



Historic Preservation Commission - Regular Meeting AGENDA

Tuesday, November 02, 2021 at 4:30 PM
Ketchum City Hall
191 5th Street, West, Ketchum, ID 83340

AMENDED Agenda

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1. Submit your comments in writing at participate@ketchumidaho.org (*by noon the day of the meeting*).
2. Join us via ZOOM or dial-in for the meeting by phone. You will be called on to comment at the appropriate time (*please mute ALL devices until called upon*).
3. Address the Council in person at City Hall.

ZOOM Instructions:

Webinar Link:

<https://ketchumidaho-org.zoom.us/j/84298913141?pwd=SVd0WGpBMFpCcTNQeGJObFlwUDkzZz09>

Telephone: 1 253 215 8782

Webinar ID: 842 9891 3141

Passcode: 973978

CALL TO ORDER

COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE

CONSENT CALENDAR - ACTION ITEMS

1. Approve minutes of October 19, 2021.

PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS

2. ACTION - Continued hearing from September 28, 2021 to take action on proposed demolition of 460 N Main St.
3. ACTION – Recommendation to review and provide comments on the draft Community Core Design Guidelines, draft Text Amendments to Ketchum Municipal Code Chapters 4.08 – Historical Preservation Commission and 17.96 – Design Review, and draft addition of Chapter 17.20 – Historic Preservation to the Ketchum Municipal Code.
4. ACTION: Discussion and direction on proposed letter to Mountain Express.

STAFF AND COMMISSION COMMUNICATIONS (Historical Preservation Commission Deliberation, Public Comment may be taken)—ACTION ITEMS

PUBLIC COMMENT - Communications from the public for items not on the agenda.

ADJOURNMENT

*If you require special accommodations to participate in this meeting, please contact the City Clerk.
This agenda is subject to revisions. All revisions will be underlined.*



Historic Preservation Commission - Regular Meeting MINUTES

Tuesday, October 19, 2021, at 4:30p
Ketchum City Hall
480 East Avenue North, Ketchum, ID 83340

CALL TO ORDER (in video 00:07:50).

The meeting was called to order at 4:34 PM by Chair, Mattie Mead.

PRESENT

Chairman - Mattie Mead
Vice-Chair - Wendolyn Holland
Commissioner - Jennifer Cosgrove (via ZOOM)
Commissioner - Jakub Galczynski
Commissioner - Rick Reynolds

STAFF PRESENT

Suzanne Frick – Director, Planning and Zoning
Abby Rivin – City Planner
Adam Crutcher – City Planner
Tara Fenwick – City Clerk and Business Administration Manager

COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE

None

CONSENT CALENDAR (in video 00:09:15).

Motion to approve the minutes of September 28. Motion made by Vice-Chair, Wendolyn Holland, seconded by Commissioner, Rick Reynolds. All in favor. Motion passed.

Motion to approve the facts and findings for 431 N. Washington Street. Motion made by Vice-Chair, Wendolyn Holland, seconded by Commissioner, Rick Reynolds. All in favor. Motion passed.

PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF (in video 00:10:40).

ACTION ITEM: Recommendation to hear public input and provide staff direction on the buildings to be placed on the Historic Building List.

Chair, Mattie Mead opened public comment.

Summary of Public Comment

Jenny Emery-Davidson	Provided support for the work of the Commission, and asked for more information re: Gold Mine, Jack Frost Hotel, Forest Service Park.
Tori Anderson	Expressed interest in learning whether the Sun Club was to remain on the list. Staff confirmed the Sun Club, at the address inquired about, would not stay on the list.

Chair, Mattie Mead closed public comment.

Commissioner's discussed public comments with staff.

Kneadery

Motion to remove this submission from the Historic list. Motion made by Chair, Mattie Mead, seconded by Vice-Chair, Wendolyn Holland. All in favor. Motion passed.

Christina's

Motion to remove this submission from the Historic list. Motion made by Commissioner, Jennifer Cosgrove, seconded by Vice-Chair, Wendolyn Holland. All in favor. Motion passed.

140 E. 5th Street

Motion to remove this submission from the Historic list. Motion made by Commissioner, Jennifer Cosgrove, seconded by Commissioner, Rick Reynolds. All in favor. Motion passed.

Country Cousins

Motion to maintain this submission on the Historic list. Motion made by Chair, Mattie Mead, seconded by Commissioner, Jennifer Cosgrove. 4 in favor. 1 not in favor. Motion passed.

Ketchum Grill

Motion to maintain this submission on the Historic list. Motion made by Commissioner, Rick Reynolds, seconded by Commissioner, Jakub Galczynski. 4 in favor. 1 not in favor. Motion passed.

STAFF REPORTS and CITY COUNCIL MEETING UPDATES (in video 01:22:40).

Vice-Chair, Wendolyn Holland, addressed the Commission to explain her efforts to communicate with the public about the Commission, it's objectives and aims.

Director, Suzanne Frick advised the Commission to take care not to perform Commission work outside public meetings.

The Commission discussed design review and process guidelines and incentives for property owners.

The Commission discussed public comment received from Perry Boyle.

ADJOURNMENT (in video 01:54:40).

Motion to adjourn at 6:23 p.m.

Motion made by Vice-Chair, Wendolyn Holland, Seconded by Commissioner, Rick Reynolds. All in favor.

Mattie Mead, Chairman
Historic Preservation Commission



**City of Ketchum
Planning & Building**

**STAFF REPORT
HISTORIC PRESERVATION COMMISSION
MEETING OF NOVEMBER 2nd, 2021**

PROJECT: Formula Sports/Former Post Office A-Frame Historic Building Demolition

FILE NUMBER: H21-079

APPLICATION TYPE: Request to Demolish a Historic Structure

ARCHITECT: Buffalo Rixon, Ruscitto Latham Blanton Architecture

PROPERTY OWNER: Main Street Realty Partners LLC

LOCATION: 460 N Main Street (Ketchum Townsite: Block 5: Lots 3 & 4)

ZONING: Retail Core Subdistrict of the Community Core (CC-1)

NOTICE: The public hearing notice was published in the Idaho Mountain Express on September 15th, 2021. A public hearing notice was mailed to adjacent properties within 300 feet of the project site on September 15th, 2021. A public hearing notice was posted on the project site and the City's website on September 21st, 2021. The public hearing for this application was continued from the Historic Preservation Special Meeting on September 28th, 2021.

REVIEWER: Abby Rivin, Senior Planner

BACKGROUND

The applicant, Buffalo Rixon of Ruscitto Latham Blanton Architecture on behalf of property owner Main Street Realty Partners LLC, has submitted a Request to Demolish the Formula Sports/Former Post Office A-Frame located at 460 N Main Street. The subject property is comprised of two townsite lots at the southeast corner of Main and 5th Street within the Retail Core (CC-1 Zone) of downtown. Existing improvements on the property include the Formula Sports building and a surface parking lot. The A-Frame is nonconforming as the structure extends over the property line separating the two lots.

A unique building form for a civic space, the A-Frame was Ketchum's post office for 15 years. The A-Frame is architecturally significant for its triangular building form created by its steeply sloped gable roof extending all the way to the ground. This building form is common in mountain towns as the structural system can support heavy snow loads. This Formula Sports/Former Post Office A-Frame is part of Ketchum's social heritage and is valued by the community as an iconic visual feature on Main Street.

Prior to their adoption of the Interim Historic Preservation Ordinance, the Ketchum City Council adopted Emergency Ordinance No. 1213 on October 19th, 2021 to prohibit the demolition of historic structures for 182 days. Any development application filed on or after October 15th, 2020 was not subject to the emergency moratorium. At that time, development applications for a new mixed-use building located on the four lots along Main Street between 4th and 5th streets, including the Formula Sports site, were under review. These applications were submitted prior to October 15th, 2020 and the historic A-Frame was slated for demolition. After the Planning & Zoning Commission denied approval of the mixed-use development, the Formula Sports building lost its exemption and became subject to the standards for proposed demolitions or alterations of historic structures specified in Interim Historic Preservation Ordinance No. 1216.

DEMOLITIONS VERSUS ALTERATIONS

Interim Ordinance No. 1216 provides the same criteria to evaluate requests to either demolish or alter a historic building. Staff's evaluation of the demolition request in relation to the review criteria for proposed demolitions of structures on the Historic Building List is provided in Exhibit F attached to the Staff Report. With exterior alterations, the Commission evaluates whether proposed modifications are appropriate and do not diminish the significance or integrity of the historic building. Unlike exterior alterations, the Commission's role in their assessment of proposed demolitions is not to assess the design of the replacement project, but rather to evaluate if the building merits demolition because it cannot be repaired, restored, or converted to an adaptive reuse.

HPC'S PRIOR CONSIDERATION OF DEMOLITION REQUEST

The HPC previously considered this demolition request during their special meeting on September 28th, 2021. The Commission commented that the A-Frame has social and cultural value to the community as well as architectural significance downtown. The HPC discussed how the A-Frame contributes to Ketchum's small, mountain-town character and charm.

Following the HPC's deliberations, Commissioner Galczynski moved to approve the demolition request. The motion was seconded by Commissioner Reynolds. HPC Chair Mead and Vice-Chair Holmes voted against the motion. After discussing the motion on the table and the split vote, the Commissioners moved to continue review of the demolition request. The Commission stated that more evidence was needed to support that the A-Frame merits demolition due to deteriorating, dangerous, or hazardous structural conditions.

APPLICANT'S ADDITIONAL SUBMITTAL MATERIAL

Following the HPC's review of the project on September 28th, the applicant submitted more detailed information regarding the existing condition of the A-Frame as well as the cost estimate to repair and rehabilitate the building. This supplemental material is attached to the Staff Report as Exhibits A through E. The applicant's Existing Property and Building Condition Statement (Exhibit A) summarizes the findings from the Property Inspection Report (Exhibit B), Phase 1 Environmental Site Assessment Report (Exhibit C), Existing Building Structural Review (Exhibit D), and the Building Repair & Rehabilitation Cost Estimate (Exhibit E). The applicant's statement describes structural deficiencies, including extensive rot found within the A-Frame's timber structural support beams, wall damage, deteriorated stairs, broken windows, warped doors, and concrete deterioration.

ANALYSIS

The A-Frame's structural deficiencies, deterioration, and life-safety hazards limit the applicant's ability to restore the historic structure in a way that will retain the historical integrity of the building. The structural timber beams that form the A-Frame's unique and character-defining triangular building form need to be replaced. The warped doors and broken windows require replacement. The exterior walls, siding, and trim need to be refinished. The A-Frame does not meet current building codes as the rot severely limits the structure's snow, wind, and seismic resisting capacity. The historic building is structurally unsound.

The applicant estimated that the cost to repair and rehabilitate the A-Frame would be \$1,105,526, which is 73% of the current market value of the structure. The alterations resulting from the long list of repairs needed to rehabilitate the building will diminish its historic integrity. The A-Frame cannot be feasibly used or rented at a reasonable rate of return in its present condition.

STAFF RECOMMENDATION

After considering the exhibits detailing the existing building condition, Staff's analysis, the applicant's presentation, and public comment, Staff recommends the Historic Preservation Commission deliberate and move to approve the Formula Sports/Former Post Office A-Frame Historic Building Demolition.

RECOMMENDED MOTION

"I move to approve the Formula Sports/Former Post Office A-Frame Historic Building Demolition."

EXHIBITS:

- A. Existing Property & Building Condition Statement
- B. Property Inspection Report
- C. Phase 1 Environmental Site Assessment
- D. Existing Building Structural Review
- E. Building Repair and Rehabilitation Cost Estimate
- F. September 28th HPC Special Meeting Staff Report: Formula Sport/Former Post Office A-Frame Historic Building Demolition

Exhibit A
Existing Property
&
Building Condition Statement

Formula Sports Building – Former Ketchum Post Office
460 North Main Street
October 26, 2021

EXISTING PROPERTY AND BUILDING CONDITION STATEMENT

Inspections & Reports

A Property Inspection Report, a Structural Review Letter, and a Phase 1 Environmental Site Assessment Report have been provided for the subject property and existing Formula Sports Building.

Sawtooth Inspections performed a detailed Property Inspection Report and identified several “Significant Items” which they define as “safety hazards, deficiencies requiring a major expense to correct, or items (they) would like to draw attention to.” The areas of significant concern, or “Significant Items” in need of repair or replacement include, but are not limited to, the asphalt driveway, walkway, vegetation, plumbing, doors, windows, exterior walls, siding, trim, paint, electrical, foundation, ceiling, interior walls, HVAC, and floor. Of particular note, the inspection recommends replacing the primary A-frame structural support beams due to decay and replacing the roof due to its poor condition and exceeded service life.

A structural review letter report is provided by Scott Heiner P.E., Idaho licensed structural engineer. His structural analysis of the roof structural system determined that the roof system has limited snow loading capacity. Furthermore, his report cited extensive rot at the base of the A-Frame timbers, diminishing the structural stability of the building. Due to rot of the A-Frame timbers, the “snow, wind and seismic resisting capacity is severely limited”. Generally, as noted in the report, the existing structural systems for both gravity and lateral resistance do not meet the current building code standards for commercial buildings adopted by the City of Ketchum. These life-safety issues must be addressed through repair or replacement prior to future occupancy.

The Environmental Site Assessment Report from Assessment and Compliance Services (ACS) identified the past existence of an underground heating oil tank. ACS could not confirm proof that the tank had been removed; however, interviews with previous tenants yielded multiple complaints of the strong odor and headaches from exposure.

Repair and Rehabilitation Costs

To objectively describe the extent of damage and necessary repairs to the existing building, a cost estimate for repair and rehabilitation is provided for 460 North Main Street. Ketchum Municipal Code (KMC) 17.08.020 defines Substantial Damage: “Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.”

Wilson Construction, a long established local general contractor, has provided a detailed cost estimate to repair and rehabilitate the existing Formula Sports building for adaptive re-use and occupancy. The contractor visited the property and reviewed the building on several occasions. Based on the site reviews and information included in the project reports, the estimated cost is \$1,105,526.

Assuming a typical lease rate of \$2.25/sq.ft. and a CAP Rate of 5.5% (annual rate of return), the market value of the existing building can be estimated to be \$1,514,945. Based on this estimated market value, the cost to repair and rehabilitate the existing building is 73% of its market value. Therefore, using the City of Ketchum’s definition of “Substantial Damage”, the current condition of the existing Formula Sports Building is “Substantially Damaged”, requiring repair and restoration costs exceeding 50% of the building’s market value.

- Repair and restoration estimated cost: \$1,105,526
- Current market value of structure: \$1,514,945
- Repair and restoration cost percentage of market value: 73%

Due to the estimated cost to address the hazardous conditions and life-safety issues identified in both the Property Inspection Report and the Structural Review Letter, it is not financially feasible to repair and restore the existing Formula Sports Building for an adaptive re-use and occupancy.

Attachments:

1. Sawtooth Inspections – Property Inspection Report dated 10/08/2021.
2. ACS – Phase 1 Environmental Site Assessment dated 10/2021.
3. Existing Building Structural Review Letter dated 9/20/2021.
4. Wilson Construction - Formula Sports Building Repair and Rehabilitation Cost Estimate dated 10/22/2021.

Exhibit B

Property Inspection Report



Property Inspection Report

460 N Main St, ID 83340

Inspection prepared for: Main Street Realty Partners, LLC

Real Estate Agent: -

Date of Inspection: 10/8/2021 Time: 9:00 AM

Age of Home: 1962 Size: 3086 sq ft

Weather: Sunny

Inspector: Joey Petelle

This report is the exclusive property of Sawtooth Home Inspections and the above client. Any use by any other person is prohibited.

License #2081512

100 Sun Valley Rd, Unit 1781, Sun Valley, ID 83353

Phone: 208-471-0572

Email: joey@sawtoothhomeinspections.com

www.sawtoothhomeinspections.com

Thank you for choosing us to provide your professional property inspection. Carefully read your Inspection Report. If you need additional clarification, call us so we can go over any questions you may have.

This report is intended as a guide to assist you in making your own evaluation of the property condition. It is not intended to reflect the value of the premises nor make any representation as to the advisability of purchase. It is the professional opinions of the inspector based on their visual review of the conditions that existed at the time of the inspection. It is not intended to be technically exhaustive or imply that every component was inspected or defect discovered. No disassembly of equipment, opening of walls, moving of appliances, or excavation is required. Inspector is not required to move furniture or stored items to gain access. Subsequently, all components and conditions that are concealed, camouflaged, or difficult to inspect, are excluded from this report. We recommend that licensed contractors evaluate and repair any critical concerns and defects prior to closing.

This inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components. Wide variations can be expected between such estimates and actual experience.

COMMENT KEY

In each section, you will see a set of four boxes with a checkmark in one of them. Here is the key for those comments:

Inspected (IN) - I visually observed the item, component, or unit and appeared to be functioning as intended allowing for normal wear and tear. Any deficiencies or details deemed valuable will be added in the Observations section.

Not Inspected (NI) - I did not inspect this item, component, or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Applicable (NA) - The item, component or, unit is not considered to be a part of this home inspection. I may have indicated the seller, HOA, contractor, or other to contact for further details on the usage and serviceability of this item.

Not Present (NP) - This item, component or unit is not found in this structure.

Items noted in the comment sections that appear in "Blue Text" are not considered a deficiency but are concerns the inspector believes the client should be aware of.

Items noted in the comment sections that appear in "Orange Text" are considered a marginal defect.

SIGNIFICANT ITEMS

The following **Significant Items**, which are marked in red, consists of potentially significant findings. These findings can be safety hazards, deficiencies requiring a major expense to correct, or items we would like to draw extra attention to. The summary is not a complete listing of all the findings in the report and reflects the opinion of the inspector. **Please review all pages of the report as the summary alone does not list all of the issues.** All repairs should be done by a licensed and bonded tradesman or qualified professional. We recommend obtaining a copy of all receipts, warranties and permits for the work done.

Summary of Significant Items

Grounds		
Page 4 Item: 1	Driveway and Walkway Condition	<ul style="list-style-type: none"> • Asphalt is deteriorated. Recommend replacing. • Spalling noted at concrete from snowmelt usage. Recommend repair.
Page 5 Item: 3	Vegetation Observations	<ul style="list-style-type: none"> • Trees are within 6 feet of foundation. Monitor for potential root damage.
Page 6 Item: 7	Plumbing	<ul style="list-style-type: none"> • Water line is routed through visible interior space.
Exterior Areas		
Page 7 Item: 1	Doors	<ul style="list-style-type: none"> • Doors are warped and do not seal correctly.
Page 8 Item: 2	Window Condition	<ul style="list-style-type: none"> • Broken and painted windows noted. Some single pane. Recommend replacing all windows with double pane efficient type.
Page 8 Item: 3	Exterior Walls, Siding & Trim Condition	<ul style="list-style-type: none"> • Damage noted to exterior surfaces. Recommend repair.
Page 9 Item: 5	Exterior Paint	<ul style="list-style-type: none"> • Peeling paint observed at lower areas of siding from exposure to moisture. Recommend repainting all deteriorated paint surfaces to prevent damage to siding. • Weathered paint or stained surfaces noted at soffits and fascia.
Roof		
Page 9 Item: 1	Roof Condition	<ul style="list-style-type: none"> • Wood shingle roofs of this type in the Wood River Valley generally have an average service life of 20 to 25 years. The roof is considered in poor condition due to worn or deteriorated shingles were the underlayment is the waterproofing factor. Recommend review by Roofing Contractor for serviceability, repair or replacement. • Ridge is deteriorated. Recommend repair.
Electrical		
Page 10 Item: 1	Electrical Panel	<ul style="list-style-type: none"> • Knockouts need snap-in caps inside panel box. Should be installed to keep mice out of panel box and to avoid potential electrocution hazard. • Panel cover missing, exposing live electrical wires as an electrocution hazard.
HVAC / AC		
Page 12 Item: 1	Heater Condition	<ul style="list-style-type: none"> • Swamp cooler appears inoperable.
Water Heating		
Page 13 Item: 1	Water Heater Condition	<ul style="list-style-type: none"> • Water Heater manufacture date was beyond average service life. Recommend replacement.
Page 13 Item: 2	Overflow Condition	<ul style="list-style-type: none"> • No Catch Pan and Drain: Water heater is installed in finished living space. Consider installing pan.
Page 13 Item: 3	Strapping	<ul style="list-style-type: none"> • Water heater(s) not strapped. Earthquake strapping is recommended whenever plumbing supply piping is hard copper.
Foundation		
Page 14 Item: 1	Foundation Walls	<ul style="list-style-type: none"> • FOUNDATION: No foundation inspection was performed as Structure is "Slab On Grade Construction". Visible portions of exterior foundation supports showed significant concrete deterioration. Recommend review by structural engineer. • Major wood rot noted at support beams. Recommend replacing all structure supports.
Interior Areas		
Page 14 Item: 1	Ceiling Condition	<ul style="list-style-type: none"> • Interior area ceilings are noted in fair condition with areas of damage noted.

Page 15 Item: 2	Smoke or Safety Detectors	<ul style="list-style-type: none"> • Smoke detector noted as non functional. • The lack of an alarm monitoring system was noted. No commercial sprinkler system installed. Recommend review and installation.
Page 15 Item: 3	Wall Condition	<ul style="list-style-type: none"> • Damage to walls noted in numerous locations. All surfaces covered with damaged glass and damaged hanger system. Recommend removal and repair.
Page 17 Item: 4	Window Condition	<ul style="list-style-type: none"> • Deterioration noted due to contact with moisture, repairs needed.
Page 17 Item: 5	HVAC	<ul style="list-style-type: none"> • HVAC is missing register covers. HVAC ducting is permanent. (encased in concrete floor)
Page 17 Item: 6	Electrical	<ul style="list-style-type: none"> • Lighting inoperable and damaged in multiple locations.
Page 18 Item: 7	Stairs & Handrail	<ul style="list-style-type: none"> • Stairs deteriorated. Recommend repair. • Handrail present does not comply with current building codes. ie: Min 1 1/2" space between wall and handrail, minimum 1 1/4" to max 2" diameter, if larger (capped wall) a finger recess required.
Page 19 Item: 8	Floor Condition	<ul style="list-style-type: none"> • Carpet appeared worn and dirty in some areas.
Page 19 Item: 9	Doors	<ul style="list-style-type: none"> • Rear door damaged. Recommend replacement.
Bathrooms		
Page 19 Item: 1	Ceiling Condition	<ul style="list-style-type: none"> • Minor damage from what appears to be from excess moisture noted.
Page 20 Item: 2	Wall Condition	<ul style="list-style-type: none"> • Major wall damage noted around plumbing. Recommend review of plumbing and repair of wall. • Bathroom does not meet commercial bathroom ADA requirements.

Inspection Details

1. Attendance

In Attendance: Client not present

2. Home Type

Home Type: Commercial

3. Occupancy

Occupancy: Vacant • Radon monitoring and Testing was performed as part of this inspection. A radon report will be supplied in addition to the Home Inspection Report and will be uploaded as an attachment. • Items noted in the comment sections that appear in "Blue Text" are not considered a deficiency but are concerns the inspector believes the client should be aware of. • Items noted in the comment sections that appear in "Orange Text" are considered a marginal defect. • **FOUNDATION; No foundation inspection was performed as Structure is "Slab On Grade Construction". Visible portions of exterior foundation walls did not exhibit any deficiencies.**

Grounds

This inspection is not intended to address or include any geological conditions or site stability information. If concerns exist, please consult a geologist or soils engineer. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal, community, or private water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as other too low to enter, or in some other manner not accessible, are excluded from this inspection and are not addressed in the report. It is recommended that the seller be requested to divulge any knowledge of any prior underground services, foundation, or structural repairs.

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection.

1. Driveway and Walkway Condition

IN	NI	NA	None
✓			

Materials: Asphalt driveway noted. • Concrete paver walkways noted.

Observations:

- Asphalt is deteriorated. Recommend replacing.
- Spalling noted at concrete from snowmelt usage. Recommend repair.



2. Grading

IN	NI	NA	None
✓			

Observations:

- No major system or function concerns noted at time of inspection for residence.
- The exterior drainage is generally away from foundation.

3. Vegetation Observations

IN	NI	NA	None
✓			

Observations:

- Vegetation was inspected around the home to ensure that it had adequate clearance from the structure, and was not impacting the structure. No significant deficiencies were observed unless otherwise noted in this report.
- Trim trees that are in contact or close proximity to home, as branches can abrade roofing or siding. Recommend trimming back any vegetation within close proximity of the structure.
- **Trees are within 6 feet of foundation. Monitor for potential root damage.**

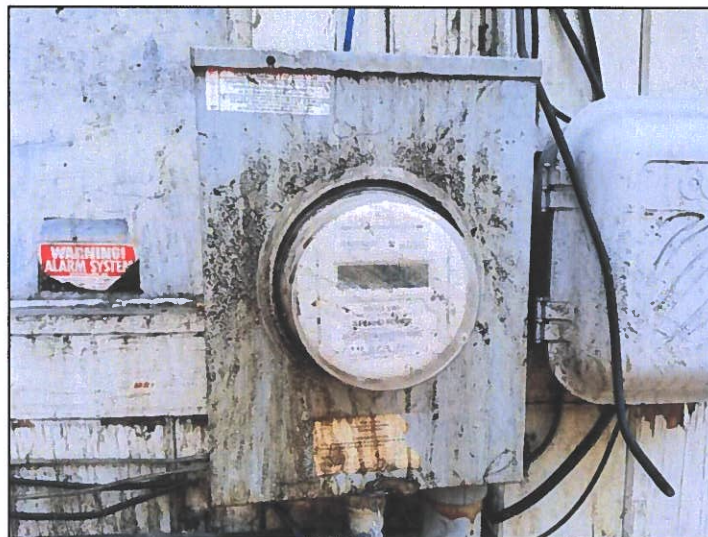


4. Grounds Electrical

IN	NI	NA	None
✓			

Observations:

- No major system safety or function concerns noted at time of inspection.
- Meter base and Main disconnect noted at exterior wall of structure.



5. GFCI

IN	NI	NA	None
✓			

Observations:

- No Ground Fault Circuit Interrupter (**GFCI**) protection of exterior electrical outlets was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading.

6. Main Gas Valve Condition

IN	NI	NA	None
✓			

Materials: East side of property.

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.
- Main Gas isolation valve is located at meter piping.



7. Plumbing

IN	NI	NA	None
✓			

Observations:

- Water shutoff located in main space.
- Water line is routed through visible interior space.



Water line is routed through visible interior space.

8. Water Pressure

IN	NI	NA	None
✓			

Observations:

- Serviceable water pressure appeared to be present.

9. Pressure Regulator

IN	NI	NA	None
✓			

Observations:

- No Pressure regulator observed.

10. Exterior Faucet Condition

IN	NI	NA	None
✓			

Location: East side of structure.

Observations:

- Hose bibs were functional at the time of inspection.
- Hoses should not be left hooked to faucets during cold months. Freeze potential is present for actual hose faucet.

11. Irrigation

IN	NI	NA	None
✓			

Observations:

- Structure is equipped with an underground sprinkler system. The inspector recommends client consult with owner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of an Inspection, due to most of its parts/piping not visible for inspection.
- The sprinkler system operates with a control panel located on exterior wall.



Exterior Areas

1. Doors

IN	NI	NA	None
✓			

Observations:

- Doors are warped and do not seal correctly.



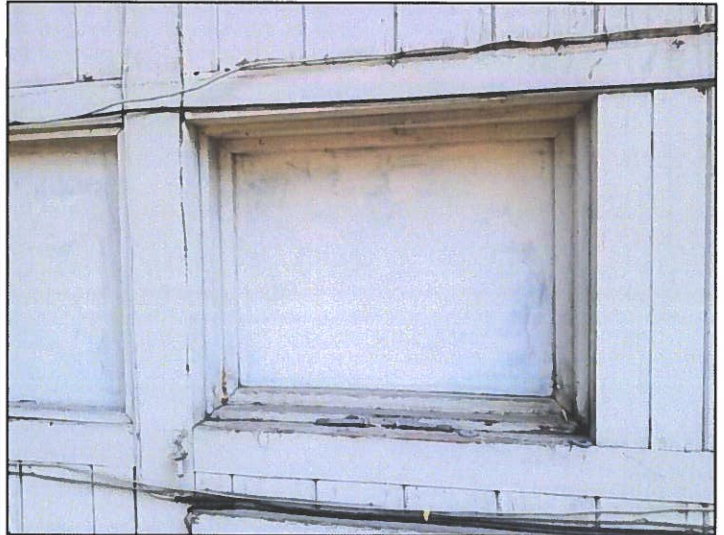
2. Window Condition

IN	NI	NA	None
✓			

Observations:

• Components appeared in satisfactory condition at time of inspection. Specific defects if present will be noted in room sections of this report.

• Broken and painted windows noted. Some single pane. Recommend replacing all windows with double pane efficient type.



3. Exterior Walls, Siding & Trim Condition

IN	NI	NA	None
✓			

Materials: 2x6 wood frame wall construction. • Wood siding.

Observations:

• The walls and wall cladding were inspected looking for significant damage, presence of proper flashings, and potential water entry points, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

• Damage noted to exterior surfaces. Recommend repair.



4. Soffits & Fascia

IN	NI	NA	None
✓			

Observations:

• Soffits and fascia appeared to be in serviceable condition at the time of the inspection.

5. Exterior Paint

IN	NI	NA	None
✓			

Observations:

- Peeling paint observed at lower areas of siding from exposure to moisture. Recommend repainting all deteriorated paint surfaces to prevent damage to siding.
- Weathered paint or stained surfaces noted at soffits and fascia.

Roof

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the multitude of different roof-covering materials installed over the years, this Inspection does not include confirmation of proper installation. Residential and Commercial Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

1. Roof Condition

IN	NI	NA	None
✓			

Materials: Inspected from ladder.

Materials: Wood shingles noted.

Observations:

- Wood shingle roofs of this type in the Wood River Valley generally have an average service life of 20 to 25 years. The roof is considered in poor condition due to worn or deteriorated shingles were the underlayment is the waterproofing factor. Recommend review by Roofing Contractor for serviceability, repair or replacement.
- Ridge is deteriorated. Recommend repair.



2. Flashing & Vents

IN	NI	NA	None
✓			

Observations:

- All visible flashings and vents appeared in good serviceable condition.

3. Chimney

IN	NI	NA	None
✓			

Observations:

- No major system or function concerns noted at time of inspection.



Electrical

Many different types and brands of electrical components have been installed in homes. Electrical components and standards have changed and continue to change. Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards. A full and accurate inspection of electrical systems requires contractor-level experience. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection. This inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor.

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles.

1. Electrical Panel

IN	NI	NA	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Knockouts need snap-in caps inside panel box. Should be installed to keep mice out of panel box and to avoid potential electrocution hazard.
- Panel cover missing, exposing live electrical wires as an electrocution hazard.

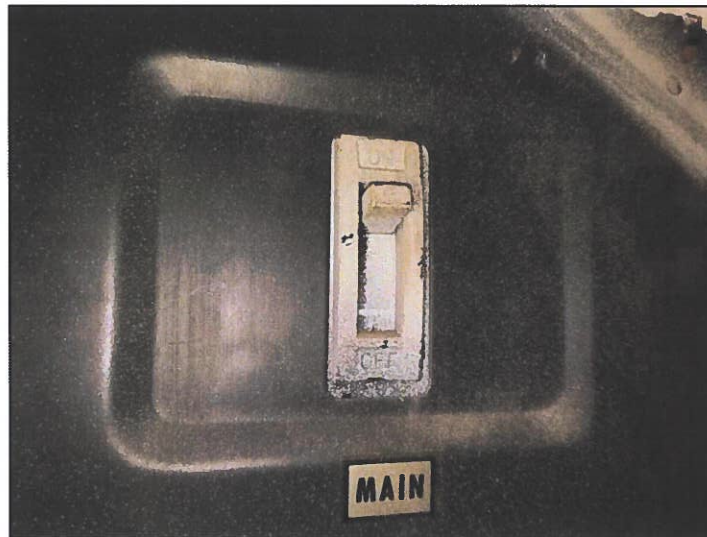




2. Main Amp Breaker

IN	NI	NA	None
✓			

Observations:
 • Main disconnect located at meter base.
 • 200 amp



3. Cable Feeds

IN	NI	NA	None
✓			

Observations:
 • There is an underground service noted.

4. Breakers

IN	NI	NA	None
✓			

Observations:
 • **IMPROVE:** Modern electrical codes require exterior electrical circuits to be GFCI protected. The electrical code at the time this house was built may not have required GFCI protection at the exterior. Licensed electrician recommended.

HVAC / AC

1. Heater Condition

IN	NI	NA	None
✓			

Observations:

- The International Association of Certified Home Inspectors specifies the average service life of a Gas Furnace as 20 - 25 years. If your furnace is in this range you are advised to budget for future replacement.
- The heating system appeared serviceable at the time of inspection. Due to the complex nature of the operating systems it is recommended that all equipment is serviced by a HVAC contractor.
- **Swamp cooler appears inoperable.**



2. Enclosure

IN	NI	NA	None
✓			

Observations:

- Combustion was observed and appeared normal.

3. Venting

IN	NI	NA	None
✓			

Observations:

- Plastic - **PVC** vent noted.
- The visible portions of the vent pipes appeared functional.

4. Gas Valves

IN	NI	NA	None
✓			

Observations:

- Gas shut off valve(s) present and functional.

5. Ducting & Air Supply

IN	NI	NA	None
✓			

Observations:
 • The return air supply system appears to be functional.

6. Thermostats

IN	NI	NA	None
✓			

Observations:
 • Functional at the time of inspection.
 • Thermostats are not checked for calibration or timed functions.
 • **IMPROVE:** Non-programmable thermostats have no energy saving capabilities as do digital setback-type thermostats. Recommend an upgrade to a modern, digital programmable thermostat.

Water Heating

1. Water Heater Condition

IN	NI	NA	None
✓			

Heater Type: Electric
 Observations:
 • The International Association of Certified Home Inspectors specifies the average service life of a electric water heater as 12 to 15 years.
 • **Water Heater manufacture date was beyond average service life. Recommend replacement.**



2. Overflow Condition

IN	NI	NA	None

Materials: None
 Observations:
 • **No Catch Pan and Drain: Water heater is installed in finished living space. Consider installing pan.**

3. Strapping

IN	NI	NA	None

Observations:
 • Current building code for seismic zones requires two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom.
 • **Water heater(s) not strapped. Earthquake strapping is recommended whenever plumbing supply piping is hard copper.**

Foundation

Minor shrinkage cracks are typical in nearly all foundations and most do not represent a structural problem. These cracks are the normal result of concrete curing. If major cracks are viewed along with bowing, it will be noted in the inspection report along with a recommendation for evaluation by

a qualified structural engineer.

1. Foundation Walls

IN	NI	NA	None
✓			

Observations:

- **FOUNDATION:** No foundation inspection was performed as Structure is "Slab On Grade Construction". Visible portions of exterior foundation supports showed significant concrete deterioration. Recommend review by structural engineer.
- Major wood rot noted at support beams. Recommend replacing all structure supports.



Interior Areas

Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes: interior walls, floor and ceiling coverings and surfaces, doors and windows (condition, hardware, and operation), interior trim (baseboard, casing, molding, etc.), permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans.

The condition of walls behind wall coverings, paneling, and furnishings cannot be judged. Only visible portions of floors are inspected. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not part of this inspection.

1. Ceiling Condition

IN	NI	NA	None
✓			

Materials: There are drywall ceilings noted.

Observations:

- Interior area ceilings are noted in fair condition with areas of damage noted.



2. Smoke or Safety Detectors

IN	NI	NA	None
✓			

Observations:

- Smoke detector noted as non functional.
- The lack of an alarm monitoring system was noted. No commercial sprinkler system installed. Recommend review and installation.

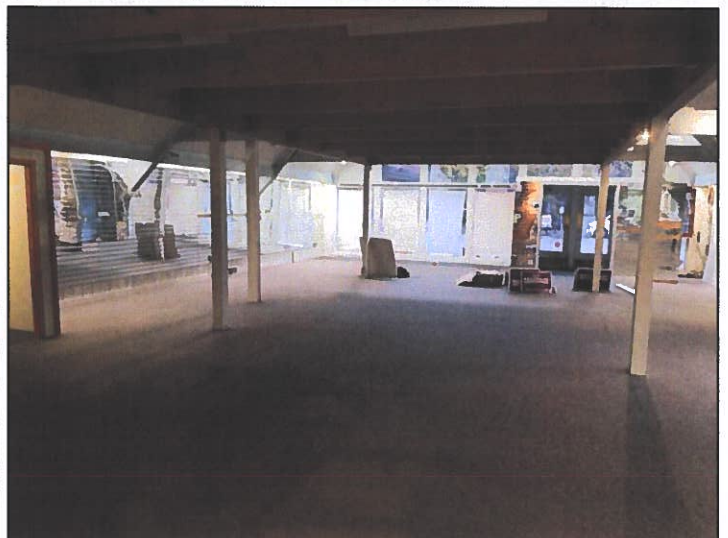


3. Wall Condition

IN	NI	NA	None
✓			

Observations:

- Damage to walls noted in numerous locations. All surfaces covered with damaged glass and damaged hanger system. Recommend removal and repair.





4. Window Condition

IN	NI	NA	None
✓			

Observations:

- Deterioration noted due to contact with moisture, repairs needed.

5. HVAC

IN	NI	NA	None
✓			

Observations:

- HVAC is missing register covers. HVAC ducting is permanent. (encased in concrete floor)



6. Electrical

IN	NI	NA	None
✓			

Observations:

- Lighting inoperable and damaged in multiple locations.



7. Stairs & Handrail

IN	NI	NA	None
✓			

Observations:

- Stairs deteriorated. Recommend repair.
- Handrail present does not comply with current building codes. ie: Min 1 1/2" space between wall and handrail, minimum 1 1/4" to max 2" diameter, if larger (capped wall) a finger recess required.



8. Floor Condition

IN	NI	NA	None
✓			

Materials: Carpet is noted.

Observations:

- Carpet appeared worn and dirty in some areas.



9. Doors

IN	NI	NA	None
✓			

Observations:

- Rear door damaged. Recommend replacement.



Bathrooms

1. Ceiling Condition

IN	NI	NA	None
✓			

Materials: There are drywall ceilings noted.

Observations:

- Minor damage from what appears to be from excess moisture noted.

2. Wall Condition

IN	NI	NA	None
✓			

Materials: Drywall walls noted. • Painted finish noted.

Observations:

- Major wall damage noted around plumbing. Recommend review of plumbing and repair of wall.
- Bathroom does not meet commercial bathroom ADA requirements.



3. Sinks

IN	NI	NA	None
✓			

Observations:
 • No major deficiencies observed.
 • Operated normally at time of inspection.

4. Toilets

IN	NI	NA	None
✓			

Observations:
 • Observed as functional and in good visual condition.
 • Operated when tested. No deficiencies noted.

5. Floor Condition

IN	NI	NA	None
✓			

Observations:
 • Flooring appeared in good serviceable condition.

Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Valley	The internal angle formed by the junction of two sloping sides of a roof.

Exhibit C
Phase 1
Environmental Site Assessment



ASSESSMENT AND COMPLIANCE SERVICES

P.O. Box 3271, Hailey, ID 83333 Ph: (208) 788-1900 Fax: (208) 788-1900

PHASE 1

ENVIRONMENTAL SITE

ASSESSMENT

OF

460 N MAIN STREET
LOTS 3 & 4, BLOCK 5
KETCHUM, IDAHO

OCTOBER 2021

For More Information Contact:

Jane Rosen

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

OF

460 N MAIN STREET
LOTS 3 & 4, BLOCK 5
KETCHUM, IDAHO

OCTOBER 2021

This site assessment has been performed by:



Jane L. Rosen, B.S. Chemical Engineering With Over 15 Years Phase I/II Experience
National Registry of Environmental Professionals #5681
AHERA Asbestos Inspector

"I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR Section 312.10."

"I have the specific qualifications based on education, training and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312."

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1.0 INTRODUCTION

1.1 PURPOSE

The purpose of this Phase I Environmental Site Assessment is to identify and assess characteristics of the subject property that would be of environmental concern or, conversely, to reasonably illustrate the lack of site characteristics of environmental concern. Environmental concerns include aspects that would lead to liability in the event of ownership, which have a potential for impact on property value, which would impact the present or future use of the property, and that would create obligations with respect to proper or safe management of the property. Specifically, ACS identified current and prior conditions or practices at this, or neighboring properties, which may have resulted in the release of hazardous materials, thereby adversely impacting the subject site. This report documents ACS's findings, conclusions, and recommendations and is based upon information obtained and observations made on or before October 11, 2021.

1.2 INVOLVED PARTIES

Assessment and Compliance Services (ACS) has been hired by the present property owners, Main Street Realty Partners, LLC to perform this Phase I Environmental Site Assessment. This Phase I Environmental Site Assessment is being performed to help identify items of environmental concern prior to proposed development of the subject property.

1.3 SCOPE OF WORK

ACS has conducted this assessment using the American Society for Testing and Materials (ASTM) Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-05). ASTM has developed this assessment process to define good commercial and customary practice in the United States of America for conducting an environmental site assessment with respect to the scope of the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) and petroleum products. As such, the practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability; that is, the practice that constitutes “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined at 42 U.S.C. Section 9601(35)(B).

It should also be noted that:

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this assessment is intended to reduce but not eliminate uncertainty regarding the existence of recognized environmental conditions in connection with a property, recognizing reasonable limits of time and cost.

Scope of Work

The scope of work for this project consists of the following tasks:

- Task 1 Perform a site visit to visually assess indication of past and present hazardous materials handling activities and storage areas, including underground storage tanks. In accordance with ASTM standard E-1527, this includes a visual and physical observation of the property and any structure located on the property to the extent not obstructed by bodies of water, cliffs, adjacent buildings, or other impassable obstacles.

- Task 2 Conduct inquiries with select local, State, and Federal environmental regulatory agencies for records and comments that would help determine if past land use of the subject property or nearby property use has the potential to have an environmental impact on the subject property.

- Task 3 Review selected, available background and historical information such as aerial photographs, topographic maps, fire insurance maps, and available geologic references and reports.

- Task 4 Review reasonably ascertainable history of ownership of the subject property and selectively interview individuals familiar with this property and its management to help determine past and present operational practices.

- Task 5 Compile and analyze all data collected during the investigation in a report. Include photographs and other documentation. If warranted, make recommendations for additional site assessment work.

The scope of work for this environmental site assessment does not include sampling of air, surface water, soil, building materials, or ground water.

2.0 GENERAL SITE CHARACTERISTICS

2.1 LOCATION

Assessor's Parcel #: RPK0000005003A
Legal Description: Lots 3 & 4, Block 5 (11,000 SF)
In the SW¼NW¼ Section 18 Township 4N Range 18E B.M.
Physical Address: 460 N Main Street, Ketchum, ID
Present Owner: Main Street Realty Partners, LLC
Present Occupants: Vacant since 2020, most recently housed Formula Sports

2.2 ADJACENT PROPERTIES

The subject property is in an area of commercial use. The zoning of the subject property is in the Retail Subdistrict of the CC- Community Core Zone per the City of Ketchum Zoning Map September 2020. The immediately surrounding properties are as follows:

- Northwest: Fifth Street borders the northwest side of the subject property. Across the street is Silver Creek Outfitters (Retail; Fishing Guides).
- Northeast: The alley dividing the subject block is located northeast of the subject property; however, it is not a navigable alley adjacent to most of the subject property. Utility boxes are located in this area. Beyond the alley are commercial uses.
- Southeast: Vacant lots 1 and 2, Block 5 are located adjacent to the subject property. Irving's Hotdogs was located on this "hotdog hill" for 23 years.
- Southwest: Main Street is located adjacent to the southwest side of the subject property. Across Main Street is First Interstate and Wells Fargo Banks.

