

AGENDA
REGULAR COUNCIL MEETING OF THE MAYOR AND CITY COUNCIL
IN THE COUNCIL CHAMBERS – 81 ELKHORN ROAD
CITY OF SUN VALLEY, IDAHO
Monday, October 5, 2015 – 4:00 P.M.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT - *The Mayor and Council welcome comments from the public on any subject. Please state your name and address for the record. Public comments may be limited to three (3) minutes. Please note this is the only time during this meeting that public comment time will be provided.*

MAYOR AND COUNCIL RESPONSE TO PUBLIC COMMENT (5 min.)

COUNCIL COMMENT (5 min.)

MAYOR COMMENT (5 min.)

- Recognition of Sun Valley wildland firefighters deployed to out-of-area fires
- Idaho APA honorable mention for Blaine County Community Bike-Ped Plan

QUESTIONS FROM THE PRESS (3 min.)

CONSENT AGENDA (5 min.) *All items listed under the Consent Agenda will be approved in one motion without discussion unless any Council Member requests that the item be removed for individual discussion and possible action.*

1. Approval of Council Minutes of September 10 and 16, 2015; 1
2. Receive and File Financials: 16
 - a. September, 2015 Paid Invoice Report
 - b. August, 2015 Financial Report
 - c. Local Option Tax Report
3. Authorize payment of bills and payroll (recurring per Resolution 2015-09) for October, 2015, when due; (no documents)
4. Authorize payment of bills (non-recurring) on-hand due after September 23, 2015 and recommended for approval by the Finance Committee;..... 56

PRESENTATIONS (35 min.)

5. Letter of Commendation presented to Fire Department Captains Reid Black and Taan Robrahn (5 min.); 60
6. Sun Valley Marketing Alliance Semi-Annual Report, Arlene Schieven (15 min.); 61
7. Sun Valley Economic Development Semi-Annual Report, Harry Griffith (15 min.); 88

PUBLIC HEARING (10 min.)

8. Public hearing and action on Final Plat Application by Sun Valley Company for Sublots 15, 16, and Tract B of Diamond Back Townhomes, Parcel A Amended, within the plat of *White Clouds, Corrected, Parcels A, B, & J Amended* (SUBFP 2015-05) (5 min.);..... 89

*Please Note: The agenda is subject to revisions.
Anyone needing assistance to attend or participate should contact Sun Valley City Hall prior to the meeting at 622-4438.
Council packets are available online at www.sunvalley.govoffice.com.*

9. Public hearing and action on Final Plat Application by Sun Valley Company for Sublots 5 through 8 and Tract C of Diamond Back Townhomes, Parcel A Amended, within the plat of *White Clouds, Corrected, Parcels A, B, & J Amended* (SUBFP 2015-06) (5 min.); 115

BREAK (5 min.)

ACTION/DISCUSSION (95 min.)

10. Discussion and action on Ordinance 475 and the Blue Shield contract following recent Hall Render and Idaho Attorney General legal opinions (15 min.); 141
11. First Reading of Ordinance No. 478 An Ordinance Repealing Ordinance No. 475 (10 min.); 149
12. Continued discussion and possible action regarding city-owned Elkhorn Springs condominiums, including Blaine County Housing Authority City-Owned Housing Units Management Proposal (15 min.); 150
13. Discussion and action on Resolution 2015-26 Authorizing the Mayor to Execute a FY16 Contract for Services with the Blaine County Housing Authority in the amount of \$15,000 (5 min.); 154
14. Authorization for staff to enter into contract negotiations with an architectural firm to provide architectural/engineering services for the remodeling of the Elkhorn Fire Station to provide sleeping quarters (15 min.); 172
15. Discussion and action on scheduling two Special City Council meetings related to the Elkhorn Fire Station sleeping quarters for October 9th and October 21st, 2015 at 4:00 p.m. (5 min); (no documents)
16. Continued discussion and action on staff recommendations regarding landscaping encroachments on City streets and rights of way (20 min.); 235
17. Discussion and action on purchase of Fire Department vehicle for Fiscal Year 2016 (5 min.); 237
18. Discussion and action on Resolution 2015-27 authorizing the Mayor to Execute a FY16 Interlocal Agreement (Sun Valley/Blaine County) for GIS Services (5 min.); 240

EXECUTIVE SESSION – Pursuant to Idaho Code 74-206 sections (d) and (f).

ADJOURNMENT - *Meeting will conclude after the completion of agenda items or at the latest 9:00 p.m. Any item under discussion or consideration at 9:00 p.m. will be completed. Any remaining items on the agenda will be scheduled for another meeting.*

**COUNCIL MEETING
OF THE MAYOR AND CITY COUNCIL
IN THE COUNCIL CHAMBERS - 81 ELKHORN ROAD
CITY OF SUN VALLEY, IDAHO
SEPTEMBER 10, 2015 AT 4:00 P.M.**

The Mayor and the City Council of Sun Valley, Blaine County, State of Idaho, met in a Council Meeting in the Sun Valley City Hall Council Chambers on September 10, 2015 at 4:00 p.m.

CALL TO ORDER

The meeting was called to order at 4:00 p.m.

ROLL CALL

PRESENT: Mayor Dewayne Briscoe, Council President Keith Saks, Council Member Michelle Griffith, Council Member Peter Hendricks, and Council Member Jane Conard.

ABSENT: None

PLEDGE OF ALLEGIANCE

Pledge led by Peter Jensen.

PUBLIC COMMENT

Mayor Dewayne Briscoe made a comment.

David Barovetto, Sun Valley resident and candidate for Mayor, made a comment.

MAYOR AND COUNCIL RESPONSE TO PUBLIC COMMENT

None.

COUNCIL COMMENT

Council Member Peter Hendricks made a comment.

Mayor Dewayne Briscoe made a comment.

Council President Keith Saks made a comment.

Council Member Michelle Griffith made a comment.

Council Member Jane Conard made a comment.

MAYOR COMMENT

- **Written objections to Ordinance 475**

Mayor Dewayne Briscoe made a comment.

Council Member Michelle Griffith made a comment and asked a question.

Mayor Dewayne Briscoe responded.

QUESTIONS FROM THE PRESS

None.

CONSENT AGENDA

1. Approval of Council Minutes of July 21, August 6, August 11, August 12, August 18, and August 25, 2015;

2. Receive and File Financials:

- [a. August, 2015 Paid Invoice Report](#)
- [b. July, 2015 Financial Report](#)
- [c. Local Option Tax Report](#)
- [3. Authorize payment of bills and payroll \(recurring per Resolution 2015-09\) for September, 2015, when due; \(no documents\)](#)**
- [4. Authorize payment of bills \(non-recurring\) on-hand due after August 26, 2015 and recommended for approval by the Finance Committee;](#)**

[Mayor Dewayne Briscoe made a comment.](#)
[Council President Keith Saks made a comment.](#)
[Council Member Jane Conard made a comment.](#)
[Council Member Michelle Griffith made a comment.](#)
[City Treasurer Angela Orr made a comment.](#)
[Council Member Michelle Griffith made a comment.](#)
[Mayor Dewayne Briscoe made a comment.](#)
[Council Member Michelle Griffith made a comment.](#)

MOTION

Council Member Michelle Griffith moved to approve Consent Agenda items 1-4 with the exception of the invoices from City Attorney Adam King provided in confidential envelopes at the meeting, seconded by Council President Keith Saks. A roll call vote was taken.

AYES: Council President Keith Saks, Council Member Michelle Griffith, Council Member Peter Hendricks, and Council Member Jane Conard.

NAYS: None

The Mayor declared the motion approved.

PUBLIC HEARING

5. Public hearing on the Draft City of Sun Valley 2015 Comprehensive Plan Update;

[Mayor Dewayne Briscoe made a comment.](#)
[Mayor Dewayne Briscoe opened the public hearing.](#)
[Al Stevenson, Sun Valley resident, made a public comment.](#)
[Mayor Dewayne Briscoe made a comment.](#)
[Al Stevenson responded.](#)
[Mayor Dewayne Briscoe made a comment.](#)
[Council Member Peter Hendricks asked a question.](#)
[Al Stevenson responded.](#)
[Council Member Peter Hendricks asked a question.](#)
[Al Stevenson responded.](#)
[Council Member Peter Hendricks made a comment.](#)
[Al Stevenson responded.](#)
[Mayor Dewayne Briscoe made a comment.](#)
[Council President Keith Saks made a comment.](#)
[Community Development Director Jae Hill made a comment.](#)
[Council President Keith Saks asked a question.](#)
[Community Development Director Jae Hill responded.](#)
[Council President Keith Saks made a comment.](#)
[Al Stevenson responded.](#)
[Council Member Michelle Griffith made a comment.](#)

[Community Development Director Jae Hill made a comment.](#)
[Al Stevenson responded.](#)
[Community Development Director Jae Hill made a comment.](#)
[Mayor Dewayne Briscoe made a comment.](#)
[Council Member Jane Conard made a comment.](#)
[Al Stevenson made a comment.](#)
[Council President Keith Saks made a comment.](#)
[Council Member Michelle Griffith made a comment.](#)
[Mayor Dewayne Briscoe made a comment.](#)
[Al Stevenson made a comment.](#)
[Mark Thoreson, representing the Sun Valley Company, made a comment.](#)
[Peter Palmedo, Sun Valley resident and chair of the Comprehensive Plan Steering Committee, made a comment.](#)
[Mayor Dewayne Briscoe made a comment.](#)
[Council Member Michelle Griffith made a comment.](#)
[Peter Palmedo responded.](#)
[Council Member Michelle Griffith asked a question.](#)
[Peter Palmedo responded.](#)
[Council Member Jane Conard made a comment.](#)
[Council President Keith Saks made a comment.](#)
[Council Member Peter Hendricks made a comment.](#)
[Mayor Dewayne Briscoe made a comment.](#)
[Peter Palmedo responded.](#)
[Mayor Dewayne Briscoe closed the public hearing.](#)
[Mayor Dewayne Briscoe made a comment.](#)

6. Public hearing and action on Final Plat Application by Sun Valley Company for Phase I of Diamond Back Townhomes/Parcel A Amended within the White Clouds, Corrected, Parcels A, B & J Amended Plat (SUBFP 2015-02);

[Mayor Dewayne Briscoe made a comment.](#)
[Community Development Director Jae Hill made a comment.](#)
[Mayor Dewayne Briscoe requested disclosures. There were none.](#)
[Garth McClure, of Benchmark Associates and representing the applicant, made a comment.](#)
[Mayor Dewayne Briscoe opened the public hearing.](#)
[Seeing no comment, Mayor Dewayne Briscoe closed the public hearing.](#)
[Council President Keith Saks made a comment.](#)

MOTION

Council Member Michelle Griffith moved to approve Final Plat Application by Sun Valley Company for Phase I of Diamond Back Townhomes/Parcel A Amended within the White Clouds, Corrected, Parcels A, B & J Amended Plat (SUBFP 2015-02), seconded by Council Member Jane Conard. A roll call vote was taken.

AYES: Council President Keith Saks, Council Member Michelle Griffith, Council Member Peter Hendricks, and Council Member Jane Conard.

NAYS: None

The Mayor declared the motion approved.

7. Public hearing and first reading of Ordinance No. 477 Amending the General Fund Budget and Appropriation Ordinance 471;

City Treasurer Angela Orr made a comment.
Council Member Michelle Griffith asked a question.
City Treasurer Angela Orr responded.
Council Member Michelle Griffith made a comment.
City Treasurer Angela Orr responded.
Council Member Michelle Griffith made a comment.
City Treasurer Angela Orr responded.
Council Member Peter Hendricks made a comment and asked a question.
City Treasurer Angela Orr responded.
Council Member Peter Hendricks made a comment and asked a question.
City Treasurer Angela Orr responded.
Council Member Peter Hendricks asked a question.
City Treasurer Angela Orr responded.
Council Member Michelle Griffith asked a question.
Council Member Jane Conard made a comment.
City Treasurer Angela Orr responded.
Council Member Michelle Griffith made a comment.
City Treasurer Angela Orr responded.
Council Member Jane Conard made a comment.
City Treasurer Angela Orr responded.
Council Member Jane Conard asked a question.
Council Member Michelle Griffith made a comment.
City Treasurer Angela Orr responded.
Council Member Peter Hendricks asked a question.
City Treasurer Angela Orr responded.
Council Member Jane Conard made a comment.
Council Member Michelle Griffith made a comment.
Mayor Dewayne Briscoe made a comment.
Council Member Jane Conard made a comment.
Council Member Michelle Griffith made a comment.
City Treasurer Angela Orr made a comment.
Council Member Peter Hendricks asked a question.
City Treasurer Angela Orr responded.
Mayor Dewayne Briscoe made a comment.
City Treasurer Angela Orr responded.
Council Member Michelle Griffith made a comment.
Mayor Dewayne Briscoe opened the public hearing.
Seeing no public comment, Mayor Dewayne Briscoe closed the public hearing.
City Treasurer Angela Orr made a comment.

MOTION

Council Member Michelle Griffith moved to waive the rule of three readings and adopt Ordinance No. 477 Amending the General Fund Budget and Appropriation Ordinance 471, seconded by Council President Keith Saks. A roll call vote was taken.

AYES: Council President Keith Saks, Council Member Michelle Griffith, Council Member Peter Hendricks, and Council Member Jane Conard.

NAYS: None

The Mayor declared the motion approved.

BREAK

[A break was taken at 5:26 p.m.](#)

[The break ended 5:40 p.m.](#)

ACTION/DISCUSSION

8. Discussion and action on Resolution 2015-20 Adopting the City of Sun Valley 2015 Comprehensive Plan Update;

[Mayor Dewayne Briscoe made a comment.](#)

[Council Member Peter Hendricks made a comment.](#)

[Mayor Dewayne Briscoe made a comment.](#)

[Community Development Director Jae Hill asked a question.](#)

[Council Member Peter Hendricks made a comment.](#)

[Mayor Dewayne Briscoe made a comment.](#)

[Community Development Director Jae Hill responded.](#)

[Mayor Dewayne Briscoe asked a question.](#)

[Community Development Director Jae Hill responded.](#)

[Council President Keith Saks made a comment.](#)

MOTION

Council Member Peter Hendricks moved to amend the Comprehensive Plan by deleting “Figure 5 . . .” on page 64 of the draft plan and adding the language “The lands on the west side of Sun Valley Road within the Plan Area boundary and the area south and west of Bitterroot Road within the Plan Area boundary shall be protected Open Space,” to be known as “Amendment 1,” seconded by Council Member Michelle Griffith. A roll call vote was taken.

AYES: Council President Keith Saks, Council Member Michelle Griffith, Council Member Peter Hendricks, and Council Member Jane Conard.

NAYS: None

The Mayor declared the motion approved.

[Mayor Dewayne Briscoe made a comment.](#)

[Council President Keith Saks made a comment.](#)

[Council Member Peter Hendricks made a comment.](#)

[Community Development Director Jae Hill made a comment.](#)

[Council President Keith Saks made a comment.](#)

[Council Member Michelle Griffith asked a question.](#)

[Community Development Director Jae Hill responded.](#)

[Council President Keith Saks made a comment.](#)

[Mayor Dewayne Briscoe asked a question.](#)

[Council President Keith Saks made a comment.](#)

[Council Member Jane Conard made a comment.](#)

[Council Member Michelle Griffith made a comment and asked a question.](#)

[Community Development Director Jae Hill responded.](#)

[Council Member Michelle Griffith made a comment.](#)
[Community Development Director Jae Hill asked a question.](#)
[City Attorney Adam King responded.](#)
[Mayor Dewayne Briscoe made a comment.](#)

MOTION

Council Member Peter Hendricks moved to strike the proposed “gondola corridor” verbiage included on page 39, Objective 1.1.3 of the proposed plan, to be known as “Amendment 2,” seconded by Council Member Michelle Griffith. A roll call vote was taken.

AYES: Council President Keith Saks, Council Member Michelle Griffith, Council Member Peter Hendricks, and Council Member Jane Conard.

NAYS: None

The Mayor declared the motion approved.

[Council Member Jane Conard made a comment.](#)
[Council Member Michelle Griffith made a comment.](#)
[Council Member Peter Hendricks made a comment.](#)
[Council Member Michelle Griffith made a comment.](#)
[Mayor Dewayne Briscoe made a comment.](#)
[Council Member Michelle Griffith made a comment and asked a question.](#)
[Community Development Director Jae Hill responded.](#)
[Council Member Michelle Griffith made a comment.](#)
[Council President Keith Saks made a comment.](#)
[Council Member Michelle Griffith made a comment.](#)
[Council President Keith Saks responded.](#)
[Mayor Dewayne Briscoe made a comment.](#)
[Council President Keith Saks made a comment.](#)
[Mayor Dewayne Briscoe asked a question.](#)
[Council President Keith Saks responded.](#)

MOTION

Council President Keith Saks moved to amend Resolution 2015-20 by deleting the phrase “finds that the Planning and Zoning Commission and City Council have” and replace that phrase with “has,” seconded by Council Member Jane Conard. A roll call vote was taken.

AYES: Council President Keith Saks, Council Member Michelle Griffith, Council Member Peter Hendricks, and Council Member Jane Conard.

NAYS: None

The Mayor declared the motion approved.

[Mayor Dewayne Briscoe made a comment.](#)
[Council President Keith Saks made a comment.](#)
[Mayor Dewayne Briscoe made a comment.](#)
[Council Member Michelle Griffith made a comment.](#)
[Community Development Director Jae Hill made a comment.](#)
[Mayor Dewayne Briscoe made a comment.](#)
[Community Development Director Jae Hill made a comment.](#)

[Mayor Dewayne Briscoe made a comment.](#)
[Community Development Director Jae Hill made a comment.](#)
[Council Member Michelle Griffith made a comment.](#)
[Community Development Director Jae Hill made a comment.](#)
[Mayor Dewayne Briscoe asked a question.](#)
[Council President Keith Saks responded.](#)

MOTION

Council Member Jane Conard moved to amend the third paragraph on page 67 of the plan by adding the words, “Encourage clustering of residential units around logical nodes of development while leaving the remaining area as open space,” to be known as “Amendment 3,” seconded by Council Member Michelle Griffith. A roll call vote was taken.

AYES: Council President Keith Saks, Council Member Michelle Griffith, Council Member Peter Hendricks, and Council Member Jane Conard.

NAYS: None

The Mayor declared the motion approved.

[Community Development Director Jae Hill made a comment.](#)
[Council Member Michelle Griffith made a comment.](#)
[Community Development Director Jae Hill made a comment.](#)
[Mayor Dewayne Briscoe asked a question.](#)
[Mayor Dewayne Briscoe opened public comment on the proposed amendments to the Comprehensive Plan.](#)
[Dick Fenton, Sun Valley resident, made a comment.](#)
[Community Development Director Jae Hill responded.](#)
[Dick Fenton made a comment.](#)
[Community Development Director Jae Hill responded.](#)
[Dick Fenton made a comment.](#)
[Community Development Director Jae Hill responded.](#)
[Dick Fenton asked a question.](#)
[Mayor Dewayne Briscoe made a comment.](#)

MOTION

Council President Keith Saks moved to adopt Resolution 2015-20 A Resolution Adopting the City of Sun Valley 2015 Comprehensive Plan Update with the following changes: that the previously-passed motion to amend the fourth “Whereas” clause on page 2 be reflected in the Resolution and that Amendments 1, 2, 3 previously passed by the Council be incorporated into the body of the plan, seconded by Council Member Jane Conard. A roll call vote was taken.

AYES: Council President Keith Saks, Council Member Michelle Griffith, Council Member Peter Hendricks, and Council Member Jane Conard.

NAYS: None

The Mayor declared the motion approved.

[Mayor Dewayne Briscoe made a comment.](#)
[Council President Keith Saks made a comment.](#)
[Council Member Michelle Griffith made a comment.](#)

10. Discussion and action on Wood River Land Trust request for City to sign 2015 Trout Friendly Partnership Agreement;

Mayor Dewayne Briscoe made a comment.
Patti Lausen, of the Wood River Land Trust, made a comment.
Council President Keith Saks asked a question.
Council Member Michelle Griffith made a comment.
Patti Lausen responded.
Council Member Peter Hendricks asked a question.
Patti Lausen responded.
Council Member Peter Hendricks made a comment.
Patti Lausen responded.
Council Member Peter Hendricks asked a question.
Patti Lausen responded.
Council Member Peter Hendricks asked a question.
Patti Lausen responded.
Council Member Peter Hendricks asked a question.
Patti Lausen responded.
Community Development Director Jae Hill made a comment.
Council Member Michelle Griffith asked a question.
Community Development Director Jae Hill responded.
Mayor Dewayne Briscoe asked a question.
Patti Lausen responded.
Mayor Dewayne Briscoe asked a question.
Council Member Michelle Griffith responded.
City Treasurer Angela Orr responded.
Council President Keith Saks asked a question.
Patti Lausen responded.
Council President Keith Saks made a comment.
Mayor Dewayne Briscoe made a comment.

MOTION

Council Member Michelle Griffith moved to fund the 2015 Trout Friendly Partnership Agreement in the amount of \$200 from the City's Contingency fund, seconded by Council Member Jane Conard. A roll call vote was taken.

AYES: Council President Keith Saks, Council Member Michelle Griffith, Council Member Peter Hendricks, and Council Member Jane Conard.

NAYS: None

The Mayor declared the motion approved.

Patti Lausen made a comment.
Mayor Dewayne Briscoe asked a question.
Patti Lausen responded.
Mayor Dewayne Briscoe made a comment.
Community Development Director Jae Hill made a comment.
Council President Keith Saks made a comment.
Patti Lausen made a comment.

9. Discussion and action on purchase of Street Department vehicle for Fiscal Year 2016;

Mayor Dewayne Briscoe made a comment.
City Attorney Adam King made a comment.
Mayor Dewayne Briscoe made a comment.
Council Member Michelle Griffith asked a question.
City Treasurer Angela Orr responded.
Council Member Peter Hendricks asked a question.
Council President Keith Saks asked a question.
City Treasurer Angela Orr responded.
Council President Keith Saks asked a question.
City Treasurer Angela Orr responded.
Mayor Dewayne Briscoe asked a question.
City Treasurer Angela Orr responded.
Council President Keith Saks made a comment.

MOTION

Council President Keith Saks moved to authorize the Mayor to enter into a vehicle purchase agreement pursuant to the information in the staff report for the purchase of a 2016 Ford F350 described on the Mountain Ranch Auto Home spec sheet at the cost of \$33,893.44, seconded by Council Member Jane Conard. A roll call vote was taken.

AYES: Council President Keith Saks, Council Member Michelle Griffith, Council Member Peter Hendricks, and Council Member Jane Conard.

NAYS: None

The Mayor declared the motion approved.

Council Member Peter Hendricks asked a question.
City Treasurer Angela Orr responded.

11. Discussion and action on Resolution 2015-18 Authorizing the Mayor to Sign a Joint Powers Agreement with the Mountain Rides Transportation Authority following edits from the other governmental entities;

Mayor Dewayne Briscoe made a comment.
City Clerk Alissa Weber made a comment.
Council President Keith Saks asked a question.
Council President Keith Saks made a comment.
City Attorney Adam King made a comment.
Council President Keith Saks made a comment.
City Attorney Adam King made a comment.
Council President Keith Saks made a comment.
Mayor Dewayne Briscoe made a comment.
Council Member Jane Conard made a comment.
Council Member Michelle Griffith made a comment.
Council Member Jane Conard made a comment.
Council President Keith Saks made a comment.
Council Member Jane Conard made a comment.
Council President Keith Saks made a comment.
City Attorney Adam King made a comment.

[Mayor Dewayne Briscoe made a comment.](#)

MOTION

Council Member Jane Conard moved to approve Resolution 2015-18 A Resolution of the City of Sun Valley Authorizing the Mayor to Sign a Revised Joint Powers Agreement with the Mountain Rides Transportation Authority, seconded by Council Member Peter Hendricks. A voice vote was taken.

AYES: Council President Keith Saks, Council Member Michelle Griffith, Council Member Peter Hendricks, and Council Member Jane Conard.

NAYS: None

The Mayor declared the motion approved.

[12. Discussion and action on Resolution 2015-21 Authorizing the Mayor to Execute a FY16 Contract for Services with Sun Valley Economic Development in the amount of \\$8,500;](#)

[Council Member Michelle Griffith recused herself from the agenda item and exited Council Chambers.](#)

[Mayor Dewayne Briscoe made a comment.](#)

[Council President Keith Saks made a comment.](#)

[City Clerk Alissa Weber made a comment.](#)

[Council President Keith Saks made a comment.](#)

MOTION

Council Member Peter Hendricks moved to approve Resolution 2015-21 Authorizing the Mayor to Execute a FY16 Contract for Services with Sun Valley Economic Development in the amount of \$8,500, seconded by Council Member Jane Conard. A voice vote was taken.

AYES: Council President Keith Saks, Council Member Peter Hendricks, and Council Member Jane Conard.

NAYS: None.

RECUSED: Council Member Michelle Griffith.

The Mayor declared the motion approved.

