



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF OCTOBER 14, 2019

PROJECT: Cerutti Work/Live Conditional Use Permit

FILE NUMBER: P19-094

OWNER: Unit B9 LLC (Dean Cerutti)

APPLICANT: Dean Cerutti

REQUEST: Conditional Use Permit (CUP) for a work/live unit

LOCATION: 471 E. Tenth Street, Unit B-9 (Tenth St Light Industrial Complex, Building B, Unit 9)

ZONING: Light Industrial District No. 2 (LI-2)

OVERLAY: None

NOTICE: Notice was mailed to property owners within a 300-foot radius and was published in the Idaho Mountain Express on September 25, 2019. Notice was posted at the subject location and on the city website on October 7, 2019.

REVIEWER: Brittany Skelton, Senior Planner

ATTACHMENTS:

- A. Application
- B. As built floor plan
- C. 10th Street Light Industrial condominium plat site plan with ADA bathroom for development noted
- D. Business license application

BACKGROUND

Dean Cerutti, owner/operator of Wood River Joiners, has applied for a Conditional Use Permit to bring into compliance the work/live unit he lives in and operates his business from in the LI-2 zoning district. Wood River Joiners is a woodworking business and is a permitted use in the LI-2 zone. Work/Live units are a new category of residential use permitted in the Light Industrial zoning districts, made possible through the light industrial zone amendments considered by the Planning and Zoning Commission and City Council in 2018 and 2019.

Work/Live units are defined by Ketchum Municipal Code as follows:

Work/live units incorporate residential living space in a non-residential building. Work/live units are held jointly in common ownership and the work and live spaces cannot be sold or platted as separate condominiums, as documented with a City-approved restrictive covenant recorded against the property. are permitted in the LI-2 zone provided a Conditional Use Permit for the live component is approved by the Planning and Zoning Commission.

The existence of the work/live use was discovered during the city's publicized efforts to locate and bring non-conforming and unpermitted residential living spaces in the LI zones into compliance with building, fire, and zoning codes.

The Fire, Building, Utilities and Streets/Engineering Departments have reviewed this permit application and the Fire and Building departments have conducted site visits to verify compliance with fire and building codes. At this time no issues with the work/live unit are of concern to the Fire, Building, Utilities, or Streets/Engineering departments.

The work/live unit has a 994 square foot upper-floor (815 square feet of residential / 179 square feet of office space associated with the business) and a 1558 square foot ground floor that consists exclusively of workspace associated with the Wood River Joiners woodworking business. The total square footage of the unit is 2,552 square feet.

Introduction of the new Work/Live category gives the Commission discretion to consider new site-specific characteristics of proposed Work/Live units on a case by case basis. In this instance, the Commission could consider allowing this Conditional Use Permit to be transferrable to a new residential owner or tenant with the same or a new business.

The location of the residential use (upper floor) and the size of the residential component (under 1,000 square feet) make this unit a candidate for a transferrable Work/Live conditional use permit and the transferability, with the residential size and location noted, could be incorporated into the CUP and restrictive covenant that will go before Council for approval (and is required to be recorded against the property). Compliance with the covenant (to ensure a valid business remains in operation and the residential requirements are adhered to) would be determined during routine inspections by the City Fire Department (such inspections are required for all commercial properties and operations) or by special inspections by the Planning and Building.

Benefits of transferability include the ability for the property owner to market the property as approved for work/live use to future tenants or buyers. A potential drawback is that each new resident and each new proposed business will not be subject to approval during a public hearing (instead, a hearing would only occur if a violation of the terms of the Conditional Use Permit and/or covenant occur).

Table 1. Comprehensive Plan Analysis

<p>Land Use Category: Mixed-Use Industrial</p> <p>PRIMARY USES <i>Light manufacturing, wholesale, services, automotive, workshops, studios, research, storage, construction supply, distribution and offices make up the bulk of development within this district.</i></p> <p>SECONDARY USES <i>A limited range of residential housing types, and supporting retail are provided for within this category. Uses should generate little traffic from tourists and the general public.</i></p> <p>CHARACTERISTICS AND LOCATION <i>The Mixed-Use Industrial category is intended to provide critical lands for Ketchum’s economic growth and entrepreneurial opportunity within a vibrant business district where people can work and live in the same area.</i></p>
<p>A work/live unit with a woodworking business being the work component meets both the primary and secondary intention of the light industrial area.</p>
<p>Policy E-2(e) Live-Work Opportunities and Home Businesses <i>Support small home-based businesses that allow people to live and work from their residences and evaluate existing home-occupation, live/work, and related land use standards.</i></p>
<p>The applicant is applying for work/live approval under the provisions of the newly amended light industrial residential standards.</p>
<p>Policy H-1.4 Integrated Housing in Business and Mixed-Use Areas <i>Housing should be integrated into the downtown core and light industrial areas, and close to the ski bases, The resulting mix of land use will help promote a greater diversity of housing opportunities as well as social interactions.</i></p>
<p>The proposal integrates housing into the light industrial area in a mixed-use building.</p>

Table 2. City Department Comments

City Department Comments			
Compliant			City Standards and City Department Comments
Yes	No	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire: No comments at this time.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City Engineer and Streets Department: No comments at this time.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utilities: No comments at this time.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Building: No comments at this time.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planning and Zoning: Comments are denoted throughout the Staff Report.