Other properties in the vicinity include other commercial properties. No existing gas stations or industrial properties are located in the immediate area of the subject property. Nothing unusual was noted in the subject area.

2.3 SITE DESCRIPTION AND CURRENT SITE USES

The subject property houses one structure that was constructed in 1962. It was leased to the United States of America for the Ketchum Post Office in 1963; the Post Office remained until about 1981. From 1982 to 1986, the building housed Gemini Art (art and office supply store). It then housed Formula Sports (retail sporting goods store and ski rental) until this business closed in 2020. Irving's Hotdogs has been located on the asphalt lot of the subject property since earlier this summer.

3.0 ENVIRONMENTAL SETTING

The following information is provided to get an idea of the probable direction and rate of travel of potential contaminants at or near the subject property. In addition to the topography of the land, location of surface waters and prevailing wind conditions, the soil conditions and depth to groundwater are also important factors in determining contaminant movement. A contaminant can normally travel faster through soil which is more porous or has a higher permeability. Hard, dense material, such as bedrock, may inhibit downward or lateral movement, except as marred by occurrences such as cracks and fissures. Additionally, once a contaminant has reached a water source, be it surface or groundwater, it can travel at a much faster rate. This could result in larger clean-up areas and therefore greater cleanup costs, as more of an area may be affected. In some cases, water (or time) could dilute a contaminant to below threshold levels.

The following information is general in nature. It should be noted that general features could be changed by local occurrences. No sampling was performed as part of this report to verify local features. Therefore, the following information is only a likely description of the features in the area of the subject property. In order to verify the subject property conditions, testing must be performed.

3.1 REGIONAL PHYSIOGRAPHIC CONDITIONS

Ketchum is a small tourist town that lies in a mountainous zone between the desert to the south and the rugged alpine Sawtooth Mountain region to the north. The elevation of Ketchum is at approximately 5,840 feet above sea level with an abrupt elevation change from the valley to the surrounding peaks near 12,000 feet. The subject area is within the Big Wood River Valley and the center of the subject property is located approximately .5 miles east/southeast of the Big Wood River (at the closest point) which flows in a southerly direction in this area. It is approximately 0.3 miles northwest of Trail Creek which flows into the Big Wood River approximately 1 mile south of the subject property. The general topography of the subject area slopes down slightly toward the southwest, toward the direction of flow of the Big Wood River. The subject property itself is at an elevation of approximately 5,845 to 5,860 feet above sea level.

Summers typically have warm days and cool nights with winter weather being typical of mountain valleys of this latitude and elevation. In winter, the average temperature is 22 degrees F at Hailey (approximately 13 miles south of Ketchum) and the average daily minimum temperature is 11 degrees. In summer, the average temperature is 64 degrees and the average daily maximum temperature is about 81 degrees. The total annual precipitation is about 17 inches in Hailey. Of this, about 40% usually falls in April through September. The average seasonal snowfall is 86 inches. The prevailing wind is from the southeast. Average wind speed is highest, 11 miles per hour, in spring.

3.2 SOIL CONDITIONS

The specific soil classification of the subject area was obtained from the United States Soil Conservation Service Soil Survey of Blaine County. The subject property is generally within the following soil areas: 42, 68

Soil #	Description	Location	Parent Material	Depth/ Drainage	Permeability	Water capacity/ Runoff	Major Uses	Precipitation/ Ave. annual temp
42	Gimlett very gravelly sandy loam, 0-2% slopes	Stream terraces @ 5,300 to 6,000 feet	Mixed alluvium	Very deep/ well drained	Moderate in the upper 33 inches; very rapid below this depth	Very low/very slow	Rangeland, cropland, hayland and pasture	17 inches; 40 °F
68	Little Wood very gravelly loam, cool, 0-4% slopes	Stream terraces @ 5,200 to 6,200 feet	Mixed alluvium	Very deep/ well drained	Moderate in the upper 31 inches; very rapid below this depth	Low/slow	Hayland and pasture	16 inches; 40 °F

The permeability of the above soils would normally result in a moderate movement of surficial contaminants toward the subsoils and potentially groundwater below, increasing to a very rapid movement below 31-33 inches. It should be noted that this information is very general in nature and actual conditions at the property may differ.

3.3 GEOLOGIC CONDITIONS

The subject property is located in the Big Wood River Valley. Geology of the Wood River area is a transition between the Cretaceous and Tertiary intrusive rocks and the Cenozoic terrains of the Snake River Plain volcanic province (Foley and Street, 1985). The valley is comprised of Quaternary terrace deposits which consist of unconsolidated boulders, cobbles, gravels, and sand (Rember and Bennet, 1979). These deposits may be as much as 70 feet thick. Soils of the valley have formed in a mixed alluvial fill. Many of the soils are quite gravelly and most are underlain by gravels and cobbles at moderately shallow depths. For the most part, these alluvial soils are well drained and textures are mostly medium (McClain and Eastlake, 1979).

3.4 GROUNDWATER CONDITIONS

Data indicates that the water quality of the ground water in the valley is better than that required by State and local water quality standards. Groundwater is used for irrigation and drinking water in the Big Wood River area. Groundwater in an alluvial-filled valley with an unconfined, homogeneous aquifer would be expected to move in a downstream direction toward the topographically low portion of the basin. This is the general flow pattern in the Ketchum area, except as locally modified by geologic boundaries such as faults, bedrock, and lateral changes in permeability in the alluvial fill of the valley. Large-scale recharge to or discharge from the

groundwater system also alters the flow pattern in the vicinity of the recharge or discharge area.

- Depth to groundwater information in Blaine County was provided by the Idaho Department of Water Resources (DWR). The DWR faxed ACS a copy of a figure entitled "Elevation of a Horizon: Water Level = 1/1/70 - 7/1/94". This depicts general groundwater gradients in Township 4N Range 17/18E. In the area of the subject property, the depth to groundwater appears to be approximately 5,790 feet above sea level and is flowing in a southerly direction. Since the approximate elevation of the subject property is 5,845 to 5,860 feet above sea level, the approximate depth to groundwater, according to this figure, is about 55-70 feet below ground surface. This number is very general and the depth to groundwater at the subject property may vary.
- Well information obtained from the DWR database for listed groundwater wells in the subject area, indicates a static water level of 40' - 59' below ground surface.
- A copy of the Statewide Ground Water Quality Monitoring Program (1992, 1995, 1996, 1997) was also provided. The nearest well was for a well located in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 12, T4N R17E (located about .5 miles northwest of the subject property). The ground water level for this well was listed as 41.7 feet below ground surface. None of the pesticides or volatile organic compounds tested for were found; this was also the case for other wells in the subject area.

From the above information, it appears that the depth to ground water near the subject property flows in a south/southeasterly direction and is likely about 50-70 feet below ground surface; previous tests have shown that nearby groundwater is better than that required by State Water Quality Standards.

4.0 RESULTS OF INVESTIGATION

4.1 SITE INSPECTION OBSERVATIONS

A site inspection was performed by Ms. Jane Rosen of Assessment and Compliance Services (ACS) on October 6, 2021. Ms. Rosen was not accompanied during the site visit. A physical inspection of the subject property was performed to examine the property for evidence of hazardous materials, hazardous wastes, and other items of environmental concern. In addition, the immediate surrounding area was examined for environmental impairments or evidence of activities that could potentially affect the environmental integrity of the subject property.

At the time of the site visit, the subject property housed one permanent structure. Irving's Hot Dog stand and accompanying shed and tables were present in the vacant area of Lot 4. The building is connected to electricity, natural gas and city water and city sewer services; garbage pick-up is available in the subject area. The property boundaries were not completely marked but approximate boundaries were apparent from area surroundings; only two property markers were observed at the time of the site visit.

Following is a description of pertinent observations:

- The subject building is of wood construction with a concrete foundation, wood shake roof and painted wood siding. Interior finish materials included carpeted and concrete slab flooring, vinyl sheet and tile flooring in some rooms, fluorescent lighting, paneled walls and some drywalled walls and ceilings. The building has a large open area on the ground floor with a small extension off the north side, an employee restroom and a furnace room. The furnace room has a concrete slab floor and presently houses a natural gas forced air heater. There was a strong hydrocarbon odor observed in this room. One capped copper tube (typically observed with heating oil tanks) was observed behind the furnace. Stairs lead to a mezzanine level with an open mezzanine area and a couple side rooms.
- Exterior areas include an asphalt area at the northwest side of the property. At present, Irving's Hotdogs is set up with a hotdog stand and tables and chairs in this area. Holes were observed in the asphalt, where a tent was often set up in the past as an outdoor vending area for the previous tenant (Formula Sports). Much of the property is fairly level, however, the adjacent properties to the northeast and southeast slope steeply down toward the subject property. There is a short retaining wall composed of railroad ties (didn't appear to be wet with treatment material) above the flat asphalted area. One property corner was observed marking the north corner of Lot 4 and another marking the north corner of Lot 3. The vegetated hillside above slopes down toward the subject property. There are communication utility boxes just beyond the property marker along Fifth Street and a concrete wall surrounding a pad mounted electrical transformer and other electrical boxes above. Leaves covered the ground around the building, making visual observation of the ground itself difficult; however, pertinent items observed outside the subject structure include:
 - There is a forklift/backhoe parked behind the building. It appeared to be in good condition and there were no visible signs of fluid leakage.

- There is a concrete pad behind the structure that was stained with what appeared to be oil.
 - A couple of conduit accesses were observed behind the north corner of the building. One concrete conduit had a metal cover that could be lifted and a metal valve key was observed extending into the hole. Both appeared to be water related.
 - A black conduit was observed at the edge of the concrete pad which appeared to be the sewer clean out.
 - An electric meter and gas meter were observed outside the northeast side of the building. There was also a compressor in this area. A long pipe was observed extending out of the ground near the corner of the building which may be a vent pipe.
 - There were numerous pieces of plywood and particle board on the ground near the east corner of the building. ACS tried lifting some to see what was below but there appeared to be more layers below.
 - A steel pipe was observed extending down the hillside and along the southeast side of the subject property. The property boundaries were not marked along this side so it was not clear if this was actually on the subject property. Another steel pipe was observed along the southeast side of the building.
 - What appeared to be loose pieces of piping, tarping, irrigation piping and wood was present under the leaves along the SE side of the property. The leaves were so thick in this area, the ground itself was not visible.
- No significant quantities of hazardous materials were observed. No significant staining, lack of vegetation, or other indication of a hazardous material/petroleum release was observed during the site visit with the exception of the petroleum odor observed in the furnace room and potential tank-related piping. ACS tried to find visual confirmation of the existence of an underground heating oil tank outside the rear of the building but was not able to see the ground due to the large amount of leaves and other debris around the building in this area.

Asbestos (Out of Scope Issue)

Before the 1978 EPA restriction on the use of asbestos containing building materials (ACBMs), asbestos was widely used in insulation, flooring materials (including vinyl tile and sheet vinyl), roofing materials, and wall materials. Other potential asbestos containing materials include roofing felt, fire retardant paper, electrical insulation and cement asbestos board. Asbestos is still allowed and present in certain building materials produced today. The following is discussed:

- Based upon the 1962 building date, it is possible that asbestos containing building materials are present including drywall mud, vinyl flooring and mastics, roofing underlayments and other non-visible materials. EPA regulations require sampling and EPA notification prior to demolition of a facility.
- No debris which typically contains asbestos was observed to be disposed of on the property at the time of the site visit.

Testing is the only way to determine whether potential asbestos containing materials actually do contain asbestos. Since asbestos containing material was not observed to be disposed of on

site, ACS observed no evidence to indicate a present asbestos contamination problem on the property. However, as with any facility, an asbestos inspection must be conducted prior to renovation or demolition actions that may disturb building materials.

Polychlorinated Biphenyls (PCBs)

The manufacture, processing, commercial distribution, and use of PCB materials was prohibited as of January 1978, except when contained in a "totally enclosed manner". The Environmental Protection Agency (EPA), made case-by-case exceptions to these limitations if it determined that an unreasonable risk of injury to public health or the environment was not present. On January 1, 1979, the manufacture of PCBs was banned; commercial distribution of PCBs was banned on July 1, 1979. Equipment which may contain PCBs includes electrical transformers and fluorescent light ballasts. The following is discussed:

- Fluorescent light ballasts were observed inside the subject building. Older fluorescent light ballasts sometimes contain PCBs. None of the light ballasts observed appeared to be leaking oil, however; they must be removed and properly disposed of prior to demolition.
- Pad-mounted electrical transformers were observed adjacent to the northeast side of the subject property. No leakage was observed from these transformers.
- No debris which typically contains PCBs was observed to be disposed of on the site at the time of the site visit.

In summary, no evidence was observed to indicate that the presence of PCBs has affected the environmental integrity of the subject property.

Lead in Paint or Piping (Out of Scope Issue)

Some older paints and piping may contain lead paint or lead solder. The federal government banned lead-based paint from housing in 1978. Many paint manufacturers voluntarily stopped using lead in paint prior to the ban. The use of lead piping for new construction has been banned since 1986. ACS did not dig any dirt, perform any lead paint sampling or sample water to determine if lead contamination has occurred, as part of this scope of work. The following was observed:

- Significant amounts of paint chips or other potential lead containing debris were not observed on the ground at the time of the site visit.
- No debris which typically contains lead was observed to be disposed of on the site at the time of the site visit.

Since significant paint chips were not observed on the property and lead containing materials were not observed to be disposed of on site, ACS observed no evidence to indicate a present lead contamination problem on the property.

4.2 ADJACENT SITE AND VICINITY OBSERVATIONS

The surrounding properties primarily consist of commercial use. The following pertinent observations were made on the immediately adjacent properties and surrounding vicinity. It

should be noted that the surrounding area was observed only from the subject property or public roadways.

- ACS observed no indications of environmental problems with the surrounding commercial properties. No indication of significant hazardous material use or storage was observed in the subject area.
- The nearest operating gasoline station to the subject property is Basecamp Warm Springs located at 980 Warm Springs Rd., Ketchum, about .25 miles north/northwest. The subject property is not downgradient from this site; contamination from this property would not be expected to impact the subject property.
- Surface drainage in the immediate area would generally appear to flow down from the northeast and southeast toward the subject property. The property would presently not receive drainage from 5th and Main Streets due to the elevated sidewalks surrounding the property at these sides. It may receive some surficial drainage from the adjacent hillsides and commercial properties beyond to the northeast and southeast; this would not appear to be of environmental concern. A storm drain is present at the corner of Main and Fifth Streets, downgradient of the subject property. Many storm drains in Ketchum lead to drywells; any contaminant going into a storm drain has the potential to be present in subsoils and potentially groundwater below. Although this drainage may contain small amounts of petroleum products typically present in storm runoff from roads, this would be considered a de Minimis release, not likely to adversely impact the subject property. ACS investigated the potential for nearby spills or other evidence of a surficial release in the area that could have flowed toward the subject property. ACS found no indication that drainage flowing toward the subject property would be of concern.

In summary, no items of environmental concern were observed on nearby properties at the time of the site visit that would have appeared to affect the subject property.

4.3 RESULTS OF REGULATORY AGENCY REVIEW AND FILE SEARCH

Regulatory Agency Information

Public records, available from local, State and Federal regulatory agencies, were reviewed to identify hazardous material incidents which may have affected the environmental integrity of the subject property. Various regulatory agencies were contacted to gather information on hazardous material incidents at or near the subject site. Agencies were either contacted by telephone, electronic mail, or in person or documents published by them were reviewed. Agency documents available for review include lists of hazardous waste sites, hazardous waste handlers, and underground storage tank registrations. Because contaminants are capable of migrating through air, groundwater, surface water and soil, hazardous material incidents within a one-mile radius of the subject property were considered.

AGENCY LIST REVIEW

The EPA Region 10 and Idaho Division of Environmental Quality (IDEQ) request that you research area information using their on-line databases, requesting more information via a Public Information Request, if additional information is needed. ACS reviewed their database lists, summarized in the following table:

List Reviewed	Search Distance	Sites Within Search Radius	Status
Federal NPL Sites (Envirofacts; 10/7/21)	1 mile	None	N/A
De-listed NPL Sites (Envirofacts; 10/7/21)	.5 miles	None	N/A
CERCLIS/CERCLIS NFRAP Sites (Envirofacts; 10/7/21)	.5 miles	None	N/A
RCRA CORRACTS (Envirofacts; 10/7/21)	1 mile	None	N/A
RCRA Non-CORRACTS: TSDs (Envirofacts; 10/7/21)	.5 miles	None	N/A
Federal RCRA Generator (Envirofacts; 10/7/21)	Property; adjoining property	None	N/A
Federal Institutional Control/ Engineering Control Registries (Envirofacts; 10/7/21)	Property only	None	N/A
Federal Emergency Response Notification System List (National Response Center, 10/7/21)	Property only	None	N/A
Federal Cleanup Sites (ECHO; Envirofacts; 10/7/21)	1 mile or less (as noted in other rows for type of action)	None	N/A
State NPL (IDEQ Public Records Response; Facility Mapper; 10/7/21)	1 mile	None	N/A
State CERCLIS Sites (IDEQ Public Records Response; Facility Mapper; 10/7/21)	.5 miles	None	N/A
State landfill sites (historic list provided By the IDEQ on 7/11/96)	.5 miles	None *	N/A
State LUST Sites (IDEQ LUST/UST Site Finder; 10/7/21)	.5 miles	Bick Norris Realty 291 N Main St. Chevron USA #73441 317 N Main St Babco (Dick York Amoco) 120 S Main St. Ketchum (Val's) Texaco 131 N Main St. Ketchum Street Department 929 Warm Springs Road Base Camp 980 Warm Springs Road Ketchum Automotive 360 10 th Street	Clean-up Complete For All LUST Sites
State UST Sites (IDEQ LUST/UST Site Finder and Facility Mapper; 10/7/21)	Property; adjoining property	None	N/A
State Institutional Control Sites (IDEQ Public Records Response; Facility Mapper; 10/7/21)	Property only	None	N/A
State Voluntary Cleanup Sites (IDEQ Public Records Response; Facility Mapper; 10/7/21)	.5 miles	None	N/A
State Brownfield Sites (IDEQ Public Records Response; Facility Mapper; 10/7/21)	.5 miles	None	N/A

TSDs = Transportation, Storage or Disposal Facilities (hazardous waste); LUST = Leaking Underground Storage Tank; UST = Underground Storage Tank; RCRA = Resource Conservation and Recovery Act (hazardous waste); CORRACTs = Corrective Action Sites (under RCRA); NFRAP = No Further Remedial Action Planned

ACS further researched/evaluated the following sites:

- **State Landfill Sites*:**
The list of solid waste disposal facilities in Idaho is not very detailed or complete. There were several old dumps listed near Ketchum: Ketchum Dump (T4N R17E S24; 10 acres), the Ketchum City Fed which is listed as 18 acres and on BLM? Property and Auto Storage and Disposal (Municipal solid waste; BLM I-8360.). Exact locations of all dumps were not provided, though the Ketchum Dump would be at least .6 miles south (downgradient) of the subject property, due to the section provided. The other sites would be at least .5 miles down/cross-gradient from the subject property as they are on BLM land.
- **LUST Sites:**
All of the LUST sites are presently considered closed sites; remediation is complete; none were on or directly adjacent to the subject property. All of the sites were cleaned up to the satisfaction of the IDEQ; therefore, it does not appear that any of these leaking underground storage tank sites have affected the environmental integrity of the subject property.
- **Public Records Request 10/05/21:**
ACS submitted a public records request. On 10/06/21, ACS received an email stating “ At this time, we do not have any information associated with this request in our files.”

AGENCY INTERVIEWS

- **Seth Martin, Assistant Ketchum Fire Chief/Fire Marshall, 10/06/21**
Mr. Martin checked their records and advised- “The only response we have on record to that address is a natural gas leak on 3-5-21. Leak was from equipment on the inside of the building and was turned over to the property contact and intermountain gas.”
- **Brian Christiansen, Ketchum Street Department, 10/06/21**
Mr. Christiansen advised that he is not aware of any environmental-related issues, tank releases, any spills or dumping into nearby storm drains in the subject area. “I am not aware of any issues other than the alley is obstructed; no alley access from the north due to utilities and grades. I am unaware of any storage tanks in the area.”
- **Matt Wildhagen, Environmental Health, South Central Public Health District, 10/06/21**
Mr. Wildhagen is out of the office until 10/12/21. It is not expected that his office would have any records on the subject property as it is within city limits and therefore connected to city water and sewer. If a response is obtained from this source at a later date that materially affects the conclusions, an update will be provided.

From reviewing the information in the Regulatory Review and File Search, ACS found no recorded sources of contamination that appeared to cause environmental impairment at the subject site. It should be noted that this information only indicates reported incidents. It is possible that there are contamination problems which have not yet been reported or do not yet appear on agency lists.

4.4 RESULTS OF SITE HISTORY/LAND USE REVIEW

A historical land use survey was conducted to help determine past uses of the subject property and surrounding land. A historical land use survey helps determine how the past history of a site may have affected its environmental integrity. Following is a list of the sources reviewed and the information obtained from each source.

Brief Area History from the Soil Survey of Blaine County Area, Idaho, United States Department of Agriculture, Soil Conservation Service, Issued May 1991

The first permanent settlers in the Wood River Valley arrived in 1879. They mined galena, which is a combination of silver, zinc, and lead. Some gold was also mined. Between 1880 and 1885, the Wood River Valley was "booming" in silver and lead mining. The Philadelphia Smelter was located along the west side of the Big Wood River, near the north end of Ketchum. In 1883, the first railroad line in the area was established. A decline in the price of silver in the early 1890s caused the end of the early mining era in the Valley.

By the 1890s the emphasis of the area's business revolved around the Union Pacific Railroad. The railroad had previously been used to haul freight and ore for the mines. This changed to the shipment of sheep; Ketchum ranked second after Sydney, Australia for the most sheep shipped on railroad. The area's economy was related primarily to the sheep industry until the 1930s when the depression caused a decline in sheep ranching.

In 1936, Sun Valley was selected as the ideal area to develop a ski resort. The railroad's main shipment became skiers instead of ore and sheep from 1937 until the mid-1960s. Train service to the area ended in about 1965 and the line was officially abandoned in the early 1980s. In 1965, the Janss Corporation purchased the Sun Valley Resort from the Union Pacific Railroad. The Sun Valley Resort is currently owned by R. Earl Holding, who purchased the company from the Janss Corporation in April 1977.

Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps were available at the Ketchum Community Library, ranging from 1885 to 1955. These maps yield past history information by depicting the use and outline of each structure within the city limits for a particular year. The following information was obtained:

- January 1885: Only the south edge of Block 5 is shown on this map with the words "detached dwellings".
- June 1888: A building labeled "Chinese Laundry" is depicted on Lot 4; a small cabin is depicted on Lot 3.
- August 1890: A building labeled "Chinese Laundry" is depicted on Lot 4; a small cabin is depicted on Lot 3.
- August 1897: The building that was the Chinese laundry is now labeled "log, vacant" and appears smaller. The small cabin is still present on Lot 3.
- July 1955: Both Lots 3 and 4 appear vacant, though a text box is partially obstructing the lots from view.

Metsker Maps

Metsker Maps were available from the Community Library in Ketchum, Idaho. These maps depict land ownership and mining claims outside of the city limits and are dated 1939. The subject property is shown to be inside the city limits at this time and therefore no ownership information is provided. No mines or mining claims are shown near the subject property on this map. The nearest mine claims are located almost two miles west of the subject property, along Warm Springs Road.

Topographic Maps

1967 7.5 Minute Series, Topographic USGS Maps of the Sun Valley Quadrangle was observed. This map was made from aerial photographs taken 1966 and field checked in 1967. At this time, one structure is depicted on the subject property, appearing to be of similar size, shape and location as the present building.

The elevation gradient of 5,840 extends through the subject property. The Big Wood River flows in a southerly direction, approximately .5 miles west of the subject property. The former Union Pacific Railroad (now bike path) is located approximately 1,100 feet west of the subject property. Trail Creek is located about 1,500 feet south/southeast of the property and empties into the Big Wood River about 1 mile south. No symbols indicating tanks, dumps, mines or tailings piles are located near the subject property.

Mines and Prospects, Hailey Quadrangle, Idaho, 2nd Edition, Idaho Geological Survey

This publication includes a map showing mining properties in the subject area. It also includes an inventory of mining activity and production data for each mine (as available). No mines are shown in the area of the subject property.

Community Library Information, Ketchum, Idaho

ACS researched the available information at the Community Library; pertinent information is described below and in the historical aerial photograph section:

- The subject property does not show up on many of the historical sources found from this source as it was outside the main downtown area. However, the property across the alley was listed as the old Schlunegger House, dated 1930 in a Historic Walking Tour from the Ketchum- Sun Valley Historical Society. Another similar tour map shows it as the Grover Newman House. Around 1912, the Newman family, pioneer sheepmen, purchased an abandoned miner's shack from the county for \$125 and later built this house (1930).

Historic Aerial Photographs/Topographic Maps

The following historical aerial photographs and topographic maps were reviewed:

- 1930: Photograph in Sun Valley, An Extraordinary History, Wendolyn Holland, Page 150
In the 1930 aerial photograph, the subject property appears vacant, as is the entire half block.
- 9/29/43: Photograph CVO-1B-126/127, Natural Resources Conservation Serv, Hailey, ID
The subject property still appears vacant. There are now buildings present on the south part of the half block.
- 8/23/57: Photograph CVO-5T-46, Blaine County Assessor Office, Hailey, ID
No significant changes are observed.
- 7/2/64: Photograph CVO-1EE-71/98, Natural Resources Conservation Serv., Hailey, ID
The subject structure is now visible on the subject property, appearing to be of similar size, shape and location as at present.
- May 1969: Plate 8, Flood Plain Information Ketchum, Idaho and Vicinity, US Army Corps of Engineers, Walla Walla, Washington District, June 1970
No significant changes are observed.
- 8/9/69: Photograph CVO-1KK-89, Natural Resources Conservation Serv., Hailey, ID
No significant changes are observed.
- 9/27/77, Blaine County Planning and Zoning
No significant changes are observed.
- 1977/8, Sun Valley, An Extraordinary History (Wendolyn Holland), Pg. 387
No significant changes are visible.
- 5/04/83: Blaine County Planning and Zoning Flood Plain Photographs, Hailey, ID
No significant changes are observed on the subject property.
- 8/26/83: Blaine County Planning and Zoning Flood Plain Photographs, Hailey, ID
No significant changes are visible.
- 6/23/86: Blaine County Planning and Zoning Flood Plain Photographs, Hailey, ID
No significant changes are visible.
- 8/8/92 Google Earth
There now appears to be a light colored rectangular object (maybe a tent structure) on the north side of the subject building in this photograph.
- April 1995: Blaine County Planning and Zoning Flood Plain Photographs, Hailey, ID
No significant changes are visible.
- 6/7/97: Blaine County Planning and Zoning Flood Plain Photographs, Hailey, ID
No significant changes are visible.

- 8/8/02: Blaine County Planning and Zoning Flood Plain Photographs, Hailey, ID
Only the edge of the subject property is visible in this photograph.
- 12/31/03 Google Earth
No significant changes are visible.
- 2004, Blaine County GIS Aerial Photograph
No significant changes are visible, though the photo is not very clear.
- 4/27/06: Blaine County Planning and Zoning Flood Plain Photographs, Hailey, ID
No significant changes are visible.
- 5/25/06: Blaine County Planning and Zoning Flood Plain Photographs, Hailey, ID
No significant changes are visible.
- 6/23/09, Google Earth Aerial Photograph and 2009 Blaine County GIS
A tent structure is visible on Lot 4 in this photo.
- 2011, Blaine County GIS Aerial Photograph
No significant changes are visible, though the photo is not very clear.
- 7/20/13, Google Earth and Blaine County GIS
No significant changes are visible. A tent structure is visible on Lot 4.
- 2015, Blaine County GIS Aerial Photograph
No significant changes are visible in this poor photo.
- 7/1/16, Google Earth Aerial Photograph
No significant changes are visible. A tent structure is visible on Lot 4.
- 5/11/17, Blaine County GIS Aerial Photograph
No significant changes are visible. A tent structure is visible on Lot 4.
- 6/02/17, Blaine County GIS Aerial Photograph
No significant changes are visible. A tent structure is visible on Lot 4.
- 2019, Blaine County GIS
No significant changes are visible. A tent structure is visible on Lot 4.

Blaine County Assessor's Office Records

The Blaine County Assessor's Office provided ACS with the information they had on the subject property:

- Valuation Summary Sheets/Property Masters: (1995-2016)
The valuation summary sheets state the owners name, property address, legal description, assessed structure/property and list the deed reference numbers. The sheets list one Category 21 (Commercial Lots Inside City Limits) lot and one Category 42 (Improvements on Category 21 land) structure. Deed reference numbers were provided.
- Commercial Building Appraisal Records (2010, updated 2016; 1999, updated 2007; 1993)
The description states that the building was constructed in 1962 and remodeled in 1981; Retail type- 1.5 stories with a 9' wall height. Construction materials include a concrete foundation, wood framed exterior walls with wood siding; a gabled, shake roof; single concrete first floor; drywalled walls, partitions and ceilings; 110/220 electrical; 1 water closet, water house and lavatory; forced air gas heating; and 672 SF mezzanine office. Under miscellaneous, it states Formula Sports. The building area is listed as 2,414 SF (170 + 2,244) first floor and 672 SF attic. Yard improvements are listed as asphalt. Computerized sketches and summary reports detail similar information. On the 1993 appraisal it states that Cindy Olsen was the manager and that it was the old Post Office, now retail (multi-use) and Formula Sports written on top.
- Photographs were included in the file including those dated 1993 (assumed as is in 1993 appraisal), 3/23/99, 4/16/07, 11/17/10, 1/7/16, appearing similar as at present (see Appendix 1 for photos).

Ketchum Building and Planning and Zoning Department Records

ACS submitted a public records request to the city of Ketchum on 10/05/21. On 10/06/21 they provided ACS with the following:

- Building Permit for Lots 3 & 4, Block 5, Not Dated: Contractor- Daryl Keck (Hammett, ID); Owner- S. Byrl Ross (Parkersburg, W. VA); Architect- Ivan Stone (Jerome, ID)
No buildings on site at time of permit. Estimated building costs \$30,000.00. Description of work is for an A-Frame-Glu-Lam Beams & Shingles to be used as a Post Office. (2,145 SF; 1 story; 6 rooms; 4,500 SF roof surface; no fireplace)
- Building Permit 81-96; issued 8/19/81
Owner- Chatham Idaho Corp. (Sun Valley, ID); Contractor- Housel Construction, Inc.; Engineer- T. Held; estimated cost of construction \$35,000; address- old Post Office, Lots 3-4, Block 5; 9 parking spaces; signed Steven Housel
- Building Permit 86-092; issued 9/3/86
Project name- Formula Sports; Project Address- Gemini Art Building; owner- George Klingelhofer (Sun Valley); engineer- J. Jacoby; cost- \$400

The subject property is within the Retail Subdistrict of the Community Core District (CC) Zoning Area for the city of Ketchum. The purpose of the CC community core district is to promote a compact and cohesive center of commerce and culture, to promote an attractive and safe pedestrian environment which includes sidewalks, gathering spaces, streetscape amenities

and landscaping, to retain the unique small town scale and character and to encourage buildings which respect Ketchum's historical and geographic context while providing diversity. Compatible mixed uses including retail, office, residential and cultural uses are encouraged. Commercial uses are concentrated in the CC District which is consistent with the City's comprehensive plan and the downtown master plan. (Ord. 1135, 2015)

Chain of Title: Blaine County Recorder's Office Records

ACS manually searched for recorded documents pertinent to the subject property, available at the Blaine County Assessor's and Recorder's Office. The deeds found and corresponding ownership information are listed in the following table. It should be noted that a complete title search was not conducted.

Dates	Ownership Information	Source	Comments
7/31/19; Rec. 7/31/19	Aaron Clements to Blaine County, Idaho for foreclosure of Tax Lien	Sherriff's Deed Bk 108 Pg 392	Lots 3 & 4, Block 5, Ketchum And numerous other properties
5/10/21	Blaine County, ID to R.A. Knott for \$12.00 (past taxes due)	Quitclaim Deed Bk 84 Pg 404	Lots 3 & 4, Block 5, Ketchum Lots 1 & 4, Block 6, Ketchum Lots 1 & 2, Block 22, Ketchum
11/26/28; Rec. 4/10/31	Robert A. Knott, Ketchum to Nellie D. Knott, his wife	Warranty Deed Bk 137 Pg 205	Lots 2, 3 & 4, Block 5, Ketchum
9/16/44; Rec. /29/44	Nellie D. Knott to Ralph E. Kaufmann of Blaine County, ID for \$1+	Quitclaim Deed Bk 148 Pg 429	Lots 3 & 4, Block 5, Ketchum
10/1/51; Rec. 10/22/52	Ralph E. & Hedwig Kaufman, Baker, Nevada to Jack K Kohler, Depew, Oklahoma For \$3,000.00	Warranty Deed Bk 162 Pg 299	Lots 3 & 4, Block 5, Ketchum
10/25/61; Rec. 11/9/61	Jack K. & Mildred Kohler to Morlang & Ross, Inc. (W. Virginia) for \$2,000.00	Warranty Deed Bk 176 Pg 225	Lots 3 & 4, Block 5, Ketchum
3/26/63; Rec. 5/29/63	Morlang & Ross, Inc. (W. Virginia) to United States of America	Lease Bk 3 Pg 214	Lots 3 & 4, Block 5, Ketchum Details heating oil system for existing building- see more detail below
6/5/79; Rec 6/26/79	S. Byrl Ross Enterprises, Inc. (successor in interest by merger to Morlang and Ross, Inc.) to Chatham Idaho Corp (SV)	Corp. Warranty Deed #194569	Lots 3 & 4, Block 5, Ketchum Subject to lease between Morlang & Ross, Inc. & United States of America (Post Office) recorded 5/29/63; Bk 3 Pg 214
8/4/89; Rec 8/7/89	Chatham Idaho Corp (SV) to Sherry Daech	Corp. Warranty Deed #308378	Lots 3 & 4, Block 5, Ketchum
7/27/89; Rec 8/7/89	Jack Wright to Sherry Daech	Quitclaim Deed #308379	Lots 3 & 4, Block 5, Ketchum
6/5/97; Rec 6/10/97	Sherry Daech to Formula Investment LLC	Quitclaim Deed #402740	Lots 3 & 4, Block 5, Ketchum
4/11/17	Benchmark Associates	Record of Survey #642700	Lots 3 & 4, Block 5, Ketchum
5/20/21	Formula Investment LLC (signed Sherry Daech by Ellen Frieder) to Main Street Realty Partners LLC	Warranty Deed #68272	Lots 3 & 4, Block 5, Ketchum

ACS was provided with a copy of a Preliminary Title Report (Order #769421), issued by Pioneer Title Co. for Old Republic National Title Insurance Company on 4/28/21. The proposed insured is Dave Wilson; the property was owned by Formula Investment, LLC (ID) at the time of the report. The land is described as Lots 3 and 4, Block 5, Ketchum Townsite, Blaine County, Idaho. No environmental related items were listed in the exceptions. ACS did not find any environmental liens in the recorded document search at the Blaine County Recorder's Office; existing and past owners and other persons involved with the subject property were not aware of any environmental liens associated with the subject property. Nothing of environmental concern was found in the recorded document review.

Lease, recorded 5/29/63 from Morlang & Ross, Inc. (W. Virginia) to United States of America Bk 3 Pg 214 Lots 3 & 4, Block 5, Ketchum

This lease states the following pertinent information:

- All that certain one-story frame building, having inside measurements of 64'8" x 32'8", approximately 2112 net inside SF; plus 12' x 16' providing a 192 SF mailing slab; and the remainder of the 11,000 SF site to provide the improved and unimproved areas including 4,500 SF of parking and maneuvering area to be used for postal purposes.
- Term beginning 3/4/63 and ending 3/3/73
- Annual rental of \$3,090.00; may be renewed at the option of the government for 5 years at the same rate with 90 day notice.
- The lessor shall maintain the oil fired heating system of sufficient size and capacity to maintain 70 degrees in all areas, including furnishing required filters; light fixtures and replace required ballasts; gas, water, and electric meters now installed in the demised premises.
- Agreement to lease form, dated 10/12/61 and accepted 10/23/61; lessor's drawing revised 4/20/62.

Personal Interviews:

The following persons were interviewed regarding the use of the subject site and area:

- Brandon Crego, Employee Wilson Construction, Dave Wilson, Partner in Ownership, 10/5/21
Mr. Crego was interviewed as the "user" and answered questions as indicated in the ASTM E 1527-13 X3 User Questionnaire. Mr. Crego is not aware of any environmental cleanup liens or land use restrictions against the subject property. He does not have any specialized knowledge related to the property or nearby properties. He is not aware of the past use of the subject property. He has no knowledge about any specific chemicals that were present, spills, chemical releases or environmental cleanups. Mr. Crego is not aware of any obvious indicators that point to the presence or likely presence of contamination on the property. Mr. Crego did not have any of the environmental related reports regarding the subject property.

- Michael Bulls, Architect, RLB Architectura PA, Owner Representative, 10/5/21
Mr. Bulls was interviewed as the “user” and answered questions as indicated in the ASTM E 1527-13 X3 User Questionnaire. Mr. Bulls is not aware of any environmental cleanup liens or land use restrictions against the subject property. He does not have any specialized knowledge related to the property or nearby properties. The purchase price did reasonably reflect the fair market value to his knowledge. He is not aware of the past use of the subject property except that it was a Post Office and retail use. He has no knowledge about any specific chemicals that were present, spills, chemical releases or environmental cleanups. Mr. Bulls is not aware of any obvious indicators that point to the presence or likely presence of contamination on the property. Mr. Bulls did not have any of the environmental related reports regarding the subject property.
- Scott Miley, Long Term Area Resident/Roofing Contractor, 10/08/21
Mr. Miley recalled that the Post Office moved from the subject property about 1982/3. He was also informed by the late Steve Bird (Sun Valley Roofing) that there was an asbestos underlayment on the subject building roof.
- Maurice Pyne, Long Term Resident, Delivered Oil, Worked for City, 10/08/21
Mr. Pyne grew up in Ketchum. He recalled that the subject property was vacant, prior to the Post Office building. The Post Office was there at least until the late 1970s. He started working with the Ketchum Street Department in 1981. He also helped Joe Laragan deliver heating oil but did not recall the heating oil tank at the subject building.
- John McDonald, Ketchum Postmaster, 10/08/21
Mr. McDonald moved to Ketchum with the Postal Service in January 1969 and worked at the subject building as Postmaster since 1973. The post office remained at the subject property until 1982. The oil tank was located at the northeast corner, behind the building near the alley- at least that was where they would fill the spigot. Joe Laragan serviced the tank. Mr. McDonald advised that he added the mezzanine in 1974/5. The heating oil was the only chemical/petroleum product they had on site and the tank did not leak when they used it; he knew of no environmental issues. He did not think that there was asbestos; there was fiberglass batt insulation. The concrete pad in the back was under an old overhang where the trucks would back up onto- there was some minor oil drips from the trucks but no significant leaks. He thinks that Chatham took out the tank when they bought the building but was not sure.
- Tom Held, Engineer for 1981 Remodel, 10/08/21
Mr. Held did not recall much about the subject building but remembered that Bepe Dolsot and a partner owned a business there and Jane, Jane’s Paper Place was involved.
- Jane Drussel, Jane’s Paper Place, Worked at Gemini Art at Subject Building, 10/08/21
Ms. Drussel advised that Mark and Ellen Kashino owned Gemini Art when it was located in Atkinsons. Bepe Dolsot and Robert Renfro (both deceased) then bought Gemini Art and moved it to the subject property. Jane worked there. She has no recollection about an oil heating furnace; she thinks it was electric or gas heat. She was not aware of any environmental issues on site; no one ever mentioned an oil tank.

- Marjolaine Renfro, Husband Owned Gemini Art at Subject Property, 10/10/21
Ms. Renfro advised that the two people that would know the most about the property are not alive (her husband and Bepe Dolso). She worked upstairs and always had a headache because she hated being there. They had Gemini Art there from 82-86. They paid a price to get out of the building- they lost all their savings.
- Susan Pollock, Formula Sports Employee, 10/10/21 and 10/11/21
Ms. Pollock had called ACS about five years ago complaining about getting headaches from the underground oil tank. ACS was never hired to perform any work at that time and was never shown the location of the tank. Ms. Pollock advised that it always smelled in the back storage/furnace room and there was even an oily/slippery sheen on the floor. Some customers even complained about the odor when they came in the store. She thinks that they had an oil tank specialist come in to try to decrease the odor by sucking some of the liquid out of the tank and filling it with kitty litter. She thinks the tank is located outside the back of the building. When questioned about who may know more, she advised that Bob Gordon doesn't seem to be remembering well these days so he would probably not help. Jen Nelson basically ran Formula Sports and would likely know more; she would contact her and ask her to call ACS. Sherry Daech's assistant may know something since she owned the building.

Ms. Pollack contacted ACS again on 10/11/21 after speaking with Ms. Nelson. Ms. Nelson recalled the same information about the tank; she remembered a company came out and pumped out the tank and filled it but did not recall the name of the company. She thought it was paid for by Sherry Daech's company.

The following persons were contacted but did not reply as of the writing of this report. If additional information is obtained from these sources at a later date which materially affects the conclusions, an update will be provided.

- Ellen Frieder, Signed Deed for Sherry Daech, Prior Owner, 10/08/21
- Steve Housel, Contractor Listed on 1981 Building Permit, 10/08/21
- Bob Gordon, Formula Sports Owner, 10/08/21

5.0 CONCLUSIONS AND RECOMMENDATIONS

Conclusions

The following was concluded from the Phase I Environmental Site Assessment for the property:

1. HISTORIC USE OF PROPERTY

Historical aerial photographs, maps, interviews and documents revealed the history of the subject property. Per Sanborn maps, Lot 4 housed a Chinese Laundry from at least 1888-1890; by 1897, the building was vacant. These maps showed a very small cabin on Lot 3 from at least 1888 to 1897. In 1919, the subject property defaulted to Blaine County due to a tax lien and was later sold to a private party. In historical aerial photographs dated 1930 through 1957, the subject property appeared to be vacant land. In 1961, the property was purchased by Morlang & Ross, Inc. (a real estate leasing company) of W. Virginia for \$2,000 who constructed the subject building in 1962 and then entered into a 10 year lease (5 year optional renewals) with the United States of America for a Post Office. The Post Office remained until about 1981. The building was then converted to retail use and housed Gemini Art (art and office store) from 1982 until 1986. In 1986, the building was used by Formula Sports who remained a tenant until their recent closing in 2020. The building has remained vacant since, though the outside lot has been used by Irving's Hotdogs since earlier this summer. Following is a description of potential environmental impacts due to the historic use of the subject property.