[13. Discussion and action on Resolution 2015-22 Authorizing the Mayor to Execute a FY16 Contract for Services with the Sun Valley Marketing Alliance in the amount of \\$275,000;](#)

[Council Member Michelle Griffith returned to the dias.](#)

[Mayor Dewayne Briscoe made a comment.](#)

[Council President Keith Saks made a comment.](#)

[Council Member Peter Hendricks made a comment.](#)

[Council Member Michelle Griffith made a comment.](#)

MOTION

Council Member Michelle Griffith moved to adopt Resolution 2015-22 Authorizing the Mayor to Execute a Contract for Services with Sun Valley Marketing Alliance, subject to the changes to paragraph 10 of the contract regarding arbitration as suggested by Council President Saks, seconded by Council President Keith Saks. A roll call vote was taken.

AYES: Council President Keith Saks, Council Member Michelle Griffith, Council Member Peter Hendricks, and Council Member Jane Conard.

NAYS: None

The Mayor declared the motion approved.

14. Discussion and action on Resolution 2015-23 Authorizing the Mayor to Execute a FY16 Contract for Services with the Animal Shelter of the Wood River Valley in the amount of \$2,500;

[Mayor Dewayne Briscoe made a comment.](#)

[Council Member Jane Conard made a comment.](#)

[City Clerk Alissa Weber made a comment.](#)

MOTION

Council Member Michelle Griffith moved to adopt Resolution 2015-23 Authorizing the Mayor to Execute a contract for services with the Animal Shelter of the Wood River Valley, seconded by Council Member Jane Conard. A voice vote was taken.

AYES: Council President Keith Saks, Council Member Michelle Griffith, Council Member Peter Hendricks, and Council Member Jane Conard.

NAYS: None

The Mayor declared the motion approved.

[Council Member Peter Hendricks asked a question.](#)

[City Treasurer Angela Orr responded.](#)

15. Discussion and action on Resolution 2015-24 Authorizing the Mayor to Execute a FY16 Contract for Services with Prosecuting Attorney Frederick Allington in the amount of \$23,901;

[Mayor Dewayne Briscoe made a comment.](#)

[Council President Keith Saks made a comment.](#)

[Council President Keith Saks made a comment.](#)

MOTION

Council President Keith Saks moved to adopt Resolution 2015-24 Authorizing the Mayor to Execute a Contract for Services with Prosecuting Attorney Frederick Allington, seconded by Council Member Michelle Griffith. A voice vote was taken.

AYES: Council President Keith Saks, Council Member Michelle Griffith, Council Member Peter Hendricks, and Council Member Jane Conard.

NAYS: None

The Mayor declared the motion approved.

[Mayor Dewayne Briscoe made a comment and discussed the legal opinion re SVEA](#)

[Council President Keith Saks made a comment.](#)

[Mayor Dewayne Briscoe made a comment.](#)

[Council Member Jane Conard asked a question.](#)

[City Attorney Adam King responded.](#)

[Council President Keith Saks asked a question.](#)

[Council Member Jane Conard made a comment.](#)

[City Attorney Adam King made a comment.](#)

[Mayor Dewayne Briscoe asked a question.](#)

[City Attorney Adam King responded.](#)

[Council Member Jane Conard asked a question.](#)

[Mayor Dewayne Briscoe made a comment.](#)
[City Attorney Adam King made a comment.](#)
[Council Member Jane Conard made a comment.](#)
[Council President Keith Saks made a comment.](#)
[Council Member Peter Hendricks made a comment.](#)
[Council Member Michelle Griffith made a comment.](#)
[Council President Keith Saks made a comment.](#)
[The City Council agreed to set a Special Finance Committee meeting for 3:45 p.m. on September 16, 2015, immediately prior to the Special City Council meeting.](#)
[City Treasurer Angela Orr asked a question.](#)
[Mayor Dewayne Briscoe made a comment.](#)
[Council Member Peter Hendricks made a comment.](#)
[Community Development Director Jae Hill made a comment.](#)
[Council Member Michelle Griffith asked a question.](#)
[Community Development Director Jae Hill made a comment.](#)

ADJOURNMENT

MOTION

Council Member Michelle Griffith moved to adjourn, seconded by Council Member Peter Hendricks. A roll call vote was taken.

AYES: Council President Keith Saks, Council Member Michelle Griffith, Council Member Peter Hendricks, and Council Member Jane Conard.

NAYS: None

The Mayor declared the motion approved.

[The meeting adjourned at 7:10 p.m.](#)

Dewayne Briscoe, Mayor

Alissa Weber, City Clerk

**SPECIAL COUNCIL MEETING
OF THE MAYOR AND CITY COUNCIL
IN THE COUNCIL CHAMBERS - 81 ELKHORN ROAD
CITY OF SUN VALLEY, IDAHO
SEPTEMBER 16, 2015 AT 4:00 P.M.**

The Mayor and the City Council of Sun Valley, Blaine County, State of Idaho, met in a Special Council Meeting in the Sun Valley City Hall Council Chambers on September 16, 2015 at 4:00 p.m.

CALL TO ORDER

The meeting was called to order at 4:02 p.m.

ROLL CALL

PRESENT: Mayor Dewayne Briscoe, Council President Keith Saks, Council Member Michelle Griffith, Council Member Peter Hendricks, and Council Member Jane Conard.

ABSENT: None

PLEDGE OF ALLEGIANCE

Pledge led by Jim Bronson.

PUBLIC COMMENT

There was no public comment.

MAYOR AND COUNCIL RESPONSE TO PUBLIC COMMENT

No response to public comment.

COUNCIL COMMENT

No comments.

MAYOR COMMENT

Mayor Dewayne Briscoe made a comment.

PUBLIC HEARING

1. Public hearing on the proposed 2015 City of Sun Valley Transportation Plan;

Community Development Director Jae Hill made a comment.

Brandon Keller made a comment.

Mayor Dewayne Briscoe made a comment.

Community Development Director Jae Hill made a comment.

ACTION/DISCUSSION

2. Discussion and action on Resolution 2015-25 Adopting the 2015 City of Sun Valley Transportation Plan;

Community Development Director Jae Hill made a comment.

Mayor Dewayne Briscoe made a comment.

Council President Keith Saks asked a question.

Council Member Michelle Griffith made a comment.

Council President Keith Saks responded.

[Council Member Michelle Griffith responded.](#)
[Council Member Peter Hendricks made a comment.](#)
[Community Development Director Jae Hill responded.](#)
[Council President Keith Saks responded.](#)
[Mayor Dewayne Briscoe made a comment.](#)
[The Mayor reopened public comment on the Transportation Plan. Seeing none, he closed public comment.](#)
[Council Member Jane Conard made a comment.](#)
[Brandon Keller made a comment.](#)
[Mayor Dewayne Briscoe made a comment.](#)
[Community Development Director Jae Hill responded.](#)

MOTION

Council Member Michelle Griffith moved to approve Resolution 2015-25 adopting the 2015 City of Sun Valley Transportation Plan, seconded by Council Member Peter Hendricks. A roll call vote was taken.

AYES: Council President Keith Saks, Council Member Michelle Griffith, Council Member Peter Hendricks, and Council Member Jane Conard.

NAYS: None

The Mayor declared the motion approved.

3. [Authorize payment of bills \(non-recurring\) considered and recommended for approval by the Finance Committee at its Special September 16, 2015 meeting;](#)

[Mayor Dewayne Briscoe made a comment.](#)
[Council Member Michelle Griffith made a comment.](#)
[Council Member Peter Hendricks made a comment.](#)
[Council Member Michelle Griffith made a comment.](#)
[Mayor Dewayne Briscoe made a comment.](#)

MOTION

Council President Keith Saks moved to approve authorizing payment of bills (non-recurring) considered and recommended for approval by the Finance Committee at its Special September 16, 2015 meeting, seconded by Council Member Jane Conard. A voice vote was taken.

AYES: Council President Keith Saks, Council Member Michelle Griffith, Council Member Peter Hendricks, and Council Member Jane Conard.

NAYS: None

The Mayor declared the motion approved.

MOTION

Council President Keith Saks moved to move into Executive Session, pursuant to Idaho Code 74-206(d), seconded by Council Member Peter Hendricks. A roll call vote was taken.

AYES: Council President Keith Saks, Council Member Michelle Griffith, Council Member Peter Hendricks, and Council Member Jane Conard.

NAYS: None

The Mayor declared the motion approved.

EXECUTIVE SESSION – Pursuant to Idaho Code 74-206 section (d).

The City Council, Mayor and City Administrator entered into Executive Session, pursuant to Idaho Code 74-206(d), at 4:20 p.m.

MOTION

Council President Keith Saks moved to exit Executive Session at 5:51 p.m., seconded by Council Member Peter Hendricks. A roll call vote was taken.

AYES: Council President Keith Saks, Council Member Michelle Griffith, Council Member Peter Hendricks, and Council Member Jane Conard.

NAYS: None

The Mayor declared the motion approved.

ADJOURNMENT

MOTION

Council Member Jane Conard moved to adjourn, seconded by Council President Keith Saks. A roll call vote was taken.

AYES: Council President Keith Saks, Council Member Michelle Griffith, Council Member Peter Hendricks, and Council Member Jane Conard.

NAYS: None

The Mayor declared the motion approved.

The meeting adjourned at 5:52 p.m.

Dewayne Briscoe, Mayor

Nancy Flannigan, Assistant Clerk/Assistant Treasurer

Report Criteria:
 Detail report type printed

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
1130	ANDERSON ASPHALT PA	5289	Asphalt patching for chip s	1	08/14/2015	9,396.00	.00	9,396.00	50719	09/11/2015
		5289	Additional asphalt patching	2	08/14/2015	1,448.00	.00	1,448.00	50719	09/11/2015
Total 1130:						10,844.00	.00	10,844.00		
1140	ANIMAL SHELTER OF W	1194	Quarterly Invoice	1	05/31/2015	500.00	.00	500.00	50720	09/11/2015
Total 1140:						500.00	.00	500.00		
1145	ARBORCARE RESOURC	33365	Tree spraying CH and Elkh	1	07/31/2015	225.00	.00	225.00	50721	09/11/2015
Total 1145:						225.00	.00	225.00		
1185	ASSOCIATION OF IDAHO	15-16	2015-2016 Membership Du	1	07/23/2015	565.00	.00	565.00	50723	09/11/2015
Total 1185:						565.00	.00	565.00		
1345	BOISE MOBILE EQUIPME	16002	Replacement batteries for	1	07/31/2015	762.00	.00	762.00	50724	09/11/2015
Total 1345:						762.00	.00	762.00		
1413	C & A PAVING COMPANY	13381-1	Chip Seal for Elkhorn Road	1	08/25/2015	140,780.00	.00	140,780.00	50725	09/11/2015
Total 1413:						140,780.00	.00	140,780.00		
1430	CASELLE, INC	66253	Contract Support & Mainte	1	07/01/2015	553.67	.00	553.67	50627	08/07/2015
		66894	Contract Support & Mainte	1	08/01/2015	553.67	.00	553.67	50694	08/27/2015
Total 1430:						1,107.34	.00	1,107.34		
1440	CENTRAL DRUG SYSTE	247456	Random Processing Fee /	1	08/07/2015	3.50	.00	3.50	50726	09/11/2015
Total 1440:						3.50	.00	3.50		
1460	CHATEAU DRUG	1424468	City Hall pest control	1	08/04/2015	29.97	.00	29.97	50727	09/11/2015
Total 1460:						29.97	.00	29.97		
1535	COX COMMUNICATIONS	5301.0615	Internet - Elkhorn Fire Stati	1	06/10/2015	80.33	.00	80.33	50633	08/07/2015
		5301.0715	Internet - Elkhorn Fire Stati	1	07/09/2015	80.33	.00	80.33	50633	08/07/2015
		5301.0815	Internet Service 100 Morni	1	08/12/2015	105.33	.00	105.33	50695	08/27/2015
		7601.0715	Internet Service 81 Elkhorn	1	07/02/2015	91.13	.00	91.13	50633	08/07/2015
		7601.0815	Internet Service 81 Elkhorn	1	08/01/2015	91.13	.00	91.13	50695	08/27/2015
Total 1535:						448.25	.00	448.25		
1560	L. N. CURTIS & SON	3161370.00	Cresents for David Bowma	1	07/20/2015	27.67	.00	27.67	50745	09/11/2015
Total 1560:						27.67	.00	27.67		
1605	DAVIS EMBROIDERY INC	25321	shirts for Assistant Chief B	1	08/05/2015	179.90	.00	179.90	50729	09/11/2015
Total 1605:						179.90	.00	179.90		

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
1630	DELL MARKETING,LP	XJK6TXKC3	New monitor for council ch	1	10/24/2014	119.68	.00	119.68	50730	09/11/2015
		XJK6TXKC3	New monitor for street sup	2	10/24/2014	119.68	.00	119.68	50730	09/11/2015
Total 1630:						239.36	.00	239.36		
1734	ESRI	93012740	Additional ArcGIS single us	1	08/04/2015	1,431.00	.00	1,431.00	50733	09/11/2015
Total 1734:						1,431.00	.00	1,431.00		
1840	GEM STATE PAPER	964036-00	Towels and silverware	1	08/05/2015	180.52	.00	180.52	50736	09/11/2015
Total 1840:						180.52	.00	180.52		
1850	GEM STATE WELDERS S	1591557	Welding tank rental	1	07/31/2015	16.12	.00	16.12	50737	09/11/2015
		P1502968	Credit for overpayment	1	07/16/2015	.52-	.00	.52-	50737	09/11/2015
Total 1850:						15.60	.00	15.60		
1852	GO-FER IT EXPRESS INC	50718	Shipping charges for soap	1	07/31/2015	37.00	.00	37.00	50738	09/11/2015
Total 1852:						37.00	.00	37.00		
1880	GYM OUTFITTERS	WO-5591	Clean and service all gym	1	07/27/2015	80.00	.00	80.00	50739	09/11/2015
		WO-5991	Clean and service all gym	1	08/10/2015	80.00	.00	80.00	50739	09/11/2015
Total 1880:						160.00	.00	160.00		
1897	HANK BROWN PAINTING	2	City owned condo painted	1	08/10/2015	3,888.00	.00	3,888.00	50740	09/11/2015
		2028	Deposit for materials for pa	1	08/31/2015	3,433.50	.00	3,433.50	50740	09/11/2015
Total 1897:						7,321.50	.00	7,321.50		
1950	AC HOUSTON LUMBER C	014-482257	finished shelf for radios at c	1	08/25/2015	13.09	.00	13.09	50718	09/11/2015
		014-482957	velcro tape	1	08/25/2015	10.95	.00	10.95	50718	09/11/2015
		014-491396	caulk gun + dynaflex	2	08/25/2015	10.68	.00	10.68	50718	09/11/2015
		014-491757	5 gallon Kerosene	1	08/25/2015	56.37	.00	56.37	50718	09/11/2015
		014-493018	4x8 7/16 OSB 24/16, rebar	1	07/21/2015	62.34	.00	62.34	50718	09/11/2015
		014-493940	Wood to make shelves for r	1	07/24/2015	3.85	.00	3.85	50718	09/11/2015
		014-495165	2 shovels	1	07/29/2015	44.18	.00	44.18	50718	09/11/2015
		014-498982	Gloves and utility knife	1	08/13/2015	70.35	.00	70.35	50718	09/11/2015
Total 1950:						271.81	.00	271.81		
2055	IDAHO POWER	0641.0715	Juniper/Elkhorn Rd Light	1	07/06/2015	4.29	.00	4.29	50646	08/07/2015
		0641.0815	Juniper/Elkhorn Rd Light	1	08/04/2015	4.40	.00	4.40	50699	08/27/2015
		1000.0615	115 Angani Way 3 /Sun Va	1	06/24/2015	7.46	.00	7.46	50646	08/07/2015
		1000.0715	115 Angani Way 3 /Sun Va	1	07/24/2015	8.56	.00	8.56	50646	08/07/2015
		3393.0615	104 Grey Eagle	1	06/24/2015	9.83	.00	9.83	50646	08/07/2015
		3393.0715	104 Grey Eagle	1	07/24/2015	9.63	.00	9.63	50646	08/07/2015
		9457.0615	100 Arrowleaf/ 81 Elkhorn	1	06/24/2015	898.99	.00	898.99	50646	08/07/2015
		9457.0715	100 Arrowleaf/ 81 Elkhorn	1	07/24/2015	937.01	.00	937.01	50646	08/07/2015
Total 2055:						1,880.17	.00	1,880.17		
2125	INTERMOUNTAIN GAS C	0010.0615	81 Elkhorn	1	06/25/2015	22.70	.00	22.70	50649	08/07/2015
		0010.0715	81 Elkhorn	1	07/24/2015	5.23	.00	5.23	50649	08/07/2015
		0015.0615	100 Arrowleaf - Fire Station	1	06/25/2015	20.31	.00	20.31	50649	08/07/2015

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		0015.0715	100 Arrowleaf	1	07/24/2015	24.29	.00	24.29	50649	08/07/2015
		0018.0615	81 Elkhorn	1	06/25/2015	34.02	.00	34.02	50649	08/07/2015
		0018.0715	81 Elkhorn	1	07/24/2015	2.40	.00	2.40	50649	08/07/2015
	Total 2125:					108.95	.00	108.95		
2215	JOE'S BACKHOE SERVIC	19301	Pit work/ Camas loop to Arr	1	08/06/2015	8,574.00	.00	8,574.00	50743	09/11/2015
		19441	Hauling street sweepings	1	08/20/2015	170.00	.00	170.00	50743	09/11/2015
		19441	Additional shoulder & drain	2	08/20/2015	800.00	.00	800.00	50743	09/11/2015
		19441	Road grader and water truc	3	08/20/2015	6,430.00	.00	6,430.00	50743	09/11/2015
	Total 2215:					15,974.00	.00	15,974.00		
2370	INTEGRATED TECHNOL	28076	Contract base rate and cop	1	07/27/2015	152.26	.00	152.26	50741	09/11/2015
		28181	Toner for fire department	1	07/27/2015	296.43	.00	296.43	50741	09/11/2015
		28619	Contract base rate and cop	1	07/30/2015	28.00	.00	28.00	50741	09/11/2015
	Total 2370:					476.69	.00	476.69		
2495	MOORE MEDICAL GROU	82803228 1	14 anaphylaxis kits for EM	1	07/31/2015	637.71	.00	637.71	50747	09/11/2015
		98744448 1	Epinephrine 1 mg vial for E	1	07/31/2015	65.45	.00	65.45	50747	09/11/2015
	Total 2495:					703.16	.00	703.16		
2535	NAPA AUTO PARTS	814257	Air Filter 2006 F350	1	05/22/2015	6.79	.00	6.79	50749	09/11/2015
		814839, 814	Throttle and brake cleaner;	1	05/28/2015	128.27	.00	128.27	50749	09/11/2015
	Total 2535:					135.06	.00	135.06		
2570	NORCO	16511107	Oxygen Cylinder Rental	1	07/31/2015	59.52	.00	59.52	50750	09/11/2015
	Total 2570:					59.52	.00	59.52		
2600	OHIO GULCH TRANSFER	007916	Wood Waste disposal	1	07/15/2015	1.60	.00	1.60	50752	09/11/2015
		009599	Clean Wood Waste for the	1	08/05/2015	2.10	.00	2.10	50752	09/11/2015
		010226	Clean Wood Waste for the	1	08/13/2015	2.70	.00	2.70	50752	09/11/2015
	Total 2600:					6.40	.00	6.40		
2610	OLSEN, TRAVIS	070815	Travel and per diem/ Snipe	1	07/08/2015	338.48	.00	338.48	50668	08/07/2015
	Total 2610:					338.48	.00	338.48		
2690	PIPECO,INC.	S2199429.00	2 brooms and 1 shovel for	1	08/07/2015	151.06	.00	151.06	50754	09/11/2015
		S2209767.00	Sprinkler and hose for chip	1	08/18/2015	117.22	.00	117.22	50754	09/11/2015
	Total 2690:					268.28	.00	268.28		
2861	ROAD WORK AHEAD CO	29925	Chip seal paint tabs	1	07/24/2015	375.00	.00	375.00	50755	09/11/2015
	Total 2861:					375.00	.00	375.00		
2892	SAFETY SUPPLY & SIGN	150024	Street signs ("turn around a	1	07/31/2015	102.55	.00	102.55	50756	09/11/2015
	Total 2892:					102.55	.00	102.55		
2927	SAWTOOTH WOOD PRO	90998	Spark plugs for all chain sa	1	07/22/2015	21.00	.00	21.00	50757	09/11/2015

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 2927:						21.00	.00	21.00		
3030	STATE INSURANCE FUN	11822408	Payroll Report Premium -	1	07/31/2015	3,394.00	.00	3,394.00	50677	08/07/2015
		12026398	Payroll Report Premium	1	08/05/2015	3,503.00	.00	3,503.00	50701	08/27/2015
Total 3030:						6,897.00	.00	6,897.00		
3045	STATE TAX COMMISSIO	9844.0715	July State Tax	1	07/30/2015	10,221.00	.00	10,221.00	50678	08/07/2015
Total 3045:						10,221.00	.00	10,221.00		
3055	STERLING CODIFIERS, I	15636	Code Supplement #13 (Or	1	08/12/2015	655.00	.00	655.00	50759	09/11/2015
Total 3055:						655.00	.00	655.00		
3075	SUN VALLEY CLEANERS,	20.0715	Dry cleaning Police	1	07/25/2015	289.80	.00	289.80	50760	09/11/2015
	SV-06-00141		Clean and press shirt Charl	1	07/25/2015	8.45	.00	8.45	50760	09/11/2015
Total 3075:						298.25	.00	298.25		
3112	SUNSEAL ASPHALT MAI	8350	City hall paint stripping	1	07/26/2015	200.00	.00	200.00	50763	09/11/2015
Total 3112:						200.00	.00	200.00		
3250	UNDERWRITERS LABOR	7202008865	Ladder testing for all sun v	1	06/17/2015	2,098.66	.00	2,098.66	50767	09/11/2015
Total 3250:						2,098.66	.00	2,098.66		
3253	UNITED OIL	370816CR	Credit for overpayment for i	1	05/21/2015	84.42-	.00	84.42-	50702	08/27/2015
		796183	fuel for all fire department v	1	05/15/2015	395.41	.00	395.41	50684	08/07/2015
		798695	fuel for Building Departmen	1	06/15/2015	53.04	.00	53.04	50684	08/07/2015
		799954	fuel for Police Department	1	06/30/2015	578.06	.00	578.06	50684	08/07/2015
		799955	fuel for firedepartment 6/15	1	06/30/2015	650.29	.00	650.29	50684	08/07/2015
		799956	fuel purchases 6/30/2015	1	06/30/2015	292.99	.00	292.99	50684	08/07/2015
		799957	Fuel for CD vehicles 6/17,	1	06/30/2015	86.94	.00	86.94	50684	08/07/2015
		801255	fuel for Police Department	1	07/15/2015	731.28	.00	731.28	50684	08/07/2015
		801256	fuel for all fire department v	1	07/15/2015	801.80	.00	801.80	50684	08/07/2015
		801257	fuel for street department 7	1	07/15/2015	128.14	.00	128.14	50684	08/07/2015
		801258	Fuel for C15661	1	07/15/2015	74.51	.00	74.51	50702	08/27/2015
		802509	Fuel for Police Department	1	07/31/2015	620.83	.00	620.83	50702	08/27/2015
		802510	fuel for all fire department v	1	07/31/2015	349.55	.00	349.55	50684	08/07/2015
		802511	fuel 7/16 to 7/31/2015	1	07/31/2015	196.39	.00	196.39	50684	08/07/2015
		802515	Fuel for Building Vehicle	1	07/31/2015	40.11	.00	40.11	50702	08/27/2015
		805096	Fuel for Police Department	1	08/15/2015	729.81	.00	729.81	50702	08/27/2015
		805097	Fuel for fire 8/1 to 8/15/201	1	08/15/2015	966.07	.00	966.07	50702	08/27/2015
		805098	Fuel for street dept. 8/3/15-	1	08/15/2015	208.58	.00	208.58	50787	09/14/2015
		805099	Fuel for Building Dept Vehi	1	08/15/2015	44.82	.00	44.82	50702	08/27/2015
Total 3253:						6,864.20	.00	6,864.20		
3330	WALKER SAND AND GRA	15285	Chips for pavement (chip s	1	07/31/2015	17,555.38	.00	17,555.38	50770	09/11/2015
		420713	Storage yard rent	1	08/21/2015	1,200.00	.00	1,200.00	50770	09/11/2015
Total 3330:						18,755.38	.00	18,755.38		
3350	WEBB LANDSCAPING	150527-022	Juniper berm tree replace	1	06/30/2015	430.00	.00	430.00	50772	09/11/2015