Table 3. Standards for Residential, Light Industrial Districts

IMPROVEMENTS AND STANDARDS: 17.124.090 – RESIDENTIAL, LIGHT INDUSTRIAL DISTRICTS:			
Residential units in the light industrial districts shall comply with the following minimum criteria:			
Yes	No	N/A	City Code
			17.124.090 A (1)
			Dwelling units shall not occupy the ground floor.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Staff Comments	<i>The application is for a work/live unit with the living area and working area (office space related to the business) located on the upper (lofted) floor and work space located on the ground floor.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.090 A (2)	Design review under chapter 17.96 of this title shall be required whether new building, addition to existing building or remodel of existing building.
			Staff Comments	<i>Design Review is not required as this application does not change the exterior of the building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.090 A (3)	Dwelling Units: Unless otherwise specified in this section, up to fifty percent (50%) of any light industrial building may be devoted to dwelling units and up to fifty percent (50%) of a work/live unit's gross floor area may be devoted to the residential portion of a work/live unit.
			Staff Comments	<p><i>There are 13 units in Building B of the Tenth Street Light Industrial Complex consisting of 24,279 square feet (per Blaine County Assessor records).</i></p> <p><i>One additional Conditional Use Permit for the B building has been issued (P19-045, Good Medicine Pottery) for a work/live unit with 420.88 square feet of residential living area. Adding this 815 square foot residential area would result in 1,235 total residential square footage, equal to 5% of the square footage of the development.</i></p> <p><i>Within this particular work/live unit, 815 square feet of living area represents 32% of the total square footage of the wok/live unit (815 square feet of 2552 total square feet).</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.090 A (4)	<p>Individual Units: Except as set forth in the following instances noted herein below, dwelling units shall not be separated in any manner for sale as individual units and may only be leased or rented. The instances where dwelling units may be sold are limited to:</p> <ul style="list-style-type: none"> a. City approved work/live units, as defined in chapter 17.08 of this title and subsection A5 of this section; b. Three-story projects in the LI-3 where not less than one-third (1/3) of the total square footage of housing units includes deed restricted community housing that are for sale consistent with subsection B of this section; c. Four-story and five-story projects in LI-2 and LI-3 where not less than two-thirds (2/3) of the total square footage of housing units includes deed restricted community housing units that are for sale consistent with subsection A7 of this section; d. Existing non-conforming single-family dwellings existing in the LI-1 prior to adoption of Ketchum City Ordinance #85, as enacted on May 27, 1965; e. Existing condominiums and work/live units with less than one thousand (1,000) square feet of residential gross floor area that have a valid residential conditional use permit prior to the adoption of this section as published.
			Staff Comments	<i>This individually owned condominium is eligible for ownership because it is a work/live unit.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.090 A (5)	<p>5. Work/Live Units: In the approval of work/live units, the City shall also find that:</p> <ul style="list-style-type: none"> a. The work portion of the unit meets the definition of work/live unit set forth in section 17.08.020 of this title, including that the project is subject to Council approval of a restrictive covenant; b. The work unit is: <ul style="list-style-type: none"> (1) Suitable for on-site employees, foot traffic/customers, and meets applicable Building and Fire Codes; (2) Signed and posted with regular hours of operation; (3) Served by the prominent means of access for the work/live unit; and, (4) Associated with a business license for a use allowed (either conditionally or permitted) in the district.

