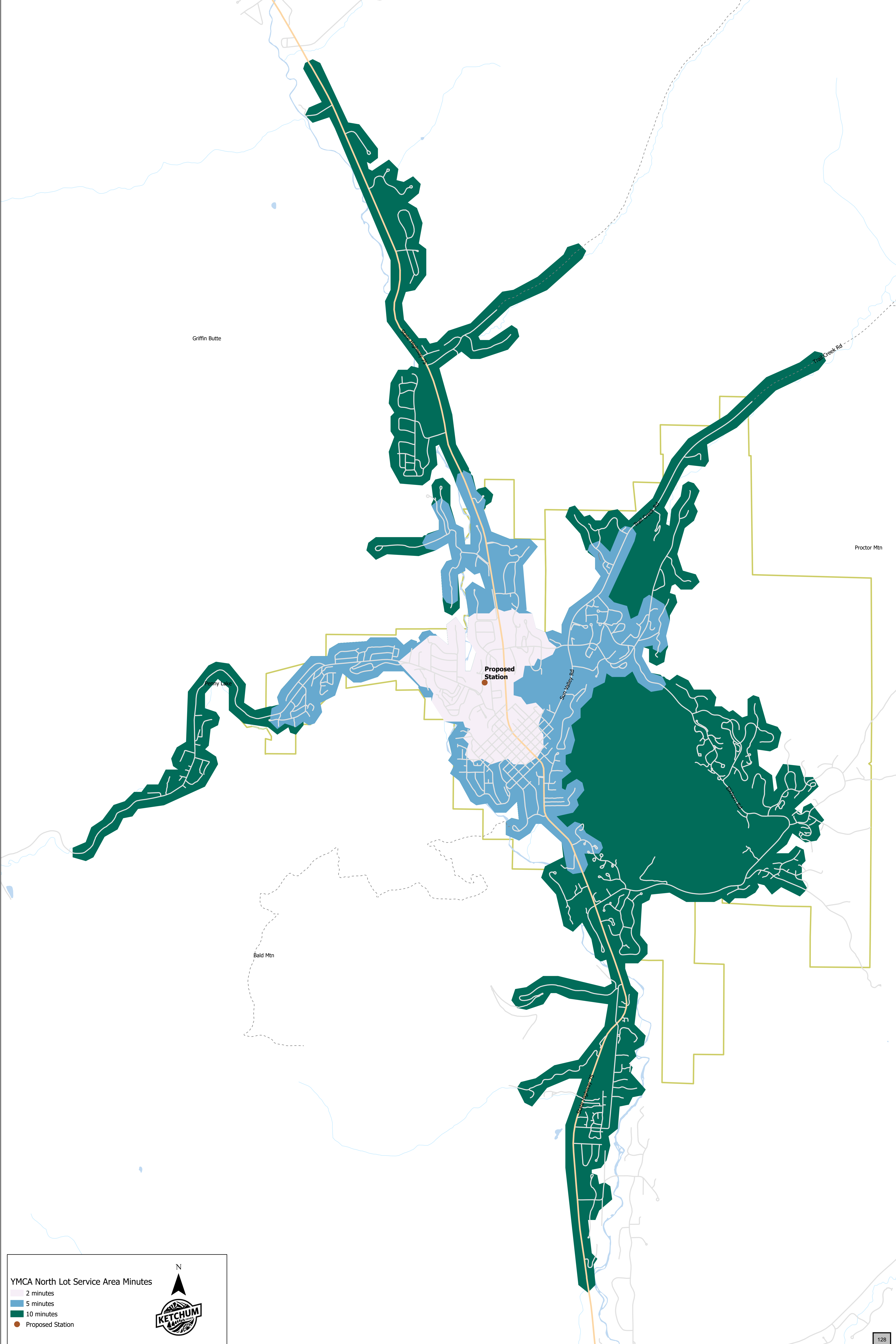
06/11/19



1

SITE PLAN - CONTEXT

Scale: 1" = 100'-0"



YMCA North Lot Service Area Minutes

- 2 minutes
- 5 minutes
- 10 minutes
- Proposed Station





City of Ketchum

June 17, 2019

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation To Authorize Energy Upgrades to City Facilities

Recommendation and Summary

Staff is recommending the council authorize the Mayor to enter into Purchase Orders with Altitude Insulation and Thorton Heating and Sheetmetal INC. and authorizing the Mayor to enter into a Reimbursement Agreement with the State of Idaho by adopting the following motions:

I move to authorize the Mayor to enter into Purchase Order 20358 with Altitude Insulation in an amount not to exceed \$14,250.20 to insulate the Atkinson Park Recreation Center in addition to incidental costs not to exceed \$1,000.

I move to authorize the Mayor to enter into Purchase Order 20359 with Thorton Heating and Sheetmetal INC in an amount not to exceed \$36,180 for mechanical equipment upgrades and replacement for the Atkinson Park Recreation Center and Streets and Facilities Buildings in addition to incidental costs not to exceed \$1,000.

I move to authorize the Mayor to enter into Reimbursement Agreement 20361 with the State of Idaho.

The reasons for the recommendation are as follows:

- The insulation upgrades to the Atkinson Park Recreation Center will improve heating and cooling efficiency and create energy savings.
- Replacing the electric baseboard heating units and energy recovery ventilator (ERV) in the Streets and Facilities Department will improve energy efficiency and safety
- A \$10,000 Office of Energy and Mineral Resources (OEMR) grant is available to help off-set the cost of the upgrades (\$5,000 for Atkinson Park and \$5,000 for Streets and Facilities upgrades)

Introduction and History

The Ketchum Sustainability Advisory Committee has been spearheading efforts to upgrade and improve the energy efficiency of city buildings. Specific improvements were identified and the City initiated a bid process to procure contractors to perform the work. Unfortunately, no bids were submitted. Two local contractors were contacted and submitted the attached proposals. The proposed work is described in Attachment A and Attachments B and C provide the contractor proposals.

The proposed insulation and heating unit upgrades is in three buildings, the Atkinson Park Recreation Center (insulation and fan replacement), Streets and Facilities Warehouse #1 (replace wall heaters with mini split

heaters) and Streets and Facilities Warehouse #2 (replace wall heaters with mini split heaters). Replacement of existing lighting to LED is throughout all city buildings.

To help off-set the costs, the Idaho Office of Energy and Mineral Resources (OEMR) has authorized two \$5,000 grants. One grant is to off-set the insulation costs for the Atkinson Park Recreation Center and the second is to help off-set the replacement of the electric wall heaters in the Streets and Facilities buildings. To qualify for the grants, the City must spend at least \$20,000 in total for both projects. Attachment E is a draft of the reimbursement contract which will be completed in consultation with OEMR staff. Council is being asked to authorize the Mayor to enter into the Agreement once it is finalized.

Financial Impact

The proposed work is important and will result in energy savings over time. In this fiscal year, there is approximately \$60,000 available for energy and sustainability services and projects. The total cost of all the proposed work and services is \$87,351, taking into account the \$10,000 OEMR reimbursement grant. Staff recommends the Council authorize \$16,850.00 for the insulation and minor mechanical upgrades to the Atkinson Park Recreation Center and \$37,180 to replace and improve the heating and venting system at the Streets and Facilities department warehouse buildings for a total of \$54,030. Funding for the LED lighting retrofit will be considered as part of the FY 19/20 budget discussions.

Attachments:

Attachment A: KSAC Summary of Proposed Upgrades

Attachment B: Purchase Order 20358 Altitude Insulation

Attachment C: Purchase Order 20359 Thorton Heating and Sheetmetal proposal

Attachment D: Sprout Energy Lighting Proposal

Attachment E: State of Idaho Reimbursement Agreement 20361



June 17, 2019

Staff, Mayor Bradshaw and Council for City of Ketchum,

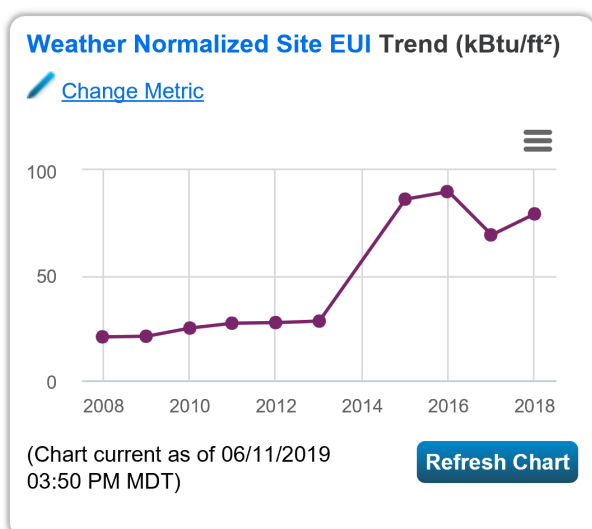
We (KSAC) have completed audits and analysis to create a proposed list of upgrades for 2019. All audits were completed at no cost except we recommended paying a lighting auditor \$1,000 to do a professional analysis of lighting to take advantage of his expertise. In addition, we secured \$10,000 in matching funds from the Office of Energy and Mineral Resources and have asked each contractor to pursue utility rebates.

Summary of Projects

KSAC recommends focusing energy upgrades on three buildings: the Rec Center and the Streets Warehouses #1 and #2. And, we recommend interior lighting upgrades across 14 municipal buildings (not including the old City Hall, Forest Park Buildings or Ore Wagon Museum).

Rationale and Benefits

The Rec Center warrants attention because it is simply not performing well. The total energy use is significantly higher (76.4 EUI) than the national median (46.9 EUI) for this type of building and energy use nearly doubled after an HVAC installation in 2014 (see graph below). A new furnace and air conditioning were installed at that time due to uncomfortable temperature conditions, especially in an attic area that had been converted to office space. We believe that a holistic upgrade to insulation and air sealing will improve the building performance to the extent of not needing air conditioning at all or at least rarely. The insulation will be upgraded to spray foam to maximize quality, insulation integrity, allow for more flexibility in the future and maintain storage areas in the attic spaces on each side of the offices. To further improve energy efficiency, we recommend upgrading the lighting and replacing the inefficient refrigerator (out of the City's maintenance budget). Additionally, during the audit, we discovered that the bathroom exhaust fans are not working, which is a code violation. Therefore, we have included a recommendation to have these replaced with efficient models.



Streets Warehouses #1 and #2 warrant attention for a wide range of reasons: efficiency, safety, air quality, comfort and productivity. The inefficient electric baseboard heaters in the office areas are leaving burn markings on the wall, which is a safety concern. In SW #1, the lighting is insufficient in work areas causing a safety and productivity issue as well as having insufficient lumens to meet code. And, air quality in the office areas is unhealthy due to diesel and other fumes—there is no mechanical, nor natural ventilation in the second floor offices, fresh air circulation currently. To improve energy efficiency (and safety), we recommend upgrading the baseboard heaters and wall-mounted air conditioners with air source heat pumps, i.e. mini-splits, which are about twice as efficient as electric baseboard heat. To improve air quality, we recommend installing an energy recovery ventilator (ERV) with ducting between the two office areas (this will add to energy use and cost but is a very efficient option for fresh air ventilation). To improve efficiency, safety and productivity, we recommend upgrading lighting to LED and installing additional lighting in certain underlit work areas. Another benefit of having a lighting professional doing this audit was that a detailed inventory of light fixtures and bulbs with recommended replacements is organized in a way that makes purchasing easy for staff in the future.

We need to be upfront that the lighting additions to the SW#1 cancel out some of the normal amount of savings and payback we would expect from upgrading lighting. Plus, the LED upgrades across most buildings are to replace CFL's (likely installed in 2010 lighting upgrades) not incandescent bulbs, which is less of a difference in efficiency but still worth doing and is a quality and maintenance improvement. Regardless, we still expect about \$1,500 savings in lighting costs per year, which equates to a 29% reduction in energy costs and reduces carbon emissions by approximately 13 metric tons per year or 30,373 passenger vehicles.

Budget for Upgrades

Project	Building(s)	Bid	Balance	Notes
Insulation and air sealing	Rec Center	\$ 14,215.00	\$ 14,215.00	
Incidentals, e.g. drywall, heat detectors	Rec Center	\$ 1,000.00	\$ 15,215.00	Estimate, not bid at this time.
Exhaust Fans	Rec Center	\$ 1,635.00	\$ 16,850.00	
Mini Splits	SW#1	\$ 13,203.00	\$ 30,053.00	might be \$2160 less if 3rd cassette not needed
Incidentals, e.g. electrical	SW#1	\$ 500.00	\$ 30,553.00	
ERV	SW#1	\$ 7,590.00	\$ 38,143.00	
Mini Splits	SW#2	\$ 13,752.00	\$ 51,895.00	might be \$2390 less if 3rd cassette not needed
Incidentals, e.g. electrical	SW#2	\$ 500.00	\$ 52,395.00	
Lighting upgrades	All	\$ 38,956.00	\$ 91,351.00	incentives and electrical included
4-mo contract extension	n/a	\$ 5,000.00	\$ 96,351.00	
Ltg auditor	n/a	\$ 1,000.00	\$ 97,351.00	
OEMR grants	n/a	\$(10,000.00)	\$ 87,351.00	

Enclosed

- Insulation and air sealing bid for Rec Center
- HVAC bid for Rec Center

- HVAC bid for SW#1
- HVAC bid for SW#2
- Lighting bid for 14 buildings

Regards,
Sharon Grant, Open Spaces NW



City of Ketchum
City Hall

Purchase Order

Number: 20358
Date: 6/17/2019

Vendor: Altitude Insulation
PO Box 1139
Ketchum, ID 83340

Quote Ref: 19-94 (attached)

Quantity	Item # / SKU	Description	Item Cost	Total Cost
1	Removal of Attic Existing Batts	Includes removal and disposal of existing batts in attic only over storage area center offices. Approximately 1852 S.F	\$ 555.60	\$ 555.60
1	Main Roof UNVENTED ASS'Y R-52.5	7" SPF 2# closed cell foam applied to underside of roof deck. Approximately 1430 S.F. Area over attic storage rooms and center office. Sheetrock ceiling removal and reinstallation by others.	\$ 10,602.90	\$ 10,602.90
1	SPF @ interior of gable trusses and flat truss blocking	3" depth at barge trusses and flat blocking. R-21 Approximately 204 S.F.	\$ 550.80	\$550.80
1	Removal of Existing attic Batts	Includes removal and disposal of existing batts in attic only over main office portion. Approximately 892 S.F.	\$ 267.60	\$267.60
1	Attic VENTED	Blown-in R-49 18" of Certainteed Insulsafe. Including baffle install along eaves. Line item also includes sealing of penetrations through ceiling diaphragm. Approximately 829 S.F.	\$ 2,238.30	\$ 2,238.30
			Total	\$ 14,215.20

The City of Ketchum is a tax-exempt political subdivision of the State of Idaho.

Please confirm this City of Ketchum Purchase Order with Grant Gager, Director Finance & Internal Services, at ggager@ketchumidaho.org or (208) 726-3841. Project timing will be determined jointly with the City and Contractor.

Order Submitted By:

Mayor Neil Bradshaw



Altitude Insulation
P.O. Box 1139
Ketchum, Idaho 83340
(208)720-8935
www.altitudeinsulation.com



Idaho License # RCE-39153
Idaho Public Works 030395-C-4

Pete@altitude-insulation.com

Bill To:
City Of Ketchum



Quote **Parks /Rec Building**
Quote # 19- 94
Quote Dated: 5/31/19
Quote Expires: 6/30/19
Quoted By: Pete Schwartz
Cell: 720-5684

****Now accepting credit cards via Square see terms below****

Work Description	Total
Removal OF Existing attic Batts: Includes removal and disposal of existing batts in attic only over storage area center offices. . Approximately 1852 S.F.	555.60
Main Roof UNVENTED ASS'Y R-52.5: 7" SPF 2# closed cell foam applied to underside of roof deck. Approximately 1430 S.F. Area over attic storage rooms and center office. Sheetrock ceiling removal/reinstallation by others.	\$10,602.90
SPF @ interior of gable trusses and flat truss blocking 3" depth at barge trusses and flat blocking. R-21 Approximately 204 S.F.	\$550.80
Removal OF Existing attic Batts: Includes removal and disposal of existing batts in attic only over main office portion. Approximately 892 S.F.	267.60
Attic VENTED:- Blown-in R-49 18" of Certainteed InsulSAFE. Including baffle install along eaves. Line item also includes sealing of penetrations through ceiling diaphragm. Approximately 829 S.F.	\$2,238.30
Contractor to provide the following: 1. Contractor shall provide a 50a 250v Nema 14-50 receptacle for foam proportioner in lieu of \$100/day fuel Surcharge for generator use. 2. Contractor to ensure a minimum of 50 degree sustained indoor air temp 3. Contractor to ensure that all surfaces having SPF applied shall be free of standing moisture and are dry throughout. Altitude insulation shall no be liable for damage caused by encapsulation of wet substrate materials and surfaces.	Sub Total \$14,215.20 State Sales Tax incl. Freight incl.
	Total 14,215.20

*******WARNING*******

Occupants and/or other Trade Partners shall not enter areas during SPF application, or after, for a period of no less than 24 hours post SPF application without proper respiratory, eye and personal protective equipment.

This estimate includes the following:

temporary protection of the windows, doors and subfloor

This estimate does not include the following:

1. Special protection of finishes that require extra protection by General Contractor
2. Vapor barriers, fiberglass insulation or other types not specifically listed above
3. Any blocking, backing or sheathing required to close off an area to foam
4. Foaming around windows and doors is not included
add \$250 for each additional trip required due to conditions not being ready

Payment to be made as follows:

50% at time of proposal acceptance/order; 50% balance due within 30 days of completion of work. Proposal based on above payment terms and no withholding of retention. For net 45 days terms add 2% to proposal.

Credit Card payments via Square: We'd love to support your credit card rewards system. Credit card

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby

Customer Signature

Date





City of Ketchum
City Hall

Purchase Order

Number: 20359
Date: 6/17/2019

Vendor: Thornton Heating and Sheetmetal, Inc.
PO Box 242
Ketchum, ID 83340

Quote Ref: Various, see attached

Quantity	Item # / SKU	Description	Item Cost	Total Cost
1	Quote 87	Streets Department Building #1 Mini-split installation, including Lifebreath HRV	\$20,793.00	\$20,793.00
1	Quote 88	Streets Department Warehouse #2 Mini-split installation	\$13,752.00	\$13,752.00
1	Quote 90	Recreation Building Fans	\$1,635.00	\$1,635.00
			Total	\$36,180.00

The City of Ketchum is a tax-exempt political subdivision of the State of Idaho.

Please confirm this City of Ketchum Purchase Order with Grant Gager, Director Finance & Internal Services, at ggager@ketchumidaho.org or (208) 726-3841. Project timing will be determined jointly with the City and Contractor.

Order Submitted By:

Mayor Neil Bradshaw

Thornton Heating & Sheetmetal, INC.
 121 Hospital Drive
 P.O.Box 242
 Ketchum, Idaho 83340
 208-726-5520

Estimate

Date	Estimate #
4/30/2019	87

Name / Address
Ketchum City Hall City of Ketchum Box 2315 Ketchum, ID, 83340

Terms	Sales Rep
Net 15	GC
Job Name	
Street Dept. Warehouse #1	

Quantity	Description	Cost	Total
	Mini Split		
1	State HVAC permit	335.00	335.00
3	Carrier mini split with three highwall heads	2,466.00	7,398.00
3	Line sets with test and charge	1,200.00	3,600.00
1	Installation	1,870.00	1,870.00
	HVAC Contractor License #HVC-C-3015		
	OPTIONS		
	#1) Two indoor high wall heads	Deduct \$2,160.00	
	#2) Lifebreath HRV with concrete coring, ducting, and installation		
	Add.\$7,590.00		
	DOES NOT INCLUDE LINE VOLTAGE ELECTRICAL		
thorntonheating@hotmail.com		Total	\$13,203.00

Terms: All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from the original bid will be an extra charge above the original figure. Estimates are good for 30 days. Any bid constitutes a firm price for work to be done. Budget numbers will be billed on time and material and can exceed or fall short of estimated price.

Signature _____

Date: _____

ANY CREDIT CARD PAYMENTS WILL
 HAVE A 4% PROCESSING FEE AS OF
 3/21/2019.

Thornton Heating & Sheetmetal, INC.
 121 Hospital Drive
 P.O.Box 242
 Ketchum, Idaho 83340
 208-726-5520

Estimate

Date	Estimate #
4/30/2019	88

Name / Address
Ketchum City Hall City of Ketchum Box 2315 Ketchum, ID, 83340

Terms	Sales Rep
Net 15	GC
Job Name	
Street Dept. Warehouse #2	

Quantity	Description	Cost	Total
	Mini Split		
1	State HVAC permit	335.00	335.00
3	Carrier mini split with three ceiling cassettes	2,649.00	7,947.00
3	Line sets with test and charge	1,200.00	3,600.00
1	Installation	1,870.00	1,870.00
	HVAC Contractor License #HVC-C-3015		
	OPTION		
	Two ceiling cassettes Deduct \$2,390.00		
	NOT INCLUDED IS LINE VOLTAGE ELECTRICAL		
thorntonheating@hotmail.com		Total	\$13,752.00

Terms: All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from the original bid will be an extra charge above the original figure. Estimates are good for 30 days. Any bid constitutes a firm price for work to be done. Budget numbers will be billed on time and material and can exceed or fall short of estimated price.

Signature _____

Date: _____

ANY CREDIT CARD PAYMENTS WILL
 HAVE A 4% PROCESSING FEE AS OF
 3/21/2019.

Thornton Heating & Sheetmetal, INC.
 121 Hospital Drive
 P.O.Box 242
 Ketchum, Idaho 83340
 208-726-5520

Estimate

Date	Estimate #
4/30/2019	90

Name / Address
City of Ketchum Box 2315 Ketchum, ID, 83340

Terms	Sales Rep
Net 15	GC
Job Name	
Rec Building	

Quantity	Description	Cost	Total
1	BATH FANS State HVAC permit	115.00	115.00
2	Panasonic Whisper bath fans with installation HVAC Contractors License #HVC-C-3015	760.00	1,520.00
thorntonheating@hotmail.com		Total	\$1,635.00

Terms: All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from the original bid will be an extra charge above the original figure. Estimates are good for 30 days. Any bid constitutes a firm price for work to be done. Budget numbers will be billed on time and material and can exceed or fall short of estimated price.

Signature _____

Date: _____

ANY CREDIT CARD PAYMENTS WILL
 HAVE A 4% PROCESSING FEE AS OF
 3/21/2019.



City of Ketchum Lighting Proposal



Prepared For

Sharon Patterson
480 East Ave
Ketchum, ID 83340

Prepared By

Sprout Energy, LLC
Leif Elgethun
1775 W State St. PMB 125
Boise, ID 83702
(208) 301-2293



City of Ketchum Lighting Proposal

480 East Ave, Ketchum, ID 83340



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Annual Operating Savings Analysis	7
Annual Energy Savings Analysis	8
Environmental Impact Analysis	9
Installation Checklist	10



City of Ketchum Lighting Proposal

480 East Ave, Ketchum, ID 83340



Introduction

Sprout Energy is pleased to present this Preliminary Estimate to provide a turnkey Lighting Retrofit Project to the City of Ketchum.

We have completed a detailed site audit, preliminary lighting design, product specification, utility rebate estimate, recycling estimate, installation labor estimate, energy saving analysis, and cost saving analysis. This proposal includes all materials, labor, additional equipment, permits, and recycling required to complete the project. It assumes all mobile equipment will be moved by City staff with proper notice to allow safe and accessible working conditions by the installation crew.

During our site evaluation, we determined the light levels in the Streets Warehouse #1 were inadequate based on our lighting experts visual examination, required illuminance for maintenance shops, and staff feedback. We doubled the effective delivered lumen levels which resulted in additional energy requirements instead of savings. Additional benefits will include productivity gains, higher employee satisfaction, and improved safety. Due to these areas being large spaces and heavy energy users, the overall project energy and cost savings were reduced.

We excluded all exterior lighting per staff recommendation at the Wastewater Treatment Plant campus as it has already been completed. Visual examination of exterior lighting at the Streets Warehouse Campus indicated a previous conversion to LED.

We also identified other areas that have been converted to LED and have excluded them from this proposal. Staff indicated that the current occupancy sensors are adequate so we have also excluded occupancy sensors and controls from this proposal.

We anticipate subcontracting the installation to Buffalo Electric or Advanced Data & Electric if awarded the contract.



City of Ketchum Lighting Proposal

480 East Ave, Ketchum, ID 83340



This estimate is preliminary and a final estimate will be delivered after the following items are complete:

1. Product pricing is confirmed. We haven't confirmed product pricing which has been volatile since the latest round of Tariffs on China.
2. Final scope of work is approved by the City. Our current pricing is dependent on securing the entire scope of work. Our pricing may change if the scope is significantly reduced.
3. Final installation costs are confirmed. We have estimated installation costs based on average install time and local prevailing labor costs. We will work with Advanced Data & Electric this week to get a firm number.
4. Final Design is completed: We still need to review the design specification to ensure City staff, including staff at each facility. Of particular interest is color temperatures that would deviate from our standard design of 4000k for most areas with 5700k for shops and maintenance.
5. Energy and Cost Analysis is completed: We still need to confirm operating hours and utility rates for an accurate energy and cost analysis. Current analysis is indicative, but not accurate.
6. Idaho Power Rebates: We've estimated rebates based on published Idaho Power incentives. Final rebate estimate to be determined from Idaho Power Incentive workbook and final payment pending Idaho Power approval. Idaho Power also changes their program from time to time which could impact the amount.