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		30927	City Hall flowers, fertilizer	1	06/11/2015	202.89	.00	202.89	50772	09/11/2015
	Total 3350:					632.89	.00	632.89		
3355	WELLS FARGO BANK, N.	09.15	credit card payment	1	08/19/2015	7,448.11	.00	.00	50716	Multiple
		09.15	credit card payment	2	08/19/2015	7,448.11-				
	Total 3355:					.00	.00	.00		
3384	WHITESSELL, BILL	091315	Prepayment of per diem an	1	09/01/2015	608.00	.00	608.00	50703	08/27/2015
	Total 3384:					608.00	.00	608.00		
3480	DICK YORK'S AUTO SER	66471	Oil change for SVPD2	1	08/12/2015	54.30	.00	54.30	50731	09/11/2015
	Total 3480:					54.30	.00	54.30		
4080	OFFICEBRIGHT, INC	3966	Office cleaning per propos	1	08/13/2015	1,170.00	.00	1,170.00	50751	09/11/2015
	Total 4080:					1,170.00	.00	1,170.00		
4093	MAILFINANCE	N5436235	Lease Payment - 3rd Qtr	1	07/18/2015	274.67	.00	274.67	50658	08/07/2015
	Total 4093:					274.67	.00	274.67		
4104	ELKHORN SPRINGS RES	213829	Quarterly Dues on A03	1	08/01/2015	759.33	.00	759.33	50732	09/11/2015
		213830	Quarterly Dues A04	1	08/01/2015	759.33	.00	759.33	50732	09/11/2015
	Total 4104:					1,518.66	.00	1,518.66		
4112	BLACK, REID	071615	Per Diem for fire deployme	1	07/16/2015	125.05	.00	125.05	50693	08/27/2015
	Total 4112:					125.05	.00	125.05		
4118	IDAHO HYDRO JETTING	4741	Hydrojet culverts/ Juniper a	1	06/12/2015	1,750.00	.00	1,750.00	50775	09/11/2015
	Total 4118:					1,750.00	.00	1,750.00		
4133	COPY & PRINT	62773	Desk calendar for Taan Ro	1	01/12/2015	9.99	.00	9.99	50728	09/11/2015
		65789	Wrist pad for Assistant City	1	08/19/2015	18.19	.00	18.19	50728	09/11/2015
		65906	File folders with fastners (2	1	07/14/2015	109.77	.00	109.77	50728	09/11/2015
		66842	Tonner and ledger 11x17	1	07/24/2015	233.98	.00	233.98	50728	09/11/2015
		67160, 6717	Foamboards and other offi	1	08/10/2015	121.00	.00	121.00	50728	09/11/2015
		67179	Box of paper for copier	1	08/10/2015	37.99	.00	37.99	50728	09/11/2015
		67179	Hand wipes for fingerprintin	2	08/10/2015	5.19	.00	5.19	50728	09/11/2015
		67272	Police Dept. stamp	1	08/17/2015	23.50	.00	23.50	50728	09/11/2015
		67282	1 case of 8 1/2 x11 paper fo	1	08/18/2015	37.99	.00	37.99	50728	09/11/2015
		67313	Business cards for Nancy	1	08/20/2015	54.99	.00	54.99	50728	09/11/2015
		67400	Name plate for Nancy Flan	1	08/27/2015	37.30	.00	37.30	50728	09/11/2015
		6790	Document holder for Assist	1	08/15/2015	56.59	.00	56.59	50728	09/11/2015
	Total 4133:					746.48	.00	746.48		
4135	NATIONAL BENEFITS AD	504942	1 - FSA plan administration	1	06/30/2015	75.00	.00	75.00	50665	08/07/2015
		504942	28 HRA Plan Admin fess fo	2	06/30/2015	88.20	.00	88.20	50665	08/07/2015
		507333	FSA and HRA plan adminis	1	07/31/2015	163.20	.00	163.20	50700	08/27/2015
		CP-0114202	Payment for HRA claims	1	12/31/2013	326.52	.00	326.52	50665	08/07/2015

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		CP-0114471	Payment for HRA claims	1	01/31/2014	163.23	.00	163.23	50665	08/07/2015
		CP-0114471	Payment for HRA claims	2	01/31/2014	233.56	.00	233.56	50665	08/07/2015
		CP-0114471	Payment for HRA claims	3	01/31/2014	1,587.55	.00	1,587.55	50665	08/07/2015
		CP-0114471	Payment for HRA claims	4	01/31/2014	137.11	.00	137.11	50665	08/07/2015
		CP-0114724	Payment for HRA claims	1	02/28/2014	62.49	.00	62.49	50700	08/27/2015
		CP-0114724	Payment for HRA claims	2	02/28/2014	1,026.05	.00	1,026.05	50700	08/27/2015
		CP-0114724	Payment for HRA claims	3	02/28/2014	373.53	.00	373.53	50700	08/27/2015
		CP-104669	Payment for HRA claims	1	02/28/2015	18.00	.00	18.00	50665	08/07/2015
		Total 4135:				4,254.44	.00	4,254.44		
4241	FRANCO, RAY	131205	Fuel reimbursement for wil	1	08/10/2015	159.63	.00	159.63	50696	08/27/2015
		Total 4241:				159.63	.00	159.63		
4243	KETCHUM COMPUTERS	11871	Computer Support - 7/15/1	1	08/18/2015	656.25	.00	656.25	50744	09/11/2015
		11916	Computer Support - 8/1/15-	1	08/17/2015	1,125.00	.00	1,125.00	50744	09/11/2015
		Total 4243:				1,781.25	.00	1,781.25		
4288	GRANICUS, INC.	67477	Monthly Service	1	08/13/2015	601.12	.00	601.12	50697	08/27/2015
		Total 4288:				601.12	.00	601.12		
4293	KING, ADAM ATTORNEY	92447	Legal Services - Public Mat	1	08/31/2015	35.00	.00	35.00	50791	09/17/2015
		92448	Legal Services - Confidenti	1	08/31/2015	1,740.16	.00	1,740.16	50791	09/17/2015
		92449	Legal Services - Public Mat	1	08/31/2015	822.50	.00	822.50	50791	09/17/2015
		92450	Legal Services - Confidenti	1	08/31/2015	904.69	.00	904.69	50791	09/17/2015
		Total 4293:				3,502.35	.00	3,502.35		
4403	GREAT AMERICA FINAN	17188867	copier lease - Police	1	06/29/2015	89.00	.00	89.00	50641	08/07/2015
		17188868	Sharp Copier Lease - Admi	1	06/29/2015	199.00	.00	199.00	50641	08/07/2015
		17271091	Sharp Copier Lease - Fire	1	07/16/2015	105.00	.00	105.00	50641	08/07/2015
		17335357	copier lease - Police	1	07/29/2015	89.00	.00	89.00	50641	08/07/2015
		17335358	Sharp Copier Lease - Admi	1	07/29/2015	199.00	.00	199.00	50641	08/07/2015
		17415376	Sharp Copier Lease - Fire	1	08/14/2015	105.00	.00	105.00	50698	08/27/2015
		Total 4403:				786.00	.00	786.00		
4467	SUN VALLEY MARKETIN	AUGUST	August 2015 - per contract	1	08/01/2015	30,641.68	.00	30,641.68	50761	09/11/2015
		Total 4467:				30,641.68	.00	30,641.68		
4503	CENTURYLINK	9919.0715	Frame Relay / Police Dept.	1	07/11/2015	261.19	.00	261.19	50628	08/07/2015
		Total 4503:				261.19	.00	261.19		
4522	SILVER CREEK FORD	123342	fuel filter replacement for e	1	07/24/2015	261.50	.00	261.50	50758	09/11/2015
		123748	New tire for Ford Explorer	1	07/23/2015	305.70	.00	305.70	50758	09/11/2015
		Total 4522:				567.20	.00	567.20		
4545	MIICOR INC.	14429	Email Archiever Update - 1	1	08/13/2015	375.00	.00	375.00	50746	09/11/2015
		Total 4545:				375.00	.00	375.00		

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
4576	WALLS, ANGELA	081015	Per Diem & Mileage Reimb	1	08/10/2015	137.53	.00	137.53	50771	09/11/2015
Total 4576:						137.53	.00	137.53		
4583	WITMER PUBLIC SAFETY	1629066	1 new lieutenant badge for	1	07/27/2015	63.99	.00	63.99	50773	09/11/2015
		E1356928	2 new captain badges for n	1	07/27/2015	120.99	.00	120.99	50773	09/11/2015
		E1362847	Star of life decal for helmet	1	07/23/2015	48.89	.00	48.89	50773	09/11/2015
Total 4583:						233.87	.00	233.87		
4598	TREASURE VALLEY COF	2160:041592	Coffee for all departments	1	08/18/2015	25.27	.00	25.27	50765	09/11/2015
		2160:041592	Coffee for all departments	2	08/18/2015	25.27	.00	25.27	50765	09/11/2015
		2160:041592	Coffee for all departments	3	08/18/2015	25.27	.00	25.27	50765	09/11/2015
		2160:041592	Coffee for all departments	4	08/18/2015	25.27	.00	25.27	50765	09/11/2015
		2160:041592	Coffee for all departments	5	08/18/2015	25.27	.00	25.27	50765	09/11/2015
Total 4598:						126.35	.00	126.35		
4612	MUNICIPAL EMERGENCY	00618788_S	Womens shirt for Anja Sun	1	04/06/2015	83.33	.00	83.33	50748	09/11/2015
Total 4612:						83.33	.00	83.33		
4628	FIRST RESPONDERS	66313	Magazine holder/Glock 21/	1	07/15/2015	75.98	.00	75.98	50734	09/11/2015
Total 4628:						75.98	.00	75.98		
4631	INREACH	DL08513926	monthly dues	1	08/07/2015	91.80	.00	91.80	50776	09/11/2015
Total 4631:						91.80	.00	91.80		
4639	SUN VALLEY VOLUNTEE	6213172596	Reimbursement for hotel ro	1	07/08/2015	65.00	.00	65.00	50762	09/11/2015
Total 4639:						65.00	.00	65.00		
4679	SUN VALLEY AIR SERVIC	JUNE2015	June 2015 1% Air Service	1	06/30/2015	43,398.08	.00	43,398.08	50679	08/07/2015
		JUNE2015	Direct cost deduction	2	06/30/2015	512.69-	.00	512.69-	50679	08/07/2015
Total 4679:						42,885.39	.00	42,885.39		
4681	Five-Step Carpet Care	1441	Carpet Cleaning at Elkhorn	1	07/08/2015	525.00	.00	525.00	50735	09/11/2015
Total 4681:						525.00	.00	525.00		
4683	JEROME PETERBILT	147229	Plow electrical repair	1	07/20/2015	18.92	.00	18.92	50742	09/11/2015
Total 4683:						18.92	.00	18.92		
4706	Oshkosh Capital	7000.0815	Lease 177977000 - Interes	1	09/01/2015	30,578.22	.00	30,578.22	50753	09/11/2015
		7000.0815	Lease 177977000 - Princip	2	09/01/2015	81,847.35	.00	81,847.35	50753	09/11/2015
Total 4706:						112,425.57	.00	112,425.57		
4719	THOMAS PLUMBING & H	62178	Drinking fountain repair	1	07/01/2015	189.62	.00	189.62	50764	09/11/2015
Total 4719:						189.62	.00	189.62		
4725	RAY, MONIQUE	070215	Training and travel reimbur	1	07/02/2015	220.00	.00	220.00	50610	07/01/2015

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 4725:						220.00	.00	220.00		
4729	VALLEY PAINT & FLOOR	254374	Replace carpet in City own	1	07/31/2015	432.01	.00	432.01	50769	09/11/2015
Total 4729:						432.01	.00	432.01		
4730	VALLEY CO-OPS OMC/	006258/9	1/2" Drive breaker bar	1	07/18/2015	44.99	.00	44.99	50768	09/11/2015
Total 4730:						44.99	.00	44.99		
4742	WEBER, ALISSA	080615	Reimburse for travel to Co	1	08/06/2015	80.80	.00	80.80	50612	07/01/2015
Total 4742:						80.80	.00	80.80		
4744	SUNDALI, ANJA	424	hotel in salt lake after flight	1	06/20/2015	83.33	.00	83.33	50611	07/01/2015
Total 4744:						83.33	.00	83.33		
4746	HILL, JEFFREY	080315	Advance for travel 8/30-9/4	1	08/03/2015	262.00	.00	262.00	50643	08/07/2015
Total 4746:						262.00	.00	262.00		
4764	ASFPM	34402	CFM renewal fee for Jae Hi	1	08/03/2015	100.00	.00	100.00	50722	09/11/2015
Total 4764:						100.00	.00	100.00		
4765	TROUT UNLIMITED	2015	Funding contribution to the	1	08/05/2015	2,000.00	.00	2,000.00	50766	09/11/2015
Total 4765:						2,000.00	.00	2,000.00		
Grand Totals:						441,459.57	.00	441,459.57		

Report Criteria:
 Detail report type printed

CITY OF SUN VALLEY
 COMBINED CASH INVESTMENT
 AUGUST 31, 2015

COMBINED CASH ACCOUNTS

01-102-000	CASH-CHECKING-GEN-WELLS FARGO	825,809.32
01-102-003	CREDIT CARD-GEN-WELLS FARGO	939.81
01-103-000	PETTY CASH	134.00
01-110-100	RETURNED CHECKS CLEARING	10.00
01-110-200	BUSINESS TAX CLEARING	(2,565.99)
01-151-000	INVESTEMENT - IDAHO STATE POOL	2,990,020.80
01-151-002	FAIRWAY BOND - ID INVEST POOL	3,585.82
01-151-008	INVESTEMENT - WELLS FARGO	500,000.00
	TOTAL COMBINED CASH	4,317,933.76
01-101-000	CASH ALLOCATED TO OTHER FUNDS	(3,746,626.19)
	TOTAL UNALLOCATED CASH	571,307.57

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	3,599,176.70
29	ALLOCATION TO FIXED ASSET REPLACEMENT FUND	(621,983.57)
30	ALLOCATION TO DEBT SERVICE FUND	9,521.91
40	ALLOCATION TO LAND ACQUISTION FUND	371,763.43
42	ALLOCATION TO WORKFORCE HOUSING FUND	166,176.37
50	ALLOCATION TO CAPITAL IMPROVEMENT FUND	(37,135.67)
52	ALLOCATION TO SPF	259,107.02
	TOTAL ALLOCATIONS TO OTHER FUNDS	3,746,626.19
	ALLOCATION FROM COMBINED CASH FUND - 01-101000	(3,746,626.19)
	ZERO PROOF IF ALLOCATIONS BALANCE	.00

CITY OF SUN VALLEY
BALANCE SHEET
AUGUST 31, 2015

GENERAL FUND

ASSETS

10-101-000	CASH - COMBINED FUND	3,599,176.70	
10-105-000	TAXES RECEIVABLE - CURRENT	30,456.00	
10-107-000	TAXES RECEIVABLE - DELINQUENT	616.65	
10-108-000	LOCAL OPTION TAXES- RECEIVABLE	98,460.93	
10-115-000	OTHER ACCOUNTS RECEIVABLE	5,272.54	
10-120-000	DUE FROM OTHER GOVERNMENTS	175,341.00	
	TOTAL ASSETS		3,909,323.82

LIABILITIES AND EQUITY

LIABILITIES

10-203-000	ACCOUNTS PAYABLE	313,199.02	
10-213-000	SALES TAX PAYABLE	36,673.28	
10-216-000	SALARIES & WAGES PAYABLE	30,977.25	
10-217-100	FICA PAYABLE	11,252.33	
10-217-200	FEDERAL WITHHOLDING PAYABLE	16,273.05	
10-217-300	STATE WITHHOLDING PAYABLE	8,226.00	
10-217-400	WORKERS COMPENSATION PAYABLE	31,303.72	
10-217-450	RETIREMENT (PERS) PAYABLE	18,520.39	
10-217-550	HEALTH INSURANCE PAYABLE	21,316.10	
10-217-600	LIFE INSURANCE PAYABLE	123.43	
10-217-700	GARNISHMENT PAYABLE	470.38	
10-217-750	EVENT PERMIT DEPOSIT PAYABLE	960.00	
10-217-900	FLEX SPENDING PAYABLE	1,537.30	
10-225-100	DEFERRED REVENUE - TAXES, PROP	18,927.77	
	TOTAL LIABILITIES		509,760.02

FUND EQUITY

10-260-000	FUND BALANCE - RESERVED	1,271,633.00	
	UNAPPROPRIATED FUND BALANCE:		
10-271-000	FUND BALANCE - BEGINNING OF YR	2,399,260.36	
	REVENUE OVER EXPENDITURES - YTD	577,605.03	
	BALANCE - CURRENT DATE	2,976,865.39	
	TOTAL FUND EQUITY		4,248,498.39
	TOTAL LIABILITIES AND EQUITY		4,758,258.41

CITY OF SUN VALLEY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING AUGUST 31, 2015

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>GENERAL PROPERTY TAXES</u>					
10-311-100 GENERAL PROPERTY TAXES REAL	797,803.31	2,432,863.04	2,389,998.00	(42,865.04)	101.8
10-311-200 GEN PROP TAX - NEW CONSTRUCT	.00	.00	29,282.00	29,282.00	.0
10-311-300 PROPERTY TAXES INEREST&PENALTY	1,970.22	7,399.75	7,000.00	(399.75)	105.7
TOTAL GENERAL PROPERTY TAXES	799,773.53	2,440,262.79	2,426,280.00	(13,982.79)	100.6
<u>LOCAL OPTION TAXES</u>					
10-313-100 LOCAL OPTION TAX - LIQUOR 3%	14,073.71	54,105.90	66,000.00	11,894.10	82.0
10-313-200 LOCAL OPTION TAX - LODGING 3%	116,446.38	379,366.30	446,000.00	66,633.70	85.1
10-313-300 LOCAL OPTION TAX - RETAIL 3%	145,354.24	578,134.85	715,000.00	136,865.15	80.9
10-313-600 LOCAL OPTION TAX - AIR SER 1%	98,225.44	388,832.98	409,000.00	20,167.02	95.1
10-313-700 PENALTIES & INTEREST - L.O.T.	57.32	442.40	500.00	57.60	88.5
TOTAL LOCAL OPTION TAXES	374,157.09	1,400,882.43	1,636,500.00	235,617.57	85.6
<u>BUSINESS & FRANCHISE TAXES</u>					
10-316-110 GAS FRANCHISE	8,753.15	61,167.68	60,000.00	(1,167.68)	102.0
10-316-120 CABLE FRANCHISE	13,287.20	55,197.69	57,000.00	1,802.31	96.8
TOTAL BUSINESS & FRANCHISE TAXES	22,040.35	116,365.37	117,000.00	634.63	99.5
<u>BUSINESS LICENSES & PERMITS</u>					
10-321-100 BEER, LIQUOR & WINE LICENSES	.00	2,620.00	2,000.00	(620.00)	131.0
10-321-200 MUNICIPAL TAX PERMITS	80.00	1,715.90	600.00	(1,115.90)	286.0
10-321-300 TEMP MUNICIPAL TAX PERMITS	.00	.00	2,000.00	2,000.00	.0
TOTAL BUSINESS LICENSES & PERMITS	80.00	4,335.90	4,600.00	264.10	94.3
<u>NON-BUSINESS LICENSES & PERMIT</u>					
10-322-110 BUILDING PERMITS	1,813.07	134,140.71	175,000.00	40,859.29	76.7
TOTAL NON-BUSINESS LICENSES & PERMIT	1,813.07	134,140.71	175,000.00	40,859.29	76.7
<u>STATE OF IDAHO SHARED REVENUES</u>					
10-335-100 STATE LIQUOR APPORTIONMENT	.00	1,656.00	2,208.00	552.00	75.0
10-335-500 STATE SALES TAX	.00	466,269.52	689,820.00	223,550.48	67.6
TOTAL STATE OF IDAHO SHARED REVENUES	.00	467,925.52	692,028.00	224,102.48	67.6

CITY OF SUN VALLEY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING AUGUST 31, 2015

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>GENERAL GOVERNMENT</u>					
10-341-100 ENGINEERING REIMBURSABLES	340.00	1,870.00	7,000.00	5,130.00	26.7
10-341-110 APPLICATION FEES	2,325.00	9,539.06	10,000.00	460.94	95.4
TOTAL GENERAL GOVERNMENT	2,665.00	11,409.06	17,000.00	5,590.94	67.1
<u>FINES</u>					
10-361-901 TRAFFIC FINES	3.00	927.00	900.00	(27.00)	103.0
10-361-902 MOTOR VEHICLE TAX	758.70	4,690.35	6,000.00	1,309.65	78.2
TOTAL FINES	761.70	5,617.35	6,900.00	1,282.65	81.4
<u>INTEREST EARNINGS</u>					
10-371-100 INTEREST REVENUES	.00	3,261.07	4,600.00	1,338.93	70.9
TOTAL INTEREST EARNINGS	.00	3,261.07	4,600.00	1,338.93	70.9
<u>MISCELLANEOUS</u>					
10-379-252 POLICE TRUST ACCOUNT	.00	16,733.90	17,000.00	266.10	98.4
10-379-260 FIRE TRUST ACCOUNT	.00	8,500.00	8,500.00	.00	100.0
10-379-300 OTHER REVENUES	15,901.92	52,207.82	37,000.00	(15,207.82)	141.1
10-379-301 WILDLAND REIMBURSEMENTS	18,267.18	36,168.58	20,000.00	(16,168.58)	180.8
TOTAL MISCELLANEOUS	34,169.10	113,610.30	82,500.00	(31,110.30)	137.7
TOTAL FUND REVENUE	1,235,459.84	4,697,810.50	5,162,408.00	464,597.50	91.0

CITY OF SUN VALLEY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING AUGUST 31, 2015

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>LEGISLATIVE</u>					
10-411-110 SALARIES AND WAGES	5,053.90	49,709.39	69,000.00	19,290.61	72.0
10-411-210 FICA CONTRIBUTION	303.94	3,105.84	5,279.00	2,173.16	58.8
10-411-220 RETIREMENT CONTRIBUTION	537.70	5,461.90	7,811.00	2,349.10	69.9
10-411-240 WORKERS COMPENSATION	11.88	120.68	235.00	114.32	51.4
10-411-250 HEALTH INSURANCE	2,577.33	22,736.83	49,959.00	27,222.17	45.5
10-411-429 PROFESSIONAL FEES	601.12	21,082.15	11,000.00	(10,082.15)	191.7
10-411-450 QUARTERLY NEWSLETTERS	.00	.00	10,000.00	10,000.00	.0
10-411-474 TRAVEL FOR LEGAL PROCEEDINGS	.00	70.00	5,000.00	4,930.00	1.4
10-411-475 MEETINGS, CONVENTIONS & CONF.	.00	1,369.75	5,000.00	3,630.25	27.4
10-411-476 CITY FUNCTIONS	.00	211.96	2,700.00	2,488.04	7.9
10-411-689 MARKETING SERVICES	.00	120,000.00	300,000.00	180,000.00	40.0
10-411-692 ECONOMIC DEV/CULTURAL INFO SER	.00	19,711.07	8,500.00	(11,211.07)	231.9
10-411-694 PUBLIC TRANSIT SERVICES	.00	252,000.00	250,000.00	(2,000.00)	100.8
10-411-699 ECON DEVEL-SPECIAL EVENT FUND	2,000.00	10,000.00	25,000.00	15,000.00	40.0
10-411-740 OFFICE FURNITURE & EQUIPMENT	.00	.00	1,500.00	1,500.00	.0
10-411-850 AIR SERVICE 1% LOT	42,885.39	361,471.79	403,674.00	42,202.21	89.6
TOTAL LEGISLATIVE	53,971.26	867,051.36	1,154,658.00	287,606.64	75.1

CITY OF SUN VALLEY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING AUGUST 31, 2015

