



## **Ketchum Urban Renewal Agency**

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

September 20, 2021

Chair and Commissioners  
Ketchum Urban Renewal Agency  
Ketchum, Idaho

### **Recommendation to review and provide direction to staff on the request from Mountain Land Design for infrastructure funding in the amount of \$73,176 for improvements at 111 Washington Avenue**

#### Recommendation and Summary

At the September 21, 2020 meeting, the Board reviewed a request for funding in the amount of \$139,643 (see Exhibit B). At the meeting the Board expressed support for funding the sidewalk snow melt, sidewalk pavers and street trees if they were not required by the city.

The applicant has refined their funding proposal and cost estimates (Attachment A) and is seeking Board approval. Should the Board support the funding, staff will return with an Owner Participation Agreement (OPA) for Board approval.

Based on the revised information, staff supports the request and is seeking direction from the Board on preparation of an OPA.

#### Analysis

The proposed improvements are located at the corner of Washington Avenue and First Street. The project is a 12,070 square foot mixed use building at 2.08 FAR. The project was required to provide 1,007 square feet of community housing because it exceeds 1.0 floor area ratio. A 978 square foot unit is proposed to be located on-site.

The applicant is requesting KURA funding to reimburse costs identified in their funding request (Attachment A). Construction projects throughout the city are required to replace curbs, gutters and install concrete sidewalks and ADA ramps around a project, install streetlights, and repair any damage to public property as a result of the

construction project. In this case, the snow melt, sidewalk pavers and street trees are public improvements that go beyond what is required by the city.

#### Requested Funding

The request is for \$73,176 to reimburse the costs of the identified improvements within the public right of way.

Currently the taxable value of the property is \$1,092,294 and the applicant estimates the value after the project after completion at \$10 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 \$10 million, in the first year, the projected KURA tax increment is \$57,549. That increment would be subject to the 50% split providing \$28,774 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.

#### Attachments:

Attachment A: Applicant 2021 funding request

Attachment B: September 21, 2020 staff report and attachments





# Proposal

## Native Evergreen Landscapes

**Client Name:** McNamara, Bryan  
**Project Name:** Mountain Land Design - Streetscape  
**Jobsite Address:** Ketchum, Idaho 83340  
**Estimate ID:** EST2706163  
**Date:** Aug 10, 2021  
**Billing Address:** Ketchum, Idaho 83340

### 200 - 200 - Mobilization & Staging \$600.00

12 Hours	Install Labor	\$600.00
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### 201 - 201 - Demolition & Site Preparation \$0.00

Estimate assumes general contractor to provide specified rough grades for all hardscape and planting bed areas.

Any export of additional dirt, rock or debris is to be billed on a T&M basis.

### 204 - 204 - Planting Beds Installation \$1,280.00

Estimate assumes the installation of 12" of planting mix for all ground level planting beds.

20 Hours	Install Labor	\$1,000.00
2 Hours	Loader	\$100.00
4 CY	60/40 - Topsoil/Compost Planting Mix	\$180.00

### 206 - 206 - Compost/Mulch Topdressing \$615.00

Estimate assumes 2" of soil pep topdressing for all planting beds.

10 Hours	Install Labor	\$500.00
1 Hours	Loader	\$50.00
1 CY	Soil Pep	\$65.00

### 207 - 207 - Rock Border, Gravel Installation \$504.70

Estimate assumes the installation of 1-1/2" Roof Ballast for all areas called out as Rock Border.

8 Hours	Install Labor	\$400.00
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1	Hours	Loader	\$50.00
1	CY	Gravel - 1-1/2" Roof Ballast	\$40.00
30	SF	Geotextile/Weed Cloth	\$14.70

#### 401 - 401 - Sand Set Porcelain Paver Installation

**\$2,647.64**

Estimate assume the general contractor is to provide a compacted 3/4" roadmix base for all sand set porcelain paver areas at 3" below finish grade.

Estimate assumes the installation of 24" x 24" Tile Tech porcelain pavers. Pavers to be supplied by owner.

40	Hours	Install Labor	\$2,000.00
4	Hours	Loader	\$220.00
1	Hours	Plate Compactor, Small	\$30.00
4	Hours	Paver Saw	\$120.00
20	LF	Paver Snap Edge w/ Spike	\$70.00
1	CY	Sand - 3/8" C-Pile Sand	\$48.00
2	Bags	Polymeric Sand - Gator Dust	Bag \$124.64
1	Ton	Dump Fees - Demo	\$35.00

#### 401 - Sidewalk Pavers Installed

KURA Considered Reimbursement Item

**\$16,696.00**

Estimate assume the general contractor is to provide a compacted 3/4" roadmix base for all sand set sidewalk pavers at 5" below finish grade.

Estimate assumes the installation of 7"x9" Roman Cobblestone pavers for the proposed City of Ketchum sidewalk.