				<p>c. The residential portion of the living space is secondary to the primary use as a place of work. A finding that the residential space is secondary to the work space shall be based on measurable findings, including but not limited to:</p> <p>(1) The size of the live portion of the work/live unit is both smaller than the work portion of the unit and, further, the live portion of the work/live unit does not exceed one thousand (1,000) gross square feet;</p> <p>(2) Means of access to the residential portion of the unit is not prominent and, preferably, is located to the side or rear of the property; and</p> <p>(3) Suitable residential parking that does not interfere with snow removal or the operation of proximate LI uses and, further, is in accordance with the parking and loading requirements set forth in chapter 17.125 of this title.</p>
			Staff Comments	<p>Criteria 5b 1-5 and 5c 1-3 are met:</p> <p>B1. The property is suitable for on-site employees, foot traffic/customers, and meets applicable Building and Fire codes.</p> <p>B2. Staff has spoken with the applicant the hours of operation will be posted.</p> <p>B3. The work area is served by a prominent means of access (front door)</p> <p>B4. The applicant has a valid business license with the City of Ketchum for a permitted use.</p> <p>C1. The size of the live component is less than 1,000 square feet (it is 815 square feet), and is less than the work component, which is 1,737 square feet (1558 square feet lower level, 179 square feet upper level).</p> <p>C2. The means of access to the residential portion of the unit is not prominent (it is within the interior).</p> <p>C3. Parking requirements are met (1 space allocated for the residential use and 1 space for the light industrial operation). No concerns have been expressed by adjacent property owners regarding the work/live unit interfering with snow removal operations or the operation of other nearby businesses.</p> <p>The Findings of Fact and Conclusions of Law for this application will be forwarded to City Council for approval of a restrictive covenant in accordance with 17.124.090 A (5).</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.090 A (6)	<p>6. Size: Dwelling units in the Light Industrial District shall be a minimum of four hundred (400) square feet. In the LI-1 and LI-2 no individual dwelling unit shall exceed a maximum of two thousand (2,000) square feet, contain more than two (2) bedrooms, and all units shall not exceed a mean average of one thousand (1,000) square feet.</p>
			Staff Comments	<p>N/A, this is a work/live unit.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.124.090 A (7)	<p>7. Fourth Or Fifth Floor: Buildings proposing a fourth or fifth floor with a qualifying ground floor consistent with section 17.12.050 of this title shall comply with the following minimum criteria:</p> <p>a. If dwelling units are to be sold, a minimum of two-thirds (2/3) of the total square footage of housing units shall be for deed restricted community housing units that are for sale and the deed restricted community housing units shall be designed and administered in accordance with the Blaine-Ketchum housing authority guidelines;</p> <p>b. The area designated as light industrial shall be as follows:</p> <p>(1) The area designated as light industrial shall be a minimum of twenty five percent (25%) of the gross floor area in four story buildings.</p>

				<p>(2) The area designated as light industrial shall be a minimum of twenty percent (20%) of the gross floor area in five story buildings.</p> <p>(3) Subject light industrial use shall not be for personal storage by dwelling occupants;</p> <p>c. Up to seventy five percent (75%) of the gross square footage of any four-story building and up to eighty percent (80%) of the gross square footage of a five story building may be devoted to dwelling units; and</p> <p>d. Unless otherwise deemed appropriate by the Administrator, common area allocation shall be assessed at a LI to residential ratio of 1:1 for four story buildings and 2:3 for five story buildings.</p>
			Staff Comments	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.090 A (8)	<p>8. Anti-Nuisance And Notice Provisions:</p> <p>a. The applicant is aware the mixed use of the property can result in conflict, that the light industrial use may on occasion or in certain respects be incompatible with the quiet enjoyment of the dwelling units, that due to the subordinate and junior nature of the residential use to the light industrial use, the City will not condition, limit, restrict or otherwise interfere with any lawful light industrial use solely because it interferes with a residential use.</p> <p>b. All persons who rent or sublet any residential living unit within the Light Industrial Zones shall provide the tenant, lessee or subtenant with written notice that such unit is located within the Light Industrial Zone and, as such, is junior and, therefore, subordinate in nature to all legal light industrial activities.</p> <p>c. Each and every real estate agent, sales person and broker and each and every private party who offers for rent or shows a parcel of real property and/or structure for lease or rent within such Light Industrial Zones shall, upon first inquiry, provide the prospective lessee or tenant, prior to viewing such real property, with written notice that such real property and/or structure is located within such Light Industrial Zone.</p> <p>d. All brochures and other printed materials advertising rental or lease of a living unit within the Light Industrial Zones shall contain a provision designating that such unit or units are located within the Light Industrial Zone and are within a mixed use area. Lessees and tenants shall be notified that the residential uses within the Light Industrial Zone are subordinate and, therefore, junior in nature to the legal light industrial activities within the zone.</p>
			Staff Comments	<i>The applicant is aware that the property is located in a light industrial zone and operates a valid light industrial use as part of the work/live operation. The applicant is aware of all other standards described in this subsection.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.090 A (9)	<p>Compliance: Compliance with all applicable code sections, including among others, the City's parking and loading standards as set forth in chapter 17.125 of this title, except that if a parking reduction is requested through a Transportation Demand Management Plan per section 17.125.090 of this title, the reduction request shall be submitted to the Zoning Administrator and the Ketchum City Council will determine if such request shall be approved.</p>
			Staff Comments	<i>The applicant meets parking ordinance requirements.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.090 A (10)	<p>10. Conditions: Conditions including, but not limited to, the following may be attached to the conditional use permit approval:</p> <p>a. Access to the residential units relative to design and relationship to light industrial uses, including suitable access consistent with adopted City standards;</p> <p>b. Separation of residential and light industrial parking on the site to minimize conflicts;</p> <p>c. Restrictions on exterior storage of personal property of tenants;</p>