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
10-415-110 SALARIES AND WAGES	23,217.69	289,844.88	319,210.00	29,365.12	90.8
10-415-210 FICA CONTRIBUTION	1,739.80	21,679.39	24,420.00	2,740.61	88.8
10-415-220 RETIREMENT CONTRIBUTION	2,627.97	32,718.11	36,135.00	3,416.89	90.5
10-415-240 WORKERS COMPENSATION	212.53	2,794.08	3,000.00	205.92	93.1
10-415-250 HEALTH INSURANCE	4,745.05	31,121.60	44,580.00	13,458.40	69.8
10-415-260 LIFE INSURANCE	106.40	1,526.05	2,160.00	633.95	70.7
10-415-280 STATE UNEMPLOYMENT	.00	131.50	200.00	68.50	65.8
10-415-310 OFFICE SUPPLIES	825.14	11,706.90	12,500.00	793.10	93.7
10-415-315 JANITORIAL SUPPLIES	.00	651.68	1,200.00	548.32	54.3
10-415-350 MOTOR FUELS & LUBRICANTS	.00	39.66	200.00	160.34	19.8
10-415-370 POSTAGE	.00	878.65	1,000.00	121.35	87.9
10-415-420 PROFESSIONAL FEES	658.50	2,363.45	4,000.00	1,636.55	59.1
10-415-421 AUDIT	.00	14,000.00	14,000.00	.00	100.0
10-415-425 ATTORNEY FEES	.00	29,414.49	50,000.00	20,585.51	58.8
10-415-426 ATTORNEY FEES-SPECIAL COUNSEL	.00	275.00	20,000.00	19,725.00	1.4
10-415-427 COMPUTER CONSULTANTS	1,781.25	20,666.67	30,000.00	9,333.33	68.9
10-415-435 WEBSITE	.00	450.00	1,000.00	550.00	45.0
10-415-440 ADVERTISING & LEGAL PUBLISHING	.00	1,000.33	4,500.00	3,499.67	22.2
10-415-465 INSURANCE - LIABILITY FUND	.00	36,883.50	78,767.00	41,883.50	46.8
10-415-470 TRAVEL, TRAINING & MEETINGS	218.33	5,174.87	8,000.00	2,825.13	64.7
10-415-476 CITY FUNCTIONS	.00	5,345.56	7,500.00	2,154.44	71.3
10-415-480 DUES/SUBSCRIPTIONS/MEMBERSHIPS	1,672.34	9,868.57	10,623.00	754.43	92.9
10-415-500 CUSTODIAL & CLEANING SERVICES	1,170.00	12,870.00	15,000.00	2,130.00	85.8
10-415-510 TELEPHONE & COMMUNICATIONS	182.26	12,209.31	15,000.00	2,790.69	81.4
10-415-521 UTILITIES	1,953.64	20,624.87	30,000.00	9,375.13	68.8
10-415-540 RENTAL - OFFICE FURN & EQUIP	426.93	3,459.38	3,900.00	440.62	88.7
10-415-580 REPAIR/MAINT - OFFICE FURN/EQ	.00	.00	1,000.00	1,000.00	.0
10-415-585 REPAIR & MAINT - BUILDINGS	.00	1,512.36	2,000.00	487.64	75.6
10-415-590 REPAIR/MAINT - GROUNDS	.00	.00	500.00	500.00	.0
10-415-600 REPAIR/MAINT - AUTOMOTIVE EQ	.00	5.50	500.00	494.50	1.1
10-415-680 BANK CHARGES	.00	1,330.62	1,800.00	469.38	73.9
10-415-740 OFFICE EQPMT, COMPUTER EQPMT	614.36	5,840.88	20,932.00	15,091.12	27.9
TOTAL ADMINISTRATION	42,152.19	576,387.86	763,627.00	187,239.14	75.5

CITY OF SUN VALLEY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING AUGUST 31, 2015

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
10-418-110 SALARIES AND WAGES	18,920.34	180,561.27	152,576.00	(27,985.27)	118.3
10-418-140 SALARIES AND WAGES-TEMP EMPLOY	1,368.41	20,010.72	41,230.00	21,219.28	48.5
10-418-210 FICA CONTRIBUTION	1,617.46	16,160.59	14,826.00	(1,334.59)	109.0
10-418-220 RETIREMENT CONTRIBUTION	2,751.41	20,367.39	17,272.00	(3,095.39)	117.9
10-418-240 WORKERS COMPENSATION	240.60	2,312.02	2,700.00	387.98	85.6
10-418-250 HEALTH INSURANCE	1,572.01	16,181.74	28,534.00	12,352.26	56.7
10-418-285 EXPENSE REIMBURSEMENT	1,703.08	23,775.10	21,000.00	(2,775.10)	113.2
10-418-290 PLANNING BUS EXP	.00	267.97	1,000.00	732.03	26.8
10-418-310 OFFICE SUPPLIES	146.27	2,744.90	4,500.00	1,755.10	61.0
10-418-320 OPERATING SUPPLIES	.00	449.36	.00	(449.36)	.0
10-418-350 MOTOR FUELS & LUBRICANTS	299.42	555.62	3,000.00	2,444.38	18.5
10-418-420 PROFESSIONAL FEES	.00	2,335.47	10,000.00	7,664.53	23.4
10-418-422 ENGINEERING	.00	4,058.29	10,000.00	5,941.71	40.6
10-418-423 CONTRACT LABOR	.00	21,924.92	31,000.00	9,075.08	70.7
10-418-437 COMP PLAN	.00	615.60	5,000.00	4,384.40	12.3
10-418-440 ADVERTISING & LEGAL PUBLISHING	.00	7,172.72	10,000.00	2,827.28	71.7
10-418-470 TRAVEL, TRAINING & MEETINGS	262.00	5,573.47	7,000.00	1,426.53	79.6
10-418-480 DUES/SUBSCRIPTIONS/MEMBERSHIPS	100.00	510.00	2,000.00	1,490.00	25.5
10-418-510 TELEPHONE & COMMUNICATIONS	.00	555.37	1,500.00	944.63	37.0
10-418-600 REPAIR/MAINT - AUTOMOTIVE EQ	.00	252.18	3,000.00	2,747.82	8.4
10-418-740 OFFICE FURNITURE & EQUIPMENT	1,431.00	2,632.29	3,400.00	767.71	77.4
TOTAL COMMUNITY DEVELOPMENT	30,412.00	329,016.99	369,538.00	40,521.01	89.0
<u>OTHER GENERAL GOVERNMENT</u>					
10-419-800 CONTINGENCY	.00	.00	100,000.00	100,000.00	.0
10-419-949 TRANSFERS OUT TO UNASSIGN FB	.00	.00	87,486.00	87,486.00	.0
TOTAL OTHER GENERAL GOVERNMENT	.00	.00	187,486.00	187,486.00	.0

CITY OF SUN VALLEY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING AUGUST 31, 2015

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>POLICE DEPARTMENT</u>					
10-421-110 SALARIES AND WAGES	53,389.29	625,626.40	674,901.00	49,274.60	92.7
10-421-122 OVERTIME SALARIES	2,727.24	23,646.44	30,000.00	6,353.56	78.8
10-421-210 FICA CONTRIBUTION	4,166.25	48,478.64	53,925.00	5,446.36	89.9
10-421-220 RETIREMENT CONTRIBUTION	5,507.25	65,036.78	82,191.00	17,154.22	79.1
10-421-240 WORKERS COMPENSATION	1,713.68	19,993.37	21,000.00	1,006.63	95.2
10-421-250 HEALTH INSURANCE	9,010.91	95,347.46	122,315.00	26,967.54	78.0
10-421-310 OFFICE SUPPLIES	447.04	2,747.05	2,400.00	(347.05)	114.5
10-421-315 JANITORIAL SUPPLIES	5.19	476.23	750.00	273.77	63.5
10-421-320 OPERATING SUPPLIES	.00	1,142.28	2,500.00	1,357.72	45.7
10-421-321 POLICE TRUST ACCOUNT	.00	4,573.00	5,000.00	427.00	91.5
10-421-340 MINOR EQUIPMENT	75.98	6,708.16	8,000.00	1,291.84	83.9
10-421-345 SAFETY EQUIPMENT	.00	41.70	150.00	108.30	27.8
10-421-347 RECORDS MGT SYSEM-POL/FIRE	.00	20,443.00	20,443.00	.00	100.0
10-421-348 COMM-POLICE/FIRE DISPATCH	261.19	93,271.46	95,728.00	2,456.54	97.4
10-421-350 MOTOR FUELS & LUBRICANTS	2,659.98	9,764.38	12,000.00	2,235.62	81.4
10-421-370 POSTAGE	.00	260.68	300.00	39.32	86.9
10-421-424 MEDICAL SERVICES	.00	.00	250.00	250.00	.0
10-421-426 INVESTIGATIVE EXPERT SERVICES	.00	14.00	500.00	486.00	2.8
10-421-428 PROSECUTION OF MISDEMEANORS	.00	11,950.50	23,901.00	11,950.50	50.0
10-421-470 TRAVEL, TRAINING & MEETINGS	882.53	10,796.43	10,000.00	(796.43)	108.0
10-421-480 DUES/SUBSCRIPTIONS/MEMBERSHIPS	.00	5,360.50	4,159.00	(1,201.50)	128.9
10-421-493 PHYSICAL EXAMINATIONS	.00	303.00	303.00	.00	100.0
10-421-510 TELEPHONE & COMMUNICATIONS	.00	3,951.65	5,600.00	1,648.35	70.6
10-421-575 EQUIPMENT PURCHASE-NON CAPITAL	.00	2,187.00	.00	(2,187.00)	.0
10-421-595 REPAIR & MAINT - EQUIPMENT	.00	702.48	1,000.00	297.52	70.3
10-421-600 REPAIR/MAINT - AUTOMOTIVE EQ	360.00	8,262.62	5,500.00	(2,762.62)	150.2
10-421-610 REPAIR/MAINT - OTHER	117.00	1,399.83	1,700.00	300.17	82.3
10-421-615 REPAIR/MAINT - RADIO SERVICE	.00	3,095.00	3,215.00	120.00	96.3
10-421-630 LAUNDRY	289.80	2,363.94	2,250.00	(113.94)	105.1
10-421-665 UNIFORMS - POLICE	.00	2,660.60	4,500.00	1,839.40	59.1
10-421-740 OFFICE FURNITURE & EQUIPMENT	.00	14,113.46	14,113.00	(.46)	100.0
10-421-745 EQUIPMENT - SHARED	.00	3,444.70	.00	(3,444.70)	.0
10-421-753 RADIOS-HANDHELD	.00	3,840.00	5,400.00	1,560.00	71.1
10-421-770 ANIMAL CONTROL	500.00	2,000.00	2,500.00	500.00	80.0
TOTAL POLICE DEPARTMENT	82,113.33	1,094,002.74	1,216,494.00	122,491.26	89.9

CITY OF SUN VALLEY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING AUGUST 31, 2015

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FIRE DEPARTMENT</u>					
10-423-110 SALARIES AND WAGES - FTE	26,264.15	342,147.75	352,466.00	10,318.25	97.1
10-423-120 WAGES - ON CALL FF	3,423.00	71,530.00	87,050.00	15,520.00	82.2
10-423-122 OVERTIME SALARIES	121.13	9,241.14	10,000.00	758.86	92.4
10-423-130 WAGES- WILDLAND	33,958.45	40,055.29	10,000.00	(30,055.29)	400.6
10-423-140 WAGES-TEMP EMPLOYEE	1,236.16	8,803.12	6,000.00	(2,803.12)	146.7
10-423-210 FICA CONTRIBUTION	4,919.35	35,732.82	36,270.00	537.18	98.5
10-423-220 RETIREMENT CONTRIBUTION	5,243.96	44,382.00	43,266.00	(1,116.00)	102.6
10-423-240 WORKERS COMP & SUPPLMTL ACCDT	2,278.67	21,136.88	18,000.00	(3,136.88)	117.4
10-423-250 HEALTH INSURANCE	4,978.97	48,110.57	83,388.00	35,277.43	57.7
10-423-310 OFFICE SUPPLIES	597.87	3,356.85	2,200.00	(1,156.85)	152.6
10-423-315 JANITORIAL SUPPLIES	525.00	969.64	1,000.00	30.36	97.0
10-423-320 OPERATING SUPPLIES	160.66	4,063.08	5,000.00	936.92	81.3
10-423-321 FIRE TRUST ACCOUNT	.00	1,144.15	1,200.00	55.85	95.4
10-423-325 MEDICAL SAFETY SUPPLIES	762.68	6,685.75	10,000.00	3,314.25	66.9
10-423-340 MINOR TOOLS	.00	205.38	3,200.00	2,994.62	6.4
10-423-350 MOTOR FUELS & LUBRICANTS	3,322.75	10,570.81	12,000.00	1,429.19	88.1
10-423-360 MOTOR FUELS & LUBRICANTS - WLF	.00	797.82	5,000.00	4,202.18	16.0
10-423-470 TRAVEL, TRAINING & MEETINGS	83.33	31,807.13	31,600.00	(207.13)	100.7
10-423-480 DUES/SUBSCRIPTIONS/MEMBERSHIPS	171.80	5,828.38	5,200.00	(628.38)	112.1
10-423-510 TELEPHONE & COMMUNICATIONS	105.33	4,434.95	9,300.00	4,865.05	47.7
10-423-555 RENTAL - EQUIPMENT	.00	.00	2,500.00	2,500.00	.0
10-423-570 RENTAL - OTHER	.00	.00	1,500.00	1,500.00	.0
10-423-576 TURNOUTS- REPLACEMENT & MAINT.	451.38	26,117.04	25,500.00	(617.04)	102.4
10-423-580 REPAIR/MAINT - OFFICE FURN/EQ	80.00	185.99	110.00	(75.99)	169.1
10-423-585 REPAIR/MAINT - BUILDINGS	.00	2,854.32	5,000.00	2,145.68	57.1
10-423-590 REPAIR/MAINT - GROUNDS	66.19	3,543.59	7,000.00	3,456.41	50.6
10-423-591 WILDLAND EQUIP REIMB	.00	414.48	.00	(414.48)	.0
10-423-595 REPAIR & MAINT - EQUIPMENT	2,186.71	19,845.41	23,500.00	3,654.59	84.5
10-423-600 REPAIR/MAINT - AUTOMOTIVE EQ	426.77	18,625.02	24,900.00	6,274.98	74.8
10-423-615 REPAIR/MAINT - RADIO SERVICE	762.00	9,741.34	9,000.00	(741.34)	108.2
10-423-630 LAUNDRY	8.45	8.45	1,500.00	1,491.55	.6
10-423-631 UNIFORMS	508.05	9,063.12	10,000.00	936.88	90.6
10-423-635 COM AT RISK FIRE GRANT PROJECT	.00	4,283.18	5,000.00	716.82	85.7
10-423-740 OFFICE FURNITURE & EQUIPMENT	13.09	2,835.56	5,900.00	3,064.44	48.1
10-423-910 TRAVEL & TRAINING - CE	.00	.00	3,500.00	3,500.00	.0
10-423-920 OFC/OPERATING SUPPLIES - CE	.00	336.40	1,165.00	828.60	28.9
10-423-930 TOOLS & SUPPLIES - CE	.00	.00	250.00	250.00	.0
TOTAL FIRE DEPARTMENT	92,655.90	788,857.41	858,465.00	69,607.59	91.9

CITY OF SUN VALLEY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING AUGUST 31, 2015

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STREET DEPARTMENT</u>					
10-431-110 SALARIES AND WAGES	16,060.73	194,938.62	200,745.00	5,806.38	97.1
10-431-120 SALARIES & WAGES - PART TIME	630.00	630.00	1,000.00	370.00	63.0
10-431-210 FICA CONTRIBUTION	1,225.98	14,274.45	16,091.00	1,816.55	88.7
10-431-220 RETIREMENT CONTRIBUTION	1,818.07	21,886.16	23,698.00	1,811.84	92.4
10-431-240 WORKERS COMPENSATION	883.66	10,365.90	12,000.00	1,634.10	86.4
10-431-250 HEALTH INSURANCE	3,555.21	35,771.35	45,356.00	9,584.65	78.9
10-431-315 JANITORIAL SUPPLIES & LAUNDRY	.00	.00	300.00	300.00	.0
10-431-320 OPERATING SUPPLIES	40.87	2,620.93	4,000.00	1,379.07	65.5
10-431-340 TOOLS & EQUIPMENT	44.99	1,028.73	2,000.00	971.27	51.4
10-431-345 SAFETY EQUIPMENT	.00	196.41	350.00	153.59	56.1
10-431-350 MOTOR FUELS & LUBRICANTS	741.68	9,320.32	12,000.00	2,679.68	77.7
10-431-440 ADVERTISING & LEGAL PUBLISHING	.00	.00	500.00	500.00	.0
10-431-470 TRAVEL, TRAINING & MEETINGS	608.00	4,973.98	5,500.00	526.02	90.4
10-431-510 TELEPHONE SERVICE	.00	1,230.79	1,200.00	(30.79)	102.6
10-431-536 SANDING/MAG CHLORIDE	.00	11,761.88	14,000.00	2,238.12	84.0
10-431-555 RENTAL - EQUIPMENT	.00	13.31	1,000.00	986.69	1.3
10-431-591 REPAIR/MAINT/CLEANING-STREETS	.00	3,982.46	4,500.00	517.54	88.5
10-431-592 STRIPING	.00	11,703.03	29,000.00	17,296.97	40.4
10-431-595 REPAIR/MAINT - LARGE EQUIPMENT	(64.12)	12,356.19	12,500.00	143.81	98.9
10-431-596 REPAIR/MAINT - SMALL EQUIP	.00	275.00	1,000.00	725.00	27.5
10-431-600 REPAIR/MAINT - AUTO EQUIP	6.79	7,292.78	7,000.00	(292.78)	104.2
10-431-610 REPAIR/MAINT - MISC	.00	540.94	500.00	(40.94)	108.2
10-431-614 REPAIR/MAINT-BUILDING	432.86	9,883.40	12,000.00	2,116.60	82.4
10-431-620 LANDSCAPE SERVICES	425.00	2,943.78	5,000.00	2,056.22	58.9
10-431-621 NOXIOUS WEED CONTROL	.00	8,265.22	14,000.00	5,734.78	59.0
10-431-631 UNIFORMS	.00	733.28	1,100.00	366.72	66.7
10-431-740 OFFICE FURNITURE & EQUIPMENT	.00	439.10	1,800.00	1,360.90	24.4
10-431-780 ROADS & PATHS MAINT. PROGRAM	15,053.38	93,101.53	180,000.00	86,898.47	51.7
10-431-790 LAND MAINTENANCE 5 ACRE PARCEL	.00	635.91	1,000.00	364.09	63.6
10-431-800 104 GREY EAGLE ABATEMENT	19.46	3,723.66	3,000.00	(723.66)	124.1
TOTAL STREET DEPARTMENT	41,482.56	464,889.11	612,140.00	147,250.89	75.9
TOTAL FUND EXPENDITURES	342,787.24	4,120,205.47	5,162,408.00	1,042,202.53	79.8
NET REVENUE OVER EXPENDITURES	892,672.60	577,605.03	.00	(577,605.03)	.0

CITY OF SUN VALLEY
 BALANCE SHEET
 AUGUST 31, 2015

FIXED ASSET REPLACEMENT FUND

ASSETS

29-101-000	CASH - COMBINED FUND	(621,983.57)	
	TOTAL ASSETS		(621,983.57)

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
29-271-000	FUND BALANCE - BEGINNING OF YR	(585,504.07)	
	REVENUE OVER EXPENDITURES - YTD	(148,905.07)	
	BALANCE - CURRENT DATE	(734,409.14)	
	TOTAL FUND EQUITY		(734,409.14)
	TOTAL LIABILITIES AND EQUITY		(734,409.14)

CITY OF SUN VALLEY
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING AUGUST 31, 2015

FIXED ASSET REPLACEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>SOURCE 399</u>					
29-399-501 TRANS FR FIXED ASSET FUND BAL	.00	.00	21,546.00	21,546.00	.0
29-399-503 TRANS FR LAF UNASSIGNED FUND	.00	.00	85,919.00	85,919.00	.0
29-399-504 TRANS FR GF UN FUND BALANCE	.00	.00	76,199.00	76,199.00	.0
TOTAL SOURCE 399	.00	.00	183,664.00	183,664.00	.0
TOTAL FUND REVENUE	.00	.00	183,664.00	183,664.00	.0

CITY OF SUN VALLEY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING AUGUST 31, 2015

FIXED ASSET REPLACEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
29-490-753 RADIOS	.00	9,365.00	9,365.00	.00	100.0
29-490-754 AIRPACKS	.00	.00	28,000.00	28,000.00	.0
29-490-756 AERIAL TOWER	112,425.57	112,425.57	112,426.00	.43	100.0
29-490-761 POLICE- PATROL VEHICLE	.00	27,114.50	35,000.00	7,885.50	77.5
29-490-792 LASERFISHE SCANNER	.00	.00	7,965.00	7,965.00	.0
29-490-794 PHONE SYSTEM	.00	.00	18,908.00	18,908.00	.0
TOTAL EXPENDITURES	<u>112,425.57</u>	<u>148,905.07</u>	<u>211,664.00</u>	<u>62,758.93</u>	<u>70.4</u>
TOTAL FUND EXPENDITURES	<u>112,425.57</u>	<u>148,905.07</u>	<u>211,664.00</u>	<u>62,758.93</u>	<u>70.4</u>
NET REVENUE OVER EXPENDITURES	<u>(112,425.57)</u>	<u>(148,905.07)</u>	<u>(28,000.00)</u>	<u>120,905.07</u>	<u>(531.8)</u>

CITY OF SUN VALLEY
 BALANCE SHEET
 AUGUST 31, 2015

DEBT SERVICE FUND

<u>ASSETS</u>			
30-101-000	CASH - COMBINED FUND	9,521.91	
30-107-000	TAXES RECEIVABLE - DELIQUENT	394.89	
	TOTAL ASSETS		9,916.80
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
30-225-100	DEFERRED REVENUE - TAXES, PROP	316.11	
	TOTAL LIABILITIES		316.11
<u>FUND EQUITY</u>			
	UNAPPROPRIATED FUND BALANCE:		
30-271-000	FUND BALANCE - BEGINNING OF YR	9,600.69	
	BALANCE - CURRENT DATE	9,600.69	
	TOTAL FUND EQUITY		9,600.69
	TOTAL LIABILITIES AND EQUITY		9,916.80

CITY OF SUN VALLEY
 BALANCE SHEET
 AUGUST 31, 2015

LAND ACQUISITION FUND

ASSETS

40-101-000	CASH- LAND ACQUISITION	371,763.43	
	TOTAL ASSETS		371,763.43

LIABILITIES AND EQUITY

FUND EQUITY

40-271-000	UNAPPROPRIATED FUND BALANCE: FUND BALANCE - BEGINNING OF YR	371,763.43	
	BALANCE - CURRENT DATE	371,763.43	
	TOTAL FUND EQUITY		371,763.43
	TOTAL LIABILITIES AND EQUITY		371,763.43

CITY OF SUN VALLEY
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING AUGUST 31, 2015

LAND ACQUISITION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING TRANSFERS IN</u>					
40-399-550 TRANSFER FROM LAF FUND BALANCE	.00	.00	127,654.00	127,654.00	.0
TOTAL OPERATING TRANSFERS IN	.00	.00	127,654.00	127,654.00	.0
TOTAL FUND REVENUE	.00	.00	127,654.00	127,654.00	.0

CITY OF SUN VALLEY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING AUGUST 31, 2015

LAND ACQUISITION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>CAPITAL PROJECTS</u>					
40-470-800 TRANSFERS OUT TO FA FUND	.00	.00	85,919.00	85,919.00	.0
40-470-950 TRANSFERS OUT TO CIPF	.00	.00	41,735.00	41,735.00	.0
TOTAL CAPITAL PROJECTS	.00	.00	127,654.00	127,654.00	.0
TOTAL FUND EXPENDITURES	.00	.00	127,654.00	127,654.00	.0
NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0

CITY OF SUN VALLEY
 BALANCE SHEET
 AUGUST 31, 2015

WORKFORCE HOUSING FUND

ASSETS

42-101-000	CASH- WORKFORCE HOUSING FUND		166,176.37	
	TOTAL ASSETS			166,176.37

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:				
42-271-000	FUND BALANCE - BEGINNING OF YR		199,088.75	
	REVENUE OVER EXPENDITURES - YTD	(	42,594.51)	
	BALANCE - CURRENT DATE		156,494.24	
	TOTAL FUND EQUITY			156,494.24
	TOTAL LIABILITIES AND EQUITY			156,494.24

CITY OF SUN VALLEY
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING AUGUST 31, 2015

WORKFORCE HOUSING FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>GENERAL PROPERTY TAXES</u>					
42-311-515 RENTS	.00	3,447.00	7,000.00	3,553.00	49.2
TOTAL GENERAL PROPERTY TAXES	.00	3,447.00	7,000.00	3,553.00	49.2
<u>REVENUES</u>					
42-399-500 TRANSFER FROM WKFC FUND BAL	.00	.00	47,546.00	47,546.00	.0
TOTAL REVENUES	.00	.00	47,546.00	47,546.00	.0
TOTAL FUND REVENUE	.00	3,447.00	54,546.00	51,099.00	6.3

CITY OF SUN VALLEY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING AUGUST 31, 2015

WORKFORCE HOUSING FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WFH PROJECTS</u>					
42-470-702 EMPLOYEE HOUSING ALLOWANCE	1,433.32	15,766.52	17,200.00	1,433.48	91.7
42-470-703 COMMUNITY HOUSING SERVICES	.00	18,000.00	18,000.00	.00	100.0
42-470-705 CITY OWNED UNITS/UTIL & MAINT	5,854.69	12,274.99	19,346.00	7,071.01	63.5
TOTAL WFH PROJECTS	<u>7,288.01</u>	<u>46,041.51</u>	<u>54,546.00</u>	<u>8,504.49</u>	<u>84.4</u>
TOTAL FUND EXPENDITURES	<u>7,288.01</u>	<u>46,041.51</u>	<u>54,546.00</u>	<u>8,504.49</u>	<u>84.4</u>
NET REVENUE OVER EXPENDITURES	<u>(7,288.01)</u>	<u>(42,594.51)</u>	<u>.00</u>	<u>42,594.51</u>	<u>.0</u>

CITY OF SUN VALLEY
 BALANCE SHEET
 AUGUST 31, 2015

CAPITAL IMPROVEMENT FUND

ASSETS

50-101-000	CASH - COMBINED FUND	(	37,135.67)	
	TOTAL ASSETS			(37,135.67)

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:				
50-271-000	FUND BALANCE - BEGINNING OF YR	(	18,600.67)	
	REVENUE OVER EXPENDITURES - YTD	(	29,448.50)	
	BALANCE - CURRENT DATE			(48,049.17)
	TOTAL FUND EQUITY			(48,049.17)
	TOTAL LIABILITIES AND EQUITY			(48,049.17)

