



KETCHUM URBAN RENEWAL BOARD MEETING Agenda

REGULAR MEETING

June 15, 2020 beginning at 2:00 PM

480 East Avenue, Ketchum, Idaho

In recognition of the Coronavirus (COVID-19), members of the public may observe the meeting live on the KURA's website at ketchumura.org/kura/meetings

If you would like to comment on an agenda item, please submit your comment to participate@ketchumidaho.org by noon the day of the meeting. Comments will be provided to the Commissioners

CALL TO ORDER

ROLL CALL

COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS

CONSENT CALENDAR: (ALL ACTION ITEMS)

- 1.** Approval of Minutes: May 11, 2020 regular meeting

DISCUSSION ITEMS

2. Update on Projects Funded by KURA
3. Discussion about condition of the sidewalk on 4th Street adjacent to the Community Library and approach for repairs.
- 4.** ACTION ITEM: Request by Dave Wilson for \$190,000 in KURA funding for improvements at 311 First Street.

ADJOURNMENT

Any person needing special accommodations to participate in the above noticed meeting should contact the Ketchum Urban Renewal Agency prior to the meeting at (208) 726-3841. This agenda is subject to revisions and additions. NOTE: Revised portions of the agenda are underlined in bold. Public information on agenda items is available in the Clerk's Office located at 480 East Ave. N in Ketchum or (208) 726-3841.

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Ketchum Urban Renewal Agency

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

Regular Meeting

~ Minutes ~

Admin

Monday, May 18, 2020

2:00 PM

Ketchum City Hall

CALL TO ORDER

Chair Susan Scovell called the meeting to order at 2:00 p.m.

ROLL CALL

PRESENT - All present by video conference

Commissioner Amanda Breen

Commissioner Casey Dove

Commissioner Ed Johnson

Commissioner Carson Palmer

Commissioner Susan Scovell

Commissioner Jim Slanetz

Commissioner Kristen Spachman

ALSO PRESENT:

Executive Director Suzanne Frick

Attorney Ryan Armbruster – present by video conference

Treasurer Grant Gager

CONSENT CALENDAR: (ALL ACTION ITEMS)

1. Approval of Minutes: April 20, 2020 regular meeting

Motion to approve minutes.

Motion made by Commissioner Palmer, Seconded by Commissioner Dove.

Voting Yea: Commissioner Breen, Commissioner Dove, Commissioner Johnson, Commissioner Palmer, Commissioner Scovell, Commissioner Slanetz, Commissioner Spachman

2. Approval of current bills: see packet

Commissioner Ed Johnson questioned the \$80,000 payment to the Aspen Ski Company.

Treasurer Grant Gager explained the 50% reimbursement of taxes paid and gave history of what was paid last year. He talked about the increase of valuation to the property and what will be paid this year.

Motion to approve bills

Motion made by Commissioner Spachman, Seconded by Commissioner Johnston.

Voting Yea: Commissioner Breen, Commissioner Dove, Commissioner Johnson, Commissioner Palmer, Commissioner Scovell, Commissioner Slanetz, Commissioner Spachman

COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS

No communication from the Board.

DISCUSSION ITEMS

2. ACTION ITEM: Discussion and Action on Proposal by Vice-Chair Ed Johnson to implement public improvement projects within the City of Ketchum

Vice Chair Ed Johnson talked about funds benefiting the community. The best way we can do this is to get projects done this summer. Commissioner Johnson talked about the 4th street idea and Suzanne Frick explained that 4th street was originally part of the downtown master plan and was supposed to be known as Heritage Corridor. The street was narrowed, sidewalks were widened and there is artwork. The work was done from Walnut to Washington. There was discussion about going further west. As part of the library remodel we went from Walnut to Spruce. It started out as an original plan for the downtown and funded primarily by the KURA with donations and funding from the City. Ed Johnson said the KURA does not have the authority to close 4th Street, however, they could step up if Council approves the plan.

Commissioner Kristen Spachman asked if this will be a temporary or permanent closure? Commissioner Amanda Breen explained it has not been decided and will be discussed at the council meeting.

Executive Director Suzanne Frick went thru the list of suggested projects:

- To repair the 4th St. pavers from Walnut to Washington, which is done annually, and costs approximately \$30,000 each year. The pavers that were installed are not holding up and ongoing maintenance is required.
- Replace pavers in alley behind Town Square with colored asphalt or stamped concrete. Pavers are not holding up well with snow removal. Street Department is requesting they be replaced with other material.
- Replace pavers and install snowmelt in Town Square. It takes a lot of money and personnel to remove snow. This would help eliminate ongoing cost.
- Install and improve ADA curbs in Ketchum. We have several curb ramps, and most are not ADA complaint. This is a project that a local contractor can take on.
- The Traffic Authority has discussed converting the pedestrian light at 4th Street to a HAWK system (High-Intensity Activated Cross Walk). ITD manages and owns the light at Main Street and would prefer this new system that functions more like a signal that controls traffic and is better and safer. If that is installed, we would be able to put in a scramble crosswalk.
- Way Fare signage.
- Closure of 4th street for pedestrian and bicycle access.
- Bike Infrastructure that would include education and Idaho Stop.

Executive Director Suzanne Frick explained that more input and suggestions are welcome.

Chair Susan Scovell had questions about start times. Suzanne Frick said repair work could start at any time. Replacing pavers behind town square would require some engineering but not much. Replacing pavers and installing snow melt would need design work. ADA would be easy, there is a spec in place. Pedestrian activated light could take longer with ITD and design work. Way Fare signage would need a little work. Bike infrastructure would not require design work.

Commissioner Amanda Breen talked about snow melt being the most difficult. Commissioner Ed Johnson agrees and said that snow melt is misunderstood. He questioned price tags on these suggestions. Prioritizing projects was discussed. Commissioner Carson Palmer talked about Town Square and just coming out of COVID19. He suggested that we may need more outside gathering spaces. There was a discussion on what will be important this winter and the unknown future.

Commissioner Kristen Scovell is in favor of closing 4th St. corridor as well as the ADA Curbs.

Commissioner Ed Johnson does not have much of an issue with the pavers. He is in favor of putting snow melt in Town Square, 4th Street closure and signage.

Commissioner Jim Slanetz likes the ADA Ramps. He is in favor of replacing pavers on 4th Street and likes the idea of Town Square but does not think tearing it up in the summer for the winter is a great idea. Commissioner Slanetz is in favor of closing 4th Street but is unsure of costs.

Commissioner Amanda Breen likes the idea of looking at the light on Main, then ADA curbs throughout. She likes the Town Square idea but is unsure of cost and does not want it torn up in the summer. Commissioner Breen is for concrete but is unsure of cost. She agrees on signage but is a low priority for her. Vice Chair Ed Johnson agrees with Commissioner Breen on the intersection.

Commissioner Casey Dove agrees with Commissioner Amanda Breen on the intersection. The Paver project seems like a reachable goal.

Commissioner Carson Palmer's priority would be ADA Curbs. Signage would be his lowest priority. Activated lights would be his 2nd priority.