- Prior to the availability of natural gas in the 1960s, many area buildings used heating oil for the heat source. Heating oil stored in underground tanks is of environmental concern; therefore, ACS researched the potential prior existence of a heating oil tank. The Postal Office lease specified the condition of an oil heating system, capable of maintaining a 70 degree temperature in all areas. Mr. John McDonald, Postmaster, recalled that the underground oil tank fill port was located outside the back near the northeast corner of the building. He did not think that the tank leaked when he was in the building. Mr. McDonald thought that when Chatham bought the property they took the tank out but he did not know for sure. ACS was not able to determine whether this old heating oil tank was ever removed; therefore, this remains a potential recognized environmental condition.
- Prior to the availability of the Ketchum Sewer Plant about 1971/2, area properties used on-site septic systems for waste disposal. On-site septic systems do create a direct pathway for any contaminants disposed of down a drain to enter the subsoils and potentially groundwater below; therefore, ACS investigated what may have gone down on-site drains. As the subject building was used as a Post Office during this time, it would not be expected that significant quantities of hazardous materials went down the drains. ACS found no indication that the existence of an on-site septic system negatively impacted the subject property.

- ACS questioned past owners, long term area residents and other persons familiar with the subject property regarding any known environmental conditions on the property. No one was aware of contaminated fill dirt, dumping of hazardous materials, heavy use of pesticides, on-site garbage dump areas or other potential environmental problems.
- Historic mining operations were prevalent in the Blaine County area. ACS reviewed maps and photos; there was no indication of mining operations near the property.

In summary, the only environmental issue identified with the historic use of the subject property is the past existence of an underground heating oil tank. ACS did not find proof that the tank was removed; therefore, this remains a recognized environmental condition.

2. SITE VISIT OBSERVATIONS/CURRENT FINDINGS

The subject property is presently occupied by the building that was originally constructed in 1962 as a United States Post Office and after 1982 had been converted to commercial use with Formula Sports as the recent long term tenant. The building has remained vacant since Formula Sports moved out in 2020. The outside area has been used by Irving's Hotdogs since earlier this summer. Following is a discussion of potential recognized environmental conditions found during the site visit and present use investigation:

- The subject property was observed during the site visit. No significant quantities of hazardous materials were observed. No significant staining, lack of vegetation, or other indication of a hazardous material/petroleum release was observed during the site visit with the exception of the petroleum odor observed in the furnace room and potential tank-related piping. ACS tried to find visual confirmation of the existence of an underground heating oil tank outside the rear of the building but was not able to see the ground due to the large amount of leaves and other debris around the building in this area, inhibiting visual observation of the ground around the building.
- The subject property was investigated for the potential of hazardous building materials such as asbestos and lead. As no asbestos or lead containing products were observed to be disposed of on site, it is unlikely that there is an asbestos or lead contamination problem. However, as with any facility, an asbestos inspection must be conducted prior to renovation or demolition actions that may disturb building materials.
- Pad-mounted electrical boxes were observed in the alley behind the subject property. No evidence of leakage of transformer oil was observed. Fluorescent light ballasts were observed inside the subject building. Older fluorescent light ballasts sometimes contain PCBs. No leakage of oil was observed from these lights. No debris which typically contains PCBs was observed to be disposed of on the site at the time of the site visit.

In summary, ACS found no indication of a hazardous material/petroleum release on the subject property at the time of the site visit or present use investigation, with the exception of the petroleum odor and potential tank related pipes near the furnace room. As with any facility, an asbestos investigation is required prior to disturbing building materials.

3. OFF-SITE OBSERVATIONS

Drainage onto properties from another source is always a concern, as the drainage can carry contamination with it from other properties. Therefore, off-site sources of contamination were also reviewed, as contaminants can travel from an off-site source to the subject property. The subject lot is surrounded by commercial properties. Following is a discussion of potential off-site sources of hazardous materials:

- ACS observed no indications of environmental problems with the surrounding commercial properties. No indication of significant hazardous material use or storage was observed in the subject area.
- The nearest operating gasoline station to the subject property is Basecamp Warm Springs located at 980 Warm Springs Rd., Ketchum, about .25 miles north/northwest. The subject property is not downgradient from this site; contamination from this property would not be expected to impact the subject property.
- Surface drainage in the immediate area would generally appear to flow down from the northeast and southeast toward the subject property. The property would presently not receive drainage from 5th and Main Streets due to the elevated sidewalks surrounding the property at these sides. It may receive some surficial drainage from the adjacent hillsides and commercial properties beyond to the northeast and southeast; this would not appear to be of environmental concern. A storm drain is present at the corner of Main and Fifth Streets, downgradient of the subject property. Many storm drains in Ketchum lead to drywells; any contaminant going into a storm drain has the potential to be present in subsoils and potentially groundwater below. Although this drainage may contain small amounts of petroleum products typically present in storm runoff from roads, this would be considered a de minimis release, not likely to adversely impact the subject property. ACS investigated the potential for nearby spills or other evidence of a surficial release in the area that could have flowed toward the subject property. ACS found no indication that drainage flowing toward the subject property would be of concern.

In summary, no items of environmental concern were observed on the properties surrounding the subject property at the time of the site visit that would have appeared to affect the subject property.

4. REGULATORY AGENCY REVIEW

ACS also contacted pertinent regulatory agencies, and reviewed lists of known environmental problems in the subject area, to determine if known off-site sources of hazardous materials may have affected the subject property. ACS did not find any reported, existing environmental problems in the subject area that would appear to cause environmental impairment to the subject property.

5. DATA GAPS

A data gap is a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. ACS did not find any data gaps during the course of this investigation; although the Historical Use of the subject property was properly identified, specific details of this use will never be known. The ASTM standards state that all obvious uses of the property shall be identified from the present, back to the property's first developed use, or back to 1940 whichever is earlier. The property historically housed a Chinese Laundry and small cabin in the late 1800s and then remained vacant land until the current structure was constructed about 1962. Through old maps, photographs, interviews and other historical sources, ACS was able to identify past uses of the property back to what is thought to be its first developed use. Environmental impairment issues from these are described in the recommendations; however, details during the earlier uses are obviously lost with the deaths of these earliest inhabitants. Although, it is ACS's opinion that a thorough investigation into the environmental integrity of the subject property was conducted, it should be noted that there is always the possibility of an unidentified problem.

Summary of Conclusions

In conclusion, ACS has performed a Phase I Environmental Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of:

Assessor's Parcel #: RPK0000005003A
Legal Description: Lots 3 & 4, Block 5 (11,000 SF)
In the SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 18 Township 4N Range 18E B.M.
Physical Address: 460 N Main Street, Ketchum, ID
Present Owner: Main Street Realty Partners, LLC
Present Occupants: Vacant since 2020, most recently housed Formula Sports

There were no exceptions to or deletions from this practice, during the course of this investigation.

ASTM guidelines define "recognized environmental conditions" (RECs) as follows: The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term includes hazardous substances of petroleum products even under conditions in compliance with laws. The term is not intended to include de Minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de Minimis are not recognized environmental conditions.

This assessment revealed no evidence of recognized environmental conditions having affected the existing environmental condition of the subject property, except for the following:

1. There was a historic underground heating oil tank located on site to provide heating oil to the forced air heating oil furnace. Although the oil furnace is no longer present, it is not known if the old underground heating oil tank had leaked and if it had ever been removed.

Recommendations

1. Additional investigation into the potential existence of the historic heating oil tank should be conducted. The area around the building should be cleared which may be able to provide visual confirmation of its existence. A metal detector could also be used to try to confirm its location. If found, the tank should be removed and the soil below sampled to determine if it had leaked. If evidence of a release is found, it must be reported and cleaned up to the standards of the Idaho Department of Environmental Quality.
2. Prior to any future renovation or demolition of the building on site, the following should occur:
 - All hazardous materials including fluorescent light ballasts and cleaning and maintenance products that may be impacted should first be removed
 - An asbestos inspection, EPA notification and proper removal and disposal of any asbestos containing materials is required.

6.0 LIMITATIONS

Environmental regulations on local, State and Federal levels can vary significantly over time. Similarly, subject property and surrounding conditions will inevitably change over time. Consequently, the conclusions and recommendations presented herein apply solely to the regulatory and property conditions existing at the time of the assessment.

This report was compiled partially using information supplied to ACS by outside sources and information which is public domain under the Freedom of Information Act. ACS assumes that the information obtained and the inferences made in the course of this investigation are reasonably representative of the property.

ACS makes no warranty, express or implied, except that our services have been performed in accordance with generally accepted existing environmental, engineering, and health and safety principles and applicable regulations at the time and location of the study. ACS has analyzed the available information using currently available engineering techniques. The opinions presented in this report are based on a limited scope of work and in no way guarantees that the site is free of environmental liabilities. The conclusions drawn from this assessment must be considered within the limited context of the work program.

7.0 REFERENCES

7.1 REFERENCES

Blaine County Assessor's Office Records, Blaine County Court House, Hailey, Idaho

Blaine County Historical Museum, Historical Photos and Documents as Listed Within Report, Hailey, Idaho

Blaine County Planning and Zoning Office, Aerial Photographs, Blaine County Court House, Hailey, Idaho

Blaine County Recorder's Office, Recorded Deeds, Blaine County Court House, Hailey, ID

Blaine County Website, Various Planning and Zoning Information and Historical Aerial Photographs, As Noted Within Report

City of Ketchum Offices and Website, Various Information as Referenced in Report, Ketchum, ID

Community Library, Various Historic Photographs and Documentation, Ketchum, Idaho

Eastlake and Sifford, Idaho Geothermal Report, Idaho Office of Energy, Office of the Governor, 1980

Environmental Protection Agency, Listed Area Sites, Envirofacts Warehouse and ECHO, Internet Extraction Date: 10/7/21

Foley and Street, Hydrothermal Systems of the Wood River Area, Idaho, Link and Hackett (Eds.) Guidebook to the Geology of Central and Southern Idaho: Idaho Geologic Survey Bulletin 27, 1985

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Oppenheimer/Poore, Sun Valley, A Biography, Beatty Books, Boise, ID, 1976

Pioneer Title Co. for Old Republic National Title Insurance Company, Preliminary Title Report (Order #769421), issued on 4/28/21

Rember and Bennet, Geologic Map of the Hailey Quadrangle, Idaho Bureau of Mines and Geology, 1979

Sanborn Fire Insurance Maps of Ketchum, Blaine County Historical Museum, Hailey, Idaho, 1885 to 1955

Umpleby, Joseph, Westgate, Lewis, and Ross, Clyde, United States Department of the Interior, Geology and Ore Deposits of the Wood River Region, Idaho, U.S. Government Printing Office, Washington, 1930

United States Geological Survey Map, 7.5 Minute Series Quadrangle, Sun Valley, Idaho, 1:24,000 Scale, 1967.

United States Soil Conservation Service, Blaine County Office, Hailey, Idaho, Various Aerial Photographs as Noted In Report

7.2 RECORD OF PERSONAL COMMUNICATIONS: Refer to Sections 4.3 and 4.4.

Non-Scope Considerations

According to American Standards for Testing and Materials (ASTM) Standards, certain environmental hazards are not covered by Superfund's appropriate inquiry responsibilities, including Radon, Asbestos, and Lead in Drinking Water and Lead-Based Paint. An environmental site assessment that does not address substances excluded from CERCLA but that otherwise constitutes "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" should nevertheless entitle the user to the innocent purchaser defense. Although Radon, Asbestos and Lead in Drinking Water and Paint are not normally covered under a standard Phase I Site Assessment, they are sometimes of concern to involved parties and may be covered under different regulations. Therefore, brief recommendations are provided below.

RADON

EPA has designated radionuclides as hazardous substances under CERCLA. However, remedial actions taken in response to hazardous substances as they occur naturally are specifically excluded from the National Contingency Plan and are therefore not recoverable. Therefore, ASTM has concluded that: "no liability under CERCLA attaches for naturally occurring radon. If a party to a real estate transaction wants to look for radon within a building, no amount of radon investigation will have any bearing on one's innocent purchaser defense under Superfund."

Radon has been found to occur naturally in the subject area. If a party to a real estate transaction wants to determine if radon is present, testing may be conducted. This testing can range from home test kits, purchased in a local store, to instrumental testing that may be contracted for locally. If the radon level in a building is high, typical remediation techniques include sealing cracks and ventilation of basement and crawl space areas.

ASBESTOS

Case law has shown that "to extend CERCLA's strict liability scheme to all past and present owners of buildings containing asbestos as well as to all persons who manufactured, transported, and installed asbestos products into buildings, would be to shift literally billions of dollars of removal cost liability based on nothing more than an improvident interpretation of a statute that Congress never intended to apply in this context." ASTM has concluded that "since asbestos that is part of, and results in exposure within, residential buildings or business or community structures is excluded from CERCLA liability, it should not be investigated pursuant to a party's innocent purchaser appropriate inquiry requirements. However, if asbestos is disposed of on a site and, therefore, is no longer part of the structure of a building, the cleanup of the disposed asbestos is subject to Superfund response actions. Likewise, if a building is sold with the knowledge that it will be demolished, one court ruled that the sale constitutes a disposal, falling under CERCLA's liability provisions.

Other laws, although out of scope for this project, do regulate asbestos. These include the National Emission Standards for Hazardous Air Pollutants (NESHAPs- pertinent to the release of asbestos to the air, especially during renovation or demolition activities), AHERA (Asbestos

Hazard Emergency Response Act- regulating asbestos in public schools from Grades 1 through 12), ASHARA (Asbestos School Hazard Abatement Reauthorization Act- extending asbestos accreditation coverage to include certain asbestos inspectors and workers in public and commercial buildings), and OSHA (Occupational Safety and Health Administration requirements relative to worker exposure).

Under the Federal National Emission Standards for Hazardous Air Pollutants (NESHAPs), an asbestos inspection and must be conducted prior to any non-excluded renovation or demolition activity by a certified asbestos inspector (as specified by ASHARA); the Environmental Protection Agency (EPA) must be notified at least ten days prior to any renovation project that may disturb over a threshold quantity of asbestos or any demolition activities (whether or not asbestos is present). However, residential structures with less than four dwelling units are excluded from the NESHAPs requirements.

LEAD IN DRINKING WATER AND LEAD-BASED PAINT

ASTM states that "while there is no reported case law on environmental issues as they relate to Superfund, the statutory language seems clear that these environmental hazards are not encompassed by Superfund's appropriate inquiry responsibilities. Note, however, like asbestos, where there is a disposal of these substances on the site or in the facility, CERCLA liability may arise."

The Federal Resource Conservation and Recovery Act (RCRA) establishes the framework for managing both solid and hazardous waste. Under RCRA, a waste containing lead is considered a hazardous waste if it contains greater than the Maximum Contaminant Level (MCL) for lead as measured using the Toxicity Characteristic Leaching Procedure (TCLP). The MCL for lead is 5.0 mg/l. However, as the TCLP test is expensive, EPA may allow the less expensive total constituent data (TC), if the waste is entirely solid or the waste contains less than 0.5% solids. For a lead-containing waste which contains greater than 100 mg/l (10 times the MCL) of total constituent lead, the more expensive TCLP must be performed.

EPA has issued a memo, clarifying whether construction debris must be sampled for lead. The EPA guidance advised that everyone who has construction waste from a demolition or renovation operation must characterize the waste stream. This is specified in 40 CFR 262.11 (RCRA), where it is said that solid waste must be characterized; the household waste exemption does not include demolition material. Therefore, the DEQ has stated that paint should be sampled before the waste is disposed of. The DEQ advised in the memo that the generator of the demolition waste may use knowledge of process to determine that the waste is non-hazardous, provided lead contaminated surfaces or components are properly abated and disposed of. This would require testing the potential lead paint for total lead content; anything under 100 ppm total lead would be considered non-hazardous waste. Another option is the following: if the generator chooses not to abate the lead contaminated surfaces or components, DEQ requires a volumetric sample of the structure be collected and analyzed by the Toxic Characteristic Leaching Procedure. Calculations used to determine volumes of materials and the amounts of each material must be retained by the generator. If the structure is determined to be a hazardous waste by this process the entire structure must be managed and disposed of

as such. If it is determined not to be a hazardous waste it may be disposed of as a solid waste in the sanitary landfill. Of note, DEQ has informed ACS in the past that it would be unlikely that the volumetric sample would prove to be a hazardous waste due to the lead paint. However, as stated in the DEQ memo, they would require testing and calculations to prove it.

The local landfill (for Blaine County- the Southern Idaho Solid Waste Landfill at 208-432-9082) should be contacted to determine if they will take specific types of demolition material and the process by which they will accept it. If there are any additional questions regarding lead in paint, the Idaho DEQ may be contacted at 208-373-0502.

The use of lead piping for new construction has been banned since 1986. However, there is no regulation for piping or solder which is in place in existing structures; therefore, existing piping may contain lead and lead solder. Parties concerned about the lead content of drinking water may have water sampled to determine whether lead is leaching into the water from the pipes and pipe solder.

8.0 APPENDICES

(Refer to Following Pages)

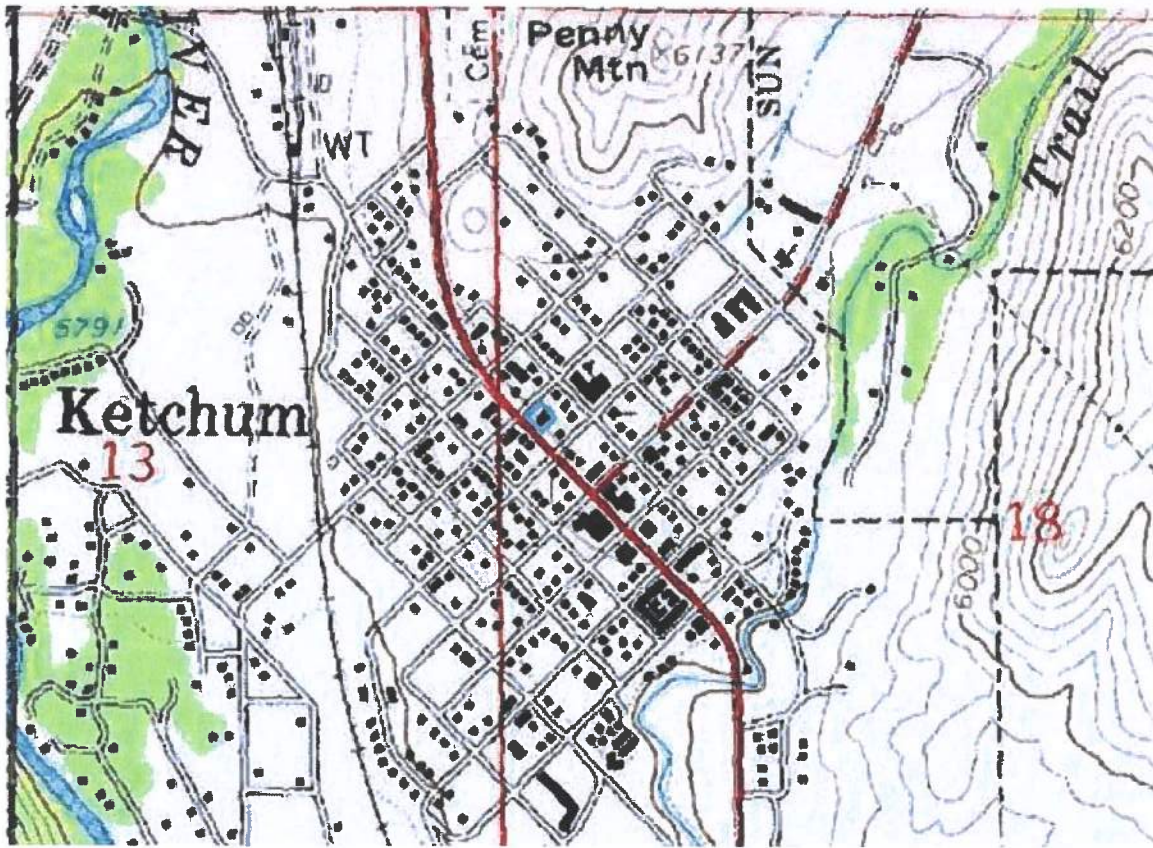
8.1 MAPS AND PARCEL INFORMATION

8.2 SITE VISIT PHOTOGRAPHS

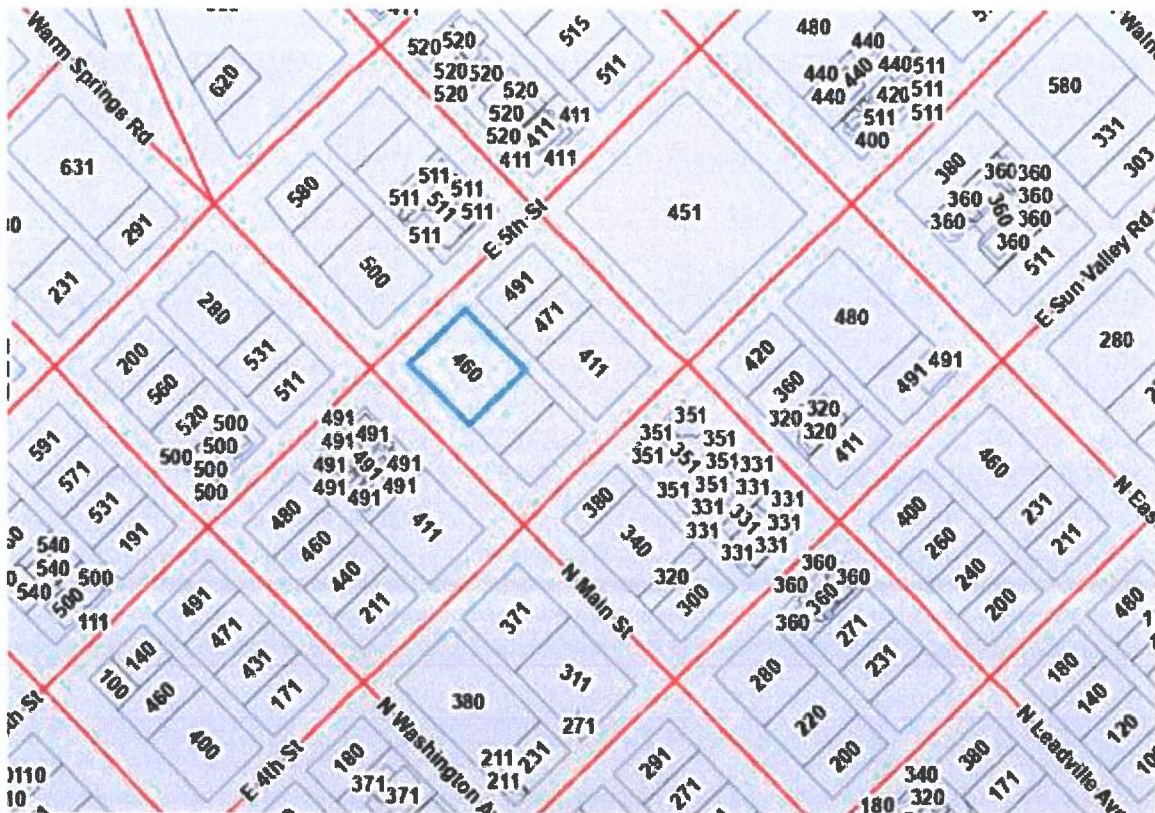
8.3 APPLICABLE COPIES OF SITE DATA/HISTORY

8.4 REGULATORY AGENCY INFORMATION

8.1 MAPS AND PARCEL DATA



USGS Topographic Map, Sun Valley, Idaho Quadrangle, 1967



Parcel Map, Blaine County GIS

A RECORD OF SURVEY FOR: KETCHUM BLOCK 5, LOTS, 3 & 4 APRIL 2017



LEGEND

Instrument # 642700
Surveyed on 04/11/17
Surveyed by: [Name]
Reviewed by: [Name]

- BOUNDARY LINE
- 2017 EASEMENT
- 2017 EASEMENT
- 2017 EASEMENT
- 2017 EASEMENT

NOTES

- THE PURPOSE OF THIS RECORD OF SURVEY IS TO SHOW MONUMENTS SET BY OR FOUND AT THE EXTREME CORNERS OF LOTS 3 & 4, BLOCK 5, KETCHUM TOWNSHIP, AS SHOWN ON THAT PLAT OF THE VILLAGE OF KETCHUM TOWNSHIP RECORDED AS INSTRUMENT RECORDS OF BLAINE COUNTY, IDAHO.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT OF REAL PROPERTY INTERESTS OTHER THAN THOSE SHOWN OR LISTED HEREON: BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING REGULATIONS, EASEMENTS, RIGHTS OF WAY OR ANY OTHER LAND USE REGULATIONS.
- METES AND BOUNDS DESCRIPTION: (EXTERIOR OF LOTS 3 AND 4 COMMENCING AT THE BLAINE COUNTY GIS POINT KNOWN AS KENDRICKS 1/4 THENCE N64°57'14" E A DISTANCE OF 281.84 FEET TO THE BLAINE COUNTY GIS POINT KNOWN AS 45TH STREET, THENCE S43°12'17" W A DISTANCE OF 133.24 FEET TO A MONUMENT MARKING THE CENTERLINE OF LEADVILLE AVENUE AND EAST FIFTH STREET, THENCE S 47°39'57" W A DISTANCE OF 288.74 FEET TO A MONUMENT MARKING THE CENTERLINE OF EAST FIFTH STREET AND STATE HIGHWAY 76, THENCE N 82°31'29" E A DISTANCE OF 88.00 FEET TO THE POINT OF BEGINNING, THENCE S 43°38'23" E A DISTANCE OF 88.88 FEET, THENCE S 44°22'14" E A DISTANCE OF 110.00 FEET, THENCE N 47°38'12" W A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING, HAVING AN APPROXIMATE AREA OF 41588 SQUARE FEET OR 0.95 ACRES.

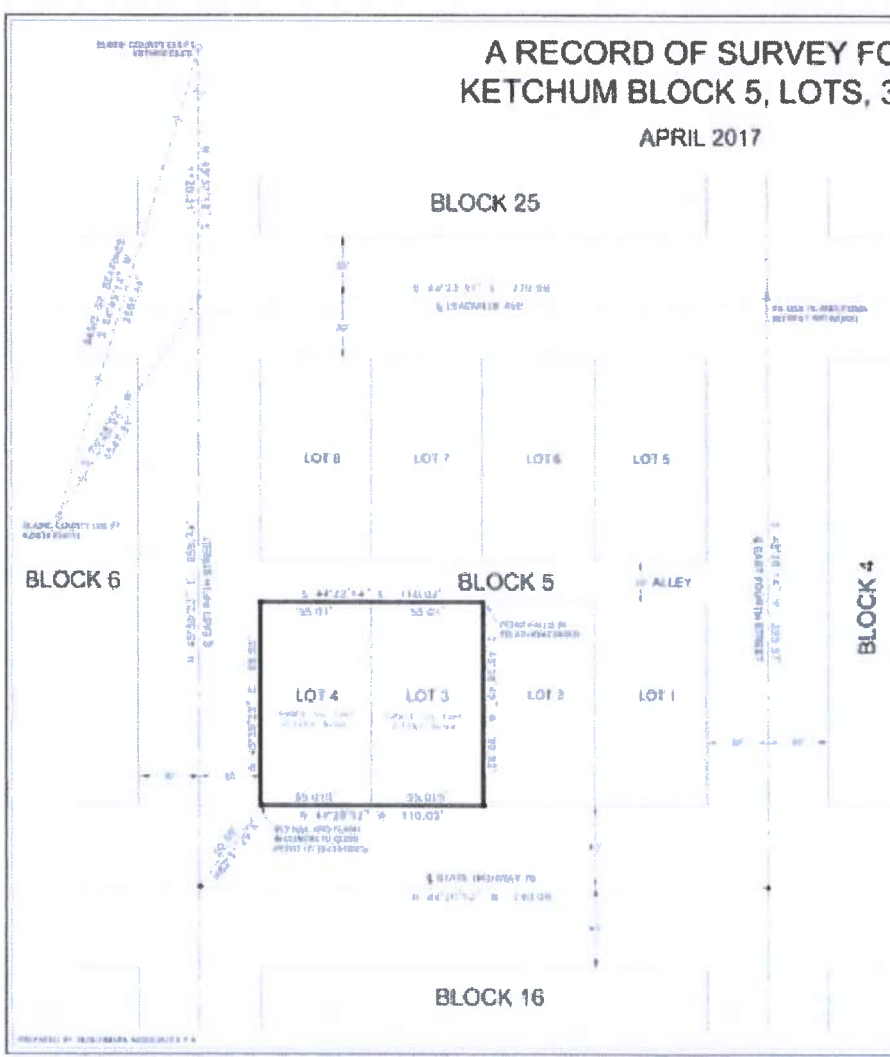
SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF IDAHO AND THAT THIS MAP IS A TRUE AND ACCURATE MAP OF THE LAND SURVEYED UNDER MY DIRECT SUPERVISION AND THAT IT IS IN CONFORMANCE WITH THE IDAHO STATE CODE.

LARRY J. JONES, PLS 12184

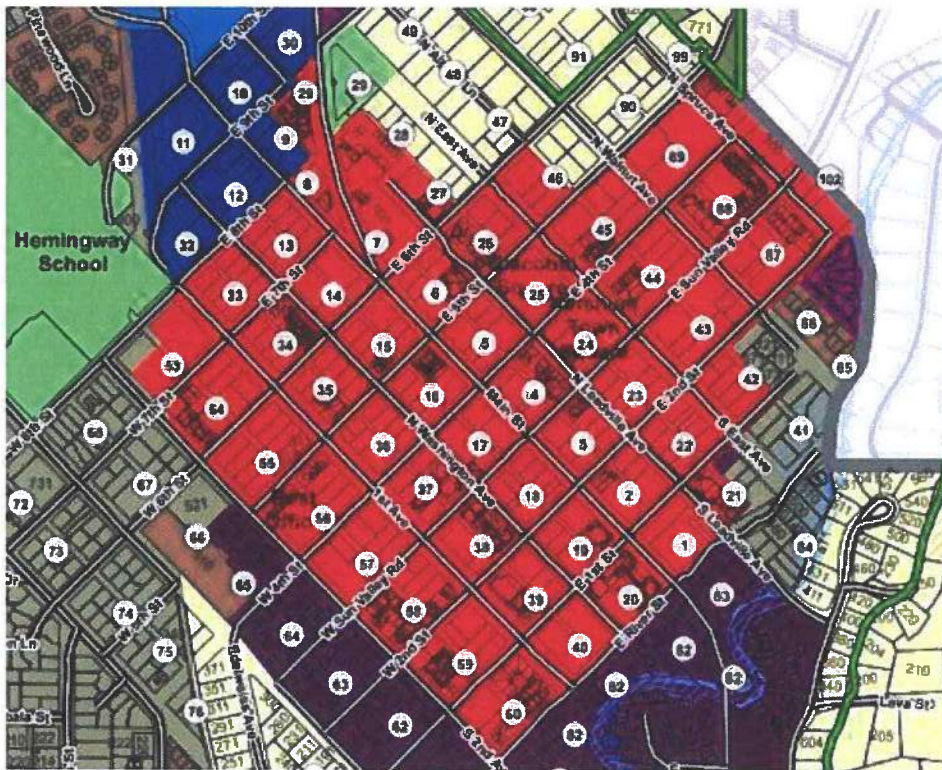


**A RECORD OF SURVEY FOR
KETCHUM BLOCK 5, LOTS 3 & 4**

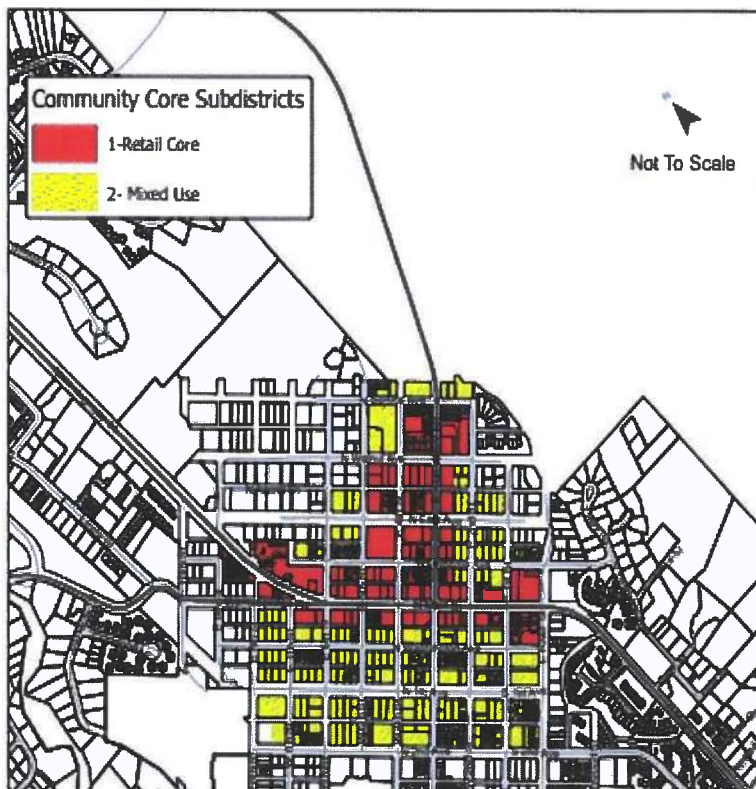
LOCAL INSTRUMENT # 642700
FILED IN TOWNSHIP & COUNTY RECORDS, BLAINE COUNTY, IDAHO
OFFICE OF REGISTERED LAND SURVEYORS
1000 WEST MAIN STREET, BOISE, IDAHO 83725
PHONE: 208-333-4444 FAX: 208-333-4444
WWW.IDAHO.SURVEYORS.COM



A Record of Survey for Ketchum Block 5, Lots 3 & 4, Recorded 4/11/17 (#642700)



Community Core Sub-Districts



Overlays	
[Yellow Box]	WSDA District 17.000
[Orange Box]	WSDA 1 District 17.101
[Blue Box]	Floodplain
[Pink Box]	Artesia
[Green Line]	Mtn. Overlay
Zoning Districts	
[Green Box]	AF Agricultural & Forestry
[Red Box]	CC Community Core (See Inset)
[Brown Box]	GR-H General Residential High Density
[Olive Box]	GR-L General Residential Low Density
[Dark Blue Box]	LI-1 Light Industrial 1
[Blue Box]	LI-2 Light Industrial 2
[Light Blue Box]	LI-3 Light Industrial 3
[Yellow Box]	LR Unlimited Residential
[Orange Box]	LR-1 Limited Residential 1 Ac.
[Light Orange Box]	LR-2 Limited Residential 2 Ac.
[Green Box]	RJ Recreation Use
[Dark Red Box]	STD-1 Short Term Occupancy 1 Ac
[Pink Box]	STD-4 Short Term Occupancy A Ac
[Light Pink Box]	STD-H Short Term Occupancy High Density
[Dark Purple Box]	T Tourist
[Light Purple Box]	T-3000 Tourist 3000
[Dark Purple Box]	T-4000 Tourist 4000

September 2020

**Subject Property is Community Core, Retail Subdistrict
Per City of Ketchum Zoning Map, September 2020**

Parcel Information Per Ketchum and Blaine County GIS System Website

Assessor's Information for Parcel Number:RPK0000005003A

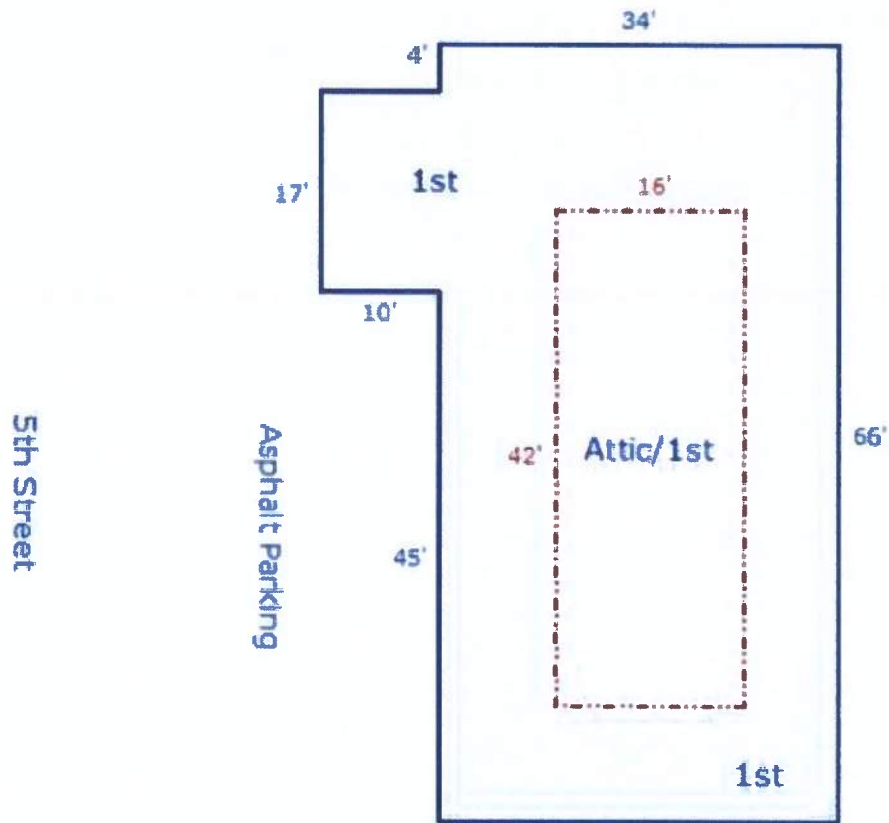
Parcel Number	RPK0000005003A
Owner	MAIN STREET REALTY PARTNERS LLC
Address	460 N MAIN ST
Legal Description	KETCHUM LOT 3 & 4 BLK 5 11,000SF
Mailing Address	PO BOX 6770 KETCHUM ID 83340-0000
Acres	0.253
Land Value	\$1,667,380
Farm Value	\$0
Commercial Value	\$123,963
Residential Value	\$0
Manufactured Value	\$0
Personal Property Value	\$0
Market Value	\$1,791,343
Home Owner Exemption	\$0
Taxable Value (2020)	\$1,791,343
Sketch	View Sketch

Planning and Zoning Info for Parcel Number:RPK0000005003A

Parcel Number	RPK0000005003A
Owner	MAIN STREET REALTY PARTNERS LLC
Address	460 N MAIN ST
Legal Description	KETCHUM LOT 3 & 4 BLK 5 11,000SF
Mailing Address	PO BOX 6770 KETCHUM ID 83340-0000
Zoning	CC
Mountain Overlay District	No
Floodplain	No
Avalanche	No
Subdistrict	1

Characteristic Information for Parcel Number:RPK0000005003A
Commercial Characteristic Records:1

Parcel Number	RPK0000005003A
Owner	MAIN STREET REALTY PARTNERS LLC
Address	460 N MAIN ST
Legal Description	KETCHUM LOT 3 & 4 BLK 5 11,000SF
Mailing Address	PO BOX 6770 KETCHUM ID 83340-0000
Commercial Record	1
Total Sq. Ft.	3086
Number of Stories	2
Number of Units	0
Year Built	1962
State Category Code	42
Ground Floor Square Feet	0
Total Land Acreage	0.000



Sketch of Building from Blaine County Assessor file



Photo from Blaine County Assessor file, not dated but assumed 1993 (assessment year)

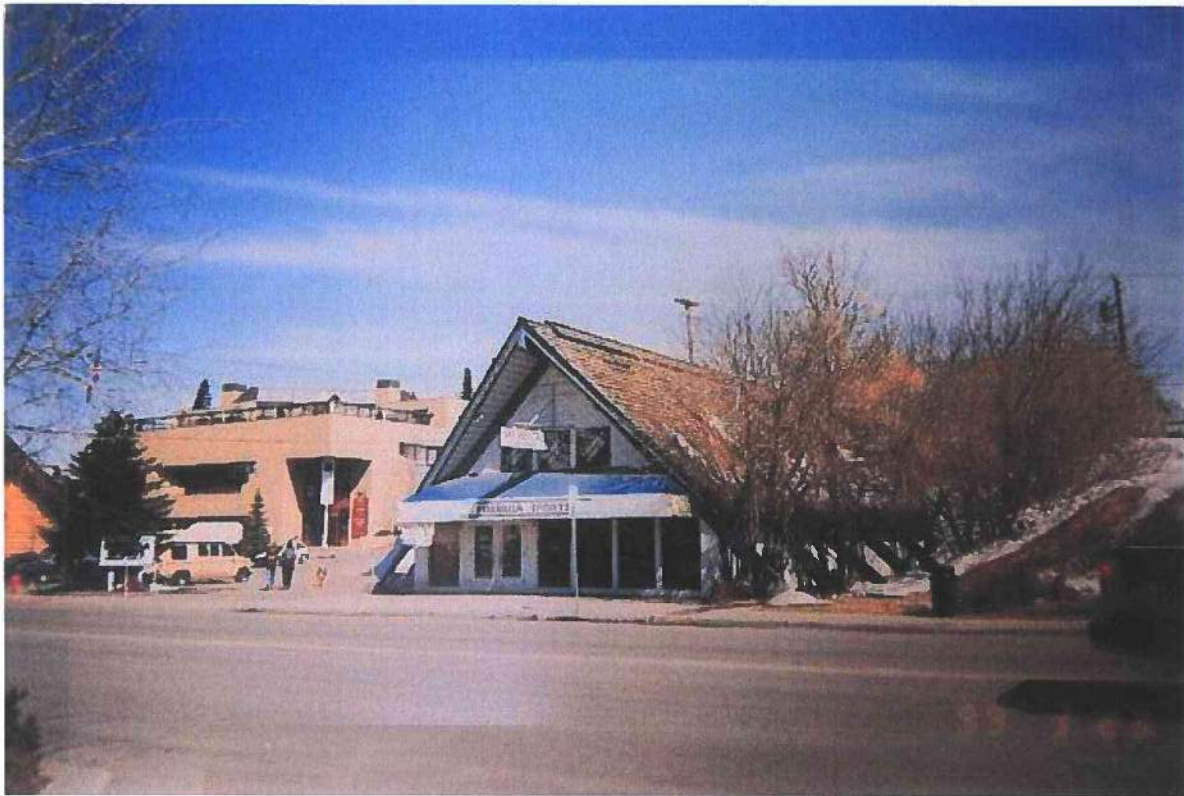


Photo from Blaine County Assessor file, 3/23/99



Photo from Blaine County Assessor file, 4/16/07



Photo from Blaine County Assessor file, 11/17/10

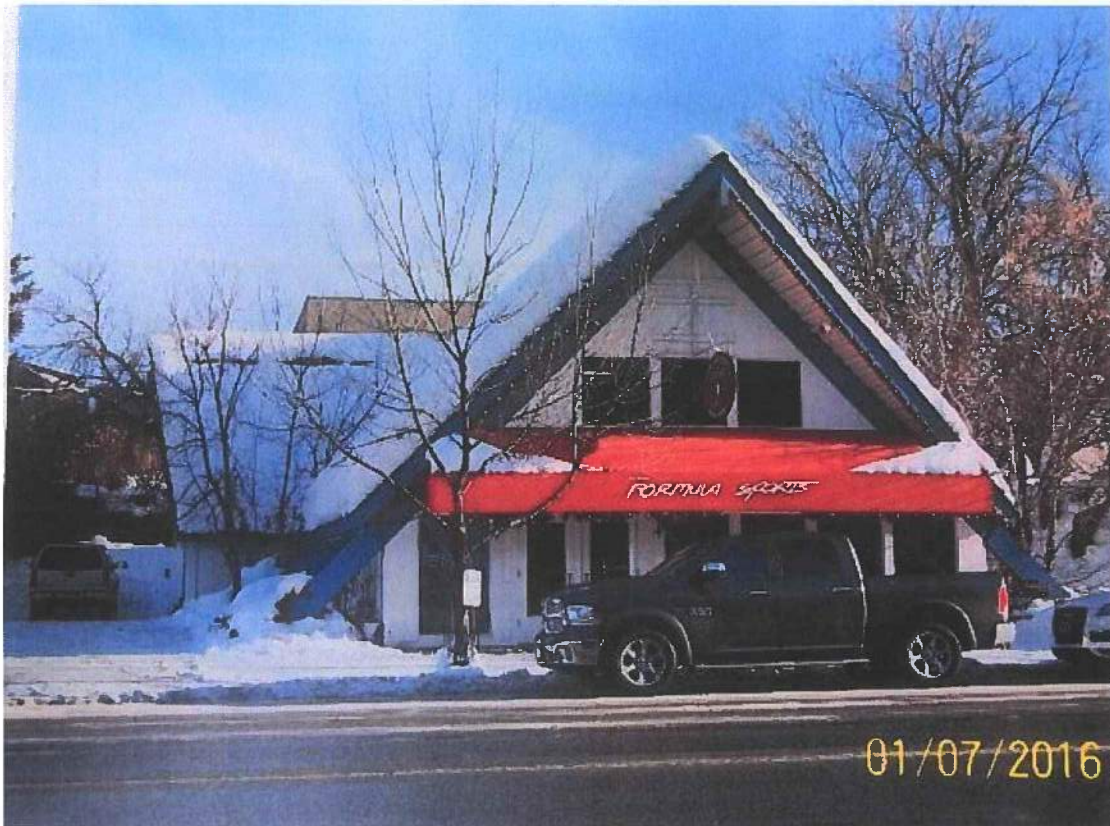


Photo from Blaine County Assessor file, 1/17/16

8.2 SITE VISIT PHOTOGRAPHS



Photo 1: Looking N toward subject property from across Main Street
Note: elevated concrete curbing; slope of land; water spigot near S corner