120	Hours	Install Labor	\$6,000.00
12	Hours	Loader	\$660.00
4	Hours	Plate Compactor, Small	\$120.00
1360	SF	Roman Cobblestone Pavers (7" x 9")	\$8,840.00
10	Hours	Paver Saw	\$300.00
12	CY	Sand - 3/8" C-Pile Sand	Delivered \$576.00
2	CY	Mason Sand	Bag \$130.00
2	Ton	Dump Fees - Demo	\$70.00

#### 402 - 402 - Pedestal Set Porcelain Pavers

**\$5,803.00**

Estimate assumes general contractor to provide water proofing and protection board.

Estimate assumes the installation of Tile Tech hex tray snow melt system w/ heat plate and foam insulation.

Estimate assumes the installation of 24" x 24" x 3/4" Tile Tech Standard Porcelain Pavers. Pavers and pedestal system to be supplied by the owner.

90	Hours	Install Labor	\$4,500.00
12	Hours	Loader	\$600.00
80	LF	PVC Pipe - 4" SDR 35	\$368.00

10 Hour	Paver Saw	\$300.00
1 Ton	Dump Fees - Demo	\$35.00

#### 701 - 701 - Irrigation Installation

**\$6,371.50**

Estimate assumes the installation of (1) POC, blowout and Irrigation controller for the entire project. City of Ketchum street trees to be connected to the same system.

Estimate assumes sub-surface drip irrigation to all proposed planting beds and street trees. 2 Drip Zones - (1) drip zone street trees (1) drip zone ground floor beds

90 Hours	Install Labor	\$4,500.00
1 EA	Rainbird ESP-ME 4 Station Base Controller, Kit	\$240.00
1 EA	Rainbird Wireless Rain/Freeze Sensor	\$110.00
1 EA	Rainbird WiFi Module	\$150.00
100 LF	18 Ga Multi Wire (13 Strand)	\$80.00
1 EA	1" Wilkins Double Check, Kit	\$500.00
2 EA	1" PGA Drip Valve w/ Filter, Kit	\$280.00
300 LF	Poly Pipe - Linear Feet of 1"	\$129.00
250 LF	Linear Feet of Netafim .06 GPH Drip Tubing	\$132.50
1 EA	Miscellaneous Fittings and Materials	\$250.00

#### 801 - 801 - Plant Material Installation

**\$5,171.00**

25 Hours	Install Labor	\$1,250.00
2 Hours	Loader	\$110.00
2 Hours	Trackhoe	\$110.00
4 EA	3" Deciduous Tree, B&B (Street Trees)	\$2,600.00
16 EA	5 Gallon Deciduous Shrub	\$720.00
24 EA	1 Gallon Perennial	\$336.00
1 EA	Fertilizer, Simplot Apex, 50# Bag	\$45.00

#### 801 - Street Tree Silva Cells Installed

KURA Estimate for Street Tree(s) Installation

**\$24,900.00**

Estimate assumes the general contractor to provide adequate excavation and base prep for the street trees prior to the installation of the Silva Cells.

60 Hours	Install Labor	\$3,000.00
8 Hours	Loader	\$400.00
30 CY	Topsoil	\$900.00

40 Ea	Silva Cells, (9 Cells per Tree)	\$15,600.00
1 LS	Miscellaneous Materials	\$5,000.00

<b>200 - 208 - Finish Work &amp; Clean Up</b>	<b>\$740.00</b>
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12 Hours	Install Labor	\$600.00
4 Ton	Dump Fees - Demo	\$140.00

<b>101 - 101 - Project Management</b>	<b>\$2,040.00</b>
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24 Hours	Project Management, Labor	\$2,040.00
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<b>Subtotal</b>	\$67,368.84
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<b>Taxes</b>	\$0.00
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<b>Estimate Total</b>	<b>\$67,368.84</b>
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## Native Landscapes Construction - Terms and Conditions

**Scope of Work:** All work is to be performed in a workmanlike manner with quality materials that meet the highest industry standard. Native Landscapes agrees to complete the landscape work described in this estimate document and shall have no obligation to execute any further work unless otherwise agreed upon by both parties in the form of a written change order. Upon the acceptance of this proposal, any changes to materials or design may result in an increase to the value of the contract.

**Payment:** The client accepts to pay Native Landscapes the full contract sum upon the completion of the project without retention. A deposit of 1/3 down will be required upon acceptance of the proposal. The initial payment will be applied to the total balance due and monthly progress billings will occur. Payment is due 30 days from the date of invoice. 1.5% monthly finance charges (18% per annum) will apply to balances remaining 30 days from the date of invoice.

**Guarantee:** Native Landscapes offers a 1 year warranty on all workmanship and materials. Any material provided by the client or contractor for installation by Native Landscape does not apply to this guarantee. All planting guarantees assume best maintenance practices and proper water management. Native Landscapes is not responsible for more than value of the plant when it was originally installed. Natural disasters and extreme weather conditions are not covered by this guarantee. Wildlife, rodent, pest and disease damage are not covered by this guarantee. This guarantee does not apply to plant material selected by the client or architect that is unsuitable for the soil or site conditions in which they are being planted.

