



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF NOVEMBER 12, 2019

PROJECT: Nomadic Van Motor Vehicle Sales CUP

FILE NUMBER: P19-116

OWNER: Ayub Family Trust

APPLICANT: Ronald Arnold, Nomadic Van Sun Valley LLC

REQUEST: Conditional Use Permit (CUP) for motor vehicle sales

LOCATION: 115 C Northwood Way, Ketchum, ID (GLASKE INDUSTRIAL CONDO #2 UNIT 115C)

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 October 23, 2019. Notice was posted at the subject location and on the city website on November 5, 2019.

REVIEWER: Brittany Skelton, Senior Planner

ATTACHMENTS:

- A. Application
- B. Narrative
- C. Photos provided by applicant
- D. Architectural plans
- C. Public Comment

BACKGROUND

Ron Arnold of Nomadic Van Sun Valley LLC has applied for a Conditional Use Permit for Motor Vehicle Sales to occur in the ground floor commercial space of 115 Northwood Way, Unit C, in the Light Industrial Zoning District No. 2 (LI-2). 115 Northwood Way Unit C is one of three condominiumized light industrial units located in the Glaske Industrial Condominiums Phase 2. Unit C is comprised of an upper floor unit (currently used as a residential apartment, permitted under CUP 96-008 and BP96-128) and a ground floor/lower level unit with double height ceilings. The adjacent unit, Unit B, consists of a photography studio on the ground floor and a residential unit on the upper floor.

Nomadic Van Sun Valley is a new business venture that proposes to source vintage vehicles, primarily Mitsubishi Delica vans, and to offer the vehicles for sale primarily online. Although sales will primarily be online pre-sales Nomadic Van Sun Valley intends to have one (1) van for sale to the public on-site at any given time for potential walk-in/drive-by customers.

Nomadic Van plans to import the vans to their Ketchum, Idaho commercial space in the LI-2 zoning district, perform light maintenance and tune ups of only the vehicles that are within their inventory, and will arrange to meet with clients who have pre-purchased a vehicle to transfer title.

One component of the business, motor vehicle maintenance, is a permitted use in the LI-2 zoning district. Should the Motor Vehicle Sale component of the business venture be denied by the Commission Nomadic Van Sun Valley could feasibly conduct the sales portion of their business elsewhere (elsewhere in Ketchum's LI zones, outside of city limits, etc.) but still utilize the space at 115 Northwood Way Unit C for the light maintenance of the vehicles. As such, the analysis in this conditional use permit focuses on the proposed conditional use, motor vehicle sales.

One letter of public comment has been received and is attached to the staff report. Any additional public comment received after publication of this staff report will be forwarded to the Commission and will be included in the public record.

Table 1. Comprehensive Plan Analysis

Land Use Category: Mixed-Use Industrial
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>
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>
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>
Automobile oriented uses are permitted only within Ketchum's LI-1 and LI-2 zoning districts. The conditional use, Automobile Sales, is consistent with the primary use of the Mixed-Use Industrial land use category.
Policy E-2(a) Light Industrial Area as the Primary Location for New Traditional Light Industrial and Corporate Park Business Growth and Jobs

New employment opportunities will focus primarily on clean industries within the City's industrial areas which are evolving into vibrant, mixed-use business places. Traditional light industrial includes service, warehousing, manufacturing, wholesaling, auto-related businesses, rec-tech, biotechnology, and construction.

The specific type of automobile sales proposed by Nomadic Van Sun Valley blends traditional light industrial use – automobile sales/tune ups – with the growing recreation-oriented travel and tourism market that is bolstered by #vanlife and #digitalnomadism. Nomadic Van Sun Valley recognized a void in the niche vintage camper-van market and is seeking to use Ketchum, Idaho as the base for customers nationwide to travel to and pick up their pre-purchased specialty vehicles.

Policy E-1(a)

Support for Local, Independent Businesses

Our community will foster a business climate that helps to retain our existing businesses and to attract and support new independent local businesses. This will reduce economic leakages to other communities and provide residents with essential goods and services. We also will work to encourage a greater local purchasing culture and identify voids in businesses or services that are contributing to the leakage.

Ketchum, ID is surrounded by public lands and is the gateway to the Sawtooth National Recreation Area. Sprinters and Volkswagon Vanagons are ubiquitous around town – owned by residents and visitors alike – and are used to access the limitless recreation opportunities adjacent to city limits.

This business easily could have been located in any other mountain town in the west. While the local retail sales component of Nomadic Van Sun Valley is proposed to be a relatively small part of the company's operations, and may not meaningfully curb retail leakage of vehicle sales in general, the fact the business is locating here adds to the culture of Ketchum as a recreation and outdoors hub.

Table 2. City Department Comments

City Department Comments			
Compliant			
Yes	No	N/A	City Standards and City Department Comments
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire: <ul style="list-style-type: none"> Fire extinguishers must be installed Upon demolition of the interior walls the fire alarm must meet NFP 72 standards Must install a Knox Box for storage of keys to the unit
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Streets Department and City Engineer: This is an existing building that is not being substantially improved. 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 comment 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. 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 Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.116.030(A)	The characteristics of the conditional use will not be unreasonably incompatible with the types of uses permitted in the applicable zoning district.

			Staff Comments	<p><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 LI-2 Zone is “established with the foremost purpose of providing suitable land and environs for uses that are not appropriate in other Commercial Zones due to their light industrial nature, but which provide an essential or unique service to support the local economy and permanent year-round employment base. Uses include: 1) light manufacturing; 2) wholesale trade and distribution; 3) research and development; 4) service industries; 5) limited bulk retail and; 6) offices related to building, maintenance and construction. A secondary purpose of the LI-2 is to provide multiple-family dwellings, constructed to be secondary and subordinate to the primary light industrial purpose of the LI-2. Uses in the LI-2 are intended to generate traffic primarily from the industrial trades and secondarily by other permitted uses that, due to the natures of the uses, are not reliant on pedestrian traffic or high visibility, and/or are not permitted in other zoning districts, and/or are characterized by sale, rental, or service of large, bulky equipment or materials, necessitating location of such use in a Light Industrial Zone.”</i></p> <p><i>Many permitted light industrial uses, such as manufacturing, maintenance service facilities, repair shops, and motor vehicle service, may not occur elsewhere within the City of Ketchum, and these uses are largely permitted by-right in this district by right. For example, motor vehicle service is a permitted use in the LI-2 zoning district.</i></p> <p><i>Motor vehicle sales, however, is a conditional use. Motor vehicle sales businesses can operate at a variety of scales, ranging from new or used car lots with hundreds of vehicles to much smaller operations. The scale of the business, as well as business operations, have implications for the externalities caused by business. For example, drive-by customer traffic, customer and sale vehicle parking, deliveries of for sale vehicles, and so forth can all generate impacts beyond the boundaries of the private property where the business is located. In this way, the characteristics of a conditional use could be incompatible with the types of other uses permitted in the applicable zoning district.</i></p> <p><i>The proposed operations described in the applicant’s narrative, as well as limitations to the business’ scale imposed by the physical dimensions of the site and commercial space, work together to ensure the business operations will be compatible with other permitted uses in the zoning district.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.116.030(B)	The conditional use will not materially endanger the health, safety and welfare of the community.
			Staff Comments	<p><i>The Fire Marshal conducted a site visit with the applicant and the property manager of the unit, reviewed the proposed business operations, and identified minor changes that need to occur. These include installation of fire extinguishers, installation of a Knox Box to house keys to the unit so the Fire Department can access the unit in case of an emergency and ensuring the fire alarm meets NFP 72 standards upon removal of the walls proposed for removal.</i></p> <p><i>The upstairs residential unit was built to meet code, including fire separation from the ground floor unit, when the unit was remodeled in 1996 (CUP 96-008 and BP96-128).</i></p> <p><i>There is a fire-resistant metal door, locked from both sides, that provides access between this condominium unit and the adjacent condominium unit, Unit B.</i></p> <p><i>In order to meet ADA accessibility for the on-site bathroom minor demolition and rebuilding of wall need to occur, as indicated in the floor plans prepared by Bliss Architecture. This will trigger the need for a building permit. Any additional life-safety elements required to meet building code will be identified at that time.</i></p>