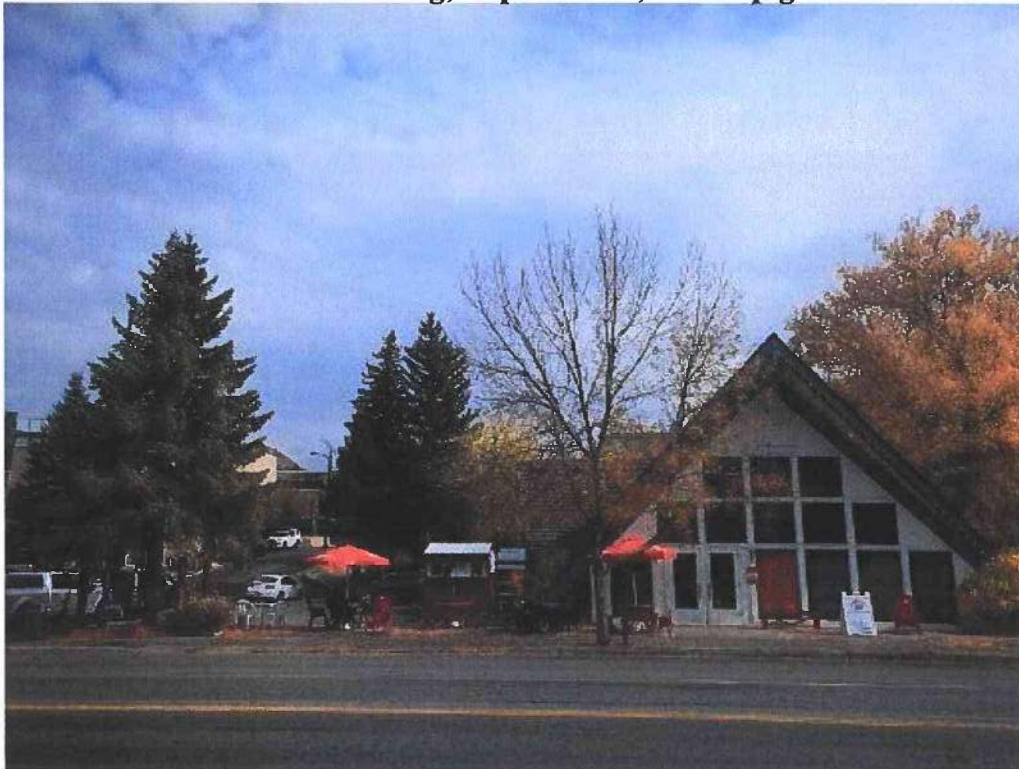


Photo 2: Looking NE toward subject building from across Main Street
Note: Irving's Hot Dogs has been located on subject property since the summer; operated next door on "hotdog hill" for 23 years



Photo 3: Looking NE toward from corner of Main and E 5th Streets
Note: nearest storm drain at corner; area slope



Photo 4: Looking SE toward NW side of building
Note: Irving's Hotdogs uses adjacent shed; paved lot

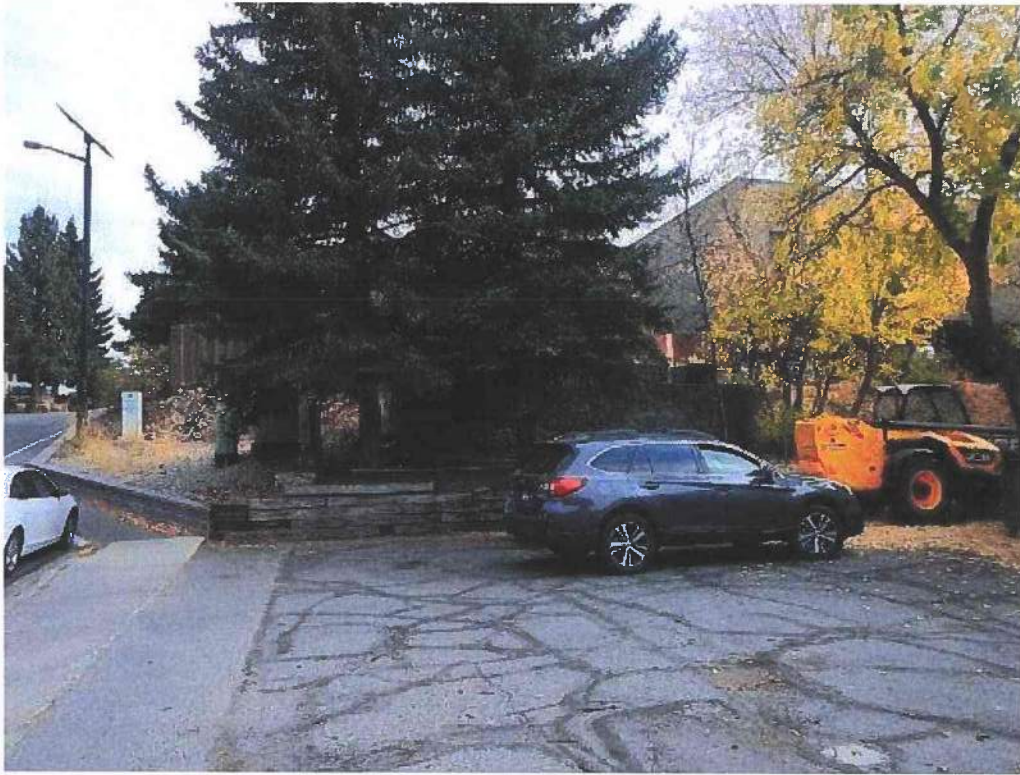


Photo 5: Looking NE toward property corner post (in front of green Cox box)

Note: slope of land to the NE; railroad tie retaining wall; concrete wall hides electric transformers

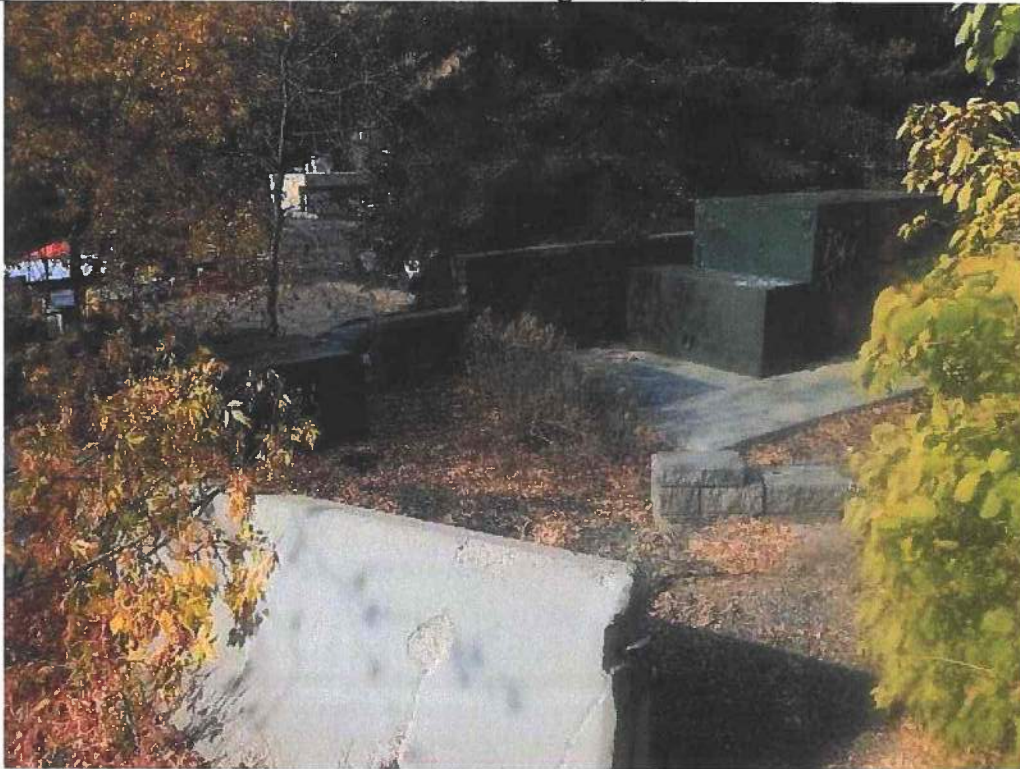


Photo 6: Nearest electric transformers within concrete walled area NE of subject property

Note: no evidence of leakage of transformer oil observed



**Photo 7: Looking S toward rear of subject building
Note: property corner marker between Lots 3 and 4; forklift**



**Photo 8: Looking W toward E corner of subject building
Note: slope from adjacent property; gas meter; numerous leaves blocking visibility of ground**



Photo 9: access conduits observed outside rear corner of building
Note: appear to be water related



Photo 10: View inside concrete conduit behind building
Note: metal valve key likely for water shut off



Photo 11: Outside rear of subject building

Note: gas meter; vent pipe; compressor; electric meter; layers of plywood and fiberboard prevented visual observation of ground



Photo 12: Outside east corner of building

Note: piles of piping, tarp, leaves prevented visual observation of ground

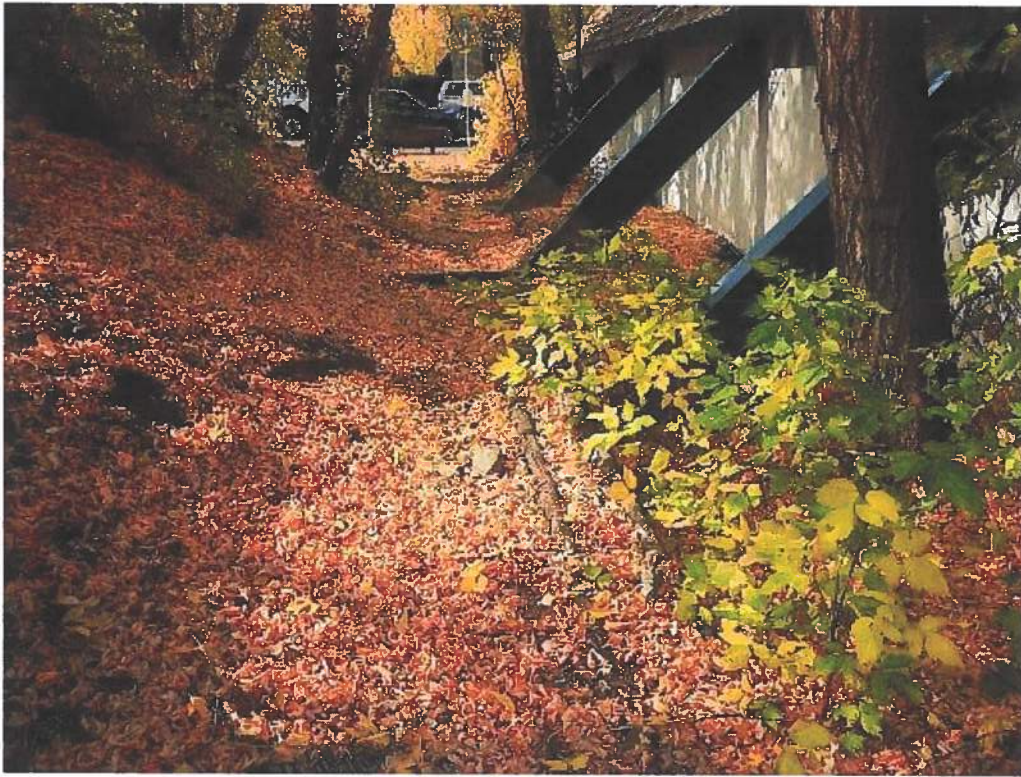


Photo 13: View outside SE side of building

Note: leaves prevented view of ground but several pipes and pieces of wood observed below leaves



Photo 14: View of iron pipe observed along hillside outside SE side of building

Note: appears to continue up the hill to the east



Photo 15: View inside subject building

Note: carpeted floor; paneled and drywalled walls; forced air heat; fluorescent lighting

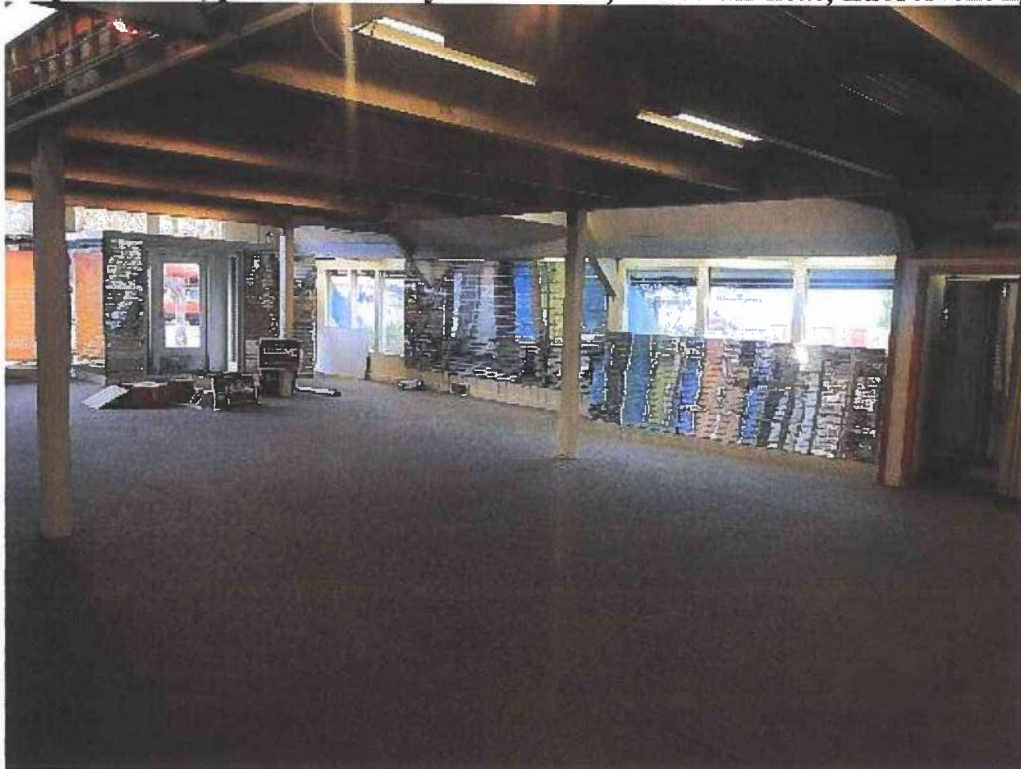


Photo 16: Another view inside building

Note: mezzanine level above

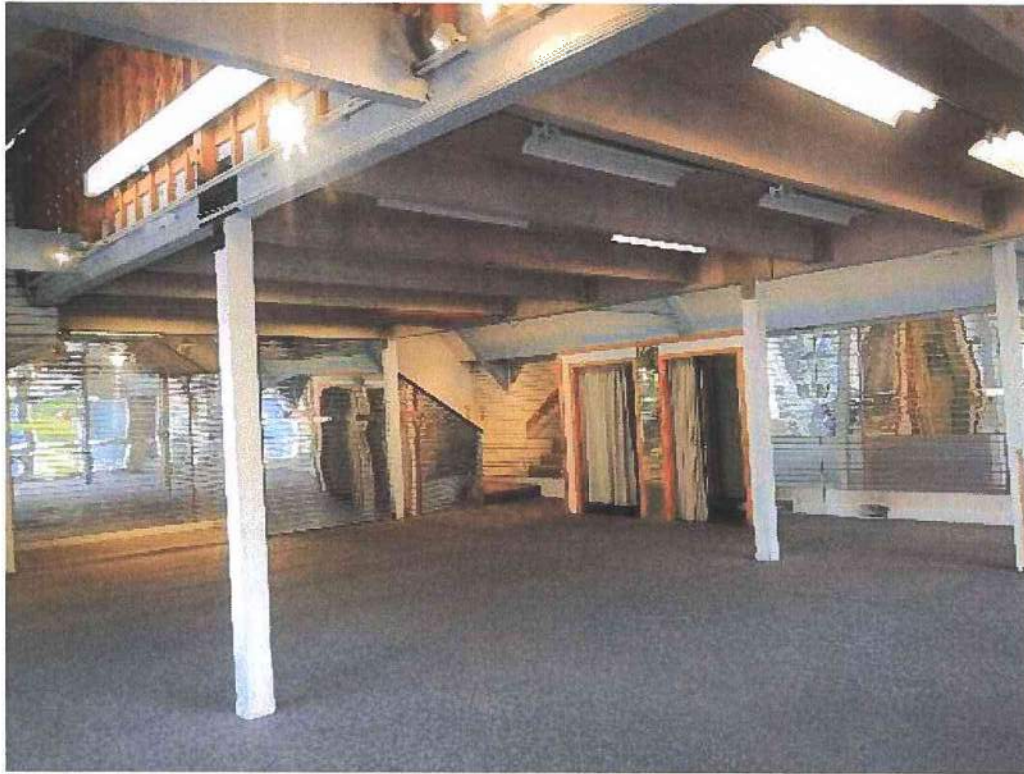


Photo 17: view of interior of main area
Note: dressing rooms and stairs to mezzanine

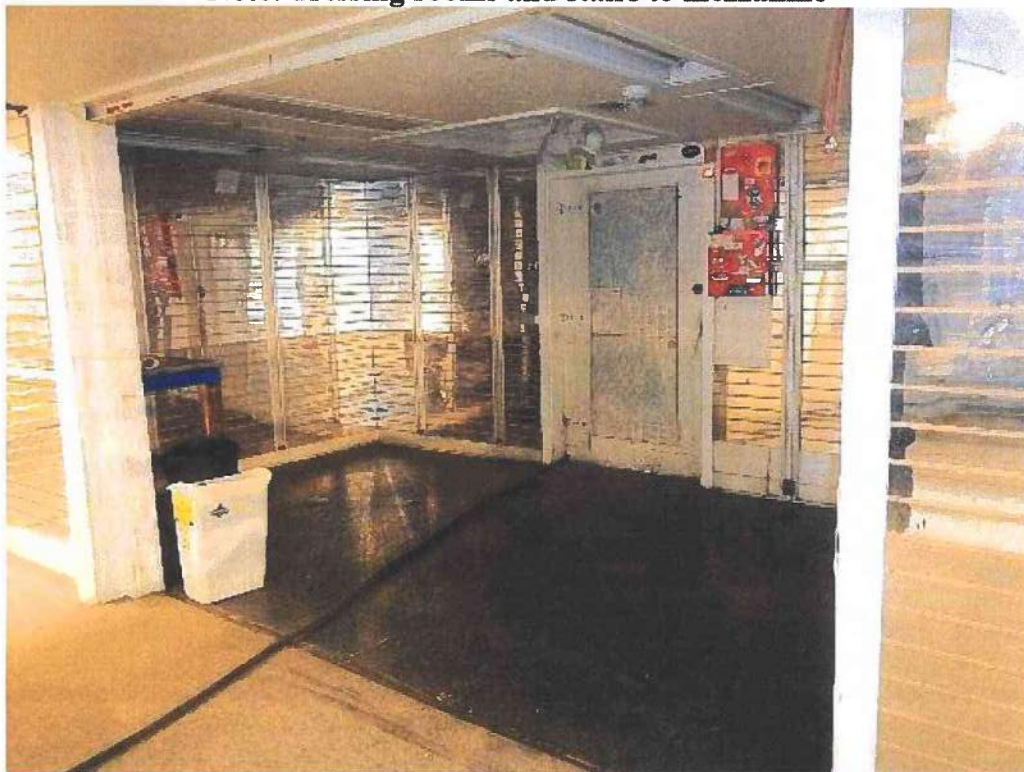


Photo 18: Extension to north side of building
Note: vinyl floor



Photo 19: employee restroom
Note: sheet vinyl floor



Photo 20: Gas furnace in furnace room
Note: strong diesel (heating oil) odor; concrete floor

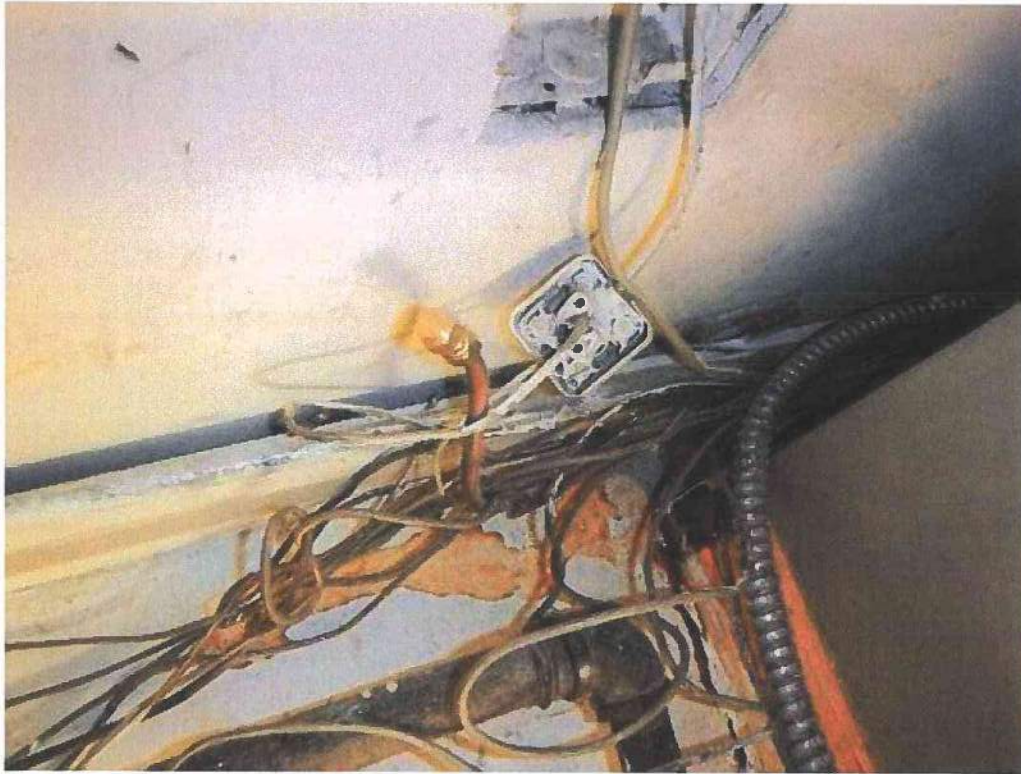


Photo 21: View of piping, conduit and wiring behind furnace

Note: Two copper tubes (vent/fill) of the size observed in this photo are associated with heating oil tanks



Photo 22: View of mezzanine



Photo 23: Work room on mezzanine level
Note: sheet vinyl floor, fan and exhaust piping

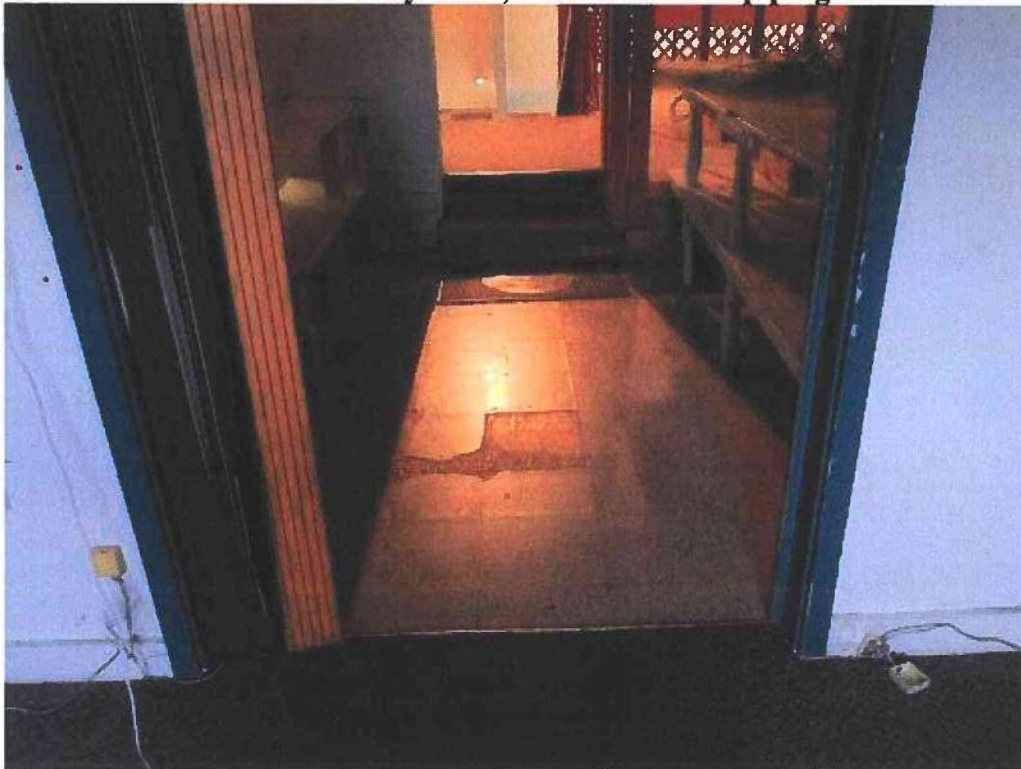
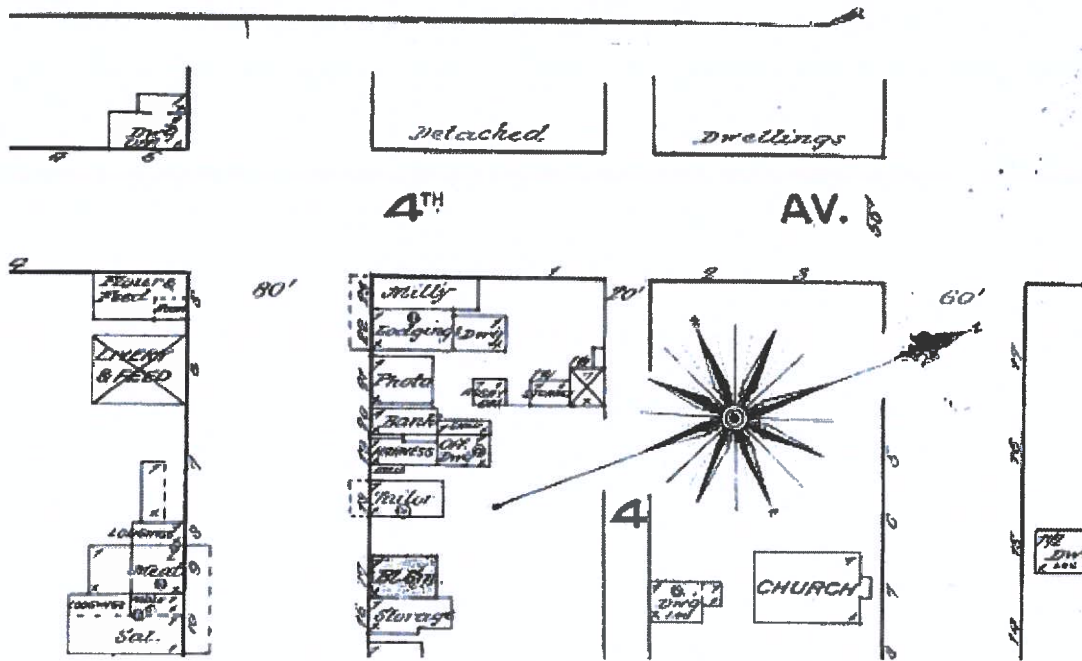


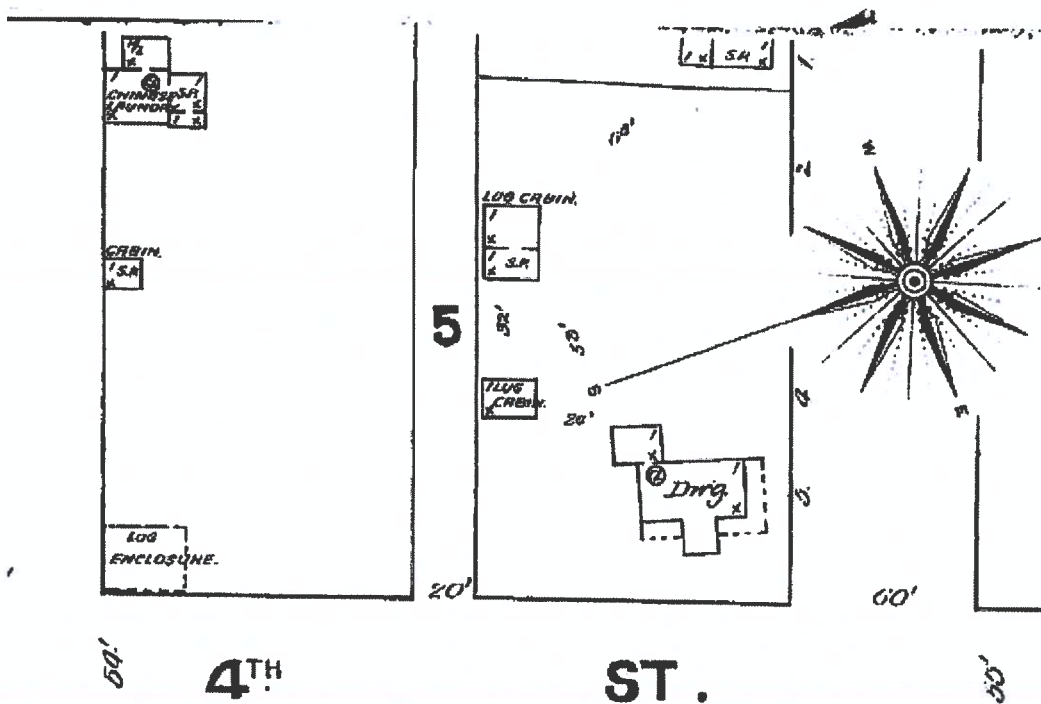
Photo 24: Hallway on mezzanine level with vinyl floor tile

8.3 APPLICABLE COPIES OF SITE DATA/HISTORICAL INFORMATION

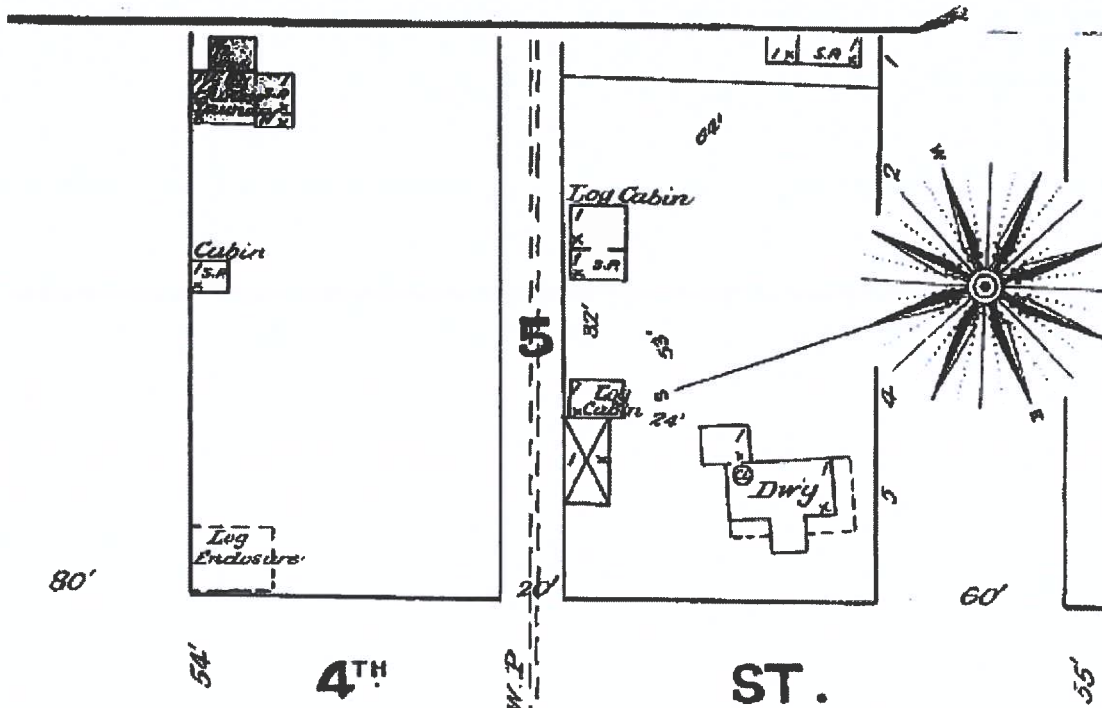


January 1885 Sanborn Map

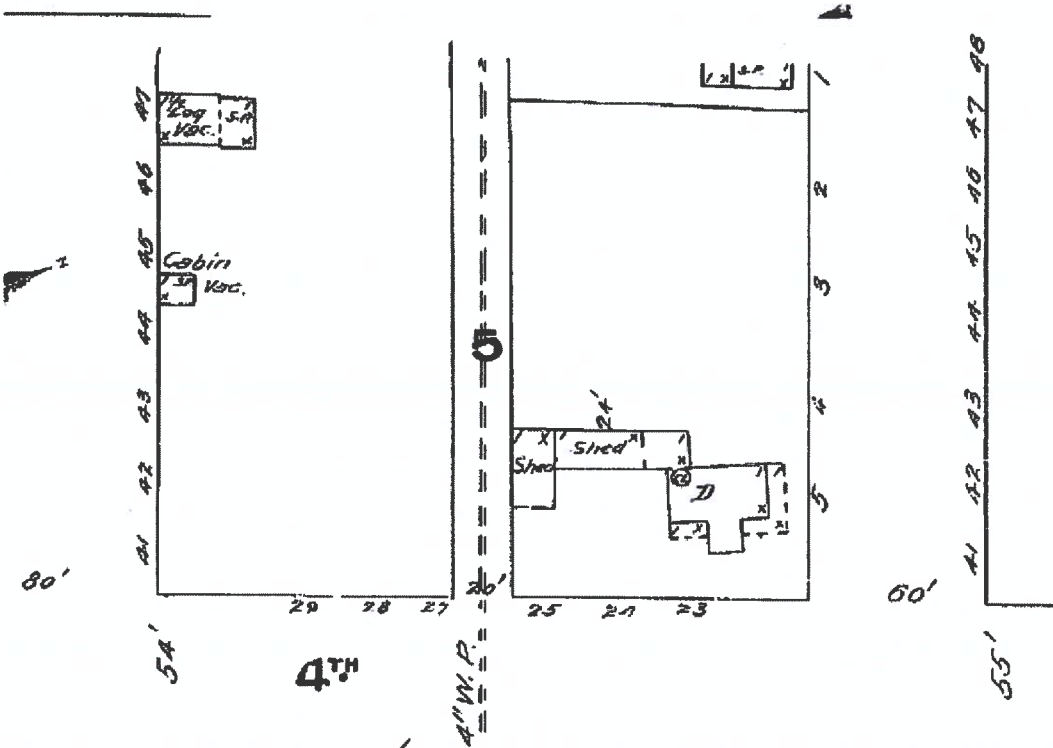
Note: only edge of Block 5 is shown- Detached Dwellings



June 1888 Sanborn Map



August 1890 Sanborn Map



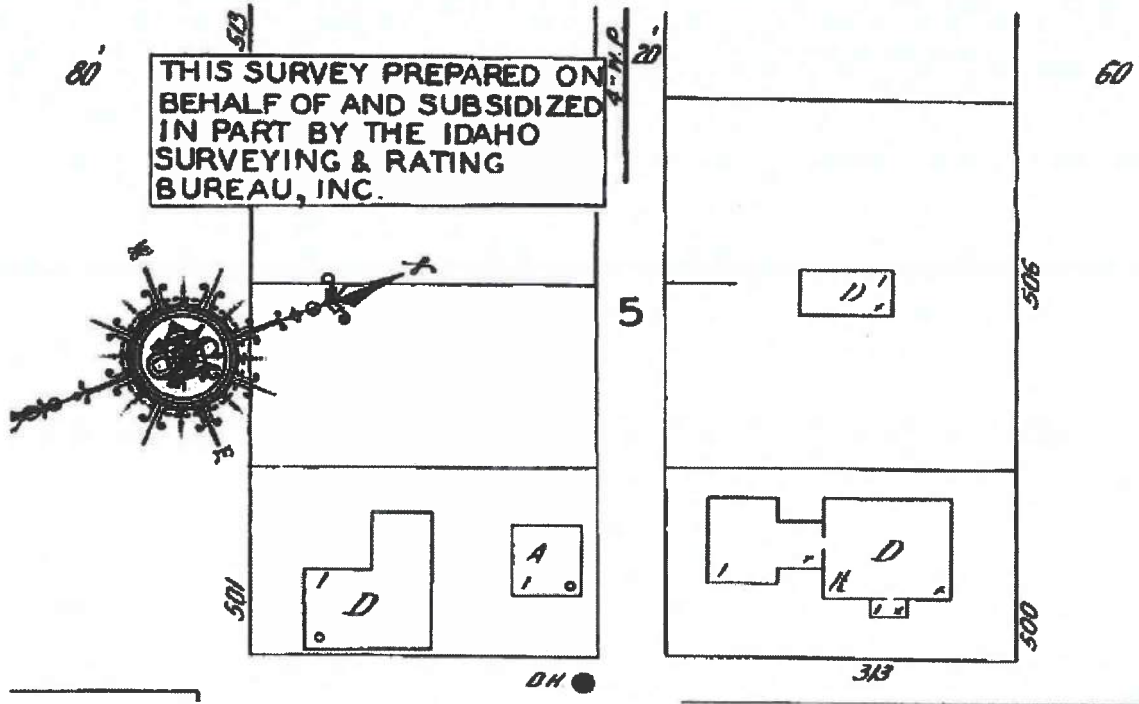
August 1897 Sanborn Map



1930 Aerial Photograph from Sun Valley An Extraordinary History



Photo CV0 1B 126/7; 9/29/43, US Natural Resources Conservation Service



July 1955 Sanborn Map, Blaine County Historical Museum



Photograph #CVO-5T-46; Date: 8/23/57; Blaine County Assessor Office, Hailey, ID



Photograph #CVO-1EE-71; Date: 7/2/64; US Natural Resources Conservation Service



May 1969: Plate 8, Flood Plain Information Ketchum, Idaho and Vicinity, US Army Corps of Engineers, Walla Walla, Washington District, June 1970