Commissioner Jim Slanetz questioned if ITD would match funds. Executive Director Suzanne Frick said to change out the light would be a city cost, but ITD would take care of light at Sun Valley Rd and Main St. Commissioner Amanda Breen questioned the cost of the HAWK System. Suzanne Frick said \$75,000 and ITD is excited about the light and would move this expeditiously through the process. Ed Johnson questioned local company participation. Suzanne Frick said it would be easy for local contractors to participate in these projects if they have the interest or the time

Chair Susan Scovell summarized the commissioner's thoughts saying their priority would be, ADA access, Pedestrian light and then, replace pavers with concrete.

Attorney Ryan Armbruster suggested that the Board put dollar amounts with each project. Commissioner Ed Johnson suggested \$75,000 HAWK, \$150,000 for ADA Curbs, \$25,000 for closure of 4th and the balance to replacing pavers with concrete that looks like pavers.

Executive Director Suzanne Frick advised that cost estimates will be coming forth.

Motion to fund the HOC signal system \$75,000 ADA curb \$100,000, \$25,000 for 4th street closure and the balance for concrete to replace pavers.

Motion made by Commissioner Scovell, Seconded by Commissioner Breen.

Voting Yea: Commissioner Breen, Commissioner Dove, Commissioner Johnson, Commissioner Palmer, Commissioner Scovell, Commissioner Slanetz, Commissioner Spachman

ADJOURNMENT

Motion to adjourn at 2:56 p.m.

Motion made by Commissioner Breen, Seconded by Commissioner Scovell.

Voting Yea: Commissioner Breen, Commissioner Dove, Commissioner Johnson, Commissioner Palmer, Commissioner Scovell, Commissioner Slanetz, Commissioner Spachman

Susan Scovell, Chair

ATTEST:

Robin Crotty, Secretary



Ketchum Urban Renewal Agency

P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340

June 15, 2020

Chair and Commissioners
Ketchum Urban Renewal Agency
Ketchum, Idaho

Recommendation to review and provide direction to staff on the request from Dave Wilson for infrastructure funding in the amount of \$190,000 for improvements at 311 First Avenue

Recommendation and Summary

Staff is recommending the KURA Board review the funding request submitted by Dave Wilson for the improvements located at 311 First Avenue and provide direction to staff on the preparation of an Owner Participation Agreement (OPA) for KURA funding. Should the KURA Board approve funding, the OPA will return for Board approval.

Analysis

The proposed improvements are located at the corner of Sun Valley Road and First Avenue, the site of the “Old Post Office” and prior location of the Ketchum Innovation Center. The building is undergoing a significant remodel and transforming into a mixed-use development containing commercial uses on the ground floor, two second floor penthouses, and two community housing units on the ground floor fronting Sun Valley Road. A full description of the project is contained in Attachment A, the material provided by the applicant.

The applicant is requesting KURA funding to reimburse costs to install heated pavers for the Sun Valley Road and First Avenue sidewalks around the project, replace the curb and gutter around the site, install street trees and irrigation, reconfigure the bulb-out and repair the street asphalt, and install street furniture such as a bench and trash container. Construction projects throughout the city are required to replace curbs, gutters and install concrete sidewalks around a project, install streetlights, and repair any damage to public property as a result of the construction project. In this case, the developer decided to install improvements in the right of way that go beyond the city

requirements. The heated pavers, street trees and irrigation, bulb-out and street furniture were not required by the city.

The KURA has adopted Resolution 17-URA6 that establishes the criteria for KURA funding (Attachment B). Mixed use projects are considered commercial projects and may apply for tax increment financing provided they meet all other criteria in Resolution 17-URA6. As noted in greater detail in Attachment C, eight of the nine criteria are met for this funding request. As indicated in Attachment C, the project is out of compliance with the requirement that funding must be requested within 30 days of the applicant applying for a building permit. The KURA application for funding was submitted on February 17, 2020, the building permit was filed on October 30, 2019 and was issued on December 30, 2019.

Requested Funding

The request is for \$190,000 to reimburse the costs of installing eight foot wide heated paver sidewalks parallel to the building on Sun valley Road and First Avenue, the redesign and installation of the bulb-out at the corner of First Avenue and Sun Valley Road, and installation of a bench, new tree wells and street lights.

Currently the taxable value of the property is \$1,367,538 and the applicant estimates the value after the project after completion at \$8-\$9 million.

Financial Requirement/Impact

Resolution 17-URA6 allows for a reimbursement of tax increment of no more than 50% of the total tax increment revenue generated from the project. Commitments for reimbursement shall not be greater than 5 years from the time the project is generating property tax revenue to the agency.

Based on the existing property value and a projected value of \$8 million, in the first year, the projected KURA tax increment is \$42,850. That increment would be subject to the 50% split providing \$24,425 to the property owner and KURA. The increment is estimated to increase each year by 3%.

Recommendation and Motion

Staff is requesting direction from the KURA on the proposed funding request.



Ketchum Urban Renewal Agency

P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340

APPLICATION FOR PROJECTS REQUESTING FUNDING FROM THE KURA

Applicant and Project Information

Applicant Name: DAVE WILSON SUN VALLEY & FINALE
Representative: JOHN SOTRO
Phone: 208 726 9776
Email: dwilson@wilsonconstruction.com

Date Submitted: _____

Estimated Date of Completion: _____

Name of Project: FIRST SUN VALLEY

Project Description: MIX USE DEVELOPMENT

Project Location: 311 FIRST AVE

Application Submittal Requirements

- ☒ Brief narrative describing the proposed public benefit of the project
- ☒ Map of project location
- ☒ Attached professional bids, if applicable
- ☒ Attached preliminary/construction drawings, if applicable

Notes on Submittals

Projects Questions:

1. Is this project identified within the Urban Renewal Plan for KURA?
2. If identified in the Urban Renewal Plan, indicate section and page:
3. Estimated assessed value of project after completion (taxable value):
4. Will any KURA board members or staff financially benefit from the project?
5. New or retained jobs resulting from project:
6. Approximate return on public fund investment. (I.e. Public\$/Private\$)
7. Funding amount requested:

Yes: ☒

No: ☐

Section: _____

Page: _____

\$ 8109M

Yes: ☐

No: ☒

Full Time: 11

Part Time: 5

\$ _____

\$ 190,000.00

Applicant's Signature _____

Date: 3/17/20

Property Owner's Signature (if different): _____

Date: _____

PUBLIC BENEFITS: FIRST & SUN VALLEY

First and Sun Valley is a mixed use development on the corner of First Ave and Sun Valley Road considered by many to be the gateway to the “Ketchum Arts District”. The project consists of 3 Class “A” commercial units ranging in size from 1,400 to 1,500 square feet. Two (2) second floor penthouses with approximately 2,800 square feet of living space and two (2) Community Housing units fronting Sun Valley Rd approximately 450 square feet each.

Rather than demolish the building the developer elected to repurpose the property (formerly the old “Scott Boot Factory” built in 1969). It is anticipated that this project will breathe new life into the “Arts Corridor” by creating a much needed makeover of First and Sun Valley Roads.