				<i>As such, the proposed conditional use, motor vehicle sales, will not endanger the health safety, and welfare of the community.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.116.030(C)	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.
			Staff Comments	<p><i>The two primary concerns related to traffic are parking associated with the business/the other existing use (residential) occurring in Unit C and traffic generated by customers (volume of trips).</i></p> <p><i>The Glaske Industrial Condominiums Phase 2 were platted in 1986 and there is space for six (6) exterior parking spaces located adjacent to the Northwood Way street frontage. Each of the three condominiums is allocated two (2) exterior parking spaces.</i></p> <p><i>The subject unit, Unit C, already contains a one-bedroom residential apartment on the upper floor. Ketchum Municipal Code requires the apartment to have one (1) parking space.</i></p> <p><i>That leaves one (1) existing exterior space for Nomadic Van Sun Valley.</i></p> <p><i>The space Nomadic Van Sun Valley will occupy is 1,421 square feet (1,208 ground floor plus 213 square foot mezzanine). In accordance with the zoning code, this use is required one (1) parking space per 1,000 square feet, or 1.4 parking spaces, rounded down to 1. As such, Nomadic Van Sun Valley needs only one (1) parking space.</i></p> <p><i>However, because the nature of the business is automobile sales, and service of these vehicles, Nomadic Van will be utilizing interior floor area for parking as well. Floor and site plans provided by the applicant indicate four (4) vehicles will be able to be accommodated inside after partial demolition of existing office space occurs, two exterior parking spaces can be accommodated in front of the unit (including one ADA), and two (2) new additional parking spaces (tandem) could be accommodated at the rear of the property.</i></p> <p><i>Additionally, other sections of Ketchum Municipal Code prohibit using the public right-of-way for display of vehicles for sale and for using the public right-of-way for vehicle maintenance (KMC §10.08.180). Ketchum Municipal Code also prohibits the parking of camper vehicles in the public right-of-way for more than twelve (12) hours (KMC §10.08.170) and prohibits the parking of any vehicle in the same location in the right-of-way for more than seven (7) days (KMC §10.08.160). If such violations occur the matter is handled by the Ketchum Police Department.</i></p> <p><i>Regarding traffic generated by the use, as indicated by the applicant, vehicle sales will primarily occur online. Maintenance of vehicles will be performed only on vehicles being sold by Nomadic Van Sun Valley. As such, vehicular traffic associated with the use is not anticipated to be hazardous or conflict with existing and anticipated traffic in the neighborhood.</i></p> <p><i>Little to no pedestrian traffic is anticipated. Any pedestrian traffic to the business can be accommodated by the existing sidewalk that is adjacent to the subject property.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.116.030(D)	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.
			Staff Comments	<i>The proposed location is within an existing building that is adequately served by a public street, Northwood Way, and the city's fire, police, and utility services.</i>
<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>
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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.

STAFF RECOMMENDATION

Staff recommends approval of the conditional use permit.

RECOMMENDED MOTION

"I MOVE to approve the Nomadic Van Sun Valley Conditional Use Permit with conditions 1-5 and any other conditions determined necessary by the Commission and to authorize the chair to sign the Findings of Fact and Conclusions of Law"

RECOMMENDED CONDITIONS

- 1.** The Conditional Use Permit is applicable to Unit C, 115 Northwood Way, and is not transferrable to another property;
- 2.** All vehicles in Nomadic Van Sun Valley LLC's inventory shall be located on private property in accordance with Ketchum Municipal Code;
- 3.** Within 90 days of approval of this Conditional Use Permit Nomadic Van Sun Valley shall complete the demolition and building work indicated in the architectural plans dated November 7, 2019, as evidenced by receipt of a building permit and ensuing Certificate of Completion;
- 4.** All Fire and Building life safety code requirements shall be met;
- 5.** Inspections by Planning staff to ensure requirements with the Conditional Use Permit conditions may be scheduled at the discretion of staff.

ATTACHMENTS

- A. Application
- B. Narrative
- C. Photos provided by applicant
- D. Architectural plans
- E. Public Comment
- F. Draft Findings of Fact and Conclusions of Law

A. Application



City of Ketchum
Planning & Building

OFFICIAL USE ONLY	
File Number	P19-116
Date Received	10-7-19
By:	ml
Fee Paid:	1100-
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: Nomadic Van Sun Valley LLC	
Name of Owner of Record: Ayub Family Trust - Beth Ward w/ Black Diamond Management - 208-869-7911	
Physical Address: 115 C Northwood Way Ketchum, Idaho 83340	
Property Legal Description: Glaske Industrial Condo #2 Unit 115C	
Property Zoning District: LI2	
Contact Phone: 775.220.2761	Contact Email: NomadicVanSunValley@gmail.com
PROJECT INFORMATION	
Description of Proposed Conditional Use:	Motor Vehicle Sales
Description of Proposed and Existing Exterior Lighting:	
ADDITIONAL COMMENTS	
Vehicles will be stored and displayed inside the unit. The unit meets the minimum legal requirements for the Idaho Transportation Department Used Car Dealer's License. We will be applying for a wall sign that needs to chapter 17.127.050 of the Ketchum municipal code and the ITD Dealer's Lic. requirements. Thank you.	
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 tortuous 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.

Applicant Signature

Date

B. Narrative



Nomadic Van Sun Valley LLC is a niche market used car importer as well as dealer. We are most well-known for our *Delica Starwagon* campervans. This unique 2 berth van was originally manufactured in the 1990's by Mitsubishi Motor Company in Japan, but was never released in the United States. The *Delica Starwagon* stands out because it has exceptional four wheel drive capabilities and turbo diesel engine. The only van with similar off-road performance released in the states is the VW *Vanagon Westfalia Syncro*. Unfortunately MSRP on these vans is anywhere from \$40,000 to \$80,000. Nomadic fulfills a great void in the U.S. Vanlife and Overlanding markets, with our fully revitalized Delica ranging from \$15,000 to \$20,000.

Since the *Delica* was never released in the U.S., Vanlife and Overlanding enthusiasts search far and wide for a trustworthy company that consistently provides excellent customer service and most importantly, a mechanically sound vehicle. Nomadic sources their stock from an exceptional company in Japan who finds the cream of the crop vehicles, inspects them thoroughly, installs new tires and wheels, and completes all paint and body work. After received by Nomadic, the vehicles are imported through Customs and Border Protection, registered in Idaho then undergo a process that ensures their mechanical reliability before they are listed for final sale. Nomadic will *only* complete mechanical work on vehicles that will be listed for sale. Nomadic will *not* be offering auto repair to the general public.