**Site Conditions:** The contractor is responsible for all rough grade tolerances specified in the estimate document. The contractor is responsible for any drainage systems not specified in the estimate document. The client warrants that the site is free of underground issues including utilities, pipes, cables, natural springs, stumps, sewage systems, and waste material. Native Landscapes is free of any unforeseen liabilities (structural or accidental) not marked by digline or the client prior to operating machinery on the site. Native Landscapes agrees to use all means possible to complete the contracted work in a reasonable time or by a specified date. We shall not be held responsible for any delays caused by inclement weather or inaccessibility issues due to scheduling conflicts. Any unforeseen damage to the irrigation system within or without the limit of disturbance is not included in the proposal and will be billed T&M.

**Waste & Spoils:** Any additional material, refuse or debris required to be removed from the site to execute the contract, that is not included in the estimate will be billed T&M.

We appreciate the opportunity to work with you on your landscape project.

Dan Hoffman

Construction Division Director

Cell Phone: (208) 721-1754

Email: dan@native-landscapes.com

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Estimate authorized by: \_\_\_\_\_

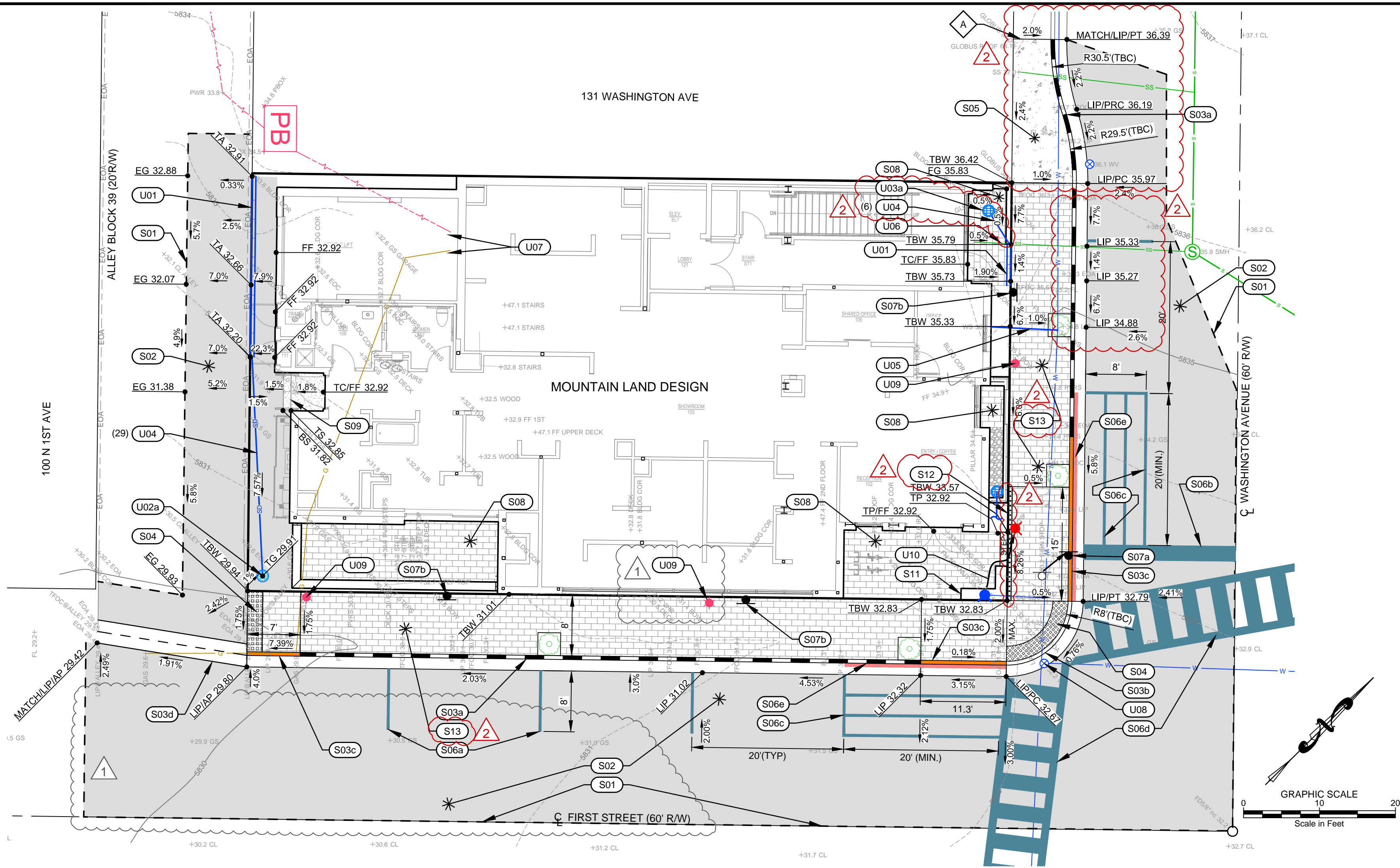
Company Representative

Signature Date: \_\_\_\_\_

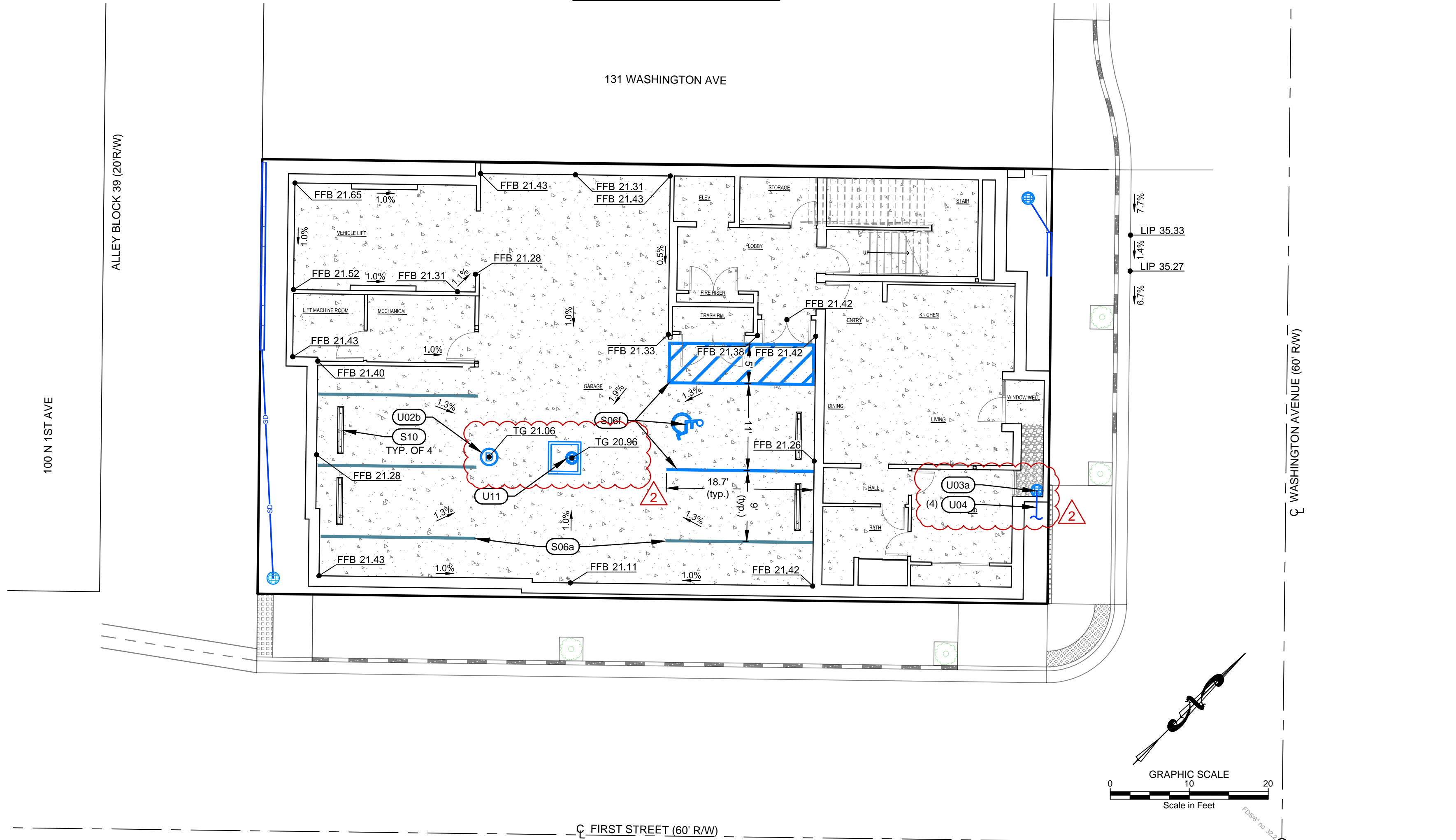
Estimate approved by: \_\_\_\_\_