CITY OF SUN VALLEY
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING AUGUST 31, 2015

CAPITAL IMPROVEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING TRANSFERS IN</u>					
50-399-300 TRANSFER FROM LAF FUND	.00	.00	41,735.00	41,735.00	.0
TOTAL OPERATING TRANSFERS IN	.00	.00	41,735.00	41,735.00	.0
TOTAL FUND REVENUE	.00	.00	41,735.00	41,735.00	.0

CITY OF SUN VALLEY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING AUGUST 31, 2015

CAPITAL IMPROVEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>CAPITAL PROJECTS</u>					
50-470-820 TRANSPORTATION PLAN UPDATE	.00	13,215.00	5,735.00	(7,480.00)	230.4
TOTAL CAPITAL PROJECTS	.00	13,215.00	5,735.00	(7,480.00)	230.4
<u>DEPARTMENT 480</u>					
50-480-441 STREET FAC REPAIR & PAINT	3,433.50	3,433.50	9,000.00	5,566.50	38.2
50-480-442 STREET DEPT VENTILATION SYS	.00	.00	5,000.00	5,000.00	.0
50-480-460 CITY HALL EXT REPAIRS	.00	12,800.00	22,000.00	9,200.00	58.2
TOTAL DEPARTMENT 480	3,433.50	16,233.50	36,000.00	19,766.50	45.1
TOTAL FUND EXPENDITURES	3,433.50	29,448.50	41,735.00	12,286.50	70.6
NET REVENUE OVER EXPENDITURES	(3,433.50)	(29,448.50)	.00	29,448.50	.0

CITY OF SUN VALLEY
 BALANCE SHEET
 AUGUST 31, 2015

SPF

ASSETS

52-101-000	CASH - COMBINED FUND		259,107.02	
	TOTAL ASSETS			259,107.02

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
52-271-000	FUND BALANCE - BEGINNING OF YR	(	1,075.70)	
	REVENUE OVER EXPENDITURES - YTD		115,576.90	
	BALANCE - CURRENT DATE		114,501.20	
	TOTAL FUND EQUITY			114,501.20
	TOTAL LIABILITIES AND EQUITY			114,501.20

CITY OF SUN VALLEY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING AUGUST 31, 2015

		SPF				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
		_____	_____	_____	_____	_____
<u>GENERAL PROPERTY TAXES</u>						
52-311-200	PROPERTY TAX-GENERAL	16,236.36	268,224.92	265,555.00	(2,669.92)	101.0
	TOTAL GENERAL PROPERTY TAXES	16,236.36	268,224.92	265,555.00	(2,669.92)	101.0
 <u>STATE OF IDAHO SHARED REVENUES</u>						
52-335-200	STATE HIGHWAY USER	.00	36,518.66	46,382.00	9,863.34	78.7
	TOTAL STATE OF IDAHO SHARED REVENUES	.00	36,518.66	46,382.00	9,863.34	78.7
	 TOTAL FUND REVENUE	16,236.36	304,743.58	311,937.00	7,193.42	97.7

CITY OF SUN VALLEY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING AUGUST 31, 2015

		SPF				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
		<u> </u>				
<u>SPF</u>						
52-431-780	ROADS & PATHS MAINT. PROGRAM	.00	.00	187,000.00	187,000.00	.0
52-431-786	TRAIL CREEK PATH	.00	14,630.30	14,630.00	(.30)	100.0
52-431-960	TRANSFER TO S&P FUND	174,536.38	174,536.38	110,306.00	(64,230.38)	158.2
TOTAL SPF		<u>174,536.38</u>	<u>189,166.68</u>	<u>311,936.00</u>	<u>122,769.32</u>	<u>60.6</u>
TOTAL FUND EXPENDITURES		<u>174,536.38</u>	<u>189,166.68</u>	<u>311,936.00</u>	<u>122,769.32</u>	<u>60.6</u>
NET REVENUE OVER EXPENDITURES		<u>(158,300.02)</u>	<u>115,576.90</u>	<u>1.00</u>	<u>(115,575.90)</u>	<u>11557</u>

Monthly LOT Comparison for July 2015 Receipts

	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	Increase/ Decrease of FY15 as Compared to FY14
Retail	106,899	121,472	112,979	121,980	127,521	145,354	14%
Lodging	82,858	95,637	92,511	96,446	95,933	116,446	21%
Liquor	6,795	12,019	10,355	10,520	10,965	14,074	28%
Totals	196,552	229,127	215,845	228,946	234,419	275,874	18%

Detail Summary of Comparative YTD Receipts for the months of October - September.

	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	Increase/ Decrease of FY15 as Compared to FY14
October	69,432	75,542	49,847	56,260	58,531	54,565	-7%
November	50,477	34,116	46,298	41,355	42,734	37,762	-12%
December	97,420	106,190	114,930	126,671	130,540	112,858	-14%
January	96,559	89,043	82,380	95,770	87,247	89,162	2%
February	101,944	115,014	101,797	113,281	112,073	86,860	-22%
March	91,122	110,729	90,809	113,200	99,304	79,737	-20%
April	46,747	37,056	42,642	38,852	34,842	44,844	29%
May	40,743	47,475	52,181	44,172	37,150	47,019	27%
June	94,222	92,378	101,367	98,969	107,341	122,567	14%
July	196,552	229,127	215,845	228,946	234,419	275,874	18%
August	204,474	192,799	229,256	168,716	221,612		-100%
September	106,162	117,748	95,516	122,331	91,906		-100%
Fiscal Year Total	1,195,854	1,247,217	1,222,868	1,248,522	1,257,699	951,248	
Year-To-Date Receipts Comparison (October - September)	885,218	936,670	898,097	957,475	944,182	951,248	1%

Local Option Tax receipts for the month of July 2015 totaled \$275,874 representing an 18% increase in receipts in July 2014.

CITY OF SUN VALLEY

LOT Retail Receipts Figures

	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	Increase/ Decrease of FY15 as Compared to FY14
October	40,952	46,790	26,180	30,436	31,543	35,839	14%
November	21,218	22,367	29,001	25,537	26,945	23,400	-13%
December	56,371	62,823	65,920	71,156	68,666	66,925	-3%
January	46,260	47,097	41,884	47,746	43,385	51,580	19%
February	46,369	57,260	50,924	51,566	58,014	50,521	-13%
March	40,818	51,052	41,019	53,430	49,015	42,977	-12%
April	28,670	21,899	26,465	27,301	23,605	32,233	37%
May	29,790	39,678	37,816	31,877	28,025	36,001	28%
June	58,265	56,498	62,166	57,884	68,192	68,606	1%
July	106,899	121,472	112,979	121,980	127,521	145,354	14%
August	108,495	97,834	122,555	93,909	120,942		-100%
September	61,140	61,763	57,049	74,778	55,549		-100%
Fiscal Year Total	645,246	686,532	673,960	687,600	701,403	553,436	
Year-To-Date Receipts Comparison- (October - September)	368,713	405,463	381,377	396,933	397,390	408,082	3%

CITY OF SUN VALLEY

LOT Lodging Receipts Figures

	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	Increase/ Decrease of FY15 as Compared to FY14
October	23,982	24,627	19,946	21,712	22,585	15,550	-31%
November	7,134	9,462	14,358	13,014	13,567	12,187	-10%
December	34,593	36,247	40,756	46,347	53,815	39,496	-27%
January	43,833	35,394	34,636	41,194	37,577	32,835	-13%
February	48,303	50,052	43,826	54,235	48,420	31,724	-34%
March	44,285	55,640	43,588	52,824	43,513	32,698	-25%
April	15,948	12,695	13,948	9,715	9,601	11,217	17%
May	8,728	6,205	12,456	9,152	6,943	9,313	34%
June	32,176	31,711	34,758	36,811	34,598	47,142	36%
July	82,858	95,637	92,511	96,446	95,933	116,446	21%
August	84,923	76,779	93,537	70,471	85,723		-100%
September	39,534	44,818	32,872	45,171	31,453		-100%
Fiscal Year Total	466,296	479,267	477,191	497,094	483,727	348,610	
Year-To-Date Receipts Comparison (October - September)	258,982	262,034	258,272	285,005	270,617	232,163	-14%

CITY OF SUN VALLEY

LOT Liquor Receipts Figures

	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	Increase/ Decrease of FY15 as Compared to FY14
October	4,499	4,126	3,721	4,112	4,403	3,176	-28%
November	22,125	2,287	2,939	2,804	2,222	2,174	-2%
December	6,456	7,120	8,254	9,167	8,059	6,437	-20%
January	6,466	6,552	5,860	6,830	6,285	4,747	-24%
February	7,272	7,702	7,046	7,479	5,640	4,614	-18%
March	6,019	4,036	6,202	6,946	6,777	4,063	-40%
April	2,129	2,462	2,229	1,837	1,636	1,394	-15%
May	2,224	1,592	1,909	3,142	2,181	1,705	-22%
June	3,781	4,170	4,443	4,273	4,552	6,819	50%
July	6,795	12,019	10,355	10,520	10,965	14,074	28%
August	11,057	11,499	13,164	4,336	14,946		-100%
September	5,488	17,854	5,595	2,381	4,904		-100%
Fiscal Year Total	84,312	81,418	71,717	63,828	72,570	49,202	
Year-To-Date Receipts Comparison (October - September)	60,971	40,046	42,603	46,591	41,755	35,129	-16%

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
1																							
2																							
3	Local Option Tax Receipts (combined) FY 05 to FY 15																						
4																							
5																							
6		FY 05	% of total year	FY 06	% of total year	FY 07	% of total year	FY 08	% of total year	FY 09	% of total year	FY 10	% of total year	FY 11	% of total year	FY 12	% of total year	FY 13	% of total year	FY 14	% of total year	FY 15	% of total year
7	October	66,271	4.76%	71,261	4.87%	97,457	6.75%	65,124	4.62%	70,188	5.87%	69,432	5.57%	75,542	6.18%	49,847	3.99%	56,260	4.47%	58,531	4.65%	54,565	4.34%
8	November	24,749	1.78%	34,870	2.38%	40,890	2.83%	44,878	3.19%	40,074	3.35%	50,477	4.05%	34,116	2.79%	46,298	3.71%	41,355	3.29%	42,734	3.40%	37,762	3.00%
9	December	106,430	7.64%	120,900	8.26%	128,179	8.88%	129,017	9.16%	101,371	8.48%	97,420	7.81%	106,190	8.68%	114,930	9.21%	126,671	10.07%	130,540	10.38%	112,858	8.97%
10	January	87,855	6.31%	108,662	7.43%	103,326	7.16%	124,990	8.88%	103,326	8.64%	96,559	7.74%	89,043	7.28%	82,380	6.60%	95,770	7.61%	87,247	6.94%	89,162	7.09%
11	February	114,087	8.19%	134,863	9.22%	123,362	8.55%	139,063	9.88%	123,362	10.32%	101,944	8.17%	115,014	9.41%	101,797	8.15%	113,281	9.01%	112,073	8.91%	86,860	6.91%
12	March	119,743	8.59%	119,921	8.20%	131,973	9.14%	136,338	9.68%	131,973	11.04%	91,122	7.31%	110,729	9.05%	90,809	7.27%	113,200	9.00%	99,304	7.90%	79,737	6.34%
13	April	44,687	3.21%	46,438	3.17%	49,232	3.41%	41,147	2.92%	49,232	4.12%	46,747	3.75%	37,056	3.03%	42,642	3.42%	38,852	3.09%	34,842	2.77%	44,844	3.57%
14	May	55,333	3.97%	53,666	3.67%	57,533	3.99%	60,097	4.27%	57,533	4.81%	40,743	3.27%	47,475	3.88%	52,181	4.18%	44,172	3.51%	37,150	2.95%	47,019	3.74%
15	June	107,598	7.72%	136,014	9.30%	152,008	10.53%	129,805	9.22%	152,008	12.71%	94,222	7.55%	92,378	7.55%	101,367	8.12%	98,969	7.87%	107,341	8.53%	122,567	9.75%
16	July	224,142	16.09%	250,806	17.14%	228,032	15.80%	240,035	17.05%	228,032	19.07%	196,552	15.76%	229,127	18.74%	215,845	17.29%	228,946	18.20%	234,419	18.64%	275,874	21.93%
17	August	194,817	13.98%	214,275	14.65%	204,206	14.15%	218,739	15.53%	204,206	17.08%	204,474	16.39%	192,799	15.77%	229,256	18.36%	168,716	13.41%	221,612	17.62%	-	0.00%
18	September	128,424	9.22%	101,702	6.95%	146,815	10.17%	114,029	8.10%	146,815	12.28%	106,162	8.51%	117,748	9.63%	95,516	7.65%	122,331	9.73%	91,906	7.31%	-	0.00%
19	TOTAL:	1,274,136	91.44%	1,393,378	95.24%	1,463,013	101.37%	1,443,263	102.50%	1,408,120	117.75%	1,195,854	95.88%	1,247,217	101.99%	1,222,868	97.95%	1,248,522	99.27%	1,257,699	100.00%	951,248	75.63%
20																							
21	Does not include one time payment of \$244,000 collect in																						
22	September 2005																						
23																							
24		10 yr Average		FY 2015		Actual LOT		(under)/over															
25		% collected by		Budgeted		Revenue		historical %															
26		month		LOT Revenue		Collected by		collected by															
26	October	5.17%		63,482		54,565		(8,917)															
27	November	3.08%		37,745		37,762		17															
28	December	8.86%		108,680		112,858		4,178															
29	January	7.46%		91,512		89,162		(2,350)															
30	February	8.98%		110,179		86,860		(23,319)															
31	March	8.72%		106,974		79,737		(27,236)															
32	April	3.29%		40,350		44,844		4,495															
33	May	3.85%		47,238		47,019		(219)															
34	June	8.91%		109,341		122,567		13,226															
35	July	17.38%		213,217		275,874		62,658															
36	August	15.69%		192,571		-		-															
37	September	8.95%		109,867		-		-															
38	TOTAL:	100.34%		1,227,000		951,248		22,533															
39																							



CITY OF SUN VALLEY
REPORT TO THE CITY COUNCIL

TO: Honorable Mayor and City Council
FROM: Angela Orr, Treasurer/Finance Manager
SUBJECT: Treasurer's Oath for Accounts Payable
DATE: September 28, 2015

After review, I have determined that the attached "Approval of Payables, On Hand, As Of September 23, 2015" for FY 15 and FY 16 report is correct as to payee and amount, and are for a proper and authorized purpose, except as otherwise explained below.

Exceptions: None OR See Below (circle one)

Angela Orr Signed
Treasurer/Finance Manager Title
September 28, 2015 Date

Vendor Name	Invoice #	Description	Account #	Budgeted	Dept.	Amount
AC HOUSTON LUMBER CO	014-503313	Sheetrock mud for wall at Elkhorn Fire Station	10-423-585	Yes	FIRE	24.59
AC HOUSTON LUMBER CO	014-503313	Training - material for roof training and training on chainsaw	10-423-585	Yes	FIRE	62.34
AC HOUSTON LUMBER CO	014-503313	Trim for radio shelf	10-423-585	Yes	FIRE	3.85
AK PEST MANAGEMENT	3037	Weed abatement	10-431-621	Yes	STR	3,875.00
BISNETT INSURANCE INC	14987	Notary Bond / Errors & Omission Policy - Nancy Flannigan	10-415-310	Yes	ADM	60.00
BOISE MOBILE EQUIPMENT	16119	New batteries for radios and two remote speakers and fittings for radios	10-423-615	Yes	FIRE	602.21
BUSINESS AS USUAL	127612	Notary stamp for Nancy Flannigan	10-423-310	Yes	FIRE	36.95
BUTTERFIELD, CHARLES	091615	Per Diem Reimbursement - Fire Training in Vegas	10-423-470	Yes	FIRE	266.25
BUTTERFIELD, CHARLES	091615	Reimbursement cab fare and to and from hotel and convention	10-423-470	Yes	FIRE	59.18
CALIFORNIA CONTRACTORS S	T1189	Flash lights and tool bag for Plow trucks	10-431-595	Yes	STR	144.60
CHATEAU DRUG	081915	Elkhorn Springs #3 shower curtain rings	42-470-705	Yes	WFH	3.99
CHATEAU DRUG	081915	light bulb/batteries	10-431-320	Yes	STR	49.95
COPY & PRINT	66295	Toner Cartridge (black) Police	10-421-310	Yes	POLI	83.99
COPY & PRINT	67273	1 case of 8 1/2 x 11 paper for fire department	10-423-310	Yes	FIRE	50.37
COPY & PRINT	67542	Business cards for Angela Orr	10-415-310	Yes	ADM	54.99
COPY & PRINT	67753	1 case of 8 1/2 x 11 paper for City Hall	10-423-310	Yes	FIRE	37.99
COPY & PRINT	67862	Hand wipes for fingerprinting station, one box of file folders	10-421-310	Yes	POLI	15.18
E C POWER SYSTEMS OF IDAH	237614	City Hall Generator Service	10-431-614	Yes	STR	371.74
EAGLE ENGRAVING, INC	2015-1641	collar insignia Lieutenant collar insignia Captain	10-423-631	Yes	FIRE	40.95
FIRE ENGINEERING	14519	Fire extinguisher service for Elkhorn Fire Station annual	10-423-585	Yes	FIRE	329.00
FIRE SERVICES OF IDAHO, LLC	14520	Fire extinguisher service for Police Department annual	10-421-345	Yes	POLI	134.00
FIRE SERVICES OF IDAHO, LLC	14521	Fire extinguisher service for City Hall annual	10-423-585	Yes	FIRE	163.00
FIRE SERVICES OF IDAHO, LLC	14523	Fire extinguisher service for Street Dept. annual	10-431-320	Yes	STR	396.00
FLOYD LILLY COMPANY	214090	Mag chloride Pump rebuild	10-431-536	Yes	STR	28.24
FRANCO, RAY	082815	Reimbursement to Ray Franco for wildland Fire costs	10-423-591	Yes	FIRE	225.33
FREIGHTLINER OF IDAHO	176014	Oshkosh air comp. parts	10-431-595	Yes	STR	29.92
FREIGHTLINER OF IDAHO	177076	Oshkosh transfer case oil	10-431-350	Yes	STR	86.45
GEM STATE PAPER	970903-00	Tissues, bath tissue, knives, hand sanitizer, etc.	10-415-310	Yes	ADM	300.63
GYM OUTFITTERS	5591	Clean and service all gym equipment at Elkhorn fire station	10-423-590	Yes	FIRE	80.00
Hall Render Killian Health & Lyma	318720	Evaluating confidential legal matter regarding Ordinance 475	10-415-426	Yes	ADM	930.00
HILL, JEFFREY	082915	Airport Parking 8/29 to 9/4	10-418-470	Yes	COM	80.50
ICRMP	100115.0930	Member Contribution	10-415-465	Yes	ADM	45,311.00
IDAHO DEPT OF LABOR	072015	Unemployment insurance - 2nd quarter of 2015	10-415-280	Yes	ADM	242.03
INREACH	DL08552408	Monthly dues	10-423-480	Yes	FIRE	91.80
INTEGRATED TECHNOLOGIES	30268	Contract base rate and copies - Fire Dept	10-423-510	Yes	FIRE	55.00
INTEGRATED TECHNOLOGIES	30831	Copier ink	10-431-740	Yes	STR	70.00
INTEGRATED TECHNOLOGIES	30937	Contract base rate and copies - City Hall	10-415-540	Yes	ADM	105.03
INTEGRATED TECHNOLOGIES	31893	3 different color cartridges for Police printer/HP laserjet 400 M451nw	10-421-310	Yes	POLI	354.00
JEROME PETERBILT	146408	3 fire filters for wildland trucks (air filters on external pumps that are fire resistant)	10-423-595	Yes	FIRE	43.02
JIM FREEMAN LANDSCAPING	090215	Irrigation repair/shoulder work on Morning Star	10-431-780	Yes	STR	101.00
JOE'S BACKHOE SERVICE	19045	Installed valley gutter near the Highlands entrance per bid	10-431-780	Yes	STR	7,100.00
JOE'S BACKHOE SERVICE	19478	Grader/Water tank for chip seal project	52-431-960	Yes	SPF	525.00
KETCHUM COMPUTERS	11966	Computer Support - 8/15/15-8/31/15	10-415-427	Yes	ADM	437.50
KETCHUM COMPUTERS	12011	Computer Support - 9/1/15-9/14/15	10-415-425	Yes	ADM	281.25
KING, ADAM ATTORNEY AT LA	92484	Legal Services - Confidential Matters - City Council	10-415-425	Yes	ADM	647.50
KING, ADAM ATTORNEY AT LA	92485	Legal Services - Confidential Matters - General Matters	10-415-425	Yes	ADM	2,467.50
KING, ADAM ATTORNEY AT LA	92486	Legal Services - Public Matters - City Council	10-415-425	Yes	ADM	1,382.50

Vendor Name	Invoice #	Description	Account #	Budgeted	Dept.	Amount
L. N. CURTIS & SON	3160537-00	1/2 split with Ketchum Titan Litter shield plus mounting bracket	10-423-595	Yes	FIRE	210.00
LEXISNEXIS MATTHEW BENDE	74548727	(2) 2015 crime and traffic books	10-421-340	Yes	POLI	134.48
MOFFATT THOMAS	205102	Legal Services and Costs through August 20, 2015 - Personal & Confidential	10-411-429	Yes	LEGI	660.00
MOORE MEDICAL GROUP	17454276	EMS gloves (M, L, XL), syringes, glucose and epinephrine	10-423-325	Yes	FIRE	421.82
MOORE MEDICAL GROUP	987054941	Epinephrine 1 mg vial, gloves, needles, etc. for EMT jump kits	10-423-325	Yes	FIRE	239.35
MOORE MEDICAL GROUP	987444481	Epinephrine 1 mg vial for EMT jump kits 5	10-423-325	Yes	FIRE	65.45
NAPA AUTO PARTS	826386	Heater/AC parts for 2006 F-350	10-431-600	Yes	STR	45.95
NAPA AUTO PARTS	826719	Heater/AC parts for 2006 F-350	10-431-600	Yes	STR	62.29
NAPA AUTO PARTS	827045	Oshkosh plow truck LED headlamps	10-431-600	Yes	STR	889.60
NORCO	16716153	Oxygen Cylinder Rental for 07/31 to 08/31/2015	10-423-325	Yes	FIRE	119.04
OFFICEBRIGHT, INC	3989	Office cleaning per proposed September 2015	10-415-500	Yes	ADM	1,170.00
OHIO GULCH TRANSFER STATI	010662/0112	Wood Waste disposal	10-431-780	Yes	STR	3.00
OHIO GULCH TRANSFER STATI	010662/0112	Wood Waste disposal/asphalt dirt lumber	10-431-780	Yes	STR	8.40
OHIO GULCH TRANSFER STATI	012452	Clean Wood Waste for the dump	10-431-780	Yes	STR	1.70
OHIO GULCH TRANSFER STATI	012452	Clean Wood Waste for the dump	10-431-780	Yes	STR	2.70
OVERHEAD DOOR CO	334836	Replace rollers on fire bay doors at Elkhorn Fire Station bays 1 and 2 rollers	10-423-585	Yes	FIRE	192.50
PIPECO INC.	S2238252.00	Plumbing parts for Mag Chloride system	10-431-536	Yes	STR	18.76
RIVER RUN AUTO	112855	Auto fuses	10-431-600	Yes	STR	19.96
RIVER RUN AUTO	112855	sweeper dust control parts	10-431-595	Yes	STR	31.07
RIVER RUN AUTO	113978	Small equipment carburetor cleaner	10-431-596	Yes	STR	35.85
ROAD WORK AHEAD CONSTRU	TS-1298	Chip seal traffic control and sign rental	52-431-960	Yes	SPF	7,384.25
ROAD WORK AHEAD CONSTRU	TS-1330	Chip seal traffic control and sign	52-431-960	Yes	SPF	687.50
ROAD WORK AHEAD CONSTRU	TS-1371	Traffic control and sign rental for chip seal project	52-431-960	Yes	SPF	1,044.25
ROBRAHN, TAAN	99395020	Reimbursement for parts on Engine 66	10-423-600	Yes	FIRE	192.19
SENTINEL FIRE & SECURITY	R4099	Annual Monitoring Fee for Fire and Security at Elkhorn Fire Station	10-423-320	Yes	FIRE	360.00
SHERWIN WILLIAMS	1405-9	Paint for fire hydrants	10-423-555	Yes	FIRE	30.33
SIDWELL COMMUNICATIONS	1146	Phone line repair	10-423-510	Yes	FIRE	130.00
SIRCHIE FINGERPRINT LAB., IN	0222900	Fingerprint supplies: latent print kit, scale, tape, black & white fingerprint lifer	10-421-340	Yes	POLI	361.00
SIRCHIE FINGERPRINT LAB., IN	0222900	Fingerprint supplies: Microscopy Kit	10-421-340	Yes	POLI	22.50
Sun Valley Center for the Arts	CITYOFSV	Sponsorship of the 2015 Sun Valley Center Wine Auction	10-411-699	Yes	LEGI	2,000.00
SUN VALLEY CLEANERS, INC	082515	Dry cleaning Police	10-421-630	Yes	POLI	368.45
SUN VALLEY GARDEN CENTER	RCPT-84530	104 Grey Eagle grass mowing on 8/19/15	10-431-800	Yes	STR	720.00
SUN VALLEY MARKETING ALLI	JUL	July 2015 - per contract 2015	10-411-692	Yes	LEGI	68,001.04
SUNRISE ENVIRO SCIENTIFIC	53177	Grime fighter turn out cleaner	10-423-630	Yes	FIRE	144.10
SUNSEAL ASPHALT MAINTENA	8417	Painting arrows, path crossing, cross walks, etc. on Elkhorn Rd	10-431-592	Yes	STR	674.00
TEAM EAGLE	15693	Oshkosh air valves and solenoid	10-431-595	Yes	STR	766.11
TREASURE VALLEY COFFEE	2160-041938	Coffee for all departments	10-415-310	Yes	ADM	12.05
TREASURE VALLEY COFFEE	2160-041938	Coffee for all departments	10-418-310	Yes	COM	12.05
TREASURE VALLEY COFFEE	2160-041938	Coffee for all departments	10-421-310	Yes	POLI	12.05
TREASURE VALLEY COFFEE	2160-041938	Coffee for all departments	10-423-310	Yes	FIRE	12.05
TREASURE VALLEY COFFEE	2160-041938	Coffee for all departments	10-431-310	Yes	STR	12.05
UL LLC	7202008865	Ladder truck inspection and all ground ladder inspection	10-423-595	Yes	FIRE	2,098.66
VALLEY MAINTENANCE	3684-003	Work force housing deep cleaning	42-470-705	Yes	WFH	785.00
Weidner Fire	109544	Gear bags for turn outs fire clothing for fire fighters (8)	10-423-576	Yes	FIRE	489.70
Weidner Fire	109656	1 1/2 inch ball valve nozzle and 2 1/2 inch nozzle for foam on engine 63 and 66	10-423-595	Yes	FIRE	933.00
WHITE CLOUD COMMUNICATIO	82328	Narrow band radios for street department - reprogramming	10-423-615	Yes	FIRE	80.00
WIRTH COMPANY, THE	35756	Plow damage repair for 207 Snowbrush Lane	10-431-780	Yes	STR	121.71

Vendor Name	Invoice #	Description	Account #	Budgeted	Dept.	Amount
Wood River Land Trust	2015	2015 Trout Friendly Partnership Agreement	10-411-699	Yes	LEGI	200.00
Grand Totals:						<u>159,827.28</u>

Finance Committee Chair, Keith Saks: _____ Date: _____

Vendor Name	Invoice #	Description	Account #	Budgeted	Dept.	Amount
ALLINGTON, FREDRICK C.	091815	SEMI-ANNUAL PROSECUTORIAL FEES	10-421-428	Yes	POLI	11,950.50
Grand Totals:						11,950.50

Finance Committee Chair, Keith Saks: _____ Date: _____



Mayor
Dewayne Briscoe

Council
Keith Saks
Council President
Michelle Griffith
Franz Suhadolnik
Peter Hendricks

DEPARTMENT COMMENDATION

On the recommendation of Assistant Fire Chief Charlie Butterfield, the following members of the Sun Valley Fire Department are highly commended for their medical performance in the resuscitation efforts on a cardiac arrest victim at the Elkhorn Sage Willow soccer fields on September 11th, 2015.