Eight foot heated and paved sidewalks parallel the building along both Sun Valley Road and First Avenue. The redesign of the “bulb out” on the corner including the installation of a bench and decorative waste receptacle will replace substandard sidewalks creating a pedestrian friendly corridor to access and mingle on our renowned Friday night “Art Walks”. New tree wells and landscaping will be included as well as street lighting on the fascia of the building to light the sidewalks and parking areas..

And finally, the two Community Housing units provide much need affordable rentals in a community struggling to find housing for our workforce. All said First and Sun Valley incorporates many of the best practices and principles in modern development and will be a project that Ketchum can point to in setting a standard for development in our community.

Spreadsheet Report

SV and First Ext Expenses

Group	Description	Takeoff Quantity	Labor Cost/Unit	Labor Amount	Material Price	Material Amount	Sub Price	Sub Amount	Equip Price	Other Amount	Total Amount
2.200	EXCAVATION										
	Excavation										
	Prep for Paver Sidewalk Bid	bid	-	-	-	-	/bid	7,469	-	-	7,469
	Prep For New Curbs and Gutter Bid	bid	-	-	-	-	/bid	3,528	-	-	3,528
	Excavation							10,997	-	-	10,997
	Backfill										
	Backfill ADA Wall Bid	bid	-	-	-	-	/bid	870	-	-	870
	Backfill							870	-	-	870
	EXCAVATION		/lsu	m				11,867	-	-	11,867
2.400	PAVING										
	Paving										
	Prep Sub Base Bid	bid	-	-	-	-	/bid	26,520	-	-	26,520
	Paving							26,520	-	-	26,520
	Asphalt Paving Bid	bid	-	-	-	-	/bid	19,954	-	-	19,954
	Roll Curb at Garage Bid	hrs	-	-	-	-	/hrs	1,800	-	-	1,800
	Paving							21,754	-	-	21,754
	Landscaping										
	Backfill For Entries Bid	bid	-	-	-	-	/bid	145	-	-	145
	Stratavault Tree Wells	bid	-	-	-	-	/bid	9,250	-	-	9,250
	Tree Grate and Frame	bid	-	-	-	-	/bid	4,750	-	-	4,750
	Entry Paver Bid Commercial entry	bid	-	-	-	-	/bid	980	-	-	980
	Block wall Commercial Steps	bid	-	-	-	-	/bid	980	-	-	980
	Pavers Commercial Entry	bid	-	-	-	-	/bid	960	-	-	960
	Trees & Shrubs Bid	bid	-	-	-	-	/bid	2,750	-	-	2,750
	Irrigation Bid	bid	-	-	-	-	/bid	2,500	-	-	2,500
	Landscaping							22,315	-	-	22,315
	Snowmelt										
	Snowmelt Bid	3,542.00 sqft	-	-	-	-	16.00 /sqft	56,672	-	-	56,672
	Snowmelt							56,672	-	-	56,672
	Hardscape										
	ADA Ramp Bid	bid	-	-	-	-	/bid	2,800	-	-	2,800
	Pavers Sidewalk Bid	bid	-	-	-	-	/bid	19,250	-	-	19,250
	Hardscape							22,050	-	-	22,050
	PAVING							149,311	-	-	149,311
2.600	DEMOLITION										
	Demolition										
	Demolition Sidewalk and Street Lights Bid	bid	-	-	-	-	/bid	9,166	-	-	9,166
	Demolition							9,166	-	-	9,166
	DEMOLITION							9,166	-	-	9,166
3.000	CONCRETE										
	Concrete Bid										
	Curb & Gutter Bid	bid	-	-	-	-	/bid	14,720	-	-	14,720
	Gutter at Sun Valley Alley Bid	bid	-	-	-	-	/bid	1,850	-	-	1,850
	Concrete Bid							16,570	-	-	16,570

Group	Description	Takeoff Quantity	Labor Cost/Unit	Labor Amount	Material Price	Material Amount	Sub Price	Sub Amount	Equip Price	Other Amount	Total Amount
16.100	CONCRETE							16,570			16,570
	ELECTRICAL										
	Electrical										
	Electrical Bid Tree Lights	bid	-	-	-	-	bid	2,500	-	-	2,500
	Electrical							2,500			2,500
	ELECTRICAL							2,500			2,500

Estimate Totals

Description	Amount	Totals	Rate
Labor			
Material			
Subcontract	189,414		
Equipment			
Other	189,414	189,414	
Sales Tax			7.000
Contractor Fee @ 10%			
Total		189,414	

Assessor's Information for Parcel Number:RPK00000570040

Parcel Number	RPK00000570040
Owner	WILSON DAVID F WILSON PATRICIA W
Address	311 N 1ST AVE
Legal Description	KETCHUM LOT 4 BLK 57 8250SF
Mailing Address	PO BOX 6770 KETCHUM ID 83340-0000
Acres	0.189
Land Value	\$1,031,250
Farm Value	\$0
Commercial Value	\$336,288
Residential Value	\$0
Manufactured Value	\$0
Personal Property Value	\$0
Market Value	\$1,367,538
Home Owner Exemption	\$0
Taxable Value (2019)	\$1,367,538
Sketch	View Sketch

Sun Valley Garden Center



Estimate

Owner: Wilson
Address: Sun Valley Rd and First St.
Attn: Wilson Construction
Phone:
Email:
Date: 1/15/20
Plans Dated: 12-2-19

	Unit	Quantity	Unit Cost	Extension
Demolition, Grubbing & Site Preparation				
<i>Mobilization and General Site Management</i>	LS	1.00	500.00	500.00
Hardscape Installation				
<i>Supply and Install - Sidewalk Pavers. Mutual Roaman cobblestone 6x9" w/noted Accent - Color Charcoal</i>	SF	2,200.00	8.75	19,250.00
<i>Supply and Install - Stratavault Tree Wells (Includes Excavation/Dump Fee, Base Work, Stratavault Material, Planting Mix, Weedcloth)</i>	Ea	5.00	1,850.00	9,250.00
<i>Supply and Install - Tree Grate and Frame</i>	Ea	5.00	950.00	4,750.00
<i>Porcelain Slabs 24"x24" w/pedistals. Min pedistal height 1", Max Pedistal Height 4" - Supply & Install</i>	SF	2,680.00	20.50	54,940.00
<i>Pisa Block wall for commercial entry steps. Mutual Cypress Stone Color Rio (charcoal Blend) - Supply & Install</i>	LF	14.00	70.00	980.00
<i>Roadmix Backfill for Entries as Excavator will not be able to complete this work prior to our install of retaining blocks.</i>	CY	1.00	145.00	145.00
<i>Commercial Entry Pavers 18"x12" Abbotsford Cortez Series Color Charcoal - Supply and Install</i>	SF	80.00	12.00	960.00
Irrigation System Installation				
<i>Irrigation Installed - Point of Connection by GC. Drip System for Roof level decks. Necessary Sleeving by GC. Includes Clock. Does Not Include City Sidewalk Trees.</i>	LS	1.00	3,750.00	3,750.00
<i>Irrigation System for Trees at Street Level (Not Sure of H2O source at this time) ALLOWANCE</i>	LS	1.00	2,500.00	2,500.00
Landscape Installation				
<i>Supply & Install - Topsoil/Compost 60/40 Blend for Planters.</i>	CY	15.00	150.00	2,250.00
<i>Supply & Install - Bark and Weedcloth for bottom of planters if no drainage is designed into planters.</i>	CY	7.00	150.00	1,050.00
Plant Material Installed		Quantity	Unit Cost	Extended
<i>Supply & Install - 2" Caliper Deciduous Trees, B&B</i>	EA	3.00	545.00	1,635.00
<i>Supply & Install - 3" Caliper Deciduous Trees, B&B</i>	EA	5.00	550.00	2,750.00
<i>Supply & Install - 5 Gallon Deciduous Shrubs</i>	EA	24.00	52.00	1,248.00
<i>Supply & Install - 1 Gallon Perennials, Select</i>	EA	300.00	18.50	5,550.00
<i>Plant Material Installed, Subtotal</i>				11,183.00
<i>Miscellaneous Clean-Up & Site Work</i>	LS	1.00	500.00	500.00
Estimated Project Total:				112,008.00