Customer Representative

Signature Date: \_\_\_\_\_



FIRST FLOOR PLAN VIEW



BASEMENT PLAN VIEW

## CONSTRUCTION KEYNOTES

### SITE IMPROVEMENTS

- (S01) SAWCUT EXISTING ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE.
- (S02) CONSTRUCT/ REPAIR ASPHALT . SEE DETAIL 1, SHEET C2.0.
- (S03) CONSTRUCT CONCRETE CURB  
a. 6" CONCRETE VERTICAL CURB AND GUTTER PER DETAIL 4, SHEET C2.0.  
b. ZERO REVEAL CURB AND GUTTER PER DETAIL 3, SHEET C2.0.  
c. CURB TRANSITION PER DETAIL 3, SHEET C2.0 [ (typ.) ].  
d. 3' WIDE CONCRETE VALLEY GUTTER PER DETAIL 7, SHEET C2.0.
- (S04) INSTALL TRUNCATED DOME DETECTABLE WARNING INSERT. SEE DETAILS 10 & 12, SHEET C2.0.
- (S05) CONSTRUCT CONCRETE SIDEWALK. WIDTH AS SHOWN HEREON. SEE DETAIL 2, SHEET C2.0.
- (S06) INSTALL PAVEMENT MARKINGS PER CITY OF KETCHUM STANDARDS  
a. 4" WIDE YELLOW PARKING STRIPE  
b. 24" WIDE WHITE STOP BAR  
c. 4" WIDE YELLOW NO-PARKING STRIPE  
d. WHITE CROSSWALK STRIPING (MATCH CITY PATTERNS)  
e. NO PARKING ZONE (RED CURB)  
f. 4" WIDE ADA STRIPING AND SYMBOL.
- (S07) INSTALL SIGNS. CITY WILL PROVIDE SIGN BASES. SEE DETAIL 9, SHEET C2.0 FOR SIGN BASE DETAIL.  
a. RELOCATE STOP/STREET SIGN.  
b. REGULATORY SIGN. COORDINATE TYPE AND FINAL LOCATION WITH CITY OF KETCHUM.
- (S08) INSTALL PAVERS PER ARCHITECTURAL PLANS.
- (S09) CONSTRUCT CONCRETE STAIRS WITH HANDRAILS. SEE ARCHITECTURAL PLANS.
- (S10) CONCRETE CURB STOP PER ARCHITECTURAL PLANS.
- (S11) CONCRETE SEAT WALL PER ARCHITECTURAL PLANS.
- (S12) STEEL EDGING PER ARCHITECTURAL PLANS.