8/9/69 CV0-1KK-160

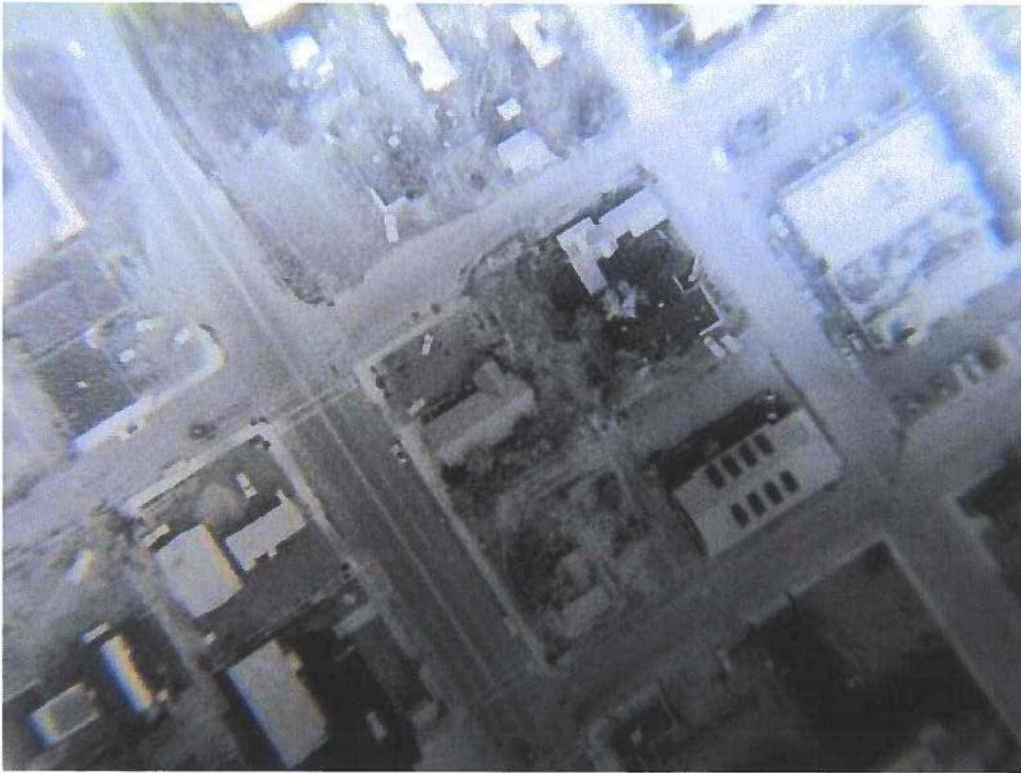


Photo From Blaine County Planning Office 9/27/77



Photo From Blaine County Planning Office 5/04/83

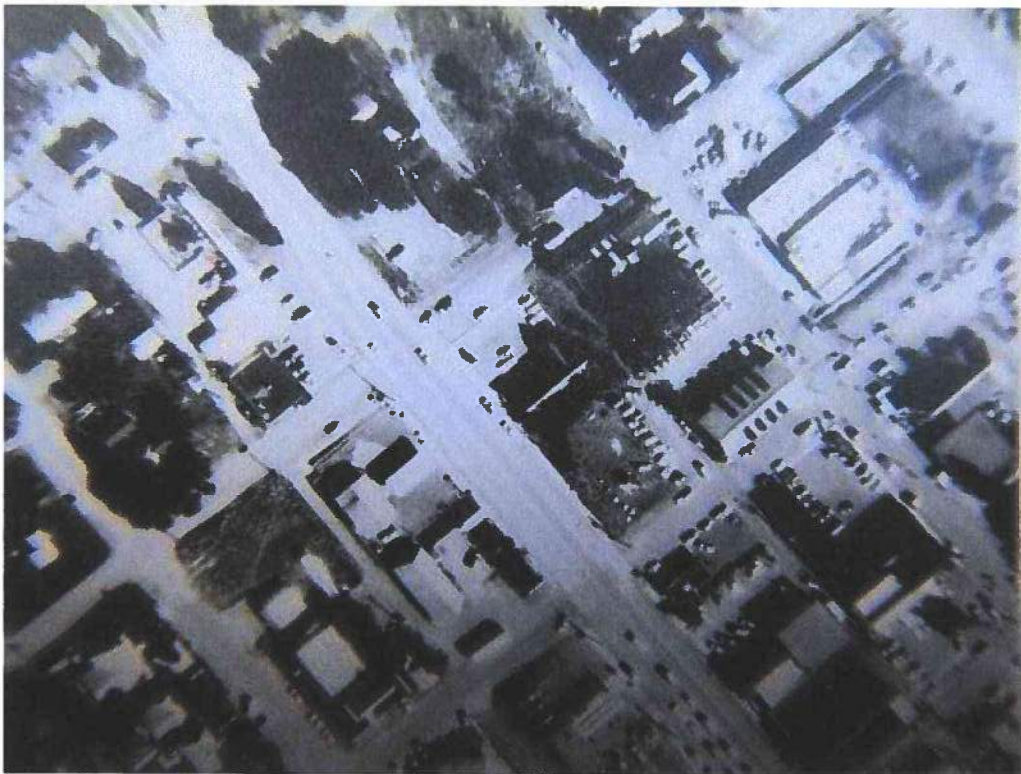


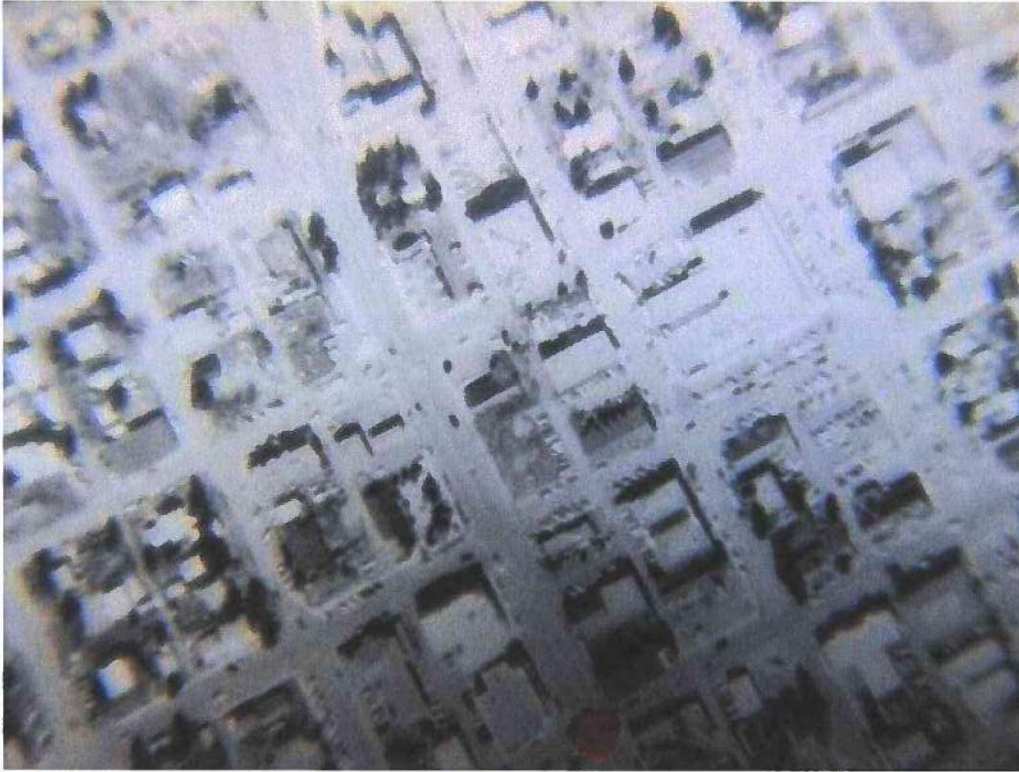
Photo From Blaine County Planning Office 8/26/83



Photo From Blaine County Planning Office 6/23/86



8/8/92 Google Earth



April 1995 Aerial Photograph From Planning and Zoning Office



6/7/97 Aerial Photograph From Planning and Zoning Office



8/8/02 Aerial Photograph From Planning and Zoning Office

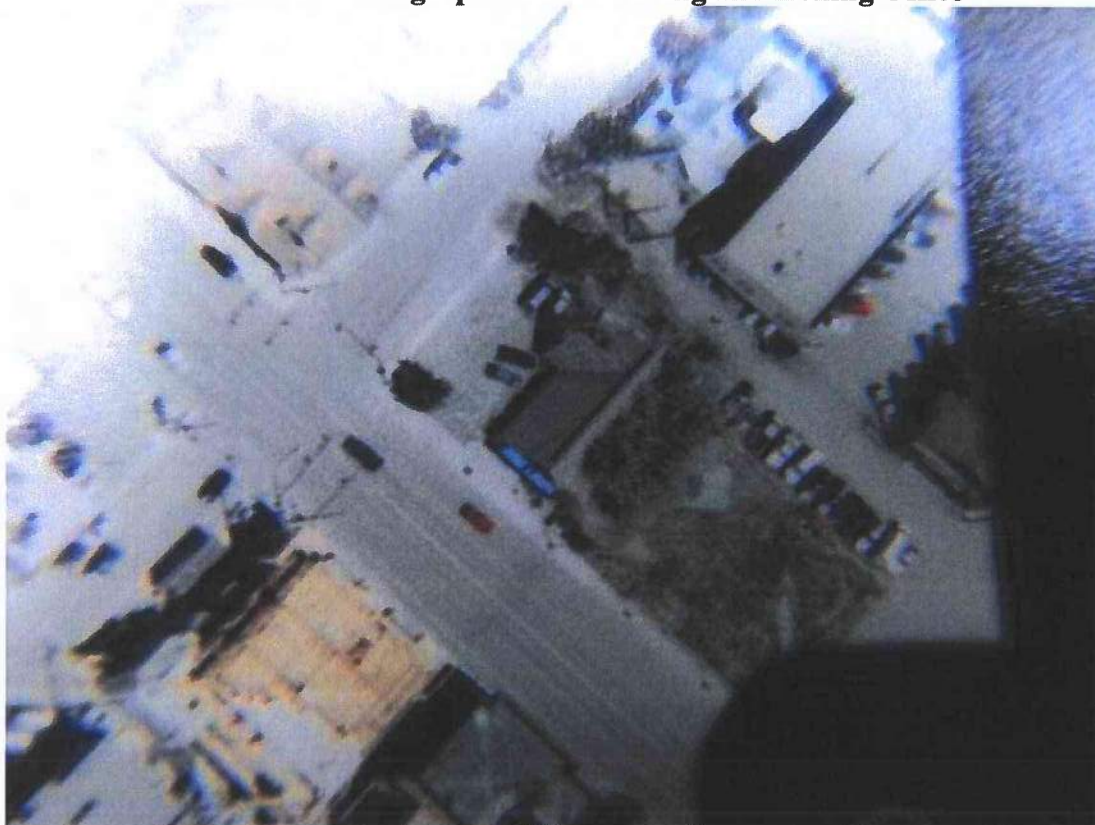


Photo From Blaine County Planning Office 4/27/06

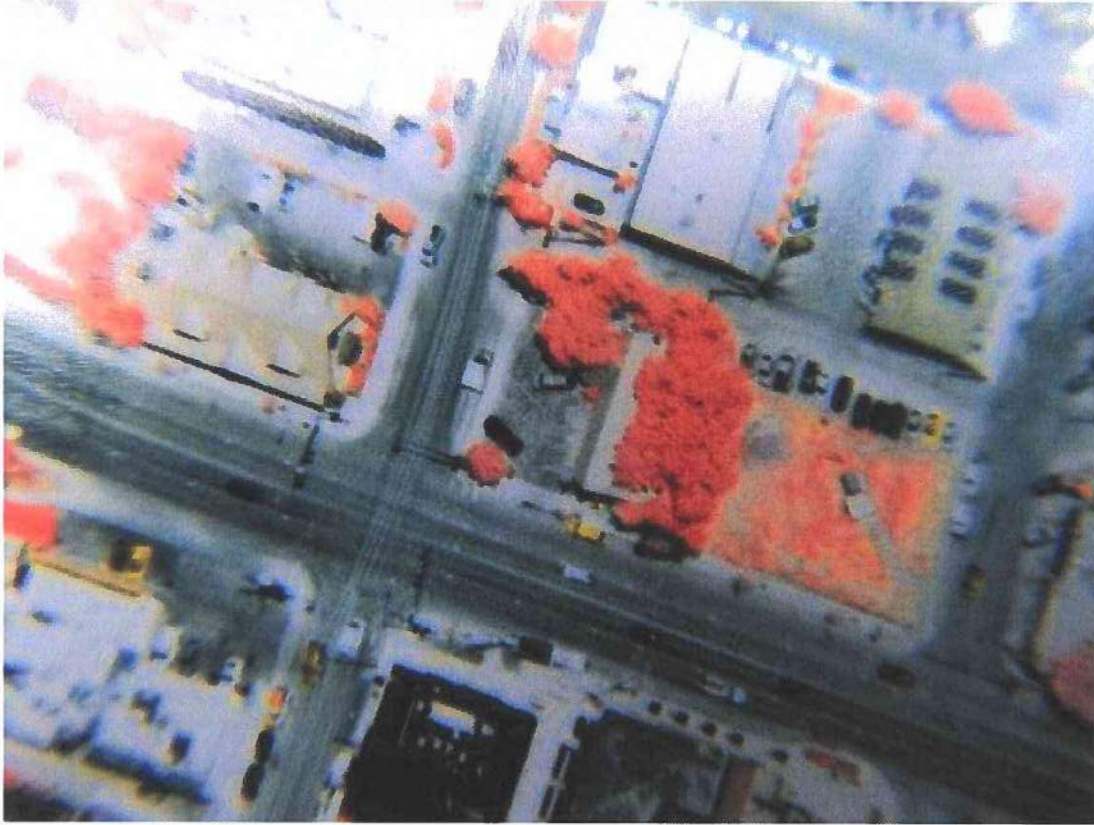


Photo From Blaine County Planning Office 5/25/06



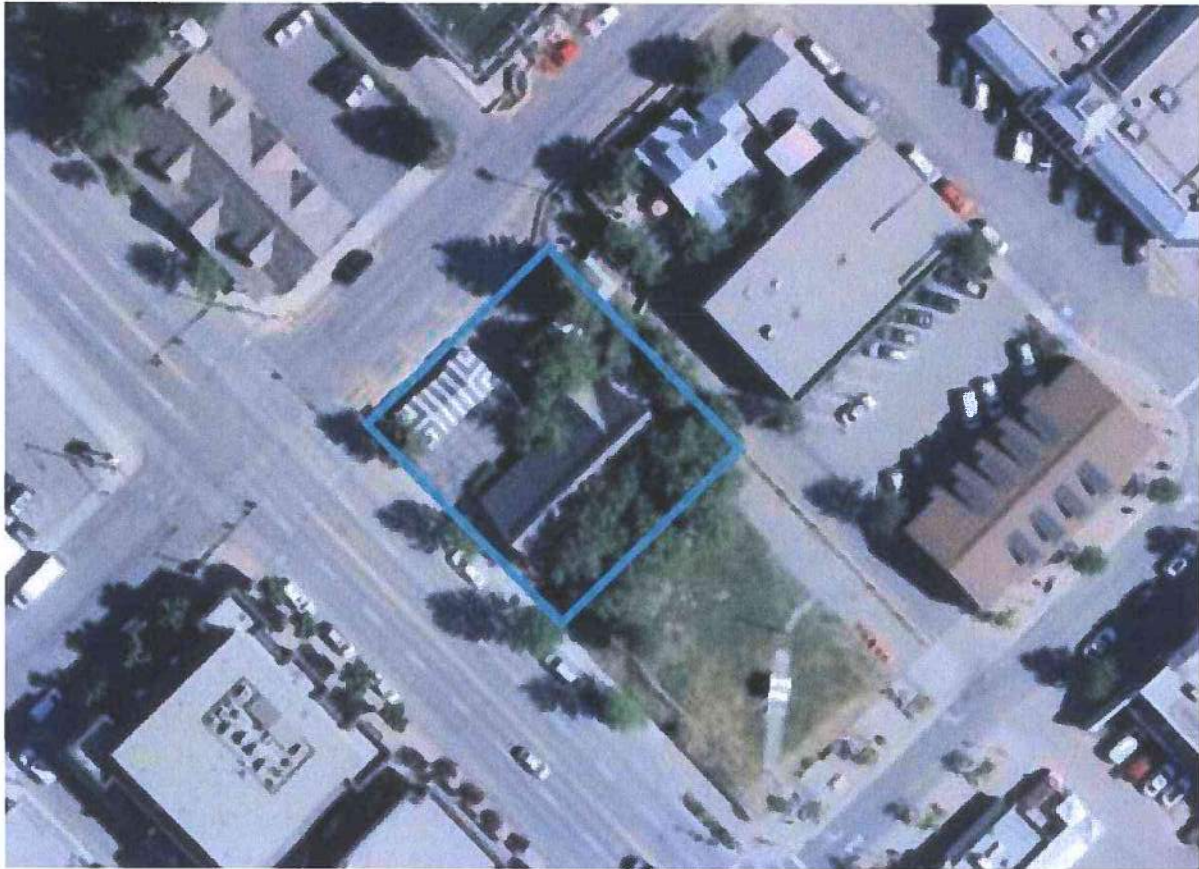
6/23/09 Google Earth



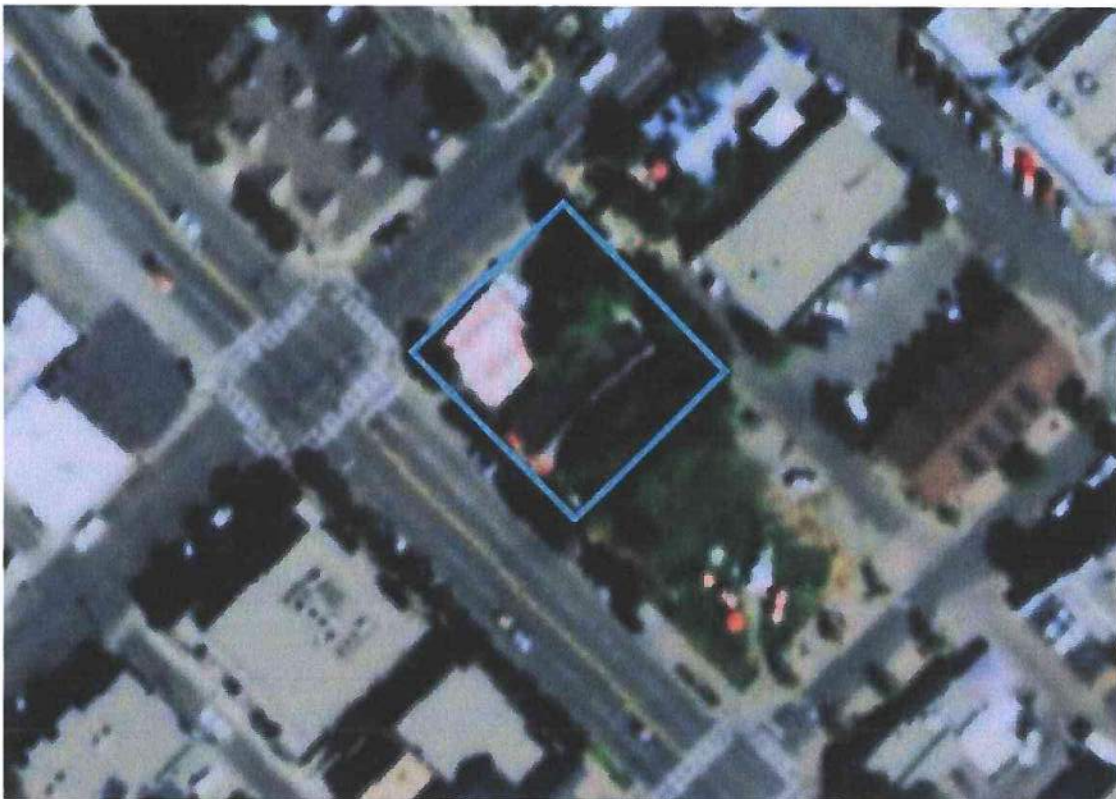
7/20/13, Google Earth



7/1/16, Google Earth



6/2/17 Photo from Blaine County GIS



2019 Photo, Blaine County GIS

8.4 REGULATORY AGENCY INFORMATION

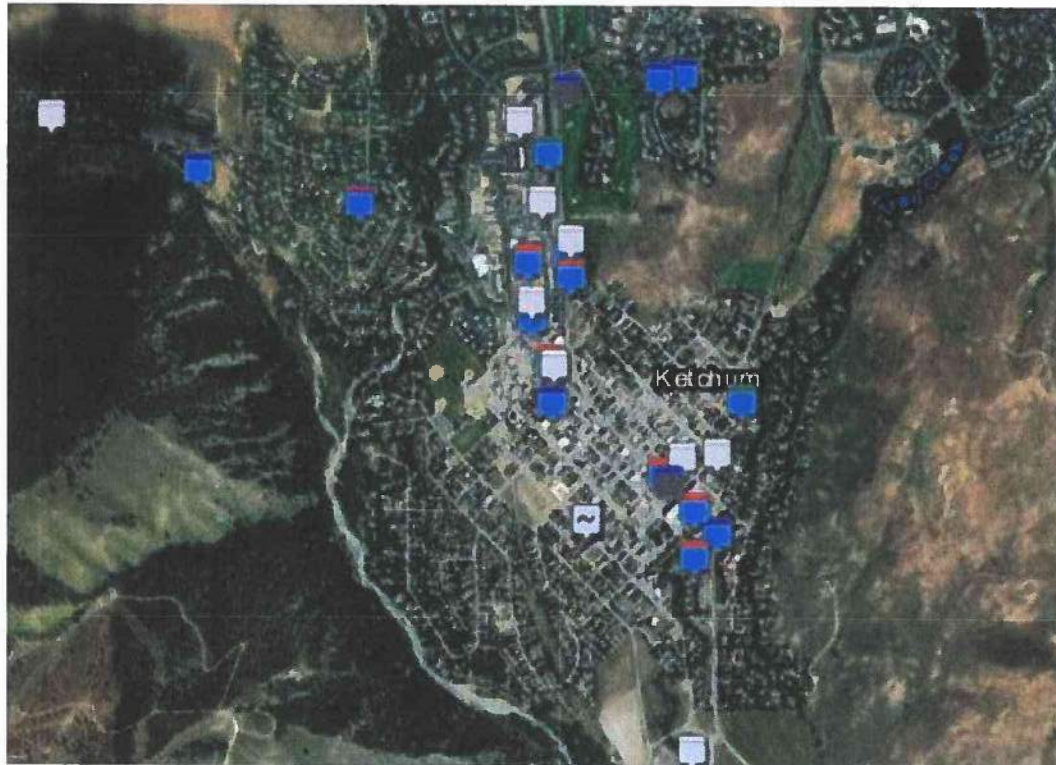


https://enviro.epa.gov/enviro/efsystemquery.multisystem?sic_type=Equal%20to&sic_code_to=&naics_type=Equal%20to&naics_to=&chem_name=&chem_search=Beginning%20With&cas_num=&page_no=1&output_sql_switch=FALSE&report=1&database_type=Multisystem&minx=-114.382878&miny=43.676021&maxx=-114.348546&maxy=43.693400&ve=14.43.684711.-114.365712

LIST OF EPA-REGULATED FACILITIES IN ENVIROFACTS: 10/07/21; Total Number of Facilities Displayed: 18

FACILITY INFORMATION	AFS	ACRES	BR	CERCLIS	GHG	PCS/ICIS	RADInf	RCRAInfo	TRI	TSCA
AUBERGE RESORT 300 E RIVER ST. KETCHUM, ID 83340										
B AND C BODY SHOP 500 BELL DRIVE SUITE 3 KETCHUM, ID 83340	Minor, permanently closed, no listed violations									
BIOMYNE TECHNOLOGY CO 301 BELL DRIVE STE 61 KETCHUM, ID 83340								Inactive, no listed violations		
CHEVRON USA INC SS 73441 317 N MAIN KETCHUM, ID 83340								Inactive, no listed violations		
CHRISTIANA MOTOR LODGE 651 SUN VALLEY RD KETCHUM, ID 83340	Minor, permanently closed, no listed violations									
IDAHO BIOSCIENCE 101 LEWIS ST KETCHUM, ID 83340								Active, very small quantity generator, no listed violations		
IMC KETCHUM 826 N WASHINGTON KETCHUM, ID 83340								NPDES non- major; storm water industrial; expired; no listed violations		
JACKSON'S FOOD STORE #106 258 NORTHWOOD WAY KETCHUM, ID 83340	Minor, operating, no listed violations									
KETCHUM CITY FIRE DEPT 911 WARM SPRINGS RD KETCHUM, ID 833402315								Inactive, no listed violations		
KETCHUM CITY FS SITE 171 RIVER ST KETCHUM, ID 83340								Very small qty generator; No listed violations		

FACILITY INFORMATION	AFS	ACRES	BR	CERCLIS	GHG	PCS/ICIS	RADInf	RCRAInfo	TRI	TSCA
KETCHUM LOOP PHASE 2 CITY OF KETCHUM KETCHUM, ID 83353						NPDES minor; storm water construction; no listed violations; terminated permit				
SCOTT-MATHAUSER CORP BITTERROOT RD NO 100 SUN VALLEY, ID 83353								Inactive, no listed violations		
SUN VALLEY CLEANERS KETCHUM 220 LEWIS ST KETCHUM, ID 83340								Inactive, no listed violations		
SUN VALLEY CO RESORT 1 SUN VALLEY RD SUN VALLEY, ID 83353								Active, very small quantity generator, no listed violations in 5 years		
SUN VALLEY RESORT EMPLOYEE RESIDENCES HORSEMANS CENTER RD KETCHUM, ID 83340						NPDES minor, no listed violations; permit terminated				
THUNDER SPRING RESIDENCES 126 SADDLE ROAD KETCHUM, ID 83340						NPDES non- major; storm water construction; no listed violations				
VALS KETCHUM TEXACO 131 N MAIN AVE KETCHUM, ID 83340								Inactive, no listed violations		
WARFIELD DISTILLERY AND ALE HOUSE 280 N MAIN KETCHUM, ID 83340						NPDES non- major; storm water construction; no listed violations; permit not needed				



Facility Characteristics

Facility Type

0 Major 37 Minor

Facility Permit/ID

7 Has Water Permit (ICIS NPDES)
 3 Has ICIS Air ID 10 Has RCRA ID
 0 Has TRI Releases

Enforcement and Compliance Characteristics

0 Facilities with Violations (1 or more quarters within the past 3 years)



0 Facilities with Formal Enforcement Actions (5 yrs)

0 Yes 37 No



0 Facilities with Informal Enforcement Actions (5 yrs)

0 Yes 37 No



37 Facilities Found

Selected Criteria

Search Type: All Data

State: Idaho ✕

City: Kelchum ✕

Explore Enforcement and Compliance Criteria

- 0 Facilities with Current Violations
- 0 Facilities with Significant Violations
- 0 Facilities with Violations (3 years)
- 0 Facilities with Formal Enforcement Actions (5 years)
- 0 Facilities with Informal Enforcement Actions (5 years)

Facility Name	Mapped	Street Address	FRS ID	Reports	Inspections (5 years)	Significant Violations	Quarters with Noncompliance (3 years)	Formal Enforcement Actions (5 years)
11622 SH-75, BIG WOOD RV RR REPLACEMENT		MAP 126.18 SH 75	110071065413		0	No	0	0
128 SADDLE ROAD TOWNHOMES		128 SADDLE ROAD	110070941340		0	No	0	0
ASPEN HOLLOW HOMEOWNERS ASSOCIATION WELL		CANYON DR	110013069455		0	No	6	0
AUBERGE RESORT SUN VALLEY		300 E RIVER ST.	110070047382		0	No	0	0
BANDY C. BUDY SHOP		500 RFI I DRIVE SUITE 3	110001830686		0	No	0	0
BC RUIII DFRS, INC		110 RFI MONT DRIVE	110070916218		0	No	0	0
BEAVER CREEK STORE		SAWTOOTH SCENIC BYWAY	110040713476		0	No	0	0
BIOMYNE TECHNOLOGY CO		301 RFI I DRIVE STE 01	110005780075		0	No	0	0
CENTURYLINK		205 F AVE	110054078305		0	No	0	0
CHALET MOBILE HOME PARK WELL		ID-75-SCENIC	110013069552		0	No	0	0
CHEVRON USA INC SS 73441		317 N MAIN	110005787498		0	No	0	0
CHRISTIANA MOTOR LODGE		651 SUN VALLEY RD	110001806797		0	No	0	0
CLEAR CREEK DISPOSAL		101 S CLEAR CREEK INDUSTRIAL DRIVE	110070690712		0	No	0	0
COLD SPRINGS SUBDIVISION WELL		MEADOWS LOOP	110013069032		0	No	0	0
COLEMAN TUNNEL		TOWNSHIP 5 NORTH, RANGE 14 EAST, SECTION 1	110070820081		0	No	0	0
DICK YORK AUTOMOTIVE		12728 HIGHWAY 75	110006164710		0	No	0	0
EAGLE CREEK PARTNERS LLC		HIGHWAY 75 AND EAGLE CREEK ROAD	110037268710		0	No	0	0
EKHN UNDERGROUND REPLACEMENTS		BROADWAY RUN	110070065451		0	No	0	0

Facility Name	Mapped	Street Address	FRS ID	Reports	Inspections (5 years)	Significant Violations	Quarters with Noncompliance (3 years)	Formal Enforcement Actions (5 years)
EMMA MINE SITE		TOWNSHIP 5 NORTH, RANGE 14 EAST, SECTION 4	110070820083		0	No	--	0
ENGELMANN PARTNERS, LLC		660 SECOND AVENUE SOUTH	3601333608		0	No	--	0
EVERETT II		UNKNOWN	110041573044		0	No	--	0
FOOD AND DELI #351		924 WARM SPRINGS ROAD	110040057096		0	No	--	0
FOUR MILL BRIDGE OVER BIG WOOD RIVER		5H75 MILEPOST 148	110070743307		0	No	0	0
FOUR MILL BRIDGE OVER BIG WOOD RIVER		5H75 MILE POST 148	110070740509		0	No	0	0
GABBENT RESIDENCE		105 BOULDER VIEW LN.	110070625605		0	No	0	0
GIMLET LEVCE		37 GIMLET ROAD	110070211369		0	No	0	0
GORDON REMAIS RESIDENCE		110 FEATHER LANE	110070065421		0	No	0	0
GULCH TRUST		UNKNOWN	110041576540		0	No	--	0
HIGH COUNTRY RESORT PROPERTIES		141 NORTH WOOD WAY	110024282827		0	No	--	0
HOBBS BUILDERS, LLC		211 NORTH HULLEN WAY	110070916247		0	No	--	0
HULEN MEADOWS WATER COMPANY		N HULEN WAY	110013069794		0	No	0	0
ID TRANS DEPT FORMER DEAN HIRE		12602 HWY T5	110055524650		0	No	0	0
IDAHO BIOSCIENCE		1011 PAUL ST	110037386762		0	No	0	0
IDAHO CONCRETE CO 00034		PORTABLE	110067670871		0	No	0	0
IMC KETCHUM		626 NORTH WASHINGTON	110057016491		0	No	0	0
INDEPENDENCE TAILINGS PROJECT		INDEPENDENCE GULCH	110007513538		0	No	0	0

Facility Name	Mapped	Street Address	FRS ID	Reports	Inspections (5 years)	Significant Violations	Quarters with Noncompliance (3 years)	Formal Enforcement Actions (5 years)
JACKSON'S FOOD STORE #106		258 NORTH WOOD WAY	110046468047	C	0	No	0	0
KAVANAGH CONSTRUCTION, LLC		200 EAST 8TH STREET, 2ND FLOOR	110070916219	C	0	No	--	0
KETCHUM CITY FIRE DEPT		111 WARM SPRINGS RD	110005779390	C	0	No	0	0
KETCHUM CITY FS SITE		171 RIVER ST	110005780137	C	0	No	0	0
KETCHUM CITY WATER		WARM SPRINGS RD	110013069918	C	0	No	0	0
KETCHUM LOOP PHASE 2		CITY OF KETCHUM	110070236431	C X	0	No	0	0
KETCHUM SUN VALLEY WWTP		110 RIVER RANCH RD	110010027372	C E L X W	1	No	12	0
LUTZ RENTAL		100 LEWIS STREET	110024273150	C I	0	No	--	0
MID-VALLEY SEWER COMPANY WWTP		24 PEREGRINE DR	110010027041	C I E L X W	1	No	0	0
MODULA S		100 LINDSAY CIR	110067085576	C	0	No	--	0
MOUNTAINVIEW GROCERY		17728 HWY 75	110017820920	C I	0	No	--	0
MOUNTAINWOOD CONSTRUCTION, LLC		500 BELL DRIVE, UNIT NO.15	110070861926	C	0	No	--	0
NORTH FORK STORE WELL AND SPRING		13574 HWY 75	110013069963	C I	0	No	6	0
ONTARIO MINE		LATITUDE: 43.6656 / LONGITUDE: -114.51690	110070516834	C	0	No	--	0
OUR LADY OF THE SNOWS		SUN VALLEY ROAD	110028193630	C	0	No	--	0
RIVER RUN		400 SFRFNADFIN	110017820947	C	0	No	--	0
ROWELL RESIDENCE		13348 AND 13344 STATE HIGHWAY 75	110070819062	C X	0	No	0	0
RUSSELL WOLF		20, 30, 40 EAGLE SPRINGS CT., 13449 HWY 75	110070567027	C X	0	No	0	0

Facility Name	Mapped	Street Address	FRS ID	Reports	Inspections (5 years)	Significant Violations	Quarters with Noncompliance (3 years)	Formal Enforcement Actions (5 years)
SAINT LUKE'S WOOD RIVER MEDICAL CENTER		100 HOSPITAL DR	110002376893		0	No	0	0
SESSIONS LODGE		HWY 75	110020588718		0	No	--	0
SITE ON ROOFTOP OF BROOKS WELDING DRIVEWAY AT SITES IS UNPAVED		922 WARM SPRINGS RD	110020870084		0	No	--	0
SMILEY CREEK FIBER OPTIC		16546 S. H. 75	110010602080		0	No	0	0
SUN VALLEY CLEANERS KETCHUM		2201 FINIS ST	110005787363		0	No	0	0
SUN VALLEY CO RESORT LIFE DEPT		WARM SPRINGS RD	110007515180		0	No	0	0
SUN VALLEY WATER AND SEWER DISTRICT WATER		RIVER RANCH RD	110013070023		0	No	6	0
SUNTREE HOLLOW MOBILE HOME COURT WELL		RD-75	110013212870		0	No	12	0
THE MEADOWS WELL		PEREGRINE DR	110013212852		0	No	1	0
THUNDER SPRING RESIDENCES		126 SADDLE ROAD	110070085440		0	No	0	0
TWIN BRIDGES		UNKNOWN	110041393417		0	No	--	0
UPHAM CONSTRUCTION		HIGHWAY 75 AND EAGLE CREEK ROAD	110037216701		0	No	0	0
USDA FS SNRA HQ		HWY 75 9 MI N OF KETCHUM	110006361604		0	No	0	0
USDA FS SAWTOOTH NF: BASSETT GULCH MILL		T4N R17E S20 NE1/4 SE1/4	110009335790		0	No	--	0
VALS KETCHUM TOXACO		131 N MAIN AVE	110005791429		0	No	0	0
WARFIELD DISTILLERY AND ALE HOUSE		280 N MAIN	110010259401		0	No	0	0
WARM SPRINGS RANCH SUBDIVISION		1803 WARM SPRINGS RD.	110070939009		0	No	0	0
WEST FORK MINE		LOG LANE	110071088103		0	No	--	0
WEST KETCHUM RESIDENCES		150 BIRD DR.	110070795055		0	No	0	0

National Response Center Query Results, Ketchum, Idaho, 12/3/13 (down for maintenance on 12/3/13 but 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020 and 2021 were checked by year); no additional listings for Ketchum as of 10/07/21 (<http://nrc.uscg.mil/>)

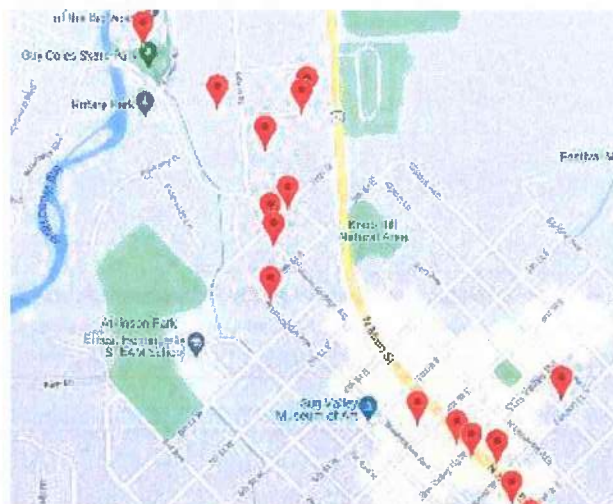
<u>Date/Time Received</u>	<u>Description Of Incident</u>	<u>Incident Cause</u>	<u>Location</u>	<u>Suspected Responsible Company</u>	<u>Medium Affected</u>	<u>Material Name</u>
4-NOV-2011 08:51	CALLER IS REPORTING A TRUCK DAMAGED A TRANSFORMER CAUSING A SPILL OF MINERAL OIL. THE OIL IS NON PCB.	OTHER	708 NORTH CANYON RUN	IDAHO POWER	LAND	OIL, MISC: MINERAL
3-JUN-2010 13:50	CALLER STATED DUE EQUIPMENT FAILURE THERE WAS A SPILL OF MINERAL OIL FROM A POLE MOUNTED TRANSFORMER. CALLER STATED THIS WAS A NON-PCB SPILL.	EQUIPMENT FAILURE	POLE MOUNTED TRANSFORMER 121 OLD MILL ROAD	IDAHO POWER	LAND	OIL, MISC: MINERAL
5-MAY-1990 16:42	PERSON BOUGHT GAS STATION AND UPON DIGGING UP TANKS REALIZED THATSUBSURFACE IS POSSIBLY CONTAMINATED BY SOLVENTS	EQUIPMENT FAILURE	ON CORNER OF MAIN STREET AND RIVER STREET		SUBSURFACE	CARBON TETRACHLORIDE

Idaho Department of
Environmental Quality

10/07/21 (<http://www2.deq.idaho.gov/waste/ust/ust/>) 41 Facilities on Underground Storage Tank (UST) List:

ID	Facility Name	Owner Name	Facility Address	City	Last Inspection
4-070070	BABCO (former Dick York Amoco)	BABCO INC	120 S MAIN ST,	KETCHUM	
4-070046	Base Camp River Run	Dusty Wendland,Base Camp Headwaters LLC	12728 HWY 75,	KETCHUM	8/11/2020
4-070057	Base Camp Warm Springs	Dusty Wendland,Base Camp Headwaters LLC	980 WARM SPRINGS RD	KETCHUM	8/11/2020
4-070053	BEAVER CREEK STORE	DORA SCHLUNEGGER	38 MI N. OF KETCHUM on HWY 75,	KETCHUM	
4-070615	BICK NORRIS REALTY	BOB KNUDSEN	291 N MAIN,	KETCHUM	
4-070016	CenturyLink - Ketchum	CenturyLink	205 N. EAST AVE	KETCHUM	7/13/2021
4-070020	CHEVRON #73441 KETCHUM	CHEVRON USA INC	317 N MAIN,	KETCHUM	
4-070041	Clear Creek Disposal	OBRAS LLC	103 CLEAR CREEK DRIVE	KETCHUM	8/29/2019
4-070071	CLEARWATER LANDSCAPING	CLEARWATER LANDSCAPING INC	400 BELL DR,	KETCHUM	
4-070073	DEAN TIRE INC.	HOWARD DEAN	12602 HWY 75	KETCHUM	
4-070648	Don Atkinson		901 Canyon Rd., East Fork Subdivision	KETCHUM	
4-070616	Hartman residence	RUTH HARTMAN	101 DEER RUN RD	KETCHUM	

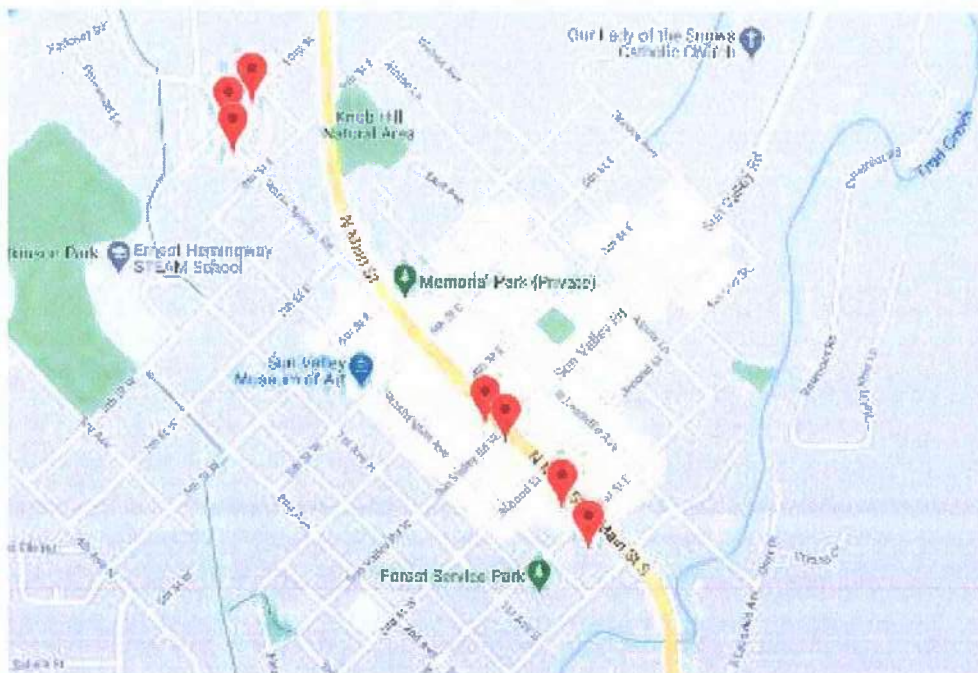
ID	Facility Name	Owner Name	Facility Address	City	Last Inspection
4-070066	Jacksons Food Store #106	JACKSONS FOOD STORES	258 NORTHWOOD WAY,	KETCHUM	9/11/2019
4-070006	KETCHUM (Val's) TEXACO	H M S PARTNERS LLC	131 N MAIN ST,	KETCHUM	
4-070635	KETCHUM AUTOMOTIVE	PETE CANTOR	360 10TH ST	KETCHUM	
4-070064	Ketchum City Bigwood Booster Stn	CITY OF KETCHUM	122 SADDLE RD	KETCHUM	7/13/2021
4-070063	Ketchum City Bigwood Well	CITY OF KETCHUM	120 RIVER ROCK RD	KETCHUM	7/13/2021
4-070065	Ketchum City Warm Springs Booster Station	CITY OF KETCHUM	1300 WARM SPRINGS RD,	KETCHUM	7/13/2021
4-070002	KETCHUM GAS & SNACK	CONTINENTAL FUEL CO INC (Lance).DON A BLIESNER	491 N MAIN	KETCHUM	
4-070027	KETCHUM STREET DEPT	CITY OF KETCHUM	929 WARM SPRINGS RD	KETCHUM	
4-070647	Loomis Inc.		100 Bell Dr.,	KETCHUM	
4-070015	Lutz Rental	Tim Hamilton	100 LEWIS St., P.O. Box 2166	KETCHUM	8/29/2019
4-070031	MONROC INC	MONROC INC	826 WASHINGTON AVE N	KETCHUM	
4-070037	NORTH FORK STORE	SHARON DOWDEN	13574 HWY 75	KETCHUM	
4-070033	Smiley Creek Lodge	Smiley Creek Sockeye LLC	16546 HWY 75,	KETCHUM	8/12/2020
4-070646	St. Luke's Wood River Medical Center	ST LUKES REGIONAL MEDICAL CENTER	100 HOSPITAL DR	KETCHUM	9/21/2020
4-070623	Sun Valley Carwash	Sun Valley Car Wash II LLC	211 LEWIS ST,	KETCHUM	8/29/2019
4-070641	Sun Valley Co Bald Mtn Lift #1	SUN VALLEY CO	Top of Lift #1	KETCHUM	8/4/2017
4-070644	Sun Valley Co Bald Mtn Lift #10	SUN VALLEY CO	Top of Lift #10	KETCHUM	8/4/2017
4-070645	Sun Valley Co Bald Mtn Lift #12	SUN VALLEY CO	Top of Lift #12	KETCHUM	8/4/2017
4-070640	Sun Valley Co Bald Mtn Lift #3	SUN VALLEY CO	Top of Lift #3	KETCHUM	8/4/2017
4-070642	Sun Valley Co Bald Mtn Lift #7	SUN VALLEY CO	Top of Lift #7	KETCHUM	8/4/2017
4-070643	Sun Valley Co Bald Mtn Lift #8	SUN VALLEY CO	Top of Lift #8	KETCHUM	8/4/2017
4-070048	Sun Valley Company River Run	SUN VALLEY CO	420 SERENADE LANE	KETCHUM	8/29/2019
4-070625	Sun Valley Company- BALD MT	SUN VALLEY CO	LOOKOUT RESTAURANT	KETCHUM	8/12/2020
4-070627	Sun Valley Warm Springs Lift	SUN VALLEY CO	WARM SPRINGS RD	KETCHUM	
4-070604	TED WERAY ESTATE	TED WERAY ESTATE	200 N MAIN	KETCHUM	
4-070030	THE MEADOWS LLC	THE MEADOWS LLC	3 MI SOUTH OF KETCHUM 13 BROADWAY RUN	KETCHUM	
4-070038	US West (Qwest)-Bald Mountain	CenturyLink	Bald Mountain	KETCHUM	
4-070638	USFS SAWTOOTH VALLEY WORK CENTER	SAWTOOTH NATIONAL FOREST	STAR ROUTE HWY 75	KETCHUM	
4-070032	WAREHOUSE SITE	SAWTOOTH NATIONAL FOREST	FIRST AVE & RIVER ST,	KETCHUM	



Leaking Underground Storage Tanks 10/07/21

ID	Facility Name	Owner Name	Facility Address	City	Last Inspection
4-070070	BABCO (former Dick York Amoco)	BABCO INC	120 S MAIN ST,	KETCHUM	
4-070046	Base Camp River Run	Dusty Wendland,Base Camp Headwaters LLC	12728 HWY 75,	KETCHUM	8/11/2020
4-070057	Base Camp Warm Springs	Dusty Wendland,Base Camp Headwaters LLC	980 WARM SPRINGS RD	KETCHUM	8/11/2020
4-070053	BEAVER CREEK STORE	DORA SCHLUNEGGER	38 MI N. OF KETCHUM on HWY 75,	KETCHUM	
4-070615	BICK NORRIS REALTY	BOB KNUDSEN	291 N MAIN,	KETCHUM	
4-070020	CHEVRON #73441 KETCHUM	CHEVRON USA INC	317 N MAIN,	KETCHUM	
4-070073	DEAN TIRE INC.	HOWARD DEAN	12602 HWY 75	KETCHUM	
4-070006	KETCHUM (Val's) TEXACO	H M S PARTNERS LLC	131 N MAIN ST,	KETCHUM	
4-070635	KETCHUM AUTOMOTIVE	PETE CANTOR	360 10TH ST	KETCHUM	
4-070027	KETCHUM STREET DEPT	CITY OF KETCHUM	929 WARM SPRINGS RD	KETCHUM	
4-070033	Smiley Creek Lodge	Smiley Creek Sockeye LLC	16546 HWY 75,	KETCHUM	8/12/2020
4-070048	Sun Valley Company River Run	SUN VALLEY CO	420 SERENADE LANE	KETCHUM	8/29/2019

Search Results: **12 Matching Facilities**



Public Records Request #212070—Env. records or previous tank information for 460 N Main Street in Ketchum, ID



Inbox x

Teri.Gregory@deq.idaho.gov

Wed, Oct 6, 12:02 PM (21 hours ago)



to me

Dear Ms. Rosen:

On October 5, 2021, the Idaho Department of Environmental Quality (DEQ) received a public records request from you regarding Env. records or previous tank information for 460 N Main Street in Ketchum, ID. At this time, we do not have any information associated with this request in our files.