CITY -

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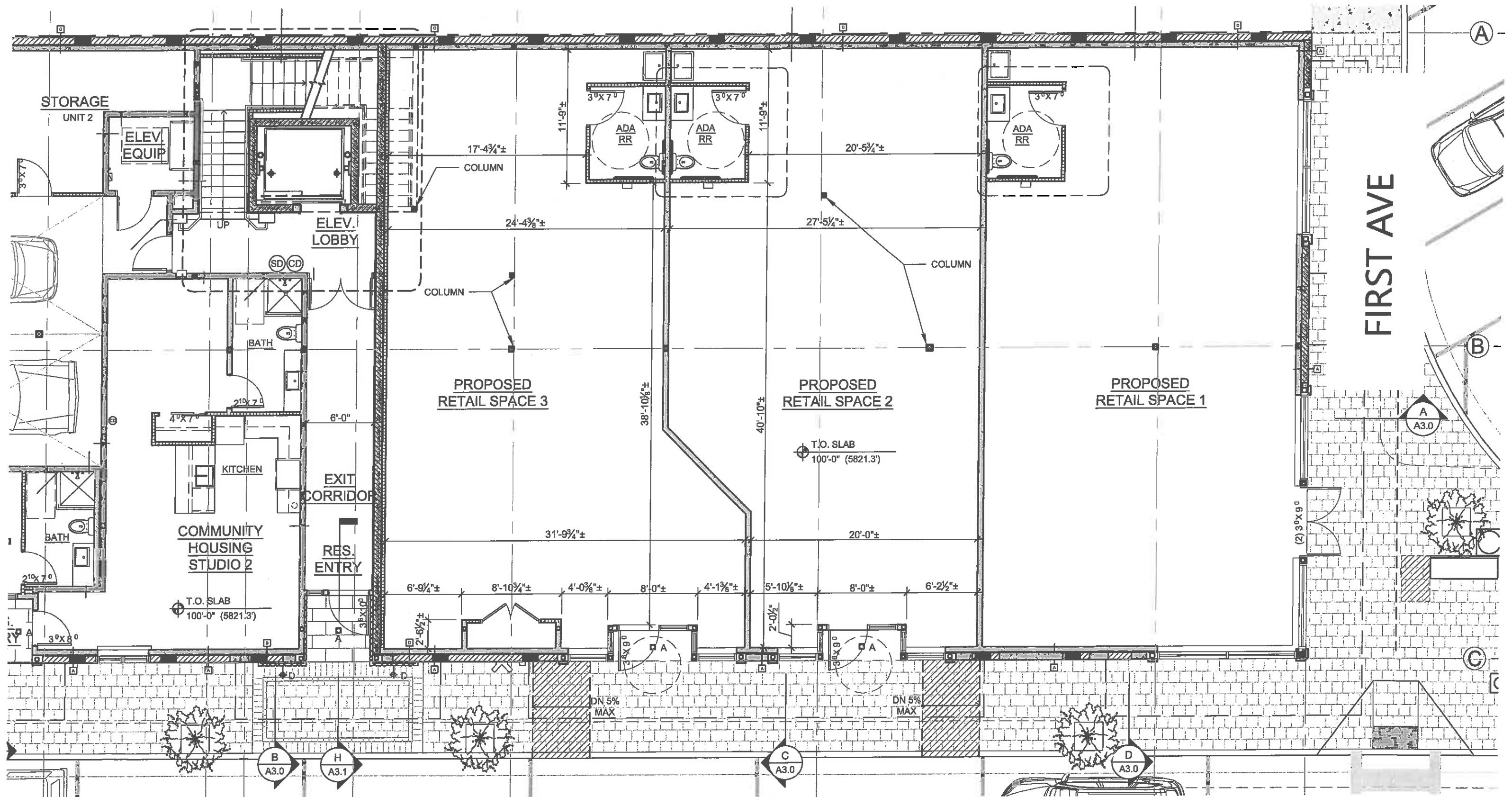


SKYLINE
EXCAVATION AND GRADING

PROPOSAL	
MERRICK CONSTRUCTION INC. P.O. BOX 821 KETCHUM ID. 83340 (208) 788-2688 FAX (208) 788- 8258 Contractor lisc. # RCE 154 Public works lisc. # PWC-C- 15632	
PROPOSAL SUBMITTED TO: NAME: WILSON CONSTRUCTION ADDRESS: CITY: STATE: PHONE: DATE: 1/10/2020	WORK PERFORMED AT: NAME: 311 FIRST AVE ADDRESS: CITY: KETCHUM STATE: ID DATE OF PLANS: 10/29/2019 ARCHITECT: RLB
Merrick Construction Inc. hereby proposes to furnish the materials and perform the labor necessary for the completion of foundation footings, stem walls slabs and piers.	
PRELIMINARY BUDGET	
FOUNDATION FOOTINGS, PADS AND STEM WALLS CURB WALL AT EAST END PILASTERS GARAGE SLAB SLAB PATCHES, PLUMBING TRENCH PATCHES, PAD INFILLS AND ADA BATHROOMS PAN DECK SLAB SECOND LEVEL SLAB 2 1/2" THICK (BULL FLOAT FINISH) SHEARWALL AND PARTY WALL DROP DOWNS ELEVATOR ROOF HOISTING PUMP TRUCK	\$ 47,950.00 \$ 1,000.00 \$ 700.00 \$ 8,856.00 \$ 19,876.00 \$ 4,320.00 \$ 46,684.00 \$ 3,560.00 \$ 1,800.00 \$ 2,000.00 \$ 9,600.00 \$ 146,346.00
SECOND LEVEL FLOOR 1 1/2" Thick concrete over sub floor (called out as gypcrete) THIRD LEVEL FLOOR 1 1/2" Thick concrete over sub floor (called out as gypcrete)	\$ 28,627.00 \$ 2,100.00 \$ 30,727.00
SITE WORK	
CURB AND GUTTER AT STREET VALLEY GUTTER AT ALLEY VERTICAL CURB AT ADA RAMP METAL TRUNCATED DOMES FOR ADA RAMPS PLACE TRUNCATED DOMES IN CONCRETE BASE ROLL CURB BY GARAGE CONCRETE SURROUND FOR TRENCH DRAIN (does not include purchase or placement of drain)	\$ 14,720.00 \$ 1,850.00 \$ 2,800.00 \$ 2,250.00 \$ 1,800.00 \$ 1,800.00 \$ 2,100.00 \$ 27,320.00
BID DOES NOT INCLUDE	
SIMPSON HARDWARE WELD PLATES / TEMPLATES SHOVELING DIRT OR GRAVEL FIREPLACE HEARTHES CONCRETE CAPS TESTING SURVEYING TRAFFIC CONTROL SAFETY HAND RAILS AT UPPER DECKS CONTRACTOR MUST PROVIDE WASH OUT AREA FOR PUMP TRUCK AND CONCRETE TRUCKS	VAPOR BARRIERS COLD WEATHER PROTECTION SNOW REMOVAL PROPANE HEAT ICE MELT CANNOT BE USED ON EXTERIOR CONCRETE SLABS Radiant heat contractor must make sure pipes are holding air before concrete pours
All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workmanlike manner for the sum of (Price is good for 30 days)	
Respectfully submitted: per: _____	_____ MERRICK CONSTRUCTION INC.
ACCEPTANCE OF PROPOSAL	
The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.	
Date: _____	signature: _____ signature: _____