This day and age most sales are made online, as has been proven by our instagram as well as youtube reputation. Many of our customers fly into Sun Valley confident in the product we provide; ready to test-drive vans, tour the nearby mountain roads and enjoy the gratifying town of Ketchum. Once satisfied with the vehicle most new Delica owners drive back to their hometowns. This results in a minimal amount of "sales traffic" going through the Northwood Way Glaske Industrial Condominiums. In fact many of our customers never even bring an additional vehicle to our space, as we pick them up at the airport. When we are marketing vehicles locally we use supplemental lots, such as the parking lot on the corner of North River street and Carbonate Street in Hailey. We have an agreement with the owners of the lot and the current tenant (Jivaro Professional Headhunters) to park three Delica's with advertisements at any given time. A permit for this can be legally acquired through the Idaho transportation department and is known as a *supplemental lot permit*. Since this corner in Hailey garners more traffic than the light industrial zone in Ketchum, we try to move finished vehicles out of the Glaske Industrial space as soon as possible.

The visitors that the Nomadic showroom does attract will be quite a small volume (under 15 per month). This traffic barley be noticeable compared to the normal day to day traffic seen on Northwood Way, and will easily be absorbed public parking spaces on the west side of the Glaske building. Customers will be able to enter the showroom on the west side of the building through the office door,

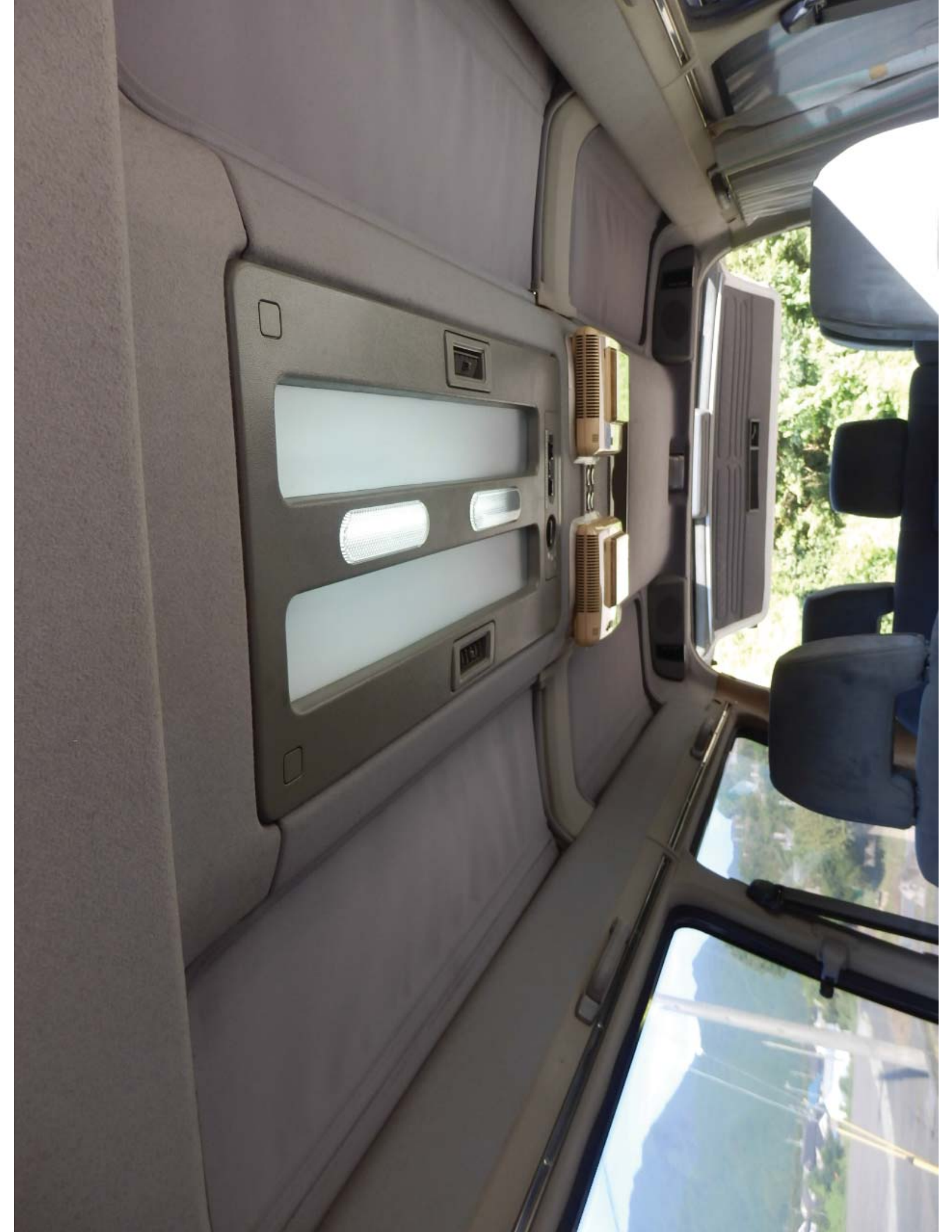
which will reduce the flow of traffic in the Glaske parking lot. If needed, there are 2 more parking spaces that have been recently identified on the north side of the building, near the corner. The Glaske Complex and its parking has been evaluated by architect, Errin Bliss, of Bliss Architecture in Hailey. He has taken into consideration all of our parking requirements stated by city code and all ADA requirements for our commercial use.

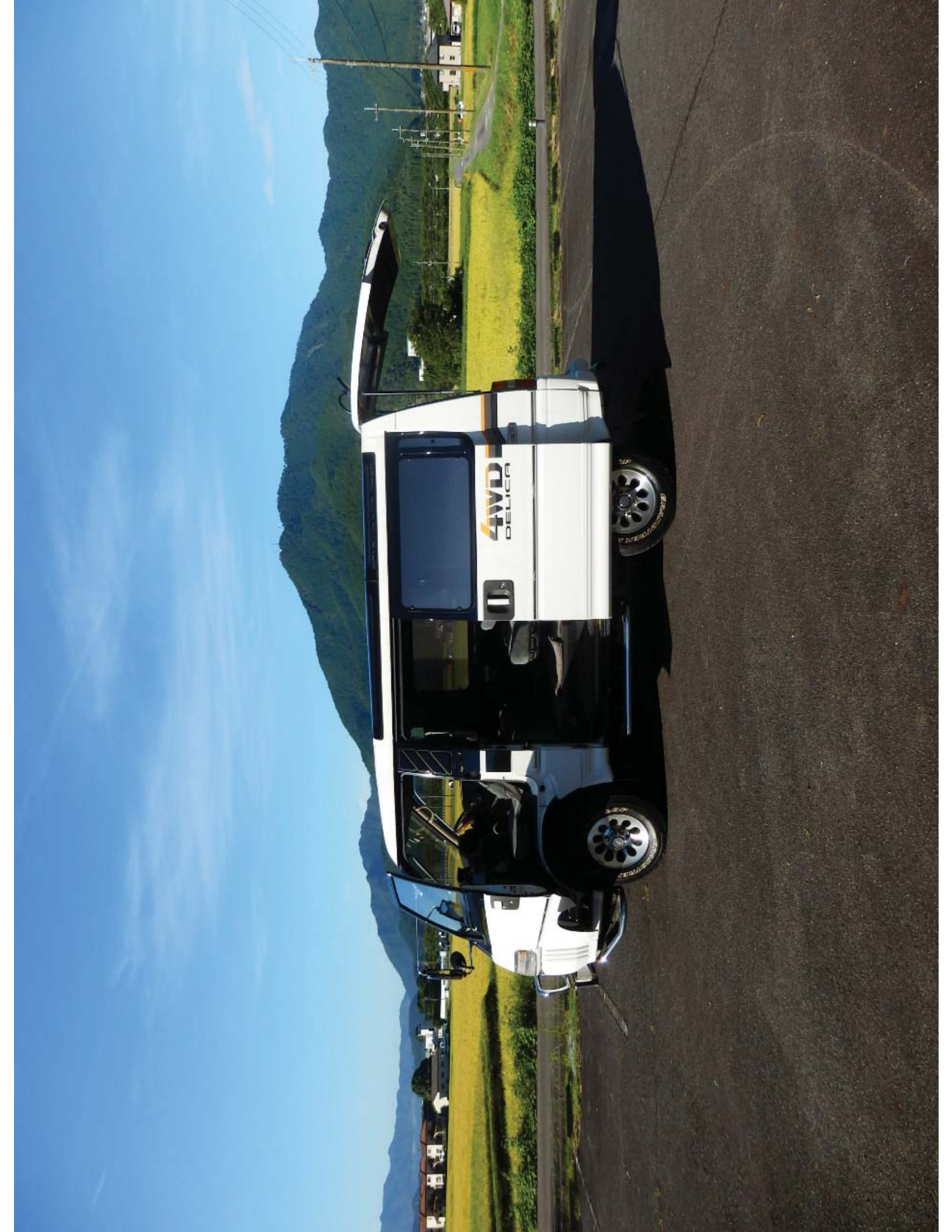
Each vehicle for sale will be parked either inside the unit within the 4 proposed parking spaces, or in the single designated parking space just outside the garage door. Walking space between the vehicles inside the unit will be wide enough to ensure a safe area for customers to visit. With these 5 designated parking spaces, this unit meets the minimum requirements set forth by the Idaho Transportation Department (ITD) for a Used Car Dealership License. Owner, Ron Arnold, has confirmed with ITD that this space will be adequate to meet their demands. ITD requires that any person or company who sells more than five vehicles per year obtain a Dealer's License.