Captain Taan Robrahn

Captain Reid Black

While performing medical standby for a cross-country running event, Captain Robrahn and Captain Black were summoned to the report of a 79 year old male that had collapsed. Upon arrival to the collapsed male, they found cardiopulmonary resuscitation (CPR) in progress by two bystanders. An automated external defibrillator (AED) that that Captain Robrahn had with him was attached to the collapsed male and one shock was delivered. Shortly after the shock was delivered, the patient was conscious and talking to the responders.

The patient was subsequently transported to St. Luke's Wood River Medical Center and then flown by air ambulance to St. Luke's Magic Valley in Twin Falls for definitive cardiovascular care.

These two Firefighter/EMTs are commended for their quick action and the successful conversion of a cardiac arrest.

A handwritten signature in black ink, appearing to read "Dewayne Briscoe", written over a horizontal line.

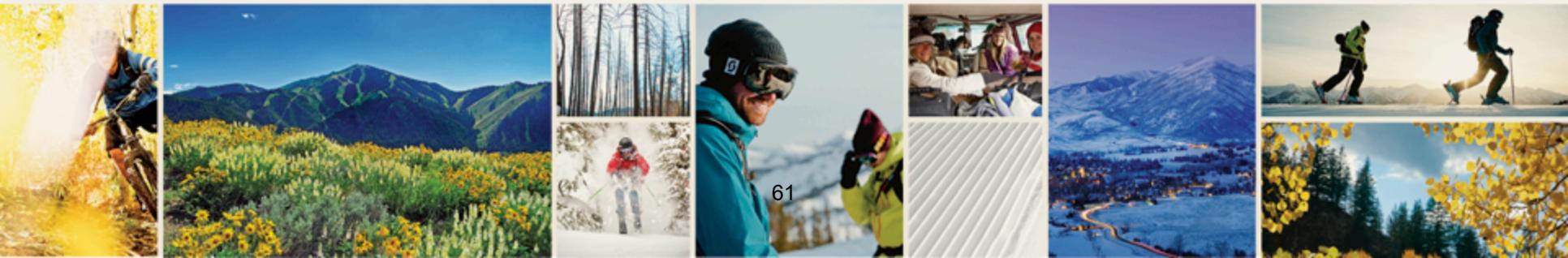
Mayor Dewayne Briscoe

A handwritten signature in black ink, appearing to read "Ray Franco", written over a horizontal line.

Fire Chief Ray Franco

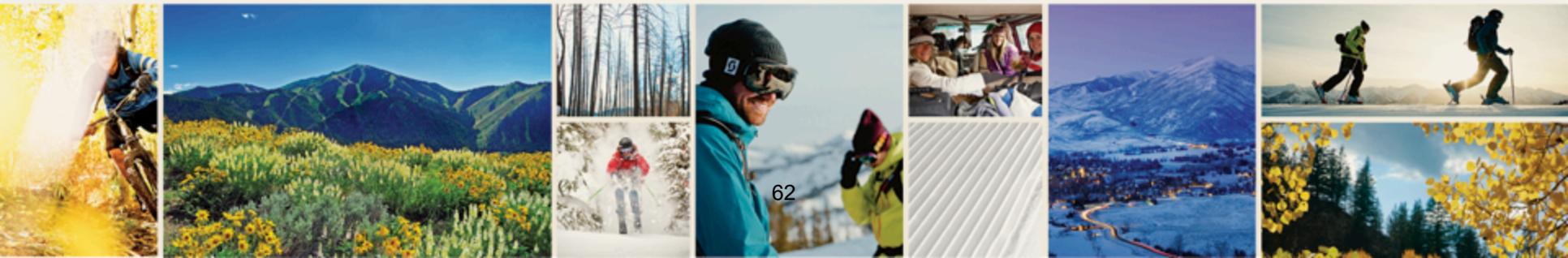
Visit Sun Valley

Semi-Annual Update – October 5, 2015



Results (Oct 1- Sept 23)

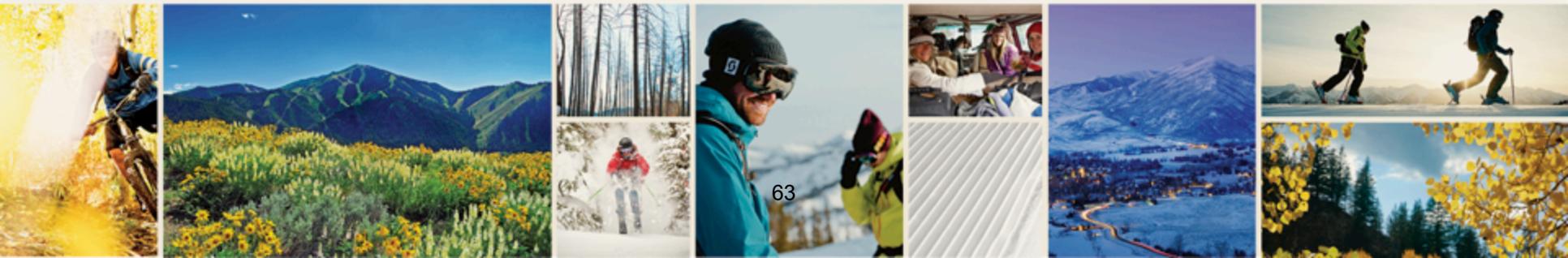
Indicator	Start of year/Previous Year	At Sept 23, 2015
Facebook fans	58,127	65,908 (+13%)
Website visits	315,361	469,479 (+49%)
Membership	326	359 (+10%)
Winter Visitors	144,000	183,000 (+27%)
Room nights sold Oct thru Aug	213,246	249,827 (+17%)



Summer 2015 Results



- Second summer with additional funds
- Advertising in market June through September
- Record results (room nights sold/occupancy)
 - *June +29%, 57% occupancy*
 - *July +14%, 86% occupancy*
 - *August +5%, 74% occupancy*
 - *YTD – up 17%, increases in every month*
- Best results for advertising campaign to date
 - *Video ads, content marketing*
- Website visits up by 50%YOY – 475,000 (est. by yr end)
 - *NY +142%; LA +117%; SF +25%; Seattle +36%; Denver +160%*





SEEK *harmony.*

2015 LIVE MUSIC CALENDAR

KETCH'EM ALIVE TUESDAY NIGHT CONCERT SERIES June – August

SUN VALLEY RESORT CONCERT SERIES June – September

SUN VALLEY SUMMER SYMPHONY July 26 – August 19

NORTHERN ROCKIES MUSIC FESTIVAL July 31 – August 1

SUN VALLEY CENTER FOR THE ARTS SUMMER CONCERT SERIES July – August

SUN VALLEY OPERA CONCERTS July 3 & September 6

SUN VALLEY ON ICE July – September

SUN VALLEY JAZZ & MUSIC FESTIVAL October 14 – 18

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#SeekSunValley





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SEEK *inspiration.*

2015 FALL CALENDAR OF EVENTS

WAGON DAYS September 4 – 7

REBECCA'S PRIVATE IDAHO BIKE RACE September 5 & 6

ERNEST HEMINGWAY FESTIVAL September 10 – 12

BALDY HILL CLIMB September 26

TRAILING OF THE SHEEP FESTIVAL October 8 – 11

SUN VALLEY JAZZ & MUSIC FESTIVAL October 14 – 18

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WHERE *all* TRAILS HEAD

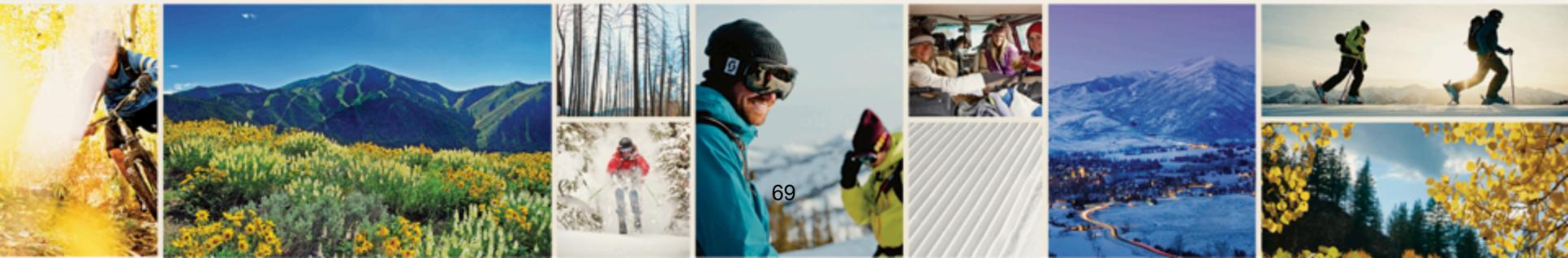
WHATEVER IT IS YOU SEEK ON TWO WHEELS, YOU'LL FIND IT HERE. ENDLESS TRAILS. FRIENDLY LOCALS. RIDES THAT RIVAL THEM ALL. JOIN US FOR THE RIDE SUN VALLEY FESTIVAL JUNE 25-28.



Summer Video



- <http://vimeo.com/95774329> - for video ads
- Content marketing



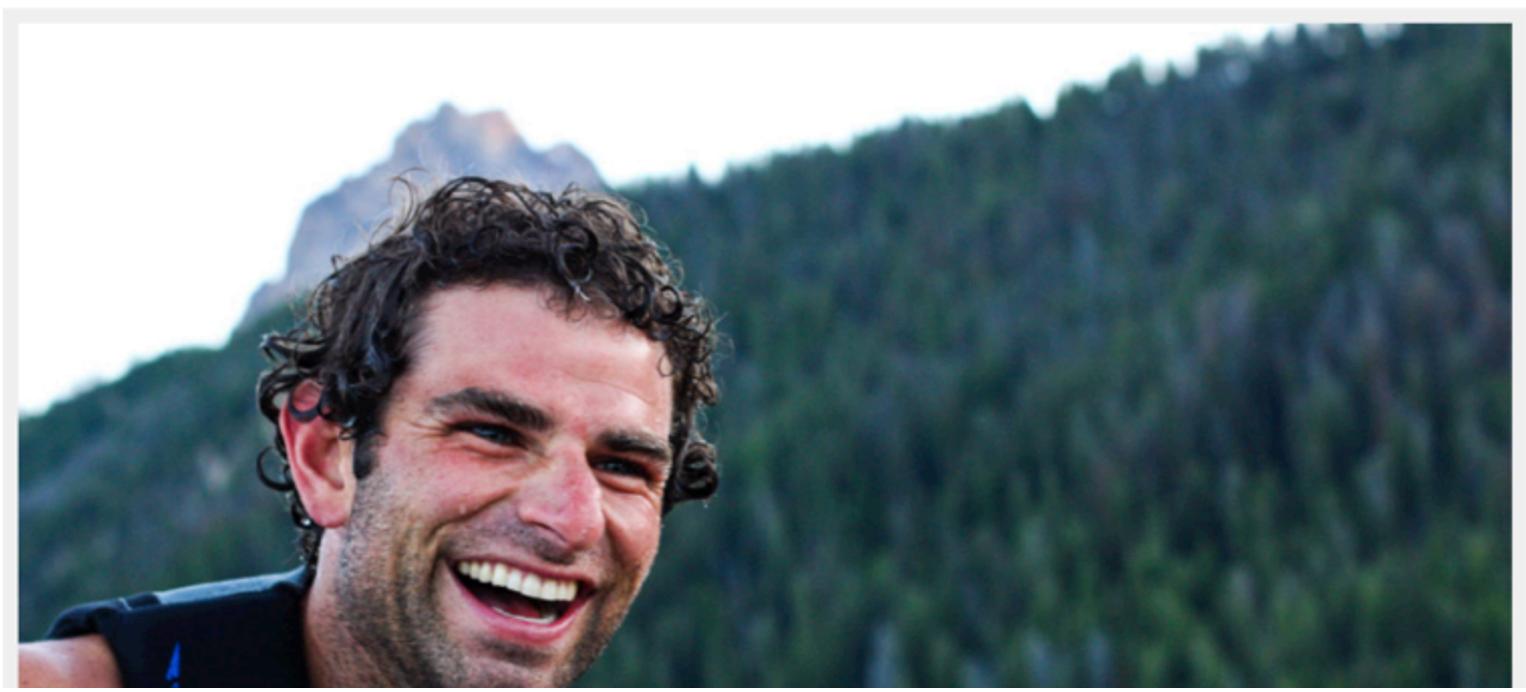
19 ABSOLUTE TRUTHS ABOUT SUMMER IN SUN VALLEY

BY KITT DOUCETTE
AUGUST 7, 2015



IT MAY BE TEMPTING to pigeonhole Sun Valley as a winter destination (it's home to one of the top ski resorts in North America, after all). But the options for adventure and fun only increase in proportion to the daily hours of sunlight — meaning that summer in Sun Valley is pretty hard to beat. Here are 19 truths that prove why.

- f 1073
- t 69
- p 0
- g 7
- s 1,105
- t



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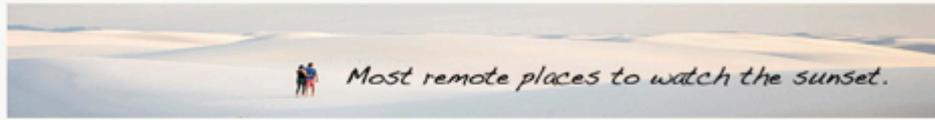
THEMES DESTINATIONS EXPERIENCES 48 HOURS    



SUN VALLEY KIDS: 14 VACATION IDEAS THE WHOLE FAMILY CAN ENJOY TOGETHER

 FAMILY TRAVEL





6 SURPRISING WAYS TO GET CULTURED IN SUN VALLEY

CULTURAL EXPERIENCE



Hemingway Memorial | Photo Credit: Ray J. Gadd - Visit Sun Valley

107
SHARES



Lauren Monitz
Posted on Jun 26, 2015

When you think of cities teeming with literature and the arts, big urban developments probably come to mind. On the contrary, when artists are looking for inspiration, they escape to nature.

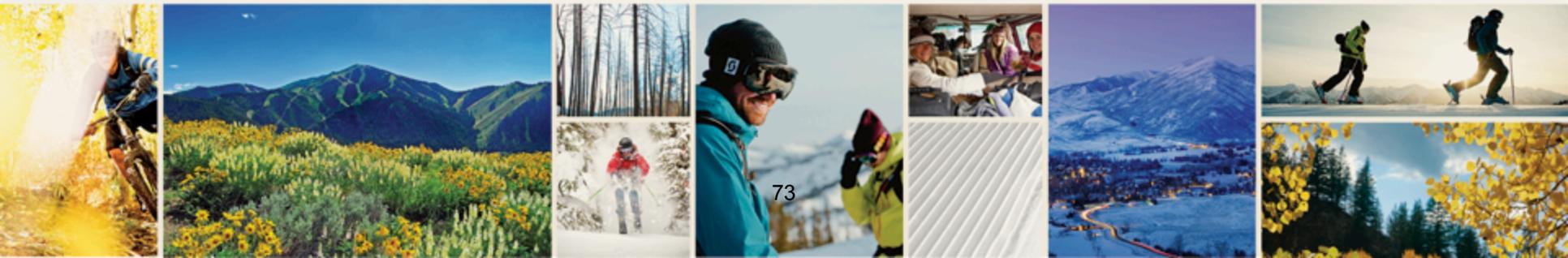
With a backdrop of Baldy, a bevy of rivers, and trails galore, it's hard not to have an aha moment in [Sun Valley](#). You could even call it your "coming to the sun" moment. If you're looking for a destination that'll enrich your mind, body and soul, it's time to give this small mountain town a second look because they offer much more than meets the eye.



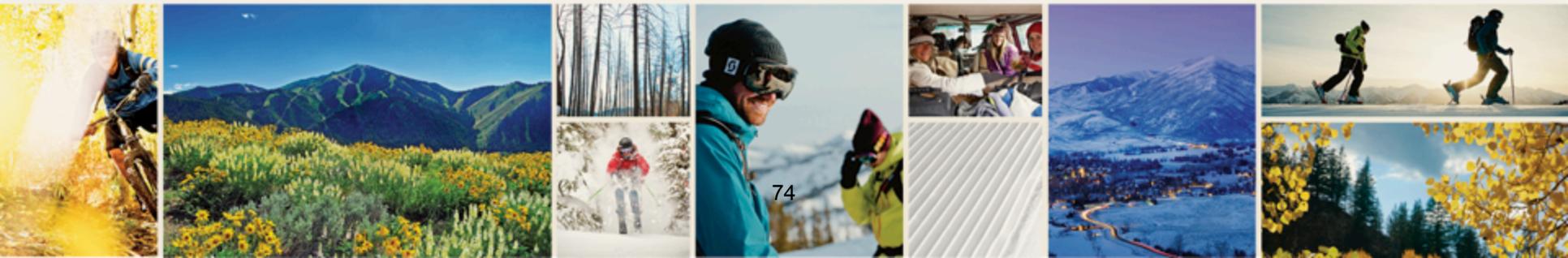
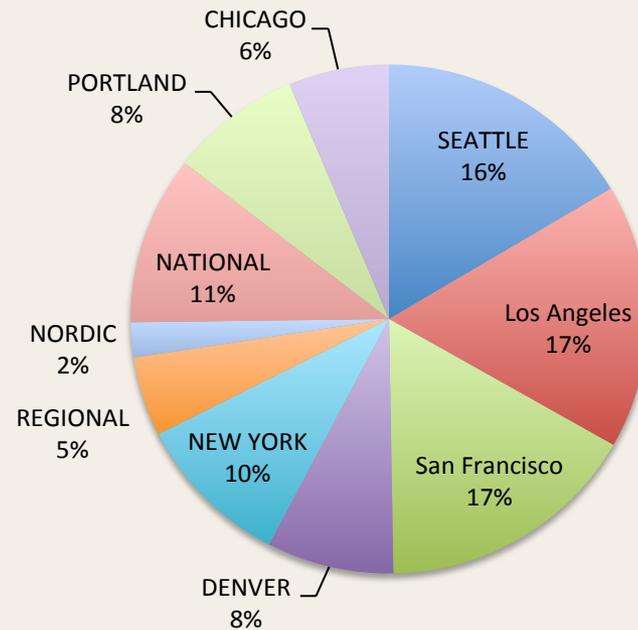
Winter 2015/16



- Target Markets:
 - San Francisco
 - Los Angeles
 - Seattle
 - New York
 - Denver
 - Chicago
 - Portland
 - Boise
- Campaigns:
 - Winter (Alpine focus); Nordic



Budget by Market Winter 2015/16

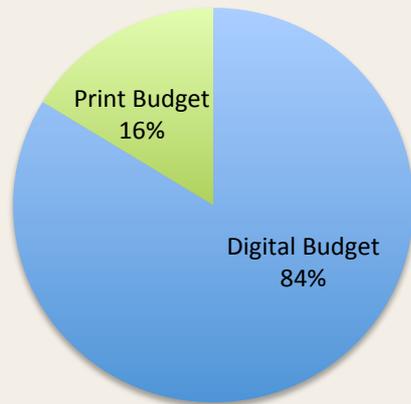


Print	Digital	Digital
Seattle Magazine	On the Snow	Portland Monthly
Seattle Weekly	Fastg8	YouTube Pre-roll
Conde Nast	Snocountry	Retargeting
LA Magazine	Pandora Mobile	Prospecting
SF Weekly	Matador Network	Skitrax.com
Diablo Magazine	iExplore &	Fasterskier.com
Portland Monthly	Travelmindset	
The Ski Journal	National Geo	
Boise Weekly	Tremor Video	
Treasure Magazine	Seattle Met	
Idaho Statesman	Seattle Weekly	
TUNA News	Steepandcheap	
Ski Trax (Nordic)	Orbitz	
Cross Country Skier	Weekend Sherpa	
Master Skier	75	

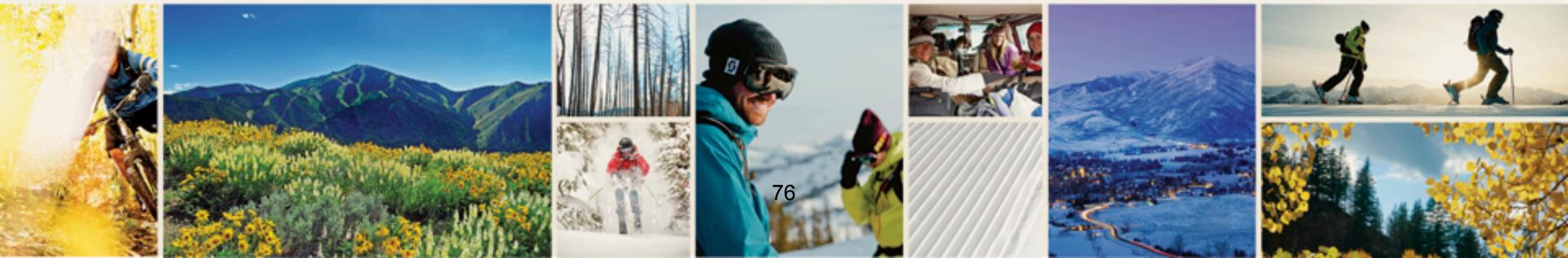
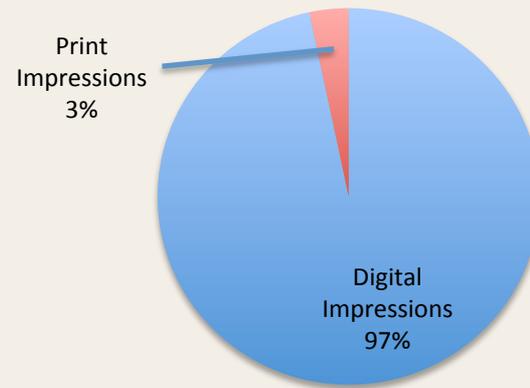
Media Mix by Budget and Impressions