NO OVERS

SITE BUDGET



SUN VALLEY RD

RETAIL # 2 & 3 - INTERIOR DIMENSIONS

SCALE: 1/8" = 1'-0"

PROJECT

DRAWING

DATE

DWG. #

SUN VALLEY & FIRST
KETCHUM, IDAHO

PARTIAL MAIN LEVEL FLOOR
PLAN

01.30.2020








A2.0

208.726.5608
www.rib-sv.com
sun valley, idaho

RLB

RUSCITTO LATHAM BLANTON
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	ROOM NAME		ROOM ID
	SECTION		DETAIL ID
	DETAIL AREA ID		DOOR ID
	WINDOW		

TYPE 'A'
4" HINDERS NO SCOFF
SW LED
COOPER LIGHTING
HOLD LED IN EXTERIOR
SCOFF MOUNT

TYPE 'B'
VERTICAL BRICK BACK
SW LED
IN-WALL ESTATE LINE
MOUNTED TO INSIDE
HEIGHT TO M.E.P.F.

TYPE 'C'
WALL MOUNTED DOY
SW LED
OVER CHAIR SEY LED
JOINTED ABOVE DOY

TYPE 'D'
RECOGNITION RECTANG
SCOFF
7'4" HEIGHT
HIBLEY GABE SEY

NOTE:
ALL EXTERIOR LIGHTING TO COMPLY WITH CITY
OF KETCHIKAN LIGHTING ORDINANCE FOR COMMU-
NITY CORE (CC) ZONE, CHAPTER 17.532

[illegible]

DOOR PLAN - UNIT 1

[illegible]

NOTE: ALL FIRE-RATED WALLS ARE CONTINUOUS TO THE BELOW GRADE.

3-LAYER FIRE RATED WALL:
(See FILE NO. WP 3379) STC-49

ONE LAYER 5/8" TYPE "X" GYPSUM BOARD NAIL-ON RIGHT ANGLES TO EACH 2X8 WOOD STUDS AT 16" PLACES 1" APART W/ 8d C AT 7" @ JOINTS STAGGERED. HORIZONTAL BRACING, PROVIDE SOUND CONSTRUCTION, FLEXIBLE JOINTS AND GAPS. OFFER WITH EXTENSION RINGS.

1434 FIRE RATED WALL:
(See File No. 199-3886)

ONE LAYER 5/8" TYPE 'X' GWS APPROX
RIGHT ANGLES TO EACH SIDE OF
STUDS 16" O.C. WITH 1/2" TYPE 'W'
SCREWS AT 7" O.C.
VERTICAL JOINTS STAGGERED 1'
HORIZONTAL JOINTS STAGGERED
SIDES.

RESIDENT CHANNELS 18"oc. ATTACHED TO ONE SIDE OF 2x4 STUDS TYPE S SCREWS. ONE LAYER 1/2" BOARD OR GYPSUM VENEER BASE ANGLES TO CHANNELS WITH 1" T WITH VERTICAL JOINTS LOCATED STUDS. 3" MINIMUM OR GLASS FIB STUCCO SPACE. OPPOSITE SIDE: ONE GYPSUM WALL BOARD OR GYPSUM

APPLIED PARALLEL OR AT RIGHT
WITH 26 CEMENT COATED NAILS,
SHANK $\frac{3}{8}$ " HEADS, 7" o.c.

1-HR FIRE RATED EXTERIOR WALL
(GA FILE NO. W-8 PIG, UL V571)

EXTERIOR, ONE LAYER 48" WIDE 1
OSB SHEATHING APPLIED PARALLEL
STUDS 16" o.c. W/ 16" GALVANIZED
NAILS 4" o.c. AT VERTICAL JOINTS

INTERMEDIATE STUDS AND TOP JOINTS OF OSB SHEATHING TO BE EXTERIOR CLADDING TO BE ATTACHED TO STUDS.
INTERIOR, ONE LAYER 5/8" TYPE X PARALLEL OR AT RIGHT ANGLES TO COATED NAILS AT 7" o.c.

 1-HR. FIRE RATED FLOOR-CEILING (GA FILE NO. FC 821) 46-49 ETC.

BASE LAYER 1/2" TYPE X GYPSUM

AT RIGHT ANGLES TO REBUILT 1st TYPE 'V' SCREWS 12" o.c. REBUILT APPLIED AT RIGHT ANGLES TO NEIGHBORING, WITH MINIMUM 1st DEEP AND MINIMUM 1st WEBS, 24" o.c. WITH SCREWS. FACE LAYER 1st TYPE 'X' APPLIED AT RIGHT ANGLES TO CH-1 SCREWS 12" o.c. FACE LAYER 2nd MIDWAY BETWEEN CHANNELS AND LAYER WITH 1st TYPE 'V' SCREWS 12" o.c.

1-HOUR FIRE RATED STEEL COLUMN
NPPA 201 UL 203

1-HOUR FIRE RATED STEEL ROOF ASSEMBLY
 MS-PA 231 JUL 2003

TO ACHIEVE 1-HOUR FIRE RATING,
 APPLY PRIMER @ 2.8 MIL.
 30 MIL THICKNESS (DRY) OF Ferox®
 ALL EXPOSED SIDES OF STEEL DECK.

1-HOUR FIRE RATED ROOF ASSEMBLY

THE FLOORING MUST CONSIST OF

SPAN-WAIVED, TONGUE AND GROOVE (EXPOSURE 1), CONSTRUCTION AND CONFORMING TO ASTM 6348 MUST BE TOP OF THE JOISTS PRIOR TO PLACING CONCRETE.