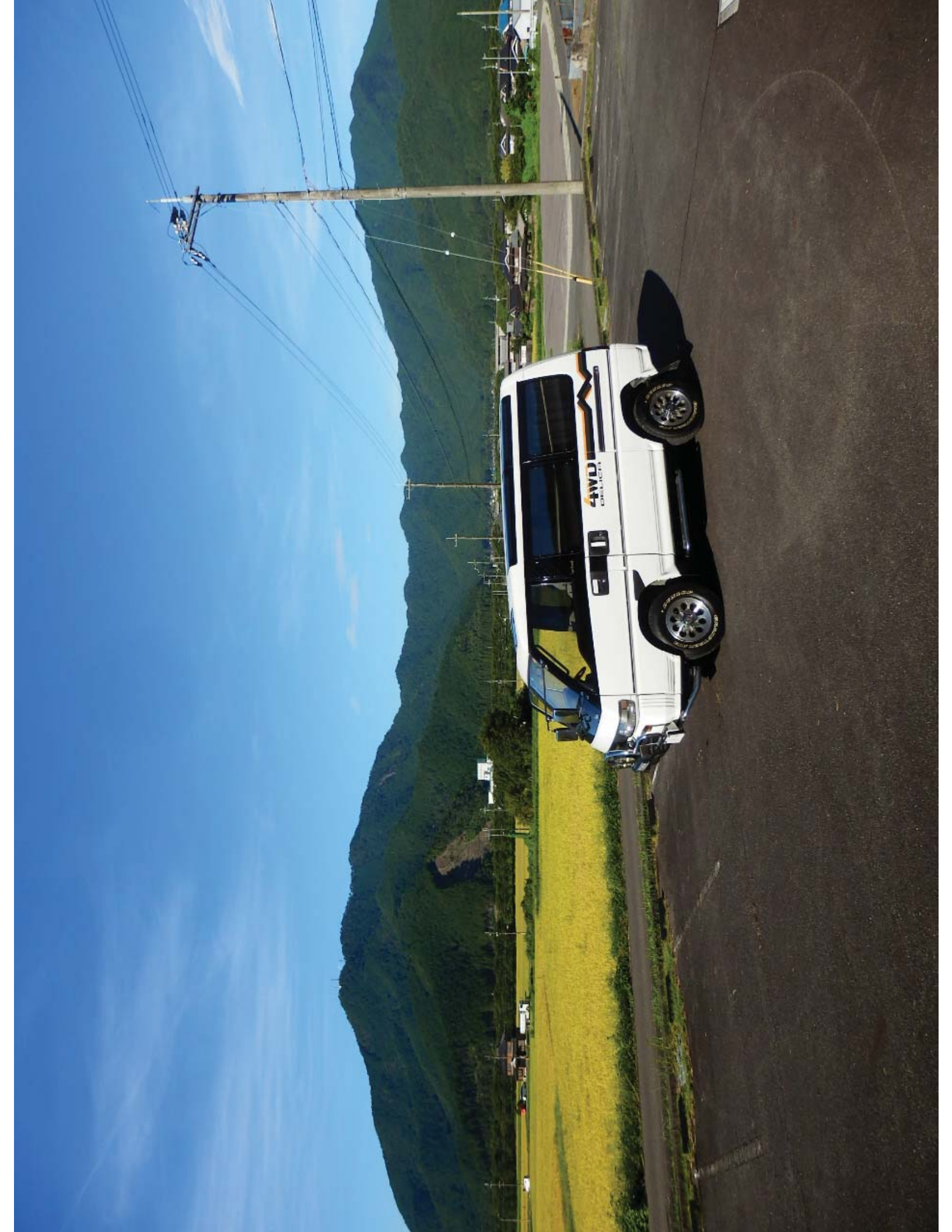
Nomadic Van needs this zoning approval because the company plans to sell upwards of twenty-five vehicles per year. Nomadic's presence in the industrial area will be subtle and mostly operating behind closed doors. Neighbors in the immediate spaces at the Glaske Industrial Complex will be only impacted by vehicles entering and exiting through the garage door during normal business hours. Granted, most vehicles will be inside for extended periods of time once the proposed layout is complete.

C. Photos provided by applicant









D. Architectural plans



GENERAL NOTES

1. ARCHITECT ASSUMES NO LIABILITY OR RESPONSIBILITY FOR THE DESIGN & CONDITIONS OF THE EXISTING STRUCTURES & SITE WORK.
2. TENANT AND CONTRACTOR TO VERIFY EXISTING CONDITIONS AS REQUIRED TO PERFORM THE SCOPE OF WORK OUTLINED WITHIN THE DRAWINGS. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
3. ALL EXISTING UTILITIES TO REMAIN IN PLACE U.N.O.
4. ALL EXISTING EXTERIOR LIGHT FIXTURES TO REMAIN - NO NEW EXTERIOR LIGHT FIXTURES ARE PROPOSED.
5. ALL EXISTING LANDSCAPING TO REMAIN.

