



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: March 12, 2026 Staff Member/Dept: Morgan Landers, AICP – Director of Planning and Building

Agenda Item: Recommendation to approve Warm Springs Townhomes FAR Exceedance Agreement 27005.

Recommended Motion:

“I move to approve FAR Exceedance Agreement 27005 for the Warm Springs Townhomes development at 108 Ritchie Dr.”

Reasons for Recommendation:

- The Planning and Zoning Commission approved the Design Review Application File No. P24-063 on December 9, 2025 for the development of 12 townhouses within six buildings at 108 Ritchie Dr in the T-3000 zone district.
The project is utilizing the Floor Area Ratio (FAR) bonus program in exchange for community housing. The total FAR for the development is 1.3, where up to 1.6 is permitted. This results in a community housing contribution of 4,081 sf.
Pursuant to Ketchum Municipal Code §17.124.040.040.B2, community housing contributions for FAR exceedances may be satisfied through on-site housing, off-site housing, or an in-lieu fee payment. The applicant proposes to mitigate the additional floor area by making a community housing in-lieu fee payment of \$2,244,561. Per the agreement, the housing in-lieu fee shall be paid in full prior to the issuance of the first building permit.

Policy Analysis and Background (non-consent items only):

Sustainability Impact:

None OR state impact here: None

Financial Impact:

None OR Adequate funds exist in account: None

Attachments:

FAR Exceedance Agreement 27005 with exhibits

17.124.040: FLOOR AREA RATIOS AND COMMUNITY HOUSING:

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

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

B. Inclusionary Housing Incentive:

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

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

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

**EXHIBIT B
EXCEEDANCE AGREEMENT COMPLIANCE**

PROJECT: 108 Ritchie Dr.

APPLICATION: Design Review Application File No. P24-063

OWNER: 108-110 Ritchie LLC

LOCATION: 108 Ritchie Dr (WARM SPRINGS VILL SUB 2ND REV LOT 3A BLK 4)

ZONING: Tourist-3000 (T-3000)

BACKGROUND:

1. The applicant has submitted a Design Review application for the development of 12-, three- and four-bedroom, townhouse units at 108 Ritchie Dr (the “subject property”). The subject property is zoned Tourist 3000 (T-3000) and is vacant. The development proposes to utilize the city’s density bonus program for increased FAR and is therefore subject to the minimum residential density requirements of the Ketchum Municipal Code. The townhouse units range in size from approximately 2,200 to 3,800 gross square feet.
2. The subject property has a total lot area of 35,799 SF minus 5,897 SF of private road and fire lane area for an amended lot area of 29,902 SF.
3. The development has a proposed Floor Area Ratio (FAR) of 1.30 (38,957 gross sf/29,902 sf subject property area).
4. The City of Ketchum Planning and Zoning Commission (the “Commission”) reviewed and approved the 108 Ritchie Design Review Application during their meeting on December 9, 2025. The Commission adopted the Findings of Fact, Conclusions of Law, and Decision for the Design Review on January 20, 2026.

EXCEEDANCE ANALYSIS

An increased FAR may be permitted subject to design review approval, and provided, that all conditions in Ketchum Municipal Code §17.124.040.B.2 are met.

Permitted FAR in Tourist-3000

Permitted FAR: .5

Permitted FAR with Community Housing: 1.6

Proposed: Per Sheet A-000

Gross Square Footage – 38,957 SF

Total Lot Area – 29,902 SF

FAR – 1.30 FAR

Community Housing Mitigation Calculation:

Permitted Gross Square Feet (0.5 FAR): 14,951 SF

Proposed Gross Square Feet: 38,957 SF

Increase Above Permitted FAR: 24,006 SF

20% of Increase: 4,801 SF

Net Livable (15% Reduction): 4,081 SF

Fee In-Lieu Proposed: 4,081 SF x \$550/SF = \$2,244,561

COMMUNITY HOUSING CONTRIBUTION CONDITIONS

The following conditions apply to the community housing contribution for the 108 Ritchie Dr development:

1. The development shall provide a community housing in-lieu fee payment in the amount of \$2,244,561. Fee payment is due prior to the issuance of the first building permit for the project.
2. If the total gross square footage of the project increases or decreases by 5% or less through the course of building permit application, a revised fee in-lieu may be calculated using the methodology outlined above and approved by the Administrator. Increases or decreases greater than 5% of the gross square footage require an amendment to this agreement and approval by City Council.