We look forward to supporting the City of Ketchum as they continue to achieve their sustainability goals.

Leif Elgethun, PE, LEED AP
Managing Partner
Sprout Energy

Team

SOQ can be provided upon request



City of Ketchum Lighting Proposal

480 East Ave, Ketchum, ID 83340



Legal

This is a preliminary estimate and is not intended to be a binding contract.

References

References can be provided upon request



City of Ketchum Lighting Proposal

480 East Ave, Ketchum, ID 83340



Investment

Simple Payback	Simple ROI	IRR (10 Years)	NPV (10 Years)
26.48 years	3.8%	-15%	\$ -27,947

Savings

Total Project Savings	\$ 82,636
Annual Cost Savings	\$ 1,471
Annual Energy Savings	18,500 kWh

Costs

Total Project Cost	\$ 39,947
- Estimated Incentives	\$ 990
Net Project Cost	\$ 38,956

Cost of Waiting

Each Month	Each Year	Five Years
\$ 123	\$ 1,471	\$ 7,355



City of Ketchum Lighting Proposal

480 East Ave, Ketchum, ID 83340

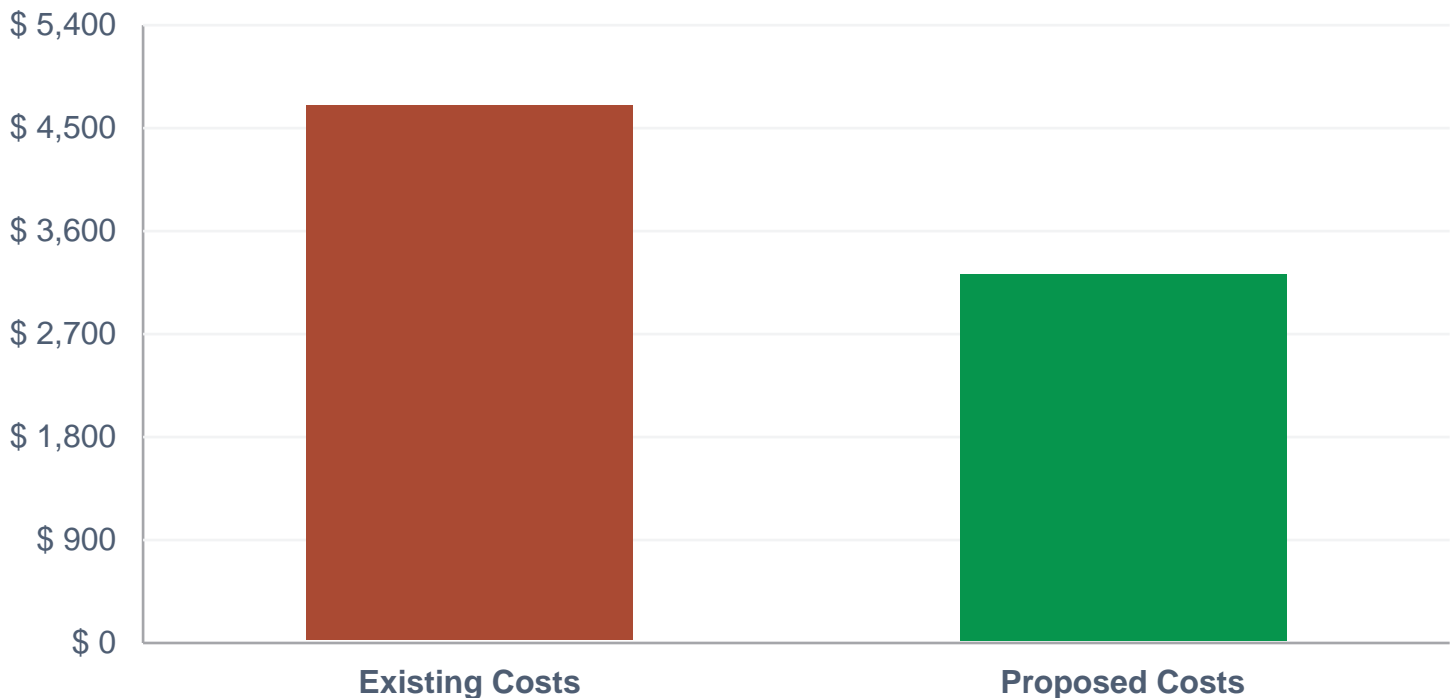


Annual Operating Savings Analysis

Annual Cost Savings

Current \$ 4,697	- Proposed \$ 3,226	= Annual Savings \$ 1,471
----------------------------	-------------------------------	-------------------------------------

Annual Costs	Existing	Proposed	Savings	Reduction
Lighting Energy Costs	\$ 4,450	\$ 3,155	\$ 1,295	29 %
Maintenance Costs	\$ 247	\$ 71	\$ 176	71 %
Total	\$ 4,697	\$ 3,226	\$ 1,471	31 %





City of Ketchum Lighting Proposal

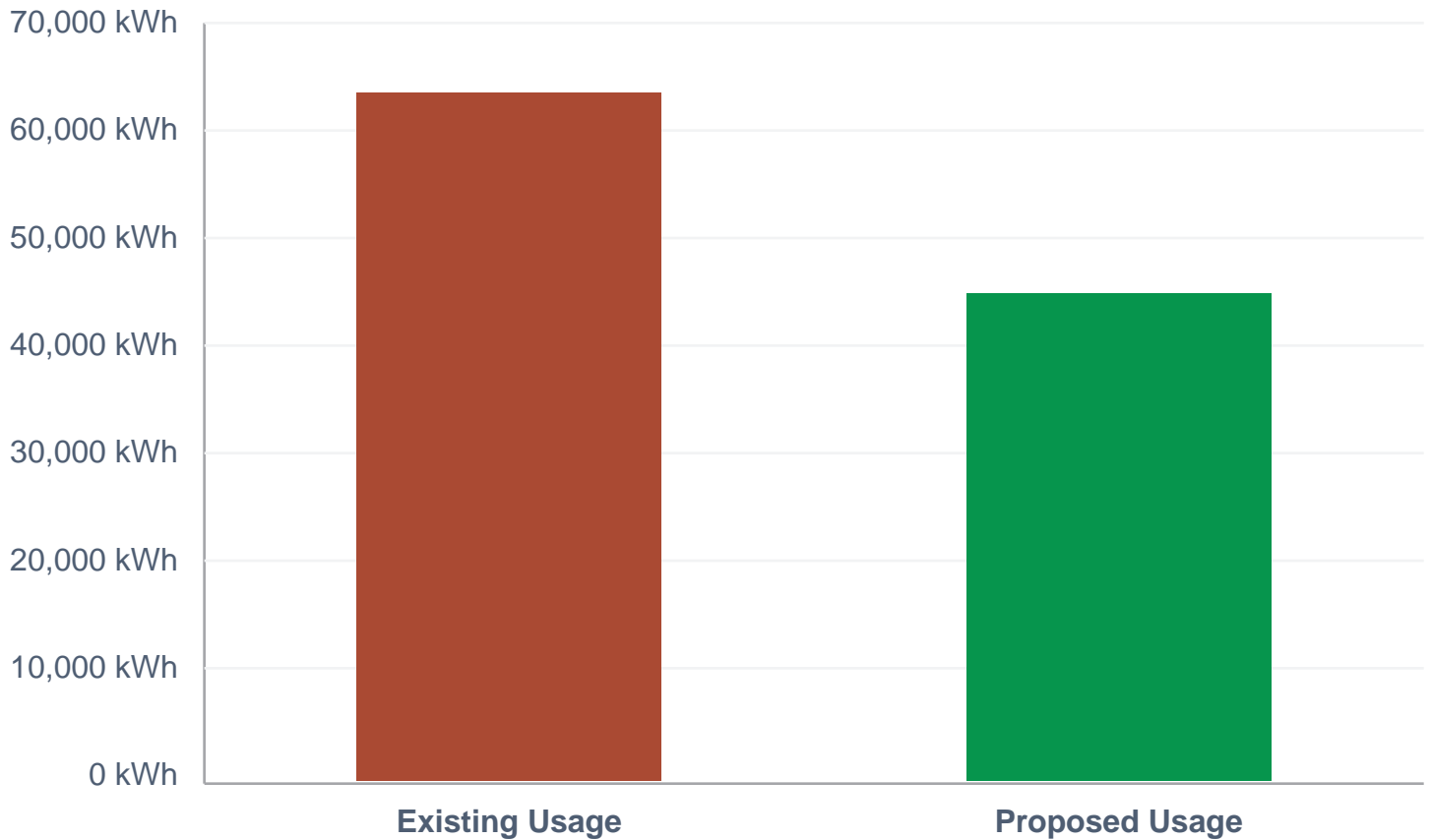
480 East Ave, Ketchum, ID 83340



Annual Energy Savings Analysis

Lighting Energy Usage Savings

Existing 63,571 kWh	- Proposed 45,071 kWh	= Annual Savings 18,500 kWh
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City of Ketchum Lighting Proposal

480 East Ave, Ketchum, ID 83340



Environmental Impact Analysis

This project will reduce carbon emissions by approximately **13** metric tons each year, which is equal to the greenhouse gases produced by the following:



Gas Consumed
1,435 gallons



Barbeque Propane
532 tanks



Coal Burned
13,702 pounds



Oil Consumed
30 barrels

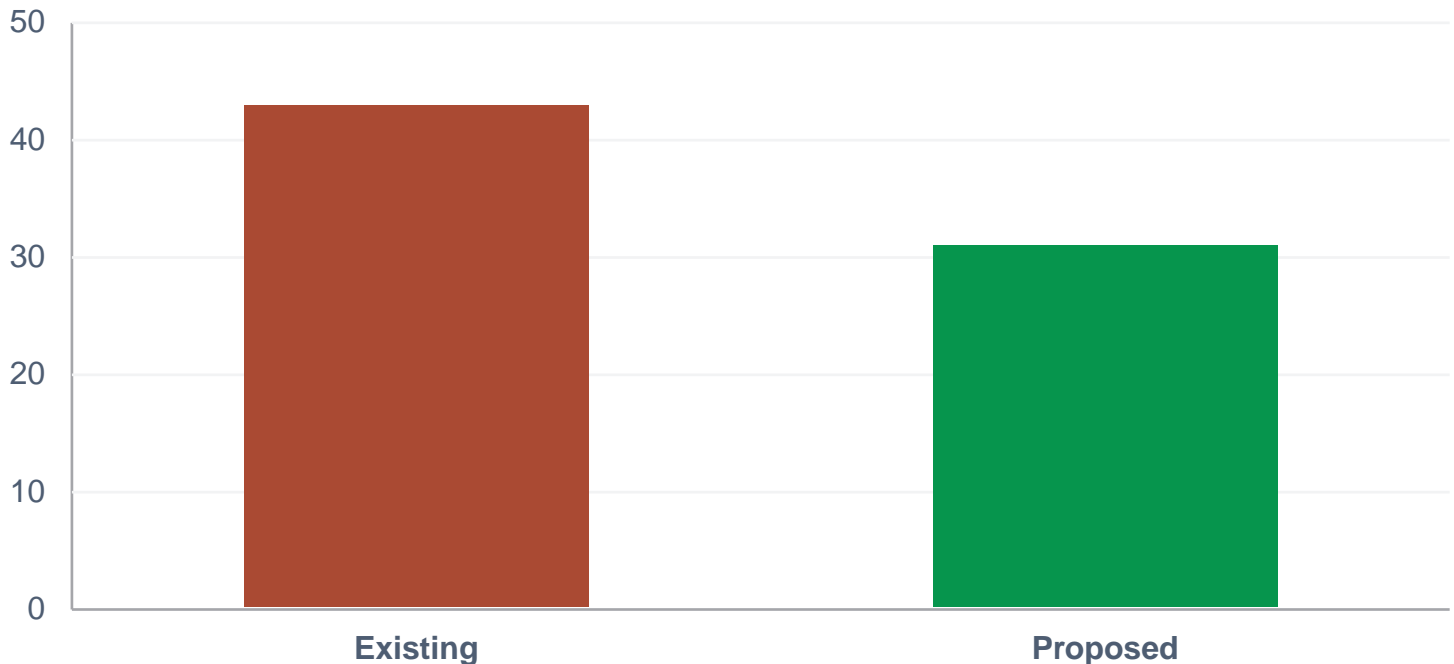


Passenger Vehicle
30,373 miles



Waste Sent to Landfill
9,145 pounds

Annual Carbon Dioxide Emissions (Metric Tons)





Installation Checklist

480 East Ave, Ketchum, ID 83340



Area	Existing	Qty	New	Qty	Installed?	Notes
Atkinson Park Recreation Center and P&R Offices Exterior	SC-DEC-2L-A19-CFL-13W-Total26W	5	Maxlite A19	10	_____	
Atkinson Park Recreation Center and P&R Offices Interior Assembly	Recessed CFL-13w-PAR38	1	MaxLite Par38	1	_____	
Atkinson Park Recreation Center and P&R Offices Interior Assembly	SC-DEC-2L-A19-CFL-26W-Total52W	6	Maxlite A19	12	_____	
Atkinson Park Recreation Center and P&R Offices Interior Closets	SM-DEC-2L-A19-CFL-13W-Total26W	3	Maxlite A19	6	_____	
Atkinson Park Recreation Center and P&R Offices Interior Closets	4'-S-1L-4'-F32T8-Total30W	2	RPT-P-LEDBARKITJ-15W-4FT-1L-840	2	_____	
Atkinson Park Recreation Center and P&R Offices Interior Garage	8'-S-4L-4'-F32T8-Total119W	5	RPT-P-LEDBARKITJ-60W-4FT-3L-840	5	_____	
Atkinson Park Recreation Center and P&R Offices Interior Hallways	8"RC-1L-HPL-CFL-26W-Total26w	2	LED-7324-40K-G2	2	_____	
Atkinson Park Recreation Center and P&R Offices Interior Hallways	8"RC-1L-HPL-CFL-26W-Total26w	1	LED-7324-40K-G2	1	_____	
Atkinson Park Recreation Center and P&R Offices Interior Offices	4'-AW-2L-4'-F32T8-Total60W	9	RPT-P-LEDBARKITJ-30W-4FT-2L-840	9	_____	

Installation Checklist

Atkinson Park Recreation Center and P&R Offices Interior Restrooms	2x4T-3L-4'-F32T8-Total89W	4	RPT-P-LEDBARKITJ-40W-4FT-2L-840	4	_____
Atkinson Park Recreation Center and P&R Offices Interior Restrooms	6"RC-1L-A19-INC-65W-Total65W	1	MaxLite Par38	1	_____
Big wood booster	8'-S-2L-8'-F75T12-Total158W	4	RPT-P-LEDBARKITJ-60W-4FT-3L-840	4	_____
Big wood booster	4'-AW-2L-4'-F40T12-Total75W	1	RPT-P-LEDBARKITJ-30W-4FT-2L-840	1	_____
Bigwood well house	2x4B-4L-4'-F40T12-Total149W	9	RPT-P-LEDBARKITJ-60W-4FT-3L-840	9	_____
Northwood	4'-AW-2L-4'-F40T12-Total75W	4	RPT-P-LEDBARKITJ-30W-4FT-2L-840	4	_____
Parkwood well	4'-S-2L-4'-F40T12-Total75W	4	RPT-P-LEDBARKITJ-30W-4FT-2L-840	4	_____
Rotary	4'-S-2L-4'-F40T12-Total75W	2	RPT-P-LEDBARKITJ-30W-4FT-2L-840	2	_____
Streets Warehouse #1 (South) Interior	4'-AW-2L-4'-F32T8-Total60W	17	RPT-P-LEDBARKITJ-30W-4FT-2L-840	17	_____
Streets Warehouse #1 (South) Interior	4'-LHB-4L-4'-F32T12-Total112W	38	HBLX-22-130W-50K	38	_____
Streets Warehouse #2 (East) Exterior	GEN-1L-Spiral-CFL-60W-Total60W	1	LED-8024M57-A	1	_____
Streets Warehouse #2 (East) Interior Offices	SM-DEC-2L-A19-CFL-13W-Total26W	2	Maxlite A19	4	_____
Streets Warehouse #2 (East) Interior Offices	A19-INC-60W	2	Maxlite A19	2	_____
Streets Warehouse #2 (East) Interior Offices	2x4B-3L-4'-F32T8-Total89W	8	RPT-P-LEDBARKITJ-40W-4FT-2L-840	8	_____

Installation Checklist

Streets Warehouse #2 (East) Interior Offices	4'-S-2L-4'-F32T8-Total60W	31	RPT-P-LEDBARKITJ-30W-4FT-2L-840	31	_____
Streets Warehouse #2 (East) Interior Offices	GEN-DEC-4L-A19-INC-60W-Total240W	1	Maxlite A19	4	_____
Streets Warehouse #3 (North) Interior	8'-S-2L-8'-F75T12-Total158W	14	RPT-P-LEDBARKITJ-60W-4FT-3L-840	14	_____
Streets Warehouse #3 (North) Interior	2'-S-2L-2'-F20T12-Total38W	1	RPT-P-LEDBARKITJ-20W-2FT-2L-840	1	_____
Streets Warehouse #3 (North) Interior	4'-S-2L-4'-F40T12-Total75W	1	RPT-P-LEDBARKITJ-30W-4FT-2L-840	1	_____
Streets Warehouse #3 (North) Interior	2x4B-2L-4'-F40T12-Total75W	2	RPT-P-LEDBARKITJ-30W-4FT-2L-8XX	2	_____
Trail creek	8'-S-2L-8'-F75T12-Total158W	3	RPT-P-LEDBARKITJ-60W-4FT-3L-840	3	_____
Trail creek	4'-S-2L-4'-F40T12-Total75W	1	RPT-P-LEDBARKITJ-30W-4FT-2L-840	1	_____
Warm springs Booster #1	8'-S-2L-8'-F75T12-Total158W	11	RPT-P-LEDBARKITJ-60W-4FT-3L-840	11	_____
Warm springs Booster #1	A19-INC-60W	2	Maxlite A19	2	_____
Warm springs Booster #1	4'-AW-2L-4'-F40T12-Total75W	4	RPT-P-LEDBARKITJ-30W-4FT-2L-840	4	_____
Warm springs Booster #1	4'-S-3L-4'-F40T12-Total110W	1	RPT-P-LEDBARKITJ-40W-4FT-2L-840	1	_____
Wastewater Treatment Admin Office (Bldg A) Interior	3'-W-2L-3'-F25T8-Total47W	1	RPT-P-LEDBARKITJ-10W-3FT-1L-840	1	_____
Wastewater Treatment Admin Office (Bldg A) Interior	Recessed CFL-13w-PAR38	15	MaxLite Par38	15	_____
Wastewater Treatment Admin Office (Bldg A) Interior	1x4T-2L-4'-F32T8-Total60W	2	RPT-P-LEDBARKITJ-30W-4FT-2L-840	2	_____

Installation Checklist

Wastewater Treatment Admin Office (Bldg A) Interior	A19-INC-60W	2	Maxlite A19	2	_____
Wastewater Treatment Plant Exterior	4'-VT-2L-4'-F32T8-Total60W	12	RPT-P-LEDBARKITJ-30W-4FT-2L-840	12	_____
Wastewater Treatment Plant Interior 110C	4'-AW-2L-4'-F32T8-Total60W	4	RPT-P-LEDBARKITJ-30W-4FT-2L-840	4	_____
Wastewater Treatment Plant Interior 110C	1x4T-2L-4'-F32T8-Total60W	20	RPT-P-LEDBARKITJ-30W-4FT-2L-840	20	_____
Wastewater Treatment Plant Interior 110C	2x4T-2L-4'-F32T8-Total60W	17	RPT-P-LEDBARKITJ-30W-4FT-2L-840	17	_____
Wastewater Treatment Plant Interior 110C	4'-S-2L-4'-F32T8-Total60W	24	RPT-P-LEDBARKITJ-30W-4FT-2L-840	24	_____
Wastewater Treatment Plant Interior 110C Grit	4'-S-2L-4'-F32T8-Total60W	2	RPT-P-LEDBARKITJ-30W-4FT-2L-840	2	_____
Wastewater Treatment Plant Interior S pump	4'-S-2L-4'-F32T8-Total60W	2	RPT-P-LEDBARKITJ-30W-4FT-2L-840	2	_____
Wastewater Treatment Water Dept (Bldg B/OPTC) Exterior	Recessed CFL-13w-PAR38	3	MaxLite Par38	3	_____
Wastewater Treatment Water Dept (Bldg B/OPTC) Exterior	A19-INC-100W	3	Maxlite A19	3	_____
Wastewater Treatment Water Dept (Bldg B/OPTC) Interior	4'-AW-4L-4'-F32T8-Total119W1		RPT-P-LEDBARKITJ-60W-4FT-3L-840	1	_____
Wastewater Treatment Water Dept (Bldg B/OPTC) Interior	4'-S-2L-4'-F32T8-Total60W	2	RPT-P-LEDBARKITJ-30W-4FT-2L-840	2	_____

Installation Checklist

Wastewater Treatment Water Dept (Bldg B/OPTC) Interior	A19-INC-60W	1	Maxlite A19	1	_____
Wastewater Treatment Water Dept (Bldg B/OPTC) Interior	3'-W-2L-3'-F25T8-Total47W	2	RPT-P-LEDBARKITJ-10W- 3FT-1L-840	2	_____
Wastewater Treatment Water Dept (Bldg B/OPTC) Interior	8'-S-2L-8'-F59T8-Total110W	19	RPT-P-LEDBARKITJ-60W- 4FT-3L-840	19	_____
Wastewater Treatment Water Dept (Bldg B/OPTC) Interior	Recessed CFL-13w-PAR38	11	MaxLite Par38	11	_____

State Energy Program
GOVERNMENT BY EXAMPLE
City of Ketchum

CONTRACT 20361

PROVISIONS

This contract, entered into between the OFFICE OF ENERGY AND MINERAL RESOURCES (“Office”) and the City of Ketchum (“Contractor”), is made in reference to the following facts:

RECITALS

1. The State Energy Program (SEP) funded through the U.S. Department of Energy’s (DOE) Office of Energy Efficiency and Renewable Energy, administers grants that further state energy priorities, and facilitate the adoption of emerging renewable energy and energy efficiency technologies.
2. The Office administers the SEP to encourage adoptions of energy efficiency measures. Projects in government buildings are funded to demonstrate energy efficiency technologies and their relative benefits in a publicly accessible manner. The Office and the Contractor shall work together to utilize the funding in a manner that will further Idaho’s progress towards overall reductions in energy consumption and increased adoption of energy efficient technologies.
3. The Office and the Contractor intend to cooperate in the implementation of the energy measures referenced in the Recitals above by the execution of this contract.

IN CONSIDERATION OF THE PROMISES MADE, THE PARTIES AGREE AS FOLLOWS:

1. Definitions

- 1.1. The term “Contractor” and/or “Subrecipient” means the City of Ketchum, located at 480 East Ave N., Ketchum, Idaho 83340, by and through its authorized representatives.
- 1.2. The term “Office” means the Office of Energy and Mineral Resources, located at 304 N. 8th Street, Ste. 250, Boise, Idaho 83720. The mailing address is P.O. Box 83720, Boise, Idaho 83720-0199. The Office is the state energy office for Idaho.
- 1.3. The term “U.S.C.” means the United States Code.
- 1.4. Other definitions are given in Attachments A and B as required.
- 1.5. The term “Project” means the _____ at _____, located at _____, Ketchum, Idaho 83340.

2. Project Coordinators

- 2.1. For coordination and consistency on this project and in connection with this contract, the Contractor’s project coordinator shall be [City Official], [Title], City of Ketchum, PO Box 2315, Ketchum, Idaho 83340, [Phone Number], [Email].
- 2.2. For coordination and consistency on this project and in connection with this contract, the Office’s project coordinator shall be Katie Pegan, Idaho Office of Energy and Mineral Resources, 304 N. 8th Street, Ste. 250, Boise, Idaho 83720, 208-332-1664, katie.pegan@oer.idaho.gov.

3. Contingency

This Contract is contingent upon Contractor meeting all federal, state and local requirements necessary for the Project to qualify for funding including but not limited to the requirements stated in Attachments A and B, and incorporated herein. The Contractor also must abide by all

local, state and federal laws including but not limited to those pertaining to worker's compensation, public health and safety, the environment, and taxes. The Contractor also must satisfy all permitting, licensing and zoning ordinances.

4. Statement of Purpose

This Contract shall provide partial funding to _____ at _____ by the Contractor. The _____ is located _____, Ketchum, Idaho 83340.

5. Scope of Work

5.1. The Office shall:

5.1.1. Task 1: Provide contract and program administrative support to the Contractor for Project development and implementation.

