



## City of Ketchum

November 4, 2019

Mayor Bradshaw and City Councilors  
City of Ketchum  
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

### **Recommendation to Authorize Mayor to Sign the Sun Valley & First Project Floor Area Ratio (FAR) Exceedance Agreement (Contract #20423)**

#### Recommendation and Summary

Staff recommends that the Ketchum City Council move to approve the Sun Valley & First Mixed-Use Building Floor Area Ratio (FAR) Exceedance Agreement with the following recommended motion: "I move to approve and authorize the Mayor to sign the Sun Valley & First Project FAR Exceedance Agreement Contract #20423 with David Wilson for the new mixed-use development located at 311 N 1st Avenue."

The reasons for the recommendation are as follows:

- The City of Ketchum has instituted the adoption of Exceedance Agreements to memorialize increases above the permitted FAR and associated community housing contributions. The Applicant proposes to provide 1,220 sq ft of community housing within two units on the first floor of the mixed-use building.
- On October 21<sup>st</sup>, the Ketchum City Council reviewed the FAR Exceedance Agreement, considered comment from the Blaine County Housing Authority (BCHA) as well as Staff analysis, and moved to continue review of the agreement directing Staff to clarify the roles related to property management and the selection of qualified households within the community housing contribution proposal specified within Exhibit B of Contract #20423.
- The community housing contribution proposal has been revised to specify that the tenants shall be selected from the BCHA database of qualified households to ensure that the community housing units are made available for local residents who live and work in Ketchum and Blaine County. The Housing Company of the Idaho Housing and Finance Association will assume responsibility for all property management activities associated with the units.

#### Introduction and History

The project received Design Review approval from the Planning & Zoning Commission on August 13<sup>th</sup>, 2019 and the applicant has proposed starting construction in 2019.

#### Financial Impact

None

#### Attachments

- A. Sun Valley & First Mixed-Use Building Project FAR Exceedance Agreement (Contract #20423)
- B. Blaine County Housing Authority Comment

Attachment A:  
Sun Valley & First Mixed-Use  
Building Project  
FAR Exceedance Agreement  
(Contract #20423)

**FAR EXCEEDANCE  
AGREEMENT**

**Parties:**

City of Ketchum	"City"	P.O. Box 2315, 480 N East Ave, Ketchum, Idaho 83340
David Wilson	"Developer"	Mailing: PO Box 6770, Ketchum, ID 83340 Physical Address: 311 N 1st Avenue (Ketchum Townsite: Block 57: Lot 4)

This FAR Exceedance Agreement ("Agreement") is made between the City of Ketchum, a municipal corporation of the state of Idaho, and David Wilson, a property owner and developer in the City of Ketchum.

RECITALS

- A. Pursuant to the City's authority under the Idaho Local Land Use Planning Act, the Ketchum Municipal Code ("K.M.C.") Chapter 17.124 provides for certain development standards, including maximum floor area ratio (FAR) standards under K.M.C. 17.124.040 - Floor Area Ratios and Community Housing. These standards are intended to protect the public interest, health, general welfare, and provision of public services. The City has provided options for development proposals to potentially exceed the allowable FAR in exchange for mitigation of the impacts of such larger development, particularly as focused on affordable community and workforce housing. K.M.C. 17.124.040(B).
- B. The City has adopted Resolution 17-006 which provides for the Parties to proceed with the FAR standards and options under K.M.C. 17.124.040, so long as the Parties voluntarily opt into a FAR Exceedance Agreement, making clear they are voluntarily opting by contract into use of such FAR standards and mitigation measures and are waiving any claims or demands related to any legal challenge to K.M.C. 17.124.040.

THEREFORE, in consideration of the mutual agreement herein contained and subject to the terms and conditions stated, it is hereby understood and agreed by the Parties as follows:

- 1. **Attestation of Developer.** Developer, by this Agreement, attests that Developer desires to voluntarily proceed on the development proposal, including proposal of exceedance of FAR standards and accompanying mitigation measures, using the approach and standards as set forth in K.M.C. 17.124.
- 2. **Waiver and Release of Claims.** Developer, by this Agreement, waives and releases any claims, demands, challenges, claims for reimbursement or refund, and/or damages now or in the future deriving from or relying on the outcome of future litigation substantially challenging the validity of K.M.C. 17.124 and its standards. It is Developer's intent to

accept and proceed with such standards as outlined in K.M.C. 17.124 for Developer's development plan for purposes of allowable FAR and Developer voluntarily and knowingly accepts the mitigation measures as proposed.