- (S13) INSTALL HEATED PAVR SIDEWALK PER DETAIL 2, SHEET C2.0. COORDINATE WITH MECHANICAL ENGINEER AND/OR PLUMBER FOR HEATING SOURCE.
- (A) MATCH EXISTING LINES AND GRADES

### UTILITY IMPROVEMENTS

- (U01) TRENCH DRAIN WITH HEAT TAPE. SEE LANDSCAPE ARCHITECT DRAWINGS FOR DETAIL. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- (U02) INSTALL DRYWELL PER DETAIL 6, SHEET C2.0. CONNECT ROOF DRAINS PER ARCH.  
a. RIM ELEV = 5829.91 (ROUND GRATE)  
I.E. (IN) = 5826.91  
b. RIM ELEV = 5821.06 (SOLID LID)  
I.E. (IN) = 5818.3
- (U03) INSTALL DRYWELL PER DETAIL 8, SHEET C2.0.  
a. RIM ELEV = 5835.83 (ROUND GRATE)  
I.E. (IN) = 5833.33  
BOTTOM OF DRYWELL PIPE = 5829.83  
b. RIM ELEV = 5821.1 (ROUND GRATE)  
I.E. (OUT) = 5819.1, OUTLET TO FOUNDATION DRAIN ROCK  
BOTTOM OF DRYWELL PIPE = 5818.1
- (U04) INSTALL 6" Ø D3034 PVC PIPE @ S=2.0% MIN. 3.0' MINIMUM COVER. (PIPE LENGTH, LF)
- (U05) CUT, CAP, AND REMOVE EXISTING SERVICE AT WATER MAIN. INSTALL NEW WATER SERVICE. NEW SERVICE SIZE TO BE DETERMINED BY PLUMBING ENGINEER.
- (U06) RETAIN, PROTECT, UTILIZE EXISTING 4" Ø SEWER SERVICE.
- (U07) RELOCATE DRY UTILITIES PER ARCHITECTURAL PLANS.
- (U08) RELOCATE VALVE OUT OF ZERO REVEAL CURB AND GUTTER. COORDINATE WORK WITH CITY OF KETCHUM WATER DEPARTMENT.
- (U09) INSTALL STREET LIGHT PER CITY OF KETCHUM STANDARDS. APPROXIMATE LOCATION SHOWN.
- (U10) RELOCATE FIRE HYDRANT. COORDINATE WORK WITH CITY OF KETCHUM WATER DEPARTMENT.
- (U11) INSTALL CONCRETE 350 GALLON SAND AND GREASE TRAP WITH TRAFFIC RATED LID. SEE DETAIL 11 / C2.0.  
RIM = 20.96  
I.E. (OUT) = 18.46