Please contact me at (208)373-0148 with any questions.

Sincerely,

Teri Gregory

DEQ Waste Management and Remediation Division Facility Mapper 10/07/21

<https://idaho.terradox.com/>



HISTORIC LANDFILLS, IDEQ

9-20-2007 7/11/06

COUNTY	SITE	ROW#	HWY#	STATUS	UPDATEREF	TYPE	ACTIVE	CLOSED	LAND ACQ	ACRES	SDG DAY
CLATSOP	WHEELABRATOR POND	1019	101E, 312	UNSAT	01.00	MIN					
CLATSOP	HEBBAVAL FIGHTING FRIGER	1020	101E, 312	UNSAT	02.00	CD	YES		0.1M		
CLATSOP	WEDONVALLE CUP 4-87	1021	101E, 304	UNSAT	07	MIN	NO	TRST	0.1M	48	100
CLATSOP	WHEELAND			CD	08	CD					
CLATSOP	WHEELAND			CD	09	CD					
CLATSOP	ORLANDO MATERIAL (HMP)	1022	101E, 307	CD	09	CD	NO	PU-MS	0.05		
CLATSOP	YUNHILL			CD	10	CD					
CLATSOP	YUNHILL			CD	11	CD					
CLATSOP	YUNHILL			CD	12	CD					
CLATSOP	YUNHILL			CD	13	CD					
CLATSOP	YUNHILL			CD	14	CD					
CLATSOP	YUNHILL			CD	15	CD					
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CLATSOP	YUNHILL			CD	100	CD					

Exhibit D
Existing Building
Structural Review

September 20, 2021

David Wilson
P.O. Box 6770
Ketchum, ID 83340
E: dwilson@wilsonconstructions.com

Re: 460 North Main Street, Ketchum, ID - Structural Review of Existing Building

Dear Mr. Wilson,

As requested, I visited the existing building located at 460 North Main Street on September 17, 2021, to review the existing structural conditions. A follow up site visit was made on September 20, 2021. The following are my field observations and structural comments on the existing structural systems.

The building in question is an older A-Frame constructed building with a slab on grade main floor with a partial wooden post beam constructed upper floor. The A-frame roof system is constructed with Glue Laminated timbers on approximately 13'-0" on center spacing over lied with 2x wood decking, 2x8 joists at 24" on center rafters, sheathing of unknown type and thickness with a wooden shake shingle roof. The A-Frame roof timbers are framed from a compression ridge beam timber at the top and connected to concrete thrust resisting concrete foundation piers located approximately 5'-0" outside of the exterior side walls. The timbers are wrapped with light gauge steel cladding at the exterior of the building. The upper floor is constructed with 4x timbers over lied by 2x decking, supported by wood columns. The majority of the upper floor is free standing within the interior space and is braced horizontally to the A-Frame roof members. The interior ceiling of the roof system is sheathed with gypsum wall board.

Being that the A-Frame timbers are clad with light gauge steel, the general conditions of the beams could not be fully evaluated. I probed the base of the timbers with a knife at the timber/concrete interface at several locations and noted softness of the wood in most locations. I cut back the cladding at one location on the North side and found extensive rot for several inches above the concrete interface. See enclosed photo for reference.



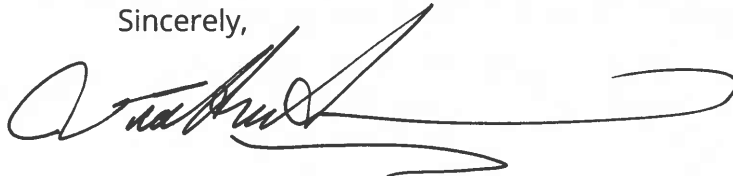
RUSCITTO LATHAM BLANTON
ARCHITECTURA P.A.

208.726.5608
www.rlb-sv.com
box 5619 83340
ketchum, idaho

The structural stability for both gravity (snow) and lateral (wind and seismic) is dependent on the thrust resisting capacity of the timbers to the concrete piers. The base rot of the timbers at the concrete piers diminishes structural stability of the building.

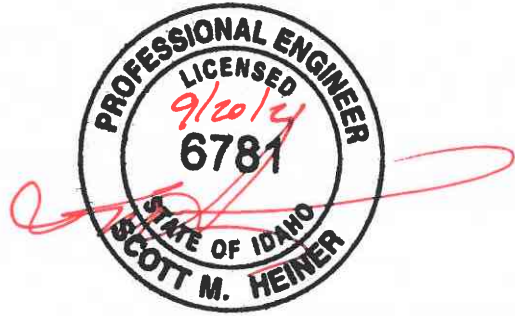
I performed a preliminary structural analysis of the roof structural system and determined that the roof system has limited snow load carrying capacity. The slope of the roof should allow for snow to shed except at the valley locations that will restrain snow shedding. The snow, wind and seismic resisting capacity is severely limited by the rot at the A-Frame timber to concrete trust resisting connections. The existing structural systems for both gravity and lateral resistance do not meet today's current building code standards for commercial buildings adopted by the City of Ketchum.

Sincerely,



Scott M. Heiner P.E.

Attachment: Photos



RUSCITTO LATHAM BLANTON
ARCHITECTURA P.A.

208.726.5608
www.rlb-sv.com
box 5619 83340
ketchum, idaho



1. Front of Building



2. Side of Building

RLB

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ARCHITECTURA P.A.

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box 5619 83340
ketchum, idaho



3. Back of Building

RLB

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ARCHITECTURA P.A.

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www.rlb-sv.com
box 5619 83340
ketchum, idaho



4. Typical Thrust with Typical Rot as Reviewed



5. Existing Thrust Timber Base Rot

RLB

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box 5619 83340
ketchum, idaho



6. *Tree Growth Compromising Foundation*

RLB

RUSCITTO LATHAM BLANTON
ARCHITECTURA P.A.

208.726.5608
www.rlb-sv.com
box 5619 83340
ketchum, idaho

Exhibit E

Building Repair & Rehabilitation Cost Estimate



Wilson Construction LLC

Phone: (208)726-9776
Fax: (208)726-1419
P.O. Box 6770, Ketchum, ID 83340
www.wilsonconstructions.com

Formula Sports Building Repair and Rehabilitation Cost Estimate

460 N. Main Street, Ketchum, Idaho

Based on the inspection reports completed by Scott Heiner PE on September 17th, 2021 and Sawtooth Inspections on October 8th, 2021, the following estimate is to repair and rehabilitate the existing building and grounds as necessary for IBC Building Code compliance and market rate occupancy.

- **Grounds**
Remove trees adjacent to the foundation and roof, remove and replace asphalt, remove and replace sidewalks
New snowmelt system installed
- **Exterior**
All Doors and windows to be replaced with energy efficient doors and windows
Siding and soffit will be repaired and painted as needed
- **Roof**
All roofing will be removed and replaced with non-combustible Class-A roofing
- **Electrical**
All electrical will be replaced to code
- **HVAC**
All HVAC will be replaced
- **Plumbing**
All plumbing removed and replaced to code
Water Heater(s) will be removed and replaced
- **Foundations and A-Frame Structural Members**
Support beams will all be repaired with steel brackets added per engineer

- **Interior**

All drywall and insulation will be replaced and new paint throughout

Mold mitigation, possible Asbestos test/removal if needed

New handrails and railings installed to code

All new flooring installed

Fire sprinkler system installed

New smoke detector system upgrade

Bathroom will be upgraded to ADA compliant

Everything addressed in the inspection reports are accounted for in the estimate we have provided.

Group	Description	Takeoff Quantity	Labor Cost/Unit	Labor Amount	Material Price	Material Amount	Sub Price	Sub Amount	Equip Price	Other Amount	Total Amount
1.100	JOB SUPPORT			41,760							41,760
1.200	TEMPORARY SERVICES							1,600		4,000	8,400
1.300	TOOLS & EQUIPMENT					4,762		10,000			51,162
1.500	CLEANUP			23,760				4,000			27,760
1.600	JOB CLOSEOUT							3,000			3,000
1.700	MISC. EXPENSES							15,000			15,000
2.100	SITE UTILITIES							500			500
2.200	EXCAVATION		/sq m					10,000			10,000
2.400	PAVING							22,500			22,500
2.530	PATIO/LANDSCAPING							6,600			6,600
2.600	DEMOLITION			35,600				26,000			61,600
3.000	CONCRETE							40,000			40,000
5.100	STEEL & METALS							22,000			22,000
6.200	WALL FRAMING			3,760		2,868					6,628
6.300	ROOF FRAMING			42,720		28,838					71,558
6.500	EXTERIOR CARPENTRY			7,120		33,705					40,825
6.600	INTERIOR FINISH			17,280		10,299					27,579
7.100	INSULATION							40,500			40,500
7.200	WATERPROOF & FLASH					8,025					8,025
7.300	ROOFING							72,000			72,000
8.100	DOORS & HARDWARE			4,320		6,527					10,847
8.200	WINDOWS			16,160		1,605		40,000			57,765
9.100	WALL FINISHES							15,275			15,275
9.200	TILE/MARBLE			46,800		16,692					63,492
9.300	FLOOR FINISHES			5,920		6,334					12,254
9.400	PAINTING			60,480		10,700					71,180
10.100	SPECIALTIES			17,280		11,834		1,500			30,614
15.100	MECHANICAL							35,000			35,000
15.200	PLUMBING							24,500			24,500
15.300	FIRE SPRINKLERS							14,500			14,500
16.100	ELECTRICAL							77,150			77,150
16.200	SECURITY & SOUND							5,000			5,000

Estimate Totals

Description	Amount	Totals	Rate
Labor	322,960		
Material	142,188		
Subcontract	486,625		
Equipment	39,200		

Estimate Totals

Other	<u>4,000</u>	
	994,973	994,973
Contractor Fee @ 10%	110,553	10.000
Total		1,105,526

Exhibit F

September 28th HPC Special Meeting Staff Report
Formula Sport/Former Post Office A-Frame
Historic Building Demolition

Link:

<https://mccmeetingspublic.blob.core.usgovcloudapi.net/ketchid-meet-893d38dd63ca420a985bf6e9050fd9ca/ITEM-Attachment-001-6b29ef2a70094191a752416447ff783c.pdf>



City of Ketchum
Planning & Building

**STAFF REPORT
KETCHUM HISTORIC PRESERVATION COMMISSION
REGULAR MEETING OF NOVEMBER 2, 2021**

Recommendation and Summary

Staff recommends the Historic Preservation Commission (the “HPC”) review and provide recommendations to the City Council on the following:

- Historic Preservation elements of the draft ordinance that establishes a permanent ordinance for Historic Preservation and revises the Design Review chapter of the Ketchum Municipal Code (KMC).
- Historic Preservation elements of the Draft Community Core Design Guidelines.

See below for an overview of each of these documents. Following adoption of the final ordinance and design guidelines, Logan Simpson and staff will develop the Historic Preservation Handbook. The handbook will include information on the HPC, overview of the process for alterations or expansions of historic buildings, and information on resources and incentives available to current and future property owners of historic buildings. The HPC will be provided the opportunity to review a draft of the Handbook to provide comments and suggestions.

Roles and Process

The Planning and Zoning Commission (the “Commission”) and the HPC have specific roles in the review of the documents above. The Commission has prevue over all development within the community core and is a recommending body to the City Council on all land use matters including guidelines and ordinances. The HPC is an advisor to the City Council on matters related to their duties as outlined in KMC 4.08.050. For this project, the HPC is reviewing and providing recommendations for the purposes of historic preservation in the City (KMC 4.08.050.H). Staff requests the HPC provide comments that will be forwarded to the City Council on the historic preservation elements of the draft documents including Chapter 4.08.050 and 17.20 of the ordinance, and the historic preservation chapter of the design guidelines.

A community survey was launched on October 15, 2021, soliciting feedback from the community on the draft documents. A summary of responses is included in Attachment G. Following this HPC meeting and a hearing of the Commission on November 16th, staff will present the survey responses and recommendations from both bodies to City Council for consideration at a work session scheduled for November 29, 2021. Following the work session, staff and Logan Simpson will prepare the final draft of the ordinance and design guidelines for review and approval by City Council over three public hearings in December and January.

Background

Following an emergency ordinance adopted on October 19, 2020, placing a stay on the demolition of historic structures, the City Council adopted an interim ordinance on January 15, 2021, that did the following:

- Updated the List of Existing Historic Structures
- Appointed the Historic Preservation Commission

- Updated Demolition Requirements for Older Buildings
- Established Process for Alterations to Existing Historic Structures

The interim ordinance included as Attachment A is valid for one year, expiring on January 15, 2022. Following adoption of the interim ordinance, city staff worked with Logan Simpson, a consultant specializing in historic preservation and design guidelines to do the following:

- Develop permanent ordinance language for historic preservation
- Development design guidelines for the community core – including a specific historic preservation section
- Develop a historic preservation handbook with guidance on and incentives for preservation of historic structures

An executive summary of the project has been provided by Logan Simpson, including an overview of the process, community outreach efforts, and key takeaways. The summary is included as Attachment B to the staff report. The city maintains a project website at www.tinyurl.com/KetchumCommunityCharacter that includes project updates, links to relevant documents, and links to past and future meetings.

Design Guidelines

The purpose of the Community Core Design Guidelines is to establish an overall vision for development in the Community Core of the City of Ketchum and provide guidance to staff, property owners, and the development community for how to achieve that vision. Currently, design requirements for new construction or redevelopment in the Community Core are contained in KMC 17.96.070. Although descriptive, the current design requirements lack specificity and briefly mention historic buildings. Concerns have been raised that recent development proposals do not meet the intent of the design requirements, resulting in development that is not compatible with the character of Ketchum and does not encourage the preservation of historic buildings. The proposed Design Guidelines seek to:

- Establish what the character of the Community Core is and is not
- Establish what the character of the Community Core should be
- Provide guidance on what features should be utilized to achieve the desired character
 - Includes illustrations to explain certain guidelines
 - Discusses the importance of contextual design considering surrounding buildings and spaces
 - Encourages creativity by identifying elements and characteristics, not specific architectural styles
- Provide guidance on how to approach redevelopment of a property with a Historic Building

The proposed design guidelines are not mandatory standards, they are recommendations for how new development can integrate into the existing fabric of downtown Ketchum. Architects retain creative control over the design and presentation of a project.

Proposed Ordinance

The proposed ordinance covers three main topics: the Historic Preservation Commission, historic preservation of historic buildings and sites, and design guidelines and design review process. Below is an

overview of proposed changes and references for each of the topics. The full redline of the ordinance can be found in Attachment D of the staff report. Attachment E is a clean version of the ordinance for ease of use.

Historic Preservation Commission (HPC)

- Found in [Chapter 4.08 of the KMC](#).
- Finalize the composition of the HPC membership - how many members and who can serve
- Finalize list of duties and responsibilities of the HPC - maintenance of the Historic Building/Site List and review of applications for alterations and demolition of historic buildings.
- Update references to the HPC from “Commission” to “HPC” - reduce confusion between the HPC and the Planning and Zoning Commission

Historic Preservation of Historic Buildings and Sites

- Convert the existing interim ordinance into a permanent ordinance by creating a new Chapter in the Zoning Ordinance, 17.20, specifically related to Historic Preservation.
- Include standards contained in the existing interim ordinance into the new Historic Preservation Chapter of 17.20 of the KMC including:
 - Criteria for listing historic buildings or sites
 - Process and criteria for demolition and alteration of historic buildings
 - Dangerous building conditions
 - Enforcement and maintenance
- Add opportunities and relief from city regulations to incentivize the preservation of historic buildings including:
 - Ability to comply with Building Code requirements through alternative measures
 - Parking exemptions for historic buildings
 - Relief from Nonconforming Building requirements

Design Review Guidelines and Process

- Found in [Chapter 17.96 of the KMC](#).
- Replace the present design standards in the Community Core with the [Draft Design Guidelines](#).
- Reorganize the existing Improvements and Standards to include some standards from the Community Core including requirements for:
 - Trash disposal areas
 - Surface parking lots
 - Screening of roof and ground mounted equipment
 - Replacement of healthy and mature trees
- Streamline the existing design review process by exempting certain projects from Preapplication Design Review. Projects still subject to Preapplication Design Review include:
 - Projects with 4 stories or more
 - Projects on a lot or lots with an area of 11,000 square feet or greater
- Preapplication Design Review for exempt projects will be optional at the discretion of the applicant.

Attachments

- A. Interim Ordinance 1216
- B. Executive Summary – Logan Simpson
- C. Draft Community Core Design Guidelines
- D. Draft Ordinance - Redline
- E. Draft Ordinance – Clean
- F. Final List of Historic Building-Site List – Adopted October 19,2021
- G. October Community Survey Results

Attachment A: Interim Ordinance 1216

ORDINANCE NUMBER 1216

AN INTERIM ORDINANCE OF THE CITY OF KETCHUM, IDAHO, APPOINTING MEMBERS OF THE HISTORIC PRESERVATION COMMISSION; ESTABLISHING A LIST OF HISTORIC AND ARCHITECTURALLY SIGNIFICANT STRUCTURES IN THE COMMUNITY CORE DISTRICT (CC); ESTABLISHING REVIEW STANDARDS FOR DEMOLITION OR ALTERATION OF HISTORIC STRUCTURES; ESTABLISHING MINIMUM MAINTENANCE REQUIREMENTS FOR HISTORIC STRUCTURES; PROVIDING REMEDIES FOR DANGEROUS BUILDINGS; PROVIDING ENFORCEMENT STANDARDS; PROVIDING FOR AN EFFECTIVE PERIOD FOR THE INTERIM ORDINANCE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the 2014 Comprehensive Plan identifies community character preservation as one of the community's ten core values; and

WHEREAS, Policy CD-1.2 of the Comprehensive Plan states, "Individual buildings and sites of historical, architectural, archaeological, or cultural significance should be identified and considered for protection. The City should encourage the private sector to preserve and rehabilitate buildings and sites through local landmark designations, public improvements, guidelines, and other tools."; and

WHEREAS, on October 15, 2020, the City Council of the City of Ketchum adopted Ordinance No. 1213, as an emergency ordinance to stay the processing of new demolition permit applications in the Community Core from October 15, 2020 through January 17, 2021 for purposes of historic preservation; and

WHEREAS, the City of Ketchum ("City") conducted numerous public focus group meetings and two online questionnaires seeking discussion on potential options for historic preservation in the Community Core; and

WHEREAS, the City has established a Historic Preservation Commission per Chapter 4.08 of the Ketchum Municipal Code; and

WHEREAS, the City has a demolition permit application in place per Chapter 15.16 of the Ketchum Municipal Code, including consideration of historic buildings; and

WHEREAS, the City has updated the 2005 Archaeological and Historic Survey Report and determined 26 structures to be of historic significance in the Community Core, and

WHEREAS, Chapter 46 of Title 67 of Idaho Code broadly provides for a municipality to seek to preserve historical, archaeological, architectural, and cultural heritage through a comprehensive program of historic preservation; see Idaho Code 67-4601; and

WHEREAS, I.C. 67-4612 authorizes the City to provide for historic preservation by ordinance and special restrictions; and

WHEREAS, I.C. 67-6524 provides for the City to adopt an interim ordinance and permit restrictions, effective up to one (1) year, during the pendency of preparation and adoption of a permanent ordinance.

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

Section 1. General Provisions

- A. Title: This ordinance shall be known and may be cited as the “*Interim Historic Preservation Ordinance*”.
- B. Purpose: The general purpose of this ordinance is to protect the historic character of the City’s Community Core by establishing baseline regulations and a process to review proposed demolition or alteration of the structures listed in the Community Core District Survey Update (Phase 1), heretofore called the Historic Building List, and attached as exhibit A.
- C. Applicability: The regulations and procedures set forth in this ordinance shall apply to each and every structure listed in Table 1 of the Historic Building List. All other buildings over 50 years of age shall follow the process for demolition of buildings per Ketchum Municipal Code Section 15.16.040, except that no demolition permit shall be issued for any structure over 50 years old until a building permit has been issued for a replacement structure on the property.
 - 1. Except as provided in Section 6, Remediating of Dangerous Building Conditions, no person shall make, or otherwise cause to be made, any demolition or alterations to structures on the Historic Building List without approval by the HPC through the Demolition or Alteration application process described in Section 2. The following types of modifications require HPC review:
 - a. Partial or total demolition of any portion of the structure ; or
 - b. Exterior alterations, including windows or siding replacement, or
 - c. Additions to any structure.
- D. Exceptions: This ordinance shall not apply to dangerous building conditions that would imperil the health or safety of the public as determined by the Building Official and the Director of Planning and Building.
- E. Appointment of the Historic Preservation Commission. For purposes of this ordinance, the Historic Preservation Commission shall be five members consisting of a maximum of three (3) and a minimum of one (1) member of the Planning and Zoning Commission and a maximum of four (4) and a minimum of two (2) members of the community appointed by the Mayor with the consent of the City Council. The community members shall have a demonstrated interest, competence or knowledge in history or historic preservation and/or architecture.

Section 2. Process to Request Demolition or Alteration of Historic Resources

- A. Authority: The Ketchum Historic Preservation Commission (HPC) shall be the review authority for applications seeking to demolish or alter a historic structure on the Historic Building List.
 - 1. The HPC will maintain the Historic Building List.
 - 2. The HPC shall have the authority to add or remove structures from the Historic Building List using the following criteria to determine if a structure should be added or removed from the Historic Building List.
 - a. The structure is associated with events that have made a significant contribution to the broad patterns of Ketchum’s history or development; or
 - b. The structure is associated with the lives of significant persons in Idaho or Ketchum’s history; or
 - c. The structure embodies the distinctive characteristics of a type, period, or method of construction, or the structure represents the work of a master, or possess high

- artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 - d. The structure yielded or may be likely to yield, information important in history or prehistory.
 - e. The structure is of significance in American, Idaho or Ketchum history, architecture, archaeology, or culture and the site or structure possess integrity of location, design, setting, materials, workmanship, feeling, and association.
 - 3. The HPC shall have the authority to approve, approve with conditions, or deny applications for demolition or alteration of a historic structure on the Historic Building List.
- B. Demolition or Alteration Request Process:
- 1. An applicant seeking to demolish or make any alterations to structures on the HPC Building List shall file a Request for Demolition or Alteration application with the Planning and Building Department. The application shall be processed as set forth in Ketchum Municipal Code Chapter 17.96., Design Review Permits. This process may run concurrent with applications for Design Review.
 - 2. Upon receipt of a complete Request for Demolition or Alteration application and fee, as determined by the Zoning Administrator, the application shall be scheduled for a public hearing before the HPC within 60 days of the application being deemed complete. Notice shall be provided in accordance with KMC Section 17.116.040 C, D, and E.
 - 3. Following the public hearing, the HPC may approve, deny, or approve with conditions the Request for Demolition or Alteration. The HPC will review the application using the criteria in Section 3A to determine if the proposed demolition or alteration of the structure may proceed.

Section 3. Review Criteria for Request for Demolition or Alteration Application

- A. The HPC may approve, approve with conditions, or deny a Request for Demolition or Alteration application based on the following criteria:
 - 1. Is the structure of historic or architectural value or significance and does it contribute to the historic significance of the property within the Community Core.
 - 2. Would the loss, alteration of, or addition to, the structure adversely affects the historic integrity of the structure, impact the significance of the structure within the Community Core , impact the architectural or aesthetic relationship to adjacent properties, or conflict with the Comprehensive Plan.
 - 3. Does the structure retain the requisite integrity to convey its historic and/or architectural significance.
 - 4. Does the proposed demolition or alteration adversely affect the historic significance or architectural distinction of the structure or the Community Core.
- B. Appropriate alterations might include but are not limited to:
 - 1. Changes to the building’s interior that are not visible from a public street, alley, park, or other public place;
 - 2. Changes to internal building systems that will not adversely affect the external appearance of the building;
 - 3. The erection or removal of temporary improvements.

4. Adaptive reuse consistent with the Secretary of the Interior's Standards for Rehabilitation and Idaho Code Title 67-4618.
- C. The HPC shall consider the unique circumstances of each proposed demolition or alteration. Approval of each individual Demolition or Alteration application is unique to that property and does not constitute a precedent for other properties.

Section 4. Appeal of Request for Demolition or Alteration Application Decisions and Placement or Removal of Properties on the Historic Building List

- A. The decision of the HPC on a Demolition or Alteration application or placement or removal of a property on the Historic Building List, may be appealed to the City Council by the applicant or affected party pursuant to the appeal provisions contained in Ketchum Municipal Code Section 17.144, Appeals of the Planning and Zoning Commission Decisions.

Section 5. Minimum Maintenance Requirements for Designated Resources.

- A. All structures on the Historic Building List shall be maintained to meet the requirements of the International Property Maintenance Code and/or the International Existing Building Code, as adopted and amended by the City. The owner of such structure(s) shall also keep in good repair all structural elements thereof which, if not so maintained, may cause, or tend to cause the exterior portions of such structure to deteriorate, decay or become damaged or otherwise to fall into a state of disrepair which would have an adverse effect upon such designated structures.

Section 6. Remedying of Dangerous Building Conditions

- A. If the Building Official finds a historic structure constitutes dangerous building conditions that would imperil the health or safety of the public, it shall first be determined by the Building Official if the structure is capable of being made safe by repairs in which said repairs shall be made by the owner of the structure.
- B. If the Building Official finds the structure is not capable of being made safe by repairs, then the Building Official may order the structure to be demolished.
- C. Nothing contained herein shall be construed as making it unlawful for any person to comply with the Building Official's authority as stated in this section.

Section 7. Enforcement and Maintenance

- A. If any alteration is made without approval of a Demolition or Alteration application, the City may issue a stop work order for all construction activity, withhold inspections and final approvals, withhold approval of additional City permits, and take any other available action, or any combination of the aforementioned, until the applicant has applied for and received approval for the alteration. If the alteration is not approved, the property owner shall restore the structure to its original condition prior to any alteration occurring.
- B. Except as provided in Section 6, Remedying of Dangerous Building Conditions, no permit shall be issued authorizing any alteration to a structure listed on the Historic Building List until the HPC approves the Request for Demolition or Alteration application. If the approval or denial of the application is administratively appealed, no further development permits shall be

approved for the property until the City Council has made a final decision on the administrative appeal.

- C. Normal repair and maintenance of structures on the Historic Building List is permitted. Nothing in this Section shall be construed to prohibit the alteration of any structure necessary as a part of normal repair and maintenance when such alteration will not change the exterior appearance or materials or the interior support structure of the building, including the character or appearance of the land itself.

Section 8. Duration: This interim ordinance shall be in full force and effect for a period of one (1) year beginning on its effective date and shall terminate and be of no further force nor effect thereafter.

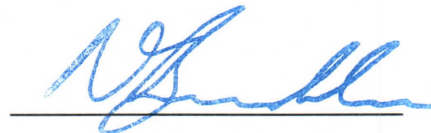
Section 9. Savings and Severability Clause: It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, sentence clause or phrase of this Ordinance is for any reason held to be invalid for any reason 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 resolutions or parts thereof which are in conflict herewith are hereby repealed.

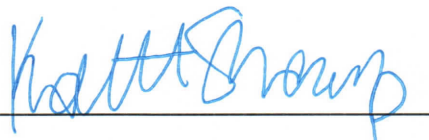
Section 11. Publication: This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, substantially in the form annexed hereto as Exhibit "B," shall be published once in the official new spa per of the City, and shall take effect immediately upon its passage, approval, and publication.

Section 12. Effective Date: This Ordinance shall be in full force and effect from and after its passage, approval, and publication according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, and approved by the Mayor this 15th Day of January 2021.



Neil Bradshaw, Mayor



Attest: Katrin Sharp, Deputy City Clerk



List of 26 Properties

Name	Address	Date
Bonning Cabin	531 5 th Street East	c.1882
Thornton House	560 East Avenue North	c.1912
E.B Williams House	520 East Avenue North	c.1884
Jack Frost Motel	591 4 th Street East	1940
George Castle Cabin	431 ½ Walnut Avenue	1930s
Michel's Christiania Restaurant	303 Walnut Avenue	c. 1960
Brass Ranch House	571 2 nd Street	c.1920s
McCoy/Gooding/Miller House	480 East 2 nd Street	c.1884
Lon Price/Esther Fairman House	180 Leadville Avenue North	c.1929
St. Mary's Catholic Church	380 Leadville Avenue North	c.1880s
Fagan Property	411 Sun Valley Road	c.1940s
Comstock & Clark Mercantile	300 North Main Street	c.1887
Pioneer Saloon	308 North Main Street	c. 1945
Helm Property	340 North Main Street	c.1940s
Former Post Office	460 North Main Street	1969
Bert Cross Cabin	271 ½ Leadville Avenue North	c.1938
Ketchum Kamp Hotel	220 North Main Street	c. 1925
Lewis Bank	180 North Main Street	c.1930s
First Telephone Co.	340 North 2 nd Street	c. 1930s
Dynamite Shed	271 Sun Valley Road	c. 1880
Battis house	431 Washington Avenue	c.1940s
McAtee House	380 1 st Avenue	c.1930s
Forest Service Park	Between River and 1 st Street	1933
Community Library/Gold Mine Thrift Shop	331 Walnut Avenue	1958
Greenhow & Rumsey Store (NRHP listed)	211 North Main Street	1884
Horace Lewis Home/Elephant's Perch	280 East Avenue North	c. 1880

Attachment B:
Executive Summary – Logan
Simpson

KETCHUM COMMUNITY CORE DESIGN GUIDELINES

Executive Summary | October 20, 2021

Background And Context

The downtown core of the City of Ketchum, referenced herein by the associated zone district of the Community Core, has been ever evolving since its conception in the late 1800's. Initially influenced by mining and later known as a premier resort community, the Community Core's roots are in the people that call Ketchum home. Many of the small one-story bungalows erected by the original settlers still stand, despite current development pressures to maximize property development. These development pressures present the City with the challenge of balancing preservation and development.

In October of 2020, the City of Ketchum took the first large step toward finding that balance by enacting an emergency ordinance to place a ninety-day stay on all demolition of historically significant buildings within the Community Core in order to assess the need for historic preservation regulations. As a result of public outreach to assess the community values with regards to historic structures, it was determined that the highest priority was to preserve buildings associated with significant people or events rather than preserving buildings based on architectural style. During the ninety-day stay, an interim ordinance was developed to establish the foundation of historic preservation in the Community Core. The ordinance included the following four primary components:

- Updated the list of significant historic structures to define the parameters of preservation;
- Appointed the Historic Preservation Commission;
- Updated the demolition requirements for buildings fifty years old and older; and
- Established a process for alterations to and demolition of existing historic structures.

The interim ordinance was adopted with an expiration of one year from the date of adoption and was followed with development of a permanent ordinance and design guidelines to represent an overall vision for the Community Core and guide future development. The following pages outline the outreach efforts that lead to the resulting language included in the permanent ordinance and design guidelines.

A Community Driven Process

This project has been deeply seated in community feedback from the beginning with opportunities during the interim ordinance phase and the subsequent development of the design guidelines and permanent ordinance. During the interim ordinance phase, the community was provided with the opportunity to weigh in on the priorities for the interim ordinance in the form of community stakeholder interviews and an online survey. The online survey was distributed on Ketchum's Facebook page and the City's website. In addition, planners from multiple communities in the mountain west were engaged as part of case study research to review and analyze historic preservation programs identified by the public, as well as staff and elected officials.

Select Quotes from the Questionnaire and Stakeholder Interviews

"Allow for innovative, adaptive reuse of historic buildings, whereby the property may be altered, as long as signature elements and features of the properties historic appearance are preserved."

"There should be a tight evaluation system to ensure that age is not the only criteria for saving a building. Unique architectural and/or truly historic features of a building are key conditions to consider."

"Seek a balance between preservation of the City's historic gems and also moving forward with development and in-fill."

Generally, what we heard from the community is a desire for balance - balancing historic preservation with development and private property rights. The comments from the questionnaire and interviews were similar, but the comments from the interviews showed a stronger preference for limiting the prohibition of demolition to only certain types of historic structures, rather than prohibiting demolition of all historic buildings.

<i>Questionnaire Responses</i>	<i>Stakeholder Interviews</i>
<ul style="list-style-type: none"> • Criteria and review process for historic designation • Designate Ketchum historic preservation commission • Stay/delay demolition for all historic buildings • Prohibit demolition of certain historic buildings • Documentation of designated historic structures 	<ul style="list-style-type: none"> • Balance preservation with growth and development • Tiering criteria for preservation protections • Preserve character defining resources • Educate public on the “why” • Require archaeological process or approval of a development plan prior to demolition

In the online questionnaire, respondents were asked to rank various tools, incentives, and standards in order of most important to least important for inclusion in Ketchum's Historic Preservation Program. The list below represents a ranked order of what the community feels is most appropriate to least appropriate:

1. Criteria And Review Process for Historic Designation
2. Designate Ketchum Historic Preservation Commission
3. Stay/Delay Demolition for All Historic Buildings
4. Prohibit Demolition of Certain Historic Buildings*
5. Documentation of Designated Historic Structures
6. Review Process and Design Guidelines for Modification to Existing Historic Structures
7. Preservation of Characteristic Building Features
8. National Register of Historic Structures Eligibility Criteria
9. Density/Development Bonuses for Preservation of Historic Structures
10. Process For Relocation of Existing Historic Structures
11. Property Owners' Voluntary Inclusion of Historic Structures on a Local Landmark List
12. Property Owners' Voluntary Inclusion of Historic Structures on a National Landmark List
13. Mandatory Inclusion of Historic Structures on a Local Landmark List
14. Mandatory Inclusion of Historic Structures on a National Landmark List

These components were then organized into three categories for inclusion in Ketchum's overall historic preservation program: interim ordinance, permanent ordinance, and design guidelines/historic preservation handbook.

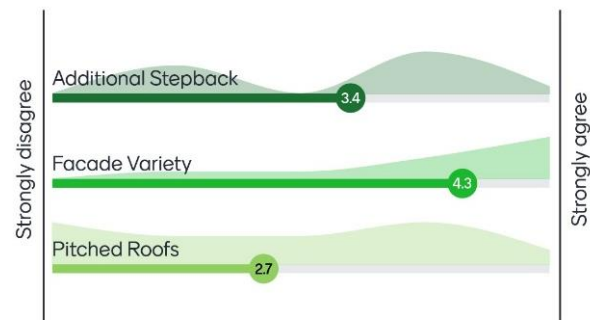


Ample feedback opportunities were also provided during the outset of the design guidelines and permanent ordinance development, which kicked off with a visioning session with the City Council, Planning Commission, and newly appointed Historic Preservation Commission (joint work session). Staff and the consultant team presented a series of images to determine the elements that comprise the desired building forms and character of the Community Core. To discuss basic building forms, the group was presented with the images below which represent from left to right: **Additional Setbacks for Upper Floors, Façade Variety, and Pitched Roofs:**



Using a text polling platform called Menti, the members were asked to vote for their desired option. Per the image to the right, it was determined that the most important element was façade variety. The following summarizes the general statements made during the discussion:

- By breaking up massing, building can be more distinct
- Provides character
- Want to keep authenticity
- Appropriate for larger buildings but don't want to force it
- Don't want it to look fake



Next, a series of images was presented showing the existing buildings and spaces of Ketchum's Community Core, as well as a series of buildings from other communities, to dive deeper into what really defines the character of the area. The same images were later presented to the public in an in person open house and a digital questionnaire through the City's website.

Community Outreach by The Numbers

During the interim ordinance phase, the feedback received built upon the initial outreach the City conducted in early October. The interim ordinance engaged the community through both community stakeholder interviews and an online questionnaire. To supplement the community feedback, we conducted case studies and interviews with planners from multiple communities in the mountain west to identify strengths and weaknesses of various historic preservation programs that the public mentioned and determine if those programs were appropriate for Ketchum.



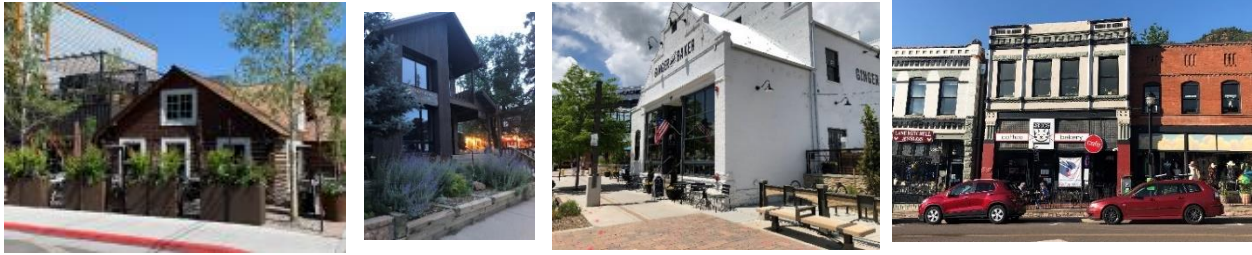
During the design guidelines and permanent ordinance development phase, an in person open house was held at the Ore Wagon Museum through several two-hour sessions from August 17-19, 2021. The event resulted in **approximately forty (40) attendees** across the sessions. The primary activity was to choose from a series of images what was applicable to, or not applicable to, development in Ketchum's Community Core. Community members engaged in thoughtful conversation with each other, members of staff, and the consultant team resulting in many of the elements of the "Community Core Character" section of the Design Guidelines. A selection of images from the event have been provided below.



Following the event, a digital questionnaire was made available to the public, which resulted in **two hundred twenty-five (225) responses**. The questionnaire included three questions.

Question #1 included the same existing imagery that was presented at the joint work session and open house and asked the question "Please select the images you would most like to see again in Ketchum. The top four responses in order included the Warfield, Pioneer Saloon, Cristina's Restaurant, and the Picket Fence.

Question #2 included the images that were placed on the boards during the open house to continue the four selected images in order were:



Question #3 included a series of design concepts that arose from the in-person outreach and asked whether the respondent agreed with the concepts. The top five concepts were:

- Build on local town and outdoor vibe
- More green space and landscape
- Keep height at street no more than three stories (incorporate stepped upper floors)
- More bump outs for pedestrian gathering like Maude's
- Incorporate wood building facades representative of the 1st 40 years of Ketchum commercial retail development

The Resulting Design Guidelines

All of the feedback gathered during the design guidelines outreach phase of the project was then compiled into draft design guideline language to discuss with City Council, the Planning Commission, and the Historic Preservation Commission during a subsequent joint work session. All three groups were generally in favor of the draft language, which was then formalized with graphics and imagery into a more complete draft for public review and later adoption.

The basic components of the Design Guidelines include the following:

- **Introduction** which includes the overview and purpose of the document, applicability, and procedure to amend the guidelines over time to continue to reflect the desired character of Ketchum.
- **Community Core Character** which includes a description of what the Community Core IS and IS NOT as well as a summary of what the Community Core SHOULD BE.
- **Community Core Design Guidelines** which include more specific guidance on the desired elements and features of building orientation, building massing and form, building articulation, building materials, roof forms, and pedestrian amenities.
- **Historic Preservation** which includes specific guidance for alteration, addition to, and redevelopment of historic structures.

The Resulting Permanent Ordinance

The permanent ordinance builds on the interim ordinance adopted in January of 2021 placing the Historic Preservation Commission composition and responsibilities in existing Chapter 4.08, Historic Preservation Commission. The rest of the language was formatted as a new Chapter in the City of Ketchum Municipal Code Titled Historic Preservation. The new chapter includes the following:

- **General Provisions** which describe the purpose of the chapter.
- **Historic Building/Site List** which establishes the list and details criteria to add or remove structures from the list.
- **Demolition or Alteration Request Process** details the process to go about applying for a demolition or alteration permit along with criteria for approval.
- **Remedying of Dangerous Building Conditions** describes that the building official can ask for repairs if they deem that the structure is in a condition that puts the public health and safety at risk.
- **Enforcement and Maintenance** describes how the provisions will be enforced as well as proper standards for maintenance of structures on the Historic Building/Site List.
- **Relief From Regulations** describes incentives that allow for relief from certain standards such as building code, parking, and nonconforming structure requirements to encourage restoration, alteration, and additions to historic structures rather than demolition.

Ultimately, the design guidelines along with the permanent ordinance will work together with existing code sections such as Design Review and the new Historic Preservation standards to guide future development in the Community Core to highlight and preserve the character that is treasured by the community.

**Attachment C:
Draft Community Core
Design Guidelines**



CITY OF KETCHUM

COMMUNITY CORE

DESIGN GUIDELINES | DRAFT

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INTRODUCTION

Overview and Purpose

The guidance within this document was compiled with the primary purpose of establishing an overall vision for development in downtown Ketchum within the Community Core Zoning District. The desired character represented herein was derived from discussions with members of the community by way of in-person open houses, digital questionnaires, and conversations with elected and appointed officials of the City Council, Planning and Zoning Commission, and Historic Preservation Commission. These discussions resulted in over two hundred responses describing qualities that set Ketchum apart from other places and make town unique as well as preferences for design characteristics of new development downtown.

The Community Core Design Guidelines establish an overall vision for the look, feel, and character of downtown Ketchum to guide future development. This document provides direction to developers and design professionals on desired architectural elements and characteristics for new buildings and pedestrian spaces within the Community Core. The guidelines include recommendations regarding building orientation, massing, and form as well as façade articulation, exterior materials, roof form, and pedestrian amenities. The final section provides guidance on how to approach an alteration or redevelopment of buildings on the adopted Historic Building/Site list.



INTRODUCTION

Applicability

The Community Core Design Guidelines will apply to all new development, infill projects, and redevelopment within the Retail Core (CC-1) and Mixed-Use (CC-2) Subdistricts of the Community Core Zone District depicted by the official zone district map as adopted by the City of Ketchum.

The Community Core Design Guidelines will apply to all new development, infill projects, and redevelopment within the Retail Core (CC-1) and Mixed-Use (CC-2) Subdistricts of the Community Core Zone District depicted by the official zone district map as adopted by the City of Ketchum.

- Maintain town's compact and cohesive center of commerce and culture,
- Create an attractive and safe pedestrian environment, which includes sidewalks, gathering spaces, streetscape amenities, and landscaping,
- Retain Ketchum's unique small-town scale and character and encourage buildings that respect local and historical context while offering design diversity (Ketchum Municipal Code §17.18.130).