5.1.2. Task 2: Monitor and analyze the Project described in this Contract.

5.1.3. Task 3: Provide financial support as described herein.

5.1.4. Task 4: Publicize and promote this project in coordination with the Contractor upon completion of the project.

5.1.5. Task 5: Review the Project upon completion.

5.2. The Contractor shall:

5.2.1. Task 1: Install _____ at _____.

5.2.2. Task 2: Promptly notify the Office of any project changes to ensure ongoing compliance of the Project with the terms of this contract.

5.2.3. Task 3: Provide the Office with any necessary documentation for match contributions as required by DOE.

5.2.4. Task 4: Submit a final report to the Office as noted in Section 6.1.

6. Reports and Site Visits

- 6.1. The Contractor shall submit a final report upon Project completion.
- 6.2. The final report will be used by the Office to satisfy DOE reporting requirements. It also may be utilized in response to audits pursuant to Idaho Code Section 67-450C and Federal Single Audit Act Amendments of 1996 (Title 31 U.S.C. Chapter 75).
- 6.3. The Office is subject to multiple federal reporting requirements that may change over the course of the Project. The Contractor agrees to comply with changed reporting requirements at the Office's request.
- 6.4. The final report shall be formatted and submitted electronically via Microsoft Word and shall contain:
 - 6.4.1. The Contractor's name and address;
 - 6.4.2. The name of the Project;
 - 6.4.3. A description of the Project (including photographs documenting site conditions and project progress before, during and after completion);
 - 6.4.4. An evaluation of the Project, including problems encountered and resulting solutions.
- 6.5. The final report shall be submitted via electronic mail to the Office's Project Coordinator.
- 6.6. Payments are contingent upon receipt of the report by the Office.
- 6.7. Delivery of the report shall be timely. Late delivery shall be considered a material breach of contract and may result in immediate termination of this Contract.
- 6.8. The Office may conduct site visits to review the work performed under this Contract, to inspect property and records relating to this Contract, to assess the Contractor's implementation of audit findings, and to review the Contractor's compliance with the terms and conditions of the Contract and applicable laws and regulations. The Office shall provide reasonable notice of site visits and minimize interference with

ongoing work to the maximum extent practicable.

- 6.9. The Office may use any Project materials, including reports and photographs, for marketing and official use.

7. Deliverables

The performance of each task stated in Sections 5.2 and 6 are deliverables. The Contractor's performance, and acceptance of this performance by the Office, is the condition for payment under this Contract. The Office reserves the right to review progress toward the deliverables to ensure ongoing compliance with the terms of this Contract. To ensure compliance with DOE requirements, the Offices also reserves the right to require the Contractor to make changes to the deliverables prior to acceptance of the deliverables, or as progress is made toward Project completion.

8. Invoice(s) and Payment(s)

- 8.1. The parties agree that this is a cost reimbursement Contract. The Office shall pay, and the Contractor shall accept, a maximum sum not to exceed [WRITTEN DOLLAR AMOUNT] (\$####.##), or half the final invoiced cost, whichever amount is less. This payment shall be considered as payment in full for the work done under Section 5.2 of this Contract. The Contractor is responsible for Project funding beyond the Office's financial obligation as described in this contract. Remaining project funds shall be used as match by the Office (including utility incentive funds).
- 8.2. The Contractor shall submit an invoice to the Office on its letterhead upon project completion containing the Contractor's name, DUNS number, physical location and mailing address, telephone number, the contract number from the first page of this Contract, the dollar amount due and the submission date.

The Contractor shall attach all project receipts to the invoice submission. The invoice shall be for deliverables made in timely compliance with Section 7 of this Contract.

8.3. If the Contractor incurs expenses under this Contract that are sum certain and that the Contractor is legally obligated to pay, the Contractor shall invoice the Office, PROVIDED THAT no invoice shall be submitted that exceeds the Office's financial obligations under the Contract.

8.4. The Office shall make every effort to approve and pay the invoice within twenty-one (21) business days of receipt and acceptance of the deliverable(s) accompanying the invoices, PROVIDED THAT the Office may, in its discretion, delay final payment until the final report required by Section 5.2 is received and approved.

9. Limitation of funds

The Contractor agrees that all obligations of the Office, including the continuance of payments under this Contract, are contingent upon the availability and continued appropriation of funds, and that all obligations accrued and legally owing shall be paid. In the event state or federal funds become unavailable as determined by the office, the Office may immediately terminate this Contract or amend it accordingly. (Section III, Attachment A is restated here for emphasis.)

10. Term

This Contract shall take effect on the date of execution and shall continue in effect until [Date], unless terminated earlier under the provisions of Attachment A.

11. General Terms and Conditions

The Contractor shall abide by all applicable terms and conditions contained in the “Standard Contract Provisions, Office of Energy and Mineral Resources,” attached hereto as Attachment A and incorporated by this reference.

12. Federal Provisions

The Contractor shall abide by all applicable terms and conditions contained in “Standard Federal Provisions,” written for use with this Contract, attached hereto as Attachment B and incorporated by this reference.

14. Duplicate Originals

This Contract shall be executed via electronic attachment. Each party shall receive an electronic copy of the signed document. The signed document in paper form shall be on file at the Idaho Office of Energy and Mineral Resources. //////////////

IN WITNESS THEREOF, the parties have executed this Contract on the date specified below.

STATE OF IDAHO
OFFICE OF ENERGY RESOURCES

CITY OF KETCHUM

John Chatburn
Administrator

Neil Bradshaw, Mayor
City of Ketchum

Date

Date

Tax ID. Number

DUNS

=====
APPROVED AS TO FORM

George Lynch
Legal Counsel

Date

Tammy Japhet
Financial Review

Date



City of Ketchum

June 17, 2019

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to hold a public hearing and approve the Preliminary Plat for the subdivision of an existing 10,319 sq ft lot located at 371 W 7th Street (Apple Park Subdivision: Block 1: Lot 1) in the General Residential Low Density (GR-L) Zoning District into two townhouse sublots.

Recommendation and Summary

Staff recommends the City Council hold a public hearing and approve the Preliminary Plat application by Thad & Anette Farnham, represented by Bruce Smith of Alpine Enterprises, to subdivide an existing 10,319 sq ft lot into two townhouse sublots. The subject property is developed with two existing single-family residences that will become two (2) detached townhomes through the subdivision process.

Recommended motion: "I move to approve the Apple Park Townhomes Subdivision Preliminary Plat application, subject to conditions 1-8."

The reasons for the recommendation are as follows:

- The request to subdivide meets all applicable standards for Townhouse Preliminary Plats contained in Ketchum Municipal Code's Subdivision (Title 16) and Zoning (Title 17) regulations.
- The Townhouse Preliminary Plat does not change the existing residential use, expand the dwelling units, or alter the exterior of the buildings.
- The Planning and Zoning Commission held a site visit and unanimously recommended approval of the Preliminary Plat application to the City Council on May 13th, 2019.

Analysis

The applicant is requesting Preliminary Plat approval to subdivide a 10,319 sq ft (0.24 acre) lot into two townhouse sublots. In the GR-L Zone, both two one-family dwelling and a multi-family development containing up to two dwelling units are permitted (Footnotes 1 and 2 of KMC §17.12.020) provided that the lot conforms to the 8,000 sq ft minimum lot area (KMC §17.12030). The Townhouse Subdivision will convert both one-family dwellings units into two townhome units and subdivide Lot 6 into two townhouse sublots with the common areas maintained in accordance with covenants, conditions, and restrictions (CC&Rs). Proposed subplot 1 will have an area of 5,810 sq ft and proposed subplot 2 will have an area of 4,510 sq ft.

The subject property is developed with two existing single-family residences—a single-story residence built in 1970 and a new residence constructed in 2018 (Building Permit #18-006). The Planning & Building Department issued a Certificate of Occupancy for the new dwelling unit on March 21st, 2019. The siting of the new dwelling unit blocked access to the existing residence from 7th Street. As the siting of the new residence precluded access from 7th Street, the existing residence will be accessed from the adjacent Ketchum Townsite Block 72 alleyway, which is unimproved and not maintained by the City. The property owner has posted a performance bond with the City for the completion of the adjacent Block 72 alley improvements. Prior to release of the

performance bond as well as City Council approval of the Final Plat for the subject Townhouse Subdivision, an alley maintenance agreement shall be entered into between the property owner and the City.

The first step in the townhouse platting process is Preliminary Plat review and to receive a recommendation from the Planning and Zoning Commission. The Planning and Zoning Commission conducted a site visit, considered the application, held a public hearing, and unanimously recommended approval of the subject application on May 13th, 2019.

Financial Impact

No financial impact.

Attachments:

- Staff Report with Attachments:
 - A. Application
 - B. Preliminary Plat
 - C. Townhome Declaration of Covenants, Conditions and Restrictions for Apple Park Townhomes
 - D. Draft Findings of Fact, Conclusions of Law, and Decision



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM CITY COUNCIL
MEETING OF JUNE 17th, 2019

- PROJECT:** Apple Park Townhomes Subdivision Preliminary Plat
- FILE NUMBER:** P19-030
- REPRESENTATIVE:** Bruce Smith, Alpine Enterprises
- OWNER:** Thad & Anette Farnham
- REQUEST:** Preliminary Plat approval to subdivide a 10,319 sq ft (0.24 acre) lot into two townhouse sublots.
- LOCATION:** 371 W 7th Street (Apple Park Subdivision: Block 1: Lot 1)
- ZONING:** General Residential Low Density (GR-L) Zoning District
- OVERLAY:** None
- NOTICE:** Notice was mailed to properties within a 300 ft radius of the subject property and all political subdivisions on May 29th, 2019. Notice was published in the May 29th, 2019 edition of the Idaho Mountain Express.
- REVIEWER:** Abby Rivin, Associate Planner
- ATTACHMENTS:**
- A. Application
 - B. Preliminary Plat
 - C. Townhome Declaration of Covenants, Conditions and Restrictions for Apple Park Townhomes
 - D. Draft Findings of Fact, Conclusions of Law, and Decision

BACKGROUND

The applicant is requesting Preliminary Plat approval for the subdivision of a 10,319 sq ft (0.24 acre) lot located at 371 W 7th Street (Apple Park Townhomes: Block 1: Lot 1) in the General Residential Low Density (GR-L) Zoning District into two townhouse sublots. The subject lot is developed with two existing single-family residences that will become two detached townhomes. In the GR-L Zone, both two one-family dwelling and a multi-family development containing up to two dwelling units are permitted (Footnotes 1 and 2 of KMC §17.12.020) provided that the lot conforms to the 8,000 sq ft minimum lot area (KMC §17.12030).

The subject property is developed with two existing single-family residences—a single-story residence built in 1970 and a new residence constructed in 2018 (Building Permit #18-006). The Planning & Building Department issued a Certificate of Occupancy for the new dwelling unit on March 21st, 2019. The siting of the new dwelling

unit blocked access to the existing residence from 7th Street. As the siting of the new residence precluded access from 7th Street, the existing residence will be accessed from the adjacent Ketchum Townsite Block 72 alleyway, which is unimproved and not maintained by the City. The property owner has posted a performance bond with the City for the completion of the adjacent Block 72 alley improvements. Prior to release of the performance bond as well as City Council approval of the Final Plat for the subject Townhouse Subdivision, an alley maintenance agreement shall be entered into between the property owner and the City. The Townhouse Subdivision will convert both one-family dwellings units into two townhome units and subdivide Lot 6 into two townhouse sublots with the common areas maintained in accordance with covenants, conditions, and restrictions (CC&Rs). Proposed subplot 1 will have an area of 5,810 sq ft and proposed subplot 2 will have an area of 4,510 sq ft.

In accordance with Ketchum Municipal Code (KMC) §16.04.070.B, the applicant has submitted a copy of the proposed *Townhome Declaration of Covenants, Conditions and Restrictions for Application Park Townhomes* with the subdivision application. The applicant has included a provision that prohibits either townhome unit from accommodating short-term rentals. With the adoption of HB 216 in 2018, Idaho cities and counties are restricted from adopting local ordinances that prohibit short-term rentals in specific zoning districts. By including language prohibiting short-term rentals within the CC&R's, the applicant has proposed an innovative method to ensure that any associated rentals be solely long-term. This strategy may help encourage existing multi-family residential units be long-term rentals to meet the housing needs of the local workforce.

All land subdivisions in the City of Ketchum are subject to the standards contained in Ketchum, Municipal Code, Title 16, Subdivision. Many standards are related to the design and construction of multiple new lots that will form new blocks and infrastructure, such as streets that will be dedicated to and maintained by the City. The standards for certain improvements (KMC §16.04.040) including street, sanitary sewage disposal, planting strip improvements are not applicable to the subject project as the application proposes to subdivide an 10,319 sq ft sq ft lot into two townhouse sublots. The request to subdivide meets all applicable standards for Townhouse Preliminary Plats contained in Ketchum Municipal Code's Subdivision (Title 16) and Zoning (Title 17) regulations. The Townhouse Preliminary Plat does not change the existing residential use, expand the dwelling units, or alter the exterior of the buildings. The application has been reviewed by the Planning, Streets, Utilities, Building, and Fire departments and no concerns have been raised.



Location Context: 371 W 7th Street

The first step in the townhouse platting process is Preliminary Plat review and to receive a recommendation from the Planning and Zoning Commission. The Planning and Zoning Commission conducted a site visit,

considered the application, held a public hearing, and unanimously recommended approval of the subject application on May 13th, 2019. After receiving a recommendation for approval and upon commencement of construction, the Preliminary Plat application is forwarded to the City Council for review and approval. As the two dwelling units are existing, upon receipt of a recommendation of approval from the Commission, the application has been forwarded to City Council for review. After City Council approval of the Preliminary Plat, the subdivider may submit an application for Final Plat. If the application substantially conforms to the Preliminary Plat, the Commission shall recommend approval and forward the application to the City Council for review and approval.

ANALYSIS

Staff recommends the Ketchum City Council approve the Apple Park Townhomes Preliminary Plat. A full explanation of this recommendation is contained in Tables 1 and 2 of the Staff Report.

Table 1: City Department Comments

City Department Comments					
Compliant			City Standards and City Department Comments		
Yes	No	N/A	City Code	City Standards and City Department Comments	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.C	Complete Application	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire Department: <i>The Fire Code Official conducted a final inspection for the new dwelling unit on March 12th, 2019 authorizing the issuance of a Certificate of Occupancy for the project.</i>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Streets Department: <i>The portion of the Block 72 alley used to access the driveway to the existing residence is unimproved. The Streets Department has reviewed and approved an alley improvement design. The property owner has posted a performance bond with the City for the completion of the adjacent Block 72 alley improvements. Prior to release of the performance bond as well as City Council approval of the Final Plat for the subject Townhouse Subdivision, an alley maintenance agreement shall be entered into between the property owner and the City. The agreement shall address winter maintenance and snow removal.</i> <i>The applicant shall submit a Street and Alley Digging, Excavation, and Trenching (“DIG”) Permit application with an associated traffic control plan for all construction work within the City right-of-way to be reviewed and approved by the Streets Department. The use of City right-of-way for construction including the closure of adjacent streets or sidewalks requires a Temporary Use of Right-of-Way Permit (“TURP”).</i>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Utilities: <i>The existing dwelling units are connected to City water and sewer systems.</i>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building: <i>The Building Department issued a Certificate of Occupancy for the new dwelling unit on March 21st, 2019.</i>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planning and Zoning: <i>Comments are denoted throughout the Staff Report.</i>		

Table 2: Townhouse Preliminary Plat Requirements

Preliminary Plat Requirements					
Compliant			Standards and Staff Comments		
Yes	No	N/A	City Code	City Standards and Staff Comments	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.B	The subdivider of the townhouse project shall submit with the preliminary plat application a copy of the proposed party wall agreement and any proposed document(s) creating an association of owners of the	

				<p>proposed townhouse sublots, which shall adequately provide for the control and maintenance of all commonly held facilities, garages, parking and/or open spaces. Prior to final plat approval, the subdivider shall submit to the city a final copy of such documents and shall file such documents prior to recordation of the plat, which shall reflect the recording instrument numbers.</p> <p>Staff Comments <i>The applicant has submitted draft Declaration of Covenants, Conditions, and Restrictions for the project. The subdivider shall submit to the Planning & Building Department a final copy of the document and file such document prior to recordation of the final plat.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.E	<p>All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is tied to specific townhouse units on the townhouse plat and in any owner's documents, and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development.</p> <p>Staff Comments <i>The preliminary plat indicates the attached garage of the dwelling unit accessed the 7th Street. The A-frame dwelling unit does include an attached or detached garage.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.C.1	<p>The subdivider shall file with the administrator copies of the completed subdivision application form and preliminary plat data as required by this chapter.</p> <p>Staff Comments <i>The application has been reviewed and determined to be complete.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I	<p>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. 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:</p> <p>Staff Comments <i>The applicant has submitted draft Declaration of Covenants, Conditions, and Restrictions, a warranty deed, and lot book guarantee for the project.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .1	<p>The scale, north point and date.</p> <p>Staff Comments <i>This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .2	<p>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.</p> <p>Staff Comments <i>This standard has been met. The name of the proposed subdivision is Apple Park Townhomes.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .3	<p>The name and address of the owner of record, the subdivider, and the engineer, surveyor, or other person preparing the plat.</p> <p>Staff Comments <i>This information has been provided within the application and indicated on the Preliminary Plat. The preliminary plat has been prepared by Bruce Smith, surveyor, Alpine Enterprises Inc.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .4	<p>Legal description of the area platted.</p> <p>Staff Comments <i>This standard has been met. The proposed legal description will be Apple Park Townhomes: Sublots 1 & 2.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .5	<p>The names and the intersecting boundary lines of adjoining subdivisions and parcels of property.</p> <p>Staff Comments <i>This standard has been met. The adjacent Zark Park Subdivision and Ketchum Townsite Block 72 alley have been indicated on the plat.</i></p>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.
			Staff Comments	<i>This standard is not applicable to the subdivision of an existing lot into two townhouse sublots.</i>
<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.
			Staff Comments	<i>This standard has been met. The existing dwelling units and adjacent street and alley ROWs are indicated on the Preliminary Plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .8	Boundary description and the area of the tract.
			Staff Comments	<i>The legal description appears on the proposed Preliminary Plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .9	Existing zoning of the tract.
			Staff Comments	<i>The existing zoning of the tract is indicated in Plat Note #4.</i>
<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.
			Staff Comments	<i>No new streets are proposed. The dimensions of proposed Sublots 1 and 2 are indicated on the plat.</i>
<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>No land for common or public use is required or proposed.</i>
<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.
			Staff Comments	<i>The plat indicates the proposed locations of all utilities. No street infrastructure improvements are proposed with this project. The alleyway improvements are not required to be indicated on the plat.</i>
<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.
			Staff Comments	<i>N/A as no new streets are proposed.</i>
<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.
			Staff Comments	<i>N/A as no new drainage canals or structures are proposed.</i>
<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.
			Staff Comments	<i>This standard is not required.</i>
<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.
			Staff Comments	<i>The applicant has submitted a draft Declaration of Covenants, Conditions, and Restrictions for the project.</i>
<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.

			Staff Comments	<i>The Preliminary Plat indicates the adjacent Zark Park Subdivision and adjacent 7th Street and alley ROWs.</i>
<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.
			Staff Comments	<i>There is no floodplain, floodway, or avalanche zone on the subject property.</i>
<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.
			Staff Comments	<i>This standard does not apply to the proposed townhouse subdivision.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .20	Lot area of each lot.
			Staff Comments	<i>The area of each subplot is indicated on the plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .21	Existing mature trees and established shrub masses.
			Staff Comments	<i>Existing trees and shrub masses are indicated on the preliminary plat.</i>
<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.
			Staff Comments	<i>A title report and a copy of the owner's recorded deed to the subject property were included in the Preliminary Plat application submittal.</i>
<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.
			Staff Comments	<i>A digital copy for reproduction was submitted with the application. Therefore, Staff required only one (1) full size copy of the preliminary plat.</i>

STAFF RECOMMENDATION

Staff recommends that the Ketchum City Council approve the Apple Park Townhome Subdivision Preliminary Plat.

RECOMMENDED MOTION

"I MOVE TO APPROVE THE APPLE PARK TOWNHOME PRELIMINARY PLAT, SUBJECT TO CONDITIONS 1-8."

RECOMMENDED CONDITIONS OF APPROVAL

1. The Covenants, Conditions, and Restrictions (CC&R's) shall be simultaneously recorded with the final plat, and the City will not now, nor in the future, determine the validity of the CC&R's.
2. The failure to obtain Final Plat approval by the Council, of an approved preliminary plat, within one (1) year after approval by the Council shall cause all approvals of said preliminary plat to be null and void.
3. The recorded plat shall show a minimum of two Blaine County Survey Control Monuments with ties to the property and an inverse between the two monuments. The Survey Control Monuments shall be clearly identified on the face of the map.
4. An electronic CAD file shall be submitted to the City of Ketchum prior to final plat signature by the City Clerk. The electronic CAD file shall be submitted to the Blaine County Recorder's office concurrent with the recording of the Plat containing the following minimum data:
 - a. Line work delineating all parcels and roadways on a CAD layer/level designated as "parcel";
 - b. Line work delineating all roadway centerlines on a CAD layer/level designated as "road"; and,
 - c. Line work that reflects the ties and inverses for the Survey Control Monuments shown on the face of the Plat shall be shown on a CAD layer/level designated as "control"; and,
5. All information within the electronic file shall be oriented and scaled to Grid per the Idaho State Plane Coordinate System, Central Zone, NAD1983 (1992), U.S. Survey Feet, using the Blaine County Survey

Control Network. Electronic CAD files shall be submitted in a “.dwg”, “.dgn” or “.shp” format and shall be submitted digitally to the City on a compact disc. When the endpoints of the lines submitted are indicated as coincidental with another line, the CAD line endpoints shall be separated by no greater than 0.0001 drawing units.

6. The applicant shall provide a copy of the recorded final plat to the Planning and Building Department for the official file on the application.
7. All governing ordinances pertinent to the Fire Department, Building Department, Utilities Department, Street Department and Ketchum City Engineer shall be met.
8. Prior to Ketchum City Council approval of the Final Plat for the subject Townhouse Subdivision, an alley maintenance agreement shall be entered into between the property owner and the City for maintenance including snow removal of the Block 72 alley.

Attachment A.

Application



City of Ketchum
Planning & Building

OFFICIAL USE ONLY	
Application Number	P19-030
Date Received	3-20-19
By:	mf
Fee Paid:	1050 ⁰⁰
Approved Date:	
By:	


Subdivision Application

Submit completed application and payment to the Planning and Building Department, PO Box 2315, Ketchum, ID 83340 or hand deliver to Ketchum City Hall, 480 East Ave. N., Ketchum. If you have questions, please contact the Planning and Building Department at (208) 726-7801. To view the Development Standards, visit the City website at: www.ketchumidaho.org and click on Municipal Code.

APPLICANT INFORMATION			
Name of Proposed Subdivision: Apple Park Townhomes			
Owner of Record: Thad and Anette Farnham			
Address of Owner: PO Box 3535 Ketchum, ID 83340			
Representative of Owner: Bruce Smith, Alpine Enterprises Inc.			
Legal Description: Lot 1, Block 1, Apple Park Subdivision			
Street Address: 371 West 7th Street Ketchum, ID 83340			
SUBDIVISION INFORMATION			
Number of Lots/Parcels: 1			
Total Land Area: 0.237 Acres			
Current Zoning District: GR-L			
Proposed Zoning District: GR-L			
Overlay District: N/A			
TYPE OF SUBDIVISION			
Condominium <input type="checkbox"/>	Land <input type="checkbox"/>	PUD <input type="checkbox"/>	Townhouse <input checked="" type="checkbox"/>
Adjacent land in same ownership in acres or square feet: NA			
Easements to be dedicated on the final plat:			
Public Utilities			
Briefly describe the improvements to be installed prior to final plat approval:			
All Built			
ADDITIONAL INFORMATION			
All lighting must be in compliance with the City of Ketchum's Dark Sky Ordinance			
One (1) copy of Articles of Incorporation and By-Laws of Homeowners Associations and/or Condominium Declarations			
One (1) copy of current title report and owner's recorded deed to the subject property			
One (1) copy of the preliminary plat			
All files should be submitted in an electronic format.			

