

**CITY OF SUN VALLEY
CITY COUNCIL
AGENDA REPORT**

From: Abby Rivin, CFM, Associate Planner
Meeting Date: 15 December 2016

FINAL PLAT APPLICATION (SUBFP2016-06)

APPLICANT: Benchmark Associates, P.A. for Sun Valley Company

LOCATION: Diamond Back Townhomes: Sublots 9-12 and Tract F

ZONING DISTRICT: Multiple-Family Residential (RM-1) Zoning District

REQUEST: Final plat for *Diamond Back Townhomes: Sublots 9-12 and Tract F*.

ANALYSIS: The subject parcel, Parcel A, was created for multi-family residential development as part of the White Clouds Subdivision through the City's approval of the project's Master Plan (MPD2006-03-017, MPD2014-02, & MPD2015-01), Zoning Map Amendments (Ordinance Nos. 468 & 493), Planned Unit Development (CUP2007-05, CUP2015-01), Design Review (DR2014-05), Preliminary Plat (SUBPP 2014-04), and Plat Amendments (SUBPA2014-03, SUBPA2015-04, & SUBPA2016-04). Parcel A is one of five multi-family parcels created by the White Clouds Subdivision.

The property owner filed a preliminary plat application on January 7, 2014 to subdivide Parcel A into thirty-six townhome sublots with associated site improvements. The Planning and Zoning Commission recommended approval of the preliminary plat to the City Council on April 17, 2014 and the City Council approved the preliminary plat application on May 15, 2014. The subject Parcel A has been amended through Plat Amendments SUBPA 2014-03, SUBPA2015-04, and SUBPA 2016-04. These amendments have changed the number of sublots and reconfigured the types of dwelling units in order for the applicant to respond to market conditions. The most recent amendment, SUBPA 2016-04, was approved by City Council on October 2, 2016 and amended the preliminary plat (SUBPP2014-04) for *Diamond Back Townhomes* and the plat of *White Clouds Corrected* to increase the number of sublots from 31 to 33. The previously approved Master Plan (MPD 2015-01) allowed for a range of units from 26 to 36 for the subdivision in order to maintain flexibility in the design and construction process. Building C is one of three approved 4-plex configurations. The two other 4-plexes, Buildings A and B, are complete and the final plats (SUBFP 2015-02 & 2015-06) were approved by City Council on September 10, 2015 and October 5, 2016. The remaining duplexes and townhomes are at various stages of construction. The final plats will be submitted for the remaining sublots once they are complete.

Sublots 9-12 are located on what is now Tract D, which was created as a remainder tract with Plat Amendment SUBPA2016-04. Tract D is currently 178,985 sq ft. With the subject Final Plat application, Sublots 9-12 and the associated common area will be 40,901 sq ft and the remainder Tract F will be 138,084 sq ft. The subject sublots are in the City's Multiple-Family Residential (RM-1) Zoning District, which provides for medium density residential apartment, condominium, and/or townhouse dwellings as well as incidental uses. The project's proposed thirty-three townhome units complies with the maximum density of 14 dwelling units per acre allowed within the RM-1 Zoning District. The proposed final plat

exhibit shows the surveyed location, lot and townhome subplot boundaries, common areas, private driveways, land uses, zoning, notes and related easements for the four constructed townhomes.

As per Municipal Code Section 9-4A-7B, Director's Review, the final plat for *Diamond Back Townhomes: Sublots 9-12 and Tract F* was reviewed by the Community Development Director for compliance with the approved preliminary plat design and all applicable conditions of approval. As permitted by the Development Code, the Director determined that the final plat did not differ significantly from the approved preliminary plat and did not require that the final plat be submitted to the Planning and Zoning Commission for its evaluation and decision in the same manner as required in the preliminary plat and plat amendment process. Additionally, the final plat application materials have been found to comply with all applicable standards and requirements of the City Code.

The White Clouds Development, Parcel A, Multi-Family Townhomes Preliminary Plat approval contains eleven specific conditions of approval, listed as follows:

1. *The Preliminary Plat and all aspects of the subdivision design shall conform to the project drawings stamped received by the City of Sun Valley on March 10, 2014 and reviewed by the Planning and Zoning Commission on March 20, 2014. Construction of improvements, facilities, private streets, driveways and public utility improvements shall be completed to the satisfaction of the City.*
2. *The applicant shall comply with all conditions and comments contained in the February 11, 2014 review and comment letter from the Sun Valley Fire Department. No changes shall be allowed to the Plat without prior approval of the Fire Chief and the Community Development Director.*
3. *To the satisfaction of the Community Development Director, in order to insure compliance with Title 7 of the City Code, the Developer shall provide, pay for, and install, or cause to be installed to City standards the following (as applicable) so as to insure that the City can provide necessary Municipal services and facilities:*
 - a. *Water distribution systems and appurtenances including fire hydrants, fire alarms and other fire control devices.*
 - b. *Sewer lines, pumps and appurtenant sewage collection and disposal devices, together with devices for the removal of materials and water from sewage not amenable to or capable of treatment or reduction by the sewer district's sewage treatment processes or prohibited by State or Federal laws or regulations.*
 - c. *Streets, curbs and gutters, street base coarse material, wearing coarse material, bridges, sidewalks, bicycle pathways, street signs, traffic control devices, intersection signals, vehicle turning and deceleration lanes (if applicable).*
 - d. *Storm drainage structures, lines and appurtenances, including culverts or other devices to enclose open ditches and to inhibit access to them by children, together with drainage easements sufficient to accommodate expected runoffs as determined according to generally accepted drainage accommodation principles.*
 - e. *Electrical distribution facilities, transformers and appurtenances, underground wiring, underground communication systems, wiring and underground cable television system and wiring.*
 - f. *Gas distribution systems and appurtenances.*

- g. Preservation or replacement of trees, shrubs, ground cover and other vegetation, install soil stabilization improvements to prevent erosion or degradation of surface water quality and inhibit vegetative growth in impounded waters or streams.*
 - h. Public easements shall be dedicated for all required utilities and improvements.*
- 4. The drawing submitted for final plat application and the drawings submitted to the City for infrastructure improvements shall be reviewed by the City's engineer and all proposed private street, grading, driveway, utility and drainage improvements shall conform to applicable standards. The drainage improvements shall be designed and constructed to be consistent with and compatible with the existing drainage improvements along Diamond Back Road and Trail Creek Road as well as any improvements and conditions on the adjacent Sun Valley Golf Course property and the adjacent residential subdivision. The applicant shall comply and/or clarify as needed all applicable comments and conditions contained in the review letter dated March 7, 2014 from the City's Engineer, CH2MHill.*
- 5. The private street improvements and all related project grading, driveway, utility and drainage improvements shall be designed and constructed to City standards to the satisfaction of the City's engineer, the Streets Department and the Community Development Director. No construction shall take place for the street improvements prior to City review and approval of a design and infrastructure plan.*
- 6. The construction management plan submitted for the thirty-six townhouse subplot subdivision that addresses construction parking, material storage, storm water runoff, site security, noise, hours of activity, and nuisance control (noise, music, animals, dust, site watering, trash, construction fencing, safety, and street cleaning) shall be complied with to the satisfaction of the Community Development Director and Chief Building Official throughout the entire construction process/phases.*
- 7. The applicant shall submit copies of draft party wall agreements for the duplex and four-plex units to the Community Development Department prior to issuance of any grading or building permits for the project as per Development Code requirements. Final party wall agreements shall be recorded and copies submitted to the Community Development Department prior to final plat approval.*
- 8. Prior to final plat approval by the City, the applicant shall submit final copies of agreements and documents creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control and maintenance of all commonly held facilities, garages, landscaping, parking and/or open site areas.*
- 9. This Preliminary Plat is specific to and contingent upon City approval of associated applications including Master Plan Development Amendment No. MPD 2014-02, Zoning Map Amendment No. ZMA 2014-01 (Ordinance No. 468), Plat Amendment No. SUBPA 2014-03, Preliminary Plat No. SUBPP 2014-02, and Design Review No. 2014-05. The applicant shall satisfy all applicable conditions and requirements of these associated application approvals in addition to the conditions contained herein.*
- 10. A final plat shall not be approved by the City Council until all townhouse units have received an approved final inspection and certificate of occupancy from the City Building Inspector or the*

Council has approved a financial guarantee of performance for completion of improvements pursuant to Code Section 9-4A-8.

11. This preliminary plat approval shall expire three hundred sixty five (365) days from the date of approval unless extended pursuant to Code Section 9-5A-9.

In satisfaction of Conditions of Approval No. 1, 2, 3, and 5 of the preliminary plat approval, the Community Development Director reviewed the submitted final plat drawing and found that it conforms to the approved preliminary plat drawings, reviewed and approved by the City Council on May 15, 2014. The overall project's infrastructure improvements have been constructed to the satisfaction of the Community Development Director and Building Official. Although all the required public safety improvements and infrastructure are in place and available for Sublots 9-12, remaining townhome units are under construction. The applicant has requested that a final plat be approved for these four completed townhome units so pending sales can be finalized.

As required by Condition No. 4 of the preliminary plat the applicant has complied and/or clarified as needed all applicable comments and conditions contained in the CH2MHill preliminary plat review comment letter dated March 7, 2014.

Pursuant to Condition No. 6, to the satisfaction of the Community Development Director and Building Official, a construction management plan was satisfactorily submitted to the City for review and was approved. Significant grading and construction has occurred on the site with no significant negative public impact or complaint.

To satisfy Conditions No. 7 and 8, the applicant has submitted copies of draft party wall agreements for the units and draft Declaration of Covenants, Conditions and Restrictions of White Clouds Townhomes. Proposed Condition No. 2 in the attached City Council Findings will reliably satisfy these two preliminary plat requirements.

In regard to Condition No. 9 of the preliminary plat approval, the constructed townhome units and all related site improvements have been completed in conformance with the City's design review approvals and building permits. As specified above, the townhome units have received final inspection and a certificate of occupancy from the Building Official, which satisfies Condition No. 10.

Lastly, in regard to Condition No. 11, the preliminary plat was approved by the City Council on May 15, 2014, grading and building permit applications were soon thereafter reviewed and issued by the City, then substantially acted upon by the applicant. The Community Development Director extended the preliminary plat approval pursuant to Code Section 9-5A-9. The final plat application was submitted to the City on October 21, 2016. Thus, Condition No. 11 above is also satisfied.

Therefore, it can be found by the City Council that the submitted final plat conforms with the approved preliminary plat design and applicable conditions of approval required prior to City action on the final plat have been satisfied by the applicant. Draft City Council Findings of Fact, Conclusions of Law, Decision, and Conditions of Approval for the *Diamond Back Townhomes: Sublots 9-12 and Tract F* are attached.

RECOMMENDATION: Staff recommends approval of Final Plat Application No. FP2016-06 for *Diamond Back Townhomes: Sublots 9-12 and Tract F*. The subject Final Plat was not reviewed by the Planning and Zoning Commission, and is reviewed solely by the City Council.