This document will guide new development to meet the community's vision for Ketchum as identified in the 2014 Comprehensive Plan, including:

- Protect the visual quality of community and downtown entryways
- Create great public spaces and streetscapes
- Discourage commercial strip development and keep key commercial needs concentrated downtown
- Encourage high-performing building and landscape design that reduces energy and water consumption
- Encourage new development to be designed to fit in with Ketchum's character as a small mountain town
- Protect and support our architectural heritage through appropriate historic preservation standards and guidelines

The Design Guidelines are supplemental to the development standards in Ketchum Municipal Code Title 17- Zoning Regulations.

Amendment Procedures

Ketchum City Council and the Planning and Zoning Commission may review and adopt amendments to these Design Guidelines to ensure that the document continues to address current issues and provides clear and realistic direction for development of the Community Core. A major update to these Design Guidelines should be prepared at least every five years or as directed by the Planning and Zoning Commission and/or City Council to ensure harmonious and coordinated development of Ketchum. All updates shall follow the standard City of Ketchum public hearing process with the Planning and Zoning Commission as the recommending body and City Council as the final adoption body.

COMMUNITY CORE CHARACTER

Overview and Purpose

No one architectural style defines downtown. The community has grown organically overtime with an eclectic mix of styles, including simple, mining workers' housing, alpine lodge designs, and a broad range of residential design from the modernism movement in the 1930s to the 1960 to more contemporary trends from 1970s until the present day (2014 Comprehensive Plan). These diverse building types show how Ketchum has been developed incrementally since town was first settled in the 1880s.

Main Street's built environment combines repurposed historic buildings, like the Lane Mercantile built in 1887, with more modern development, like the Argyros Theater, to form a textured urban fabric with western mountain charm. The variation of building types and façade identities create unique urban spatial experiences that visually engage pedestrians and activate the streetscape.

Downtown is a focal point and plays a key role in how our community looks and feels to locals and visitors (2014 Comprehensive Plan). People value the opportunity to come together in the city's well-defined community spaces. Downtown is Ketchum's gathering place connecting locals, second homeowners, and tourists. These connections create community, and our community defines Ketchum's small-town character and sense of place.

What we heard from the community

When asked what defines the town's character, the community responded that Ketchum is:

not commercialized or overdeveloped
authentic culture richness in early Idaho history
friendly resort area with small town vibe
great mix of people and sense of community
pedestrian friendly eclectic welcoming sophisticated
where old and new blend with few tall buildings
access to outdoor amenities rustic western charm slow paced
safe unpretentious
views of the mountains small town feel with historic charm
ability to live where you work
balance between individual indulgence and greater good

"A town where I walk down the street and say hello to many I know and those I simply see every day. A town where I can see the mountains and remind myself how lucky I am."

"Ketchum character means knowing how we started (as a mining town), how we survived (as a sheep herding town), and how we became what we are today (a ski resort) and appreciating the ruggedness that went into our making and that will continue to be a part of our future."

"There's an authenticity to Ketchum that comes from the aesthetic diversity of our physical buildings. It is neither an instant mountain modern town or a faux Tyrolean Village. We can see our mining and agricultural history dotting the landscape and this reminds us that we have evolved over 150 years."

COMMUNITY CORE CHARACTER

Process to Establish What the Character Is

In order to establish the right development guidance for the community Core, it was paramount to understand what the community of Ketchum liked and disliked. This was accomplished in two parts. Part one included a series of existing images from around Ketchum's Community Core and the question: "What do you like or dislike about these images?". Part two included an exercise where several images from other communities were presented and the community was asked to choose the ones that best represented the overall vision of the Community Core and those that did not in addition to describing why each image was chosen. The following three pages reflect the results of those outreach efforts.

The Character of the Community Core Is...

- Wood, brick, and stone
- One to three story building height
- Upper floor step backs
- A mix of flat and pitched roofs

What We Heard From the Community...

The existing character of Ketchum's Community Core has been described as unique, western, a "hodge-podge" of architectural styles, reflective of its mining town roots. Buildings such as the Pioneer Saloon, Warfield and Picket Fence were chosen time and time again as the top choice for what represented the true character of Ketchum's built environment. Each of these buildings represents more of the historic fabric of the Community Core. The Kneebone Building was identified by many residents as a newer development with high-quality design that respects local context successfully integrating within the surrounding neighborhood. Outdoor dining areas, such as Maude's coffee shop at the corner of Sun Valley Road and 1st Avenue, were mentioned as a good example of using street bump outs to create additional space to gather. Maude's outdoor dining area at the corner of Sun Valley Road and 1st Avenue was mentioned as a key gathering space for community connection that activates the street corner.



COMMUNITY CORE CHARACTER

Process to Establish What the Character is Not

As stated on the previous page, the information in this section was derived from community outreach which put forward a series of images to help residents communicate their desired character. The images and text below represent the top 5 choices for what the community did NOT want Ketchum to look like.

The Character of the Community Core IS NOT...

- Too much glass
- Cold stark materials and colors
- Lacking in landscape elements
- Too modern and “big city”
- Uniform design and monotonous environment
- Uninterrupted facades and tall blank walls
- Dominating mass

What We Heard From the Community...

General consensus amongst the community members that engaged in the outreach efforts, which included over 250 respondents, was that the Community Core should not be dominated by large, monolithic, glass and steel structures. It was stated over and over that this style just didn't fit into the Ketchum culture. There was some good discussion regarding the need for a certain balance of windows to accommodate passive solar considerations which was taken into account in the design guidelines that follow.



COMMUNITY CORE CHARACTER

The Character of the Community Core Should Be:

- Spaces for pedestrian gathering, both at the ground level and on rooftop or upper floor step backs – people contribute to the character of the community
- Wood and brick materials
- Landscaping, especially trees
- Pedestrian-oriented signage that is integrated into the buildings and streetscape
- A balance of glass and other building materials
- Definition at the roof line for flat roofs
- Mining town, Basque culture, sheep-herding, ski heritage and outdoor vibe
- Building height at street no more than three stories
- Creative use of architecture and spaces, authentic design



Creativity is Encouraged

Architecture is such a subjective art and often-times what is considered beautiful to one person can be considered quite the opposite to the next. As we all know, trying to define one specific style for an entire downtown area is unrealistic, therefore the Design Guidelines are meant to guide designers with an overall vision for the Community Core. The Design Guidelines provide a general framework of desired elements and characteristics of buildings and pedestrian spaces, rather than define a specific architectural style. Ultimately, the City of Ketchum is seeking creative solutions to development that embrace and enhance the desired character of the Community Core.

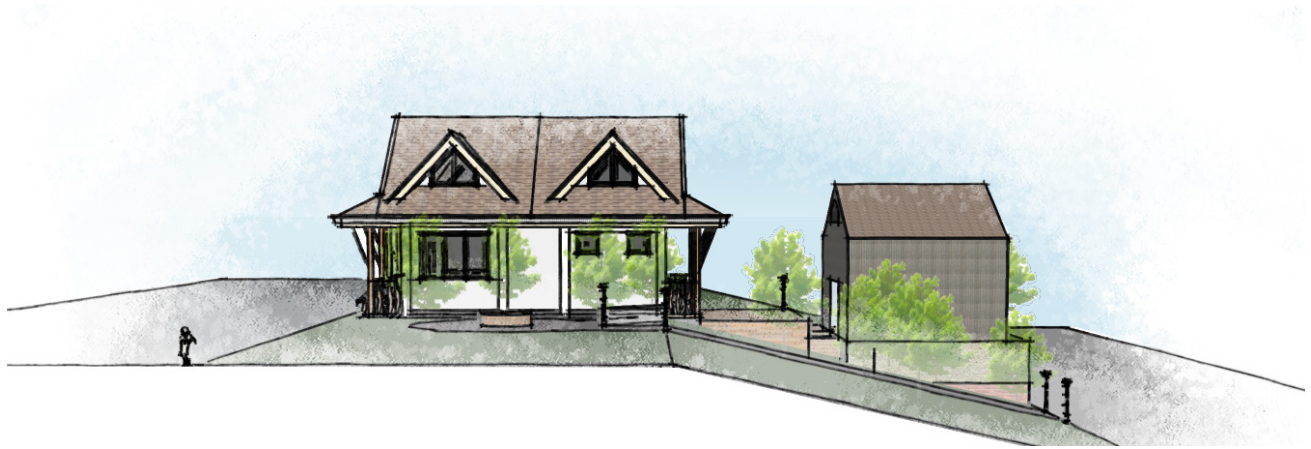
COMMUNITY CORE DESIGN GUIDELINES

Overview and Purpose

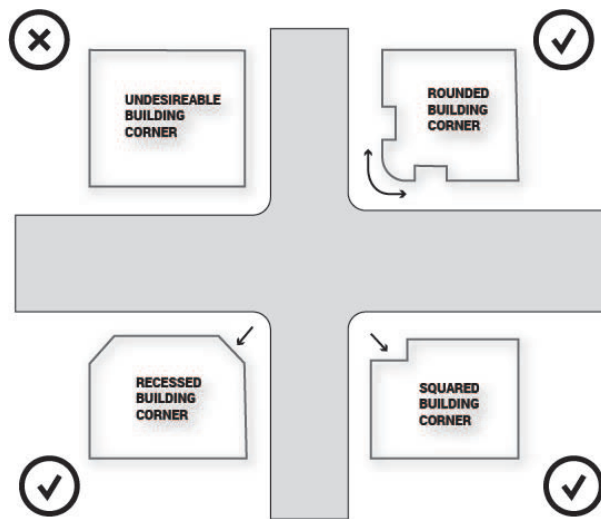
The primary purpose of the information in this section is to describe the overall intent of development in the Community Core, to guide applicants as to the desired features, and guide staff and elected officials in the review of applications to achieve the desired character described in the previous section.

Building Orientation

- A. Site planning should take into consideration the existing landscape, grades, and slope of the subject site as well as adjacent building elevations and design to create an integrated project with a sense of identifiable and authentic place.



- B. Building facades should provide at least one primary building entrance per building facade that faces a public right-of-way. In the case of corner lots, the building owner may select which street the main entrance faces.
- C. Building corners that face street intersections should be rounded, squared, recessed, or otherwise designed to soften the building edges for visual interest and an overall pleasant pedestrian experience.



- D. Utility meters, garbage disposal areas, surface parking lots, and loading/unloading facilities shall be located to the rear of the building and be fully screened from public view.

COMMUNITY CORE DESIGN GUIDELINES

Building Massing and Form

- A. Large buildings, over 100' in length, should be sculpted to avoid the “canyon” effect along a street and provide visual interest by providing a variety of building heights along a block face.
- B. Large buildings should be broken into a series of appropriately scaled facades to reflect the original Ketchum townsite plat to maintain a pedestrian scale.



- C. Vary the height of rooflines to reduce the vertical appearance of tall buildings and bring light to the street level.
- D. In order to avoid blank walls, all facades facing a public street or alley, public plaza or pedestrian space, or public parking lot, should include a distinct base, middle, and top.
- E. All new or infill buildings adjacent to a property on the historic building list should include an additional ten-foot (10') step back at the third floor to soften the visual presence of the new building as compared to the historic building.
- F. First floor ceiling heights for commercial uses should be 12 feet to 20 feet.
- G. Infill and redevelopment projects should be contextually appropriate to the neighborhood and surrounding built environment.



COMMUNITY CORE DESIGN GUIDELINES

Building Articulation

- A. Front building facades which span multiple lots should be designed to appear as multiple buildings by using obvious changes in materials, window design, facade height, cornice treatment, or other architectural details.
- B. Front building facades, as well as all facades that front a plaza, or pedestrian walkway shall be designed with ground floor storefront windows and doors that utilize clear transparent glass in order to provide clear views of storefront displays from the street and/or allow natural surveillance of the street and adjacent outdoor spaces.
- C. Element of traditional “Main Street” storefronts shall be used in the facades. These elements include recessed entry doors, display windows, the kickplate or bulkhead, transom windows, cornice and pediment.
- D. The base or ground floor of all buildings should be representative of a traditional storefront with the majority of the facade, typically more than 50%, containing transparent elements such as windows and doors to break up solid, blank wall surfaces.
- E. The middle of all buildings should contain a balance of solid and transparent elements, with less transparency than the base, typically between 30% and 50%, and include ornamentation or banding around windows to delineate the ground floor from upper floors; and
- F. To add visual interest and diversity as well as incorporate pedestrian scaled features, building facades facing a public right away or pedestrian space (such as public sidewalk, plaza or seating area) should include at least four (4) of the following features:
 1. Contrasting material wainscot;
 2. Decorative facade features;
 3. Roof style changes, such as extended, pitched, or hip roof over an entry;
 4. Column or tower accents that extend from the primary facade both horizontally and vertically;
 5. Recessed entryways;
 6. Extended entryways reminiscent of historic porches;
 7. Canopies, awnings and overhangs to define separate storefronts;
 8. Bay windows extending from the primary building facade;
 9. Balconies or porches;
 10. Facade stepbacks on upper floors;
 11. Window boxes or rooftop planters with plant material visible from the ground floor;
 12. A building cap, such as cornices or eaves, to define the top of the building;
 13. A horizontal design element to differentiate between the ground floor and upper floors. Examples include a cornice line, awning, balcony, or change in building material;

COMMUNITY CORE DESIGN GUIDELINES

Building Articulation (cont.)

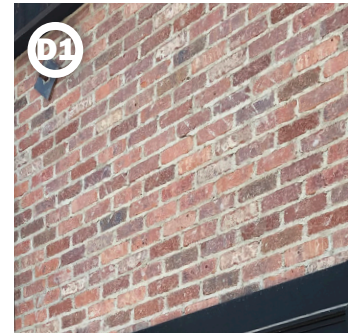
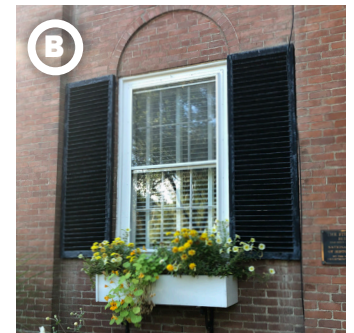
14. At least one entry door for each business with ground-floor street frontage;
15. Provide 3d expression lines (vertical and horizontal) between the floors of the structure and around storefronts and window openings (ie popout windows to animate façade); or
16. Add depth and detail to the cornice or roof parapet, recessing storefronts and windows into the façade to create depth and cast shadow patterns.



COMMUNITY CORE DESIGN GUIDELINES

Building Materials

- A. Acceptable ground floor windows should include a frame (metal, wood or brick are all acceptable) transom windows, and/or kick plates at the base constructed of quality materials complementary of the overall facade architecture.
- B. Highly reflective or darkly tinted glass are inappropriate for ground floor glazing.
- C. Acceptable upper floor windows should include frames and sills of a color or pattern that contrasts the primary materials and window form.
- D. Facades that are visible from a public street, public plaza, or public pedestrian space should be finished with quality materials that reinforce the pedestrian character of the Community Core to include the following:
 1. Primary materials to comprise the majority of the facade should be consistent with local vernacular architecture, as well as those that are indigenous to the region are desired such as: brick, painted or stained lap horizontal siding and vertical board and batten wood siding, painted, stained, or natural finish shingles, stained or natural finish wood logs, wrought iron, fiber cement, finished and painted wood trim, wood, aluminum, copper, steel, and vinyl clad wood frames for windows and doors, wood, metal, and glass doors.
 2. Secondary materials may consist of natural or synthetic stone, textured concrete, non-reflective metal, wood timbers, or other innovative materials that would complement the primary materials.
- E. Highly reflective materials, mirrored glazing, EIFS (Exterior Insulation and Finish System), tilt-up walls and plain, and smooth concrete are prohibited. Discourage materials: plywood, unfinished lumber, corrugated fiberglass, vinyl or lap aluminum siding, sheet metal or tin siding, textured T11 siding, and reflective materials.
- F. Changes in material should generally occur when there is a change in plane of the building façade.



COMMUNITY CORE DESIGN GUIDELINES

Roof Forms

- A. The design of the roof form and its components such as roof material, color, trim, and lighting should be an integral part of the architecture.
- B. Flat roofs should incorporate a parapet wall with a cornice treatment, capstone finish, or similar feature.
- C. Vary the parapet height over the length of the facade.
- D. All vents and roof top mechanical equipment should be painted so as to match the color of the roof or hidden from ground floor view by way of parapet walls.
- E. Rooftop dining is encouraged and should incorporate architectural features, colors and characteristics of the overall building architecture.
- F. Pitched or shed roofs used at building entries should maintain adequate vertical clearance as well as extend beyond the entry to allow snow to shed away from the building entry.
- G. A variety of roof forms and heights are encouraged on a single building to provide visual interest.
- H. The top portion of any building should include roof details such as gables, cornices, or other comparable features that provide definition to the roof line.
- I. Roof forms should not extend over the right-of-way.

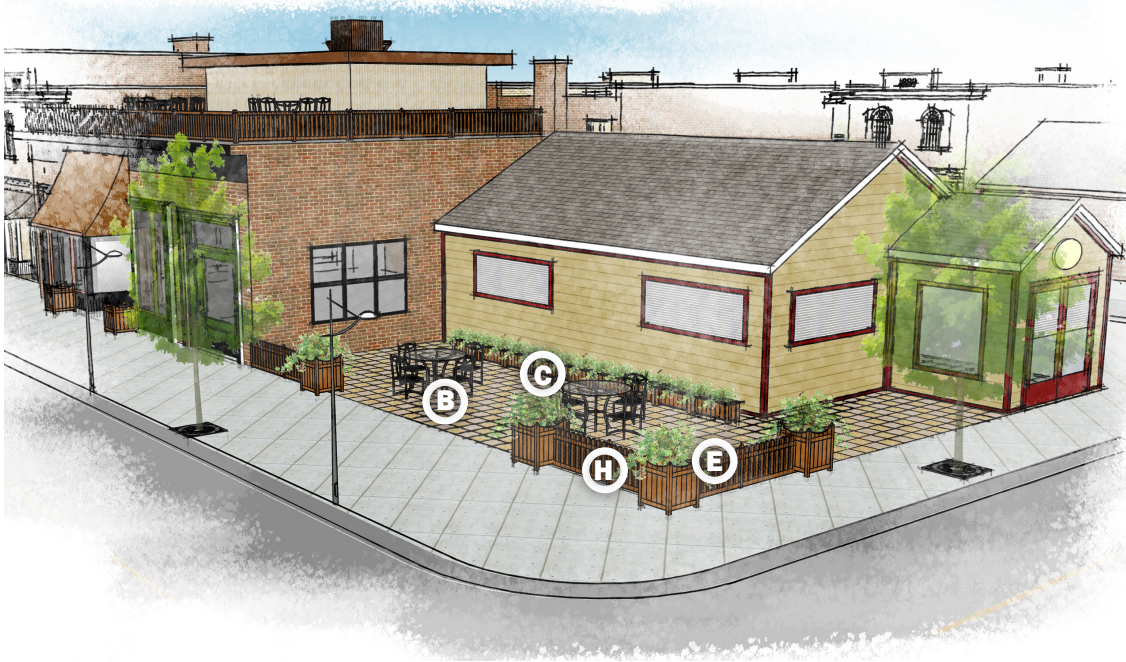


COMMUNITY CORE DESIGN GUIDELINES

Pedestrian Amenities

The guidelines below are applicable to public gathering spaces on private property and do not apply to the public realm within the right-of-way.

- A. All facades facing a public street, public plaza, or pedestrian space, should include landscape planters for a portion of the length of the facade on the ground level.
- B. All patios, outdoor seating areas, plazas and walkways between buildings should be comprised of decorative paving (i.e., colored, stamped or exposed aggregate concrete, pervious pavers, or brick) to differentiate from the primary pedestrian sidewalks.
- C. All buildings fronting on Main Street, 4th Street or Sun Valley Road should include additional public space in the way of outdoor seating, outdoor dining, or plaza space with a minimum depth of six (6) feet.
- D. If public art is used, it should be integrated into the overall design of a project.
- E. Fencing used to delineate outdoor seating or extended outdoor space of a building for the express use of that building, should be a maximum of forty-eight inches (48") tall and be comprised of durable materials complementary of the architecture.
- F. Any tree located within a concrete area should include tree grates and tree wells. Root barriers are encouraged to limit future sidewalk damage from tree roots.
- G. Pedestrian lighting is encouraged in all pedestrian areas not illuminated by street and/or site lighting.
- H. Site furnishings are encouraged for all pedestrian gathering areas and/or plaza areas. Furnishings may include flagpoles, benches, seating/tables, planters, bike racks, drinking fountains, waste receptacles and other similar amenities.
- I. The design of the front façade should stimulate street life, including window shopping and outdoor dining.



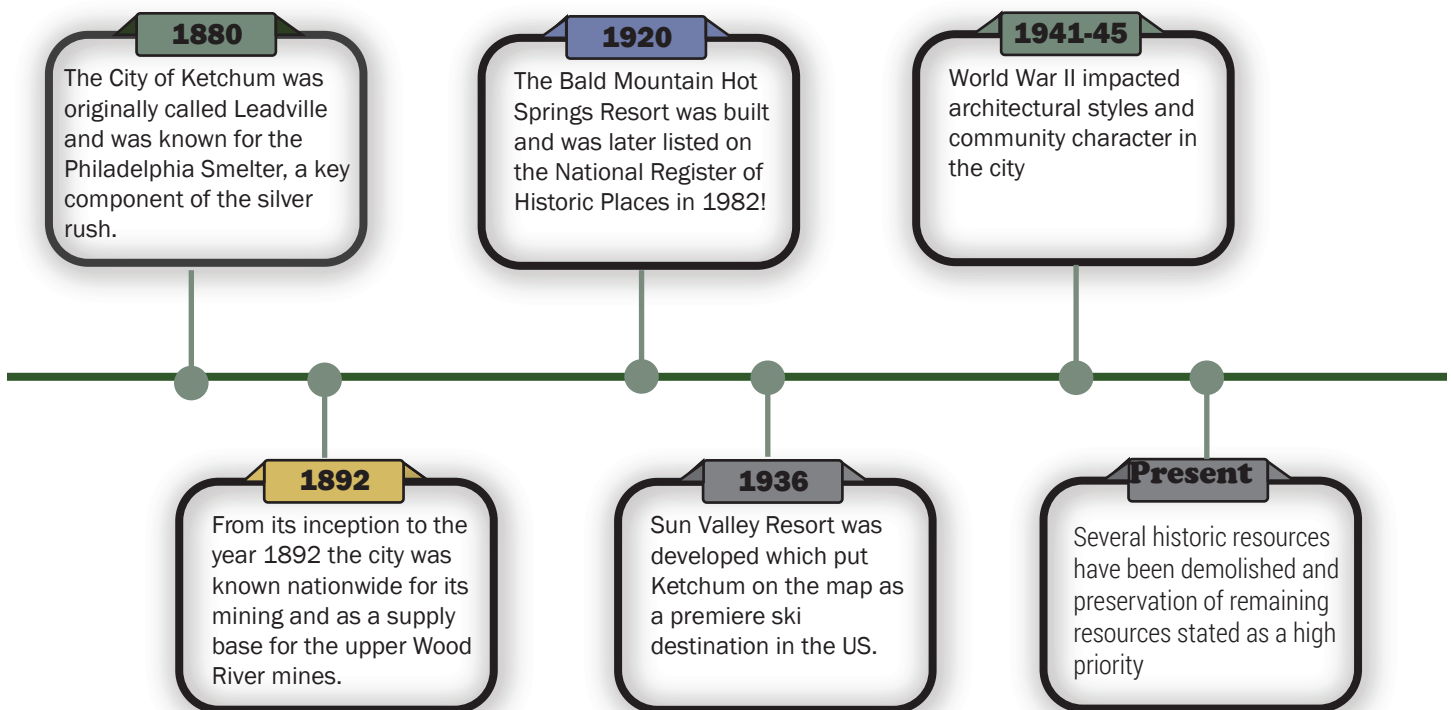
HISTORIC BUILDING DESIGN GUIDELINES

Overview and Purpose

This section defines parameters for alteration and redevelopment of historic buildings in the Community Core in order to ensure architectural compatibility with the defining features of the existing buildings. All buildings and sites on the Historic Building/Site list should follow these guidelines as well as the general community core design guidelines in the previous section.

Historic Building Significance

The buildings on the Historic Building/Site List were all chosen based on the criteria that the buildings have to be 50 years old or older, must retain physical integrity of original heritage or culture, and exemplify certain architectural, social/historic, or geographic criteria. Below is a general timeline that details the major points in history that shaped the historic architecture and social fabric of the cultural heritage.



HISTORIC BUILDING DESIGN GUIDELINES

Successful Historic Building Alterations

The City of Ketchum has seen several successful alterations of existing historic buildings over the years. The examples below illustrate three such alterations which capitalized on the character defining features of each building, highlighting them with subtle treatments such as paint colors, awning replacement, and updated or repaired windows, lighting and signage. The Windermere Real Estate office apartment addition is a great example of stepping back height and using different, yet complementary materials to maintain the original facade character.

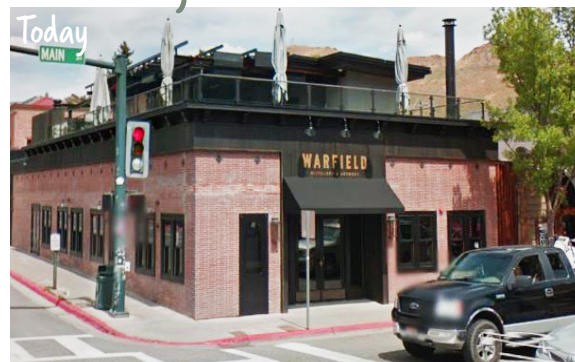
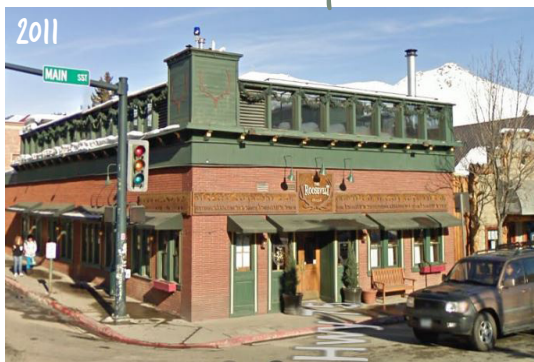
TNT Taproom



Windermere Real Estate office



The Warfield - Historic Building Renovation

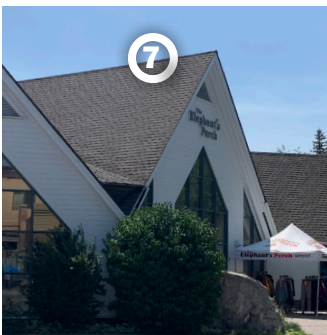


HISTORIC BUILDING DESIGN GUIDELINES

Identifying Character Defining Features

In order to determine the appropriate design elements for alteration, addition, or redevelopment of a historic building or site, it is important to first identify the character defining features that should be preserved or enhanced. These are elements of the building or site that are representative of the original architectural style which contribute to the overall character of the building or site. Below is a list of possible character defining features that could be found in the City of Ketchum Community Core:

1. Brick work (different brick bond patterns)
2. Log construction
3. False building fronts
4. Wood siding
5. Stucco
6. One to two story building height
7. Steeply pitched roof lines
8. Multiple roof forms on an individual building
9. Picture windows
10. Arched or eyebrow windows
11. Swiss Chalet style ornamentation
12. Storefront or bulk head windows (commercial properties)
13. Detailed cornices and capstone on commercial brick panel buildings



HISTORIC BUILDING DESIGN GUIDELINES

Design Guidelines for Alteration, Addition, or Redevelopment of Historic Structures

Having a variety of building styles, forms, and scales contribute to the unique character of the City of Ketchum's Community Core. Many of the buildings on the Historic Building/Site List are one to two stories in height whereas much of the new development is three to four stories in height. Below are guidelines specific to historic buildings.

- A. It is important for the historic buildings to preserve the street facing facade as that is typically where the character defining features are highlighted.
- B. Additions to the rear or side of a building may increase the height by up to two stories.
 - 1. All additions should be set back from the primary facade at least ten feet.
 - 2. All additions should incorporate elements of the existing character defining features.
 - 3. All additions should incorporate a variety of roof lines and wall offsets to avoid continuous wall surfaces.
- C. Additions to the facade such as porches, patios, or enclosed entries may be acceptable if they incorporate character defining features of the building as approved through the Design Review process.
- D. Buildings may be adapted to a new use as allowed in the Community Core Zone District use standards.
- E. Interior improvements are allowed on buildings that are not listed in the National Register of Historic Places.
- F. Existing landscaping, specifically street trees, should be maintained to the extent possible.



Attachment D: Draft Ordinance - Redline

CHAPTER 4.08 HISTORICAL PRESERVATION COMMISSION

4.08.010 Purpose.

~~The purpose of this Chapter is to define the composition, duties, and responsibilities of the City of Ketchum Historic Preservation Commission. The purpose of this chapter is to promote the educational, cultural, economic and general welfare of the public of the City of Ketchum through the identification, evaluation, designation and protection of those buildings, sites, areas, structures and objects which reflect significant elements of the City's, the state's, and the nation's historic, architectural, archaeological and cultural heritage.~~

4.08.020 Definitions.

The following words and phrases, when used in this chapter, shall have, unless the context clearly indicates otherwise, the following meanings:

City: The City of Ketchum, Idaho.

~~Historic Building/Site List: The list of buildings and sites deem to be historically significant as adopted by resolution by the HPC.~~

~~Commission~~HPC: The Historic Preservation Commission of the City of Ketchum, Idaho.

Historic preservation: The research, documentation, protection, restoration and rehabilitation of buildings, structures, objects, districts, areas and sites significant in the history, architecture, archaeology or culture of this state, its communities or the nation.

Historic property: Any building, structure, area or site that is significant in the history, architecture, archaeology or culture of this community, the state, or the nation.

4.08.030 Created; appointments.

- A. There is created a Historic Preservation Commission (HPC) which shall consist of ~~seven-five (5)~~ members ~~comprised of maximum of three (3) and a minimum of one (1) member of the Planning and Zoning Commission and a maximum of four (4) and a minimum of two (2) members of the community~~ who shall be appointed by the Mayor with the advice and consent of the Council.
- B. All members of the ~~Commission~~-HPC shall have a demonstrated interest, competence or knowledge in history or historic preservation. The Council shall endeavor to appoint ~~at least two~~community members with professional training or experience in the disciplines of architecture, history, architectural history, urban planning, archaeology, engineering, law, or other historic preservation related disciplines.
- C. Initial appointments to the ~~Commission~~-HPC shall be made as follows: ~~two one-year terms~~, two two-year terms, and three three-year terms. All subsequent appointments shall be made for three-year terms. ~~Commission~~-HPC members may be reappointed to serve additional terms. Vacancies shall be filled in the same manner as original appointments, and the appointee shall serve for the remainder of the unexpired term.
- D. The members of the ~~Commission~~-HPC may be reimbursed by the City for expenses incurred in connection with their duties ~~and for meetings subject to a resolution adopted by the City Council.~~

4.08.040 Organization, officers, rules, meetings.

- A. The Commission shall have the power to make whatever rules are necessary for the execution of its duties as set forth in this chapter. Rules of procedure and bylaws adopted by the Commission shall be available for public inspection.

- B. The Commission shall elect officers from among the Commission members. The chairperson shall preside at meetings of the Commission. The vice chairperson shall, in the absence of the chairperson, perform the duties of the chairperson.
- C. All meetings of the Commission shall be open to the public and follow the requirements of Idaho's open meeting laws. The Commission shall keep minutes and other appropriate written records of its resolutions, proceedings and actions.
- D. The Commission may recommend to the Council, within the limits of its funding, the employment of or the contracting with other parties for the services of technical experts or other persons as it deems necessary to carry on the functions of the Commission.

4.08.050 Powers, duties and responsibilities.

The Commission shall be advisory to the Council and shall be authorized to:

- A. Conduct a survey of local historic properties;
- B. Recommend the acquisition of fee and lesser interests in historic properties, including adjacent or associated lands, by purchase, bequests or donation;
- C. Recommend methods and procedures necessary to preserve, restore, maintain and operate historic properties under the ownership or control of the City;
- D. Recommend the lease, sale, other transfer or disposition of historic properties subject to rights of public access and other covenants and in a manner that will preserve the property;
- E. Contract, with the approval of the Council, with the state or federal government, or any agency of either, or with any other organization;
- F. Cooperate with the federal, state and local governments in the pursuance of the objectives of historic preservation;
- G. Make recommendations in the planning processes undertaken by the county, the City, the state or the federal government and the agencies of these entities;
- H. Recommend ordinances and otherwise provide information for the purposes of historic preservation in the City;
- I. Promote and conduct an educational and interpretive program on historic preservation and historic properties in the City;
- J. Commission members, employees or agents of the Commission may enter private property, buildings or structures in the performance of their official duties only with the express consent of the owner or occupant;
- K. Review nominations of properties to the National Register of Historic Places for properties within the City's jurisdiction;
- L. Establish and maintain the Historic Building/Site list;
- M. Review and make decisions on Demolition and Alteration applications.

4.08.060 Special restrictions.

Under the provisions of Idaho Code section 57-4612, the City of Ketchum, Idaho, may provide by ordinances, special conditions or restrictions for the protection, enhancement and preservation of historic properties.

CHAPTER 17.96 DESIGN REVIEW

17.96.010 Applicability.

- A. *Design review.* Design review is required for building, developing, or substantially altering the exterior of the following buildings or projects in all zoning districts:
1. Nonresidential use.
 2. Public or semipublic use.
 3. Multi-family dwellings, including attached and detached townhomes.
 4. Mixed use.
 5. Any structure with an original construction date of 1940 or earlier.
 6. Any encroachment of a below grade structure in a required setback.
- B. Exemptions.
1. One-family dwellings, accessory structures, and accessory dwelling units.
 2. Projects not requiring a building permit.
 3. Temporary structures.
 4. Public art.
 5. Non-substantial or minor modifications that comply with all applicable design review standards, zoning district standards, and other Code requirements without requiring a variance or other exception. Minor modifications include, but are not limited to:
 - a. Demolition associated with an approved demolition permit;
 - b. Driveway, walkway, and/or landscaping alterations that do not significantly change existing topography or drainage, including the removal of dead or diseased vegetation as certified by an arborist, provided such work is not located in the special flood hazard area or riparian zone;
 - c. The installation of fences, hedges, or walls compliant with section 17.124.130 of this title;
 - d. Changes to exterior finishes including, but not limited to: 1) siding, paint, and materials; 2) maintenance and repair of exterior facades; 3) the addition of windows or doors; 4) reroofs; or 5) the addition or expansion of decks and patios that are less than 30 inches above grade or if greater than 30 inches above grade comply with applicable lot coverage requirements for the zoning district;
 - e. The installation of exterior lighting compliant with chapter 17.132 of this title; and
 - f. The ground level installation and screening of utilities not greater than five feet in height.
 6. Minor modification exemptions, pursuant to subsection B.5. of this section, must be issued in writing by the administrator prior to issuance of a building permit.
- C. *Preapplication design review.*
1. Preapplication review is required for all new non-residential and multi-family residential developments with four (4) or more stories and all new developments on a lot or lots totaling 11,000 square feet. Applicants of projects exempt from Preapplication Design Review may request a Preapplication Design Review at their discretion. ~~new nonresidential construction and all multi-family developments of five or more units.~~

2. The purpose of preapplication review is to allow the Commission to exchange ideas and give direction to the applicant on the "design concept", keeping in mind the purpose of this chapter and the application of the evaluation standards.
3. Preapplication review materials shall be submitted according to the application requirements of section 17.96.040 of this chapter.
4. The Commission may require a model of the project or computer simulation renderings showing the proposal from one or more key vantage points for presentation at regular design review meetings in order to assist in the understanding of the project. Models and computer renderings must include surrounding properties in sufficient detail for the proposal to be viewed in context.
5. The Administrator may waive the requirement for preapplication review if the project is found to have no significant impact.

17.96.060 Improvements and standards.

Improvements and standards for all projects listed in subsection 17.96.010.A of this chapter:

A. Streets.

1. The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.
2. All street designs shall be approved by the City Engineer.

B. Sidewalks.

1. All projects under subsection 17.96.010.A of this chapter that qualify as a "substantial improvement" shall install sidewalks as required by the Public Works Department.
2. Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.
3. Sidewalks may be waived if one of the following criteria is met:
 - a. The project comprises an addition of less than 250 square feet of conditioned space.
 - b. The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.
4. The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
5. New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.
6. The City may approve and accept voluntary cash contributions in lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 110 percent of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in lieu contribution shall be paid before the City issues a certificate of occupancy.

C. Drainage.

1. All stormwater shall be retained on site.

2. Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
3. The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.
4. Drainage facilities shall be constructed per City standards.

D. *Utilities.*

1. All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
2. Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.
3. When extension of utilities is necessary all developers will be required to pay for and install two-inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with City of Ketchum standards and at the discretion of the City Engineer.

4. Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.

E. *Compatibility of design.*

1. The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.
2. Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.
3. Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.

F. *Architectural.*

1. Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.
2. The building character shall be clearly defined by use of architectural features.
3. There shall be continuity of materials, colors and signing within the project.
4. Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.
5. Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
6. Building(s) shall orient toward their primary street frontage.
7. ~~Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.~~ Satellite receivers shall be screened from public view.
8. Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties. All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts.
9. Trash disposal areas shall be screened from public views and located within parking garages, off alleys, or to the rear of buildings.

10. Shipping and receiving areas shall be located within parking garages or to the rear of buildings.

G. *Circulation design.*

1. Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.
2. Awnings extending over public sidewalks shall extend five feet or more across the public sidewalk but shall not extend within two feet of parking or travel lanes within the right-of-way.
3. Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.
4. Curb cuts and driveway entrances shall be no closer than 20 feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right-of-way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.
5. Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.

H. *Snow storage.*

1. Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.
2. Snow storage areas shall be provided on site.
3. A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.
4. In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.

I. *Landscaping.*

1. Landscaping is required for all projects.
2. Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.
3. All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.
4. Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.

5. When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on or off site.

6. The City arborist shall approve all parking lot and replacement trees.

J. *Public amenities.*

1. Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.

K. *Underground encroachments.*

1. Encroachments of below grade structures into required setbacks are subject to subsection 17.128.020.K of this title and shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.
2. No below grade structure shall be permitted to encroach into the riparian setback.

L. *Surface parking lots.*

1. Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.
2. Surface parking lots shall incorporate at least one tree and one additional tree per ten on site parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public.
3. Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways.

17.96.070 Community Core (CC) projects.

In addition to the requirements of section 17.96.060 of this chapter, unless otherwise specified, ~~the standards of this section apply to projects in the Community Core District~~ all projects in the Community Core District subject to design review shall comply with the Community Core Design Guidelines. The purpose of ~~the~~ the Community Core Design Guidelines section is to ensure the addition of high quality architecture for new development, while maintaining the unique character of existing building stock found in the Community Core.

~~A. *Streets.*~~

- ~~1. Street trees, streetlights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.~~
- ~~2. Street trees with a minimum caliper size of three inches, shall be placed in tree grates.~~
- ~~3. Due to site constraints, the requirements of this subsection A may be modified by the Public Works Department.~~

~~B. *Architectural.*~~

- ~~1. Facades facing a street or alley or located more than five feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials, and colors as the front facade.~~
- ~~2. For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways.~~
- ~~3. For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.~~
- ~~4. Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.~~
- ~~5. All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts.~~

~~6. Roof overhangs shall not extend more than three feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Department.~~

~~7. Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials.~~

~~C. Service areas and mechanical/electrical equipment.~~

~~1. Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right of way and shall be screened from public views.~~

~~2. Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.~~

~~D. Landscaping.~~

~~1. When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on or off site.~~

~~2. Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree grates.~~

~~3. The City arborist shall approve all parking lot and replacement trees.~~

~~E. Surface parking lots.~~

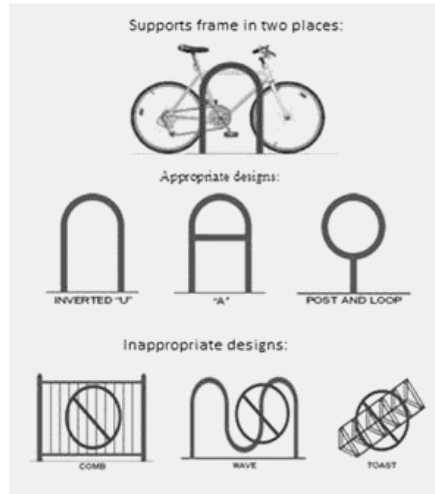
~~1. Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.~~

~~2. Surface parking lots shall incorporate at least one tree and one additional tree per ten on-site parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond-shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public.~~

~~3. Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways.~~

~~F. Bicycle parking.~~

~~1. One bicycle rack, able to accommodate at least two bicycles, shall be provided for every four parking spaces as required by the proposed use. At a minimum, one bicycle rack shall be required per development.~~



2. ~~When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or greater than one-half shall be adjusted to the next highest whole number.~~
3. ~~Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than 50 feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest. Bicycle racks shall be located to achieve unobstructed access from the public right-of-way and not in areas requiring access via stairways or other major obstacles.~~

Chapter 17.20 HISTORIC PRESERVATION

Section 17.20.010 - General Provisions

- A. ~~The purpose of this chapter is to promote the educational, cultural, economic and general welfare of the public of the City of Ketchum through the identification, evaluation, designation and protection of those buildings, sites, areas, structures and objects which reflect significant elements of the City's, the state's, and the nation's historic, architectural, archaeological and cultural heritage.~~
- A. ~~Purpose: The general purpose of this ordinance is to protect the historic character of the City's Community Core by establishing baseline regulations and a process to review proposed demolition or alteration of the structures listed in the Community Core District Survey Update (Phase 1), heretofore called the Historic Building List, and attached as exhibit A.~~
- B. Applicability: The regulations and procedures set forth in this ordinance shall apply to each and every structure listed ~~on the adopted Historic Building/Site List in Table 1 of the Historic Building List.~~ All other buildings over 50 years of age shall follow the process for demolition of buildings per Ketchum Municipal Code Section 15.16.040, except that no demolition permit shall be issued for any structure over 50 years old ~~in the Community Core~~ until a building permit has been issued for a replacement structure on the property.
 1. Except as provided in Section ~~617.20.040~~, Remediating of Dangerous Building Conditions, no person shall make, or otherwise cause to be made, any demolition or alterations to structures on the Historic Building/~~Site~~ List without approval by the Historic Preservation Commission (HPC) through the Demolition or Alteration application process described in Section ~~217.20.030~~. The following types of modifications require HPC review:
 - a. Partial or total demolition of any portion of the structure; or

- b. Exterior alterations, including windows or siding replacement, or
 - c. Additions to any structure.
- C. Exceptions: This ordinance shall not apply to dangerous building conditions that would imperil the health or safety of the public as determined by the Building Official and the Director of Planning and Building.