RPK 040 100 00010

Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Subdivision Application in which the City of Ketchum is the prevailing party to pay reasonable attorney's fees and costs, including fees and costs of appeal for the City of Ketchum. Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, city officials, agents and employees from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property, and losses and expenses caused or incurred by Applicant, its servants, agents, employees, guests and business invitees and not caused by or arising out of the tortious conduct of city or its officials, agents or employees. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

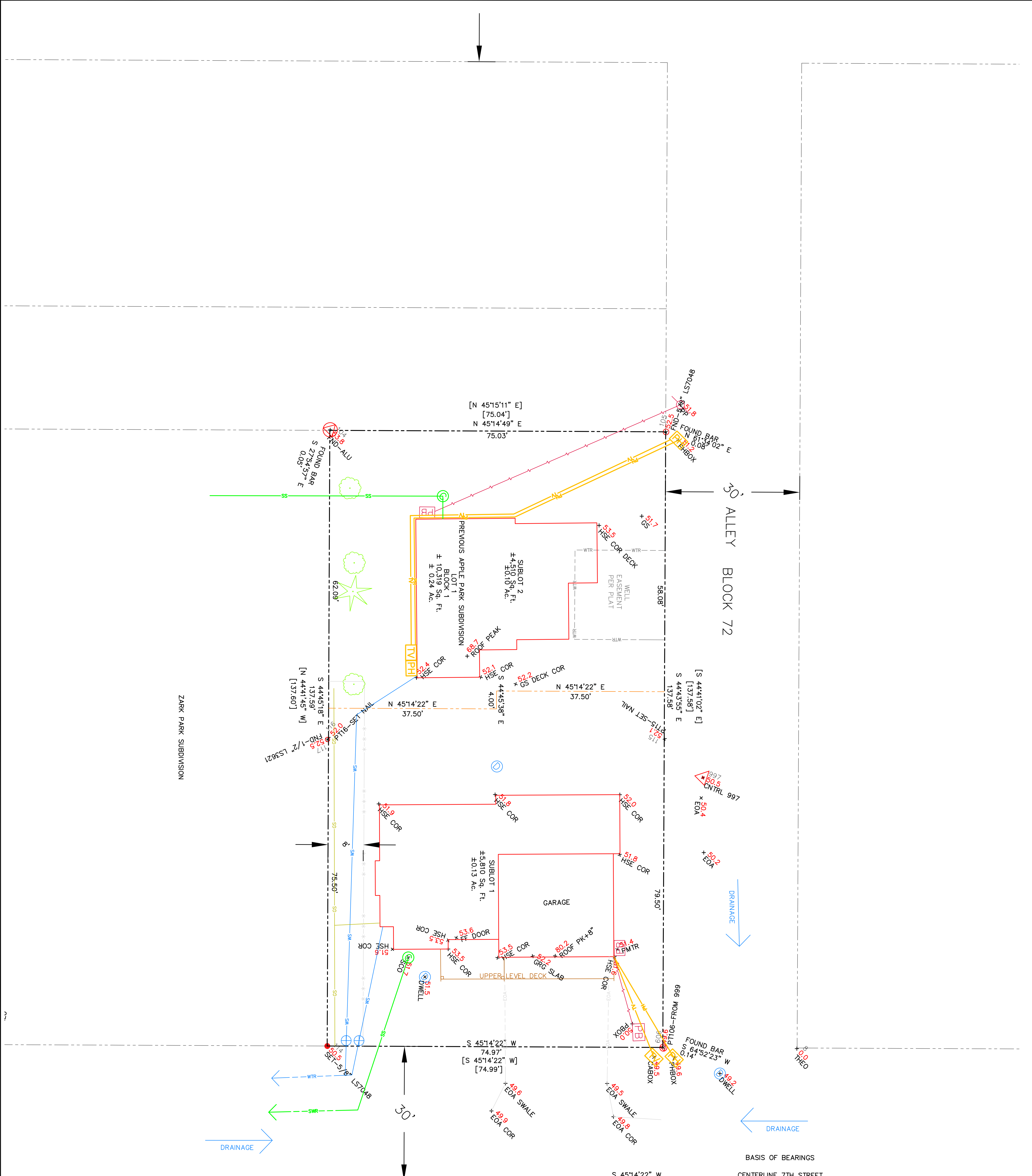

Applicant Signature

03-12-2019

Date

Attachment B.

Preliminary Plat

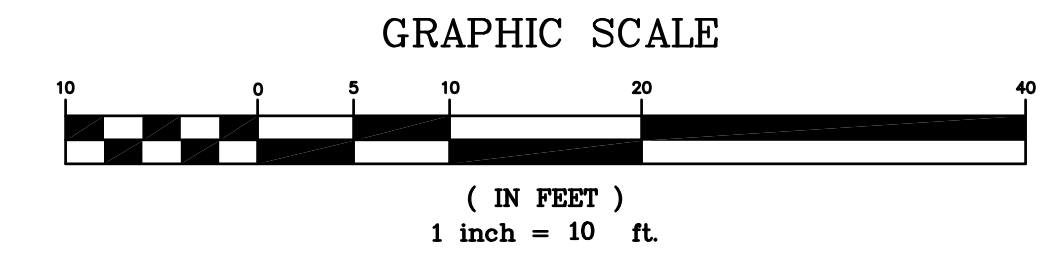
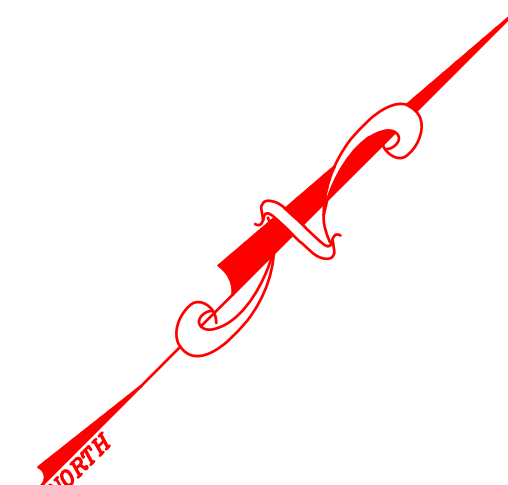


NOTES

1. Boundary Information is from the Plat of Apple Park Subdivision filed as Instrument Number 355698, Blaine County Records.
2. Vertical Datum is an assumed 50.00 feet at Survey Control 990.
3. Owner is Thad and Anette Farnham
Surveyor is Bruce Smith, PLS 7048, Alpine Enterprises Inc.
4. Current Zoning is General Residential-Low Density GR-L.

LEGEND

- Property Boundary
- - - Proposed Sublot Line
- Existing Building
- Road Centerline
- Deck
- Overhead Power
- TV Service
- PH Phone Service
- GS Gas Service
- SWR Sewer Main
- SS Sewer Service
- WTR Water Main
- WS Water Service
- Public Utility Easement
- Set 1/2" PLS7048
- Found 1/2" Rebar
- ⊙ Found Aluminum Cap
- △ Survey Control
- ⊠ Power Box
- ⊞ TV Box
- ⊞ Phone Box
- ⊙ Dry Well
- ⊙ Sewer Cleanout
- Power Pole



PROJECT PATH AND PRINT DATE U:\LandProjects2004\1601_APPLE_PARK_SUBD\dwg\1601_PrePlat.dwg 4/3/2019 9:48:43 AM MDT

REVISIONS	NO	DATE	BY



Alpine Enterprises Inc.
 Surveying, Mapping, and Natural Hazards Consulting
 660 Bell Dr., Unit 1
 P.O. Box 2037, Ketchum, ID 83340 USA
 (208) 727-1988 727-1987 fax
 email: bsmith@alpineenterprisesinc.com

A PRELIMINARY PLAT SHOWING
APPLE PARK TOWNHOMES
 WITHIN S13, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR THAD FARNHAM

Attachment C.

**Townhome Declaration of
Covenants, Conditions and
Restrictions for Apple Park
Townhomes**

**TOWNHOME DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
APPLE PARK TOWNHOMES**

THIS DECLARATION is made on the _____ day of _____, 2019 by Thad Farnham and Anette Farnham, of _____ Ketchum, Idaho _____ ("Declarant").

RECITALS

A. Declarant is the owner of certain real property described as Apple Park Sub Lot 1 Block 1, City of Ketchum, Blaine County, Idaho ("Property").

B. Declarant intends to create 2 sublots thereon to be described as Sublot 1 and Sublot 2, Apple Park Townhomes, Blaine County, Idaho.

D. Declarant intends that townhome subplot owners of Apple Park Townhomes shall be subject to this Declaration and shall be members of the management body created hereby.

DECLARATION

NOW, THEREFORE, DECLARANT HEREBY DECLARES THAT:

1. Declaration. This Declaration is hereby established upon Apple Park Townhomes in furtherance of a general plan for improvement and sale of townhome sublots within the Property for the purpose of enhancing and perfecting the value of each townhome unit therein, and for the benefit of each owner of a townhome unit in Apple Park Townhomes.

a) Townhome sublots within Apple Park Townhomes shall be held, conveyed, encumbered, leased, occupied or otherwise used, improved or transferred, in whole or in part, subject to this Declaration and any supplemental declaration.

b) This Declaration and any supplemental declaration shall run with Apple Park Townhomes real property and all townhome sublots located therein, and shall be binding upon and inure to the benefit of all parties having or hereafter acquiring any right, title or interest in Apple Park Townhomes or any portion thereof.

2. Definitions.

a) Townhome Sublot. A "townhome subplot" means an estate in real property with a fee interest in a townhome subplot shown and described on the plat for Apple Park Townhomes.

b) Townhome Unit. A "townhome unit" means a building on a townhome subplot shown and described on the plat for Apple Park Townhomes.

3. Property Rights.

a) Utilities. All townhome subplot owners shall have mutual non-exclusive reciprocal easements for existing and future water, cable, tv, sewage, telephone, gas lines, and electrical lines under and across their townhome units and townhome sublots for the repair, maintenance and replacement thereof subject to the restoration of the easement premises for any damage resulting from such repair or replacement.

b) Encroachments. If any portion of a townhome subplot or unit encroaches on the other townhome subplot or unit, regardless of the cause, a valid easement exists for such encroachment and for the maintenance of it so long as it remains.

4. Use Restrictions.

a) Residential Use. The townhome sublots are restricted to residential uses permitted by the Ketchum Zoning Ordinance as amended from time to time.

b) Maintenance. Each owner of a townhome subplot shall be responsible for maintaining their townhome subplot landscaping and all improvements thereon in a clean, sanitary, and attractive condition. Townhouse subplot 1 shall be responsible for snow removal on the southern driveway to the garage and, if desired, the eastern driveway. Sublot 2 shall be responsible for snow removal of the alley from the start at 7th street to the parking for Sublot 2 at the north of Sublot 2.

c) Offensive Conduct. No noxious or offensive activities shall be conducted with a townhome unit or townhome subplot. Nothing shall be done on or within the townhome units or townhome sublots that may be or may become an annoyance or nuisance to the residents of the townhome sublots, or that in any way interferes with the quiet enjoyment of the occupants of townhome units.

5. Parking Restrictions. No inoperative vehicle, unsightly vehicle, or any improperly parked or stored vehicle shall be located on a townhome subplot. Sublot 1 (the southern sub lot) Shall have the right to park one trailer on the north side of the building. Sublot 2 (the northern Sublot) shall have the right to park one trailer and 2 vehicles on the north side of the building.
6. External Fixtures. No television or radio poles, antenna, flag poles, clotheslines, or other external fixtures other than those originally installed by Declarant or unanimously approved by the subplot owners shall be constructed, erected or maintained on or within Apple Park Townhomes.
7. Trash. Trash, garbage or other waste shall be kept only in sanitary containers situated within the garage of the townhome unit. No owner shall permit or cause any trash or refuse to be keep on any portion of the Apple Park Townhomes other than receptacles customarily used for it, which shall be located in the garage of the townhome unit, except on the scheduled day for trash pickup. As long as no garage exists on Sublot 2 the trash receptacle must be kept on the north side of the house on Sublot 2
8. Architectural Control.
 - a) Architectural Committee. The architectural committee shall be the subplot owners of Apple Park Townhomes as constituted from time to time. The architectural committee shall exercise its best judgment to see that all improvements, construction, landscaping and alterations that affect the exterior of Apple Park Townhomes conform and harmonize with the existing structures as to external design, materials, color and topography.
 - b) Approval. No improvements of any kind or of any nature shall ever be altered, constructed, erected or permitted, nor shall any excavating, clearing or landscaping be done on any townhome subplot within Apple Park Townhomes unless the same are approved by the architectural committee prior to the commencement of such work. The management body shall consider the materials to be used on the exterior features of said proposed improvements, including exterior colors and harmony of the exterior design with existing structures within Apple Park Townhomes.
9. Short-Term Rental.
 - a) No owner, tenant, or resident shall rent, sublet, or lease an Apple Park Townhouse as a “Short Term Rental”, “Vacation Rental” or for less than 60 days
 - b) “Short Term Rental” or “Vacation Rental” means a residential unit or any portion of a residential unit at Apple Park Townhouse that is offered by a permanent resident or owner of the residential unit for occupancy for fewer than 60 consecutive days.
 - c) No owner, tenant, or resident shall “swap”, “trade”, or otherwise exchange tangible or non-tangible goods wherein the owner, tenant, or resident receives something of value in order to stay in an Apple Park Townhouse.
 - d) No owner, tenant, or resident shall rent, sublet, or lease an Apple Park Townhouse in a transient or hotel manner.

e) Violation of this section shall be enforced through fines established by the Apple Park Townhouse HOA. Non Compliance fee is \$300/day or at the discretion of the Apple Park Townhouse HOA.

10. Insurance. The townhome subplot owners shall provide and be responsible for their own townhome subplot casualty, liability and property damage insurance.
11. Amendment. This Declaration shall not be revoked nor shall any of its provisions herein be amended without the unanimous written consent of the townhome subplot owners, duly and properly recorded with the Blaine County Recorder.

IN WITNESS WHEREOF, the Declarant has executed this instrument on the day and year first above written.

DECLARANT: Thad Farnham and Anette Farnham

By _____ Thad Farnham and

By _____ Anette Farnham

ACKNOWLEDGMENT

STATE OF IDAHO)
) ss:
County of Blaine)

On this _____ day of _____, 2019, before me, the undersigned, a Notary Public, personally appeared THAD FARNHAM and ANETTE FARNHAM known or identified to me to be the owners of property currently known as Apple Park Sub Lot 1 Block 1, Ketchum, Blaine County, Idaho that executed the instrument.

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

WITNESS MY HAND AND SEAL

NOTARY PUBLIC for Idaho
Residing at: _____
Commission Expires _____

Attachment D.
Draft Findings of Fact,
Conclusions of Law, and
Decision



IN RE:)
)
 Apple Park Townhomes) **KETCHUM CITY COUNCIL**
 Preliminary Plat) **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND**
 Date: June 17, 2019) **DECISION**
)
 File Number: 19-030)

PROJECT: Apple Park Townhomes Subdivision Preliminary Plat

FILE NUMBER: P19-030

REPRESENTATIVE: Bruce Smith, Alpine Enterprises

OWNER: Thad & Anette Farnham

REQUEST: Preliminary Plat approval to subdivide a 10,319 sq ft (0.24 acre) lot into two townhouse sublots.

LOCATION: 371 W 7th Street (Apple Park Subdivision: Block 1: Lot 1)

ZONING: General Residential Low Density (GR-L) Zoning District

OVERLAY: None

NOTICE: Notice was mailed to properties within a 300 ft radius of the subject property and all political subdivisions on May 29th, 2019. Notice was published in the May 29th, 2019 edition of the Idaho Mountain Express.

FINDINGS OF FACT

1. The applicant is requesting Preliminary Plat approval for the subdivision of a 10,319 sq ft (0.24 acre) lot located at 371 W 7th Street (Apple Park Townhomes: Block 1: Lot 1) in the General Residential Low Density (GR-L) Zoning District into two townhouse sublots. The subject lot is developed with two existing single-family residences that will become two detached townhomes. In the GR-L Zone, both two one-family dwelling and a multi-family development containing up to two dwelling units are permitted (Footnotes 1 and 2 of KMC §17.12.020) provided that the lot conforms to the 8,000 sq ft minimum lot area (KMC §17.12030).
2. The subject property is developed with two existing single-family residences—a single-story residence built in 1970 and a new residence constructed in 2018 (Building Permit #18-006). The Planning & Building Department issued a Certificate of Occupancy for the new dwelling unit on March 21st, 2019. The siting of the new dwelling unit blocked access to the existing residence from 7th Street. As the siting of the new residence precluded access from 7th Street, the existing residence will be accessed from the adjacent Ketchum Townsite Block 72 alleyway, which is unimproved and not maintained by the City. The property owner has posted a performance bond with the City for the completion of the

adjacent Block 72 alley improvements. Prior to release of the performance bond as well as City Council approval of the Final Plat for the subject Townhouse Subdivision, an alley maintenance agreement shall be entered into between the property owner and the City. The Townhouse Subdivision will convert both one-family dwellings units into two townhome units and subdivide Lot 6 into two townhouse sublots with the common areas maintained in accordance with covenants, conditions, and restrictions (CC&Rs). Proposed subplot 1 will have an area of 5,810 sq ft and proposed subplot 2 will have an area of 4,510 sq ft.

3. All land subdivisions in the City of Ketchum are subject to the standards contained in Ketchum, Municipal Code, Title 16, Subdivision. Many standards are related to the design and construction of multiple new lots that will form new blocks and infrastructure, such as streets that will be dedicated to and maintained by the City. The standards for certain improvements (KMC §16.04.040) including street, sanitary sewage disposal, planting strip improvements are not applicable to the subject project as the application proposes to subdivide an 10,319 sq ft sq ft lot into two townhouse sublots. The request to subdivide meets all applicable standards for Townhouse Preliminary Plats contained in Ketchum Municipal Code’s Subdivision (Title 16) and Zoning (Title 17) regulations. The Townhouse Preliminary Plat does not change the existing residential use, expand the dwelling units, or alter the exterior of the buildings. The application has been reviewed by the Planning, Streets, Utilities, Building, and Fire departments and no concerns have been raised.

4. The first step in the townhouse platting process is Preliminary Plat review and to receive a recommendation from the Planning and Zoning Commission. The Planning and Zoning Commission conducted a site visit, considered the application, held a public hearing, and unanimously recommended approval of the subject application on May 13th, 2019. After receiving a recommendation for approval and upon commencement of construction, the Preliminary Plat application is forwarded to the City Council for review and approval. As the two dwelling units are existing, upon receipt of a recommendation of approval from the Commission, the application has been forwarded to City Council for review. After City Council approval of the Preliminary Plat, the subdivider may submit an application for Final Plat. If the application substantially conforms to the Preliminary Plat, the Commission shall recommend approval and forward the application to the City Council for review and approval.

Table 1: City Department Comments

City Department Comments						
Compliant			City Code	City Standards and <i>City Department Comments</i>		
Yes	No	N/A				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.C	Complete Application		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire Department:	<i>The Fire Code Official conducted a final inspection for the new dwelling unit on March 12th, 2019 authorizing the issuance of a Certificate of Occupancy for the project.</i>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Streets Department:	<i>The portion of the Block 72 alley used to access the driveway to the existing residence is unimproved. The Streets Department has reviewed and approved an alley improvement design. The property owner has posted a performance bond with the City for the completion of the adjacent Block 72 alley improvements. Prior to release of the performance bond as well as City Council approval of the Final Plat for the subject Townhouse Subdivision, an alley maintenance agreement shall be entered into between the property owner and the City. The agreement shall address winter maintenance and snow removal.</i>		

			<i>The applicant shall submit a Street and Alley Digging, Excavation, and Trenching (“DIG”) Permit application with an associated traffic control plan for all construction work within the City right-of-way to be reviewed and approved by the Streets Department. The use of City right-of-way for construction including the closure of adjacent streets or sidewalks requires a Temporary Use of Right-of-Way Permit (“TURP”).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Utilities: <i>The existing dwelling units are connected to City water and sewer systems.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building: <i>The Building Department issued a Certificate of Occupancy for the new dwelling unit on March 21st, 2019.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planning and Zoning: <i>Comments are denoted throughout the Staff Report.</i>

Table 2: Townhouse Preliminary Plat Requirements

Preliminary Plat Requirements					
Compliant			Standards and City Council Findings		
Yes	No	N/A	City Code	City Standards and <i>City Council Findings</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.B	The subdivider of the townhouse project shall submit with the preliminary plat application a copy of the proposed party wall agreement and any proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control and maintenance of all commonly held facilities, garages, parking and/or open spaces. Prior to final plat approval, the subdivider shall submit to the city a final copy of such documents and shall file such documents prior to recordation of the plat, which shall reflect the recording instrument numbers.	
			City Council Findings	<i>The applicant has submitted draft Declaration of Covenants, Conditions, and Restrictions for the project. The subdivider shall submit to the Planning & Building Department a final copy of the document and file such document prior to recordation of the final plat.</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.E	All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is tied to specific townhouse units on the townhouse plat and in any owner's documents, and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development.	
			City Council Findings	<i>The preliminary plat indicates the attached garage of the dwelling unit accessed the 7th Street. The A-frame dwelling unit does include an attached or detached garage.</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.C.1	The subdivider shall file with the administrator copies of the completed subdivision application form and preliminary plat data as required by this chapter.	
			City Council Findings	<i>The application has been reviewed and determined to be complete.</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I	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. 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:
			City Council Findings	<i>The applicant has submitted draft Declaration of Covenants, Conditions, and Restrictions, a warranty deed, and lot book guarantee for the project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .1	The scale, north point and date.
			City Council Findings	<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .2	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.
			City Council Findings	<i>This standard has been met. The name of the proposed subdivision is Apple Park Townhomes.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .3	The name and address of the owner of record, the subdivider, and the engineer, surveyor, or other person preparing the plat.
			City Council Findings	<i>This information has been provided within the application and indicated on the Preliminary Plat. The preliminary plat has been prepared by Bruce Smith, surveyor, Alpine Enterprises Inc.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .4	Legal description of the area platted.
			City Council Findings	<i>This standard has been met. The proposed legal description will be Apple Park Townhomes: Sublots 1 & 2.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .5	The names and the intersecting boundary lines of adjoining subdivisions and parcels of property.
			City Council Findings	<i>This standard has been met. The adjacent Zark Park Subdivision and Ketchum Townsite Block 72 alley have been indicated on the plat.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.
			City Council Findings	<i>This standard is not applicable to the subdivision of an existing lot into two townhouse sublots.</i>
<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.
			City Council Findings	<i>This standard has been met. The existing dwelling units and adjacent street and alley ROWs are indicated on the Preliminary Plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .8	Boundary description and the area of the tract.
			City Council Findings	<i>The legal description appears on the proposed Preliminary Plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .9	Existing zoning of the tract.
			City Council Findings	<i>The existing zoning of the tract is indicated in Plat Note #4.</i>
<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.
			City Council Findings	<i>No new streets are proposed. The dimensions of proposed Sublots 1 and 2 are indicated on the plat.</i>
<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>No land for common or public use is required or proposed.</i>

<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.
			City Council Findings	<i>The plat indicates the proposed locations of all utilities. No street infrastructure improvements are proposed with this project. The alleyway improvements are not required to be indicated on the plat.</i>
<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.
			City Council Findings	<i>N/A as no new streets are proposed.</i>
<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.
			City Council Findings	<i>N/A as no new drainage canals or structures are proposed.</i>
<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.
			City Council Findings	<i>This standard is not required.</i>
<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.
			City Council Findings	<i>The applicant has submitted a draft Declaration of Covenants, Conditions, and Restrictions for the project.</i>
<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.
			City Council Findings	<i>The Preliminary Plat indicates the adjacent Zark Park Subdivision and adjacent 7th Street and alley ROWs.</i>
<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.
			City Council Findings	<i>There is no floodplain, floodway, or avalanche zone on the subject property.</i>
<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.
			City Council Findings	<i>This standard does not apply to the proposed townhouse subdivision.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .20	Lot area of each lot.
			City Council Findings	<i>The area of each subplot is indicated on the plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .21	Existing mature trees and established shrub masses.
			City Council Findings	<i>Existing trees and shrub masses are indicated on the preliminary plat.</i>

<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.
			City Council Findings	<i>A title report and a copy of the owner's recorded deed to the subject property were included in the Preliminary Plat application submittal.</i>
<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.
			City Council Findings	<i>A digital copy for reproduction was submitted with the application. Therefore, Staff required only one (1) full size copy of the preliminary plat.</i>

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation organized under Article XII of the Idaho Constitution and the laws of the State of Idaho, Title 50, Idaho Code.
2. Under Chapter 65, Title 67, of the Idaho Code the City has passed a subdivision ordinance, Title 16.
3. The City of Ketchum Planning Department provided adequate notice of the time, place, and summary of the applicant's proposal to be heard by the Commission for review of this application during a public hearing.
4. The Ketchum City Council has authority to hear the applicant's Preliminary Plat Application pursuant to Chapter 16.04 of Ketchum Code Title 16.
5. The project **does** meet the standards of approval under Chapter 16.04 of Subdivision Code Title 16.

DECISION

THEREFORE, the Ketchum City Council **approves** this Preliminary Plat application this Monday, June 17th, 2019 subject to the following conditions:

1. The Covenants, Conditions, and Restrictions (CC&R's) shall be simultaneously recorded with the final plat, and the City will not now, nor in the future, determine the validity of the CC&R's.
2. The failure to obtain Final Plat approval by the Council, of an approved preliminary plat, within one (1) year after approval by the Council shall cause all approvals of said preliminary plat to be null and void.
3. The recorded plat shall show a minimum of two Blaine County Survey Control Monuments with ties to the property and an inverse between the two monuments. The Survey Control Monuments shall be clearly identified on the face of the map.
4. An electronic CAD file shall be submitted to the City of Ketchum prior to final plat signature by the City Clerk. The electronic CAD file shall be submitted to the Blaine County Recorder's office concurrent with the recording of the Plat containing the following minimum data:
 - a. Line work delineating all parcels and roadways on a CAD layer/level designated as "parcel";
 - b. Line work delineating all roadway centerlines on a CAD layer/level designated as "road"; and,
 - c. Line work that reflects the ties and inverses for the Survey Control Monuments shown on the face of the Plat shall be shown on a CAD layer/level designated as "control"; and,
5. All information within the electronic file shall be oriented and scaled to Grid per the Idaho State Plane Coordinate System, Central Zone, NAD1983 (1992), U.S. Survey Feet, using the Blaine County Survey Control Network. Electronic CAD files shall be submitted in a ".dwg", ".dgn" or ".shp" format and shall be submitted digitally to the City on a compact disc. When the endpoints of the lines submitted are

indicated as coincidental with another line, the CAD line endpoints shall be separated by no greater than 0.0001 drawing units.