RECOMMENDED MOTION: "I move to approve Final Plat Application No. SUBFP2016-06 for *Diamond Back Townhomes: Sublots 9-12 and Tract F*, pursuant to the Findings of Fact and Conditions of Approval."

ALTERNATIVE ACTIONS: Move denial of the application and draft findings supporting denial.

ATTACHMENTS:

1. Findings of Fact.
2. Application Materials.
3. Certificate of Occupancy.
4. CH2MHill Final Plat Review.

SUN VALLEY CITY COUNCIL

FINAL PLAT)	FINDINGS OF FACT/CONCLUSIONS
DIAMOND BACK TOWNHOMES:)	OF LAW, DECISION AND
SUBLOTS 9-12 AND)	CONDITIONS OF APPROVAL
TRACT F)	
APPLICATION NO. SUBFP 2016-06)	

This subject final plat application for *Diamond Back Townhomes: Sublots 9-12 and Tract F* was presented to the Sun Valley City Council for consideration on December 15, 2016 as a duly noticed public hearing. The City Council conducted a properly noticed public hearing, reviewed the Agenda Report and heard the comments of City staff, the applicant's representatives, and the public. Based on the evidence presented, the City Council hereby approves the final plat with the following Findings of Fact and Conclusions of Law and subject to specific conditions of approval.

FINDINGS OF FACT/CONCLUSIONS OF LAW

1. The applicant for the *Diamond Back Townhomes: Sublots 9-12 and Tract F* is Benchmark Associates, P.A. for Sun Valley Company. The project area consists of existing Parcel A within the Multi-Family Residential (RM-1) Zoning District of the White Clouds Subdivision. The final plat is directly associated with Plat Amendment Application Nos. SUBPA 2014-03, 2015-04, and 2016-04, Preliminary Plat Application No. SUBPP 2014-04, and Design Review Application No. DR 2014-05 for the construction of thirty-three townhome units with associated site improvements. Several of the units and the base subdivision infrastructure have been constructed. Construction continues on the remaining units, and final plats will be submitted for those remaining sublots once completed.
2. The subject parcel was created for multi-family residential development as part of the White Clouds Subdivision through the City's approval of the project's Master Plan, Zoning Map Amendment, Planned Unit Development (PUD), Preliminary Plat, and Final Plat. Parcel A is one of five (5) multi-family parcels created by the White Clouds Subdivision.
3. The application consists of a final plat map showing the surveyed location and legal description of the property boundary, uses, and the location of the new residential townhome sublots within Tract D of the *Diamond Back Townhomes: Tract D Amended & White Clouds Subdivision Lot 1A & 31 Plat*.
4. The property owner filed a preliminary plat application on January 7, 2014 to subdivide Parcel A into thirty-six townhome sublots with associated site improvements. The Planning and Zoning Commission recommended approval of the preliminary plat to the City Council on April 17, 2014 and the City Council approved the preliminary plat application on May 15, 2014. The subject Parcel A has been amended through Plat Amendments SUBPA 2014-03, SUBPA2015-04, and SUBPA 2016-04. These amendments have changed the number of sublots and reconfigured the types of dwelling units in order

for the applicant to respond to market conditions. The most recent amendment, SUBPA 2016-04, was recommended by the Planning and Zoning Commission on September 22, 2016 and approved by City Council on October 2, 2016 and amended the preliminary plat to increase the number of sublots from 31 to 33. Improvement and utility plans were reviewed and approved by the City and various building permits were issued for the project. Construction commenced and these four townhome units are complete, each receiving a Certificate of Occupancy. The significant infrastructure for the entire project has been completed and the driveway access specific to the four units is in place.

5. As per Municipal Code Section 9-4A-7B, Director's Review, the *Diamond Back Townhomes: Sublots 9-12 and Tract F* final plat was reviewed by the Community Development Director for compliance with the approved preliminary plat design and all applicable conditions of approval. As permitted by the Development Code, the Director determined that the final plat did not significantly differ from the approved preliminary plat and, based on the review and comments from the City's Contract Engineer (CH2MHill), did not require that the final plat be submitted to the Planning and Zoning Commission for its evaluation and decision in the same manner as required in the preliminary plat process.
6. The required criteria for City Council review of a proposed final plat are contained in City Code Section 9-4A-7C and are fully discussed below. Additionally, City Code Section 9-4B-3, Townhomes, sets forth provisions to provide for public health, safety, and welfare of purchasers and residents of townhome developments. Section 9-4B-3D-2 requires that a final plat shall not be approved by the City Council until all townhouse units have received an approved final inspection and certificate of occupancy from the City Building Inspector or the Council has approved a financial guarantee of performance for completion of improvements pursuant to Section 9-4A-8, Surety Agreements. The townhome units associated with this final plat are complete and have received a certificate of occupancy. All significant infrastructure for the townhome development is complete and construction continues on the remaining townhomes.
7. The subdivision includes extensive open common area and a private street/driveway system to access each of the four newly constructed townhome sublots from the Diamond Back Road right-of-way. Snow storage, utility, and drainage easements exist on the property along Diamond Back Road and Clos Du Val Road. The Diamond Back Road public street right-of-way and path will be plowed clear of snow by the City and Trail Creek Road is currently plowed by Idaho Transportation Department. No avalanche or run-out areas exist on the project site.
8. The SVW&SD issued a will-serve letter for the overall White Clouds Subdivision as part of the Preliminary Plat review and action. A submitted and approved Water and Sewer Plan detailed nearby existing utility infrastructure and on-site improvements. These water and sewer improvements are now constructed and available. The project can be fully served by the constructed water and sewer utilities. All other applicable services and utilities were extended to the site as part of the overall White Clouds infrastructure implementation and are adequate to fully serve the four townhomes as well as the remaining townhome units under construction.

9. Considering and in accordance with the deviations and public benefits contained in the PUD approval for the overall White Clouds Development, the project design is consistent with Development Code Sections 9-4A-5, Design, and 9-3H-4, Regulated Structures. The significant slopes, ridges, knolls, summits and hilltops of the White Clouds Land Use Planning Area were preserved and subdivided into open space and recreational zoned parcels. The remaining more developable portions of the area were subdivided into lots with single- and multi-family residential uses. No significant historical, natural, ecological, architectural, archeological, or scenic special sites lie on site or directly adjacent to Parcel A. No significant streams, lakes, or other natural bodies of water lie on or adjacent to the site. The significant slopes and hillsides lie off-site adjacent to the northwest in open space and recreation zoned parcels. Pursuant to the deviations allowed in regard to steep slopes by the PUD approved for the overall White Clouds project, the subdivision design is appropriate for multi-family development. No significant view or hillside scaring will occur to the larger prominent surrounding hillsides and no significant natural features or hilltops will be disturbed. In the RM-1 Zoning District, buildings on natural topography greater than fifteen percent (15%) are required to be designed in a manner to reduce visibility by using stepped building forms, natural color and materials, sloped roofs, and landscaping. This townhome project utilizes attached townhome units with pitched roof designs, placing the larger units at the less visible rear portion of the dug into existing grade. The project's use of natural stone and wood materials and mature screening landscaping further ensure compliance with hillside regulations. None of the proposed thirty-three townhome units skyline above adjacent hillsides or knolls. The townhome project complies with all applicable regulations and design criteria contained in the Development Code and is consistent with the intent and purpose of the Hillside Ordinance, the White Clouds Master Plan, and the White Clouds PUD.

Based upon the foregoing Findings of Fact, the City Council makes the following Conclusions of Law:

1. Subject to appropriate conditions below, the subdivision conforms with all applicable requirements of Title 9, Development Code, and all other applicable ordinances and provisions of the City of Sun Valley City Code because the design of the townhome sublots with associated improvements complies with all applicable density, design, lot size, width, depth, shape, orientation, and use requirements. The Final Plat complies with all applicable regulations in effect for the proposed sublots within the applicable zoning district. The site is suitable for the proposed multi-family residential land use and is allowed by right within the RM-1 Zoning District. The applicant's thirty-three unit design represents development of the site with approximately one-third the development density allowed by Code. The proposed overall subdivision of the property to form thirty-three total townhome sublots and common area is in accordance with the uses and densities permitted within the RM-1 Zoning District.
2. The *Diamond Back Townhomes: Sublots 9-12 and Tract F* final plat is in accordance with the City of Sun Valley 2015 Comprehensive Plan Update which designates the area as Medium Density Residential. The subject property is currently designated as Medium Density Residential (up to 14 du/acre max.) by the Future Land Use Map of the 2015 Comprehensive Plan Update. The RM-1 Zoning District implements the Medium Density Residential designation of the Comprehensive Plan.

3. Essential public facilities and services, including but not limited to emergency services, transit, public street maintenance, housing, and schools, are available to support the proposed uses and density or intensity without creating additional requirements at public costs for such public facilities and services.
4. The proposed subdivision will be accessed from the existing Diamond Back public roadway improvements. As required by the Fire Department and proposed by the applicant, the constructed driveway and access roadway improvements meet all minimum standards for such improvements as specified by Title 7 of the City Code. The existing Diamond Back Road and Trail Creek Road improvements provide direct access to the subdivision without the need for further construction of public streets or any additional right-of-way. Existing water and sewer infrastructure lies in close proximity and has been extended onto the site to adequately serve the new development. Proper Will Serve letters have been obtained for the project from the Sun Valley Water and Sewer District, Idaho Power, and Intermountain Gas Company. Snow plowing and clearing on the private driveway system will be provided by the property owners. No offsite improvements are needed to connect the subdivision with existing public services and utilities. Fire and police service are provided by the City. The development will have no significant impact on the financial capability of the City to provide municipal services.
5. It is determined that the proposed subdivision design complies with the specific design and improvement standards specified in Chapters 3 (Design and Development Regulations) and 4 (Subdivision Regulations) of Title 9 (Development Code) and with Title 7 (Engineering Standards and Design Practices) of the City Code. No significant historical, natural, ecological, architectural, or scenic special sites lie on or adjacent to the project site. No significant streams, lakes, or other natural bodies of water lie on site or directly adjacent. A site specific slope analysis was submitted as part of the project application and areas of any significant slope have been identified and quantified for the area on and adjacent to the proposed sublots. The significant slopes and hillsides lie off-site adjacent to the northwest in open space and recreation zoned parcels. Pursuant to the deviations allowed in regard to steep slopes by the PUD approved for the overall White Clouds project, the subdivision design is appropriate for multi-family development. No view or hillside scaring will occur to the larger prominent surrounding hillsides and no significant natural features or hilltops will be disturbed. No natural tree masses or unique rock or geological formations exist on the site and the area is not within an identified view corridor or skyline.
6. The Community Development Department and the City's contract engineer, CH2M Hill, have completed a comprehensive review of the final plat application and have determined that all required application materials have been satisfactorily submitted as per Development Code requirements. All aspects of the subdivision are consistent with the approved White Clouds Master Plan and the White Clouds PUD. The individual townhome sublots and surrounding site improvements are congruent with the size, nature, and character of existing and future development in the area. No significant negative impacts to the area, City, or natural environment have been identified due to the thirty-three lot townhome subdivision, including but not limited to, water quality, air quality, noise, vegetation, riparian corridors, hillsides, and other natural features. The final plat design minimizes impact on

sensitive prominent hillsides and places development on the flatter, less visible areas of the site to minimize visual impacts on surrounding land uses. The townhomes placed higher on the site will be dug into grade. The subdivision is not materially detrimental to the public health, safety, and welfare, and any significant impacts have been mitigated satisfactorily as a result of the project design as determined by the City Council. No significant negative impacts to the area or City due to the four townhome sublots have been identified by staff nor have any comments or questions been received by the City during the noticed review and comment period for the City Council public hearing on the final plat application.