CODE DATA

APPLICABLE BUILDING CODES:
2012 INTERNATIONAL BUILDING CODE WITH CITY OF KETCHUM AMENDMENTS
2012 INTERNATIONAL FIRE CODE
2012 INTERNATIONAL EXISTING BUILDING CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS

OCCUPANCY TYPES:
EXISTING:
S-1 and R-2
PROPOSED:
NO CHANGE TO THE BUILDING OCCUPANCY IS PROPOSED

CONSTRUCTION TYPE:
EXISTING: I-4 NON-SPRINKLERED
PROPOSED: NO CHANGE TO THE CONSTRUCTION TYPE IS PROPOSED

SITE DATA

SITE ADDRESS:
110 NORTHWOOD WAY
UNIT C
KETCHUM, IDAHO
PARCEL NUMBER:
RP0706000000
LEGAL DESCRIPTION:
GLASKE INDUSTRIAL CONDOOS #2
ZONING DISTRICT:
I-2; LIGHT INDUSTRIAL, 2
LOT AREA:
9,206 S.F. (0.212 ACRES)

ENTIRE BUILDING GROSS AREA: UNITS 115A THRU 115C
EXISTING 1ST FLOOR: 23,699 S.F. - EXACT SQUARE FOOTAGE IS UNKNOWN
EXISTING 2ND FLOOR: 23,699 S.F. - EXACT SQUARE FOOTAGE IS UNKNOWN
PROPOSED: NO CHANGE TO THE EXIST. GROSS AREA IS PROPOSED

GROSS AREA OF UNIT 115C ONLY:
EXISTING 1ST FLOOR: 1208 S.F.
EXISTING 2ND FLOOR: 1208 S.F.
EXISTING MEZZANINE: 462 S.F.
PROPOSED MEZZANINE: 211 S.F.
EXIST. 1ST AND/OR RESIDENCE: NO CHANGE TO THE EXIST. GROSS AREA IS PROPOSED

LOT COVERAGE: _____
MAX. ALLOWED: 75%
EXISTING: NO CHANGE TO THE EXIST. LOT COVERAGE IS PROPOSED

MIN. FRONT YARD SETBACK:
REQUIRED: 20'-0"
EXISTING: NO CHANGE TO THE EXIST. SETBACK IS PROPOSED

MIN. REAR YARD SETBACK:
REQUIRED: 0'-0"
EXISTING: NO CHANGE TO THE EXIST. SETBACK IS PROPOSED

MIN. SIDE YARD SETBACKS:
REQUIRED: 10'-0"
EXISTING: NO CHANGE TO THE EXIST. SETBACK IS PROPOSED

MAX. BUILDING HEIGHT:
MAX. ALLOWED: 35'-0"
EXISTING: NO CHANGE TO THE EXIST. HEIGHT IS PROPOSED

ON-SITE PARKING FOR UNITS 115A & 115B:
EXISTING: NO CHANGE TO THE EXIST. NUMBER OF SPACES IS PROPOSED

ON-SITE PARKING FOR UNIT 115C ONLY:

REQUIRED: 1 SPACE PER 1,000 GROSS S.F. = 1 SPACE

REQUIRED: 1 SPACE PER BEDROOM OF 2ND FLOOR RESIDENCE = 1 SPACE

TOTAL REQUIRED: 2 SPACES

TOTAL ON-SITE PARKING PROVIDED: 1 ADA SPACE + 1 VEHICLE DISPLAY SPACE + 2 SPACES = 4 SPACES



SITE PLAN
SCALE: 1/8" = 1'

AS101



© 2000

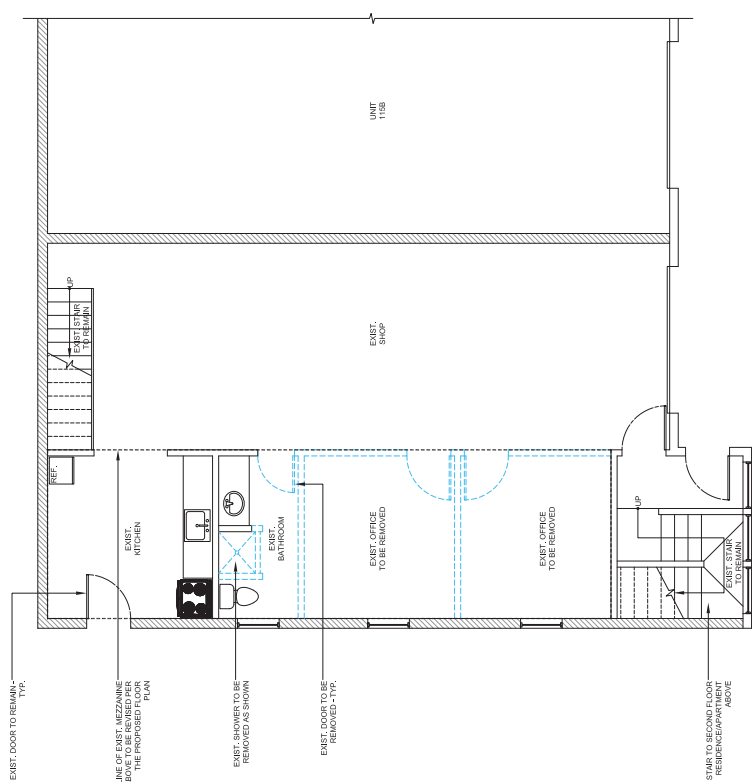
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of

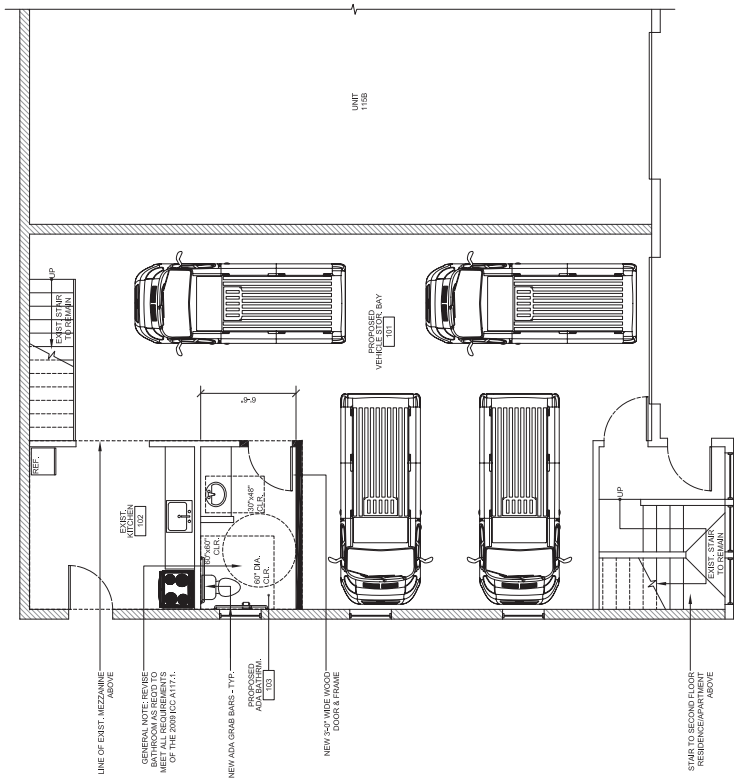


- ### GENERAL NOTES
- ARCHITECT ASSUMES NO LIABILITY OR RESPONSIBILITY FOR THE DESIGN & CONDITIONS OF THE EXISTING STRUCTURES & SITE WORK.
 - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL BRACING & SHORING DURING DEMOLITION.
 - ADA BATHROOM TO MEET REQUIREMENTS OF THE 2009 ICC A117.1.