6. The applicant shall provide a copy of the recorded final plat to the Planning and Building Department for the official file on the application.
7. All governing ordinances pertinent to the Fire Department, Building Department, Utilities Department, Street Department and Ketchum City Engineer shall be met.
8. Prior to Ketchum City Council approval of the Final Plat for the subject Townhouse Subdivision, an alley maintenance agreement shall be entered into between the property owner and the City for maintenance including snow removal of the Block 72 alley.

Findings of Fact **adopted** this 17th day of June, 2019

Suzanne Frick
City Administrator



City of Ketchum

June 17, 2019

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to hold a public hearing and approve the Preliminary Plat for 100 Seventh Street Condominiums, a condominium plat for the three-story mixed-use building currently under construction at 100 7th Street East.

Recommendation and Summary

Staff recommends the City Council hold a public hearing and approve the Preliminary Plat application by Ben Franz (Destination Dentistry LLC), represented by Garth McClure of Benchmark Associates, to condominiumize the three-story mixed-use building currently under construction on the subject property into four residential condominiums and one commercial condominium.

Recommended motion: "I move to approve the 100 Seventh Street Preliminary Plat application, subject to conditions 1-8."

The reasons for the recommendation are as follows:

- The request to subdivide meets all applicable standards for Townhouse Preliminary Plats contained in Ketchum Municipal Code's Subdivision (Title 16) and Zoning (Title 17) regulations.
- The Condominium Preliminary Plat does not change the existing residential use, expand the dwelling units, or alter the exterior of the buildings.
- The Planning and Zoning Commission held a site visit and unanimously recommended approval of the Preliminary Plat application to the City Council on May 13th, 2019.

Analysis

The subject property is owned by Ben Franz (Destination Dentistry LLC) and is located at the southeast corner of E. 7th Street and N. 1st Avenue in downtown Ketchum's Community Core Subdistrict 2 Mixed Use zoning district. A three-story, 11,844 square foot building with seven parking spaces (including three underground) is currently under construction. In accordance with the Exceedance Agreement (Agreement 20203), there will be a 998 square foot Community Housing unit within the building that will be deed restricted at Income Category 4 (income not to exceed 100% of AMI). The remaining units in the building will be a commercial condominium for the dental office on the first floor, two residential units on the second floor, and one residential unit on the third floor.

The building previously received Design Review approval (P17-010) and a building permit (BP18-072) and the building was designed and intended to be condominiumized.

The first step in the condominium platting process is Preliminary Plat review and to receive a recommendation from the Planning and Zoning Commission. The Planning and Zoning Commission considered the application, held a public hearing, and unanimously recommended approval of the subject application on June 10th, 2019.

Financial Impact

No financial impact.

Attachments:

- Staff Report with Attachments:
 - A. Application
 - B. Preliminary Plat
 - C. Draft Findings of Fact, Conclusions of Law, and Decision

Attachment A
Application



City of Ketchum
Planning & Building

**CERTIFIED
COMPLETE**

5-16-19 *MP*

OFFICIAL USE ONLY	
App #	P19-051
Date	5-15-19
By	MP
Fee Paid	\$2625-
Approved Date	
By	

Subdivision Application

Submit completed application and payment to the Planning and Building Department, PO Box 2315, Ketchum, ID 83340 or hand deliver to Ketchum City Hall, 480 East Ave. N., Ketchum. If you have questions, please contact the Planning and Building Department at (208) 726-7801. To view the Development Standards, visit the City website at: www.ketchumidaho.org and click on Municipal Code.

APPLICANT INFORMATION			
Name of Proposed Subdivision: 100 SEVENTH CONDOMINIUMS			
Owner of Record: DESTINATION DENTISTRY/ DR. BEN FRANZ			
Address of Owner: PO BOX 2273, KETCHUM, ID 83340			
Representative of Owner: BENCHMARK ASSOCIATES			
Legal Description: LOT 5, BLOCK 34, KETCHUM TOWNSITE ✓			
Street Address: 100 7TH STREET EAST ✓			
SUBDIVISION INFORMATION			
Number of Lots/Parcels: 5 CONDOMINIUM UNITS			
Total Land Area: 5500 S.F.			
Current Zoning District: CC - COMMUNITY CORE			
Proposed Zoning District: CC- COMMUNITY CORE			
Overlay District: NONE			
TYPE OF SUBDIVISION			
Condominium <input checked="" type="checkbox"/>	Land <input type="checkbox"/>	PUD <input type="checkbox"/>	Townhouse <input checked="" type="checkbox"/> MO
Adjacent land in same ownership in acres or square feet: N/A			
Easements to be dedicated on the final plat: NONE			
Briefly describe the improvements to be installed prior to final plat approval: 5 UNIT CONDOMINIUM COMPLEX, INCLUDING A DENTAL OFFICE & 4 RESIDENTIAL UNITS. (ONE COMMUNITY HOUSING UNIT.)			
ADDITIONAL INFORMATION			
All lighting must be in compliance with the City of Ketchum's Dark Sky Ordinance			
One (1) copy of Articles of Incorporation and By-Laws of Homeowners Associations and/or Condominium Declarations			
One (1) copy of current title report and owner's recorded deed to the subject property			
One (1) copy of the preliminary plat			
All files should be submitted in an electronic format.			

Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Subdivision Application in which the City of Ketchum is the prevailing party to pay reasonable attorney's fees and costs, including fees and costs of appeal for the City of Ketchum. Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, city officials, agents and employees from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property, and losses and expenses caused or incurred by Applicant, its servants, agents, employees, guests and business invitees and not caused by or arising out of the tortious conduct of city or its officials, agents or employees. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

Garth McPherson
Applicant Signature

5.14.19
Date

Attachment B
Preliminary Plat

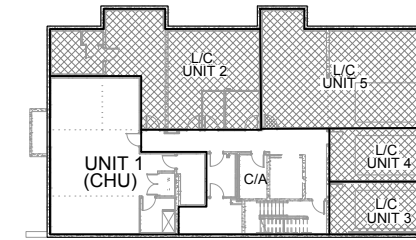
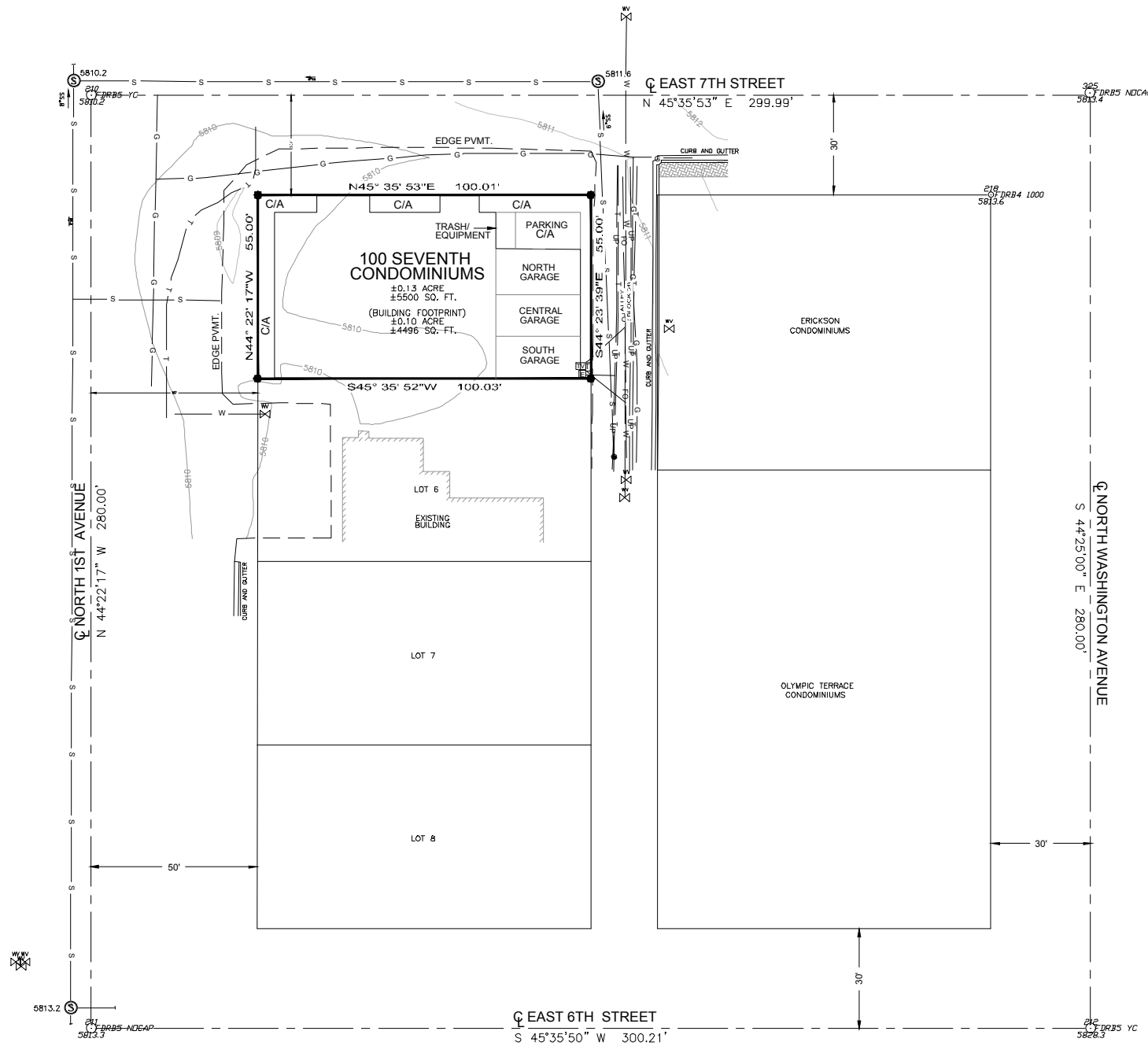
100 SEVENTH CONDOMINIUMS

A CONDOMINIUM PLAT OF KETCHUM TOWNSHIP, BLOCK 34, LOT 5.

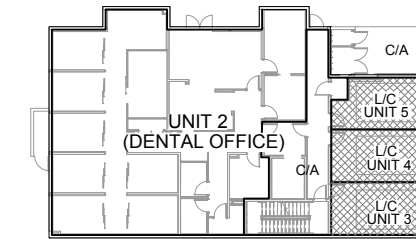
LOCATED WITHIN:
SECTION 13, TOWNSHIP 4 NORTH, RANGE 17 EAST, B.M.,
CITY OF KETCHUM, BLAINE COUNTY, IDAHO

MAY 2019

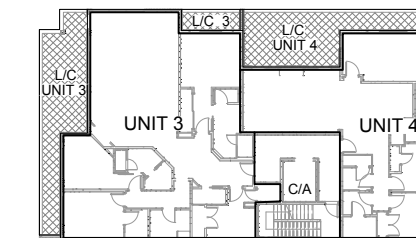
PRELIMINARY PLAT



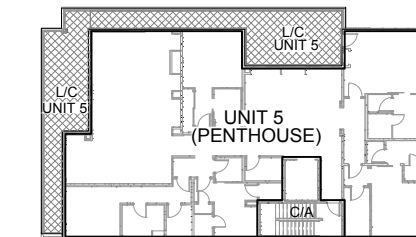
BASEMENT
NTS



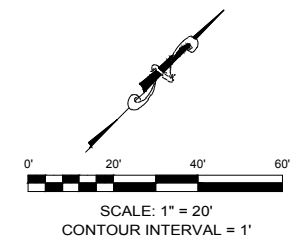
FIRST FLOOR
NTS



SECOND FLOOR
NTS



THIRD FLOOR
NTS



LEGEND

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	CENTERLINE
	EXTERIOR BUILDING FOOTPRINT
	PAVERS
	EDGE PAVEMENT
	SEWER LINE
	WATER LINE
	GAS LINE
	UNDERGROUND POWER LINE
	TELEPHONE LINE
	FIBER OPTIC LINE
	CABLE TV LINE
	FOUND 5/8" REBAR, AS NOTED
	SET 5/8" REBAR, PLS 13764
	SEWER MANHOLE
	POWER BOX
	CABLE TV RISER
	TELEPHONE RISER
	WATER VALVE
	LIMITED COMMON AREA
	COMMON AREA
	COMMUNITY HOUSING UNIT

NOTES:

1. THIS PLAT IS SUBJECT TO THE THE CONDOMINIUM DECLARATION FOR 100 SEVENTH CONDOMINIUMS, RECORDED AS INSTRUMENT NO. _____, RECORDS OF BLAINE COUNTY, IDAHO.
2. CONSULT THE CONDOMINIUM DECLARATION FOR THE DEFINITION OF COMMON AREA & LIMITED COMMON AREA.
3. IN INTERPRETING THE DECLARATION, PLAT OR PLATS, AND DEEDS THE EXISTING BOUNDARIES OF A UNIT AS ORIGINALLY CONSTRUCTED OR RECONSTRUCTED IN LIEU THEREOF SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE METES AND BOUNDS SHOWN ON THIS PLAT.
4. HORIZONTAL OR SLOPING PLANES SHOWN HEREON ARE TOP OF FINISHED SUBFLOOR AND BOTTOM OF FINISHED CEILING; VERTICAL PLANES ARE FINISHED SURFACES OF INTERIOR WALLS. SOME STRUCTURAL MEMBERS EXTEND INTO UNITS.
5. DIMENSIONS SHOWN HEREON WILL BE SUBJECT TO SLIGHT VARIATIONS OWING TO NORMAL CONSTRUCTION TOLERANCES.
6. TOPOGRAPHY, AS SHOWN, EXISTED PRIOR TO CONSTRUCTION.



100 SEVENTH CONDOMINIUMS

LOCATED WITHIN
SECTION 13, TOWNSHIP 4 NORTH, RANGE 17 EAST, B.M.,
CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR: BENJAMIN FRANZ

PROJECT NO. 19016	DWG BY: DWS/CPJ	19016PRE.dwg
PRELIMINARY PLAT	DATE: 05/13/2019	SHEET: 1 OF 1

PREPARED BY: BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340
PHONE (208)726-9512 FAX (208)726-9514 EMAIL: mail@bma5b.com
WEB: <http://benchmark-associates.com/>
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Attachment C

Draft Findings of Fact and Conclusions of Law



**City of Ketchum
Planning & Building**

IN RE:)
)
 100 Seventh Condominiums) **KETCHUM CITY COUNCIL**
 Preliminary Plat) **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND**
 Date: June 17, 2019) **DECISION**
)
 File Number: 19-051)

PROJECT: 100 Seventh Condominiums

FILE NUMBER: P19-051

ASSOCIATED PERMITS: P17-010, BP18-072

OWNERS: Destination Dentistry LLC / Ben Franz

REPRESENTATIVE: Benchmark Associates

REQUEST: Preliminary Plat to condominiumize five (5) condominium units

LOCATION: 100 7th Street East (Lot 5, Block 34, Ketchum townsite)

NOTICE: Notice was mailed to political subdivisions and property owners within a 300' radius of the subject property and was published in the Idaho Mountain Express on May 29th, 2019.

ZONING: Community Core, Sub-district 2 – Mixed Use

OVERLAY: None

BACKGROUND:

1. The subject property is owned by Ben Franz (Destination Dentistry LLC) and is located at the southeast corner of E. 7th Street and N. 1st Avenue in downtown Ketchum's Community Core Subdistrict 2 Mixed Use zoning district. A three-story, 11,844 square foot building with seven parking spaces (including three underground) is currently under construction. In accordance with the Exceedance Agreement (Agreement 20203), there will be a 998 square foot Community Housing unit within the building that will be deed restricted at Income Category 4 (income not to exceed 100% of AMI). The remaining units in the building will be a commercial condominium for the dental office on the first floor, two residential units on the second floor, and one residential unit on the third floor.

2. The building previously received Design Review approval (P17-010) and a building permit (BP18-072) and the building was designed and intended to be condominiumized. The Planning and Zoning Commission recommended approval of this Preliminary Plat on June 10, 2019.

All city departments have reviewed the Preliminary Condominium Plat and have no comments or concerns at this time as all public improvements (sidewalks, street lights, and so forth) and utility services were vetted and approved through the Design Review and Building Permit review and approval processes.

FINDINGS OF FACT

Table 1: City Department Comments

City Department Comments			
Compliant			
Yes	No	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>City Department Comments</p> <p>Utilities:</p> <ul style="list-style-type: none"> No comment at this time. <p>Fire Department:</p> <ul style="list-style-type: none"> No comment at this time. <p>Streets:</p> <ul style="list-style-type: none"> No comment at this time. <p>Planning and Zoning:</p> <ul style="list-style-type: none"> Denoted throughout Findings of Fact, Conclusions of Law, and Decision.

Table 2: Condominium Preliminary Plat Requirements

Condominium Preliminary Plat Requirements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.060.B	<p>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.</p> <p><i>Staff Comments</i> Draft CC&Rs and Articles of Incorporation for the property owner association have been submitted by the applicant and are included in the project file. The CC&Rs address maintenance of the building and common areas.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.060.D	<p>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.</p> <p><i>Staff Comments</i> All below-grade garage parking spaces have been designated as Limited Common Area tied to a specific condominium unit.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.060.E	<p>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.</p> <p><i>Staff Comments</i> Storage areas for boats, campers, and trailers are not required or provided due to the characteristics of the existing development, which is a three-story mixed-use building located in the Community Core.</p>

				<i>All four residential condominium units provide adequate interior storage space for personal property.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.060.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.
			Staff Comments	<i>The architectural plans approved with the Building Permit correspond to the Preliminary Plat and include a maintenance room in the basement.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.060.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.
			Staff Comments	<i>The development consists of an existing building located on a 5,500 sq ft Ketchum Townsite lot within the Community Core. The usable "open space" consists of outdoor terraces/decks for the second and third story residential units.</i> <i>The site plan approved through Design Review indicates a hardscape area with bicycle racks, which are designated as Common Area for the development.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.060.H	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.
			Staff Comments	<i>All other provisions have been met and were reviewed during the Design Review and Building Permit application processes.</i>

Table 3: Preliminary Plat Requirements for All Projects

Preliminary Plat Requirements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.C.1	The subdivider shall file with the administrator copies of the completed subdivision application form and preliminary plat data as required by this chapter.
			Staff Comments	<i>The application has been reviewed and determined to be complete.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I	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.
			Staff Comments	<i>All required materials for the Preliminary Plat application have been submitted.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .1	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:
			Staff Comments	<i>This standard has been met.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .2	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.
			16.04.030.I .1	<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .3	The name and address of the owner of record, the subdivider, and the engineer, surveyor, or other person preparing the plat.
			Staff Comments	<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .4	Legal description of the area platted.
			Staff Comments	<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .5	The names and the intersecting boundary lines of adjoining subdivisions and parcels of property.
				<i>This standard has been met.</i>
<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>This standard has been met.</i>
<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>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .8	Boundary description and the area of the tract.
				<i>The legal description appears on the proposed plan and references the tract, which is within S13, T.4N., R.17E., B.M., City of Ketchum, Blaine County, Idaho.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .9	Existing zoning of the tract.
				<i>The Community Core zoning designation was not included and will be required to be added to the Final Plat prior to the Planning and Zoning Commission's review of the final plat.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>No new streets are proposed. No new lots are proposed. No new easements are proposed.</i>
<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>Common Areas and Limited Common Areas are designated on the plat.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>All improvements are existed and where applicable are indicated on the plat.</i>
<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>Not applicable. All streets are existing.</i>
<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>Not applicable. All infrastructure is existing.</i>
<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>At this time, no state health authority has required this condition. Notice of this subdivision has been mailed to all outside agencies.</i>
<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>Draft documents have been submitted.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>This standard is not required because the development is located on Lot 5, Block 34, of Ketchum Townsite. The plat for Ketchum Townsite is recorded with Blaine County and serves as a vicinity map for reference.</i>
<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>There is no floodplain, floodway, or avalanche zone within the vicinity or on the proposed lots.</i>
<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>This standard is not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .20	Lot area of each lot.
				<i>This standard is not applicable. No new lots are being created; this is a condominium plat.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .21	Existing mature trees and established shrub masses.
				<i>Not applicable; landscaping was addressed during Design Review.</i>
<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>A Lot Book Guarantee has been submitted.</i>
<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>A digital copy for reproduction was submitted with the application. Therefore, staff required only one (1) full size copy of the preliminary plat.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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,

				<p>watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.</p> <p><i>All required improvements (required, reviewed, and approved) were addressed during Building Permit review.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040. B	<p>Improvement Plans: 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.</p> <p><i>All required improvements (required, reviewed, and approved) were addressed during Building Permit review.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040. C	<p>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.</p> <p><i>The building shall receive a Certificate of Occupancy prior to approval of the Final Plat. Prior to C of O the standards of this section shall be addressed.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040. D	<p>As Built Drawing: 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.</p> <p><i>The building shall receive a Certificate of Occupancy prior to approval of the Final Plat. Prior to C of O the standards of this section shall be addressed.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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"> 1. All angle points in the exterior boundary of the plat. 2. All street intersections, points within and adjacent to the final plat.

				<p>3. All street corner lines ending at boundary line of final plat.</p> <p>4. All angle points and points of curves on all streets.</p> <p>5. The point of beginning of the subdivision plat description.</p>
				<i>This action shall occur following completion of required improvements.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>16.04.040. F</p>	<p>Lot Requirements:</p> <p>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.</p> <p>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:</p> <p style="padding-left: 40px;">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.</p> <p style="padding-left: 40px;">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.</p> <p>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.</p> <p>4. Side lot lines shall be within twenty degrees (20°) to a right angle or radial line to the street line.</p> <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. Should a double frontage lot(s) be created out of necessity, then such lot(s) shall be reversed frontage lot(s).</p> <p>6. Minimum lot sizes in all cases shall be reversed frontage lot(s).</p> <p>7. Every lot in a subdivision shall have a minimum of twenty feet (20') of frontage on a dedicated public street or legal access via an easement of twenty feet (20') or greater in width. Easement shall be recorded in the office of the Blaine County recorder prior to or in conjunction with recordation of the final plat.</p>
				<i>Not applicable. This is a condominium plat.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>16.04.040. G</p>	<p>G. Block Requirements: The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements:</p>

				<p>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.</p> <p>2. Blocks shall be laid out in such a manner as to comply with the lot requirements.</p> <p>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.</p> <p>4. Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.</p>
				<i>Not applicable. This is a condominium plat.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040. H	<p>Street Improvement Requirements:</p> <p>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;</p> <p>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;</p> <p>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;</p> <p>4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods;</p> <p>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;</p> <p>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;</p> <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> <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>This proposal does not create new street. These standards are not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.I	Alley Improvement Requirements: Alleys shall be provided in business, commercial and light industrial zoning districts. The width of an alley shall be

				<p>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>Alley improvements have been addressed through Building Permit review.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J	<p>Required Easements: 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> <ol style="list-style-type: none"> 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. 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. 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. 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. 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. 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.
				<i>No new easements are require for this project.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.K	<p>Sanitary Sewage Disposal Improvements: Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider. Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the city engineer, council and Idaho health</p>

			<p>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>
			<p><i>Required sewage services to the building were addressed during Building Permit review.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.04.040. L Water System Improvements: A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the city under the supervision of the Ketchum fire department and other regulatory agencies having jurisdiction. 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>
			<p><i>Required water services to the building were addressed during Building Permit review.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>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.</p>
			<p><i>This standard is not applicable.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>16.04.040. N Cuts, Fills, And Grading Improvements: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts, fills, alterations of topography, streams, drainage channels, and disruption of soils and vegetation. The design criteria shall include the following:</p> <ol style="list-style-type: none"> 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. 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: <ul style="list-style-type: none"> a. Proposed contours at a maximum of five foot (5') contour intervals. b. Cut and fill banks in pad elevations. c. Drainage patterns. d. Areas where trees and/or natural vegetation will be preserved. e. Location of all street and utility improvements including driveways to building envelopes.