			<p>d. Certificate of occupancy required prior to occupancy of units;</p> <p>e. Ketchum Fire Department and Ketchum Building Department requirements shall be met prior to occupancy;</p> <p>f. Snow removal required to ensure utility of residential spaces and non-interference with continuous LI operations;</p> <p>g. Any portion or all waived fees become due and payable upon conversion of resident housing unit(s) to light industrial uses;</p> <p>h. Construction techniques that aid sound proofing and limit externalities of LI noise and use impacts on residences is encouraged;</p> <p>i. Provision for and reasonable extension of sidewalks to assure safe pedestrian access; and/or,</p> <p>j. Any other condition deemed to enhance the purposes under this use, or to establish or promote the criteria referenced in subsections A1 through A10 of this section.</p>
		Staff Comments	<i>Staff recommends the conditions of approval noted in the last section of this staff report.</i>

Table 4. Conditional Use Permit Requirements

Conditional Use Requirements				
EVALUATION STANDARDS: 17.116.030 and § 67-6512 of Idaho Code				
A conditional use permit shall be granted by the commission only if the applicant demonstrates the following:				
Compliance and Analysis				
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.116.030(A)	<p>The characteristics of the conditional use will not be unreasonably incompatible with the types of uses permitted in the applicable zoning district.</p> <p><i>Staff Comments</i> <i>The Light Industrial Number Two (LI-2) District allows for a variety of permitted and conditionally permitted uses ranging from manufacturing to personal service to wholesaling to automotive uses. Per KMC §17.18.150, the purpose of the LI-2 Zone is to, “provide for a permanent year round employment base and the location of light manufacturing, wholesale trade and distribution, research and development, service industries, limited related, bulk retail and offices related to building, maintenance and construction and which generate little traffic from tourists and the general public.”</i></p> <p><i>The proposed work/live unit includes a permitted use, wood working, and the conditionally permitted residential use. The 10th Street Light Industrial Complex is comprised of individually owned condominium units, several of which have been converted to work/live uses in the past.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.116.030(B)	<p>The conditional use will not materially endanger the health, safety and welfare of the community.</p> <p><i>Staff Comments</i> <i>The building inspector and Fire Marshal have conducted a walk-through of this unit and found that it currently meets all life safety codes. The proposed light industrial use is an existing use within the unit and does not pose health, safety, or welfare concerns to the community.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.116.030(C)	<p>The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood.</p> <p><i>Staff Comments</i> <i>The Tenth Street Light Industrial Complex has an adequately sized parking lot for the development. This unit is allocated two dedicated parking spaces. The business is currently in operation and does not cause hazardous pedestrian or vehicular traffic.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.116.030(D)	<p>The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts.</p> <p><i>Staff Comments</i> <i>The work/live unit is within an existing development that is adequately served by public services and facilities. The work/live operation will not adversely affect public services to the surrounding area.</i></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.116.030(E)	The conditional use is not in conflict with the policies of the Comprehensive Plan or the basic purposes of this section.
			Staff Comments	<i>As described in Table 2 of this staff report and 17.116.030(A) of this table, the conditional use aligns with, rather than conflicts with, the policies of the Comprehensive Plan and the basic purposes of this section.</i>

The Planning and Zoning Commission may attach additional conditions to the application approval as it determines necessary in order to ensure the residential use is compatible with the vicinity and adjoining uses, mitigate adverse impacts, and enhance public health, safety, and welfare. Such conditions may include, but are not limited to (KMC §17.116.050):

- A. Minimizing adverse impact on other development;
- B. Controlling the sequence and timing of development;
- C. Controlling the duration of development;
- D. Assuring that development is maintained properly;
- E. Designating the exact location and nature of development;
- F. Requiring the provision for on site or off site public facilities or services;
- G. Requiring more restrictive standards than those generally required in an ordinance; and
- H. Requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the city.

Additionally, KMC §17.124.090 pertaining to residential standards in light industrial districts states that the following conditions may be attached to the Conditional Use Permit:

- a. Access to the residential units relative to design and relationship to light industrial uses, including suitable access consistent with adopted City standards;
- b. Separation of residential and light industrial parking on the site to minimize conflicts;
- c. Restrictions on exterior storage of personal property of tenants;
- d. Certificate of occupancy required prior to occupancy of units;
- e. Ketchum Fire Department and Ketchum Building Department requirements shall be met prior to occupancy;
- f. Snow removal required to ensure utility of residential spaces and non-interference with continuous LI operations;
- g. Any portion or all waived fees become due and payable upon conversion of resident housing unit(s) to light industrial uses;
- h. Construction techniques that aid sound proofing and limit externalities of LI noise and use impacts on residences is encouraged;
- i. Provision for and reasonable extension of sidewalks to assure safe pedestrian access; and/or,
- j. Any other condition deemed to enhance the purposes under this use, or to establish or promote the criteria referenced in subsections A1 through A10 of this section [KMC §17.124.090].