Media Mix by Budget



Media Mix by Impressions



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SUN VALLEY. A WINTER
PARADISE FAMED FOR 3,400
FEET OF QUAD-BUSTING
RUNS, CRAVEABLE CUISINE
AND ARTISTIC INSPIRATION
THAT STIRS YOUR SOUL. IT
BECOMES MORE THAN A PLACE
—IT BECOMES PART OF YOU.
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STRONGER THAN
gravity

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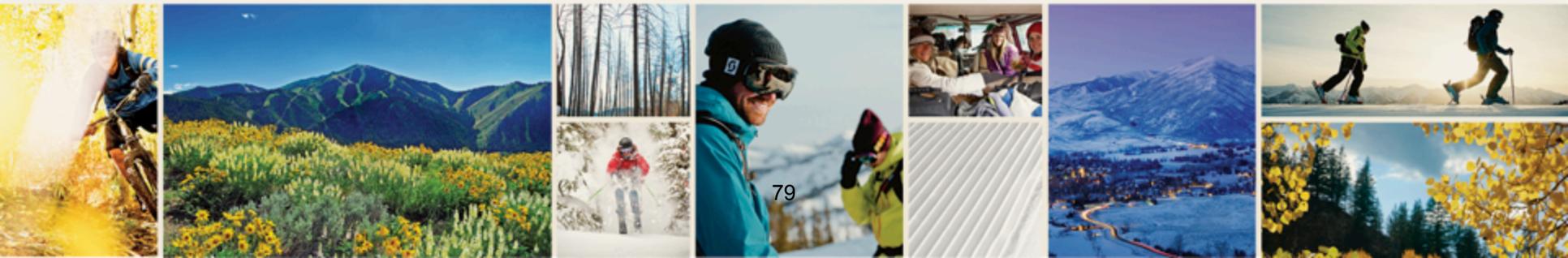
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NON-STOP FLIGHTS FROM 5 MAJOR CITIES

Video and Digital Ads



- http://visitsunvalley.com/video-gallery/?id=1_140238945
- http://visitsunvalley.com/video-gallery/?id=1_140241562



THE
HUMAN
spirit
HAS A HAPPY
place



ROOMS START AT \$100
NON-STOP FLIGHTS
FROM SEA TO SUN

START PLANNING

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LET *the*
MOUNTAINS
be your
CANVAS

ROOMS START AT \$100
NON-STOP FLIGHTS
FROM SFO TO SUN

START PLANNING

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ROAM
with a
VIEW



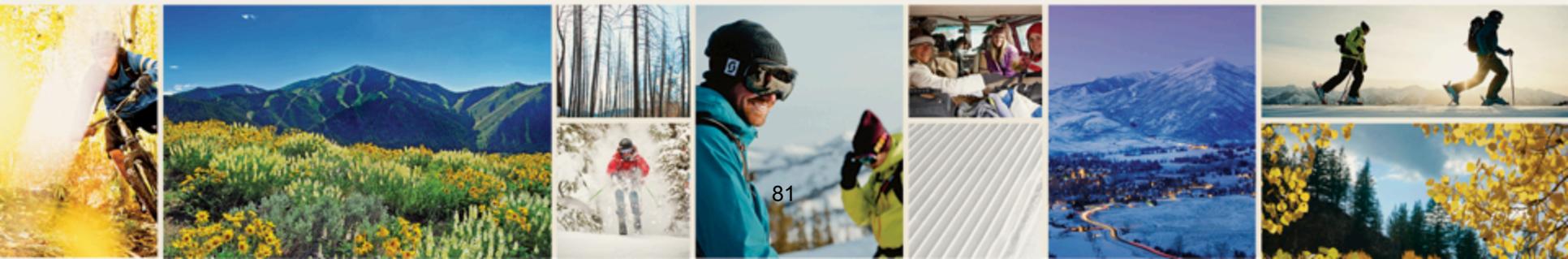
ROOMS START AT \$100
NON-STOP FLIGHTS
FROM SEA TO SUN

START PLANNING

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Recent Accolades

- Top 10 Bump Runs in the USA
- The 10 Best Ski Town Night-life in the USA
- The 20 Coolest Towns in the USA
- Love Golf and Tennis? These 10 Resorts are Winners.
- 10 of the Best Fall Festivals to Celebrate the Season
- America's 10 Best Mountain Bike Towns
- 30 Highest Value Getaways (Fall)
- 10 Most Luxurious Ski Resorts in the World
- Snowboarder Magazine feature

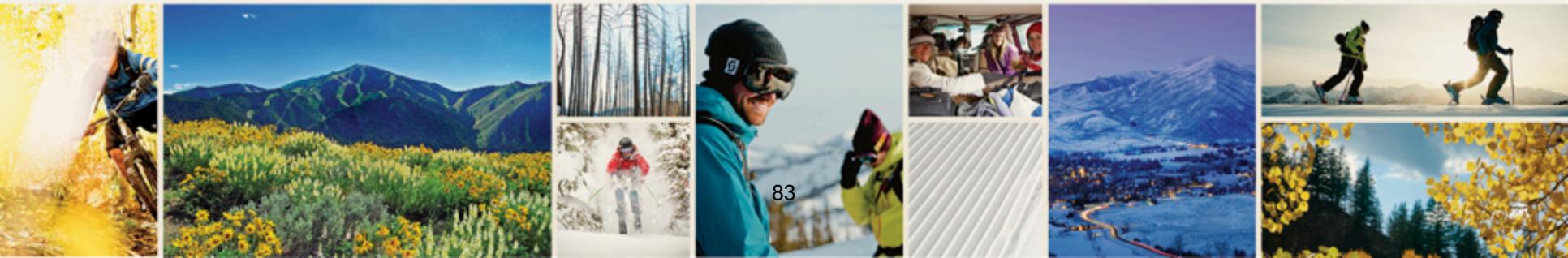


Accolades - Continued



Recent Research Findings *Visit* SunValley

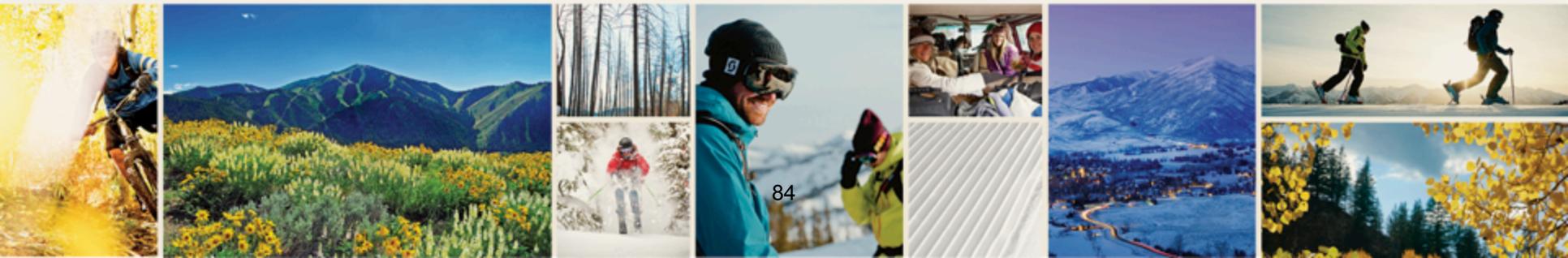
- Awareness levels in CA and WA are trending upwards, but there is still a long way to go in CA
- Knowledge of Sun Valley is still lacking, particularly in SF. This indicates a need to continue to work on brand/inspirational marketing
- Sun Valley still needs to work on attracting a younger demographic
- Competition for Seattle is fierce
- A significant number of skiers from SF and especially Seattle choose to drive to SV



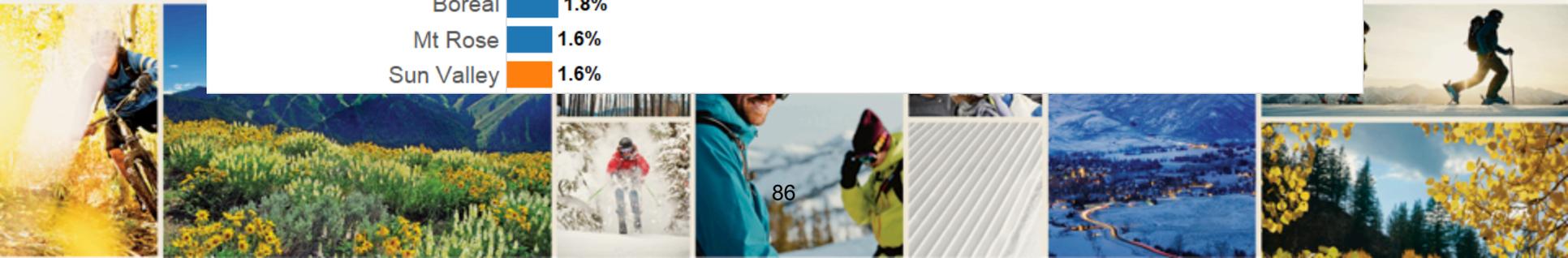
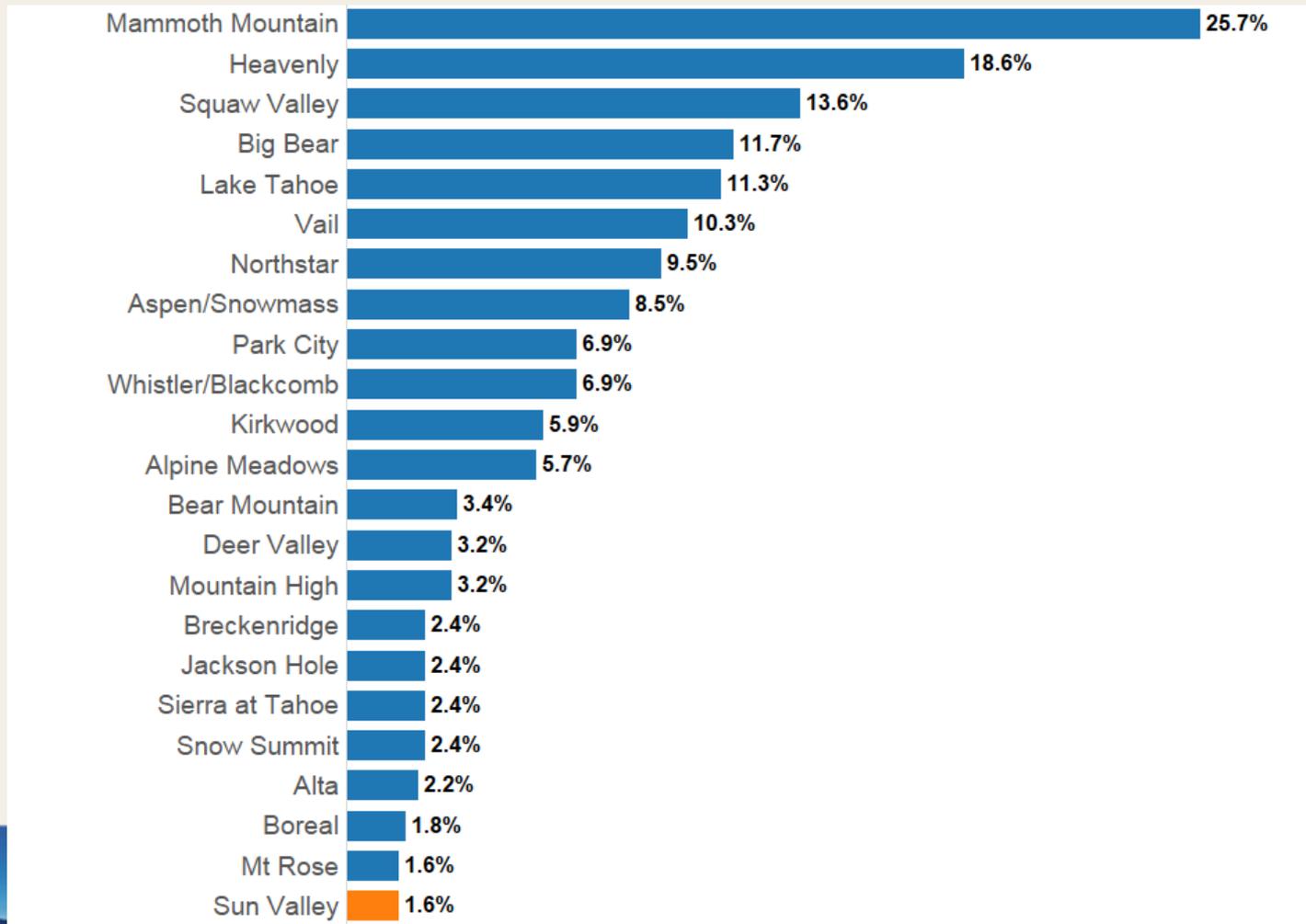
Summary and Conclusions



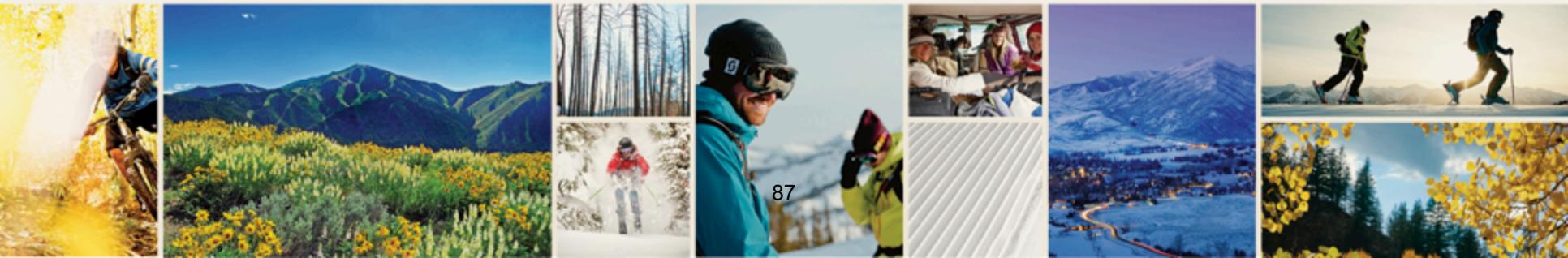
- Access is still a negative for Sun Valley. There is a perception that access is also difficult once you are here
- Sun Valley has a positive reputation; however, reputation is not an important motivator
- Sun Valley is still perceived as an expensive destination and value is an important motivator
- Consideration of Sun Valley increases with skier ability



Top of Mind Awareness for CA Skiers

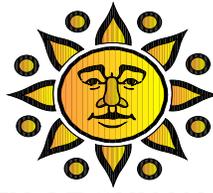


Questions?



Action Plan - Current Status **Update September 2015**

Projects: Name		Summary Action (s)	Key Focus	Status	Recent Activities
1	Tourism	Secure Improved Air, Lodging & other Tourism Services	Advocate	5	Analytical support for Auberge Hotel project; Inaugural meeting of local cultural tourism growth group
2	OPTS	Develop Olympic & Paralympic Training Site potential	Attract	5	Supporting SVSEF snowsport expansion and TCS/SV Ski Academy growth aspirations; Seeking funding sources for lean startup HPL; grant proposal for INL being prepared
3	Stats	Prepare community economic profiles	Analyze	5	Updates to 1H 2015 reported sales
4	Local Investment	Develop new tools to increase Local Investment	Retain	5	Mentoring of local companies; realtors meeting on Scott Buildg as KIC alternative; grant proposal for FHLB submitted
5	Culinary	Develop Sun Valley Culinarium potential	Attract	3	Waiting on SVC kitchen design for KIC; exploring location alternatives
Services & Programs:					
A	Prospecting	Pursue business attraction leads	Attract	5	4 DoCommerce leads (12 YTD); ongoing conversations with 3 companies regarding relocation
B	Outreach	Engage businesses in economic development activities	Retain	5	Membership up to 130; accessing increased inbound businesses support
C	Analysis	Conduct economic impact analyses	Analyze	5	BC growth aspirations analysis complete; TCS impact review in process; new SVSA impact analysis started
D	Education	Educate on economic issues	Educate	5	Agenda & program for Oct summit finalized; positive responses to registrations and sponsorships
E	Advocacy	Advocate on community issues	Advocate	5	Participation in FMAA, Comp Plan and various council meetings; advocating for Ketchum LI North rezone
F	Infrastructure	Support infrastructure improvements	Attract & Retain	5	Participating in SVEA Water Committee
G	Capabilities	Improve economic development capabilities	Advocate	5	Hold on potential EDO integration; starting annual retreat planning



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

To: Honorable Mayor and City Council
From: Jae Hill, AICP, CFM, Community Development Director
Meeting Date: October 5, 2015
Agenda Item: **Diamond Back Townhomes: Sublots 15 & 16 and Tract B Final Plat Application No. SUBFP 2015-05**

SUBJECT: Public hearing for a final plat application for Sublots 15 & 16 and Tract B of a multi-family residential development consisting of sublots for two constructed units of a thirty-six unit townhome subdivision.

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

Application Filing Date: September 1, 2015.

Location: Parcel A Amended of White Clouds Corrected Subdivision.

BACKGROUND: The *Diamond Back Townhomes: Sublots 15 & 16 and Tract B Final Plat* application consists of a proposed final plat exhibit (**Exhibit CC-5**) showing the surveyed location, lot and townhome subplot boundaries, common areas, private driveways, land uses, zoning, notes and related easements for the two constructed townhomes. The final plat application requires a public hearing with the City Council prior finalization and recordation of the Final Plat with the Blaine County Recorder. The project area consists of an existing 6.48 acre parcel within the Multi-Family Residential (RM-1) Zoning District of the White Clouds Subdivision. The proposed final plat is directly associated with Plat Amendment Application SUBPA 2014-03, Preliminary Plat Application SUBPP 2014-04, and Design Review Application No. DR 2014-05 for the construction of thirty-six townhome units with associated site improvements. Ten of the thirty-six townhome units and related infrastructure improvements have been constructed. The two completed townhome units comprise one duplex. The remaining thirty-four townhome units are in various stages of construction/completion, as are the related site improvements, and final plats will be submitted for these remaining sublots once they are complete.

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, 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 Corrected Subdivision. The RM-1 Zoning District provides for medium density residential apartment, condominium, and/or townhouse dwellings as well as incidental uses. Multiple-family residential townhouse units are permitted by right within the RM-1 zone. The 6.48 acre parcel has a maximum density permitted by the Preliminary Plat of 14 townhome units per gross acre. The project's proposed thirty-six townhome units complies with the maximum density of 90 dwelling units for the parcel allowed within the RM-1 Zoning District.

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 City Council's signed approval document, including findings of fact, conclusions of law and conditions of approval, for the preliminary plat is attached as **Exhibit CC-3**. Subsequently, improvement and utility plans were reviewed and approved by the City and various building permits were issued for the project. Construction commenced and now two of the townhome units are complete, each receiving a Certificate of Occupancy (**Exhibit CC-2**) from the Building Official. The significant infrastructure for the entire project has been completed and the driveway access to and behind the two units is in place.

ANALYSIS: As per Municipal Code Section 9-4A-7B, Director's Review, the *Diamond Back Townhomes: Sublots 15 & 16 and Tract B 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 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. Additionally, the final plat and application materials have been found to comply with all applicable standards and requirements of the City Code.

CONDITION OF APPROVAL COMPLIANCE: The White Clouds Development, Parcel A, Multi-Family Townhomes Preliminary Plat approval contains eleven (11) 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 find that it conforms to the approved preliminary plat drawings (**attached as Exhibit CC-4**), reviewed and approved by the City Council on May 15, 2014. The overall thirty-six unit project's infrastructure improvements have been constructed to the satisfaction of the Community Development Director and the Building Official.

Although ten units and all the required public safety improvements and infrastructure are in place and available, approximately twenty-six approved townhome units remain under construction. The applicant has requested that a final plat be approved for these two completed townhome units so pending sales can be finalized. The draft City Council Findings of Fact, Conclusions of Law, Decision and Conditions of Approval for the *Diamond Back Townhomes: Sublots 15 & 16 and Tract B (Exhibit CC-1)* includes a condition of approval as follows for consideration by the City Council prior to action on the final plat:

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 7 and 8, the applicant has submitted copies of draft party wall agreements for the duplex units and draft Declaration of Covenants, Conditions and Restrictions of White Clouds Townhomes. Proposed condition of approval 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 two 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, all two 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 September 1, 2015. 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 all applicable conditions of approval required prior to City action on a final plat have been completely satisfied by the applicant. Draft City Council Findings of Fact, Conclusions of Law, Decision and Conditions of Approval for the *Diamond Back Townhomes: Sublots 15 & 16 and Tract B*, Application No. SUBFP 2015-05, are attached as **Exhibit CC-1**.

ALTERNATIVE ACTIONS: The alternatives available to the City Council for action on the final plat application include:

- (1) Close the public hearing, make the required findings and adopt the attached draft Findings of Fact and Conclusions of Law, as may be modified or specifically conditioned by the Council, approving the final plat application; or
- (2) Close the public hearing, discuss the findings, vote to deny the application and direct staff to return on a date certain with a resolution of denial reflecting the comments and findings of the Council; or
- (3) Continue the hearing date certain for further information and review prior to an action on the requested final plat or to direct staff to bring the final plat to the review of the Planning and Zoning Commission for a recommendation.

RECOMMENDATION: Before public comment is received, the City Council should disclose all information and contacts received outside the hearing on this item upon which the decision will be based, receive public testimony, and consider the facts and findings necessary to make a decision on the application. The City Council formally approved the preliminary plat application for the White Clouds Development, Parcel A Amended, Multi-Family Townhomes on May 15, 2014.

The Community Development Director recommends that the City Council make and adopt a motion to approve the final plat application by finding the submitted final plat consistent with the approved preliminary plat and finding that all applicable conditions of approval required prior to City action on a final plat for the subdivision have been satisfied by the applicant.

LIST OF ATTACHED EXHIBITS:

- | | |
|--------------|--|
| Exhibit CC-1 | Draft City Council Findings of Fact, Conclusions of Law, Decision and Conditions of Approval for the <i>Diamond Back Townhomes: Sublots 15 & 16 and Tract B</i> , Application No. SUBFP 2015-05. |
| Exhibit CC-2 | Certificate of Occupancy for Diamond Back Townhomes: Sublots 15 & 16. |
| Exhibit CC-3 | Approved City Council Findings of Fact, Conclusions of Law, Decision and Conditions of Approval for the <i>White Clouds Development, Parcel A</i> |

Amended, Multi-Family Townhomes Preliminary Plat, Application No. SUBPP 2014-04.

Exhibit CC-4 *White Clouds Development, Parcel A, Multi-Family Townhomes* Preliminary Plat drawings consisting of four 11” by 17” sheets reviewed and approved by the City Council on May 15, 2014.

Exhibit CC-5 Reduced *Diamond Back Townhomes: Sublots 15 & 16 and Tract B*, Application No. SUBFP 2015-05 Final Plat Exhibit, consisting of three 11” by 17” sheets received by the City of Sun Valley on September 1, 2015.

**The entire administrative record for the final plat application is available for review in the Community Development Department at City Hall.

**DRAFT
SUN VALLEY CITY COUNCIL**

LAND SUBDIVISION) WHITE CLOUDS TOWNHOMES) SUBLOTS 15 & 16 AND TRACT B OF) PARCEL A AMENDED OF) WHITE CLOUDS CORRECTED) PARCELS A, B, & J AMENDED) FINAL PLAT) APPLICATION NO. SUBFP 2015-05)))))))))	FINDINGS OF FACT, CONCLUSIONS OF LAW, DECISION AND CONDITIONS OF APPROVAL
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This final plat application for two townhome sublots of a thirty-six unit townhome subdivision came before the Sun Valley City Council for consideration on October 5, 2015. The City Council reviewed the Community Development Director’s Agenda Report and recommendation, conducted a properly noticed public hearing, and heard testimony from the public, the applicant, and the applicant’s representatives. Based on the evidence presented, the City Council makes the following Findings of Fact/Conclusions of Law and Decision.

FINDINGS OF FACT / CONCLUSIONS OF LAW

1. The applicant for the *Diamond Back Townhomes: Sublots 15 & 16 and Tract B* is Benchmark Associates, P.A. for Sun Valley Company. The project area consists of an existing 6.48 acre parcel within the Multi-Family Residential (RM-1) Zoning District of the White Clouds Subdivision. The final plat is directly associated with Plat Amendment Application SUBPA 2014-03, Preliminary Plat Application SUBPP 2014-04, and Design Review Application No. DR 2014-05 for the construction of thirty-six townhome units with associated site improvements. Ten of the thirty-six units and 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 final plat for *Diamond Back Townhomes: Sublots 15 & 16 and Tract B (Application No. SUBFP 2015-05)* creates two new multi-family townhome sublots in a single duplex building. The project’s remaining townhome units and related site improvements will be completed and recorded as separate final plat approvals. The RM-1 Zoning District provides for medium density residential apartment, condominium, and/or townhouse dwellings as well as incidental uses. Multiple-family residential townhouse units are permitted by right within the RM-1 zone. The 6.48 acre parcel has a maximum density permitted by the Preliminary Plat of 14 dwelling units per gross acres (90 units maximum). The project’s proposed total of thirty-six townhome units complies with the maximum density of 90 dwelling units for the parcel allowed within the RM-1 Zoning District.
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. Improvement and utility plans were reviewed and approved by the City and various building permits were issued for the project. Construction commenced and these two 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 two units is in place.

