

## **Proposal to amend zoning in Ketchum Light Industrial to allow for off-site vending.**

The City of Ketchum restricts off-site vending to downtown core and tourist areas only. Off-site vending is currently not allowed in the Light Industrial zone in the City of Ketchum.

- Currently there are 2 lots in the Ketchum LI that are not being utilized for business use and could potentially be used for off-site vending purposes;
- 1000 Warm Springs Rd, site of the now defunct Anderson Lumber.
- 268 Northwood Way, which was developed and previously used for off-site vending purposes for several years in the mid 2000's by Apple's Bar and Grill. The City of Ketchum granted the owner of Apple's Bar and Grill a conditional use permit to allow for off-site vending from this site.

### **Joe's Juice LLC hereby formally requests a change in the light industrial zoning to allow for off-site vending from 268 Northwood Way.**

1. Joe's Juice LLC was denied an off-site vendors permit and/or conditional use permit request for 268 Northwood Way based on current zoning restrictions.
2. Joe's Juice LLC would like to operate seasonally (May-Oct) as an off-site vendor from the property as well as attend various events, festivals and private functions in the valley.
3. Joe's Juice LLC will provide fresh, organic, cold-pressed juices, low-glycemic lemonades and raw vegetarian snacks from a solar-powered bus.
4. Joe's Juice LLC is permitted by South Central Public Health District (permit # FS-010857) to operate as a Mobile/Temp-Full w/commissary.
5. Currently there is no option for this type of vending within the LI (even though there is a restaurant, caterer and retail snack vendor operating already in the LI) or at any events in the valley.
6. Joe's Juice LLC brings a unique, healthy and environmentally friendly alternative to typical food truck fare.

### **Summary:**

Allowing for off-site vending in Ketchum's Light Industrial area makes sense for the community. 268 Northwood Way provides nice views, outdoor patio area, plenty of parking, easy delivery routing, convenient access from hwy 75, is purpose built for off- site vending and has already been utilized and previously approved for that very purpose.