DECISION

Therefore, based upon the foregoing Findings of Fact/Conclusions of Law, the Sun Valley City Council hereby approves the final plat for the *Diamond Back Townhomes: Sublots 9-12 and Tract F*, according to the final plat drawings, supporting plans, and documents submitted as part of the development application, subject to the following specific conditions of approval.

CONDITIONS OF APPROVAL

1. The final plat for the *Diamond Back Townhomes: Sublots 9-12 and Tract F* shall be recorded by the applicant at the Office of the County Recorder and a copy of the recorded final plat document shall be submitted to the Community Development Department.
2. Prior to or concurrent with recordation of the Final Plat, the applicant shall record a final copy of the Declaration of Covenants, Conditions and Restrictions of Diamond Back Townhomes, which shall adequately provide for the control and maintenance of all commonly held facilities, garages, landscaping, parking, and/or open site areas for the newly completed townhome. A copy of the recorded Declaration shall be submitted to the Community Development Director.

Dated this 15th day of December, 2016

Peter Hendricks, Mayor
City of Sun Valley

Date Findings of Fact signed

ATTEST:

Nancy Flannigan, Assistant City Clerk/Treasurer
City of Sun Valley

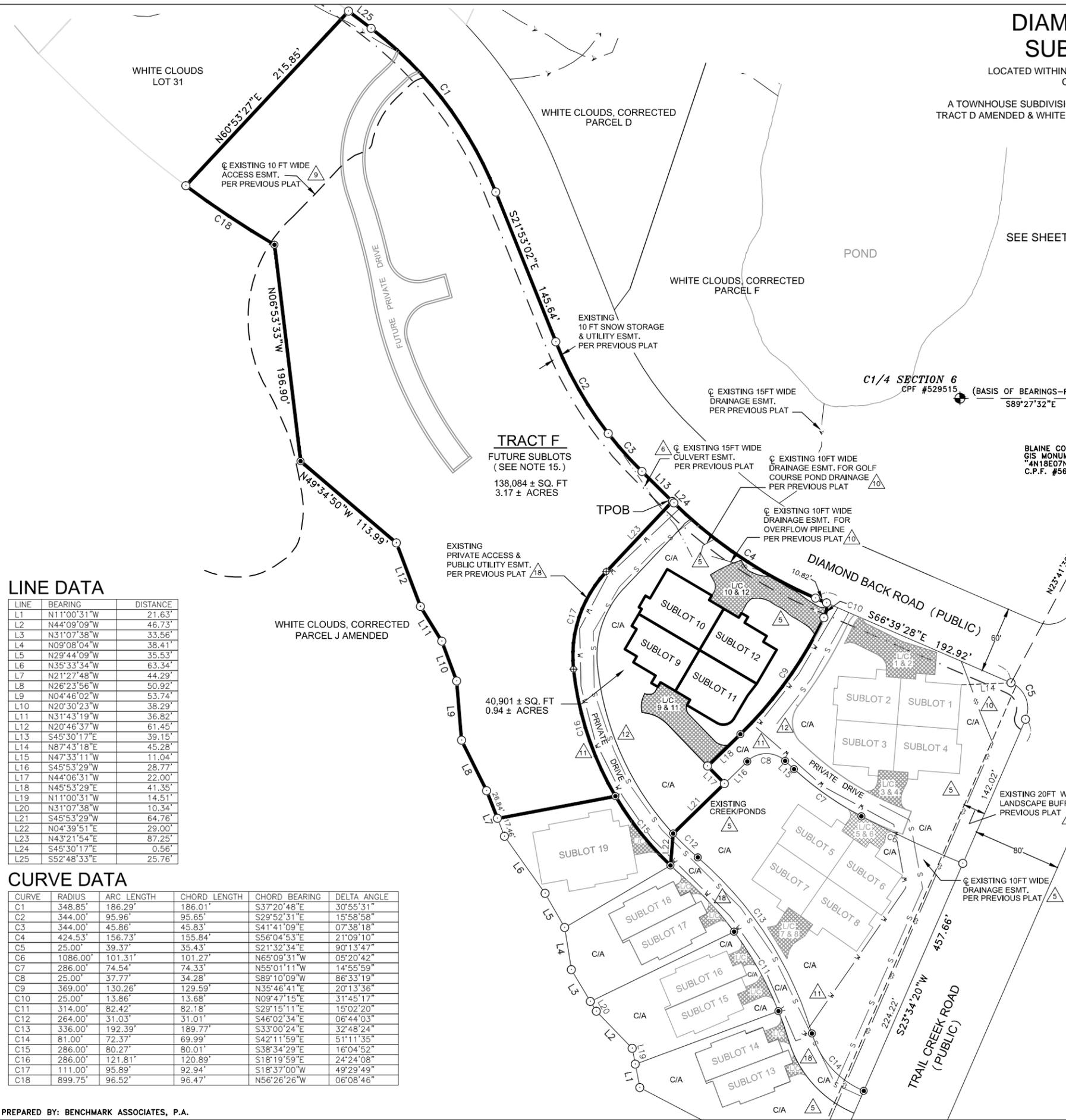
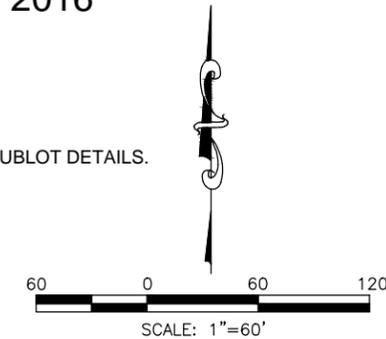
DIAMOND BACK TOWNHOMES: SUBLOTS 9-12 AND TRACT F

LOCATED WITHIN: SECTIONS 6 & 7, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

A TOWNHOUSE SUBDIVISION OF TRACT D AMENDED WITHIN THE PLAT OF "DIAMOND BACK TOWNHOMES:
TRACT D AMENDED & WHITE CLOUDS SUBDIVISION: LOT 1A & LOT 31", CREATING SUBLOTS 9-12 AND TRACT F.

NOVEMBER 2016

SEE SHEET 2 OF 3 FOR PLAT NOTES & SUBLOT DETAILS.



LINE DATA

LINE	BEARING	DISTANCE
L1	N11°00'31"W	21.63'
L2	N44°09'09"W	46.73'
L3	N31°07'38"W	33.56'
L4	N09°08'04"W	38.41'
L5	N29°44'09"W	35.53'
L6	N35°33'34"W	63.34'
L7	N21°27'48"W	44.29'
L8	N26°23'56"W	50.92'
L9	N04°46'02"W	53.74'
L10	N20°30'23"W	38.29'
L11	N31°43'19"W	36.82'
L12	N20°46'37"W	61.45'
L13	S45°30'17"E	39.15'
L14	N87°43'18"E	45.28'
L15	N47°33'11"W	11.04'
L16	S45°53'29"W	28.77'
L17	N44°06'31"W	22.00'
L18	N45°53'29"E	41.35'
L19	N11°00'31"W	14.51'
L20	N31°07'38"W	10.34'
L21	S45°53'29"W	64.76'
L22	N04°39'51"E	29.00'
L23	N43°21'54"E	87.25'
L24	S45°30'17"E	0.56'
L25	S52°48'33"E	25.76'

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	348.85'	186.29'	186.01'	S37°20'48"E	30°55'31"
C2	344.00'	95.96'	95.65'	S29°52'31"E	15°58'58"
C3	344.00'	45.86'	45.83'	S41°41'09"E	07°38'18"
C4	424.53'	156.73'	155.84'	S56°04'53"E	21°09'10"
C5	25.00'	39.37'	35.43'	S21°32'34"E	90°13'47"
C6	1086.00'	101.31'	101.27'	N65°09'31"W	05°20'42"
C7	286.00'	74.54'	74.33'	N55°01'11"W	14°55'59"
C8	25.00'	37.77'	34.28'	S89°10'09"W	86°33'19"
C9	369.00'	130.26'	129.59'	N35°46'41"E	20°13'36"
C10	25.00'	13.86'	13.68'	N09°47'15"E	31°45'17"
C11	314.00'	82.42'	82.18'	S29°15'11"E	15°02'20"
C12	264.00'	31.03'	31.01'	S46°02'34"E	06°44'03"
C13	336.00'	192.39'	189.77'	S33°00'24"E	32°48'24"
C14	81.00'	72.37'	69.99'	S42°11'59"E	51°11'35"
C15	286.00'	80.27'	80.01'	S38°34'29"E	16°04'52"
C16	286.00'	121.81'	120.89'	S18°19'59"E	24°24'08"
C17	111.00'	95.89'	92.94'	S18°37'00"W	49°29'49"
C18	899.75'	96.52'	96.47'	N56°26'26"W	06°08'46"

LEGEND

- PROPERTY BOUNDARY
- SUBLOT BOUNDARY
- - - LANDSCAPE BUFFER PER PREVIOUS PLAT (SEE NOTE 8.)
- - - CULVERT EASEMENT (SEE NOTE 6.)
- - - CENTERLINE 10' ACCESS ESMT. (SEE NOTE 9.)
- - - SNOW STORAGE & UTILITY ESMT. PER PREVIOUS PLAT
- - - CENTERLINE DRAINAGE ESMT. - WIDTH VARIES (SEE NOTE 5.)
- - - CENTERLINE 10' DRAINAGE ESMT. (SEE NOTE 10.)
- - - CENTERLINE 15' WATER LINE ESMT. (SEE NOTE 11.)
- - - CENTERLINE 15' SEWER LINE ESMT. (SEE NOTE 12.)
- ▨ L/C LIMITED COMMON AREA (SEE NOTE 4.)
- C/A COMMON AREA
- L/C LIMITED COMMON AREA
- FOUND 5/8" REBAR
- SET 5/8" REBAR
- ⊕ SET NAIL & TAG IN PAVERS/CURB
- ⊙ FOUND NAIL & TAG
- ⊕ BRASS CAP
- ⊗ EASEMENT - SEE SHEET 2

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a certificate of disapproval.