3. **FAR Exceedance Consideration.** In consideration for Developer's attestation and waiver, the City agrees to consider their exceedance proposal and will currently consider and evaluate Developer's proposed FAR exceedance and accompanying mitigation measures within the framework and standards of K.M.C. 17.124.040, attached hereto as Exhibit A and made a part of this Agreement.
4. **Maximum FAR and Mitigation.** The Parties hereby agree to an allowable maximum floor area ratio and accompanying mitigation measures as set forth in Exhibit B, attached hereto and made a part of this Agreement.
5. **Withdrawal.** Developer may withdraw from this Agreement upon thirty day notice to City provided that Developer has not commenced building and has received no benefit from a maximum FAR exceedance. Withdrawal shall cause an immediate reversion to the permitted gross FAR as set forth in Exhibit A: K.M.C. 17.124.040(A) at the time of this Agreement. Furthermore, the City acknowledges that the Building Owner, in its sole discretion, may choose not to build the residential units. In such an event, this FAR Exceedance Agreement will be modified.
6. **Amendments.** This Agreement may not be amended, modified, altered or changed in any respect whatsoever, except by further agreement in writing duly executed by the parties.
7. **No Assignment.** Developer shall not sell, assign, or transfer all or any portion of its interest in this Agreement at any time without consent of the City.
8. **Binding Effect.** This Agreement shall be binding upon the heirs, estates, personal representatives, successors, and assigns of the parties.
9. **Attorney Fees and Costs.** In the event any action is brought to enforce this Agreement, the prevailing party is entitled to an award of reasonable attorney fees and costs.
10. **Notices.** Any notice under this Agreement shall be in writing and shall be treated as duly delivered if the same is personally delivered or deposited in the United States mail, certified, return receipt requested, postage prepaid, and properly addressed to the contacts as specified at the beginning of this Agreement.
11. **Partial Invalidity.** Whenever possible, each provision of this Agreement shall be interpreted in such a way as to be effective and valid under applicable law. If a provision of this Agreement is prohibited by or invalid under applicable law, it shall be ineffective

only to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Agreement.

12. **Waiver:** The rights and remedies of the parties to this Agreement are cumulative and not alternative. Neither the failure nor any delay by any party in exercising any right, power, or privilege under this Agreement or the documents referenced in this Agreement will operate as a waiver of such right, power, or privilege, and no single or partial exercise of any such right, power, or privilege will preclude any other or further exercise of such right, power, or privilege or the exercise of any other right, power, or privilege.

13. **Execution and Counterparts:** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original agreement, but all of which shall be considered one instrument.

DATED THIS 21<sup>ST</sup> DAY OF OCTOBER, 2019.

Developer

City of Ketchum, Idaho

\_\_\_\_\_  
David Wilson

\_\_\_\_\_  
Neil Bradshaw, Mayor

Attest:

\_\_\_\_\_  
Robin Crotty, City Clerk

## 17.124.040: FLOOR AREA RATIOS AND COMMUNITY HOUSING:

- A. General Requirements: All new buildings and alterations to existing buildings in the GR-H, T, T-3000, T-4000 and CC zoning districts, unless otherwise specified in this title, shall be subject to the maximum floor area ratio (FAR) described below. Hotels that meet the definition of "hotel" found in [chapter 17.08](#) of this title may exceed the floor area listed in the table below subject to section [17.124.050](#) of this chapter.