			<p>f. Any other information which may reasonably be required by the administrator, commission or council to adequately review the affect of the proposed improvements.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply:</p> <ul style="list-style-type: none"> a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability. b. Fills shall be compacted to at least ninety five percent (95%) of maximum density as determined by AASHO T99 (American Association of State Highway Officials) and ASTM D698 (American standard testing methods). c. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability. 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. 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.
			<i>Grading was addressed during Building Permit review.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>16.04.040. O</p> <p>Drainage Improvements: The subdivider shall submit with the preliminary plat application such maps, profiles, and other data prepared by an engineer to indicate the proper drainage of the surface water to natural drainage courses or storm drains, existing or proposed. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the city on the preliminary and final plat. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider. Culverts shall be required where all water or drainage courses intersect with</p>

				streets, driveways or improved public easements and shall extend across and under the entire improved width including shoulders.
				<i>Drainage was addressed during Building Permit review.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	16.04.040. P	Utilities: 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.
				<i>Utilities have been addressed with Building Permit review.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040. Q	Off Site Improvements: 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>No off-site improvements are required.</i>

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation organized under Article XII of the Idaho Constitution and the laws of the State of Idaho, Title 50, Idaho Code;
2. Under Chapter 65, Title 67, of the Idaho Code the City has passed a subdivision ordinance, Title 16;
3. The City of Ketchum Planning Department provided adequate notice of the time, place, and summary of the applicant’s proposal to be heard by the Council for review of this application during a public hearing;
4. The Council has authority to hear the applicant’s Preliminary Plat Application pursuant to Chapter 16.04 of Ketchum Code Title 16;
5. The project **does** meet the standards of approval under Chapter 16.04 of Subdivision Code Title 16.

DECISION

THEREFORE, the Ketchum City Council **approves** this Preliminary Plat application this Monday, June 17, 2019 subject to the following conditions:

1. The zoning designation for the subject property, Community Core, shall be added to the Final Plat prior to forwarding the Planning and Zoning Commission's review.
2. The Covenants, Conditions, and Restrictions (CC&R's) shall be simultaneously recorded with the final plat, and the City will not now, nor in the future, determine the validity of the CC&R's;
3. The failure to obtain Final Plat approval by the Council, of an approved preliminary plat, within one (1) year after approval by the Council shall cause all approvals of said preliminary plat to be null and void;
4. The recorded plat shall show a minimum of two Blaine County Survey Control Monuments with ties to the property and an inverse between the two monuments. The Survey Control Monuments shall be clearly identified on the face of the map;
5. An electronic CAD file shall be submitted to the City of Ketchum prior to final plat signature by the City Clerk. The electronic CAD file shall be submitted to the Blaine County Recorder's office concurrent with the recording of the Plat containing the following minimum data:
 - a. Line work delineating all parcels and roadways on a CAD layer/level designated as "parcel";
 - b. Line work delineating all roadway centerlines on a CAD layer/level designated as "road"; and,
 - c. Line work that reflects the ties and inverses for the Survey Control Monuments shown on the face of the Plat shall be shown on a CAD layer/level designated as "control"; and,
6. All information within the electronic file shall be oriented and scaled to Grid per the Idaho State Plane Coordinate System, Central Zone, NAD1983 (1992), U.S. Survey Feet, using the Blaine County Survey Control Network. Electronic CAD files shall be submitted in a ".dwg", ".dgn" or ".shp" format and shall be submitted digitally to the City on a compact disc. When the endpoints of the lines submitted are indicated as coincidental with another line, the CAD line endpoints shall be separated by no greater than 0.0001 drawing units.
7. The applicant shall provide a copy of the recorded final plat to the Planning and Building Department for the official file on the application.
8. All requirements of the Fire, Utility, Building, Planning, and Public Works departments of the City of Ketchum shall be met.

Findings of Fact **adopted** this 17th day of June, 2019

Suzanne Frick
City Administrator



City of Ketchum

June 17, 2019

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Request for Council Feedback to Ketchum Arts Commission on its Selection of Finalists for Interactive Art Project

Recommendation and Summary

Staff is requesting Council to review the final proposals for the Interactive Art Project and provide feedback to the Ketchum Arts Commission (KAC) on their selection.

The reasons for the recommendation are as follows:

- The interactive art will be a permanent part of the city's art collection, located on the existing pedestal on Fourth Street, between East and Walnut avenues.
- Three semi-finalists were selected from a field of 22 artists.

Introduction and History

On Monday, December 3, 2018, a second Call for Artists for an interactive art piece was released. On March 27, the Ketchum Arts Commission selected three semi-finalists; Deborah Ascheim, Dwaine Carver and Kenneth McCall. Each semi-finalist submitted their final proposals.

Deborah Ascheim: Time Machine
Dwaine Carver: Zoetrope
Ken McCall: Dream Weaver

On June 6, KAC juried the three proposals and unanimously selected the Zoetrope by Dwaine Carver.

Analysis

During review of the proposals, KAC raised questions about the safety of the viewing slots of the Zoetrope, whether or not there was an enclosed top, and if the artist was willing to consider a change in the horse and ice skater figures. Carver responded:

- The viewing slots, per ASTM safety standards, will be greater than .375 inches to prevent finger entrapment.
- The top will be enclosed by the vessel form, rendering the interior of the drum visually accessible from above, but inaccessible to hands.
- He is flexible regarding figures and would look forward to the discussion and exploration of alternatives.

Financial Impact

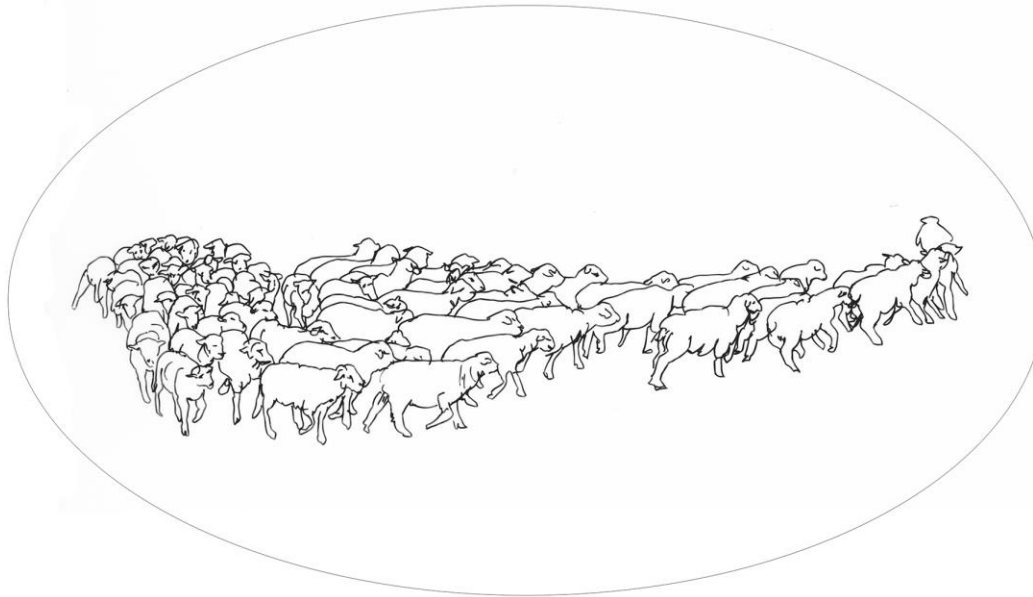
Each of the three semi-finalists will be paid a stipend of \$500 for their final proposals. The finalist will be paid \$29,000 for the project. There is no new financial requirement or impact. All costs will be funded through the FY19 Ketchum Arts Commission budget.

Attachments:

- Deborah Ascheim: Time Machine Proposal
- Dwaine Carver: Zoetrope Proposal
- Kenneth McCall: Dream Weaver Proposal

Deborah Aschheim

Time Machine
for
Ketchum's Heritage Corridor



Concept

Ketchum Time Machine is an outdoor capsule that viewers enter to engage with visions of Ketchum from the historic past. The Time Machine is constructed from durable, weather proof materials that are very long lasting and require minimal maintenance (periodic cleaning.) Viewers engage with the site-specific artwork using their bodies and senses, in an experience of extremely low-tech virtual reality.

I am a not infrequent visitor to Ketchum: I visited in 2010, 2015 and 2018 to participate in exhibitions and Sun Valley Center for the Arts. I love the way Ketchum changes yet maintains a sense of continuity with the past: Although I am aware of new construction, I also find it easy to lose myself in the historic photographs at Sun Valley Lodge or imagine Ernest Hemingway fishing in Silver Creek.

I want to install a “Time Machine” at 4th and Walnut. The Time Machine is a roofless gazebo-like structure that consists of 5 colored glass panels securely housed in metal frames on vertical “legs.” Together the frames create a five-walled “room” with two doorlike openings. Viewers enter through one “door,” experience the artwork and exit through the other door.

From a distance, people see a whimsical, colorful glass and metal structure, approximately 8’ tall, with two inviting openings. The dynamic and colorful structure entices people to enter and stand inside the round room. Each colored glass panel features one or more ovals of window-clear glass, at different heights. Viewers line up their point of view with the ovals—some will be low enough to ensure that people in wheelchairs and children can access them—peering through the glass to the view outside.

In the center of each oval is a black line drawing based on Ketchum history: 1880’s lead and silver mining, wagon days, 1940s and 50s film stars on ski vacations, capturing a moment from the past. I will carefully integrate the see-through drawings with the views of the 4th and Walnut streets, site to conjure up of ghosts of Ketchum past that line up with the present day street view. For example, I will transport herds of sheep from the 1920’s into the streets of 2019, or invite you to share the sidewalk with movie star skiers of the 1940s, or overlay an image of the 1982 Olympic Gold Medal ski team onto the building next to the site. After traveling through all the oval views, viewers exit through the other door and return to life in the 21st Century.

Process and Community Engagement

I will make one research trip to Ketchum to develop content for the Time Machine.

I will survey and document the viewpoints we will line the drawings up with, and research themes from Ketchum's past that will be depicted in each oval, using local archives. I can conduct workshops with residents and students to dialogue about compelling collective memories from the distant and recent past for the Time Machine.

Back in my studio, I will translate the images I research into line drawings that will be fused onto glass.

The colored sections and line drawings will be transferred onto tempered ½" glass using Dip-Tech digital ceramic printing. The ceramic inks are fused into the glass during the tempering or annealing process. This process has been used outdoors for thousands of projects around the globe and on automotive glasses for over 10 years.

Structure and Materials

The 8' tall frame is constructed out of sections of 2" x 2" anodized aluminum square tubing. Each frame houses a colored panel of ½" thick tempered and laminated Stapphire glass, with polished edges glass, 3' wide and between 3-5' tall. Each glass panel is supported by 2 vertical members (8' tall "legs") and 3 approximately 36" horizontal elements (framing for panels and additional structural reinforcement at the top.) The modular elements will fit in a single crate and we will assemble the structure onsite in order to keep crating and shipping costs as low as possible.

Each frame is bolted to adjacent panel, and to an aluminum octagon at the top. (Please note: in the drawings, I showed the top element as a circle, but we have refined it to be an octagon.) The "foot" of each leg is also securely bolted to concrete anchors inserted into the cement. One of the doors is wide enough (36") to allow wheelchair accessibility, and the interior is spacious enough for a wheelchair to turn around.

In the current form, the structure is proposed with no moving parts that require maintenance. However, if kinetic interaction is desired, we can consider adding sliding panels that viewers manipulate to conceal or reveal the images on glass in some or all sections. In the sliding panels version, some of all of the glass panels feature parallel sets of horizontal rails that house sliding aluminum panels that have a date, e.g. “1888” or “1983” cut into the metal. Viewers reveal and conceal the image by sliding the panel to expose the clear glass with image of an historic event from that year. The kinetic element is TBD pending confirmation of final/binding fabrication quotes from fabricators and discussion with the committee, as this option will add cost and possibly require eventual maintenance or repair.

Chicago based Skyline Design Architectural Glass & Products will create the digitally printed Art Glass. They made us an 8”x 8” sample from a drawing I made at Boise Airport that I sent to Lisa that shows the high image quality we can achieve with line art on glass.

Safety, Maintenance and Longevity

The Time Machine is scaled to fit the site limitations and to create an intimate experience for one or two people at a time. The structure is tall enough to prevent people from climbing. It has no roof and is open at the bottom, so trash and snow cannot accumulate in the artwork. It feels like an intimate room, but it is not really private because it is transparent, which will discourage antisocial behavior.

The artwork should require little or no maintenance except for periodic cleaning.

The frames of the structure are attached to 5” square foot plates which are bolted to the cement using a reinforced concrete anchoring system: anchors are reinforced with injectable adhesive to create an extremely secure attachment. The frames are finished using a Class 2 clear anodizing process, one of the most durable finishes for aluminum. (Anodizing is an electrochemical process that converts the metal surface into a decorative, durable, corrosion-resistant, anodic oxide finish. This aluminum oxide is not applied to the surface like paint or plating, but is fully integrated with the underlying aluminum substrate, so it cannot chip or peel.)

The tempered glass is UV stable, strong and impact resistant (it is the glass used in car windshields.) Both the glass and the anodized aluminum are difficult to scratch. If it is ever necessary to replace the glass, it is relatively inexpensive to replace and can be re-created from the original artwork files. The kiln-fired, digitally printed glass panels are eco-friendly, cost-efficient to replace comply with LEED and other environmental and sustainable architecture standards. (<https://www.dip-tech.com/printed-glass-projects>)

AFX/Sign Effectz studios in Milwaukee will construct the frame system and Adam Brown, who will design and engineer the structure, will travel to Ketchum with me to assemble and install the glass and metal structure. When we come for install, I am happy to give a public lecture about my work and process for researching and developing the artwork and/or visit high school art classes, if there is interest.

Fabricators:

AFX Division, Sign Effectz, Inc.

1827 W Glendale Ave

Milwaukee, WI 53209

Direct Line: 414-312-6978

Main: 414-264-5504 Ext. 102

Fax: 414-312-6978

www.signeffectz.com

Skyline Design

Architectural Glass & Products

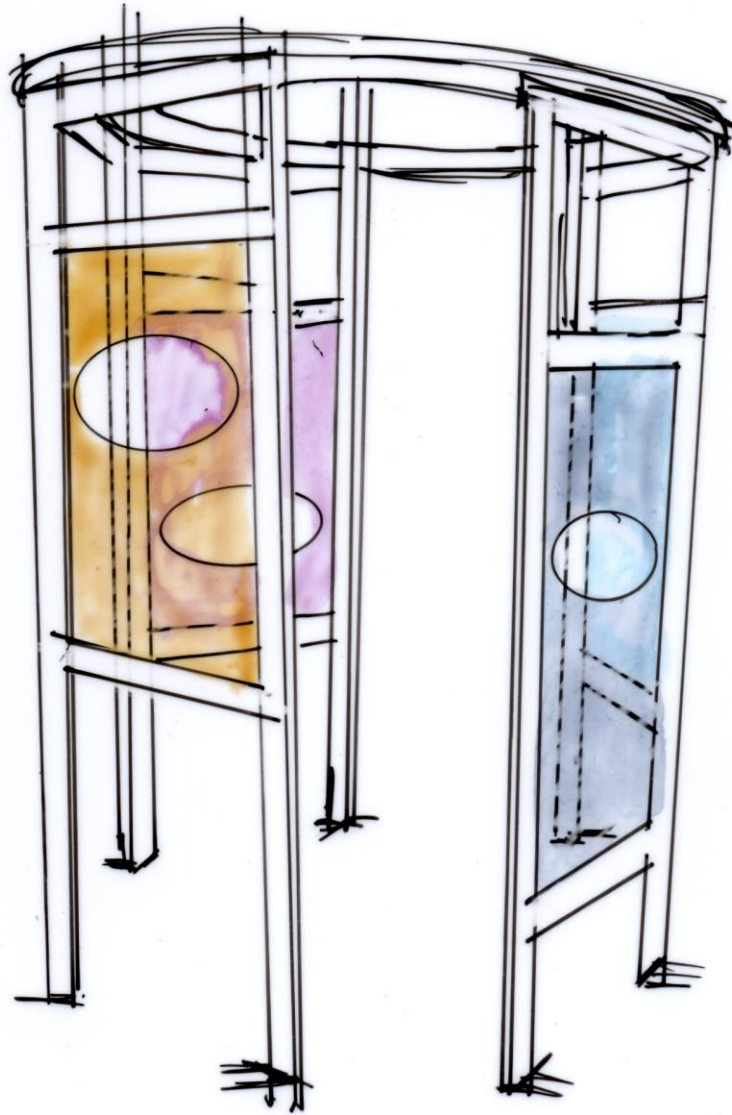
1240 N. Homan Ave. Chicago, IL 60651

T: 773.278.4660 D: 773.969.5866

M: 773.550.8829 F: 773.278.3548

www.skydesign.com







Note: top support will be an octagon, not a circle as shown

One door is wide enough to accommodate wheelchair .

Feet are attached to concrete using weatherproof cement anchoring system.

Time machine with images



Height:
approx 8'

Diameter
approx 5'



Time machine at site (concept drawing)

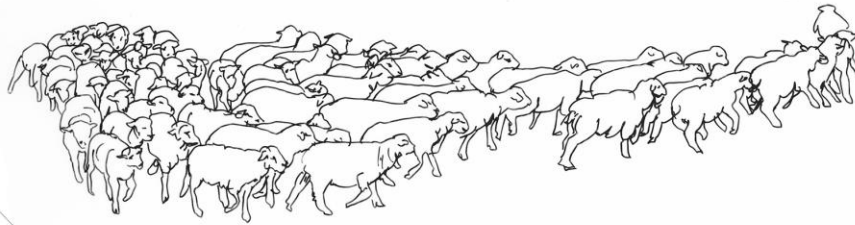
Preliminary Imagery

these rough sketches are placeholders based on images on the Internet, the “real” drawings will be developed based on materials from Ketchum archives.

Late 1800's sheep herding



1880's Covered Wagon



Ernest Hemingway hunting pheasants with his son Gregory in 1941



Idaho native Gretchen Fraser representing Sun Valley in 1948 Olympics



Gary Cooper and Claudette Colbert
on the slopes in 1940s

Aschheim Time Machine

Preliminary Budget

BUDGET: \$29,000

Engineering and Fabrication: 9500

Breakdown:

Engineering: 1500

Structural Framing: 7000

Anodizing aluminum: 1000

Crating: 500

Shipping: 1500

Glass (including shipping to Idaho): 6000

Artist's travel (2 trips): 2500

Artist's fee: 5800 in kind donation*

Installation: 6000

Contingency: 3000

Lodging: donated**

Total cost including in-kind: 34,800

Direct costs: 29,000

*note: In order to make this artwork for \$29,000, I am not paying myself an artist's fee, which is usually 20% of project budget. I really like this idea and I love Ketchum, so I will donate my fee if necessary to realize this project.

**We will need donated lodging for Adam and my trips to Ketchum.

Aschheim Time Machine

Timeline: 4 months

Week 1: Visit to Ketchum for Research, community engagement and surveying (1 week)

Weeks 2-5: Work on drawings in studio, scan: 3-4 weeks
Engineering (2 weeks)

Week 6-8: Glass samples produced for approval: 2-3 weeks)

Week 9-14: Fabrication and anodizing of metal structure: 8 weeks—can start during glass sampling
Glass production: 6 weeks

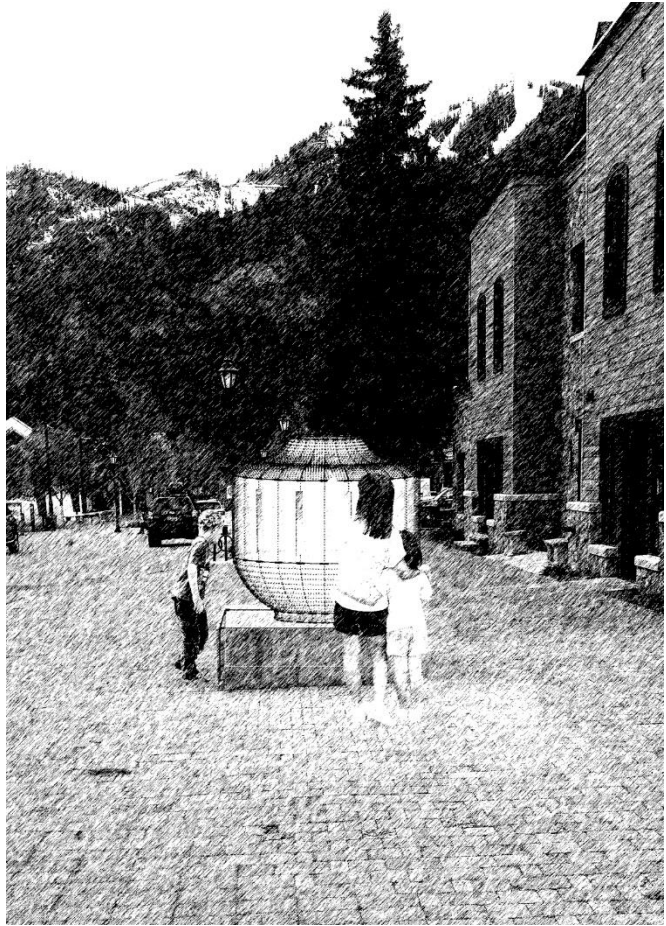
Week 15: Shipping (Glass from Chicago and of metal from Milwaukee): 1 week

Week 16: Installation: 1 week

Aluminum and footings



Frame is made of 2" square clear anodized aluminum.
Feet of the sculpture will be anchored to 5" plates cemented to concrete.



Zoetrope

An Interactive Public Art Proposal for Ketchum Idaho

Ketchum Arts Commission
Ketchum, Idaho
Dwayne Carver, May 24, 2019

City of Ketchum
Ketchum Arts Commission
Ketchum, Idaho

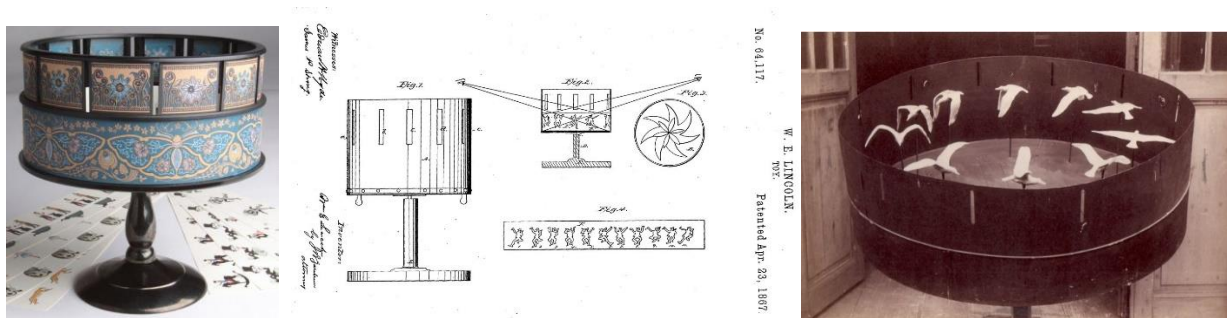
Re: Ketchum Interactive Art Proposal – A Zoetrope for Ketchum

Zoetrope: noun, a 19th-century optical device consisting of a cylinder with a series of pictures and/or objects on the inner surface that, when viewed through slits with the cylinder rotating, give an impression of continuous motion.

Dear Selection Panel,

The zoetrope (zoh-oh-trope) was a 19th century precursor to motion picture film and animation technologies. Initially developed as scientific studies of motion, zoetropes quickly became objects of entertainment as well as education, ranging in quality from inexpensive paper toys to precious Victorian era parlor curios.

Historical Precedents

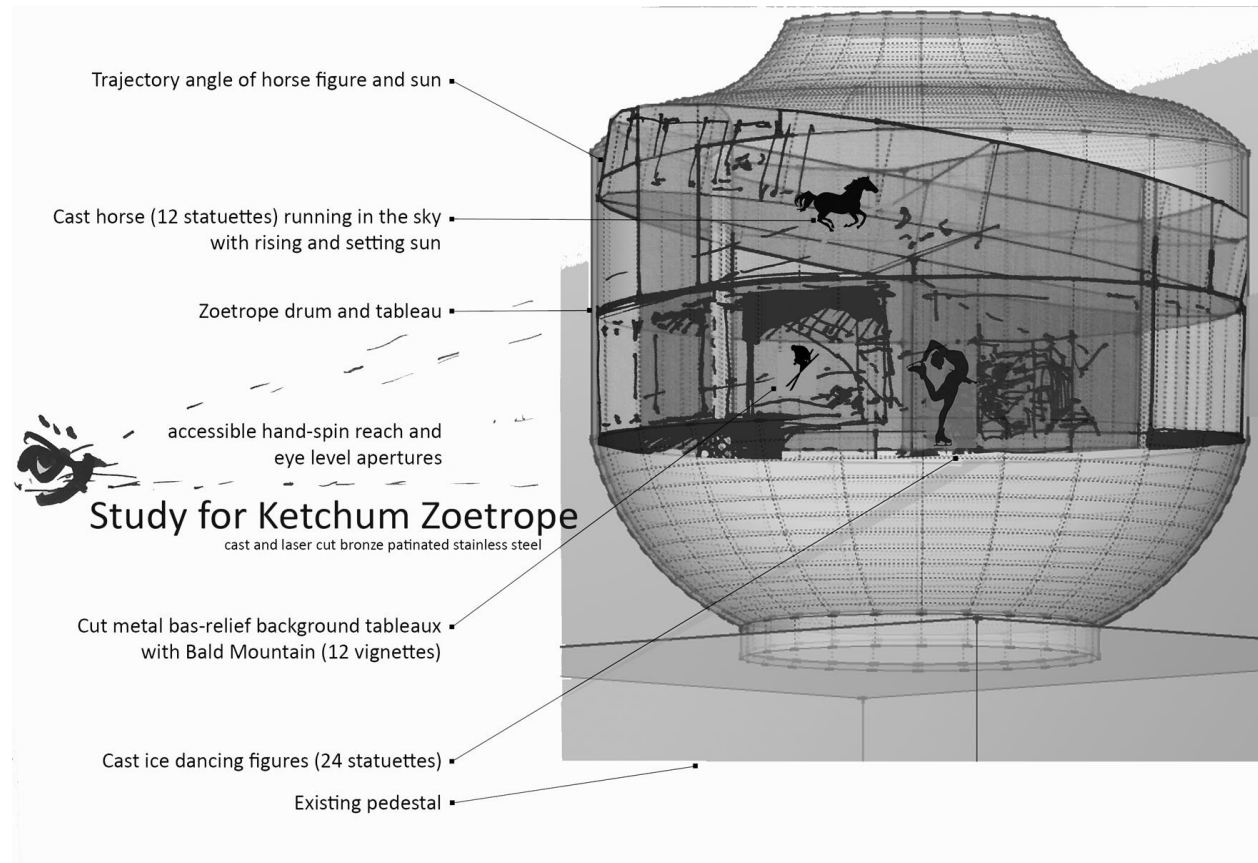


Victorian zoetrope; W.E. Lincoln's U.S. Patent, 1867; Etienne-Jules Marey, 10 successive statuettes of flight

While most zoetropes utilized flat, drawn images or photographs to animate their subject matter, Marey developed a 3-dimensional zoetrope study of flight in 1887.