Date: _____ South Central Public Health District, REHS



DIAMOND BACK TOWNHOMES: SUBLOTS 9-12 AND TRACT F

LOCATED WITHIN:
SECTIONS 6 & 7, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

PREPARED FOR: SUN VALLEY COMPANY

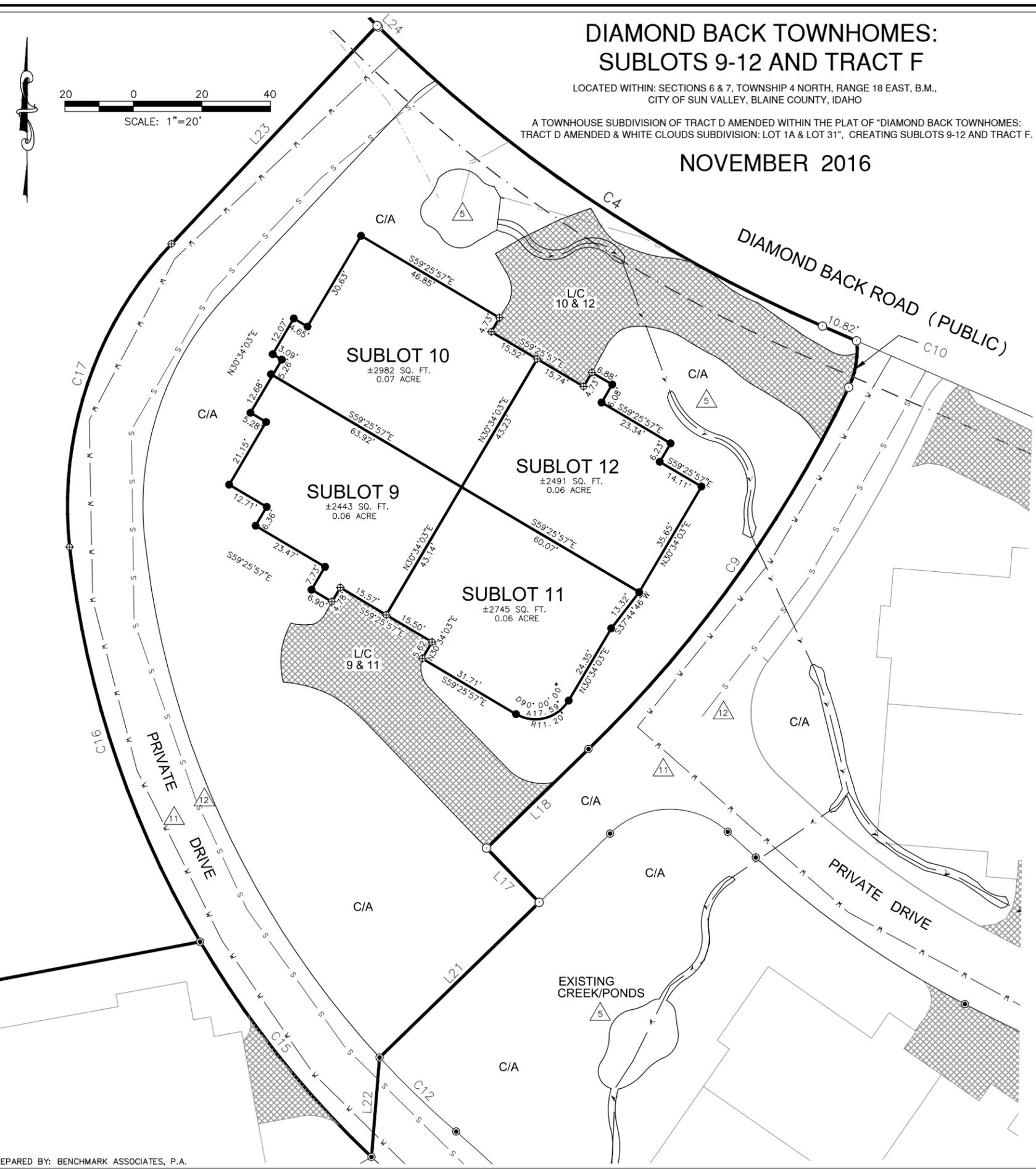
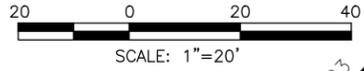
PROJECT NO. 15091	BY: CPL/SWS	FILE: 15091sublots9-12
FINAL PLAT	DATE: 11/07/2016	SHEET: 1 OF 3

DIAMOND BACK TOWNHOMES: SUBLOTS 9-12 AND TRACT F

LOCATED WITHIN: SECTIONS 6 & 7, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

A TOWNHOUSE SUBDIVISION OF TRACT D AMENDED WITHIN THE PLAT OF "DIAMOND BACK TOWNHOMES:
TRACT D AMENDED & WHITE CLOUDS SUBDIVISION: LOT 1A & LOT 31", CREATING SUBLOTS 9-12 AND TRACT F.

NOVEMBER 2016



LEGEND

- PROPERTY BOUNDARY
- SUBLOT BOUNDARY
- APPROXIMATE BUILDING FOOTPRINT - FOUNDATION
- LANDSCAPE BUFFER PER PLAT (SEE NOTE 8.)
- CULVERT EASEMENT (SEE NOTE 6.)
- CENTERLINE 10' ACCESS ESMT. (SEE NOTE 9.)
- SNOW STORAGE & UTILITY ESMT. PER PLAT
- CENTERLINE DRAINAGE ESMT. - WIDTH VARIES (SEE NOTE 5.)
- CENTERLINE 10' DRAINAGE ESMT. (SEE NOTE 10.)
- CENTERLINE 15' WATER LINE ESMT. (SEE NOTE 11.)
- CENTERLINE 15' SEWER LINE ESMT. (SEE NOTE 12.)
- L/C LIMITED COMMON AREA (SEE NOTE 4.)
- COMMON AREA
- L/C LIMITED COMMON AREA
- FOUND 5/8" REBAR
- SET 5/8" REBAR
- SET NAIL & TAG IN PAVERS/CURB
- FOUND NAIL & TAG
- BRASS CAP

NOTES:

1. BASIS OF BEARINGS IS PER THE PLAT OF "WHITE CLOUDS CORRECTED: PARCELS A, B & J AMENDED", RECORDED AS INST. NO. 620423. REFER TO SAID PLAT & PLAT NOTES AND TO THE ORIGINAL PLAT AND CC&R'S OF "WHITE CLOUDS, CORRECTED" AND TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF DIAMOND BACK TOWNHOMES: SUBLOTS 9-12 AND TRACT F", RECORDED AS INST. NO. [REDACTED] AND AS MAY BE AMENDED, FOR CONDITIONS AND/OR RESTRICTIONS GOVERNING THIS PROPERTY.
2. BUILDING SETBACKS SHALL COMPLY WITH APPLICABLE ZONING REGULATIONS.
3. ALL TOWNHOUSE OWNERS SHALL HAVE MUTUAL RECIPROCAL EASEMENTS FOR EXISTING AND FUTURE PUBLIC AND PRIVATE UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, CABLE TV, SEWER, NATURAL GAS, TELEPHONE, AND ELECTRIC LINES OVER, UNDER AND ACROSS THEIR TOWNHOUSE SUBLOTS AND COMMON AREA FOR THE REPAIR, MAINTENANCE AND REPLACEMENT THEREOF.
4. EACH LIMITED COMMON AREA IDENTIFIED HEREON IS FOR THE EXCLUSIVE USE OF SAID AREA FOR ACCESS AND PARKING FOR THE DESIGNATED SUBLOTS AS SHOWN HEREON. CONSULT THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE DEFINITION OF COMMON AREA AND LIMITED COMMON AREA.
5. A DRAINAGE EASEMENT, NOT LESS THAN 10 FEET IN WIDTH, EXISTS TO BENEFIT THE DIAMOND BACK TOWNHOMES OWNERS ASSOCIATION AND SUN VALLEY COMPANY, AND ITS SUCCESSORS AND ASSIGNS FOR DRAINAGE AND MAINTENANCE OF THE AS CONSTRUCTED STREAM AND POND AREAS, PER PREVIOUS PLAT.
6. A 15 FOOT WIDE CULVERT EASEMENT EXISTS TO BENEFIT SUN VALLEY COMPANY, AND ITS SUCCESSORS AND ASSIGNS, PER PREVIOUS PLAT.
7. A 10 FOOT WIDE UTILITY, DRAINAGE AND IRRIGATION EASEMENT EXISTS ADJACENT TO ALL STREET BOUNDARIES AND CENTERED ON THE BOUNDARIES COMMON TO DIAMOND BACK TOWNHOMES AND PARCELS B AND J AMENDED, PER PREVIOUS PLAT.
8. A 20 FOOT WIDE LANDSCAPE BUFFER IS RESERVED FOR TRAILS, HARDSCAPE, SIGNAGE, MONUMENT SIGNAGE, PLANTINGS OR SIMILAR USAGE, PER PREVIOUS PLAT.
9. A 10 FOOT WIDE PEDESTRIAN & VEHICULAR ACCESS EASEMENT EXISTS TO BENEFIT SUN VALLEY COMPANY, AND ITS SUCCESSORS & ASSIGNS, FOR GOLF COURSE PURPOSES AND TO THE SUN VALLEY WATER AND SEWER DISTRICT, AND ITS SUCCESSORS AND ASSIGNS, PER PREVIOUS PLAT.
10. TEN (10) FOOT WIDE DRAINAGE EASEMENTS EXIST TO BENEFIT SUN VALLEY COMPANY AND ITS SUCCESSORS AND ASSIGNS TO ACCOMMODATE GOLF COURSE AND OTHER DRAINAGE ALONG THE AS CONSTRUCTED LOCATIONS OF THE OVERFLOW AND OTHER DRAINAGE PIPES, PER PREVIOUS PLAT.
11. A 15 FOOT WIDE WATER LINE EASEMENT EXISTS TO BENEFIT THE SUN VALLEY WATER & SEWER DISTRICT, AND ITS SUCCESSORS AND ASSIGNS, CENTERED ALONG THE EXISTING WATER LINE, PER PREVIOUS PLAT.
12. A 15 FOOT WIDE SEWER EASEMENT EXISTS TO BENEFIT THE SUN VALLEY WATER & SEWER DISTRICT, AND ITS SUCCESSORS AND ASSIGNS, CENTERED ALONG THE EXISTING SEWER LINE, PER PREVIOUS PLAT.
13. PUBLIC UTILITY EASEMENTS ARE HEREBY PROVIDED FOR ALL UTILITY LINES WHICH SERVE DIAMOND BACK TOWNHOMES WITHIN THE SUBLOT 9-12 BOUNDARY AND TRACT F, INCLUDING (1) ALL EXISTING UTILITY LINES AND (2) ALL FUTURE UTILITY LINES OVER UNDER AND ACROSS ALL SUBLOTS AND COMMON AREAS SHOWN HEREON, AND ALL FUTURE SUBLOTS AND COMMON AREAS TO BE PLATTED WITHIN TRACT D, AS REASONABLY NECESSARY TO SERVE ALL DIAMOND BACK TOWNHOMES.
14. ALL PRIVATE DRIVES SHOWN HEREON WITHIN COMMON AREA SHALL REMAIN OPEN AND UNOBSTRUCTED AND IT SHALL BE THE SOLE RESPONSIBILITY OF THE DIAMOND BACK TOWNHOMES OWNERS ASSOCIATION TO MAINTAIN SAID LANES YEAR-ROUND, INCLUDING BUT NOT LIMITED TO SNOW REMOVAL AND ENFORCEMENT OF NO VEHICULAR PARKING WITHIN SAID LANES AT ANY TIME.
15. TRACT F IS RESERVED FOR DEVELOPMENT AND RESUBDIVISION OF FUTURE TOWNHOUSE UNITS AS APPROVED IN THE AMENDED PRELIMINARY PLAT OF DIAMOND BACK TOWNHOMES, DATED 8/12/2015, AND APPROVED 11/05/2015 OR IN ANY AMENDMENTS THAT MAY BE HEREAFTER APPROVED BY THE CITY OF SUN VALLEY.
16. COMMON AREAS, INCLUDING PRIVATE DRIVES SHOWN HEREON, ARE FOR THE BENEFIT OF ALL FUTURE PHASES OF DIAMOND BACK TOWNHOMES AS WELL AS FOR SUBLOTS 1-19.
17. COMMON SUBLOT BOUNDARIES ARE INTENDED TO BE THE EXISTING PHYSICAL PARTY WALLS AS CONSTRUCTED.
18. A PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT, WHICH SHALL BE AVAILABLE FOR AND BENEFIT ALL SUBLOTS WITHIN DIAMOND BACK TOWNHOMES, EXISTS AS SHOWN HEREON, AND SHALL, ON OR BEFORE THE COMPLETION OF ALL PHASES OF DIAMOND BACK TOWNHOMES, BE CONVEYED TO AND ACCEPTED BY THE DIAMOND BACK TOWNHOMES OWNERS ASSOCIATION AS COMMON AREA.