STAFF RECOMMENDATION

Staff recommends holding the public hearing, considering the application and public comment, and approving the Cerutti Work/Live Conditional Use Permit with conditions.

RECOMMENDED MOTION

“I MOVE to approve the Cerutti Work/Live Conditional Use Permit with conditions 1-9, optional condition 10 (A or B), and any other conditions determined necessary by the Commission.

RECOMMENDED CONDITIONS

- 1.** Hours of operation for the business shall be posted and remain posted;

- 2.** The residential living area shall not exceed one thousand (1,000) square feet total and shall contain no more than two (2) bedrooms;
- 3.** No residential use shall occur on the ground level (first floor);
- 4.** Because of the mixed-use nature of this space, and in order to ensure compliance with the zoning code requirement that residential dwellings do not exceed 1,000 square feet in the LI-2 zoning district, the Fire Marshal shall conduct routine inspections of the work/live building;
- 5.** Inspections by Planning staff to ensure requirements with the Conditional Use Permit conditions may be scheduled at the discretion of staff;
- 6.** The applicant is aware the mixed use of the property can result in conflict, that the light industrial use may on occasion or in certain respects be incompatible with the quiet enjoyment of the dwelling units, that due to the subordinate and junior nature of the residential use to the light industrial use, the city will not condition, limit, restrict or otherwise interfere with any lawful light industrial use solely because it interferes with a residential use.
- 7.** All persons who rent or sublet any residential living unit within the light industrial zones shall provide the tenant, lessee or subtenant with written notice that such unit is located within the light industrial zone and, as such, is junior and, therefore, subordinate in nature to all legal light industrial activities.
- 8.** Each and every real estate agent, sales person and broker and each and every private party who offers for rent or shows a parcel of real property and/or structure for lease or rent within such light industrial zones shall, upon first inquiry, provide the prospective lessee or tenant, prior to viewing such real property, with written notice that such real property and/or structure is located within such light industrial zone.
- 9.** All brochures and other printed materials advertising rental or lease of a living unit within the light industrial zones shall contain a provision designating that such unit or units are located within the light industrial zone and are within a mixed-use area. Lessees and tenants shall be notified that the residential uses within the light industrial zone are subordinate and, therefore, junior in nature to the legal light industrial activities within the zone.

Condition 10 – Option A

This Work/Live Conditional Use Permit is transferable to a new residential tenant or owner provided the residential floor area remains entirely on the upper level and does not exceed 1,000 square feet and a permitted Light Industrial use, operating with a valid City of Ketchum business license, occurs concurrently for the duration of the residential use and all other applicable building, fire, and zoning code standards are met.

Condition 10 – Option B

The Conditional Use Permit is non-transferable and is valid only for residential occupancy by the applicant, Dean Cerutti, for the duration that Wood River Joiners is in operation. If the light industrial operation ceases this permit shall be void. If a new residential tenant or new light industrial use is proposed a new Conditional Use Permit shall be applied for.

ATTACHMENTS

- A. Application
- B. As built floor plan
- C. 10th Street Light Industrial condominium plat site plan with ADA bathroom for development noted
- D. Business license

A. Application



City of Ketchum
Planning & Building

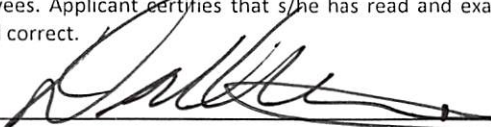
OFFICIAL USE ONLY	
File Number:	P19-094
Date Received:	8-21-19
By:	ml
Fee Paid:	1100.00
Approved Date:	
Denied Date:	
By:	

Conditional Use Permit Application

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

OWNER INFORMATION	
Project Name: B9 Cerutti CUP	
Name of Owner of Record: (B9 LLC) Unit B9, LLC	
Physical Address: 471 E Tenth Street Ketchum Idaho	
Property Legal Description: Condominium Unit B9 10 th St Light Industrial Complex	
Property Zoning District: LI Bldg 8, Unit 9	
Contact Phone: 208 720 4684	Contact Email: dencerutti@gmail.com
PROJECT INFORMATION	
Description of Proposed Conditional Use: Residential Unit	
Description of Proposed and Existing Exterior Lighting: motion sensor light at entrance	
ADDITIONAL COMMENTS	
ACCOMPANYING SUPPORTING INFORMATION REQUIRED	
<ul style="list-style-type: none"> • Existing Site Plan • Proposed Site Plan • Landscape Plan • Grading and Drainage Plan • Exterior Lighting Plan and Specifications • Other plans and studies related to the social, economic, fiscal, environmental, traffic, and other effects of the proposed conditional use, as required by the Administrator 	