RED-1 JOISTS INSTALLED MAX SPACING PERMITTED TO BE SPACED A MAXIMUM OF 48" ON CENTER.

TWO LAYERS OF 1/2" THICK GOLF BOND TYPE 1015 MEMBRANE SHALL BE INSTALLED OVER THE JOISTS.

TWO LAYERS OF 1/2" THICK TYPE X GOLF BOND TYPE 1015 MEMBRANE SHALL BE INSTALLED OVER THE JOISTS.

THE FIRST LAYER OF STYROMOR BOA INSTALLED PERPENDICULAR TO THE ATTACHED USING 1" LONG TYPEW AT 12" o.c. THE SECOND LAYER USE THE REDD JOISTS WITH 2" TYPE 55 12" o.c. IN FIELD AND 6" o.c. AT BUTT.

THE SECOND LAYER, THE SECOND FINISHED WITH JOINT TAPE AND CO

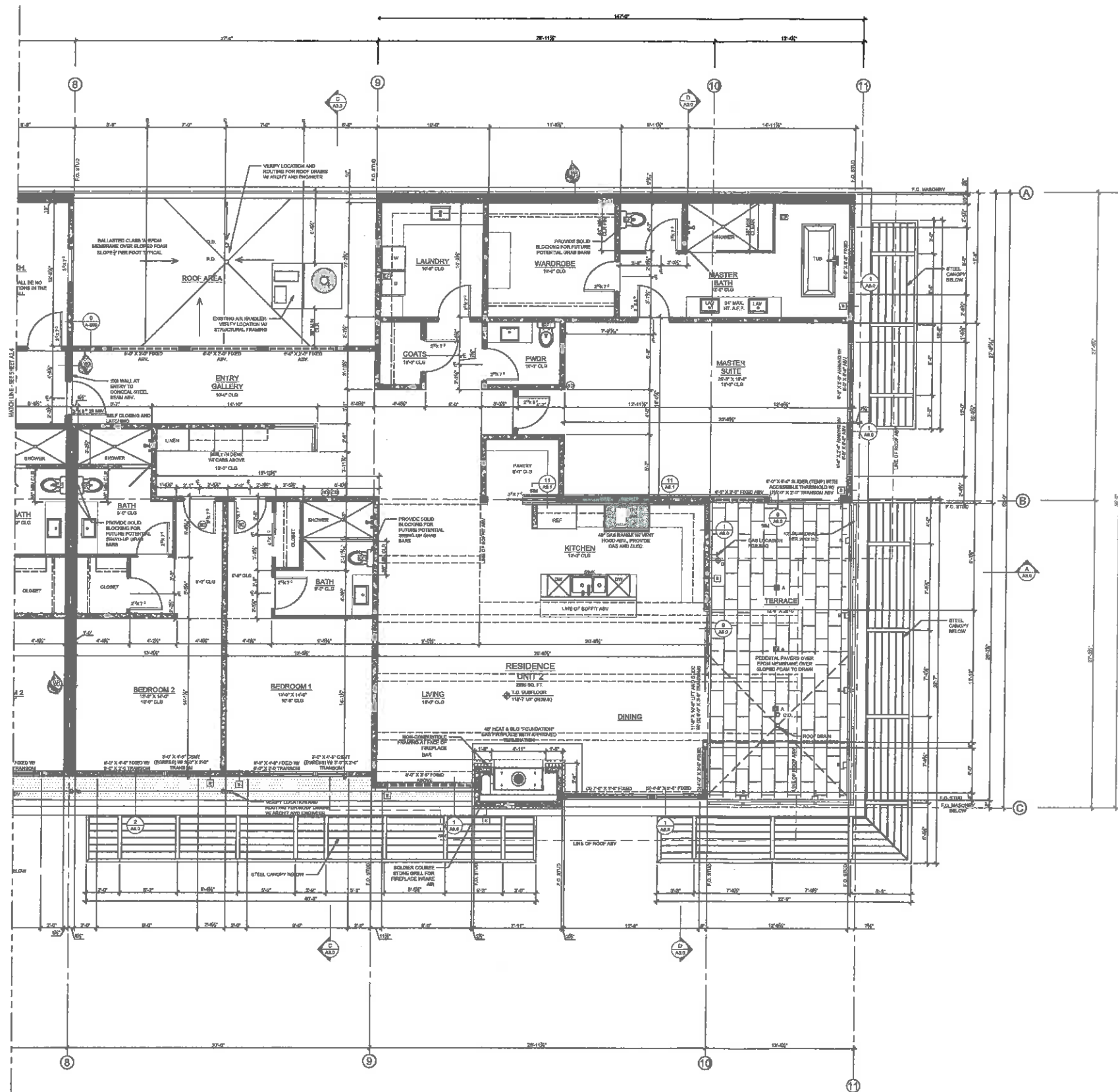











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DRAWING
ENLARGED
UPPER LEVEL
FLOOR PLAN
UNIT 1

A 2.4

ENLARGED UPPER LEVEL FLOOR PLAN - UNIT 2 

WALL LEGEND	
	WALL TO BE REMOVED
	0" FLAT STUD FINISHING
	EXISTING 2x4 STUD WALL
	EXISTING IF MASONRY WALL
	NEW IF MASONRY WALL
	NEW 2x4 WOOD STUD WALL
	NEW 2x6 WOOD STUD WALL
	NEW 2x4 WOOD STUD VINYL
	NEW 2x6 FIRE RATED (1-HOUR) WALL

[illegible]

FIRE RATED ASSEMBLIES


NOTE: ALL FIRE-RATED WALL ASSEMBLIES SHALL BE CONTINUOUS TO THIS B.O. PLYWOOD DECKING ABV. I.O.N.

1-888-FIRE-RATED-WALL
(FCA FILE NO. WP 5359) STD-48

ONE LAYER "N" TYPE "C" GWS APPLIED PARALLEL, OR AT
RIGHT ANGLES TO EACH SIDE OF DOUBLE BOND
THE WOOD STUDS AT 16" o.c. ON SEPARATE
PLATES 1" APART W/66 GRADED NAILS, 16" LONG
AT 7" JOINTS. BRACING 16" ON OPPOSITE
SIDES. NO HORIZONTAL BRACING REQUIRED AT MID
HEIGHT. PROVIDE 60 MIN INSULATION
CONSTRUCTION, FLEXIBLE SEALANTS AT ALL
JOINTS AND CAPS. OFFSET ELECTRICAL BOXES
WITH EXTENSION RINGS AND SEALED OPENINGS.

1-4R FIVE RATED WALL:
(GA FLE NO. WP-3662)
ONE LAYER 5" TYPE II GRS APPLIED PARALLEL OR AT
RIGHT ANGLES TO EACH SIDE OF 2X3 OR 2X4 WALL
STUDS 16" o.c. WITH 25" TYPE II OR WF DRYWALL
SCREWS AT 16".
VERTICAL JOINTS STAGGERED 18" ON OPPOSITE SIDES.
HORIZONTAL JOINTS STAGGERED 24" o.c. ON OPPOSITE
SIDES.