### LEGEND

#### EXISTING ITEMS

- PROPERTY BOUNDARY  
ADJOINERS LOT LINE  
CENTERLINE ROAD  
EOA/EDGE OF ASPHALT  
BOTTOM/PC-SIDEWALK  
GAS SERVICE  
UNDERGROUND POWER  
PVRs=PAVERS  
FOUND 5/8" REBAR AS SHOWN  
FOUND ALUMINUM CAP  
SEWER MAN HOLE  
SEWER CLEAN OUT  
FIRE HYDRANT  
WATER VALVE  
POWER METER/TRANSFORMER  
GAS METER  
AP = ANGLE POINT  
BS = BOTTOM OF STEP  
EG = EXISTING GRADE  
GS = GROUND ELEVATION  
IRF = IRRIGATION BOX  
FF = FINISHED FLOOR  
FFB = FINISHED FLOOR OF BASEMENT  
LIP = LIP OF GUTTER  
PC = POINT OF CURVE  
PT = POINT OF TANGENT  
PRC = POINT OF REVERSE CURVE  
TBW = TOP BACK OF WALK  
TC = TOP OF CONCRETE  
TG = TOP OF GRATE  
TP = TOP OF PAVERS  
TS = TOP OF STEP

#### PROPOSED ITEMS

- NEW ASPHALT  
CONCRETE 6" VERTICAL CURB  
CURB TRANSITION  
ZERO REVEAL CURB & GUTTER  
ADA ACCESS TRUNCATED DOME  
SIGN  
STORM DRAIN  
DRYWELL WITH GRATED LID  
SAWCUT LINE  
ROAD PAINT (WHITE OR YELLOW)  
ROAD PAINT (RED)  
GRADE  
TRENCH DRAIN  
VALLEY GUTTER  
STREET LIGHT  
STEEL EDGING PER ARCHITECT  
PAVERS PER ARCHITECT  
EXTERIOR WALL 1ST FLOOR  
EXTERIOR WALL BASEMENT  
TREE WELL  
DRYWELL  
GRAVEL  
SAND AND GREASE TRAP

## CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS," THE CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPW), AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPW ON SITE DURING CONSTRUCTION.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES.
3. THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, EPA'S NPDES CONSTRUCTION GENERAL PERMIT.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
5. CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPW), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
6. CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPW), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
7. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANSIS/NSF STD. 61 COMPLIANT.
8. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL COMPLY WITH THE LOW LEAD ACT REQUIRING ALL MATERIALS TO HAVE A LEAD CONTENT EQUAL TO OR LESS THAN 0.25%.
9. THE CONTRACTOR SHALL USE ANSIS/NSF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.
10. CONTRACTOR SHALL COORDINATE LOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) NOT SHOWN ON THE DRAWING WITH IDAHO POWER.
11. ALL CLEARING & GRUBBING SHALL CONFORM TO ISPW SECTION 201.
12. ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPW SECTION 202. EXCAVATED SUBGRADE SHALL BE COMPACTED AND ALL UNSUITABLE SECTIONS REMOVED AND REPLACED WITH STRUCTURAL FILL AS DETERMINED BY THE ENGINEER. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
13. ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPW 802, TYPE II (ITD STANDARD 703.04, 2"). SHALL BE PLACED IN CONFORMANCE WITH ISPW SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
14. ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPW 802, TYPE I (ITD STANDARD 703.04, 3/4" B). SHALL BE PLACED IN CONFORMANCE WITH ISPW SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
15. ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPW SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPW SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPW SECTION 803.
16. ALL EDGES OF EXISTING ASPHALT PAVING SHALL BE SAW CUT 24" TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
18. ALL CONCRETE FORM WORK SHALL SHALL CONFORM TO ISPW SECTION 701 AND 703. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPW SECTION 703, TABLE 1.
19. ALL TRENCHING SHALL CONFORM TO ISPW STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
20. TOPOGRAPHIC, SITE, AND BOUNDARY SURVEYS SHOWN HEREON WERE CONDUCTED BY ALPINE ENTERPRISES INC.
21. PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS. ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.

ORIGINAL SIGNED BY SAMANTHA STAHLNECKER  
DATE ORIGINAL SIGNED: 08/18/2021



ORIGINAL ON FILE AT OFFICE OF  
GALENA ENGINEERING (HAILEY, ID)

111 N WASHINGTON AVE.  
LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
PREPARED FOR 360 VIEWS, LLC

DESIGNED BY  
SKS  
CHECKED BY  
SKS

REUSE OF DRAWINGS  
This drawing shall not be used on any project or extension of this project except by agreement in writing with Galena Engineering, Inc.

GALENA ENGINEERING, INC.  
Civil Engineers & Land Surveyors  
317 N. River Street  
Hailey, Idaho 83433  
(208) 788-1705  
(208) 788-4612 fax  
email: galena@galena-engineering.com

NO	DATE	BY	REVISIONS
1	06/28/20	SKS	ISSUE FOR PERMIT
2	07/17/20	SKS	PERMIT REVISIONS 7/17/2020
3	08/18/21	SKS	HEATED PAVR SIDEWALK IN RIGHT-OF-WAY

C1.0





## **Ketchum Urban Renewal Agency**

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

September 21, 2020

Chair and Commissioners  
Ketchum Urban Renewal Agency  
Ketchum, Idaho

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### Recommendation and Summary

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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, all nine of the criteria are met for this funding request. The KURA application for funding was submitted on August 26, 2020 and the building permit was issued August 3, 2020. The applicant must file the funding request within 30 days of issuance of the building permit.