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, city officials, agents and employees from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property, and losses and expenses caused or incurred by Applicant, its servants, agents, employees, guests and business invitees and not caused by or arising out of the tortious conduct of city or its officials, agents or employees. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

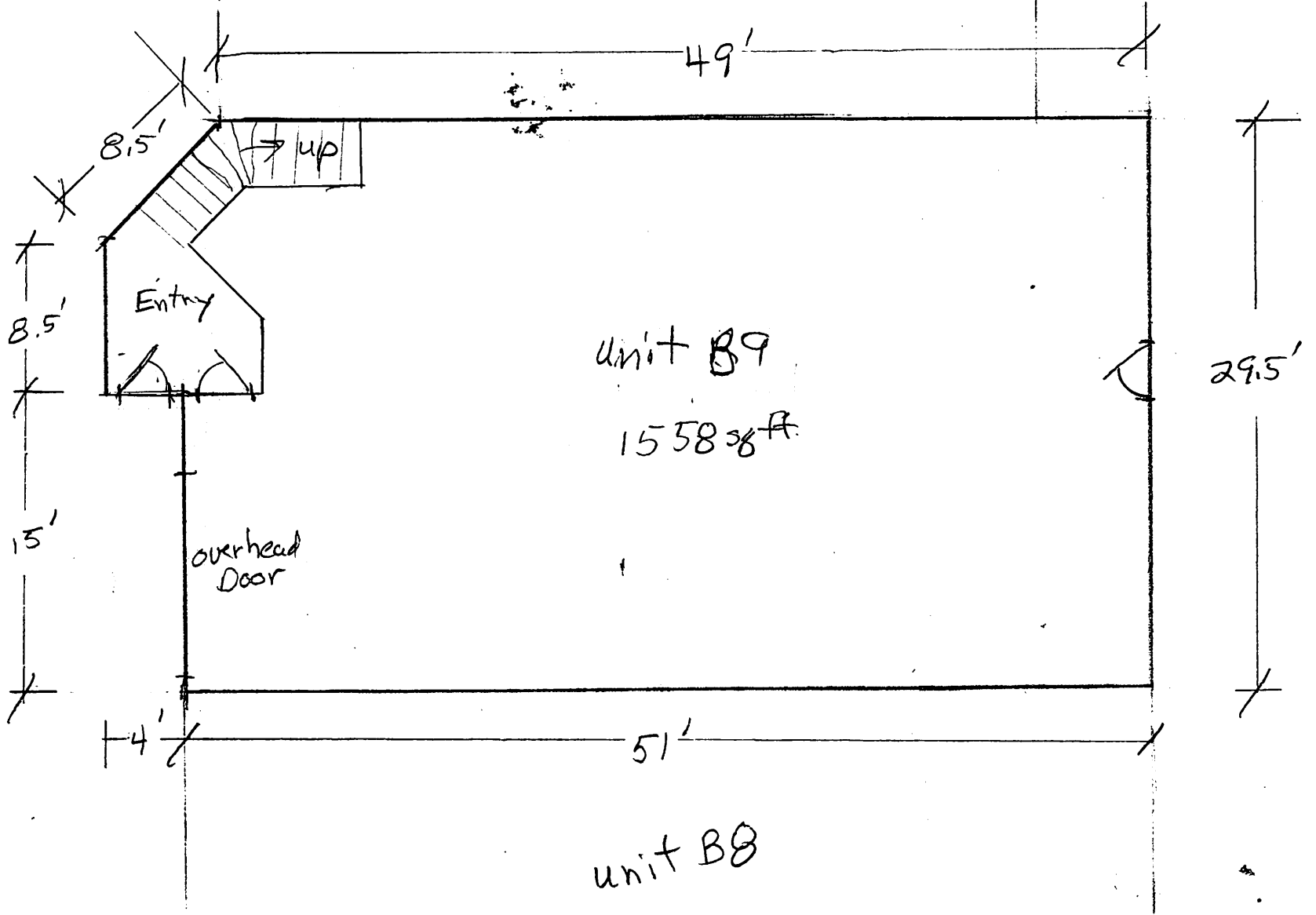

8-19-19

Applicant Signature _____ Date _____

B. As built floor plan

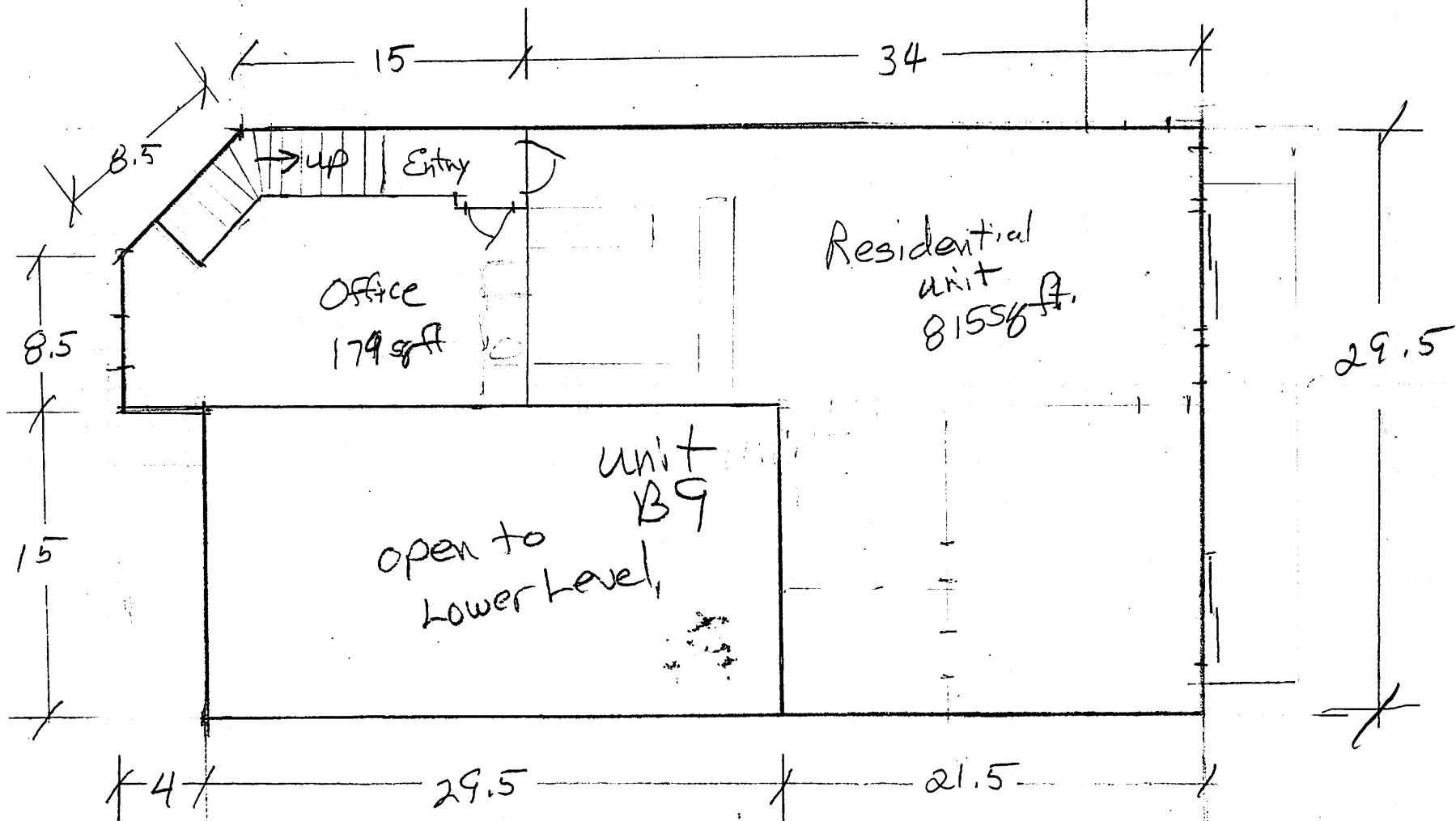
Tenth Street
LI Complex
Lower level

unit B10



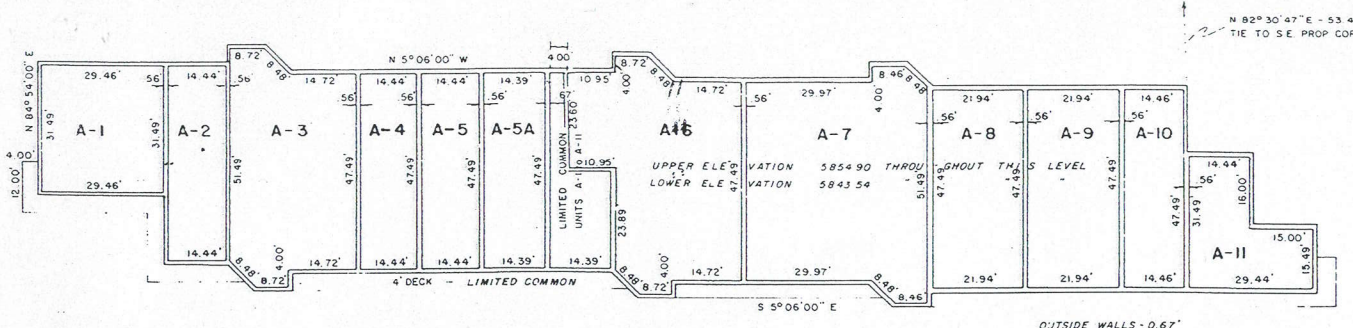
Tenth Street
LI Complex
upper Level

unit B10

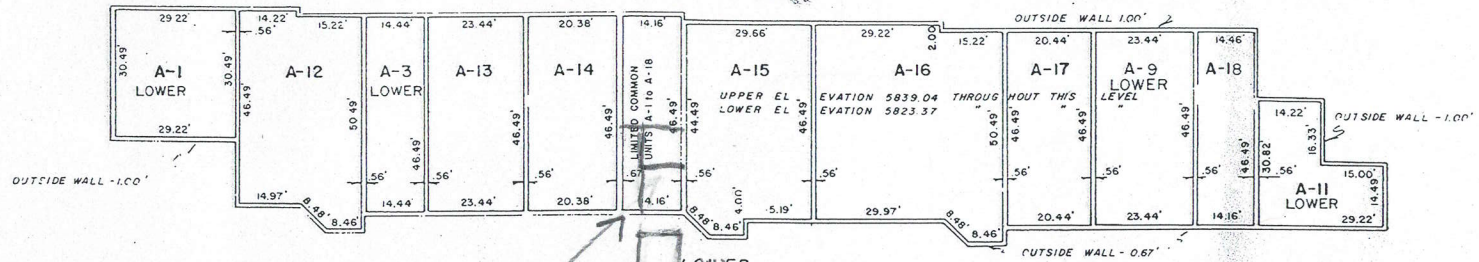