The Concept

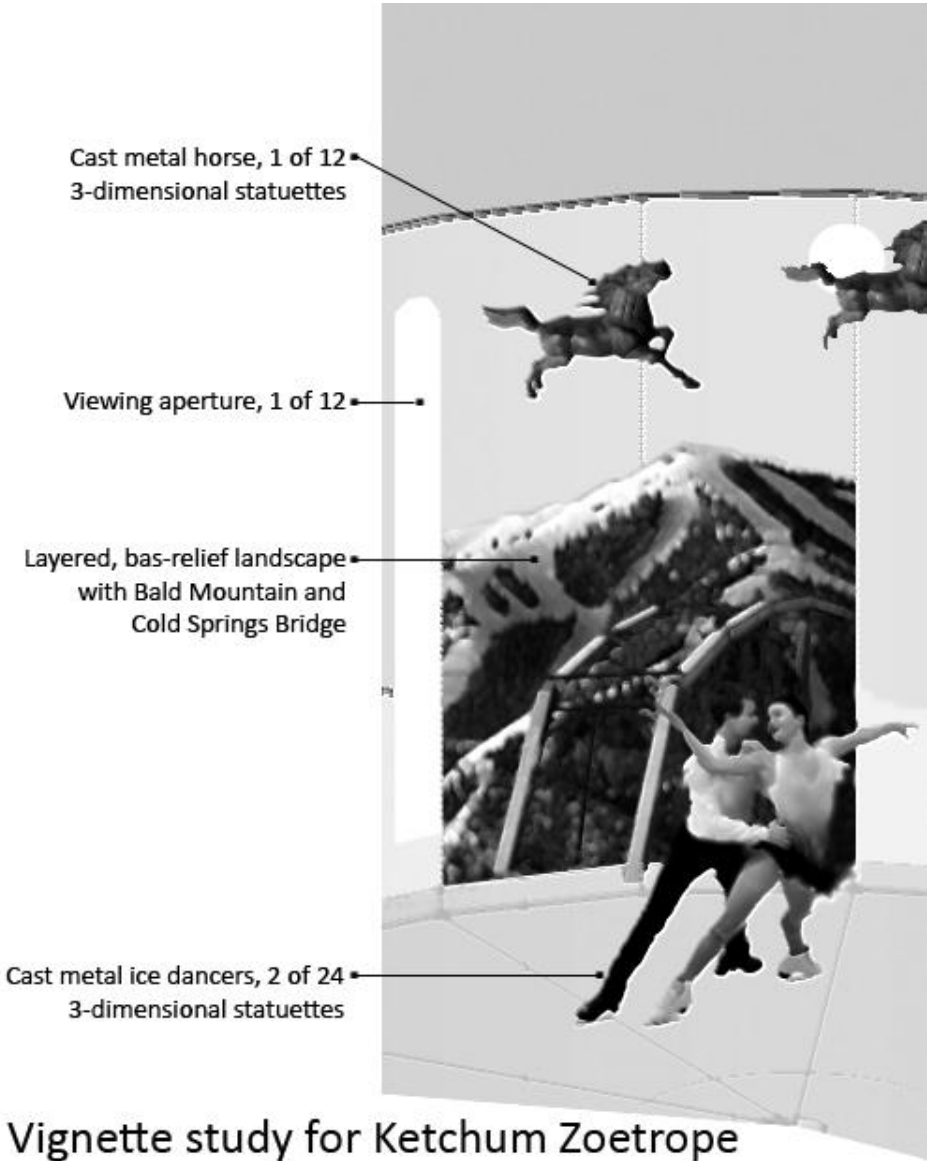
Utilizing laser-engraved imagery in combination with bas-relief sculpture (low profile with 3-dimensional effect) and fully 3-dimensional cast forms to animate 12 poetic tableaux, the Ketchum Zoetrope will encourage passersby to become engaged participants, providing new perspectives and fresh experiences, at once personal, collective, and poetic.



The Ketchum Zoetrope synthesizes historical and contemporary elements of life in the Wood River Valley. Beautiful and mysterious as a still-life sculptural ensemble, compelling as an animated tableau, the piece encourages the simple interaction of spinning the zoetropic drum.

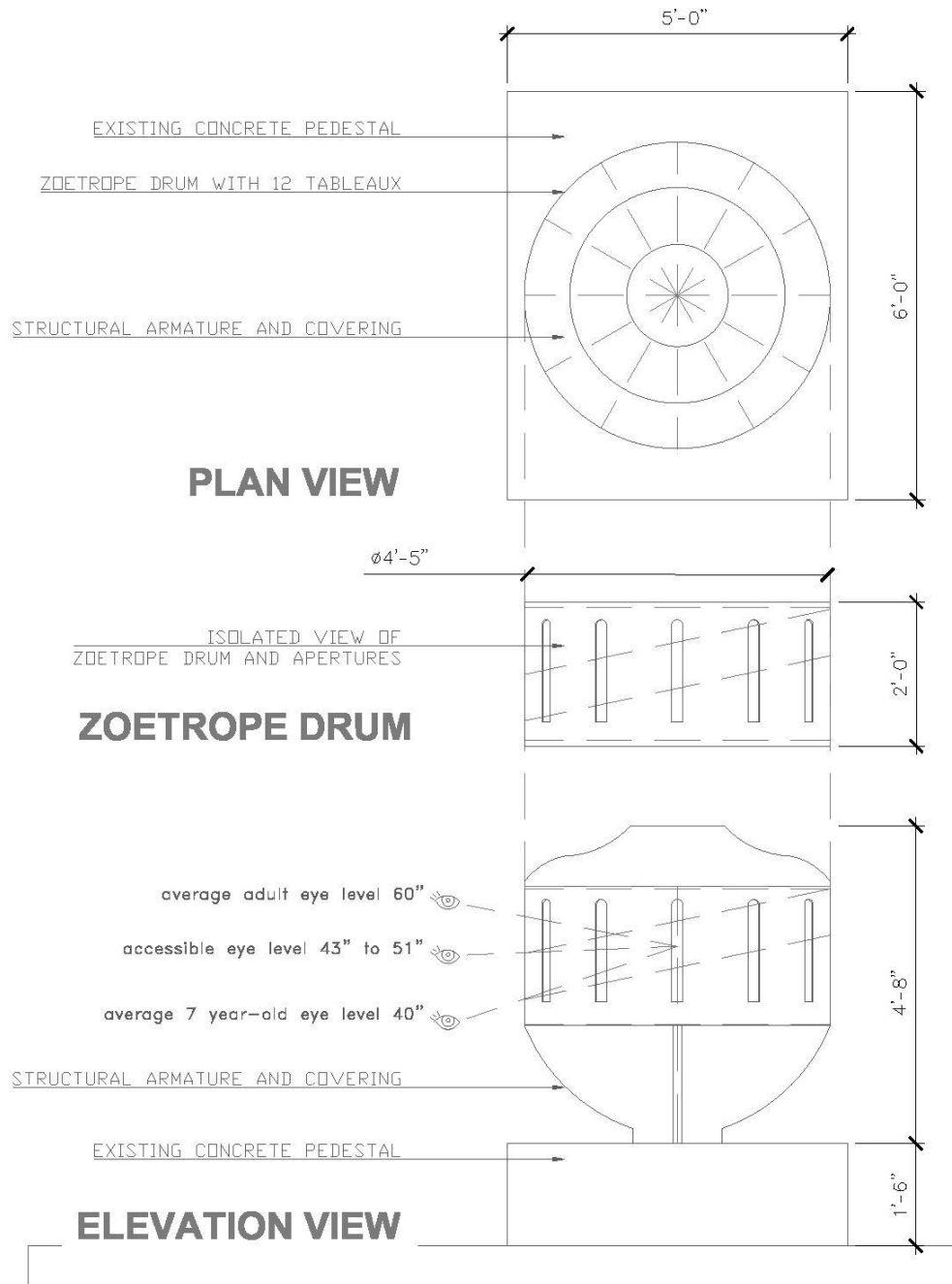
One of Twelve Vignettes

The principal elements of the sculpture are a rising and setting sun, a horse running across the sky, Bald Mountain from the point of view of Ketchum's Heritage Corridor, the iconic Cold Springs Bridge, and a pair of ice dancers, all in bronzed patinated stainless steel.



Measured Drawings

Zoetrope is from the Greek. Zoe is 'life.' Trope is 'turning.' The form of the Ketchum Zoetrope is a vessel, as though pottery thrown on a wheel, or a basket woven.



Budget

stainless steel sheet, plate, and round stock	\$3,500.00
laser cutting and engraving	\$3,500.00
molds and casting	\$9,000.00
fabrication, assembly, bronze patination	\$6,500.00
delivery and installation	\$2,000.00
artist fee	\$4,500.00
Total	\$29,000.00

Maintenance

Bronze patinated steel requires no maintenance.

Single simple axle requires annual lubrication only.

Structural support/vessel form encloses and protects statuettes and tableaux.

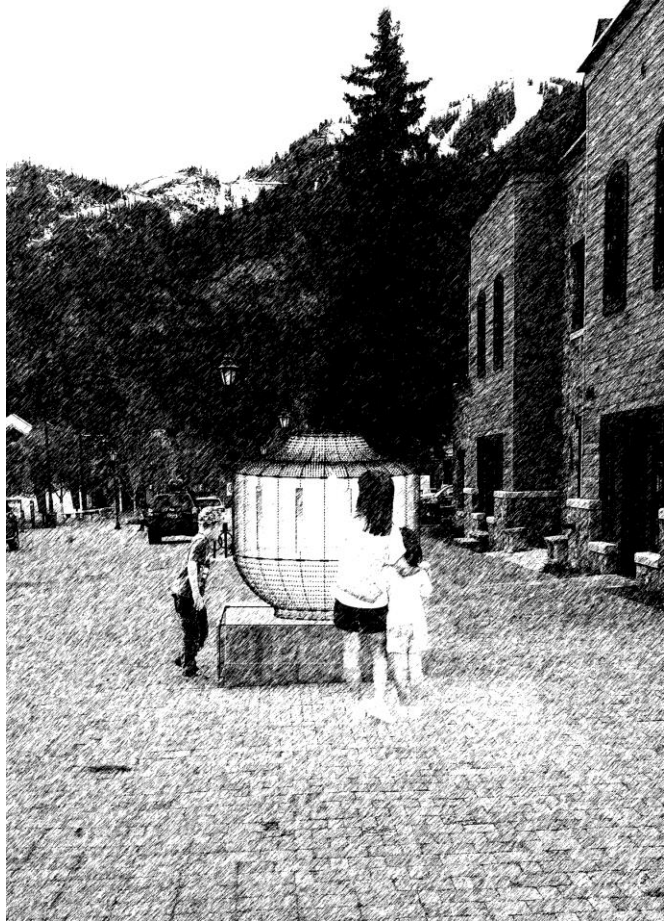
Rain and snow will pass through fully drainable drum and support base.

Dust and debris can be cleared via leaf blower. Snow may require clearing via blower.

Note: While the sculpture will function beautifully under any ambient light condition, it would be especially striking at night with a small internal light source. I will explore options to accomplish this.

Artist Insurance

Each occurrence	\$1,000,000.00
Personal and Adv Injury	\$1,000,000.00
General Aggregate	\$2,000,000.00



The Ketchum Zoetrope:

- Reveals the site as a specific and meaningful place
- Renders the poetics of place through interaction
- Engages visitors and residents
- Includes all people, of all ages and abilities
- Integrates memory
- Creates meaningful, aesthetic experiences

Making place visible provokes a deeper perception of our surroundings. It gives us a simultaneous experience of the ordinary and a revelation of the extraordinary, the poetical meaning of place.

Thank you very much for your consideration.

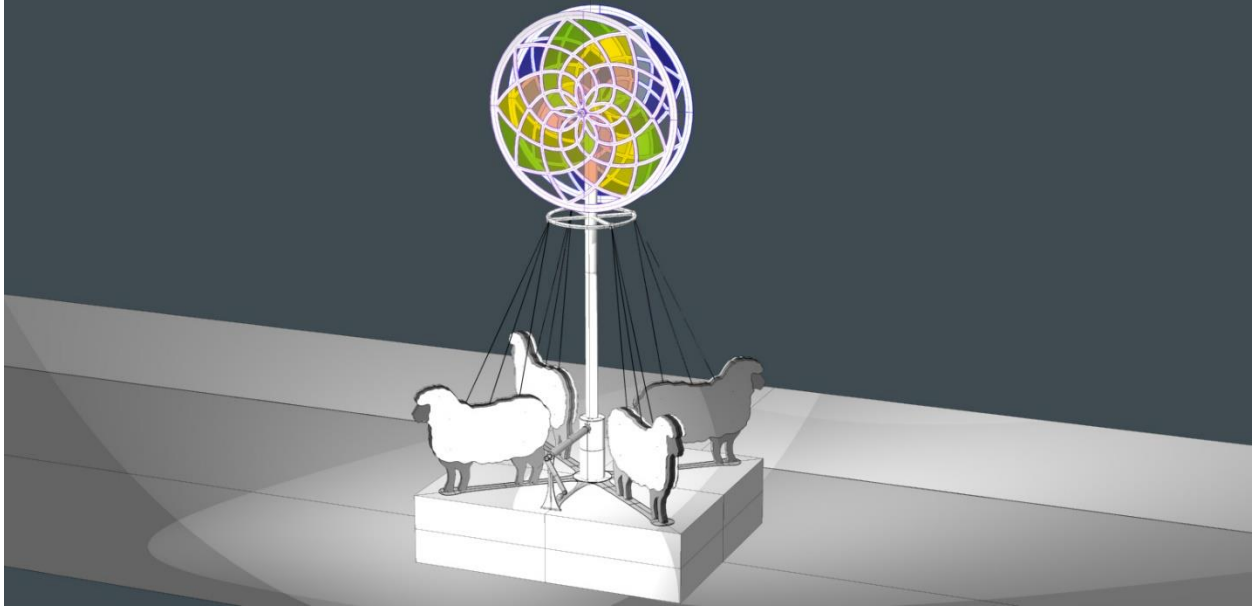
Sincerely,

Dwaine Carver

Interactive Art Proposal

Ketchum, ID

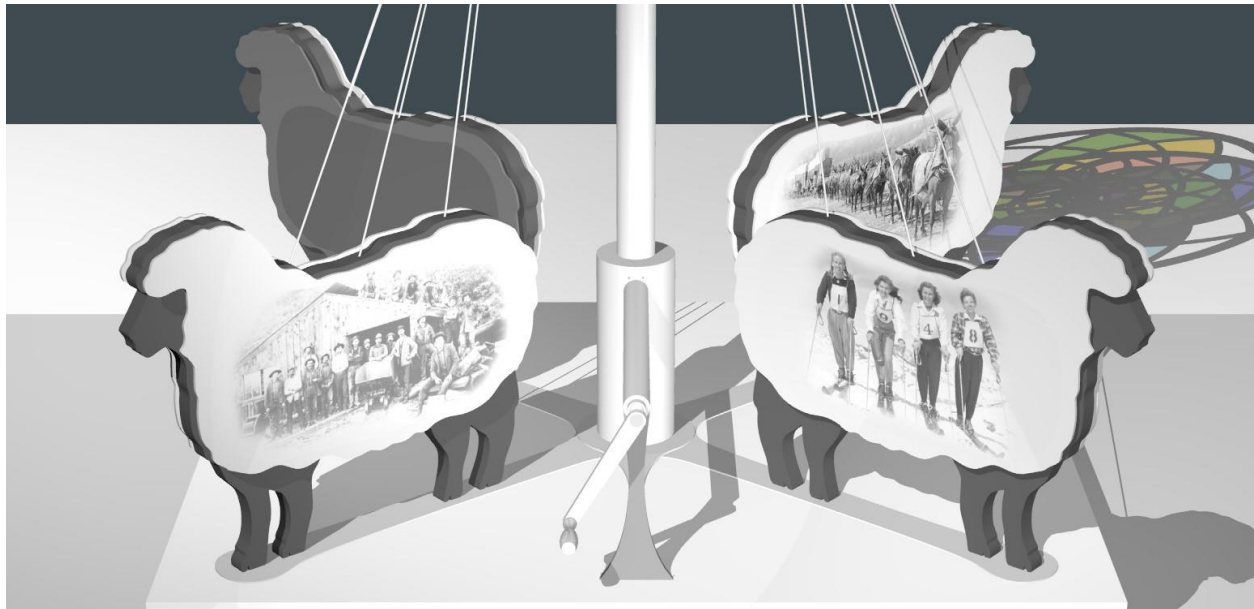
Ken McCall



McCall 2019

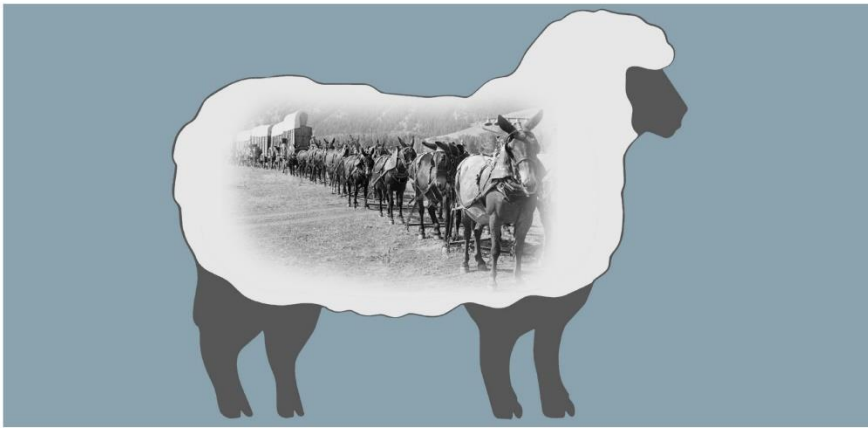
Inspired by Ketchum's rich history woven throughout the years by aspiration and innovation, *Dream Weaver* is a free-standing sculpture that represents one of the greatest human gifts; to create our dreams. Upon approaching the sculpture, participants will have the opportunity to contemplate pictures of the area's eventful past. As they turn the hand crank, the two top wheels will spin in opposite directions allowing partakers to create colorful kaleidoscopic patterns on the ground.

While the sheep represent the beginning of dreams and ideas, the hand crank signifies the work invested to make the dreams reality and portrays the physical manifestation of effort. The cables illustrate pulling the wool from the sheep; the history, the ideas, and the dreams, all being spun into yarn by the spinning wheel and shaping the social fabric of the community.

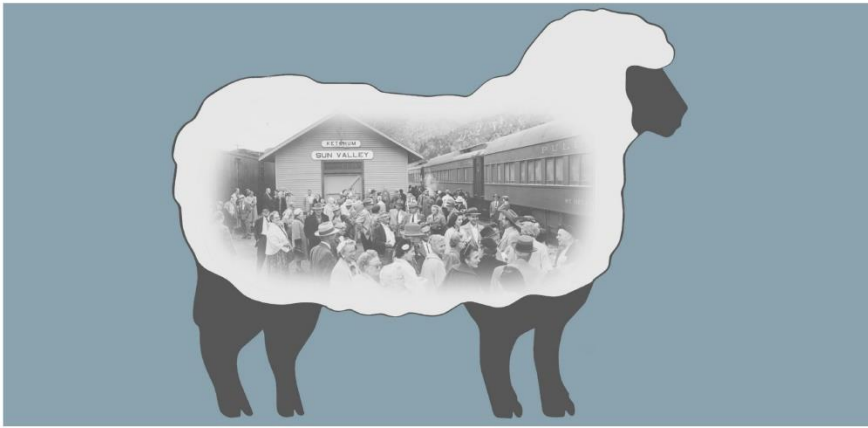


McCall 2019

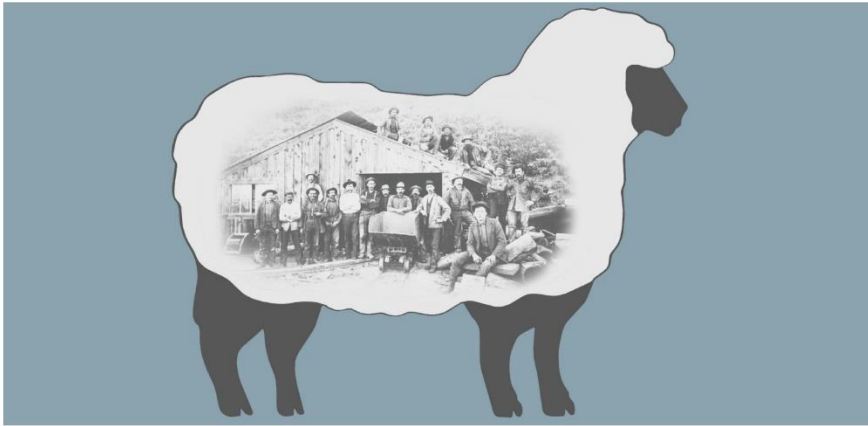
Historical photographs of significant places, events and people which helped shape Ketchum will be laser etched into the sheep. The Arts Committee can choose to have all four sheep etched with photographs (one photograph per side, for a total of 8) or 3 sheep etched and one black sheep which will be a chalk board for people to write or draw their own dreams on. In addition, the Arts Committee can choose from the photographs shown in this proposal - all of which were chosen from the collection at The Community Library in Ketchum and have been approved for use on the sculpture – select pictures that they would like to use , or hold a public vote on which photographs to use.