#### Requested Funding

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#### Recommendation and Motion

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

#### Attachments:

Attachment A: Applicant funding request

Attachment B: Resolution17-URA6

Attachment C: Compliance analysis



# 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: Mountain Land Design

Representative: Magleby Construction SV - Bryan McNamara; Micheal Doty and Associates - Mike Doty and Mike Alaire

Phone: 208-720-8711

Email: bmcnamara@maglebyconstruction.com

Name of Project: Mountain Land Design Showroom Ketchum - Mixed used residential

Project Description: Below grade parking with work force housing unit. Ground level commercial showroom for Mountain Land Design. Two 2nd level residences and 3rd level Penthouse unit. Roof top deck.

Project Location: 111 Washington Ave, Ketchum

Date Submitted: 8/20/20

Estimated Date of Completion: 1/22/22

### 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

Attached

Attached

Attached

LINK TO PERMIT PLNS

### Projects Questions:

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

Yes: ☒

No: ☐

Section: Downtown Ketchum Master Plan Urban Residential Neighborhood

Page: page 11, 2nd st proposed pedestrian priority Corridor

\$ \$10MM

Yes: ☐

No: ☒

Full Time: 6 Part Time: 4

\$ \$72,458 over 5 year period from C of O

\$ \$ 139,643

Applicant's Signature Bryan McNamara

Date: 8/21/20

Property Owner's Signature (if different):

DocuSigned by:  
Dan Devenport

Date: 8/21/20

Dan and Martina Devenport, Mountain Land Design

DocuSigned by:  
Martina Devenport



## **Public Benefit of the new Mountain Land Design Building**

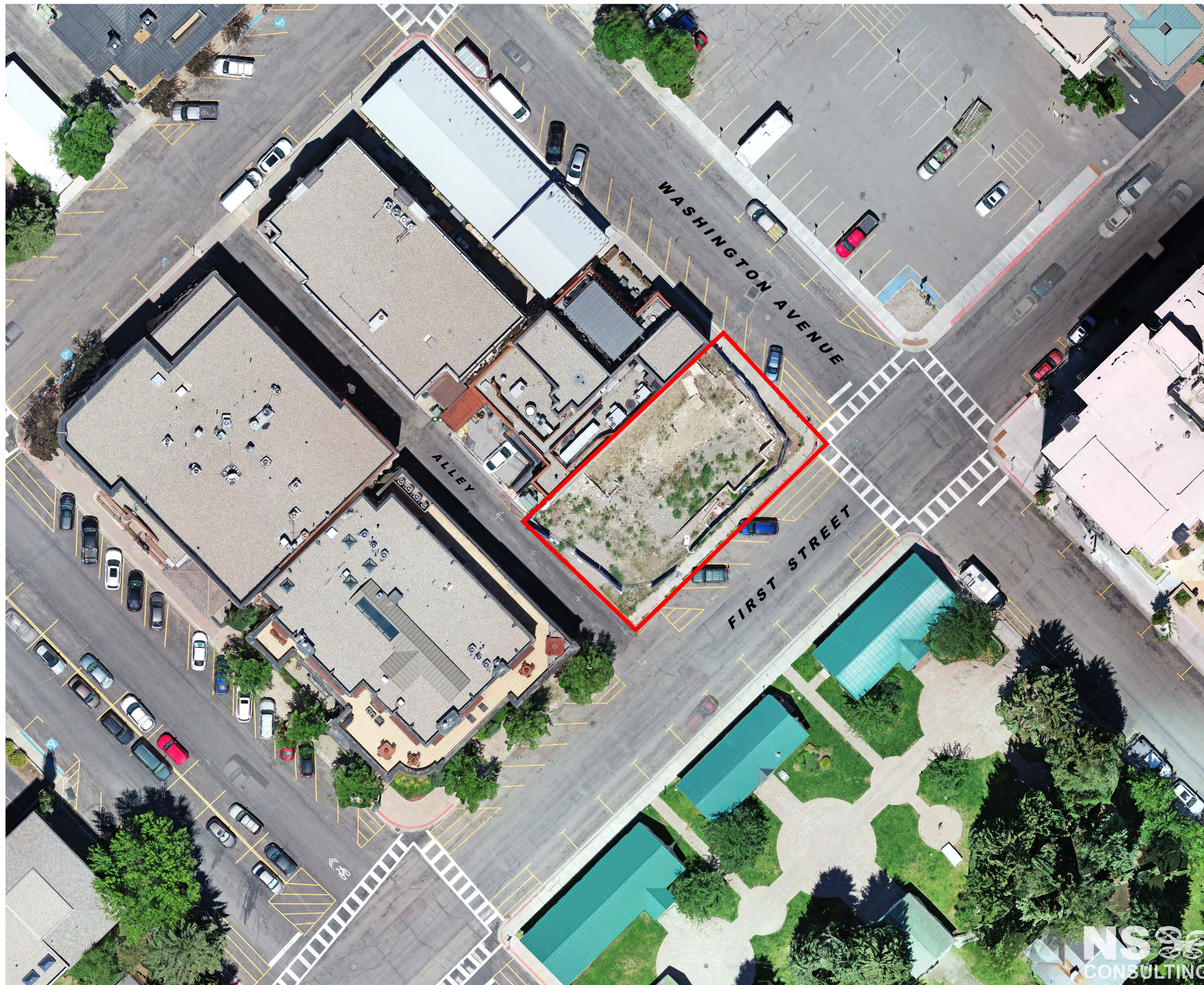
Mountain Land Design (MLD) is a thriving local and regional business that supports the needs of the community as a whole and the building activities throughout the Wood River Valley. MLD is investing in the Ketchum Community Core experience to provide an enhanced showroom business to serve the local plumbing fixture and appliance industry. The new showroom business will create approximately 10 new full and part time jobs.

