



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF DECEMBER 9, 2019

PROJECT: Far & Away Adventures Addition Conditional Use Permit Amendments and Extension

FILE NUMBER: P19-006

OWNER: Steven C. and Ann L. Lentz

APPLICANT: Buffalo Rixon, AIA, Ruscitto Latham Blanton

REQUEST: Amendments to existing Conditional Use Permit (CUP) P19-006 for two (2) residential dwelling units to be constructed and located above an existing commercial building in the Industrial Number 2 (LI-2) Zoning District

LOCATION: 145 Northwood Way #2 (Horn Industrial Condo Unit 2)

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 November 20, 2019. Notice was posted at the subject location and on the city website on December 2, 2019.

REVIEWER: Abby Rivin, Associate Planner

BACKGROUND

On April 8th, 2019, the Planning & Zoning Commission approved Design Review P19-007 and Conditional Use Permit 19-006 for the addition of two residential dwelling units on the upper level of the Far & Away Adventures building located at 145 Northwood Way #2 in the Light Industrial Number 2 (LI-2) Zoning District. Two dwelling units were approved with the project—a two-bedroom 1,000 sq ft unit and an 800 sq ft studio.

The Ketchum City Council approved code amendments to standards and regulations pertaining to the light industrial zoning districts through the adoption of Ordinance No. 1192 in July of 2019. Prior to the adoption of Ordinance No. 1192, the size of dwelling units in light industrial districts was limited to a maximum of 1,000 sq ft. With the adoption of the code amendments, in the LI-1 an LI-2 Zones no individual dwelling may exceed a maximum of 2,000 sq ft, contain more than two bedrooms, and all units within a building shall not exceed a mean average of 1,000 sq ft (Ketchum Municipal Code §17.124.090.A6).

ANALYSIS

On October 28th, 2019, the applicant submitted proposed amendments as well as a 12 month extension request for Conditional Use Permit 19-006. The applicant has proposed changes to the sizes of the two

dwelling units as permitted pursuant to the LI code amendments adopted with Ordinance No. 1192. By decreasing the size of the proposed common area from 316 sq ft to 164 sq ft, the applicant has proposed increasing the size of the two-bedroom unit to 1,076 sq ft and decreasing the size of the studio slightly to 786 sq ft. The average size of the two dwelling units is 931 sq ft, which is less than the maximum 1,000 sq ft average permitted pursuant to Ketchum Municipal Code (KMC) §17.124.090.A6.

Pursuant to KMC §17.116.090.A, a CUP, not acted upon, shall expire 12 months after the signing of the approved Findings of Fact. Upon written request by the CUP holder, the Commission may hold a public hearing and grant one maximum 12 month extension based on the follow considerations:

1. Whether there have been significant amendments to the City's Ordinances which will apply to the subject conditional use permit.

With the adoption of Ordinance No. 1192, the Ketchum City Council approved significant code amendments to regulations pertaining to the light industrial zoning districts including standards for dwelling units. The applicant has modified the size of the two proposed dwelling units to take advantage of the amendments adopted through Ordinance No. 1192.

2. Whether significant land use changes have occurred in the project vicinity which would adversely impact the project or be adversely impacted by the project.

No significant land use changes have occurred in the project vicinity that would adversely impact the project or be adversely impacted by the project.

3. Whether hazardous situations have developed or have been discovered in the project area.

No hazardous situations have developed or have been discovered in the project area.

4. Whether community facilities and services required for the project are now inadequate.

Community facilities and services remain sufficient to serve the addition project.

5. Whether conditions on the site, including, but not limited to, noxious weeds, unsightly trash or storage conditions, or other items in violation of this code, have occurred during the time that the CUP was not activated.

No violation of Title 17 Zoning Regulations, nuisances, or unsightly site conditions have occurred during the time that the CUP was not activated.

STAFF RECOMMENDATION

Staff recommends the Planning & Zoning Commission review the analysis contained in the Staff Report, hold a public hearing, consider any public comment received, deliberate, and move to approve the amendments and 12-month extension for the Far & Away Adventures Addition Project Conditional Use Permit 19-006 and authorize the Planning & Zoning Commission Chairman to sign the Findings of Fact, Conclusions of Law, and Decision included as Exhibit C.