- ### FLOOR PLAN LEGEND
- EXIST. CHAU WALL TO REMAIN.
 - EXIST. INTERIOR PARTITION TO REMAIN.
 - EXIST. INTERIOR PARTITION TO BE REMOVED.
 - NEW 2x4 INTERIOR PARTITION W/50# GYP. BD. ON EACH SIDE 7'-0" MIN.



1 | EXISTING/DEMO FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 | PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

E. Public Comment

kirk anderson
fine art photographer

City of Ketchum
Department of Planning and Building
PO Box 2315
Ketchum, Idaho 83340
208-726-7801

10-26-2019

Regarding: Conditional Use Permit – Nomadic Van Sun Valley LLC / Ron Arnold

To all parties concerned,

My wife, Hillary and I, are the owners of Unit 115B Northwood Way
(Glaske Industrial Condominiums).
We have owned the property since August 2008.

We are both adamantly opposed to the Conditional Use Permit for the lower
portion of connecting Unit 115C. This proposed business is NOT a good fit for
our Glaske Light Industrial complex! Our concerns are many and listed below.

There are 2 deeded parking spots for each unit. I own 2 of the 6 available spots
designated for our building. Building two has a similar arrangement.
Unit "A" has 2 spots continually occupied with their window washing vehicles.
The upstairs tenant of Unit "C" (apartment above proposed business) is
designated one spots as well. That leaves only ONE parking spot for the
proposed Motor Vehicle Sales Business. To make matters even more
challenging, when the 3 parking spots are occupied, the access and use of the
unit's garage door is blocked by our parked vehicles.

During the winter months the snow storage is pushed to the west in our parking
lot and to the east on our other building's 3 units. What happens is that our three
parking spots immediately in front of Unit C are required to park more towards
the center (east) in our parking lot, further inhibiting access to Unit C's garage
door. It is not a very well thought out design and a really bad fit for this proposed
Auto Sales business. It is a fairly old building and the space in questions is a
recently vacated non-compliant residence. Other code violations are a concern.

On top of that, no street parking is allowed overnight with winter snow removal
mandated by the city of Ketchum.

kirk anderson

fine art photographer

By the very nature of this proposed business there are very grave concerns over volatile compounds, engine exhaust and paint ventilation, and the noise inherent in their day-to-day restoration and service processes.

As mentioned earlier, this is a fairly old building from the 70's (I believe?), we don't have fire suppression sprinklers as we are grandfathered in from earlier Building Codes.

As the proposed business is bringing in vans from international locations with British (right hand steering wheels), who is to say how much refurbishment will be required to make these vehicles saleable. Will this business be a dealership sales location or a full on mechanical garage with all the associated processes?

Where are their customers supposed to park and where are they going to show their vehicles for sale?

When I come to my warehouse to work or meet a client from my studio in Hulen Meadows I really do not want to find my parking spots occupied by this business or their customers.

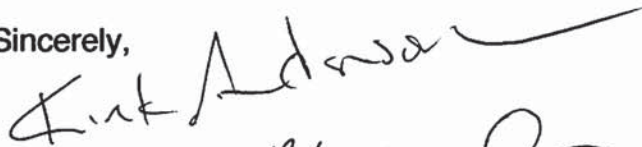
As the owners and property tax payers, we feel that this proposed business would devalue our investment at 115B Northwood Way.

The property management company representing this location should be called out for first renting the non-compliant location initially as a residence and now trying to put an inappropriate business in underneath 2 residential apartments.

I would think a new business venture like Nomadic Van would be better served locating themselves where they would be able to grow and display their "For Sale" vehicles in an appropriate environment.

See site photos for illustrated details. (Dropbox Folder or Thumb Drive)

Sincerely,



Kirk Anderson
Hillary Anderson



Brittany Skelton

From: Participate
Sent: Tuesday, October 29, 2019 3:50 PM
To: AllPlanningAndZoning
Subject: FW: Conditional Use Application Nomadic Van

LISA ENOURATO | CITY OF KETCHUM

Assistant City Administrator

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

o: 208.726.7803 | f: 208.726.7812

lenourato@ketchumidaho.org | www.ketchumidaho.org

From: Kirk Anderson <kirk@kirkanderson.com>
Sent: Tuesday, October 29, 2019 2:41 PM
To: Participate <participate@ketchumidaho.org>
Subject: Conditional Use Application Nomadic Van

Email # 2

The photographs are to be included with my letter dropped off earlier today and also the earlier email sent minutes ago.



The photographs are to be included with my letter dropped off earlier today and also the earlier email sent minutes ago.

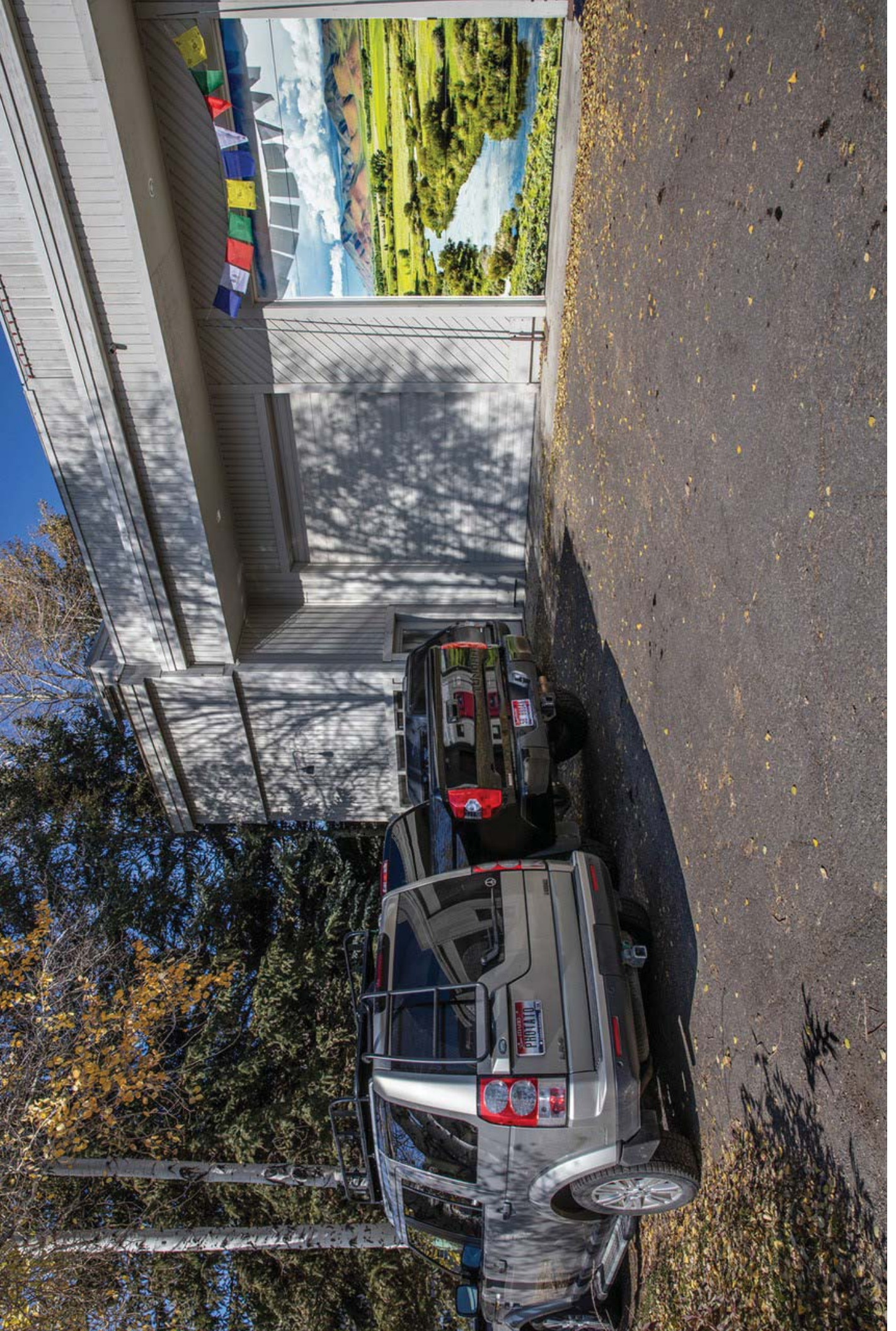


Sincerely,

Kirk Anderson
208-720-5238









kirk anderson
fine art photographer
208-726-1113



Brittany Skelton

From: Participate
Sent: Tuesday, October 29, 2019 3:50 PM
To: AllPlanningAndZoning
Subject: FW: Conditional Use Application Nomadic Van