ANGLES TO ONE SIDE OF 2X4 STUDS @ 24" o.c. WITH 1" TYPE 'X' SHEETING. ONE LAYER TYPE 'X' SHEETING WALL BOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO CHANNEL WITH 1" TYPE 'X' SHEETING @ 24" WITH VERTICAL JOINTS LOCATED MIDWAY BETWEEN STUDS. IF MINERAL OR GLASS FIBER INSULATION IN STUD SPACE, OPPOSITE SIDE: ONE LAYER TYPE 'X' GYPSUM WALL BOARD OR GYPSUM VENEER BASE APPLIED PARALLEL, OR AT RIGHT ANGLES TO STUDS WITH 1/4" GEMENT COATED NAILS, 1 1/2" LONG, @ 24" o.c. SHANKS, 1" HEADS, 1" o.c.

 1-1/2" x 6" NAILED EXTERIOR WALL.

EXTERIOR: ONE LAYER 4" WIDE 3/4" LP "FLAMEBLOCK" GYPSUM BOARD SETTING ON PARALLEL TO 2x6 WOOD STUDS 16" o.c. ON THE EXTERIOR OR ON ONE SPOONING STUDS 4" o.c. AT VERTICAL JOINTS AND 7" o.c. AT INTERMEDIATE STUDS AND TOP AND BOTTOM PLATE. JOINTS OF OSB SHEATHING TO BE FREE CALUSED. EXTERIOR CLADDING TO BE ATTACHED THROUGH SHEATHING TO STUDS.

INTERIOR: ONE LAYER 1/2" TYPE X GWS APPLIED TO EXTERIOR OR AT RIGHT ANGLES TO STUDS WITH 6d COATED NAILS AT 7" o.c.

3-1/8" FIBER REINFORCED FLOOR CEILING

BASE LAYER: 1" TYPE 2 STYRENE WALL BOARD APPLIED AT RIGHT ANGLES TO RESILIENT CHANNELS 10" ON CENTER WITH 1 1/2" TYPE 3 SCREWS 12" ON CENTER. RESILIENT CHANNELS APPLIED AT RIGHT ANGLES TO MINIMUM 1/2" DEEP WOOD JOISTS AND MINIMUM 1/2" DEEP X 1 1/2" WIDE PLANKS AND MINIMUM 3/4" WIDE, 2" ON CENTER WITH 1" TYPE 4 SCREWS. FACE LAYER: 1" TYPE 2 STYRENE WALL BOARD APPLIED AT RIGHT ANGLES TO CHANNELS WITH 1" TYPE 4 SCREWS 12" ON CENTER. FACE LAYER AND JOISTS LOCATED BETWEEN CHANNELS AND ATTACHED TO BASE LAYER WITH 1" TYPE 4 SCREWS 12" ON CENTER. WOOD JOISTS SPACING TO BE 16" ON CENTER.

1-HOUR FIRE RATED STEEL COLUMN
NPPA 251 UL 283

TO ACHIEVE 1-HOUR FIRE RATINGS, CLEAN AND APPLY ALLOY PRIMER (AT 2.5 MIL)
40 MIL THICKNESS (CERT. OF ForceShield F1584 TO ALL EXPOSED SIDES OF STEEL COLUMN

1-HOUR FIRE RATED STEEL BEAM
NPPA 251 UL 283

TO ACHIEVE MINIMUM FIRE RATING, CLEAN AND APPLY ADHESIVE THICKER @ 2-3 MIL.
30 MIL. THICKENED GASKET OF PolyGuard F-664 TO ALL EXPOSED EDGES OF STEEL BEAM

1-HOUR FIRE RATED ROOF ASSEMBLY

THIS FLOORING MUST CONSIST OF A SINGLE LAYER OF 3/4" SPAN-RATED, TONGUE AND GROOVE, SHEATHING (EXPOSURE 1), COMPLYING WITH ALL CODES CONFORMING TO ASTM 1875 MUST BE APPLIED TO THE TOP OF THE JOISTS PRIOR TO PLACING SHEATHING.

FRED-J JOISTS INSTALLED MAX SPACING 36" O.C. WHEN

PERMITTED TO BE SPACED A MAX. OF 49" O.C.

TWO LAYERS OF 1/2" THICK SOLID RIBBED FIRE SHIELD OR EQ. TWO LAYERS OF 1/2" THICK TYPE X GYPSUM WALL BOARD COMPLYING WITH ASTM C36, ATTACHED TO RED-JOIST BOTTOM FLANGE.

THE FIRST LAYER OF GYPSUM BOARD MUST BE INSTALLED PERPENDICULAR TO THE RED-JOISTS AND ATTACHED USING 1" LONG TYPE S SCREWS SPACED AT 12" O.C. THE SECOND LAYER MUST BE FASTENED TO THE RED-JOISTS WITH 1" TYPE S SCREWS SPACED AT 12" O.C. IN FIELD AND 6" O.C. AT BUTT JOINTS.

TYPE "D" SCREWS, 1/4" LONG MUST BE SPACED 16" P.C. AND 16" P.S. FROM EACH SIDE OF THE TRANSVERSE CHITS OF THE BLOOMED LAYER. THE SECOND LAYER MUST BE FINISHED WITH JOINT TAPE AND COMPOUND.

[illegible]

10-25-19

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ENLARGED

UPPER LEVEL

FLOOR PLAN

UNIT 2
PAGE 2

1000

17

7. 2.

23

RESOLUTION NO. 17-URA6

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF KETCHUM, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF KETCHUM, IDAHO, AMENDING THE AGENCY'S PARTICIPATION POLICY; AUTHORIZING THE CHAIR AND EXECUTIVE DIRECTOR TO TAKE APPROPRIATE ACTION; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of Ketchum, Idaho, also known as the Ketchum Urban Renewal Agency, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, a duly created and functioning urban renewal agency for Ketchum, Idaho, hereinafter the Ketchum Urban Renewal Agency is referred to as the "Agency."

WHEREAS, the Agency, an independent public body, corporate and politic, is an urban renewal agency created by and existing under the authority of and pursuant to the Idaho Urban Renewal Law of 1965, being Idaho Code, Title 50, Chapter 20 (the "Law"), and the Local Economic Development Act, being Idaho Code, Title 50, Chapter 29, as amended and supplemented (the "Act");

WHEREAS, the City of Ketchum (the "City") by adoption of Ordinance No. 992 on November 15, 2006, duly adopted the Ketchum Urban Renewal Plan (the "2006 Plan") to be administered by the Agency;

WHEREAS, upon the approval of Ordinance No. 1077 adopted by the City Council on November 15, 2010, and deemed effective on November 24, 2010, the Agency began implementation of the amended Ketchum Urban Renewal Plan (the "Amended Plan");

WHEREAS, the Agency Board adopted a formal participation policy that sets out the criteria for funding projects requested by various entities on May 16, 2016;

WHEREAS, since May 16, 2016, the Agency has considered several requests for funding through the Participation Policy, which has raised the prospect for greater discretion and flexibility in response to requests for funding through the Participation Policy;

WHEREAS, by virtue of those requests, Agency staff has determined a need for an amendment to the Participation Policy;

WHEREAS, at the Agency Board meeting of June 19, 2017, the Board considered amendments to the Participation Policy;

WHEREAS, Agency staff has prepared an amendment to the Participation Policy as set forth and underlined below based upon the June 19, 2017, Board meeting;

WHEREAS, Agency staff recommends approval of the Amended Participation Policy by the Agency Board;

WHEREAS, the Board finds it in the best interests of the Agency and the public to approve and adopt the Amended Participation Policy.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE KETCHUM URBAN RENEWAL AGENCY OF THE CITY OF KETCHUM, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Participation Policy, as amended, set forth below is hereby approved and adopted by the Agency Board, and that the Chair and Executive Director are authorized and directed to take all action to implement the Amended Participation Policy.