EXHIBITS:

- A. Proposed Third Level Floor Plan (Sheet A3.2)
- B. Third Level Floor Plan as Approved with Conditional Use Permit 19-006
- C. Draft CUP 19-006 Amendment & Extension Findings of Fact, Conclusions of Law, and Decision

Exhibit A:
Proposed
Third Level Floor Plan
(Sheet A3.2)

ISSUED	
2019.01.31	DESIGN REVIEW
2019.10.25	BUILDING PERMIT



PO BOX 419 SUN VALLEY, ID 83353
208.726.5608
WWW.RLB-SV.COM

FAR & AWAY ADVENTURES
145 NORTHWOOD WAY, KETCHUM, IDAHO

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DRAWING

THIRD LEVEL
FLOOR PLAN -
NEW WORK

DWG. #

A 3.2

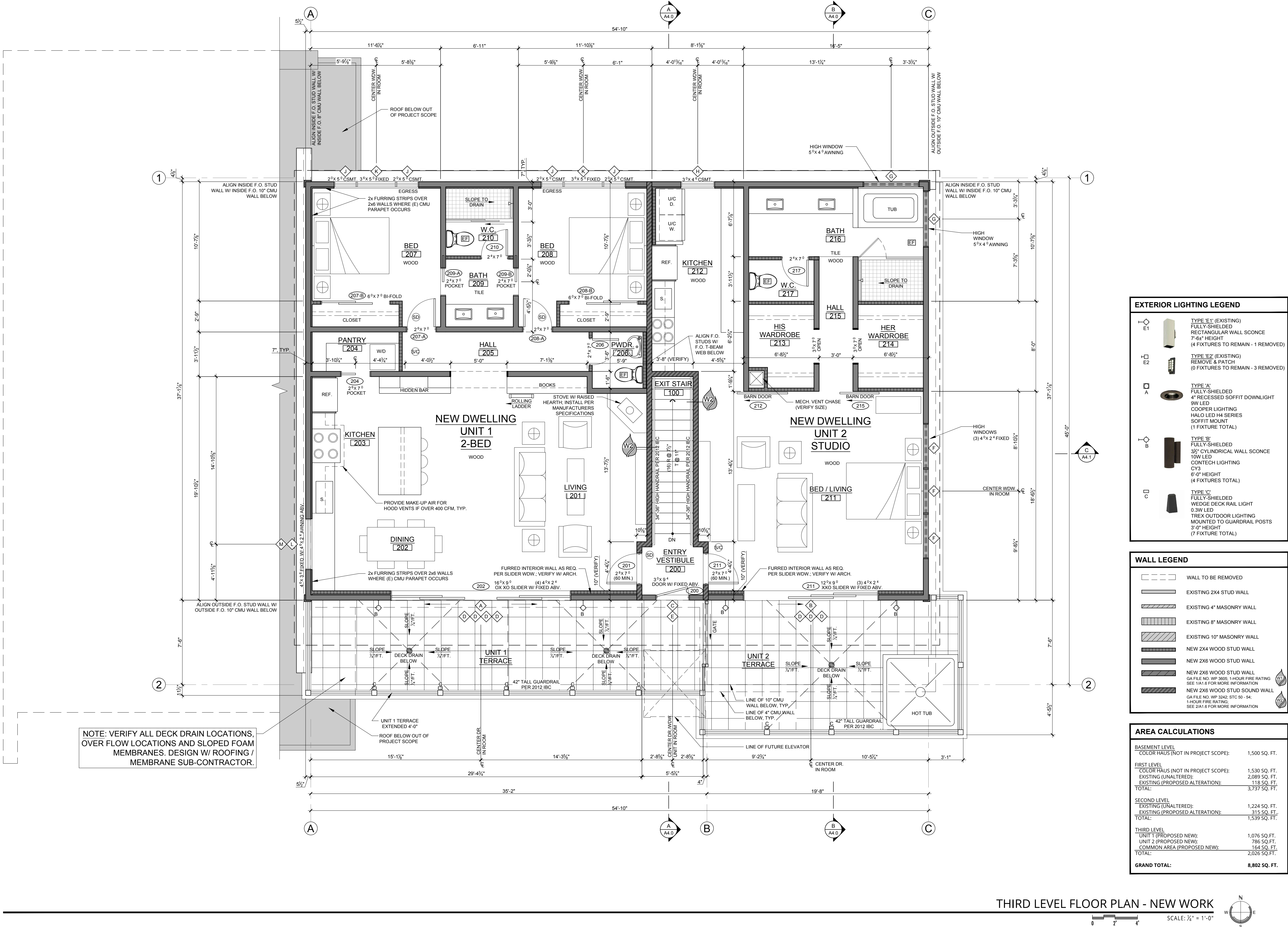


Exhibit B:

Third Level Floor Plan

as Approved with

Conditional Use Permit 19-006

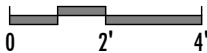


EXTERIOR LIGHTING LEGEND	
	TYPE 'E1' (EXISTING) RECTANGULAR WALL SCONCE 7'-6" HEIGHT (4 FIXTURES TO REMAIN - 1 REMOVED)
	TYPE 'E2' (EXISTING) WALL SCONCE 5'-4" HEIGHT (3 FIXTURES TO REMAIN - 0 REMOVED)
	TYPE 'A' 4" RECESSED SOFFIT DOWNLIGHT 9W LED COOPER LIGHTING HALO LED H4 SERIES SOFFIT MOUNT (2 FIXTURE TOTAL)
	TYPE 'B' 3 1/2" CYLINDRICAL WALL SCONCE 10W LED CONTECH LIGHTING CY3 6'-0" HEIGHT (4 FIXTURES TOTAL)
	TYPE 'C' WEDGE DECK RAIL LIGHT 0.3W LED TREX OUTDOOR LIGHTING MOUNTED TO GUARDRAIL POSTS 3'-0" HEIGHT (9 FIXTURE TOTAL)

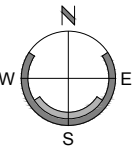
WALL LEGEND	
	WALL TO BE REMOVED
	EXISTING 2X4 STUD WALL
	EXISTING 4" MASONRY WALL
	EXISTING 6" MASONRY WALL
	EXISTING 10" MASONRY WALL
	NEW 2X4 WOOD STUD WALL
	NEW 2X6 WOOD STUD WALL
	NEW 2X6 WOOD STUD WALL GA FILE NO. WP 3605; 1-HOUR FIRE RATING
	NEW WOOD STUD SOUND WALL STAGGERED 2X4 STUDS ON 2X6 PLATES GA FILE NO. WP 3910; STC 50 - 54 2-HOUR FIRE RATING (1-HOUR REQ.)

AREA CALCULATIONS	
BASEMENT LEVEL	
COLOR HAUS (NOT IN PROJECT SCOPE):	1,500 SQ. FT.
LOWER LEVEL	
COLOR HAUS (NOT IN PROJECT SCOPE):	1,530 SQ. FT.
EXISTING (UNALTERED):	2,125 SQ. FT.
EXISTING (PROPOSED ALTERATION):	82 SQ. FT.
PROPOSED NEW:	59 SQ. FT.
TOTAL:	3,787 SQ. FT.
MEZZANINE LEVEL	
EXISTING (UNALTERED):	1,234 SQ. FT.
EXISTING (PROPOSED ALTERATION):	286 SQ. FT.
PROPOSED NEW:	16 SQ. FT.
TOTAL:	1,536 SQ. FT.
UPPER LEVEL	
PROPOSED NEW:	2,050 SQ. FT.
GRAND TOTAL:	8,873 SQ. FT.

UPPER LEVEL FLOOR PLAN - NEW WORK



SCALE: 1/4" = 1'-0"



ISSUED	
2019.01.31	DESIGN REVIEW

RUSCITTO LATHAM BLANTON

ARCHITECTURE P.A.

po box 419 sun valley, id 83353

208.726.5608

www.rlb-sv.com

FAR & AWAY ADVENTURES
145 NORTHWOOD WAY, KETCHUM, IDAHO

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DRAWING

UPPER LEVEL
FLOOR PLAN -
NEW WORK

DWG. #

A 3 . 2

Exhibit C:

Draft CUP 19-006

Amendment & Extension

Findings of Fact, Conclusions of
Law, and Decision



**City of Ketchum
Planning & Building**

IN RE:)	
)	
Far & Away Advenutres Addition)	KETCHUM PLANNING AND ZONING COMMISSION
Conditional Use Permit Amendment & Extension)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: December 9, 2019)	DECISION
)	
File Number: 19-006)	

Findings Regarding Application Filed

PROJECT: Far & Away Adventures Addition Conditional Use Permit Amendments and Extension