	DIAMOND BACK TOWNHOMES: SUBLOTS 9-12 AND TRACT F	
	LOCATED WITHIN: SECTIONS 6 & 7, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M., CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO	
	PREPARED FOR: SUN VALLEY COMPANY	
PROJECT NO. 15091	BY: CPL/SWS	FILE: 15091-sublots9-12
FINAL PLAT	DATE: 11/07/2016	SHEET: 2 OF 3

Diamond Back Townhomes, Subplots 9-12 and Tract F

TO: Jae Hill
Abby Riven

COPIES: Cinda Lewis, Benchmark Associates

FROM: George Van Horn

DATE: November 22, 2016

We received the final plats for the Diamond Back Townhomes, Sublots 9-12 and Tract F. Please provide final closure reports and the certification sheet. The final plats are acceptable and our plat table is attached.

PLAT CHECK LIST

1	Subdivision Name:	Diamond Back Townhomes: Subplots 9-12, Tract F
2	Reviewer:	George Van Horn
3	Date:	November 22, 2016
4	Sheet Title and Preamble:	Diamond Back Townhomes: Subplots 9-12 and Tract F Located within: Sections 6&7, Township 4 North, Range 18 East, B.M., City of Sun Valley, Blaine County, Idaho A Townhouse Subdivision of Tract D Amended within the Plat of "Diamond Back Townhomes: Tract D Amended & White Clouds Subdivision: Lot 1A and Lot 30", creating subplots 9-12 and Tract F
5	Basis of Bearing:	OK. Basis of Bearing per original Plat referred to in Note #1 on Sheet 2. Original Basis of Bearing shown in Plat of White Clouds Corrected: Parcels A, B, & J Amended (Inst. No. 620423)
6	North Arrow:	OK
7	Scale and Legend:	OK
8	Plat Closure:	Plat Closure report not provided
9	Total Area:	OK. Tract F and Sublots 9-12 Areas shown
10	Monuments:	OK
11	Land Corners:	OK
12	Initial Point:	OK
13	Street Names & Width:	OK
14	Easements:	OK
15	Lot & Block Numbers:	OK
16	Lot Dimensions:	OK
17	Curve & Line Tables:	OK
18	Certifications:	None
19	Certificate of Owner:	None
20	Certificate of Surveyor:	None
21	Sanitary Restriction:	OK
22	Agency Approvals:	None
23	Public Dedication:	None

24	Common Areas:	OK
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Notes: Final Plat shall include the plat closure report and a certification sheet.

**CITY OF SUN VALLEY
CITY COUNCIL
AGENDA REPORT**

From: Jae Hill, AICP, CFM, Community Development Director
Meeting Date: 15 December 2016

PLAT AMENDMENT (SUBPA2015-03)

APPLICANT: Benchmark Associates, P.A., for Sun Valley Company.

LOCATION: White Clouds, Corrected Lots 27B, 28C & White Clouds Townhomes, Amended,

ZONING DISTRICTS: Rural Estate and Ranch (RA) Zoning District

REQUEST: Shift the boundary lines separating Lot 27 & 28, *White Clouds Corrected*; shift the boundary lines separating Lot 28 *White Clouds Corrected* and the *White Clouds Townhomes Amended*.

ANALYSIS: The applicant seeks to remove approximately .13 acres from Lot 27 and .10 acres from Lot 28 to increase the size of the *White Clouds Townhomes* parcel by an equivalent amount; this is to facilitate a “landscaping buffer” and encroachment by one of the sublots on the common area in the townhomes.

	Original	Amended	Change
Lot 27	1.13	1.00	(0.13)
Lot 28	1.27	1.17	(0.10)
Townhomes	2.58	2.80	0.22

Lots 27B and 28C are located in the Rural Estate and Ranch (RA) Zoning District; the portion being added to *White Clouds Townhomes Amended* is also zoned RA and will require a Zone Map Amendment to the Multiple-Family Residential (RM-1) Zoning District before the plat can be signed.

The minimum lot size in the RA is 1 acre, and both Lots 27B and 28C will be 1.00 and 1.17 acres, respectively, after the plat amendment. The resulting shift in the size and locations of Lot 28 requires the shift of the building envelope in that lot; the building envelope is not increasing in size, but shifting approximately 30 feet to the north.

Due to all of the subject and adjacent lots being owned by a single owner, and given that the lot line shift and envelope shift are being proposed to benefit the owners of *White Clouds Townhomes*, and given that there is no proposed development on Lots 27B or 28C associated with the shift, Staff is not requiring a complete design review submittal as required by SVMC § 9-4B-1.C.2; Staff conferred with the Chairman of the Planning and Zoning Commission for his concurrence on this interpretation of the code in this particular instance.

The plat will not alter any dedicated public areas or rights-of-way, but will relocate several drainage and utility easements on private property, benefitting adjacent private property owners. There will be no impacts to the Valley View Trail on adjacent Parcel G, *White Clouds Corrected*.

9-4B-1E Standards:

1. A plat amendment shall not lower the dimensions of the lot below the minimum dimensional standards prescribed by this title; **Lots 27B and 28C will remain greater than the minimum required lot size of 1.0 acres in the zoning district.**
2. A plat amendment shall not increase the original number of properties, and may decrease the original number of properties; **No new lots are created by this application.**
3. A plat amendment shall not change or move any public streets or publicly dedicated areas in any manner. **Easements are being relocated, but none are publicly dedicated.**

RECOMMENDATION: The Planning & Zoning Commission recommended conditional approval of SUBPA2015-03, altering the dimensions of Lots 27B, 28C, and *White Clouds Townhomes Amended*, in *White Clouds Corrected* at the November 10, 2016 meeting.

RECOMMENDED MOTION: "I move to conditionally approve Plat Amendment SUBPA2015-03, amending Lots 27B, 28C, and *White Clouds Townhomes Amended*, in *White Clouds Corrected*, pursuant to the Findings of Fact and Conditions of Approval."

ALTERNATIVE ACTIONS: Move denial of the application and draft findings supporting denial.

ATTACHMENTS:

1. Findings of Fact
2. Application Materials
3. Planning & Zoning Commission Recommendation

**DRAFT
SUN VALLEY
CITY COUNCIL**

PLAT AMENDMENT)	FINDINGS OF FACT/CONCLUSIONS
WHITE CLOUDS, CORRECTED:)	OF LAW, DECISION
LOTS 27B and 28C)	AND CONDITIONS
& WHITE CLOUDS TOWNHOMES)	
AMENDED)	
APPLICATION NO. SUBPA 2015-03)	

This matter came before the Sun Valley City Council for consideration on December 15, 2016 as a duly noticed public hearing for the proposed lot lines shifts between Lot 27B and 28C of White Clouds, Corrected Subdivision and between Lot 28C and the White Clouds Townhomes Amended parcel and the relocation of the recorded building envelope on Lot 28C. The City Council conducted a properly noticed public hearing, reviewed the Agenda Report, and heard the comments of City staff, the applicant's representatives, and the public. Additionally, the City Council reviewed the Planning & Zoning Commission approval recommendation document and suggested Findings of Fact, Conclusions of Law, and Conditions of Approval. Based on the evidence presented, the City Council hereby conditionally approves proposed plat amendment with the following Findings of Fact and Conclusions of Law and subject to specific conditions of approval:

FINDINGS OF FACT/CONCLUSIONS OF LAW

1. The applicant is Benchmark Associates, P.A. on behalf of Sun Valley Company. The subject properties consist of Lots 27B and 28C of White Clouds, Corrected Subdivision and White Clouds Townhomes Amended. Lots 27B and 28C are zoned Rural Estate and Ranch (RA) Zoning District and White Clouds Townhomes Amended is zoned Multiple Family Residential (RM-1).
2. The application consists of a plat amendment map showing the lot line shifts for Lots 27B and 28C, and the relocation of the recorded building envelope on Lot 28C, to allow for landscaping and landscape maintenance on the White Clouds Townhomes Amended parcel.
3. The applicant has provided the information required for application, review, and action on a plat amendment as set forth in City of Sun Valley Municipal Code Section 9-5A-4, Required Application Information. Notice for the public hearing was: 1.) published in the Idaho Mountain Express; 2.) mailed to adjacent properties; 3.) posted at Sun Valley City Hall, the Sun Valley Post Office, Elkhorn Springs Store Post office, St. Thomas Episcopal Church, and the Elkhorn Fire Station; and 4.) posted on site.
4. The required findings for review of a proposed plat amendment are contained in Municipal Code Section 9-4B-1F. The Planning and Zoning Commission finds that:
 - a. *The adjustment is appropriate for the lot and the surrounding neighborhood* because the amendment does not alter the character of existing townhomes and the resulting lot sizes meet the minimum standards for the Rural Estate and Ranch and Multiple-Family Residential Zoning Districts;