Districts	Permitted Gross FAR	Inclusionary Housing Incentive
GR-H	0.5	1.4
T	0.5	1.6
T-3000	0.5	1.6
T-4000	0.5	1.6
CC	1.0	2.25

### B. Inclusionary Housing Incentive:

1. The purpose of this section is to encourage new development to include a reasonable supply of affordable and resident occupied workforce housing for sale or rent, to help meet the demand and needs for housing of the community's employees. Land within the zoning districts specified in the table above may be built to the listed permitted FAR. As an incentive to build community housing units, floor area may be increased up to the maximum FAR listed in said table with inclusionary housing incentive.
2. An increased FAR may be permitted subject to design review approval, and provided, that all of the following conditions are met:
  - a. A minimum of twenty percent (20%) of the total increase in gross floor area above the greater of the permitted FAR is deed restricted in perpetuity as community housing unit(s). Of this gross square footage, a fifteen percent (15%) reduction will be allowed as a standard discount from gross square footage to net livable square footage for community housing units.
  - b. After calculating net livable square footage, an allowance can be made for projects with demonstrated groundwater issues as documented by a registered engineer. Upon determination by the city that groundwater on the subject property precludes underground parking, a credit of three hundred fifty (350) square feet per required parking space shall be subtracted from the net livable square footage prior to the calculation for the twenty percent (20%) deed restricted community housing. Parking space credit shall be rounded to the nearest whole number, and shall not be calculated as fractions.
  - c. Community housing requirements may be paid via a fee in lieu of housing. The community housing units times the fee equals the amount due to the city. The fee in lieu shall be recommended by the governing housing authority on an annual basis and adopted by the city council. For fractions of units, the developer has the option of providing a full housing unit

rather than paying the fee in lieu or working with the city or other nonprofit entity to construct the balance of the community housing unit with additional funds.

- d. All community housing units, either for sale or rent, shall be administered by the governing housing authority, unless otherwise determined by the city council. The governing housing authority shall recommend the types and locations of all proposed community housing units for approval by the city.
  - e. The community housing units shall be targeted for Blaine County housing authority income category 4 (100 percent or less of area median income). The applicant may seek the recommendation of the governing housing authority in the determination of an alternative category with corresponding adjustment in the amount of community housing required. Said recommendation, if mutually agreed upon by the applicant and the commission, may be used in place of category 4. This allowance shall be based on need for the category type. The definition of who may qualify to purchase affordable housing shall be maintained in the guidelines of the governing housing authority as adopted by the city council.
  - f. The city's primary goal is to see the development of and encourage the construction of community housing units, but realizes that other options will also move the city closer to its goal of housing the workforce. With this in mind, the following options for fulfillment of the community housing incentive are available to the applicant outright. These include, but are not limited to:
    - (1) Housing constructed by the applicant on or off site, within the city of Ketchum;
    - (2) Payment of an in lieu fee; or
    - (3) Acquisition of existing housing stock that meets with the governing housing authority's requirements and approval.
  - g. In addition to those outright options noted in this section, the city council may consider alternative proposals by the applicant to fulfill the community housing incentive. The city council has full discretionary power to determine said request. Options for fulfillment of the community housing incentive include, but are not limited to:
    - (1) Land conveyance to the city;
    - (2) Existing housing unit buy down or mortgage buy down; or
    - (3) Other proposals and options as approved by the city council.
3. In the CC district, the maximum floor area incentive applies to buildings up to three (3) stories in height. Buildings above three (3) stories may exceed the 2.25 FAR maximum only in accordance with the pertinent code provisions allowing for a fourth floor (for example, hotels, PUDs and 100 percent community housing project, etc.). For hotel uses, community housing calculations apply to all those portions of the hotel development except the hotel units, which are addressed pursuant to employee housing of this chapter. (Ord. 1135, 2015)

## Exhibit B

### EXCEEDANCE AGREEMENT COMPLIANCE

<b>PROJECT:</b>	Sun Valley & First Mixed-Use Building
<b>APPLICATION FILE NUMBERS:</b>	Design Review P19-083
<b>OWNER:</b>	David Wilson
<b>REPRESENTATIVE:</b>	Buffalo Rixon, Architect, Ruscitto Latham Blanton Architectura PA
<b>REQUEST:</b>	The applicant has proposed a remodel and addition to the existing building located at the corner of Sun Valley Road and 1st Avenue to accommodate 3 new retail areas, 2 community housing units, and 2 upper level condominium units.
<b>LOCATION:</b>	311 N 1st Avenue (Ketchum Townsite: Block 57: Lot 4)
<b>ZONING:</b>	Mixed-Use Subdistrict of the Community Core (CC-2)
<b>BACKGROUND:</b>	