FILE NUMBER: P19-006

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OVERLAY: None

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Findings Regarding CUP 19-006 and Proposed Amendments

1. On April 8th, 2019, the Planning & Zoning Commission approved Design Review P19-007 and Conditional Use Permit 19-006 for the addition of two residential dwelling units on the upper level of the Far & Away Adventures building located at 145 Northwood Way #2 in the Light Industrial Number 2 (LI-2) Zoning District. Two dwelling units were approved with the project—a two-bedroom 1,000 sq ft unit and an 800 sq ft studio.
2. The Ketchum City Council approved code amendments to standards and regulations pertaining to the light industrial zoning districts through the adoption of Ordinance No. 1192 in July of 2019. Prior to the adoption of Ordinance No. 1192, the size of dwelling units in light industrial districts was limited to a maximum of 1,000 sq ft. With the adoption of the code amendments, in the LI-1 and LI-2 Zones no individual dwelling may exceed a maximum of 2,000 sq ft, contain more than two bedrooms, and all units within a building shall not exceed a mean average of 1,000 sq ft (Ketchum Municipal Code §17.124.090.A6).

3. On October 28th, 2019, the applicant submitted proposed amendments as well as a 12 month extension request for Conditional Use Permit 19-006. The applicant has proposed changes to the sizes of the two dwelling units as permitted pursuant to the LI code amendments adopted with Ordinance No. 1192. By decreasing the size of the proposed common area from 316 sq ft to 164 sq ft, the applicant has proposed increasing the size of the two-bedroom unit to 1,076 sq ft and decreasing the size of the studio slightly to 786 sq ft. The average size of the two dwelling units is 931 sq ft, which is less than the maximum 1,000 sq ft average permitted pursuant to Ketchum Municipal Code (KMC) §17.124.090.A6.

Findings Regarding 12-Month Extension Request

Pursuant to KMC §17.116.090.A, a CUP, not acted upon, shall expire 12 months after the signing of the approved Findings of Fact. Upon written request by the CUP holder, the Commission may hold a public hearing and grant one maximum 12 month extension based on the follow considerations:

1. Whether there have been significant amendments to the City's Ordinances which will apply to the subject conditional use permit.
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4. Whether community facilities and services required for the project are now inadequate.
Community facilities and services remain sufficient to serve the addition project.
5. Whether conditions on the site, including, but not limited to, noxious weeds, unsightly trash or storage conditions, or other items in violation of this code, have occurred during the time that the CUP was not activated.
No violation of Title 17 Zoning Regulations, nuisances, or unsightly site conditions have occurred during the time that the CUP was not activated.

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the Ordinances and regulations, which Ordinances are codified in the Ketchum City Code ("KMC") and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the Applicant's Conditional Use Permit Application for the development and use of the project site.
2. The Commission has authority to hear the applicant's Conditional Use Permit Application amendment and extension request pursuant to Chapter 17.116 of Ketchum Code Title 17.
3. The City of Ketchum Planning Department provided adequate notice for the review of this application.

Far & Away Adventures Addition CUP 19-006 Amendments and Extension

Findings of Fact, Conclusions of Law, and Decision

Planning & Zoning Commission Meeting of December 9th, 2019

City of Ketchum Planning & Building Department

2. The Conditional Use Permit Application is governed under Ketchum Municipal Code Chapters 17.116, 17.12, and 17.124.
3. The proposed amendments and 12-month extension for the Far & Away Adventures Addition CUP 19-006 meets the standards of approval under Title 17 of KMC subject to conditions of approval.

DECISION

THEREFORE, the Ketchum Planning and Zoning Commission **approves** the amendments to the dwelling unit sizes and the 12-month extension for Conditional Use Permit P19-006 this Monday, December 9th, 2019 subject to the following conditions:

CONDITIONS OF APPROVAL

1. This approval is subject to Conditional Use Permit 19-006 approved by the Planning & Zoning Commission on April 8th, 2019. With the exception of the changes approved with the proposed amendments and extension request, all conditions of approval listed within the Findings of Fact dated April 8th, 2019 shall apply.
2. Pursuant to KMC §17.116.080, activities permitted by the granting of the CUP amendment and extension shall commence within 12 months from the signature of the approved Findings of Fact for such CUP amendment and extension.

Findings of Fact **adopted** this 9th day of December, 2019.

Neil Morrow, Chair
City of Ketchum
Planning and Zoning Commission