The new building recently approved (8/3/20) for permit by the City of Ketchum will include one work force housing unit intended to house a MLD fulltime employee. Also being constructed will be two market rate for-sale condos and a private penthouse. The project has removed an aging building previous the Sol-La-Vie spa business providing a new modern amenity mixed use building across the street from the active Forest Service Park.

Michael Doty and Associates has thoughtfully designed a complementing architecture fixture for the neighborhood that will ideally help enhance this area of Ketchum to be more pedestrian friendly and aesthetic for the residents.

Magleby Construction is contracting primarily local trade resources to help continue a strong economic building employment for the community.

In summary, the MLD project will create and retain new jobs, increase revenues for the city, provide balance for new business growth in the community and improve the Ketchum neighborhoods for the public.



AERIAL IMAGE FROM DRONE FLIGHT DATED 07/21/20



## Mountain Land Design - 111 Washington

### Construction Estimate – KURA Site Improvement Request

This estimate contains specific scope of work and pricing for sidewalk, pedestrian public access and street improvements around the new construction of the Mountain Land Design building located at 111 Washington Avenue.

#### **Site and Street Improvement Breakdown of Costs**

CSI	Description	Amount	Trade
02.35	New Fire Hydrant Relocation	\$11,186	S Erwin
02.80	Sidewalk Plantings – 4 Silva Cell Tree's per City of Ketchum specification requirements	\$35,650	SV Garden
03.35	New Concrete Curb and Gutter	\$11,586	Garrett
03.35	New Concrete Sidewalk (increase from 5' to 8' width)	\$11,408	Garrett
03.35	New ADA sidewalk Warning Insert	\$3,450	Garrett
15.17	Sidewalk Snow Melt System	\$28,980	Evans
16.18	New Street Light x <sup>3</sup> per City of Ketchum Requirements)	\$37,383	Dusty's
	<b>Total Cost for KURA Requested Sidewalk Improvements (includes General Contractor GC's, OH &amp; Profit)</b>	<b>\$139,643</b>	

#### **Qualifications**

- **Assumes all work to be performed during non-winter conditions**
- **Priced Per Michael Doty and Associates compiled Permit Drawings dated 6/26/20**
- **Street Snow melt system to be metered separately from building**
- **Prepared by Magleby Construction with pricing input from local trade contractors**
- **Assumes all City of Ketchum Standards, all requests for substitution will be formally submitted for review**

**Prepared by**

**Magleby Construction SV LLC**

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.

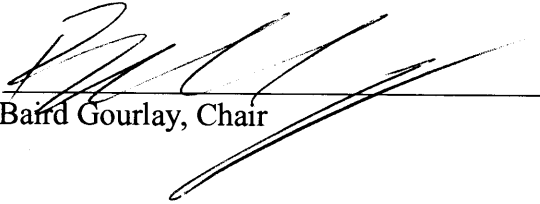
### **D. Funding of Residential Projects:**

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)**

<b>Criteria Category</b>	<b>Standard</b>	<b>Policy Language</b>	<b>Compliance</b>	<b>Staff Comments</b>
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.	<b>Compliance</b>	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.	<b>Compliance</b>	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.	<b>Compliance</b>	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.	<b>Compliance</b>	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.	<b>Compliance</b>	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.	<b>Compliance</b>	The project was issued a building permit on 8/3/2020 and submitted the funding request on 8/26/
	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.	<b>NA</b>	NA

Section 2D				
	2	Mixed-Use projects of any scale are considered commercial projects and may apply for tax increment financing, provided they meet all other criteria.	<b>Compliance</b>	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 \$139,643 in funding to off-set the cost of public infrastructure around the project