~~D. Appointment of the Historic Preservation Commission. For purposes of this ordinance, the Historic Preservation Commission shall be five members consisting of a maximum of three (3) and a minimum of one (1) member of the Planning and Zoning Commission and a maximum of four (4) and a minimum of two (2) members of the community appointed by the Mayor with the consent of the City Council. The community members shall have a demonstrated interest, competence or knowledge in history or historic preservation and/or architecture.~~

Section 2-17.20.020 -Historic Building/Site List

- A. The Historic Building/Site List shall established and maintained by the HPC
- B. The HPC shall have the authority to add or remove structures from the Historic Building List using the following criteria below to determine if a structure should be added or removed from the Historic Building/Site List.
- C. Buildings or sites shall meet Criteria 1 and 2 and shall meet one or more of the Criteria listed in 3.
 - 1. Historic buildings must be at least fifty (50) years old. A historic building may be exempt from the age standard if it is found to be exceptionally important in other significant criteria.
 - 2. All buildings and sites must retain their physical integrity as determined by the following criteria. However, a site need not meet all of the following criteria:
 - a. Shows character, interest, or value as part of the development, heritage or cultural characteristics of Ketchum, the region, state, or nation;
 - b. Retains a significant amount of the original design features, materials, character or feeling of the past;
 - c. Is in the original location or same historic context after having been moved;
 - d. Has been accurately reconstructed or restored based on documentation.
 - 3. Historic buildings or sites shall meet one or more of the following criteria:
 - a. Architectural criteria.
 - i. Exemplifies specific elements of a recognized architectural style or period or a style particularly associated with Ketchum neighborhoods;
 - ii. Example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally, or locally;
 - iii. Demonstrates superior craftsmanship or high artistic value;
 - iv. Represents an innovation in construction, materials or design;
 - v. Pattern or grouping of elements that enhance the identity of the community;
 - vi. Significant historic remodel contributing to Ketchum’s identity.
 - b. Social/historic criteria.
 - i. Site of historic event;

- ii. Exemplifies cultural, political, ethnic, economic, or social heritage of the community through the built environment or with people associated with an era of history;
 - iii. Associated with a notable person or the work of a notable person;
 - iv. Is valued by the Ketchum community as an established or familiar visual or cultural feature due to its architectural history, siting, massing, scale, cultural characteristics, or heritage such that its removal would be irreparable loss to the setting.
- c. Geographic/Natural Features.
- i. Enhances sense of identity of the community;
 - ii. Is an established and familiar natural setting or visual feature of the community.

Process to Request Demolition or Alteration of Historic Resources

Authority: ~~The Ketchum Historic Preservation Commission (HPC) shall be the review authority for applications seeking to demolish or alter a historic structure on the Historic Building List.~~

- 1. ~~The HPC will maintain the Historic Building List.~~
- 2. ~~The HPC shall have the authority to add or remove structures from the Historic Building List using the following criteria to determine if a structure should be added or removed from the Historic Building List.~~
 - a. ~~The structure is associated with events that have made a significant contribution to the broad patterns of Ketchum's history or development; or~~
 - b. ~~The structure is associated with the lives of significant persons in Idaho or Ketchum's history; or~~
 - c. ~~The structure embodies the distinctive characteristics of a type, period, or method of construction, or the structure represents the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or~~
 - d. ~~The structure yielded or may be likely to yield, information important in history or prehistory.~~
 - e. ~~The structure is of significance in American, Idaho or Ketchum history, architecture, archaeology, or culture and the site or structure possess integrity of location, design, setting, materials, workmanship, feeling, and association.~~

D. All structures on the Historic Building List shall be maintained to meet the requirements of the International Property Maintenance Code and/or the International Existing Building Code, as adopted and amended by the City. The owner of such structure(s) shall also keep in good repair all structural elements thereof which, if not so maintained, may cause, or tend to cause the exterior portions of such structure to deteriorate, decay or become damaged or otherwise to fall into a state of disrepair which would have an adverse effect upon such designated structures.

- 3. ~~The HPC shall have the authority to approve, approve with conditions, or deny applications for demolition or alteration of a historic structure on the Historic Building List.~~

17.20.030 - Demolition or Alteration Request Process:

- A. An applicant seeking to demolish or make any alterations to structures on the HPC Historic Building/Site List shall file a Request for Demolition or Alteration application with the Planning

and Building Department. The application shall be processed as set forth in Ketchum Municipal Code Chapter 17.96., Design Review Permits. This process may run concurrent with applications for Design Review.

- B. Upon receipt of a complete Request for Demolition or Alteration application and fee, as determined by the Zoning Administrator, the application shall be scheduled for a public hearing before the HPC within 60 days of the application being deemed complete. Notice shall be provided in accordance with KMC Section 17.116.040 C, D, and E.
- C. Following the public hearing, the HPC may approve, deny, or approve with conditions the Request for Demolition or Alteration. The HPC will review the application using the criteria below in Section 3A to determine if the proposed demolition or alteration of the structure may proceed.

~~Section 3. Review Criteria for Request for Demolition or Alteration Application~~

~~A.—The HPC may approve, approve with conditions, or deny a Request for Demolition or Alteration application based on the following criteria:~~

- 1. Is the structure of historic or architectural value or significance and does it contribute to the historic significance of the property within the Community Core.
 - 2. Would the loss, alteration of, or addition to, the structure adversely affects the historic integrity of the structure, impact the significance of the structure within the Community Core, impact the architectural or aesthetic relationship to adjacent properties, or conflict with the Comprehensive Plan.
 - 3. Does the structure retain the requisite integrity to convey its historic and/or architectural significance.
 - 4. Does the proposed demolition or alteration adversely affect the historic significance or architectural distinction of the structure or the Community Core.
- B. Appropriate alterations might include but are not limited to:
- 1. Changes to the building's interior that are not visible from a public street, alley, park, or other public place;
 - 2. Changes to internal building systems that will not adversely affect the external appearance of the building;
 - 3. The erection or removal of temporary improvements.
 - 4. Adaptive reuse consistent with the Secretary of the Interior's Standards for Rehabilitation and Idaho Code Title 67-4618.
- C. The HPC shall consider the unique circumstances of each proposed demolition or alteration. Approval of each individual Demolition or Alteration application is unique to that property and does not constitute a precedent for other properties.

~~D.—Section 4. Appeal of Request for Demolition or Alteration Application Decisions and Placement or Removal of Properties on the Historic Building List~~

~~E.D. A.—The decision of the HPC on a Demolition or Alteration application or placement or removal of a property on the Historic Building List, may be appealed to the City Council by the applicant or affected party pursuant to the appeal provisions contained in Ketchum Municipal Code Section 17.144, Appeals of the Planning and Zoning Commission Decisions.~~

~~Section 5. Minimum Maintenance Requirements for Designated Resources.~~

- A. ~~All structures on the Historic Building List shall be maintained to meet the requirements of the International Property Maintenance Code and/or the International Existing Building Code, as adopted and amended by the City. The owner of such structure(s) shall also keep in good repair all structural elements thereof which, if not so maintained, may cause, or tend to cause the exterior portions of such structure to deteriorate, decay or become damaged or otherwise to fall into a state of disrepair which would have an adverse effect upon such designated structures.~~

17.20.040 - Section 6-Remedying of Dangerous Building Conditions

- A. If the Building Official finds a historic structure constitutes dangerous building conditions that would imperil the health or safety of the public, it shall first be determined by the Building Official if the structure is capable of being made safe by repairs in which said repairs shall be made by the owner of the structure.
- B. If the Building Official finds the structure is not capable of being made safe by repairs, then the Building Official may order the structure to be demolished.
- C. Nothing contained herein shall be construed as making it unlawful for any person to comply with the Building Official's authority as stated in this section.

17.20.050 - Section 7-Enforcement and Maintenance

- A. If any alteration is made without approval of a Demolition or Alteration application, the City may issue a stop work order for all construction activity, withhold inspections and final approvals, withhold approval of additional City permits, and take any other available action, or any combination of the aforementioned, until the applicant has applied for and received approval for the alteration. If the alteration is not approved, the property owner shall restore the structure to its original condition prior to any alteration occurring.
- B. Except as provided in Section 6, Remedying of Dangerous Building Conditions, no permit shall be issued authorizing any alteration to a structure listed on the Historic Building List until the HPC approves the Request for Demolition or Alteration application. If the approval or denial of the application is administratively appealed, no further development permits shall be approved for the property until the City Council has made a final decision on the administrative appeal.
- C. Normal repair and maintenance of structures on the Historic Building List is permitted. Nothing in this Section shall be construed to prohibit the alteration of any structure necessary as a part of normal repair and maintenance when such alteration will not change the exterior appearance or materials or the interior support structure of the building, including the character or appearance of the land itself.

17.20.060 – Relief from Regulations

- A. The relief from regulations within the City of Ketchum Code of Ordinances is applicable to properties on the Historic Building/Site List to ease the burden of preserving buildings.
- B. Relief from Building Code requirements of Title 15 of the City of Ketchum Code of Ordinances.
1. The Building Official has the authority to consider alternative options for historic buildings to comply with building code so long as they do not compromise health and safety.
- A-C. Relief from Off Street Parking and Loading requirements of Chapter 17.125 of the City of Ketchum Code of Ordinances.
1. Where additions or alterations to an historic building are proposed, the square footage of the existing historic building shall not be counted toward the minimum parking requirement

for the proposed project regardless of use.

2. No additional parking relief is provided for projects that include full demolition of historic buildings.

3. When projects include partial demolition of historic buildings, the square footage of the historic building that remains shall not be counted toward the minimum parking requirement for the proposed project regardless of use.

D. Relief from Nonconforming Building Requirements of Chapter 17.136 of the City of Ketchum Code of Ordinances.

1. Properties are allowed to increase existing nonconformities on expansions by matching existing setbacks, height, and other dimensional standards.

2. Properties are exempted from the limitation on and expanding nonconforming buildings.

Attachment E:

Draft Ordinance - Clean

CHAPTER 4.08 HISTORIC PRESERVATION COMMISSION

4.08.010 Purpose.

The purpose of this Chapter is to define the composition, duties, and responsibilities of the City of Ketchum Historic Preservation Commission.

The following words and phrases, when used in this chapter, shall have, unless the context clearly indicates otherwise, the following meanings:

City: The City of Ketchum, Idaho.

Historic Building/Site List: The list of buildings and sites deemed to be historically significant as adopted by resolution by the HPC.

HPC: The Historic Preservation Commission of the City of Ketchum, Idaho.

Historic preservation: The research, documentation, protection, restoration and rehabilitation of buildings, structures, objects, districts, areas, and sites significant in the history, architecture, archaeology, or culture of this state, its communities, or the nation.

Historic property: Any building, structure, area, or site that is significant in the history, architecture, archaeology or culture of this community, the state, or the nation.

4.08.030 Created; appointments.

- A. There is created a Historic Preservation Commission (HPC) which shall consist of five (5) members comprised of maximum of three (3) and a minimum of one (1) member of the Planning and Zoning Commission and a maximum of four (4) and a minimum of two (2) members of the community who shall be appointed by the Mayor with the advice and consent of the Council.
- B. All members of the HPC shall have a demonstrated interest, competence or knowledge in history or historic preservation. The Council shall endeavor to appoint community members with professional training or experience in the disciplines of architecture, history, architectural history, urban planning, archaeology, engineering, law, or other historic preservation related disciplines.
- C. Initial appointments to the HPC shall be made as follows: two two-year terms, and three three-year terms. All subsequent appointments shall be made for three-year terms. HPC members may be reappointed to serve additional terms. Vacancies shall be filled in the same manner as original appointments, and the appointee shall serve for the remainder of the unexpired term.
- D. The members of the HPC may be reimbursed by the City for expenses incurred in connection with their duties and for meetings subject to a resolution adopted by the City Council.

4.08.040 Organization, officers, rules, meetings.

- A. The Commission shall have the power to make whatever rules are necessary for the execution of its duties as set forth in this chapter. Rules of procedure and bylaws adopted by the Commission shall be available for public inspection.
- B. The Commission shall elect officers from among the Commission members. The chairperson shall preside at meetings of the Commission. The vice chairperson shall, in the absence of the chairperson, perform the duties of the chairperson.

- C. All meetings of the Commission shall be open to the public and follow the requirements of Idaho's open meeting laws. The Commission shall keep minutes and other appropriate written records of its resolutions, proceedings and actions.
- D. The Commission may recommend to the Council, within the limits of its funding, the employment of or the contracting with other parties for the services of technical experts or other persons as it deems necessary to carry on the functions of the Commission.

4.08.050 Powers, duties, and responsibilities.

The Commission shall be advisory to the Council and shall be authorized to:

- A. Conduct a survey of local historic properties;
- B. Recommend the acquisition of fee and lesser interests in historic properties, including adjacent or associated lands, by purchase, bequests, or donation;
- C. Recommend methods and procedures necessary to preserve, restore, maintain, and operate historic properties under the ownership or control of the City;
- D. Recommend the lease, sale, other transfer, or disposition of historic properties subject to rights of public access and other covenants and in a manner that will preserve the property;
- E. Contract, with the approval of the Council, with the state or federal government, or any agency of either, or with any other organization;
- F. Cooperate with the federal, state, and local governments in the pursuance of the objectives of historic preservation;
- G. Make recommendations in the planning processes undertaken by the county, the City, the state or the federal government and the agencies of these entities;
- H. Recommend ordinances and otherwise provide information for the purposes of historic preservation in the city;
- I. Promote and conduct an educational and interpretive program on historic preservation and historic properties in the City;
- J. Commission members, employees or agents of the Commission may enter private property, buildings, or structures in the performance of their official duties only with the express consent of the owner or occupant;
- K. Review nominations of properties to the National Register of Historic Places for properties within the City's jurisdiction;
- L. Establish and maintain the Historic Building/Site list;
- M. Review and make decisions on Demolition and Alteration applications.

4.08.060 Special restrictions.

Under the provisions of Idaho Code section 57-4612, the City of Ketchum, Idaho, may provide by ordinances, special conditions, or restrictions for the protection, enhancement, and preservation of historic properties.

CHAPTER 17.96 DESIGN REVIEW

17.96.010 Applicability.

- A. *Design review.* Design review is required for building, developing, or substantially altering the exterior of the following buildings or projects in all zoning districts:
1. Nonresidential use.
 2. Public or semipublic use.
 3. Multi-family dwellings, including attached and detached townhomes.
 4. Mixed use.
 5. Any structure with an original construction date of 1940 or earlier.
 6. Any encroachment of a below grade structure in a required setback.
- B. Exemptions.
1. One-family dwellings, accessory structures, and accessory dwelling units.
 2. Projects not requiring a building permit.
 3. Temporary structures.
 4. Public art.
 5. Non-substantial or minor modifications that comply with all applicable design review standards, zoning district standards, and other Code requirements without requiring a variance or other exception. Minor modifications include, but are not limited to:
 - a. Demolition associated with an approved demolition permit;
 - b. Driveway, walkway, and/or landscaping alterations that do not significantly change existing topography or drainage, including the removal of dead or diseased vegetation as certified by an arborist, provided such work is not located in the special flood hazard area or riparian zone;
 - c. The installation of fences, hedges, or walls compliant with section 17.124.130 of this title;
 - d. Changes to exterior finishes including, but not limited to: 1) siding, paint, and materials; 2) maintenance and repair of exterior facades; 3) the addition of windows or doors; 4) reroofs; or 5) the addition or expansion of decks and patios that are less than 30 inches above grade or if greater than 30 inches above grade comply with applicable lot coverage requirements for the zoning district;
 - e. The installation of exterior lighting compliant with chapter 17.132 of this title; and
 - f. The ground level installation and screening of utilities not greater than five feet in height.
 6. Minor modification exemptions, pursuant to subsection B.5. of this section, must be issued in writing by the administrator prior to issuance of a building permit.
- C. *Preapplication design review.*
1. Preapplication review is required for all new non-residential and multi-family residential developments with four (4) or more stories and all new developments on a lot or lots totaling 11,000 square feet. Applicants of projects exempt from Preapplication Design Review may request a Preapplication Design Review at their discretion.

2. The purpose of preapplication review is to allow the Commission to exchange ideas and give direction to the applicant on the "design concept", keeping in mind the purpose of this chapter and the application of the evaluation standards.
3. Preapplication review materials shall be submitted according to the application requirements of section 17.96.040 of this chapter.
4. The Commission may require a model of the project or computer simulation renderings showing the proposal from one or more key vantage points for presentation at regular design review meetings in order to assist in the understanding of the project. Models and computer renderings must include surrounding properties in sufficient detail for the proposal to be viewed in context.
5. The Administrator may waive the requirement for preapplication review if the project is found to have no significant impact.

17.96.060 Improvements and standards.

Improvements and standards for all projects listed in subsection 17.96.010.A of this chapter:

A. *Streets.*

1. The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.
2. All street designs shall be approved by the City Engineer.

B. *Sidewalks.*

1. All projects under subsection 17.96.010.A of this chapter that qualify as a "substantial improvement" shall install sidewalks as required by the Public Works Department.
2. Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.
3. Sidewalks may be waived if one of the following criteria is met:
 - a. The project comprises an addition of less than 250 square feet of conditioned space.
 - b. The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.
4. The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
5. New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.
6. The City may approve and accept voluntary cash contributions in lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 110 percent of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in lieu contribution shall be paid before the City issues a certificate of occupancy.

C. *Drainage.*

1. All stormwater shall be retained on site.

2. Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
3. The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.
4. Drainage facilities shall be constructed per City standards.

D. *Utilities.*

1. All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
2. Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.
3. When extension of utilities is necessary all developers will be required to pay for and install two-inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with City of Ketchum standards and at the discretion of the City Engineer.
4. Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.

E. *Compatibility of design.*

1. The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.
2. Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.
3. Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.

F. *Architectural.*

1. Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.
2. The building character shall be clearly defined by use of architectural features.
3. There shall be continuity of materials, colors and signing within the project.
4. Accessory structures, fences, walls, and landscape features within the project shall match or complement the principal building.
5. Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
6. Building(s) shall orient toward their primary street frontage.
7. Satellite receivers shall be screened from public view.
8. Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties. All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts.
9. Trash disposal areas shall be screened from public views and located within parking garages, off alleys, or to the rear of buildings.
10. Shipping and receiving areas shall be located within parking garages or to the rear of buildings.

G. *Circulation design.*

1. Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.
2. Awnings extending over public sidewalks shall extend five feet or more across the public sidewalk but shall not extend within two feet of parking or travel lanes within the right-of-way.
3. Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian, and equestrian use. Consideration shall be given to adequate sight distances and proper signage.
4. Curb cuts and driveway entrances shall be no closer than 20 feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right-of-way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.
5. Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.

H. *Snow storage.*

1. Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.
2. Snow storage areas shall be provided on site.
3. A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.
4. In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.

I. *Landscaping.*

1. Landscaping is required for all projects.
2. Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation, and aspect, and shall serve to enhance and complement the neighborhood and townscape.
3. All trees, shrubs, grasses, and perennials shall be drought tolerant. Native species are recommended but not required.
4. Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets, and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.
5. When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on or off site.
6. The City arborist shall approve all parking lot and replacement trees.

J. *Public amenities.*

1. Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.

K. *Underground encroachments.*

1. Encroachments of below grade structures into required setbacks are subject to subsection 17.128.020.K of this title and shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.
 2. No below grade structure shall be permitted to encroach into the riparian setback.
- L. *Surface parking lots.*
1. Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.
 2. Surface parking lots shall incorporate at least one tree and one additional tree per ten on-site parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public.
 3. Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways.

17.96.070 Community Core (CC) projects.

In addition to the requirements of section 17.96.060 of this chapter, unless otherwise specified, all projects in the Community Core District subject to design review shall comply with the Community Core Design Guidelines. The purpose of the Community Core Design Guidelines is to ensure the addition of high-quality architecture for new development, while maintaining the unique character of existing building stock found in the Community Core.

Chapter 17.20 HISTORIC PRESERVATION

17.20.010 - General Provisions

- A. The purpose of this chapter is to promote the educational, cultural, economic, and general welfare of the public of the City of Ketchum through the identification, evaluation, designation, and protection of buildings, sites, areas, structures, and objects which reflect significant elements of the City's, the state's, and the nation's historic, architectural, archaeological and cultural heritage.
- B. Applicability: The regulations and procedures set forth in this ordinance shall apply to each and every structure listed on the adopted Historic Building/Site List. All other buildings over 50 years of age shall follow the process for demolition of buildings per Ketchum Municipal Code Section 15.16.040, except that no demolition permit shall be issued for any structure over 50 years old until a building permit has been issued for a replacement structure on the property.
 1. Except as provided in Section 17.20.040, Remediating of Dangerous Building Conditions, no person shall make, or otherwise cause to be made, any demolition or alterations to structures on the Historic Building/Site List without approval by the Historic Preservation Commission (HPC) through the Demolition or Alteration application process described in Section 17.20.030. The following types of modifications require HPC review:
 - a. Partial or total demolition of any portion of the structure; or
 - b. Exterior alterations, including windows or siding replacement that alter the historic integrity of the building, or
 - c. Additions to any structure.

- C. Exceptions: This ordinance shall not apply to dangerous building conditions that would imperil the health or safety of the public as determined by the Building Official and the Director of Planning and Building.

17.20.020 -Historic Building/Site List

- A. The Historic Building/Site List shall be adopted by resolution by the HPC.
- B. The HPC shall have the authority to add or remove structures from the Historic Building List using the criteria below to determine if a structure should be added or removed from the Historic Building/Site List.
- C. Buildings or sites shall meet Criteria 1 and 2 and shall meet one or more of the Criteria listed in 3.
 - 1. Historic buildings must be at least fifty (50) years old. A historic building may be exempt from the age standard if it is found to be exceptionally important in other significant criteria.
 - 2. All buildings and sites must retain their physical integrity as determined by the following criteria. However, a site need not meet all of the following criteria:
 - a. Shows character, interest, or value as part of the development, heritage or cultural characteristics of Ketchum, the region, state, or nation;
 - b. Retains a significant amount of the original design features, materials, character or feeling of the past;
 - c. Is in the original location or same historic context after having been moved;
 - d. Has been accurately reconstructed or restored based on documentation.
 - 3. Historic buildings or sites shall meet one or more of the following criteria:
 - a. *Architectural criteria.*
 - i. Exemplifies specific elements of a recognized architectural style or period or a style particularly associated with Ketchum neighborhoods;
 - ii. Example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally, or locally;
 - iii. Demonstrates superior craftsmanship or high artistic value;
 - iv. Represents an innovation in construction, materials, or design;
 - v. Pattern or grouping of elements that enhance the identity of the community;
 - vi. Significant historic remodel contributing to Ketchum’s identity.
 - b. *Social/historic criteria.*
 - i. Site of historic event;
 - ii. Exemplifies cultural, political, ethnic, economic, or social heritage of the community through the built environment or with people associated with an era of history;
 - iii. Associated with a notable person or the work of a notable person;
 - iv. Is valued by the Ketchum community as an established or familiar visual or cultural feature due to its architectural history, siting, massing, scale, cultural characteristics, or heritage such that its removal would be irreparable loss to the setting.

- c. *Geographic/Natural Features.*
 - i. Enhances sense of identity of the community;
 - ii. Is an established and familiar natural setting or visual feature of the community.
- D. All structures on the Historic Building List shall be maintained to meet the requirements of the International Property Maintenance Code and/or the International Existing Building Code, as adopted and amended by the City. The owner of such structure(s) shall also keep in good repair all structural elements thereof which, if not so maintained, may cause, or tend to cause the exterior portions of such structure to deteriorate, decay or become damaged or otherwise to fall into a state of disrepair which would have an adverse effect upon such designated structures.
- E. A property owner may request their property be added or removed from the Historic Building/Site List by filing an application with the Planning and Building Department. A request shall be reviewed by the HPC to determine if the building/site does or does not meet the criteria of 17.20.020 C.
- F. The decision of the HPC to add or remove a property from the Historic Building/Site List may be appealed to the City Council in conformance with the KMC 17.144.020.

17.20.030 - Demolition or Alteration Request Process:

- A. An applicant seeking to demolish or make any alterations to structures on the Historic Building/Site List shall file a Request for Demolition or Alteration application with the Planning and Building Department. The application shall be processed as set forth in Ketchum Municipal Code Chapter 17.96., Design Review Permits. This process may run concurrent with applications for Design Review.
- B. Upon receipt of a complete Request for Demolition or Alteration application and fee, as determined by the Zoning Administrator, the application shall be scheduled for a public hearing before the HPC within 60 days of the application being deemed complete. Notice shall be provided in accordance with KMC Section 17.116.040 C, D, and E.
- C. Following the public hearing, the HPC may approve, deny, or approve with conditions the Request for Demolition or Alteration. The HPC will review the application using the criteria below to determine if the proposed demolition or alteration of the structure may proceed.
 - 1. Is the structure of historic or architectural value or significance and does it contribute to the historic significance of the property within the Community Core.
 - 2. Would the loss, alteration of, or addition to, the structure adversely affects the historic integrity of the structure, impact the significance of the structure within the Community Core, impact the architectural or aesthetic relationship to adjacent properties, or conflict with the Comprehensive Plan.
 - 3. Does the structure retain the requisite integrity to convey its historic and/or architectural significance.
 - 4. Does the proposed demolition or alteration adversely affect the historic significance or architectural distinction of the structure or the Community Core.
- B. Appropriate alterations might include but are not limited to:
 - 1. Changes to the building's interior that are not visible from a public street, alley, park, or other public place;
 - 2. Changes to internal building systems that will not adversely affect the external appearance of the building;

- 3. The erection or removal of temporary improvements.
- 4. Adaptive reuse consistent with the Secretary of the Interior's Standards for Rehabilitation and Idaho Code Title 67-4618.
- C. The HPC shall consider the unique circumstances of each proposed demolition or alteration. Approval of each individual Demolition or Alteration application is unique to that property and does not constitute a precedent for other properties.
- D. The decision of the HPC on a Demolition or Alteration application may be appealed to the City Council by the applicant or affected party pursuant to the appeal provisions contained in Ketchum Municipal Code Section 17.144, Appeals of the Planning and Zoning Commission Decisions.
- A.

17.20.040 - Remediating of Dangerous Building Conditions

- A. If the Building Official finds a historic structure constitutes dangerous building conditions that would imperil the health or safety of the public, it shall first be determined by the Building Official if the structure is capable of being made safe by repairs in which said repairs shall be made by the owner of the structure.
- B. If the Building Official finds the structure is not capable of being made safe by repairs, then the Building Official may order the structure to be demolished.
- C. Nothing contained herein shall be construed as making it unlawful for any person to comply with the Building Official's authority as stated in this section.

17.20.050 - Enforcement and Maintenance

- A. If any alteration is made without approval of a Demolition or Alteration application, the City may issue a stop work order for all construction activity, withhold inspections and final approvals, withhold approval of additional City permits, and take any other available action, or any combination of the aforementioned, until the applicant has applied for and received approval for the alteration. If the alteration is not approved, the property owner shall restore the structure to its original condition prior to any alteration occurring.
- B. Except as provided in Section 6, Remediating of Dangerous Building Conditions, no permit shall be issued authorizing any alteration to a structure listed on the Historic Building List until the HPC approves the Request for Demolition or Alteration application. If the approval or denial of the application is administratively appealed, no further development permits shall be approved for the property until the City Council has made a final decision on the administrative appeal.
- C. Normal repair and maintenance of structures on the Historic Building List is permitted. Nothing in this Section shall be construed to prohibit the alteration of any structure necessary as a part of normal repair and maintenance when such alteration will not change the exterior appearance or materials or the interior support structure of the building, including the character or appearance of the land itself.

17.20.060 – Relief from Regulations

- A. The relief from regulations within the City of Ketchum Code of Ordinances is applicable to properties on the Historic Building/Site List to ease the burden of preserving buildings.
- B. Relief from Building Code requirements of Title 15 of the City of Ketchum Code of Ordinances.

1. The Building Official has the authority to consider alternative options for historic buildings to comply with building code so long as they do not compromise health and safety.
- C. Relief from Off Street Parking and Loading requirements of Chapter 17.125 of the City of Ketchum Code of Ordinances.
1. Where additions or alterations to an historic building are proposed, the square footage of the existing historic building shall not be counted toward the minimum parking requirement for the proposed project regardless of use.
 2. No additional parking relief is provided for projects that include full demolition of historic buildings.
 3. When projects include partial demolition of historic buildings, the square footage of the historic building that remains shall not be counted toward the minimum parking requirement for the proposed project regardless of use.
- D. Relief from Nonconforming Building Requirements of Chapter 17.136 of the City of Ketchum Code of Ordinances.
1. Properties are allowed to increase existing nonconformities on expansions by matching existing setbacks, height, and other dimensional standards.
 2. Properties are exempted from the limitation on and expanding nonconforming buildings.

**Attachment F:
Final List of Historic
Building/Site List – Adopted
October 19, 2021**

CITY OF KETCHUM - HISTORIC PRESERVATION COMMISSION PROPOSED HISTORIC BUILDING/SITE LIST

Common Name:	Street Address:	GIS Address	RPK #
Greenhow & Rumsey Store, NRHP listed (Culinary Institute)	211 North Main Street	211 N Main St	RPK0000018004B
Forest Service Park, NRHP listed	Between River and 1 st Street	131 E River St	RPK0000040001A
Comstock & Clark Mercantile (Enoteca Restaurant)	300 North Main Street	300 N Main St	RPK0000040010
Lewis Bank (Rocky Mountain Hardware)	180 North Main Street	180 N Main St	RPK08410000D0
Dynamite Shed (TNT Taproom)	271 Sun Valley Road	271 E Sun Valley Rd	RPK0000017004A
Bert Cross Cabin (Vintage Restaurant)	271 ½ Leadville Avenue North	271 N Leadville Ave	RPK000003007A
Horace Lewis Home (Elephant's Perch)	280 East Avenue North	280 N East Ave	RPK0000043003A
Ketchum Kamp Hotel (Casino)	220 North Main Street	220 N Main St	RPK000000302AA
Pioneer Saloon	308 North Main Street	320 N Main St	RPK000004002A
First Telephone Co. (Chapter One Bookstore)	340 North 2 nd Street	340 E 2nd St	RPK000002004B
Fagan Property (Country Cousin Store)	411 Sun Valley Road	411 E Sun Valley Rd	RPK00000240010
Bonning Cabin	531 5 th Street East	500 N East Ave	RPK00000460010
McCoy/Gooding/Miller House (Residence)	111 N east Ave	111 N East Ave	RPK0000022005B
Former Post Office (Former Formula Sports)	460 North Main Street	460 N Main St	RPK000005003A
Michel's Christiania Restaurant	303 Walnut Avenue	303 N Walnut Ave	RPK00000440050
E.B Williams House (Ketchum Grill)	520 East Avenue North	520 N East Ave	RPK00000460020
Alonzo Price/Esther Fairman House	180 Leadville Avenue North	180 N Leadville Ave	RPK00000220040
Thornton House (Picket Fence)	560 East Avenue North	560 N East Ave	RPK0000046004A
McAtee House (Former Taste of Thai)	380 1 st Avenue	380 N 1st Ave	RPK00000370050
George Castle Cabin	431 ½ Walnut Avenue (in the alley)	431 N Walnut Ave	RPK00000450060
Community Library/Gold Mine Thrift Store	331 Walnut Avenue	331 N Walnut Ave	RPK00000440060
Jack Frost Motel (Gold Mine Consign Building)	591 4 th Street East	571 E 4th St	RPK00000450050
St. Mary's Catholic Church (Mesh Gallery)	380 Leadville Avenue North	420 E 4th St	RPK00000240040
Louies/The Church (Picket Fence)	560 N East Ave	560 N East Ave	RPK0000046004A

Adopted by HPC October 19, 2021

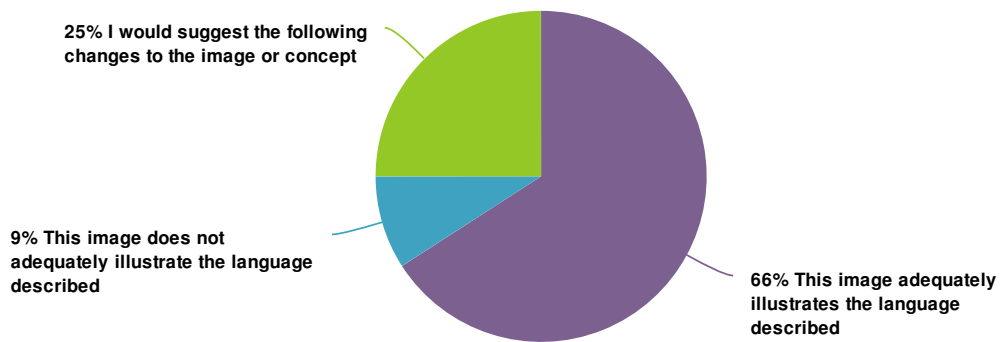
Attachment G: October Community Survey Results

Report for Ketchum Community Core Design Guidelines

Response Counts



1. In describing the desired elements of building massing and form, the Design Guidelines describe that development should include varied roof heights as well as recessed entries and public spaces to provide rhythm and movement along a street. Does the graphic below adequately describe this characteristic?

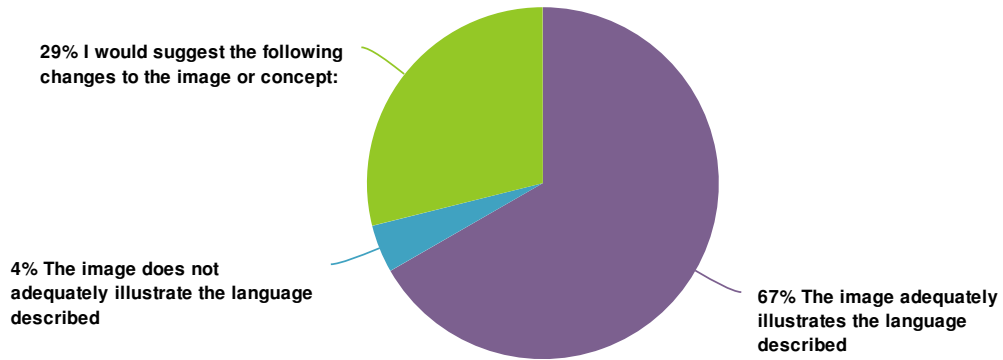





Value	Percent	Responses
This image adequately illustrates the language described	65.9%	29
This image does not adequately illustrate the language described	9.1%	4
I would suggest the following changes to the image or concept	25.0%	11

Totals: 44

I would suggest the following changes to the image or concept	Count
Building on left way to industrial and blocky for downtown	1
Increase the height of the right side rendering. Neither drawing reflects the code as desired	1
More height example to max height while varied	1
The addition of trees would vastly improve the feeling of place.	1
These all have flat roofs. There's needs to be more architectural diversity and stand alone houses.	1
While I believe we don't want "box buildings," I do think we can have three/four stories if they are set back and interesting architectural features.	1
introduce streetscape planting and 3rd f floor setback greenery	1
put a mountain, preferably ours, in the background to show you know out town	1
right side ok, left side unacceptable	1
the one of the left is pushed forward in the depiction. It's hard to make out what it is.	1
very poor example. both sides of the street should show buildings of the same height. this image introduces bias based on mass	1
Totals	11

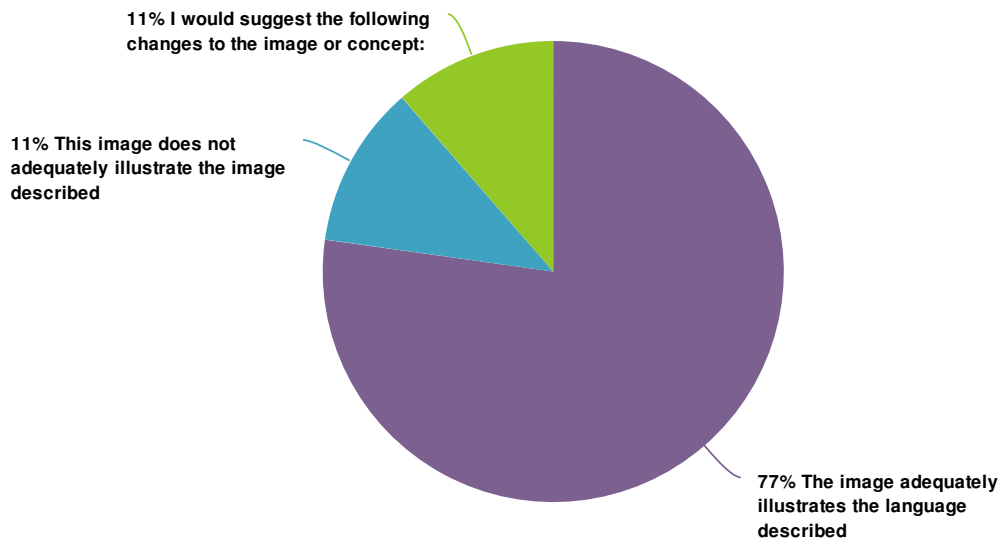
2. In describing the desired elements of building articulation, the Design Guidelines list a number of desired elements such as: contrasting material wainscot; columns and tower accents; upper floor stepbacks; and balconies or porches. Does the graphic below adequately describe these characteristics?






Value		Percent	Responses
The image adequately illustrates the language described		66.7%	30
The image does not adequately illustrate the language described		4.4%	2
I would suggest the following changes to the image or concept:		28.9%	13
			Totals: 45

I would suggest the following changes to the image or concept:	Count
Include tower accent and column example	1
Less stories. This picture looks too tall	1
Maybe a little less busy	1
More contrasting materials including wainscoting, and more highlighting of column and tower elements.	1
Not be so tall	1
Replace with unique architecture that reflects the community's history not just debris for the sake of profits. Where will people park also? Why can't the history be truly protected?	1
Step backs should start at the first level Flat faces at the edge of the sidewall with no overhang is too abrupt.	1
The image is four stories, but the language in the draft references a maximum height of three. The image should be updated to reflect how these design aspects would appear on a three-story building	1
The picture shouldn't include 4 story buildings	1
There is no mention of parking access nor parking requirements. Seems that element of any expansion to property use should be included in stated requirements.	1
This looks like a city. Are we addressing character of place? Where's the feeling of being in Ketchum Idaho?	1
Too tall to retain any kind of feel of a small town community...ie ketchum	1
we are going to have balconies that come over the sidewalks? Makes no sense in a place with snow. They should be set back. Also, what is this perspective? who would ever see the building from this vantage point? Should be a street view.	1
Totals	13

3. With regards to alterations of historic buildings, design guidelines have been developed to describe how to identify the character defining features of a building as well as what acceptable alterations or additions might look like. Below is an image illustrating acceptable forms for alterations and those that are not acceptable. Please indicate whether the graphic adequately illustrates this concept.



Value		Percent	Responses
The image adequately illustrates the language described		77.3%	34
This image does not adequately illustrate the image described		11.4%	5
I would suggest the following changes to the image or concept:		11.4%	5
			Totals: 44

I would suggest the following changes to the image or concept:	Count
Lower profile building!	1
Neither drawing shows adequate density. We have a housing ccrisis! We need more density within which to construct homes!	1
buildings have 4 sides often visible from more then one direction. Can some recognition of this be added?	1
its hard to interpet this graphic. Are these the same building from different aspects on each line? or are we mut looking at the middle one? The binary good or bad is simplistic. Both seem bad to me. Im struggling to understand what you are getting at.	1
this graphic is too basic and doesn't convey much of anything. to me, all it says it that you cannot put a flat roof addition to a gable structure. I'd argue that you could still mesh styles and defining features whether the roof form is flat or gabled.	1
Totals	5

4. Please let us know if you have any additional feedback to the share on the questions above or the full design guidelines document.



ResponseID	Response
2	Please let's limit growth so we don't live in a city. These regulations seem to be a blueprint for developers to get approval for huge buildings.
3	In this modern age you can do a much better job with the graphics and examples to provide guidelines and illustrations for design.
4	This whole process is confusing. The link to CCGDR above seems very dated. What is the process to get to what outcome? What are the milestones? Who decides what, and when? The whole thing feels like its being done so you can say you got community input, but you are limiting what kind of input in a confusing process. Why not reach out to the owners of these properties and have focus groups with them? Do the same with local architects. Local developers. An HPC process that just says you can't demolish with no compensation does not seem very Idaho like. The HPC meeting on Formula Sports was a hot mess. No consistency of process/criteria. The developer tried to walk all over them with a lot of gobbeldygook on future use of the site--how does that have anything to do with whether the structure is historic or not? When that didnt work, they claimed maintenance cost of the building as justification to demolish. You can justify a demo of any building on that basis, and what has that to do with whether a building is historic or not?
6	Parking is a major issue for any city core to function and to proceed with future development. For a city to be vibrant with visitors and shoppers, each building that serves customers needs to serve their parking needs.
7	No more big hotels!!!!
8	These guidelines are not appropriate--would the Louvre Pyramid ever have been built; what about the East Wing of the National Gallery. Legislating for all time now is not a fruitful venture
10	heading in the right direction. thanks!

ResponseID Response

11	The design guidelines should clearly address solar and promote integration of solar into buildings, as well as address orientation to optimize solar.
16	I think the language would be more successful without example imagery, which will be taken out of context. Whereas simply including the language allows a broader interpretation and more design leeway.
17	I don't agree that acceptable alterations need to be limited to those which share the existing design elements of the historic building. I think contrast can be appealing.
21	We have allowed too many hotels and too many large projects on our Main Street. None of us want to become Vail, and we are close. Be mindful of what and why we are building.
27	We see a lot of crayola colors popping up in Hailey's downtown core, which are not attractive. Appropriate color palettes need to be discussed and represented, such as earth tones and landscape hues which can still be interesting with mixed use of materials and Textures, while adding maybe door and window accent colors for a pop of "Color".
29	To be truly historic, there would be more pedestrian friendly walk spaces and car free areas.
30	I honestly do not care about this aesthetic project. I care about the fact that I will have to move out of sun valley because I can't afford to live here. I am just one amongst many. These are the changes that should be discussed daily. Thank you.
31	Good job. Ketchum's architecture is a hodge-podge, but that's what makes it Ketchum
34	We should really be looking to the Colorado mountain towns for inspiration as they have done a wonderful job preserving and adding to historic buildings to meet the future.
37	Lower profile structures. The views and history should be protected. Tall bld means ice rinks for streets and only the top residents see the views. Don't make Ketchum look like Park City!
38	While I've answered that I think the drawings overall do a good job of the appropriate representation, I do think it's important to keep scale in mind.
41	Rather than the two designated pay for parking lots, we could utilize the same system as Vail and create a pedestrian friendly village.
42	Thanks for getting our input!

Our Chance to Preserve Ketchum's History [limit 300 words]

Dear Editor,

We are honored to have been selected by Mayor Bradshaw to serve on Ketchum's Historic Preservation Commission, which has been meeting regularly April 2021. Meeting agendas and minutes are all found on ketchumidaho.org under the "Historic Preservation Commission" tab.

With so many important issues vying for our attention, from workforce housing to the Warm Springs Preserve, all in the midst of the pandemic and unprecedented growth, it's been understandably hard to capture the public's interest in preserving Ketchum's historic structures. Public attendance at our meetings – either by Zoom or in person – has been less than robust, which is cause for concern with development pressures mounting.

Rest assured that we have no intention of impeding the rights of property owners to demolish or otherwise alter their buildings. In the first place, our state constitution wouldn't allow any sort of mandatory deed restriction. In the second place, we do not believe a punitive approach will work. If our collective goal is to uphold and exalt Ketchum's truly special community character, then we must start with the community. We seek your input.

We also seek to clarify that the Design Guidelines the City is proposing are an entirely separate discussion. The consultants from Colorado who have been drafting these Design Guidelines have no input on the designation of historic structures.

As Commissioners we seek to fulfill the mission set forth by the mayor, council, and our charter. The results will be enhanced with input from our community. Please join us.

Respectfully,
Ketchum's Historic Preservation Commission
Mattie Mead, Chair
Wendolyn Holland, Vice-Chair
Jennifer Cosgrove
Jakub Galczynski
Rick Reynolds

[266 words]