Ore Wagons lining up for the Wagon Days Parade (1960)



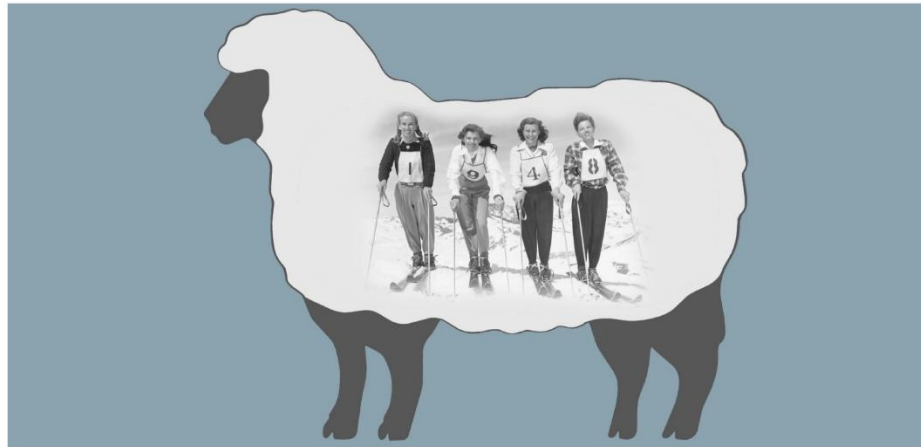
Train Depot
Ketchum/Old
Timers Convention
(unknown)



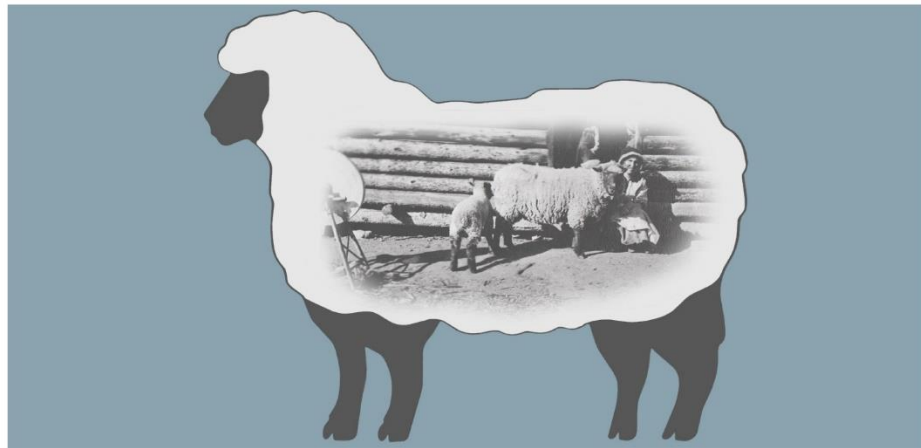
Miners posing as a group at the Tip Top Mine (1899)

McCall 2019

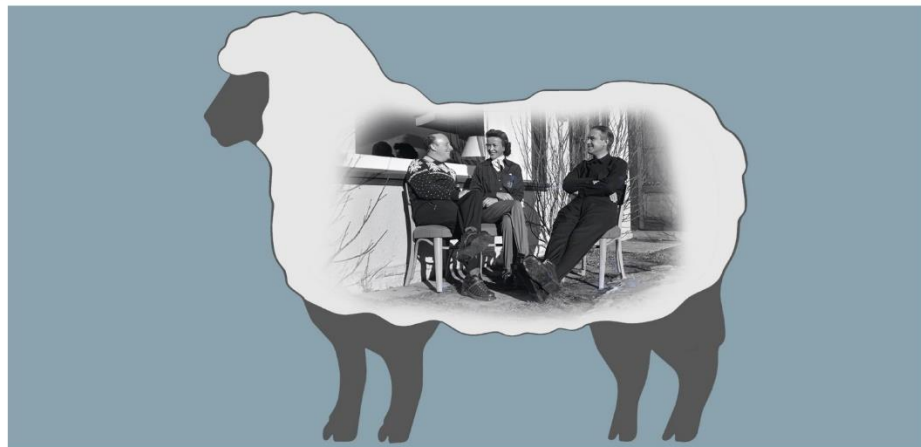
Four members
of the 1948
United States
Olympic Ski
team, women's
(1948)



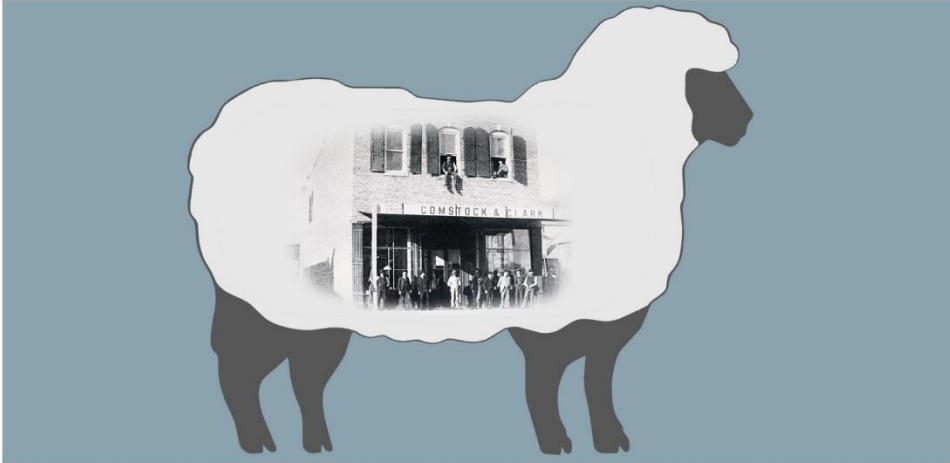
Hazel Johnson
with sheep
(1916)



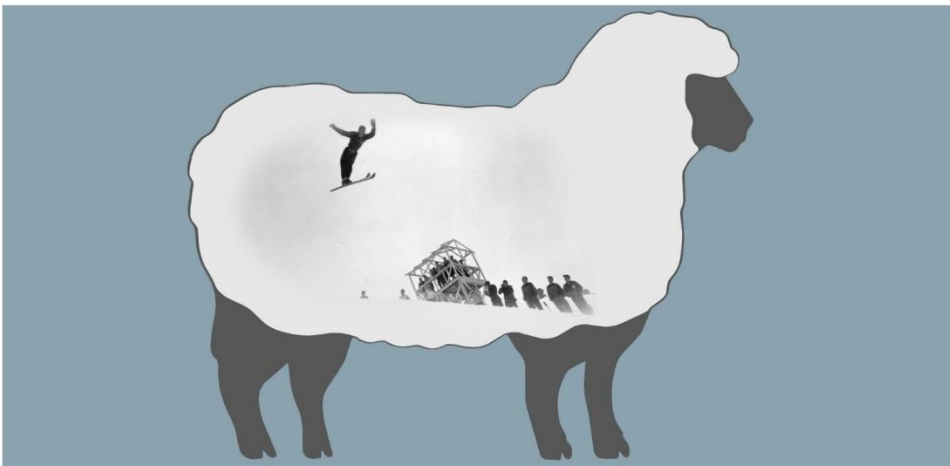
W. Averell
Harriman,
Kathleen
Harriman,
Harry Evans at
the President's
Cottage in Sun
Valley (1947)



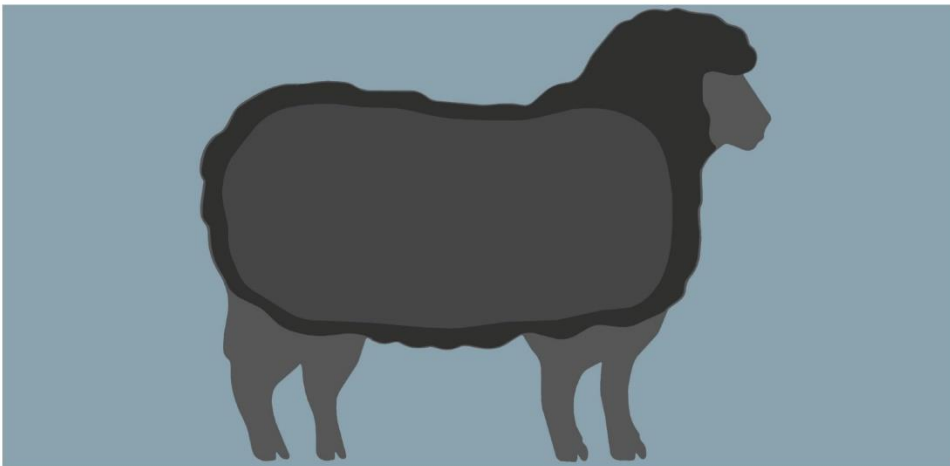
McCall 2019



Comstock and Clark
general
store
(1890)



Birger Rudd
ski jumping
(unknown)



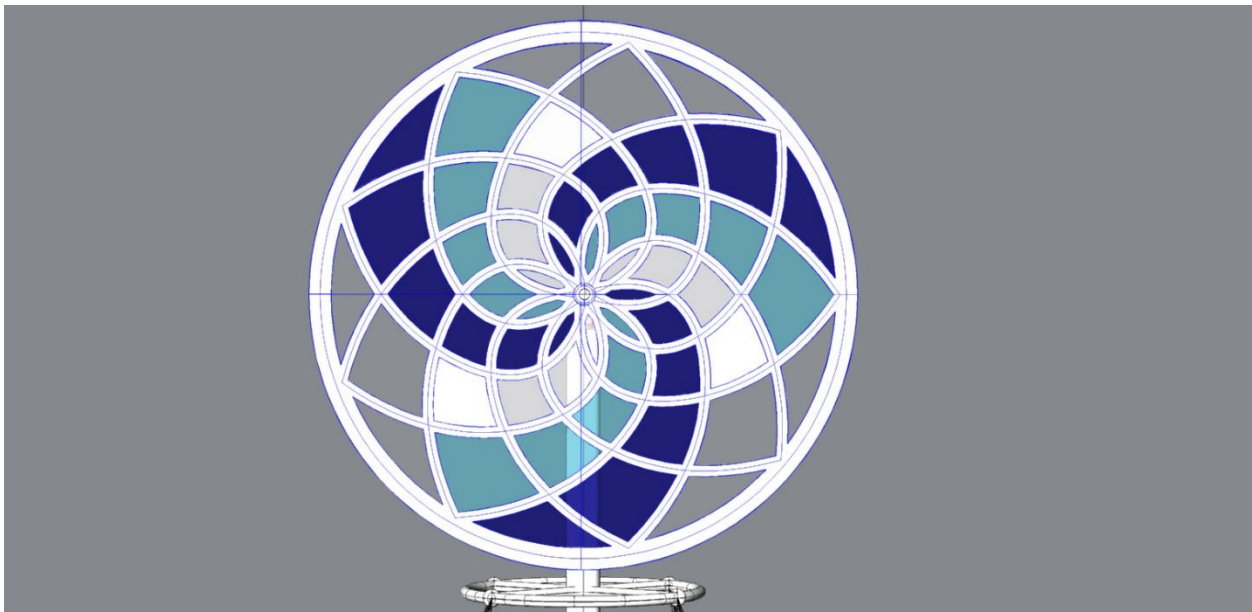
Black sheep
chalk board

McCall 2019

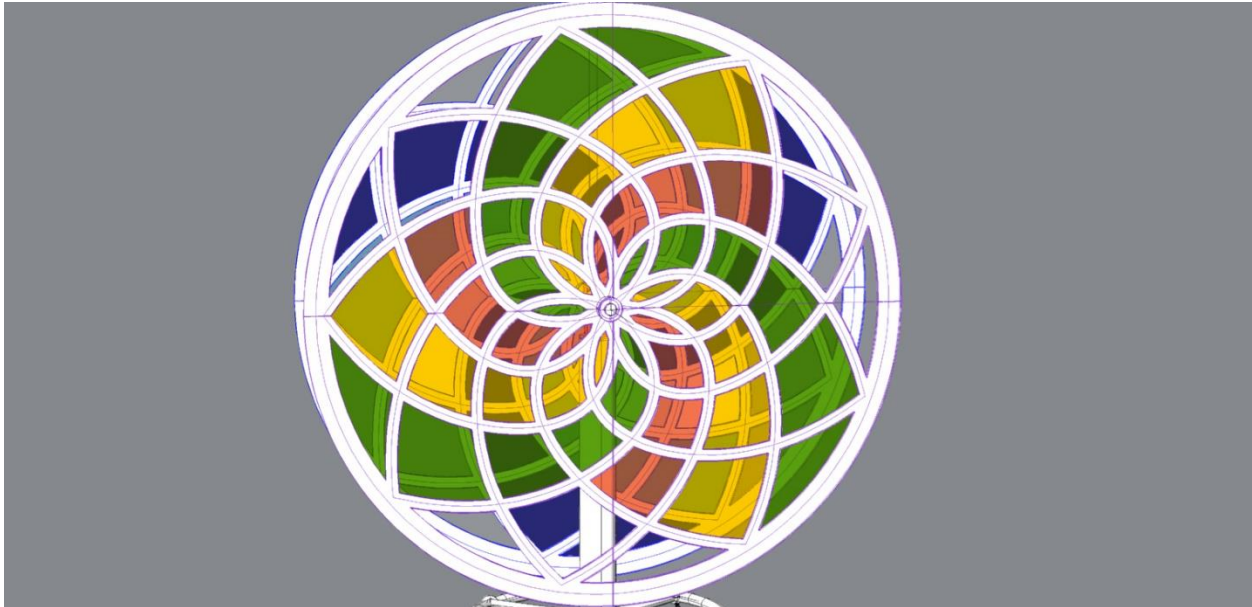


McCall 2019

Different colors on each disk of the spinning wheel represent the seasons

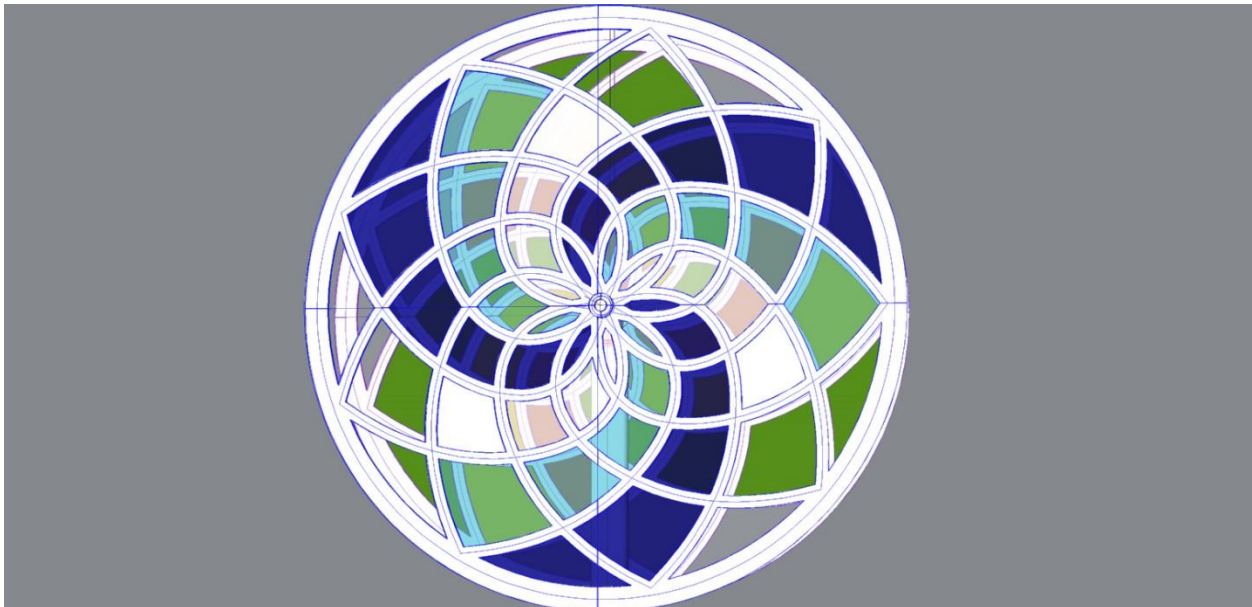


McCall 2019



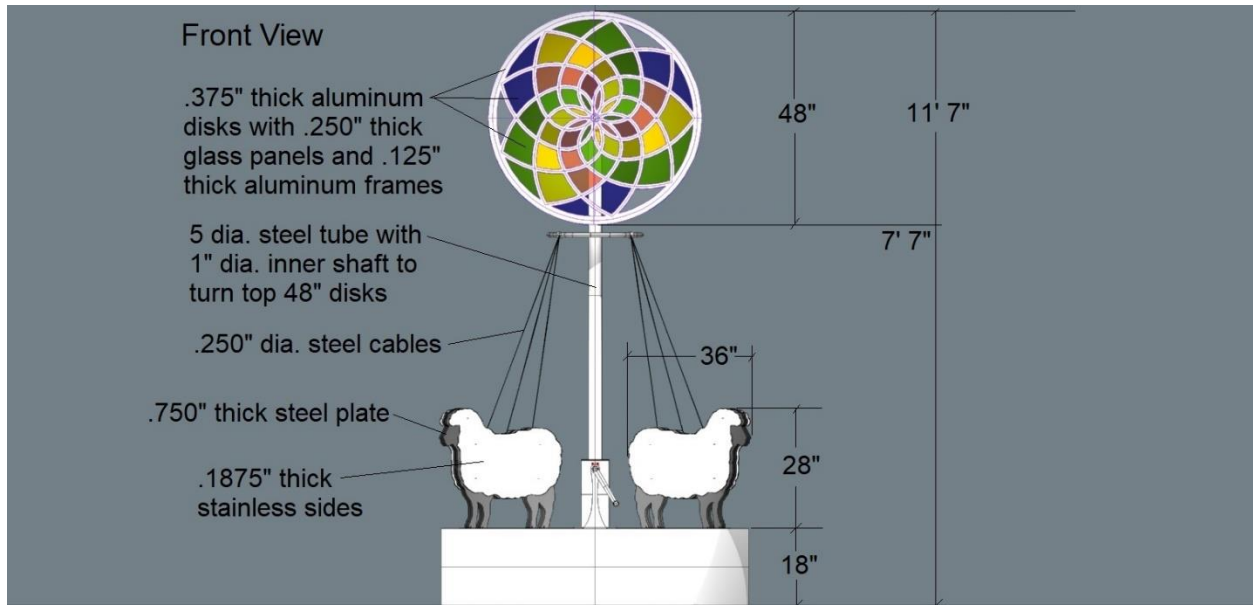
McCall 2019

As participants turn the hand crank, various colors from both discs will blend together to create kaleidoscopic patterns on the ground

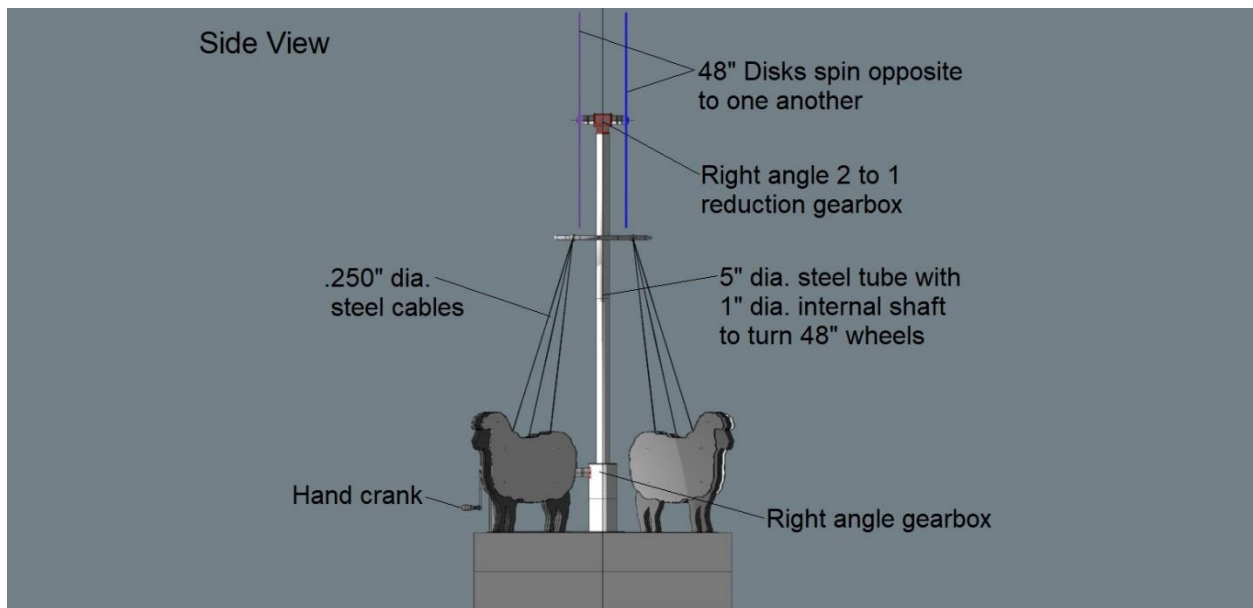


McCall 2019

Materials and Attachment System



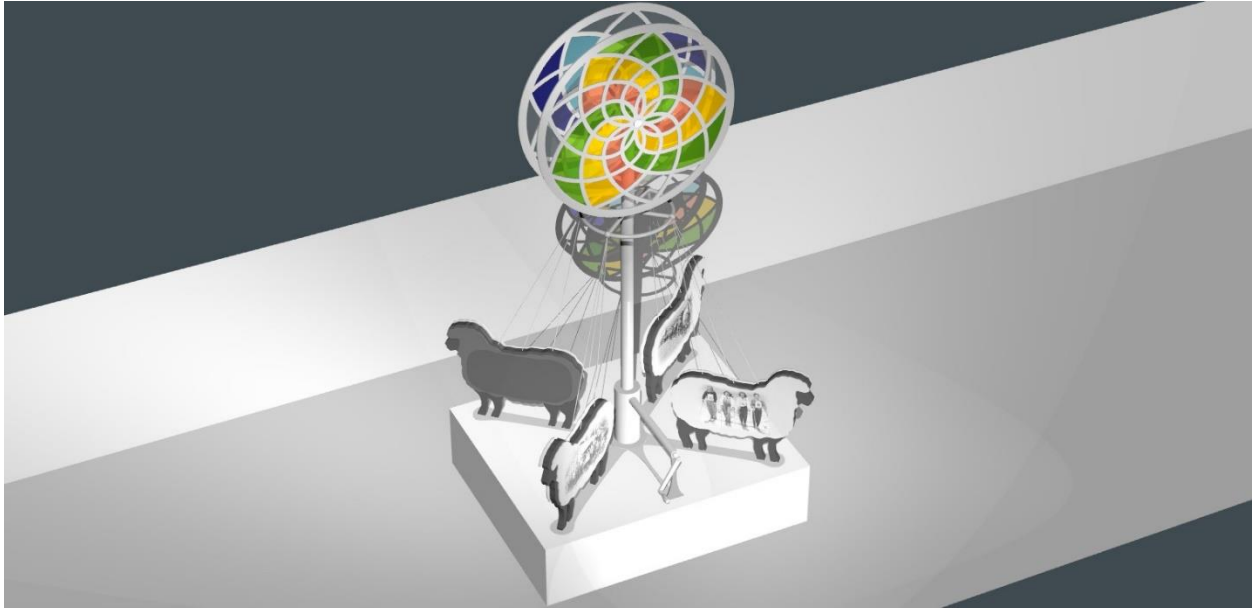
McCall 2019



McCall 2019

Materials will consist of powder coated steel, stainless steel, colored glass (.250" thick which makes it extremely durable, but if the committee is uncomfortable with glass, this can be replaced with colored acrylic panels). All materials were selected to withstand Ketchum's extreme climate and weather range, and will be assembled so that the sculpture can be professionally disassembled and moved if necessary.

Dream Weaver will be attached to concrete with concrete anchor bolts.



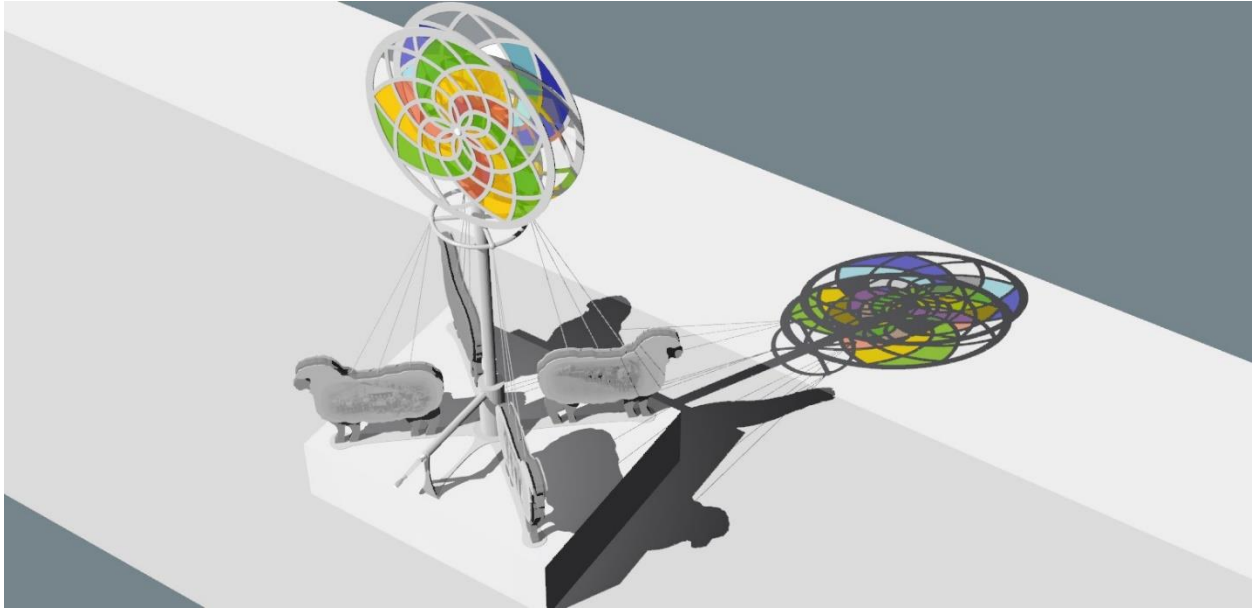
McCall 2019

Maintenance

Very little maintenance will be required, however, just as any structure located outside, *Dream Weaver* should be cleaned from time to time with mild soap and water.

Due to the sculpture's vertical nature, there will be no issues with snow load. All mechanical aspects to the sculpture will be enclosed, making them weather-proof and safe for those interacting with the sculpture. All mechanical aspects will be heavy duty industrial grade, ensuring an extremely long performance/life.

The ratio from the crank to the spinning wheel will be 4:1, so every four turns on the crank will be equal to one rotation of the wheel, making it difficult to spin the wheel fast. In addition, the hand crank will contain a free wheel to prevent the crank from spinning out of control and will eliminate the risk of injury.



McCall 2019

Budget

Engineering	\$1,500
Permits/Documents	\$250
Insurance	\$500
Materials	\$7,500
Fabrication	\$10,000
Travel/Shipping	\$500
Installation	\$500
Contingency	\$1,250
Artist/Design Fee	\$7,000
Total	\$29,000