1. The applicant is proposing to construct a 6,588 sq ft +/- addition to the existing building located at 311 N 1st Avenue. A second floor is proposed to be added to the existing single-story building in order to accommodate two new residential condominium units. The existing first floor will be remodeled to accommodate three new retail spaces and to community housing units.
2. The subject site is and 8,250 sq ft Ketchum Townsite lot located within the Mixed Use Sub-district of the Community Core (CC-2).
3. The total proposed gross floor area of the mixed-use building will be 14,343 gross sq ft with a Floor Area Ratio (FAR) of 1.74, which is 4,219 gross sq ft less than maximum 2.25 FAR permitted with the inclusionary housing incentive in the CC-2 Zone (Ketchum Municipal Code §17.124.040.A).
4. As a condition of Design Review approval, the project shall comply with the requirements of Ketchum City Code §17.124.040, *Floor Area Ratios and Community Housing*, as adopted on the date a Building Permit is submitted for the project.
5. The Planning and Zoning Commission approved the Design Review application (P19-083) for the Sun Valley & First mixed-use building on August 13<sup>th</sup>, 2019. Building Permit plans must conform to the approved Design Review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator.



**Table 1. EXCEEDANCE ANALYSIS**

Yes	No	N/A	Regulation	City Standard
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>17.124.040</i>	<b><i>Floor Area Ratios and Community Housing</i></b>
				<p>The project shall comply with the requirements of Ketchum City Code § 17.124.040 as adopted on the date a building permit is submitted for the project.</p> <p><b>Permitted in Community Core Mixed-Use Sub-district (CC-2)</b>  <b>Permitted Gross FAR: 1.0</b>  <b>Permitted Gross FAR with Inclusionary Housing Incentive: 2.25</b>  <b>Proposed Mixed-Use Building Gross Floor Area: 14,343 gross sq ft</b>  <b>Lot 4 Area: 8,250 sq ft</b>  <b>FAR Proposed: 1.74 (14,343 gross sq ft/8,250 sq ft lot area)</b>  <b>Increase Above Permitted FAR: 6,093 sq ft</b>  <b>20% of Increase: 1,219 sq ft</b>  <b>Net Livable (15% Reduction): 1,036 sq ft</b>  <b>Community Housing In-Lieu Fee: \$246,568</b></p> <p>The Project Information on Sheet A0.0 of the Design Review submittal indicates that the applicant will provide 1,220 sq ft of community housing within two units on the first floor of the mixed-use building.</p> <p><b><u>COMMUNITY HOUSING CONTRIBUTION PROPOSAL</u></b>  The applicant proposes to:</p> <ol style="list-style-type: none"> <li>1. Provide two community housing units (1,220 sq ft total) on the first floor of the proposed mixed-use building.</li> <li>2. Target subject community housing units for Blaine County Housing Authority (BCHA) Income Category 4. The tenants chosen to occupy the units shall be selected from the BCHA database of qualified households.</li> <li>3. The community housing units shall be managed through The Housing Company of the Idaho Housing and Finance Association.</li> <li>4. The community housing units shall be listed concurrent with the issuance of Certificate of Occupancy by the City for the project.</li> </ol>

Attachment B:  
Blaine County  
Housing Authority (BCHA)  
Comment

**From:** [John Gaeddert](mailto:John.Gaeddert@ketchumidaho.org)  
**To:** [Brittany Skelton](mailto:Brittany.Skelton@ketchumidaho.org); [Abby Rivin](mailto:Abby.Rivin@ketchumidaho.org); [Maureen Puddicombe](mailto:Maureen.Puddicombe@ketchumidaho.org)  
**Subject:** Fwd: FAR Exceedance Agreement #20423 (Continued Item from 10/21/2019 Council Meeting)  
**Date:** Tuesday, October 22, 2019 1:34:51 PM  
**Attachments:** [image002.png](#)

---

Sent from my iPhone

Begin forwarded message:

**From:** Nathan Harvill <[nharvill@bcoha.org](mailto:nharvill@bcoha.org)>  
**Date:** October 22, 2019 at 1:14:45 PM MDT  
**To:** Neil Bradshaw <[nbradshaw@ketchumidaho.org](mailto:nbradshaw@ketchumidaho.org)>, Michael David <[mdavid@ketchumidaho.org](mailto:mdavid@ketchumidaho.org)>, Jim Slanetz <[jslanetz@ketchumidaho.org](mailto:jslanetz@ketchumidaho.org)>, Amanda Breen <[ABreen@ketchumidaho.org](mailto:ABreen@ketchumidaho.org)>, Courtney Hamilton <[CHamilton@ketchumidaho.org](mailto:CHamilton@ketchumidaho.org)>  
**Cc:** John Gaeddert <[JGaeddert@ketchumidaho.org](mailto:JGaeddert@ketchumidaho.org)>, Ann Sandefer <[asandefer@bcoha.org](mailto:asandefer@bcoha.org)>, "Mason Frederickson ([mfrederickson@dlevans.com](mailto:mfrederickson@dlevans.com))" <[mfrederickson@dlevans.com](mailto:mfrederickson@dlevans.com)>  
**Subject:** FAR Exceedance Agreement #20423 (Continued Item from 10/21/2019 Council Meeting)

Dear Mayor Bradshaw and City Council,

I am writing to further expand and clarify my comments made during the October 21, 2019, city council meeting regarding item 16 on the agenda: "Recommendation to approve the FAR Exceedance Agreement #20423 for the Sun Valley & First Mixed-Use Building project...". While BCHA does not typically do property management activities (i.e. rent collection, maintenance, etc....) for Community Housing units as a primary component of our organization, BCHA does develop the Community Housing Guidelines that inform and advise the development of Community Housing in Blaine County and its jurisdictions as a part of our original mandate and as reflected in our contract for services agreements with the different jurisdictions. BCHA also establishes income categories and maintains a database of qualified households to match households with available housing.

As is widely known in the community, housing that is attainable for the local residents of Ketchum and Blaine County is in extremely short supply. Our scoring criteria favor those who have been looking for housing the longest and those who presently live and work in Blaine County. This is distinguished from federally-funded programs which are required to be open to all, regardless of residency or employment in a particular area. As such, BCHA does not apply for, nor receive any federal funding in order to maintain both our independence and our local connection to the community.

As the de facto "Housing Department" of the jurisdictions and of Blaine County, BCHA is best positioned to continue to vet applicants and present them to landlords who wish to develop Community Housing as a part of Exceedance Agreements with the City of Ketchum. BCHA will also (as dictated in the Community Housing Guidelines) re-certify each household in a Community Housing rental development to ensure that the households remain in compliance with any income category attached to a particular housing unit. It should be noted that BCHA provides these services at no charge to the landlord.

Having said that, we encourage landlords to either self-manage or contract with an appropriate property management company to maintain their properties, collect rent, etc. BCHA does manage one property, Cold Springs Crossing, but its involvement with that property is limited to vetting applicants, re-certifying households, and rent collections. All other property-related activities are handled by the owner. Again, BCHA does not manage Community Housing that is funded through federal programs so that BCHA can retain its independence and flexibility to respond quickly to housing needs appropriate to Blaine County and the jurisdictions therein.

It is the position of BCHA that Compliance with Community Housing Covenants, the vetting and re-certification of households, and the presentation of applicants for Community Housing should remain with BCHA in any Exceedance Agreement between the City and developer.

Please feel free to contact me if you have any questions.

---



<!--[if !vml]--><!--[endif]-->**Nathan Harvill |**

Executive Director

*Blaine County Housing Authority*

T: 208.788.6102

F: 208.788.6136

E: [nharvill@bcoha.org](mailto:nharvill@bcoha.org)

"We can't solve problems by using the same kind of thinking we used when we created them."

-Albert Einstein

Notice: This e-mail (including any attachments) is covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521, is confidential and may be legally privileged. If you are not the intended recipient, you are hereby notified that any retention, dissemination, distribution, or copying of this communication (including any attachments) is strictly prohibited. Please reply to the sender that you have received the message in error, then delete it.