**Participation Policy
KURA Funding Criteria for Projects**

Section 1: General Funding Criteria for All Projects:

- A. The KURA is not obligated to fund any project, even when the project meets all funding criteria. Funding a project is a discretionary decision by the Ketchum Urban Renewal Board.
- B. Funds generated from projects within the Revenue Allocation Area shall be used first and foremost for publically owned infrastructure and for infrastructure that serves a direct public purpose.
- C. Public infrastructure located below ground or at-grade shall be given priority.
- D. In rare circumstances, funding for a non-infrastructure request may be considered if it is found to meet the criteria described in the section below.
- E. Projects specifically identified in the 2010 Ketchum Urban Renewal Plan shall take priority for funding in all cases.
- F. All requests for Tax Increment Financing shall be made no later than thirty (30) days after ~~prior to~~ the applicant applies ~~applying for~~ a building permits.
- G. The Agency shall not consider requests to fund public infrastructure that have ~~has been~~ required by the City of Ketchum in exchange for development bonuses, such as density waivers, variances, and other development bonuses. In these situations, the public infrastructure that was required in exchange for development bonuses shall be paid by the private developer.

- H. Funding approvals are valid for the duration of the fiscal year in which the request was granted, unless otherwise stated in an agreement between the Agency and the entity.

Section 2: Project Funding Categories

A. Reimbursement to Private Entities for Public Infrastructure

1. Tax increment funds generated by a project within the Revenue Allocation Area may be allocated for reimbursement of public infrastructure expenses incurred by the private development.
2. Reimbursement for public infrastructure shall commence after the project is generating a tax increment benefit to the Agency.
3. No more than 50% of the total tax increment revenue generated from a project may be used for reimbursement to the project developer
4. Commitments for reimbursement in Owner Participation Agreements shall not be greater than five years from the time the project is generating property tax revenue to the Agency.

B. Direct Funding of Public Infrastructure as Defined in Idaho Code §§ 50-2018(10), 50-2903(13) and 50-2903 (14):

1. Tax increment funds may be used to directly finance public infrastructure without a reimbursement agreement.
2. In these cases, payments should be made directly to a public entity, public utility, or other public or semi-public entity that will own and maintain the infrastructure.

C. Funding for Non-Infrastructure Requests:

1. Requests for funding non-infrastructure may only be considered when a good, service, or benefit is received by the KURA in exchange for funds. In these cases, the approval of funds would result in a benefit to the revenue allocation area that the KURA could not have achieved on its own.
2. Entities requesting funding must be a legally recognized Idaho non-profit corporation organized under Chapter 30, Title 30, Idaho Code or equivalent or a public governmental entity and must have a proven track record of success.
3. Non-infrastructure funding request must result in a net financial benefit to the KURA.
4. Requests for funding administrative or operational costs shall not be considered except as may be proportionally allocated for the project.

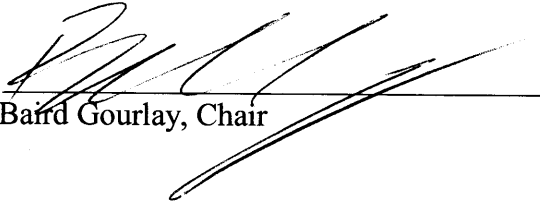
D. Funding of Residential Projects:

1. Only residential projects that incorporate community housing, as defined by the City of Ketchum, will be considered for tax increment funding. Funding will be proportionate to the amount of community housing the project provides. For example, if ten out of 100 residential units are considered community housing, the Agency may consider funding 10% of infrastructure costs. All other residential projects will not be considered.
2. Mixed-Use projects of any scale are considered commercial projects and may apply for tax increment financing, provided they meet all other criteria.

Section 3: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED By the Urban Renewal Agency of Ketchum, Idaho, on July 17, 2017. Signed by the Chair of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners, on July 17, 2017.

URBAN RENEWAL AGENCY OF KETCHUM

By 
Baird Gourlay, Chair

ATTEST:

By 
Secretary

4845-2261-2554, v. 2

Attachment C
Compliance with Applicant Participation Policy Criteria
(RESOLUTION NO. 17-URA6)

Criteria Category	Standard	Policy Language	Compliance	Staff Comments
General Funding Criteria for All Projects:				
General Section 1	A	The KURA is not obligated to fund any project, even when the project meets all funding criteria. Funding a project is a discretionary decision by the Ketchum Urban Renewal Board.	Compliance	This standard infers that projects (or components of projects) that do not meet the KURA's funding criteria will not be funded.
	B	Funds generated from projects within the Revenue Allocation Area shall be used first and foremost for publicly owned infrastructure and for infrastructure that serves a direct public purpose.	Compliance	ROW infrastructure within KURA boundary is proposed for improvement with this Project.
	C	Public infrastructure located below ground or at-grade shall be given priority.	Compliance	Requested funds are at-grade.
	D	In rare circumstances, funding for a non-infrastructure request may be considered if it is found to meet the criteria described in the section below.	Compliance	The project is requesting infrastructure funding.

	E	Projects specifically identified in the 2010 Ketchum Urban Renewal Plan shall take priority for funding in all cases.	Compliance	The property is identified within the KURA revenue allocation area.
	F	All requests for Tax Increment Financing shall be made no later than thirty (30) days after the applicant applies for a building permit.	Non-compliance	The project is currently under construction. The building permit was submitted on 10/30/19 and issued on 12/30/19
	G	The Agency shall not consider requests to fund public infrastructure that have been required by the City of Ketchum in exchange for development bonuses, such as density waivers, variances, and other development bonuses. In these situations, the public infrastructure that was required in exchange for development bonuses shall be paid by the private developer.	NA	NA

Funding of Residential Projects:				
Section 2D	1	Only residential projects that incorporate community housing, as defined by the City of Ketchum, will be considered for tax increment funding. Funding will be proportionate to the amount of community housing the project provides. For example, if ten out of 100 residential units are considered community housing, the Agency may consider funding 10% of infrastructure costs. All other residential projects will not be considered.	NA	The project is a mixed-use project
	2	Mixed-Use projects of any scale are considered commercial projects and may apply for tax increment financing, provided they meet all other criteria.	Compliance	The project is a mixed-use project consisting of four residential units, two of which are community housing units and ground floor commercial uses. The applicant is requesting \$190,000 in funding to off-set the cost of public infrastructure around the project