- b. *The adjustment is consistent with the goals of the city comprehensive plan, specifically with Goal 4 because the new landscape buffer promotes development that is context-sensitive and complementary to adjacent property;*
 - c. *The adjustment will not affect the character of the neighborhood in a materially adverse manner as the lot sizes are consistent with the character of the neighborhood; and*
 - d. *The adjustment will not cause undue traffic congestion, or dangerous traffic conditions because no additional lots are proposed and the lot configuration remains essentially the same.*
5. Additional findings for relocation of a building envelope are contained in Section 9-4B-1G. The Planning and Zoning Commission finds that:
- a. *The location of the building envelope and siting of the building footprint is appropriate for the lot and the surrounding neighborhood because the proposed envelope complies with the City's dimensional standards for the Rural Estate and Ranch (RA) zoning district and no constructed building footprint currently exists.*
 - b. *The location of the building envelope and siting of the building footprint is consistent with the purposes and goals of the comprehensive plan as the relocation complies with the City's dimensional standards while promoting development that is context-sensitive and complementary to adjacent property.*
 - c. *The location of the building envelope and siting of the building footprint will not cause undue traffic congestion, nor dangerous traffic conditions as no additional lots are proposed and the lot configuration remains the same; and*
 - d. *The location of the building envelope and siting of the building footprint will not affect the character of the neighborhood in a materially adverse manner as the building envelope dimensions and siting in relation to the lot boundary are consistent with the original plat. No structure currently exists on Lots 27B or 28C, and any future development will be subject to Design Review.*
6. The lot line shifts and building envelope relocation application will not lower the dimensions of the subject Lots 27B, 28C, and the *White Clouds Townhomes Amended* parcel below a minimum dimensional standard prescribed by Title 9. The lot line shifts and building envelope relocation will not change or move any public streets or publicly dedicated areas in any manner. Additionally, the plat amendment will not increase or decrease the number of properties/lots. No subdivision of land is proposed. The overall density of the White Clouds, Corrected Subdivision and White Clouds Townhomes Amended remains unchanged.
7. The plat adjustment is appropriate for the design and physical location of future structures on the Lots 27B and 28C and the surrounding single-family and multiple-family residential development because the adjustments promote greater flexibility in site design and development.
8. The plat amendment is consistent with the Sun Valley Comprehensive Plan designations for Low and Medium Density Residential and does not significantly change the existing land use nor cause any

conflict with the goals and policies of the Comprehensive Plan. There are no designated scenic, agricultural, recreational, or traditional sites identified for these parcels by the Comprehensive Plan.

9. The plat amendment will not affect the character of the neighborhood in a materially adverse manner because the lot line shifts and building envelope relocation are consistent with the existing site layout and will allow for landscaping and landscape maintenance on the White Clouds Townhomes Amended parcel. Once recorded, the plat modifications will appear as though designed as part of the original development.
10. The plat amendment does not involve any area used for access to the overall White Clouds Subdivision nor any associated public or private parking areas. The lot line shifts and building envelope relocation are consistent with all applicable easements and rights of way and with the original design of the access, traffic, circulation, and parking areas of the development.
11. The lot line shifts and location of the adjusted building envelope and corresponding future building footprint are appropriate for the lots and the surrounding development, are consistent with the purposes and goals of the Comprehensive Plan, will not cause undue traffic congestion nor dangerous traffic conditions, and will not affect the character of the neighborhood in a materially adverse manner. No public comments were received as part of the properly noticed comment and review period for the project and no negative impacts were identified.
12. All aspects of the proposed plat amendment comply with applicable provisions of the Development Code, specifically regarding the proportion of steep slopes within a building envelope, because of the deviations granted through the project's Planned Unit Development approved as part of Conditional Use Permit application No. CUP2007-05. The proposed envelope adjustments are consistent with the PUD provisions and with all other requirements and development approvals for the White Clouds Subdivision.

DECISION

Therefore, based upon the foregoing Findings of Fact/Conclusions of Law, the Sun Valley City Council hereby conditionally approves the plat amendment to shift the lot lines between Lot 27B and 28C of *White Clouds, Corrected Subdivision* and between Lot 28C and the *White Clouds Townhomes Amended* parcel and to relocate the recorded building envelope on Lot 28C, according to the plat amendment map, supporting plans, and documents submitted as part of the subject application, subject to the following specific conditions of approval.

CONDITIONS OF APPROVAL

1. Prior to adoption and signature of the Plat Amendment, the applicant must apply for and receive a Zoning Map Amendment for the portions of the White Clouds Townhomes Amended zoned Rural Estate and Ranch (RA) to the Multiple-Family Residential (RM-1) or other appropriate zoning classification.
2. Upon approval of the plat amendment by City Council to shift the lot lines between Lot 27B and 28C of White Clouds, Corrected Subdivision and between Lot 28C and the White Clouds Townhomes Amended parcel and to relocate the recorded building envelope on Lot 28C, the applicant shall record the amended plat with the Office of the County Recorder and provide a copy of the recorded document to the Community Development Director prior to application for any development on the subject lots.

Dated this 15th day of November, 2016.

Peter Hendricks, Mayor
City of Sun Valley

Date Findings of Fact signed

ATTEST:

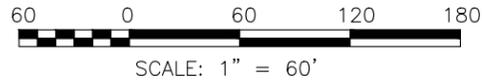
Nancy Flannigan, Assistant City Clerk/Treasurer
City of Sun Valley

WHITE CLOUDS, CORRECTED: LOTS 27B, 28C, & WHITE CLOUDS TOWNHOMES AMENDED

LOCATED WITHIN: SECTION 6, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M., CITY OF SUN VALLEY,
BLAINE COUNTY, IDAHO

WHEREIN THE BOUNDARIES COMMON TO LOTS 27A & 28B OF WHITE CLOUDS, CORRECTED PUD &
WHITE CLOUDS TOWNHOMES ARE AMENDED, THE BUILDING ENVELOPE ON LOT 28B IS SHIFTED,
AND SUBLOTS 1 AND 5 ARE AMENDED.

SEPTEMBER 2016



LINE DATA

LINE	BEARING	DISTANCE
L1	N00°00'00"W	80.70'
L2	N00°00'00"W	25.99'
L3	S31°49'43"E	26.18'

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	395.72'	207.90'	205.51'	N15°03'02"W	30°06'04"
C2	395.72'	216.39'	213.70'	N45°46'00"W	31°19'50"
C3	25.00'	39.18'	35.29'	S73°40'11"W	89°47'49"
C4	1313.24'	283.61'	283.06'	S34°57'29"W	12°22'25"
C5	155.00'	154.86'	148.50'	N28°37'22"W	57°14'44"

LEGEND

- BE — BE — PROPERTY LINE
- BE — BE — NEW BUILDING ENVELOPE
- BE — BE — EXIST. BUILDING ENVELOPE ELIMINATED
- BE — BE — EXIST. BUILDING ENVELOPE PER PLAT
- — — — — LOT LINE ELIMINATED
- — — — — SNOW STORAGE & UTILITY ESMT. PER PLAT
- — — — — EASEMENT LINE (AS NOTED.)
- ⊕ TRAIL EASEMENT PER PLAT
- FOUND 1/2" REBAR
- FOUND 5/8" REBAR
- SET 5/8" REBAR
- ⊙ BRASS CAP
- C/A COMMON AREA

NOTES:

1. BASIS OF BEARINGS IS PER THE ORIGINAL PLAT OF "WHITE CLOUDS, CORRECTED PUD", (INST. NO. 517308). REFER TO SAID PLAT & CC&R'S (INST. NO. 571309) FOR PLAT NOTES, CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY, AND TO THE FOLLOWING DOCUMENTS:

FINAL PLAT OF "WHITE CLOUDS, CORRECTED: LOTS 21A, 23A, 27A & 28A", INST. NO. 577809.

FINAL PLAT OF "WHITE CLOUDS, CORRECTED: LOT 28B AND PARCEL E AMENDED", INST. NO. 597451.

FINAL PLAT & DECLARATION OF "WHITE CLOUDS TOWNHOMES: PHASE I", INST. NOS. 599744 & 599745.

FINAL PLAT & DECLARATION OF "WHITE CLOUDS TOWNHOMES: PHASE II", INST. NOS. 610102 & 610103.

FINAL PLAT & DECLARATION OF "WHITE CLOUDS TOWNHOMES: PHASE III", INST. NOS. 612967 & 612968.

FINAL PLAT & DECLARATION OF "WHITE CLOUDS TOWNHOMES: PHASE IV", INST. NOS. 615434 & 615435.

2. BUILDING SETBACKS SHALL COMPLY WITH APPLICABLE ZONING REGULATIONS.

APPLICABLE ORIGINAL PLAT NOTES

SEE ORIGINAL PLAT OF WHITE CLOUDS, CORRECTED (INST. NO. 571308) FOR PLAT NOTES.

3. 15 foot wide Public Trail Access Easements exist for public use within Parcels E, G, J, K, L, and Lots 8, 26 & 28 as shown hereon. The location of said easements may change to reflect any re-alignments of the trails upon the approval of the City of Sun Valley.

12. Lots 1 through 30, and Parcels H, M and N of the White Clouds Planned Unit Development are subject to a Declaration of Covenants, Conditions and Restrictions (CC&R's) which include, by reference, certain design criteria which will be used by the Design Review Committee in evaluating proposed single-family residential improvements on each of said lots. These design criteria are intended to encourage development which will preserve and enhance the beauty of the area, and copies are available from the White Clouds Single-Family Homeowners Association or its Design Review Committee.

13. There shall be a 10 foot wide Utility, Drainage and Irrigation Easement centered on all lot lines and adjacent to all street and subdivision boundaries.

14. All required Emergency Access Lanes shall remain open and unobstructed and it shall be the sole responsibility of the property owner to maintain said lanes year-round, including but not limited to snow removal and enforcement of no vehicular parking within said lanes at any time.

17. The 20 foot wide landscape buffer within Parcels A and E is reserved for trails, hardscape, signage, monument signage, plantings or similar usage.

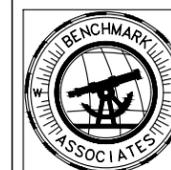
18. The White Clouds residential component lies within an area of sensitive water and visual significance and extensive non-native plantings and irrigation may not be appropriate for the area and may not be approved by the City.

19. Due to local soil conditions, hillside building envelopes and surface and subsurface drainage considerations, a geotechnical investigation should be considered for each lot prior to residential design and construction.

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a certificate of disapproval.