I believe this is for planning. Let me know if not. Thanks!

LISA ENOURATO | CITY OF KETCHUM

Assistant City Administrator

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

o: 208.726.7803 | f: 208.726.7812

lenourato@ketchumidaho.org | www.ketchumidaho.org

From: Kirk Anderson <kirk@kirkanderson.com>
Sent: Tuesday, October 29, 2019 2:35 PM
To: Participate <participate@ketchumidaho.org>
Subject: Conditional Use Application Nomadic Van

To all those concerned,

Attached is a photograph from 115C Northwood Way in Ketchum from the center of the garage door looking directly out toward Northwood Way.

As the photo illustrates the 3 cars parked in the designated 3 parking spots totally prohibit access in and out of the Unit 115 "C" 's lower level garage door.

This design layout does not fit a business selling cars as the lower level unit of 115 C is only allowed "ONE" parking spot in our whole complex!

I dropped off a letter today just before noon that these photographs should also accompany.

Sincerely,

Kirk Anderson
208-720-5238 cell





Brittany Skelton

From: Participate
Sent: Wednesday, October 30, 2019 10:45 AM
To: AllPlanningAndZoning
Subject: FW: Conditional Use Application 115C Northwood Way Glaske
Attachments: KetchumCityPlanning2.doc

Public comment attached and below.

LISA ENOURATO | CITY OF KETCHUM

Assistant City Administrator

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

o: 208.726.7803 | f: 208.726.7812

lenourato@ketchumidaho.org | www.ketchumidaho.org

From: Kirk Anderson <kirk@kirkanderson.com>
Sent: Wednesday, October 30, 2019 10:27 AM
To: Participate <participate@ketchumidaho.org>
Subject: Conditional Use Application 115C Northwood Way Glaske

Attached, please find one more photo of the parking lot design which blocks access to Unit 115C's garage door.

Please add this example to the photos submitted yesterday.

Thanks,

Kirk Anderson

Also, I have attached a digital version of my letter dropped off yesterday around noon.

Thanks,

Kirk



F. Draft Findings of Fact and Conclusions of Law



City of Ketchum
Planning & Building

IN RE:)
)
Nomadic Van Motor Vehicle Sales) KETCHUM PLANNING AND ZONING COMMISSION
Conditional Use Permit) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: November 12, 2019) DECISION
)
File Number: 19-116)

PROJECT: Nomadic Van Motor Vehicle Sales Conditional Use Permit

FILE NUMBER: P19-116

APPLICANT: Ronald Arnold, Nomadic Van Sun Valley LLC

REQUEST: Conditional Use Permit (CUP) for motor vehicle sales

LOCATION: 115 C Northwood Way, Ketchum, ID (GLASKE INDUSTRIAL CONDO #2 UNIT 115C)

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 October 23, 2019. Notice was posted at the subject location and on the city website on November 5, 2019.

ATTACHMENT: None

FINDINGS OF FACT

1. On November 12, 2019, the Planning and Zoning Commission considered a Conditional Use Permit (CUP) application for the proposed motor vehicle sales business.
2. The subject property is located in the Light Industrial District No. 2 (LI-2) zoning district.
3. Motor vehicle sales operations require a Conditional Use Permit in the LI-2 zoning district.
4. Nomadic Van Sun Valley is a new business venture that proposes to source vintage vehicles, primarily Mitsubishi Delica vans, and to offer the vehicles for sale primarily online. Although sales will primarily be online pre-sales Nomadic Van Sun Valley intends to have one (1) van for sale to the public on-site at any given time for potential walk-in/drive-by customers.
5. Nomadic Van plans to import the vans to their Ketchum, Idaho commercial space in the LI-2 zoning district, perform light maintenance and tune ups of only the vehicles that are within their inventory, and will arrange to meet with clients who have pre-purchased a vehicle to transfer title.

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>Automobile oriented uses are permitted only within Ketchum's LI-1 and LI-2 zoning districts. The conditional use, Automobile Sales, is consistent with the primary use of the Mixed-Use Industrial land use category.</p>
<p>Policy E-2(a) Light Industrial Area as the Primary Location for New Traditional Light Industrial and Corporate Park Business Growth and Jobs <i>New employment opportunities will focus primarily on clean industries within the City's industrial areas which are evolving into vibrant, mixed-use business places. Traditional light industrial includes service, warehousing, manufacturing, wholesaling, auto-related businesses, rec-tech, biotechnology, and construction.</i></p>
<p>The specific type of automobile sales proposed by Nomadic Van Sun Valley blends traditional light industrial use – automobile sales/tune ups – with the growing recreation-oriented travel and tourism market that is bolstered by #vanlife and #digitalnomadism. Nomadic Van Sun Valley recognized a void in the niche vintage camper-van market and is seeking to use Ketchum, Idaho as the base for customers nationwide to travel to and pick up their pre-purchased specialty vehicles.</p>
<p>Policy E-1(a) Support for Local, Independent Businesses <i>Our community will foster a business climate that helps to retain our existing businesses and to attract and support new independent local businesses. This will reduce economic leakages to other communities and provide residents with essential goods and services. We also will work to encourage a greater local purchasing culture and identify voids in businesses or services that are contributing to the leakage.</i></p>
<p>Ketchum, ID is surrounded by public lands and is the gateway to the Sawtooth National Recreation Area. Sprinters and Volkswagon Vanagons are ubiquitous around town – owned by residents and visitors alike – and are used to access the limitless recreation opportunities adjacent to city limits.</p> <p>This business easily could have been located in any other mountain town in the west. While the local retail sales component of Nomadic Van Sun Valley is proposed to be a relatively small part of the company's operations, and may not meaningfully curb retail leakage of vehicle sales in general, the fact the business is locating here adds to the culture of Ketchum as a recreation and outdoors hub.</p>

Table 2: City Department Comments

City Department Comments			
Compliant			City Standards and City Department Comments
Yes	No	N/A	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Fire:</p> <ul style="list-style-type: none"> • Fire extinguishers must be installed • Upon demolition of the interior walls the fire alarm must meet NFP 72 standards