unit B8

C. 10th Street Light Industrial condominium plat site plan with ADA bathroom for development noted



UPPER



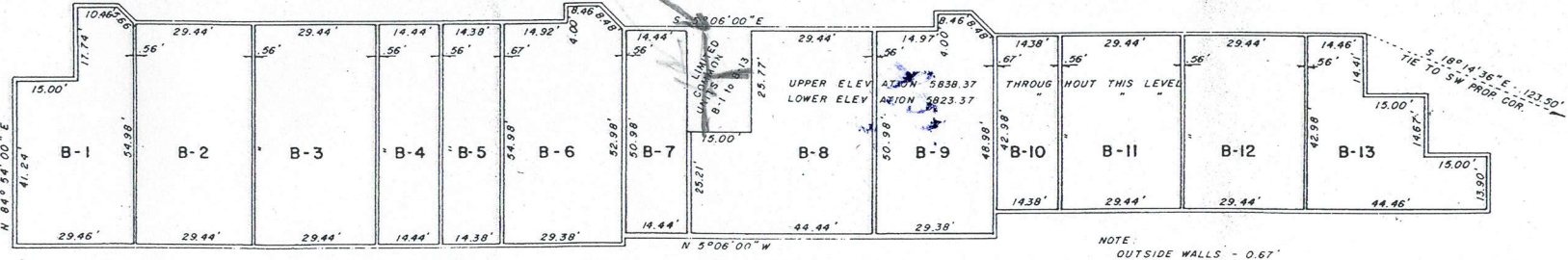
LOWER
 ADA BUILDING - A
 Parking

Association
 maintained
 Restrooms

NOTES:
 ELEVATIONS ARE REFERENCED TO U.S.C. & G.S.
 DATUM OF 1929, USGS BM WOOD RIVER - W.S. RD.
 SOME STRUCTURAL MEMBERS EXTEND INTO
 UNITS.

SAWTOOTH TITLE CO., INC.
 While this is a photographic reproduction
 of the recorded plat, the Company
 assumes no liability for variations,
 if any, with a re-survey.

Handwritten signature and date: 12/7/54



BUILDING - B

NOTE:
 OUTSIDE WALLS - 0.67'

TENTH STREET LIGHT
 INDUSTRIAL COMPLEX

SHEET 2 of 3



D. Business license



BUSINESS LICENSE

CITY OF KETCHUM
480 EAST AVE NORTH
BOX 2315
KETCHUM ID 83340

Grant Gager, Director, Finance and Internal Services

This certifies that the above named business or person is hereby authorized to do business in the City of Ketchum and has paid the necessary amount to operate such business for the time stated. The receipt of a business license does not indicate compliance with other pertinent laws, ordinances, rules and regulations.

THIS IS NOT TRANSFERABLE BETWEEN OWNER AND / OR LOCATIONS

THIS LICENSE MUST BE POSTED IN A CONSPICUOUS PLACE AT THE BUSINESS LOCATION

LICENSE #: 220
EXPIRATION DATE: 10/31/2019
ISSUED TO: WOOD RIVER JOINERS
DBA: WOOD RIVER JOINERS
LOCATION: 471 TENTH STREET EAST
OWNER: DEAN W. CERUTTI

BUSINESS ACTIVITY:
Business License

Neil Bradshaw, Mayor