Date: _____ South Central Public Health District, REHS

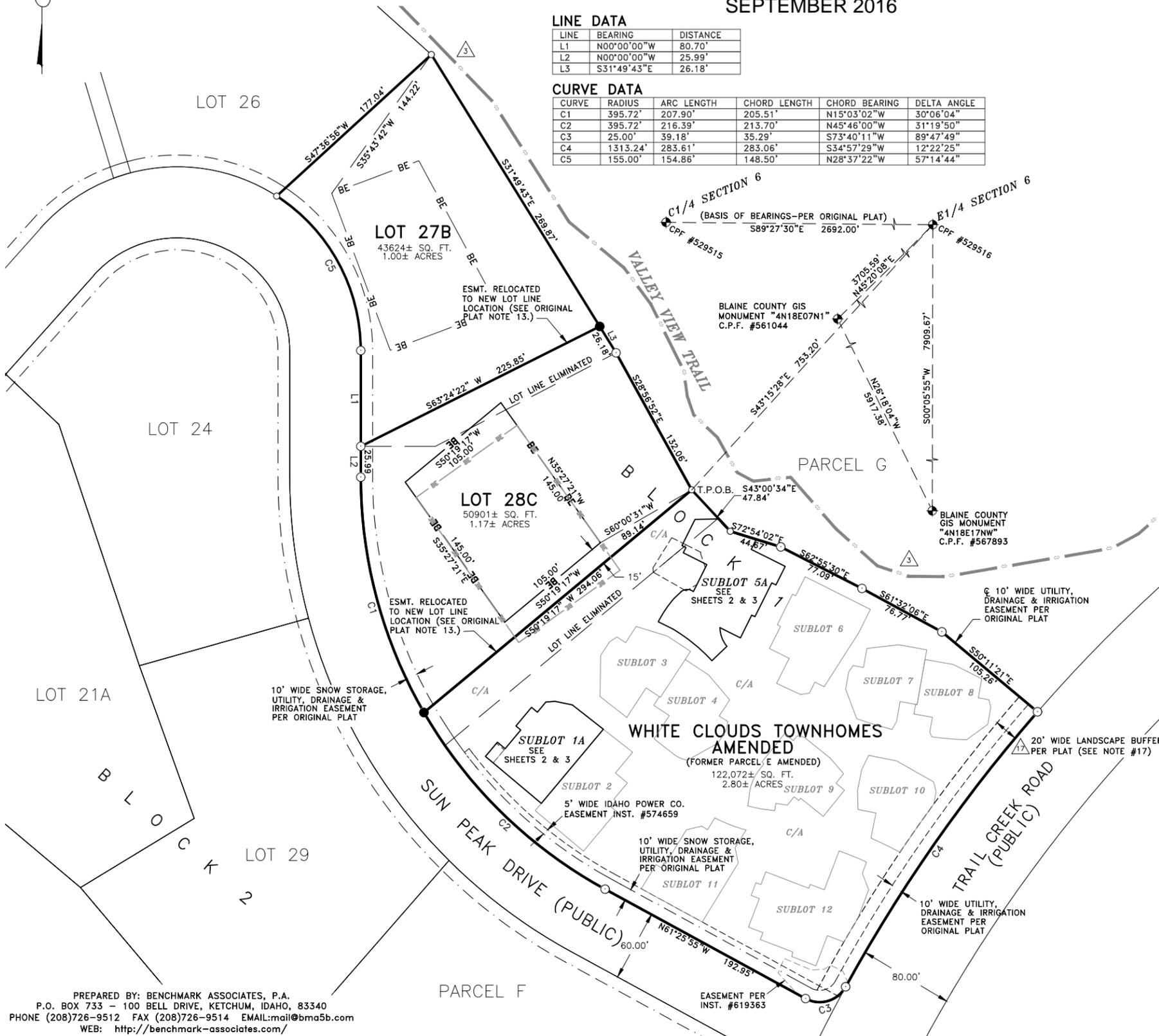


WHITE CLOUDS, CORRECTED:
LOTS 27B, 28C, &
WHITE CLOUDS TOWNHOMES
AMENDED

LOCATED WITHIN: SEC. 6, T4N, R18E, B.M.,
CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

PREPARED FOR: SUN VALLEY COMPANY

PROJECT NO. 11180	BY: LLJ/CPL	FILE: 11180PG1-2016.DWG
PLAT AMENDMENT	DATE: 09/12/2016	SHEET: 1 OF X



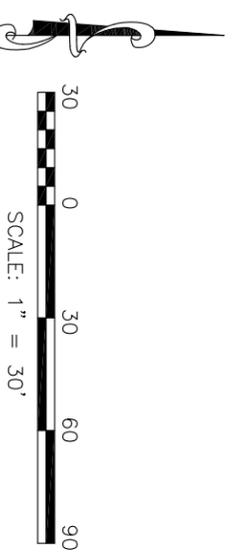
PREPARED BY: BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340
PHONE (208)726-9512 FAX (208)726-9514 EMAIL: mail@bma5b.com
WEB: <http://benchmark-associates.com/>

WHITE CLOUDS, CORRECTED: LOTS 27B, 28C, & WHITE CLOUDS TOWNHOMES AMENDED

LOCATED WITHIN: SECTION 6, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M., CITY OF SUN VALLEY,
BLAINE COUNTY, IDAHO

WHEREIN THE BOUNDARIES COMMON TO LOTS 27A & 28B OF WHITE CLOUDS, CORRECTED PUD &
WHITE CLOUDS TOWNHOMES ARE AMENDED, THE BUILDING ENVELOPE ON LOT 28B IS SHIFTED,
AND SUBLOTS 1 AND 5 ARE AMENDED.

SEPTEMBER 2016



LEGEND	
	PROPERTY LINE
	NEW BUILDING ENVELOPE
	EXIST. BUILDING ENVELOPE ELIMINATED
	EXIST. BUILDING ENVELOPE PER PLAT
	LOT LINE ELIMINATED
	SNOW STORAGE & UTILITY ESMT. PER PLAT
	EASEMENT LINE (AS NOTED.)
	TRAIL EASEMENT PER PLAT
	FOUND 1/2" REBAR
	FOUND 5/8" REBAR
	SET 5/8" REBAR
	BRASS CAP
	COMMON AREA



PREPARED BY: BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340
PHONE (208)726-9512 / FAX (208)726-9514 / EMAIL:mail@bnao5b.com
WEB: http://benchmark-associates.com/

**WHITE CLOUDS, CORRECTED:
LOTS 27B, 28C, &
WHITE CLOUDS TOWNHOMES
AMENDED**

LOCATED WITHIN: SEC. 6, T4N, R18E, B.M.,
CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

PREPARED FOR: SUN VALLEY COMPANY

PROJECT NO. 11180 BY: LLJ/CPL FILE: 11180pg1EXHIBIT
PLAT AMENDMENT DATE: 09/12/2016 SHEET: 2 OF X

**SUN VALLEY
PLANNING AND ZONING COMMISSION**

PLAT AMENDMENT)	FINDINGS OF FACT/CONCLUSIONS
WHITE CLOUDS, CORRECTED:)	OF LAW, DECISION
LOTS 27B and 28C)	AND CONDITIONS OF APPROVAL
& WHITE CLOUDS TOWNHOMES)	
AMENDED)	
APPLICATION NO. SUBPA 2015-03)	

This matter came before the Sun Valley Planning and Zoning Commission for consideration on November 10, 2016 as a duly noticed public hearing for the proposed lot lines shifts between Lot 27B and 28C of White Clouds, Corrected Subdivision and between Lot 28C and the White Clouds Townhomes Amended parcel and the relocation of the recorded building envelope on Lot 28C. The Commission conducted a properly noticed public hearing, reviewed the Agenda Report, and heard the comments of City staff, the applicant's representatives, and the public. Additionally, the Commission reviewed the approval recommendation document and suggested Findings of Fact, Conclusions of Law, and Conditions of Approval recommended by the Community Development Director. Based on the evidence presented, the Commission hereby recommends approval of the proposed plat amendment to the City Council with the following Findings of Fact and Conclusions of Law and subject to specific conditions of approval:

FINDINGS OF FACT/CONCLUSIONS OF LAW

1. The applicant is Benchmark Associates, P.A. on behalf of Sun Valley Company. The subject properties consist of Lots 27B and 28C of White Clouds, Corrected Subdivision and White Clouds Townhomes Amended. Lots 27B and 28C are zoned Rural Estate and Ranch (RA) Zoning District and White Clouds Townhomes Amended is zoned Multiple Family Residential (RM-1).
2. The application consists of a plat amendment map showing the lot line shifts for Lots 27B and 28C, and the relocation of the recorded building envelope on Lot 28C, to allow for landscaping and landscape maintenance on the White Clouds Townhomes Amended parcel.
3. The applicant has provided the information required for application, review, and action on a plat amendment as set forth in City of Sun Valley Municipal Code Section 9-5A-4, Required Application Information. Notice for the public hearing was: 1.) published in the Idaho Mountain Express; 2.) mailed to adjacent properties; 3.) posted at Sun Valley City Hall, the Sun Valley Post Office, Elkhorn Springs Store Post office, St. Thomas Episcopal Church, and the Elkhorn Fire Station; and 4.) posted on site.
4. The required findings for review of a proposed plat amendment are contained in Municipal Code Section 9-4B-1F. The Planning and Zoning Commission finds that:
 - a. *The adjustment is appropriate for the lot and the surrounding neighborhood* because the amendment does not alter the character of existing townhomes and the resulting lot sizes meet the minimum standards for the Rural Estate and Ranch and Multiple-Family Residential Zoning Districts;

- b. *The adjustment is consistent with the goals of the city comprehensive plan, specifically with Goal 4 because the new landscape buffer promotes development that is context-sensitive and complementary to adjacent property;*
 - c. *The adjustment will not affect the character of the neighborhood in a materially adverse manner as the lot sizes are consistent with the character of the neighborhood; and*
 - d. *The adjustment will not cause undue traffic congestion, or dangerous traffic conditions because no additional lots are proposed and the lot configuration remains essentially the same.*
5. Additional findings for relocation of a building envelope are contained in Section 9-4B-1G. The Planning and Zoning Commission finds that:
- a. *The location of the building envelope and siting of the building footprint is appropriate for the lot and the surrounding neighborhood because the proposed envelope complies with the City's dimensional standards for the Rural Estate and Ranch (RA) zoning district and no constructed building footprint currently exists.*
 - b. *The location of the building envelope and siting of the building footprint is consistent with the purposes and goals of the comprehensive plan as the relocation complies with the City's dimensional standards while promoting development that is context-sensitive and complementary to adjacent property.*
 - c. *The location of the building envelope and siting of the building footprint will not cause undue traffic congestion, nor dangerous traffic conditions as no additional lots are proposed and the lot configuration remains the same; and*
 - d. *The location of the building envelope and siting of the building footprint will not affect the character of the neighborhood in a materially adverse manner as the building envelope dimensions and siting in relation to the lot boundary are consistent with the original plat. No structure currently exists on Lots 27B or 28C, and any future development will be subject to Design Review.*
6. The lot line shifts and building envelope relocation application will not lower the dimensions of the subject Lots 27B, 28C, and the *White Clouds Townhomes Amended* parcel below a minimum dimensional standard prescribed by Title 9. The lot line shifts and building envelope relocation will not change or move any public streets or publicly dedicated areas in any manner. Additionally, the plat amendment will not increase or decrease the number of properties/lots. No subdivision of land is proposed. The overall density of the White Clouds, Corrected Subdivision and White Clouds Townhomes Amended remains unchanged.
7. The plat adjustment is appropriate for the design and physical location of future structures on the Lots 27B and 28C and the surrounding single-family and multiple-family residential development because the adjustments promote greater flexibility in site design and development.
8. The plat amendment is consistent with the Sun Valley Comprehensive Plan designations for Low and Medium Density Residential and does not significantly change the existing land use nor cause any

conflict with the goals and policies of the Comprehensive Plan. There are no designated scenic, agricultural, recreational, or traditional sites identified for these parcels by the Comprehensive Plan.