			<ul style="list-style-type: none"> Must install a Knox Box for storage of keys to the unit
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Streets Department and City Engineer: This is an existing building that is not being substantially improved. 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 comment 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: 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 Staff Comments
<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>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 LI-2 Zone is “established with the foremost purpose of providing suitable land and environs for uses that are not appropriate in other Commercial Zones due to their light industrial nature, but which provide an essential or unique service to support the local economy and permanent year-round employment base. Uses include: 1) light manufacturing; 2) wholesale trade and distribution; 3) research and development; 4) service industries; 5) limited bulk retail and; 6) offices related to building, maintenance and construction. A secondary purpose of the LI-2 is to provide multiple-family dwellings, constructed to be secondary and subordinate to the primary light industrial purpose of the LI-2. Uses in the LI-2 are intended to generate traffic primarily from the industrial trades and secondarily by other permitted uses that, due to the natures of the uses, are not reliant on pedestrian traffic or high visibility, and/or are not permitted in other zoning districts, and/or are characterized by sale, rental, or service of large, bulky equipment or materials, necessitating location of such use in a Light Industrial Zone.”</i></p> <p><i>Many permitted light industrial uses, such as manufacturing, maintenance service facilities, repair shops, and motor vehicle service, may not occur elsewhere within the City of Ketchum, and these uses are largely permitted by-right in this district by right. For example, motor vehicle service is a permitted use in the LI-2 zoning district.</i></p> <p><i>Motor vehicle sales, however, is a conditional use. Motor vehicle sales businesses can operate at a variety of scales, ranging from new or used car lots with hundreds of vehicles to much smaller operations. The scale of the business, as well as business operations, have implications for the externalities caused by business. For example, drive-by customer traffic, customer and sale vehicle parking, deliveries of for sale vehicles, and so forth can all generate impacts beyond the boundaries of the private property where the business is located. In this way, the characteristics of a conditional use could be incompatible with the types of other uses permitted in the applicable zoning district.</i></p>
			Staff Comments	

				<i>The proposed operations described in the applicant's narrative, as well as limitations to the business' scale imposed by the physical dimensions of the site and commercial space, work together to ensure the business operations will be compatible with other permitted uses in the zoning district.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.116.030(B)	The conditional use will not materially endanger the health, safety and welfare of the community.
			Staff Comments	<p><i>The Fire Marshal conducted a site visit with the applicant and the property manager of the unit, reviewed the proposed business operations, and identified minor changes that need to occur. These include installation of fire extinguishers, installation of a Knox Box to house keys to the unit so the Fire Department can access the unit in case of an emergency and ensuring the fire alarm meets NFP 72 standards upon removal of the walls proposed for removal.</i></p> <p><i>The upstairs residential unit was built to meet code, including fire separation from the ground floor unit, when the unit was remodeled in 1996 (CUP 96-008 and BP96-128).</i></p> <p><i>There is a fire-resistant metal door, locked from both sides, that provides access between this condominium unit and the adjacent condominium unit, Unit B.</i></p> <p><i>In order to meet ADA accessibility for the on-site bathroom minor demolition and rebuilding of wall need to occur, as indicated in the floor plans prepared by Bliss Architecture. This will trigger the need for a building permit. Any additional life-safety elements required to meet building code will be identified at that time.</i></p> <p><i>As such, the proposed conditional use, motor vehicle sales, will not endanger the health safety, and welfare of the community.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.116.030(C)	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.
			Staff Comments	<p><i>The two primary concerns related to traffic are parking associated with the business/the other existing use (residential) occurring in Unit C and traffic generated by customers (volume of trips).</i></p> <p><i>The Glaske Industrial Condominiums Phase 2 were platted in 1986 and there is space for six (6) exterior parking spaces located adjacent to the Northwood Way street frontage. Each of the three condominiums is allocated two (2) exterior parking spaces.</i></p> <p><i>The subject unit, Unit C, already contains a one-bedroom residential apartment on the upper floor. Ketchum Municipal Code requires the apartment to have one (1) parking space.</i></p> <p><i>That leaves one (1) existing exterior space for Nomadic Van Sun Valley.</i></p> <p><i>The space Nomadic Van Sun Valley will occupy is 1,421 square feet (1,208 ground floor plus 213 square foot mezzanine). In accordance with the zoning code, this use is required one (1) parking space per 1,000 square feet, or 1.4 parking spaces, rounded down to 1. As such, Nomadic Van Sun Valley needs only one (1) parking space.</i></p> <p><i>However, because the nature of the business is automobile sales, and service of these vehicles, Nomadic Van will be utilizing interior floor area for parking as well. Floor and site plans provided by the applicant indicate four (4) vehicles will be able to be accommodated inside after partial demolition of existing office space occurs, two exterior parking spaces can be accommodated in front of the unit (including one ADA), and two (2) new additional parking spaces (tandem) could be accommodated at the rear of the property.</i></p>

				<p><i>Additionally, other sections of Ketchum Municipal Code prohibit using the public right-of-way for display of vehicles for sale and for using the public right-of-way for vehicle maintenance (KMC §10.08.180). Ketchum Municipal Code also prohibits the parking of camper vehicles in the public right-of-way for more than twelve (12) hours (KMC §10.08.170) and prohibits the parking of any vehicle in the same location in the right-of-way for more than seven (7) days (KMC §10.08.160). If such violations occur the matter is handled by the Ketchum Police Department.</i></p> <p><i>Regarding traffic generated by the use, as indicated by the applicant, vehicle sales will primarily occur online. Maintenance of vehicles will be performed only on vehicles being sold by Nomadic Van Sun Valley. As such, vehicular traffic associated with the use is not anticipated to be hazardous or conflict with existing and anticipated traffic in the neighborhood.</i></p> <p><i>Little to no pedestrian traffic is anticipated. Any pedestrian traffic to the business can be accommodated by the existing sidewalk that is adjacent to the subject property.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.116.030(D)	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.
			Staff Comments	<i>The proposed location is within an existing building that is adequately served by a public street, Northwood Way, and the city's fire, police, and utility services.</i>
<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>

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation organized under Article XII of the Idaho Constitution and the laws of the State of Idaho, Title 50, Idaho Code;
2. Under Chapter 65, Title 67 of the Idaho Code, the City has passed a land use and zoning ordinance, Title 17;
3. The Commission has the authority to hear the applicant's Conditional Use Permit Application pursuant Ketchum Municipal Code Title 17;
4. The Planning and Zoning Commission's October 14th, 2019 public hearing and consideration of the applicant's Conditional Use Permit application was properly noticed pursuant to the Local Land Use Planning Act, Idaho Code Section 67-6512;
5. The application meets the standards of approval under Chapter 17.116, Conditional Uses of Ketchum Zoning Code Title 17 and the 2014 Comprehensive Plan;

DECISION

THEREFORE, the Ketchum Planning and Zoning Commission approves this Conditional Use Permit application allowing for a work/live unit on this 12th day of November 2019 subject to the following conditions 1 - 5:

1. The Conditional Use Permit is applicable to Unit C, 115 Northwood Way, and is not transferrable to another property;

2. All vehicles in Nomadic Van Sun Valley LLC's inventory shall be located on private property in accordance with Ketchum Municipal Code;
3. Within 90 days of approval of this Conditional Use Permit Nomadic Van Sun Valley shall complete the demolition and building work indicated in the architectural plans dated November 7, 2019, as evidenced by receipt of a building permit and ensuing Certificate of Completion;
4. All Fire and Building life safety code requirements shall be met;
5. Inspections by Planning staff to ensure requirements with the Conditional Use Permit conditions may be scheduled at the discretion of staff.

Findings of Fact **adopted** this 12th day of November 2019.

Neil Morrow
Chair
Planning and Zoning Commission