9. The plat amendment will not affect the character of the neighborhood in a materially adverse manner because the lot line shifts and building envelope relocation are consistent with the existing site layout and will allow for landscaping and landscape maintenance on the White Clouds Townhomes Amended parcel. Once recorded, the plat modifications will appear as though designed as part of the original development.
10. The plat amendment does not involve any area used for access to the overall White Clouds Subdivision nor any associated public or private parking areas. The lot line shifts and building envelope relocation are consistent with all applicable easements and rights of way and with the original design of the access, traffic, circulation, and parking areas of the development.
11. The lot line shifts and location of the adjusted building envelope and corresponding future building footprint are appropriate for the lots and the surrounding development, are consistent with the purposes and goals of the Comprehensive Plan, will not cause undue traffic congestion nor dangerous traffic conditions, and will not affect the character of the neighborhood in a materially adverse manner. No public comments were received as part of the properly noticed comment and review period for the project and no negative impacts were identified.
12. All aspects of the proposed plat amendment comply with applicable provisions of the Development Code, specifically regarding the proportion of steep slopes within a building envelope, because of the deviations granted through the project's Planned Unit Development approved as part of Conditional Use Permit application No. CUP2007-05. The proposed envelope adjustments are consistent with the PUD provisions and with all other requirements and development approvals for the White Clouds Subdivision.

DECISION

Therefore, based upon the foregoing Findings of Fact/Conclusions of Law, the Sun Valley Planning and Zoning Commission hereby recommends to the City Council a conditional approval of the plat amendment to shift the lot lines between Lot 27B and 28C of *White Clouds, Corrected Subdivision* and between Lot 28C and the *White Clouds Townhomes Amended* parcel and to relocate the recorded building envelope on Lot 28C, according to the plat amendment map, supporting plans, and documents submitted as part of the subject application, subject to the following specific conditions of approval.

CONDITIONS OF APPROVAL

1. Prior to adoption and signature of the Plat Amendment, the applicant must apply for and receive a Zoning Map Amendment for the portions of the White Clouds Townhomes Amended zoned Rural Estate and Ranch (RA) to the Multiple-Family Residential (RM-1) or other appropriate zoning classification.
2. Upon approval of the plat amendment by City Council to shift the lot lines between Lot 27B and 28C of White Clouds, Corrected Subdivision and between Lot 28C and the White Clouds Townhomes Amended parcel and to relocate the recorded building envelope on Lot 28C, the applicant shall record the amended plat with the Office of the County Recorder and provide a copy of the recorded document to the Community Development Director prior to application for any development on the subject lots.

Dated this 10th day of November, 2016.



Jake Provonsha, Vice-Chairman
Sun Valley Planning & Zoning Commission

11-30-16

Date Findings of Fact Signed

CITY OF SUN VALLEY

RESOLUTION NO. 2016-27

A RESOLUTION OF THE CITY OF SUN VALLEY
SUPPORTING THE RECLASSIFICATION OF ELKHORN AND DOLLAR ROADS AS MAJOR COLLECTORS

WHEREAS, Elkhorn Road and Dollar Road are the primary route through the City of Sun Valley, connecting the majority of our residents and businesses; and

WHEREAS, Elkhorn Road and Dollar Road serve as a bypass route for State Highway 75 for oversized loads and special event traffic; and

WHEREAS, Elkhorn Road and Dollar Road are only classified as a local road by the Idaho Transportation Department (ITD); and

WHEREAS, reclassifying the roads as Major Collectors will make available additional grant funding and resources for road upgrades and maintenance;

NOW, THEREFORE, BE IT RESOLVED THAT, the City Council hereby approves the application to the Idaho Transportation Department to amend the functional classification for Elkhorn Road and Dollar Road as Major Collector roads.

DATED THIS ____ DAY OF December, 2016

Peter M. Hendricks, Mayor

Nancy Flannigan, Acting City Clerk



IDAHO FUNCTIONAL CLASSIFICATION / URBAN BOUNDARY CHANGE REQUEST FORM

PLEASE INDICATE: ITD District Request Local Agency Request

This form has been developed for use in all requests for Idaho's Functional Classification and/or Urban Boundary changes/modifications. One form must be completed and submitted for each change.

AGENCY CONTACT INFORMATION	
Agency Name: <div style="text-align: center;">City of Sun Valley</div>	Application Date: <div style="text-align: center;">December 15, 2016</div>
Contact Person and E-mail Address: <div style="text-align: center;">Abby Rivin /ariving@svidaho.org</div>	Telephone Number: <div style="text-align: center;">(208)622-4438</div>
Agency Address: <div style="text-align: center;">81 Elkhorn Rd/PO Box 416/Sun Valley, ID 83353</div>	
Is this functional classification request/change completely within or partially within an Urbanized Area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – If yes, concurrence from the MPO is required. Please complete the following information. Please indicate the name of the metropolitan planning organization (MPO):	
MPO Contact Person and E-mail Address:	Telephone Number:
MPO Address:	
Does requested Functional Class change extend into another jurisdiction? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – If yes, a concurrence letter or resolution is required from the other jurisdiction. Please indicate the name of the other jurisdiction:	

ROUTE DESCRIPTION	
Local Name of Route: <div style="text-align: center;">Elkhorn Road and Dollar Road</div>	Route Number:
Route Description: Elkhorn Road is the main means of access to local amenities, such as Dollar Mountain and the Elkhorn Village. The road also serves as an SH-75 bypass route when road work and other causes of delay occur on SH-75. Dollar Road and Elkhorn Road, together, connect Trail Creek/Sun Valley Roads with SH-75.	
Termini of Route (Milepost (MP) – if available) From MP: To MP:	Length (miles): <div style="text-align: center;">5.1</div>
Existing Federal Functional Classification (choose only one): <input type="checkbox"/> Interstate <input type="checkbox"/> Principal Arterial <input type="checkbox"/> Minor Arterial <input type="checkbox"/> Major Collector <input type="checkbox"/> Minor Collector <input checked="" type="checkbox"/> Local Road	Proposed Federal Functional Classification (choose only one): <input type="checkbox"/> Interstate <input type="checkbox"/> Principal Arterial <input type="checkbox"/> Minor Arterial <input checked="" type="checkbox"/> Major Collector <input type="checkbox"/> Minor Collector <input type="checkbox"/> Local Road



IDAHO FUNCTIONAL CLASSIFICATION / URBAN BOUNDARY CHANGE REQUEST FORM

URBAN BOUNDARY DESCRIPTION

Population (Census):

1,406

Brief explanation for proposed changes:

Census Boundary Square Foot:

Proposed Boundary Square Foot:

Existing Urban Boundary Classification (choose only one):

Proposed Urban Boundary Classification (choose only one):

Rural Areas Small Urban Areas Urbanized Areas
 0 – 4,999 5,000 - 49,000 50,000+

Rural Areas Small Urban Areas Urbanized Areas
 0 – 4,999 5,000 - 49,000 50,000+

Metropolitan Statistical Areas
 250,000+

Metropolitan Statistical Areas
 250,000+

REMARKS

Written Description of FC route *(general characteristics including alignment, speed limit and how it relates to the surrounding area in terms of importance):*

The route is over 27,000 feet long (5.1 miles) and consists of two segments - Dollar and Elkhorn Roads. They are generally winding, with a maximum speed limit of 35mph and minimum speed limit of 25mph. There are numerous signed and unsigned crosswalks, and one signalized crosswalk. A paved, multi-use path runs parallel and adjacent to the route for most of its length. The route connects the Sun Valley Resort and downtown Ketchum with the Elkhorn neighborhood and the Dollar Mountain Ski Area.

A brief description why the proposed change is requested and justification for the change:

Elkhorn Road (and Dollar Road, which is a continuation of the route) is the principal thoroughfare of the city, connecting the vast majority of our homes, businesses, and amenities. The seasonal population of our resort community reaches up to 10,000 people during peak season, and Elkhorn-Dollar Road is in need of safer pedestrian crossings to serve our residents and visitors, as well as more effective drainage improvements to reduce icing potential and to extend the life of the road.

Additional remarks to fully explain the change request:



IDAHO FUNCTIONAL CLASSIFICATION / URBAN BOUNDARY CHANGE REQUEST FORM

IDAHO CHANGE REQUEST SUBMITTAL CHECKLIST *(include with this request form)*:

- Change Request Form
- Three (3) copies of the Vicinity Map showing the proposed changes and existing
- Original letter of recommended approval from Mayor, Chairman of the Board or other official responsible for the agency or a City/County Resolution adopted. If the request crosses jurisdictional boundaries, a letter of recommendation or City/County Resolution is required from all agencies which have authority over the road.
- Proof of Public Hearing *(if one was held)*
- MPO concurrence letter *(if within an Urbanized Area)*

Submit all of the above to the Idaho Transportation Department [District](#) in your area. If you have questions or need additional information, you may e-mail FunctionClass@itd.idaho.gov.

For ITD District Use Only:

ITD District <input type="checkbox"/> D1 <input type="checkbox"/> D2 <input type="checkbox"/> D3 <input type="checkbox"/> D4 <input type="checkbox"/> D5 <input type="checkbox"/> D6	Application Received:
District Contact Person and E-mail Address:	Telephone Number:
District Application Recommendation to 2PM: <input type="checkbox"/> Approval Request because: <input type="checkbox"/> Deny Request because:	

For ITD 2PM Use Only:

ITD Recommendation to FHWA: <input type="checkbox"/> Approval Request because: <input type="checkbox"/> Deny Request because:
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IDAHO FUNCTIONAL CLASSIFICATION / URBAN BOUNDARY CHANGE REQUEST FORM

IMPORTANT CONTACT INFORMATION		
CONTACT	OFFICE NUMBER	FAX NUMBER
Local Highway Technical Assistance Council (LHTAC)	(208) 344-0565	(208) 344-0789
ITD HQ Planning/Program Mgmt.	(208) 334-8483	(208) 334-4432
ITD District One	(208) 772-1200	(208) 772-1203
ITD District Two	(208) 799-5090	(208) 799-4301
ITD District Three	(208) 334-8300	(208) 334-8917
ITD District Four	(208) 886-7800	(208) 886-7895
	(208) 239-3300	(208) 239-3367
	(208) 745-7781	(208) 745-8735
	(208) 233-9322	(866) 230-4709
	(208) 612-8530	N/A
	(208) 855-2558	(208) 855-2559
	(208) 930-4164	N/A
	(208) 553-7506	(208) 298-1339