5. As per Municipal Code Section 9-4A-7B, Director's Review, the *Diamond Back Townhomes: Sublots 15 & 16 and Tract B 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 two townhome units associated with this Final Plat are complete and have received certificates of occupancy. All significant infrastructure for the thirty-six unit townhome development is complete and the construction of the remaining townhome units continues.
7. The subdivision includes extensive open common area and a private street/driveway system to access each of the two newly constructed townhome sublots from the Diamond Back Road right-of-way. A ten-foot snow storage, utility, and drainage easement exists on the property along the frontage of Diamond Back 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 two 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 thirty-six 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 two 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-six 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-six 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 15 & 16 and Tract B* Final Plat is in accordance with the City of Sun Valley 2005 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 2005 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 an 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. The proposed townhome subdivision is consistent with the land uses envisioned for the property as detailed in the Sun Valley Resort's 2004 Vision Plan and complies with the criteria in the 2005 Comprehensive Plan Update for the Gun Club (now referred to as the White Clouds) Land Use Planning Area. 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-six 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 two (2) townhome subplot subdivision 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 conditionally approves the final plat for the *Diamond Back Townhomes: Sublots 15 & 16 and Tract B* based upon submitted application review documents, plat drawings, supporting exhibits, and testimony on the record at the public hearing, all considered by the City Council and subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. The final plat for the *Diamond Back Townhomes: Sublots 15 & 16 and Tract B* 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. No lots within the proposed subdivision shall be sold until the plat has been recorded in the Office of the County Recorder.
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 two newly completed townhomes. A copy of the recorded *Declaration* shall be submitted to the Community Development Director.

Dated this 5th day of October, 2015.

Dewayne Briscoe, Mayor
City of Sun Valley

Date Findings of Fact signed

ATTEST:

Alissa Weber, City Clerk
City of Sun Valley

Certificate of Occupancy

Issued by

The City of Sun Valley Department of Building Safety

This Certificate is issued pursuant to the requirements of Section R111 of the 2009 International Residential Code certifying that at the time of issuance this structure was in compliance with the requirements of the code and the various ordinances of the City regulating building construction or use. For the following:

Legal Address: Sublots #21 & 22 White Clouds Corrected PUD Parcel A Blk 1 Multi Family

Building Permit No: 2014-085

Address: Diamond Back Rd. 142 & 144

Owners: Sun Valley Company

Address: PO Box 10 Sun Valley ID 83353

Occupancy: R-3

Construction Type: V-B

Occupant Load: Maximum of 9 people

Sprinkler System Required: Yes

Builder: Magleby Construction

September 28, 2015



Bill Dyer, Building Official

SUN VALLEY CITY COUNCIL

PRELIMINARY PLAT	)	FINDINGS OF FACT, CONCLUSIONS
PARCEL A AMENDED	)	OF LAW, DECISION AND
MULTI-FAMILY TOWNHOMES	)	CONDITIONS OF APPROVAL
WHITE CLOUDS DEVELOPMENT)	
APPLICATION NO. SUBPP 2014-04)	

This preliminary plat application came before the Sun Valley City Council for consideration on May 15, 2014. The City Council conducted a properly noticed public hearing; reviewed the application and materials submitted; heard testimony from the public, the applicant, and the applicant's representatives; and reviewed the City staff report. Based on the evidence presented, the City Council makes the following Findings of Fact/Conclusions of Law and Decision:

FINDINGS OF FACT / CONCLUSIONS OF LAW

1. The applicant for the White Clouds Parcel E Townhomes Subdivision is Benchmark Associates, P.A. for Sun Valley Company and Sun Valley Resort Property, LLC. The project area consists of a 6.48 acre (282,674 square feet) undeveloped parcel within the Multi-Family Residential (RM-1) Zoning District of the White Clouds Subdivision. The preliminary plat is directly associated with Design Review Application No. DR 2014-05 for the construction of thirty-six townhome units with associated site improvements.
2. The subject parcel was originally created for future 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 was one of five (5) multi-family parcels created by the White Clouds Subdivision. This townhome 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), Preliminary Plat No. SUBPP 2014-02, Preliminary Plat No. SUBPP 2014-03, and Design Review No. 2014-05. These associated applications result in a reconfiguration of multi-family and single-family parcels in the White Clouds Subdivision and Parcel A Amended was formed by the addition of a small portion of adjacent Parcel J and the southern portion of Parcel B.
3. This preliminary plat for White Clouds Parcel A Amended Townhome Subdivision (Application No. SUBPP 2014-04) creates thirty six (36) multi-family townhome sublots on a total of 6.48 acres. The thirty six townhome units consist of four four-plex attached structures (16 units) and ten attached duplex structures (20 units). The RM-1 Zoning District provides for medium density residential apartment, condominium and/or townhouse dwellings and incidental uses. Multiple-family residential townhouse units are permitted by right within the RM-1 zone. The 6.48 acre parcel has a maximum density permitted by Development Code of fourteen (14) dwelling units per gross acre (90 units maximum). The project's proposed 5.56 dwelling unit per acre density complies with the maximum density of 14 dwelling units per acre within the RM-1 Zoning District.

4. The Planning and Zoning Commission performed a properly noticed visit to the project site on March 20, 2014 to view the development layout, examine existing site conditions and evaluate the project design for impacts and compliance with City standards.
5. The subdivision includes extensive open common area and a private street/driveway system to access each of the thirty six new townhome sublots from the Diamond Back Road and Trail Creek Road right-of-ways. A ten-foot (10) snow storage, utility and drainage easement exists on the property along the frontage of Diamond Back Road. The interior private streets and paths within the townhome subdivision will be plowed clear of snow by a private association. The Diamond Back Road public street right-of-way and path is currently plowed clear of snow by the City of Sun Valley and Trail Creek Road is currently plowed by Idaho Transportation Department. No avalanche or run-out areas exist on the project site.
6. The SWW&SD has issued a will-serve letter for the overall White Clouds Subdivision. A Preliminary Water and Sewer Plan submitted as part of the project drawings depicts nearby existing utility infrastructure and on-site improvements. It has been determined that the project can easily be served by extending water and sewer utilities directly to the thirty six new townhomes. 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 thirty six new townhome units and associated site development.
7. 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 single and multi-family residential uses. Parcel A Amended is a multi-family zoned parcel surrounded to the north and west by significantly sloping topography preserved as open space and recreation. The toe of the steep 25% and greater slope area lies directly adjacent to the Parcel A Amended property line, just off site. The few small and scattered 25% steep slope anomalies that appear on Parcel A Amended via a detailed site specific slope analysis are not significant and were not intended to be preserved by the White Clouds Master Plan nor the White Clouds PUD. Additionally, 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 colors and materials, sloped roofs and landscaping. This townhome project utilizes a combination of attached duplex and four-plex townhome units with pitched roof designs, placing the larger four-plex units at the lower, flat area of the site and the duplex units at the rear portion of the parcel, significantly dug into existing grade. The project's mix of duplex and four-plex units, as opposed to potential design options with multi-unit, high rise condominium massing and development, is appropriate for the site and minimizes project visibility. The project's use of natural stone and wood materials and mature screening landscaping further ensure compliance with hillside regulations. None of the thirty six 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.

8. As required by City Code, the Planning and Zoning Commission performed a properly noticed public hearing on March 20, 2014 to receive public testimony, evaluate the project design for impacts and compliance with City standards and consider the facts and findings necessary to make a recommending decision on the application. The Planning & Zoning Commission formally recommended approval of the Preliminary Plat application to the City Council on March 20, 2014 and adopted recommending Findings of Fact on April 17, 2014.
9. The City Council performed a properly noticed public hearing on May 15, 2014 to receive public testimony, evaluate the project design for impacts and compliance with City standards, consider the Commission's recommendation and consider the facts and findings necessary to make a decision on the application. No significant negative impacts to the area or City due to the plat amendment have been identified by staff, the Commission or the City Council. No public comment opposing the amendment was received by the City during the Commission or Council's noticed review and comment periods.

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 thirty six townhome subplot subdivision with associated improvements complies with all applicable density, design, lot size, width, depth, shape, orientation and use requirements. The preliminary plat complies with all applicable regulations in effect for the proposed sublots within the applicable zoning district, including the purpose statements. 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 six unit design represents development of the site with approximately forty percent of the development density allowed by Code. The proposed subdivision of the property to form thirty six townhome sublots and common area is in accordance with the uses and densities permitted within the RM-1 Zoning District.
2. The preliminary plat, which subdivides the property for multi-family housing land use, is in accordance with the City of Sun Valley 2005 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 2005 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 Road and Trail Creek Road public roadway improvements. As conditioned by the Fire Department herein and proposed by the applicant, the driveway and access roadway improvements will 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 will be extended onto the site to adequately serve the new development. A Utility Exhibit submitted as part of the development application for the preliminary plat depicts existing utility infrastructure and features and it has been determined that the project can easily be served by extending laterals to the sublots. 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 interior private driveway system will be provided by the property owners. No offsite improvements are needed to connect the proposed subdivision with existing public services and utilities. Fire and police service will be 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, archeological 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 significant 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 City and its representatives have completed a comprehensive review of the development application and have determined that all required application materials have been satisfactorily submitted as per Development Code requirements. The proposed townhome subdivision is consistent with the land uses envisioned for the property for many years as detailed in the Sun Valley Resort's 2004 Vision Plan and complies with the criteria in the 2005 Comprehensive Plan Update for the White Clouds Land Use Planning Area. All aspects of the subdivision are consistent with the approved White Clouds Master Plan Development, the White Clouds PUD, and the White Clouds Master Plan Development Amendment. 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 six-lot townhome subdivision, including but not limited to, water quality, air quality, noise, vegetation, riparian corridors, hillsides and other natural features. The preliminary 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 significantly 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.

DECISION

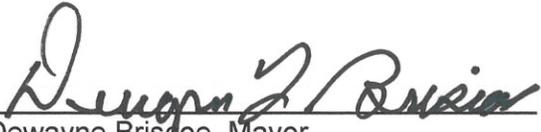
Therefore, based upon the foregoing Findings of Fact/Conclusions of Law, the Sun Valley City Council hereby conditionally approves the White Clouds Parcel A Amended Townhome Subdivision Preliminary Plat, based upon the submitted application documents, plat drawings, supporting exhibits, and testimony on the record at the public hearing, all considered by the City Council and subject to the following conditions of approval:

CONDITIONS OF APPROVAL

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 City Council on May 15, 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.

Dated this 15th day of May, 2014.



Dewayne Briscoe, Mayor
City of Sun Valley



Date Findings of Fact signed

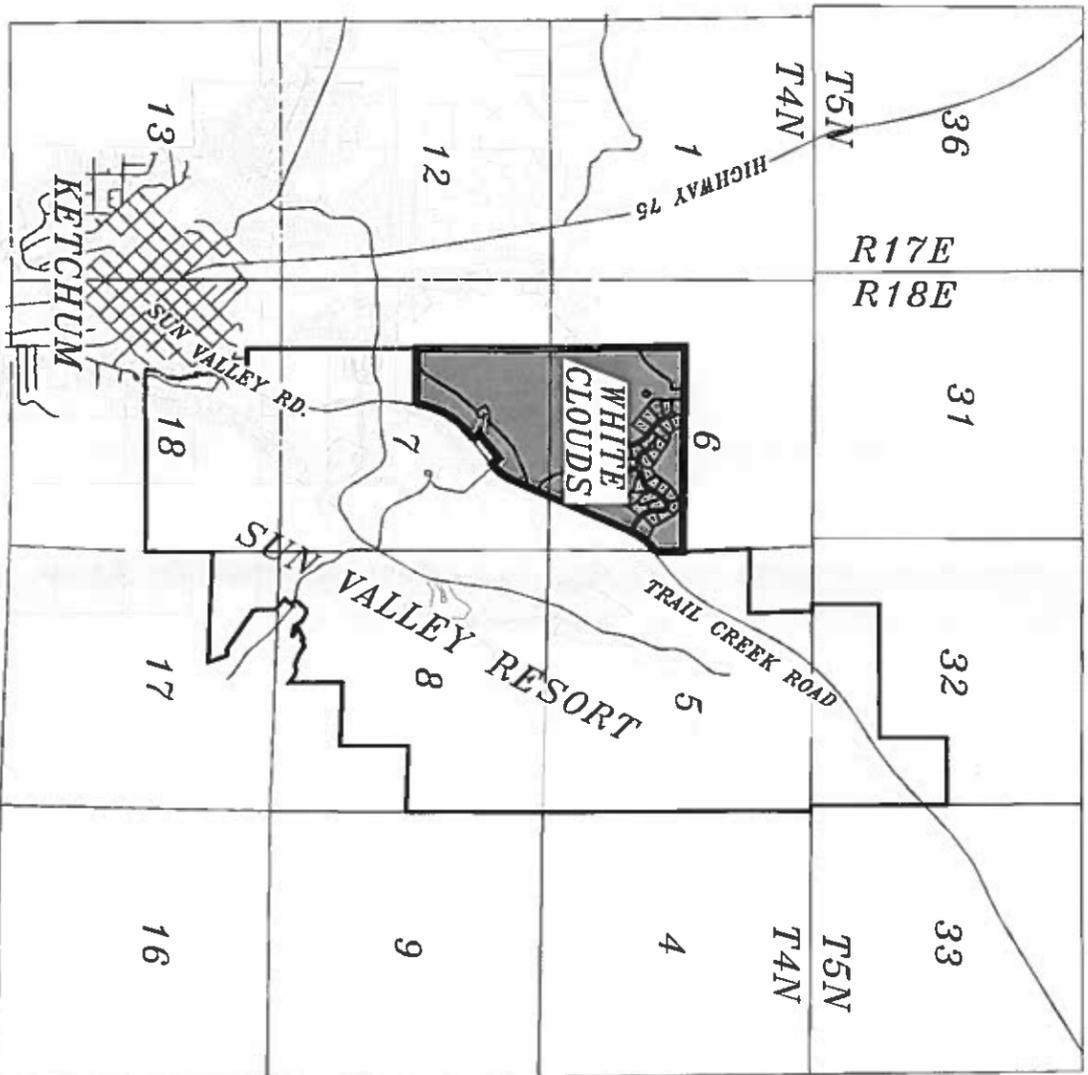
ATTEST:



Hannah Stauts, City Clerk
City of Sun Valley

DIAMOND BACK TOWNHOMES
 WHEREIN PARCEL A AMENDED, WITHIN BLOCK 1 OF WHITE CLOUDS CORRECTED
 SUBDIVISION, IS REPLATTED, CREATING TOWNHOUSE SUBLOTS 1 - 36
 LOCATED WITHIN:
 TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
 CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

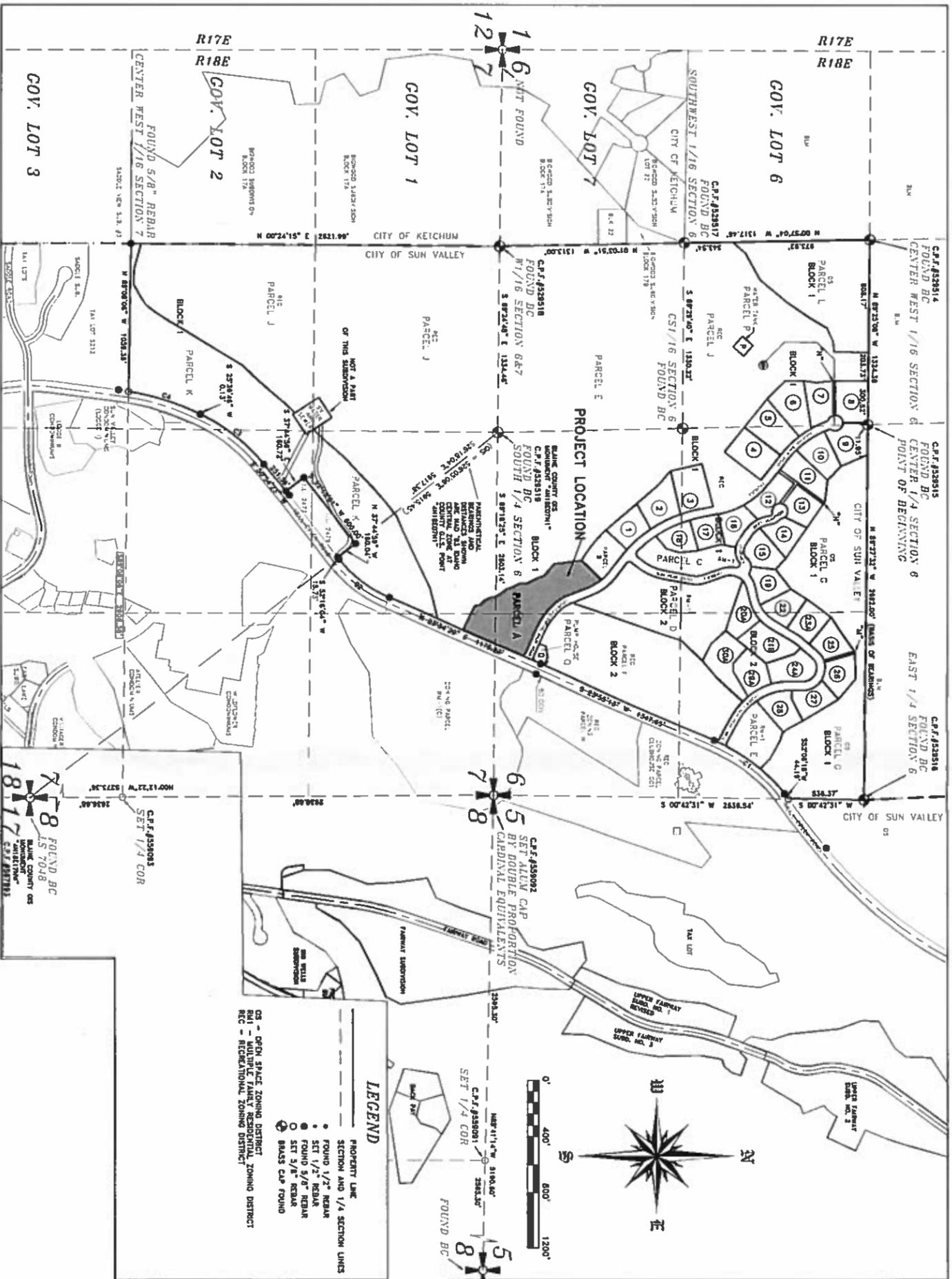
VICINITY MAP



PREPARED BY: BENCHMARK ASSOCIATES P.A.
 P.O. BOX 753 - 100 BELL DRIVE
 KETCHUM, IDAHO 83701
 PHONE (208)726-8912 FAX (208)726-8914

	PROJECT NO. 13180
	DATE 12/19/13
DIAMOND BACK TOWNHOMES	
LOCATED WITHIN: 14N, 18E, SEC. 6 & 7, B.M., SUN VALLEY, BLAINE COUNTY, IDAHO	
PREPARED FOR: SUN VALLEY COMPANY	

LOCATION MAP



PREPARED BY: BENCHMARK ASSOCIATES P.A.
 P.O. BOX 733 180 MILL DRIVE
 SUN VALLEY, IDAHO 83450
 PHONE (208)726-8512 FAX (208)726-9514



DIAMOND BACK TOWNHOMES

LOCATED WITHIN T14N, R18E, SECS. 6 & 7, S.W. 1/4, SUN VALLEY, BENCH COUNTY, IDAHO

PREPARED FOR: SUN VALLEY COMPANY

PROJECT NO. 13189
 DATE: 07/23/13



LEGEND

-  PROPOSED PROPERTY LINE
-  EXISTING PROPERTY LINE
-  AREAS IDENTIFIED AS POTENTIALLY ENVIRONMENTAL
-  EXISTING CONTOUR (1' INTERVAL)




SCALE: 1"=50'

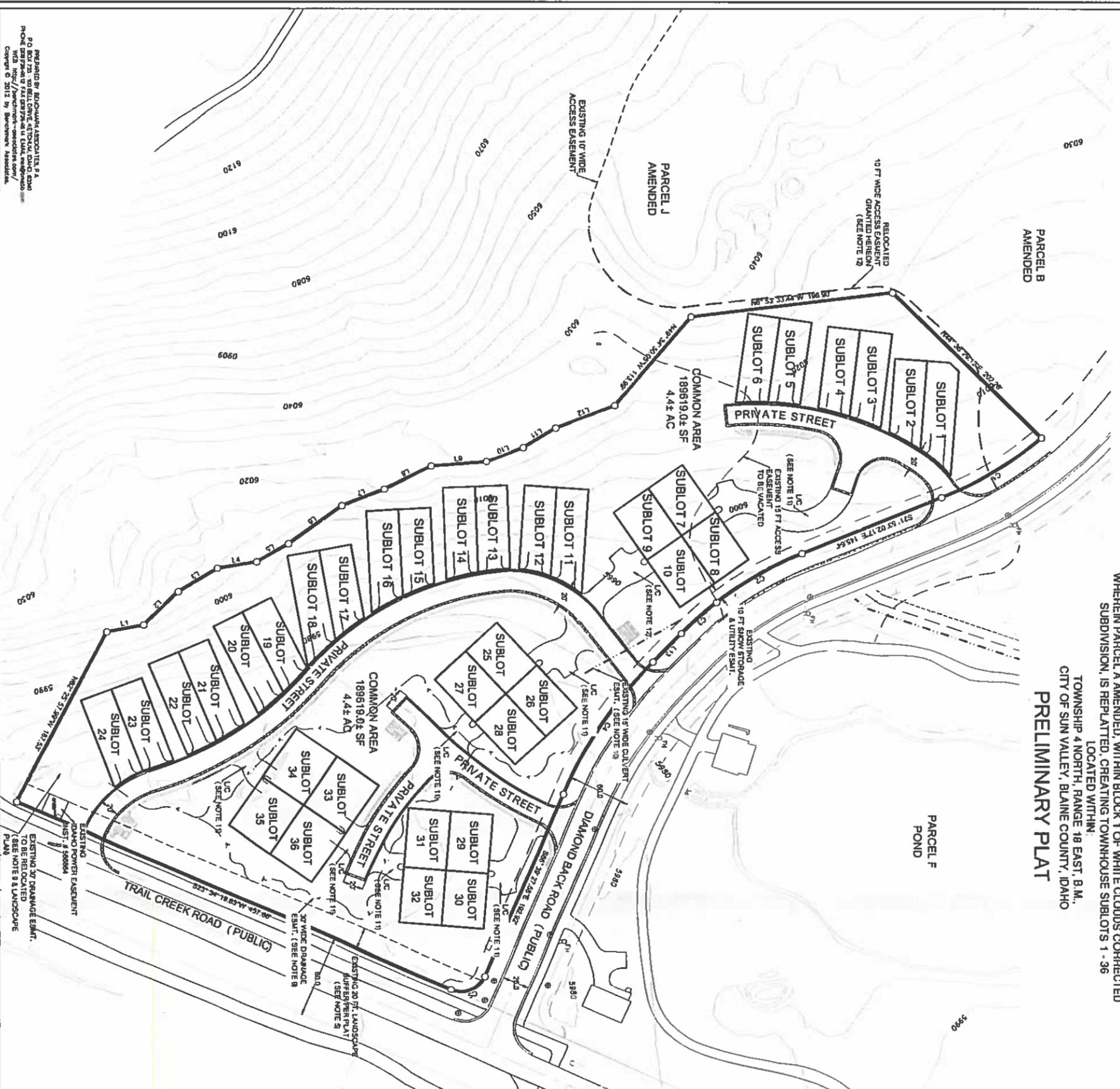


DIAMOND BACK TOWNHOMES
 LOCATED WITHIN
 TOWNSHIP 4 NORTH, RANGE 16 EAST, B.M.
 CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

PREPARED FOR: SUN VALLEY COMPANY
 DWG BY: [REDACTED]
 DATE OF SURVEY: 09/26/12

PROJECT NO. 13160
 EXISTING SITE COND.

DIAMOND BACK TOWNHOMES
 WHEREIN PARCEL A AMENDED, WITHIN BLOCK 1 OF WHITE CLOUDS CORRECTED
 SUBDIVISION, IS REPLATED, CREATING TOWNHOUSE SUBLOTS 1 - 36
 LOCATED WITHIN:
 TOWNSHIP 4 NORTH, RANGE 18 EAST 8 M.,
 CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO
PRELIMINARY PLAT

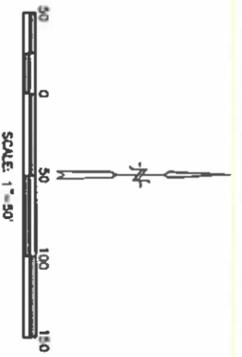


LINE	LENGTH	BEARING
L1	34.15'	N11°00'30.87"W
L2	46.77'	N44°09'08.22"W
L3	43.91'	N01°07'31.84"W
L4	38.41'	N0°08'02.89"W
L5	34.53'	N09°44'08.51"W
L6	63.34'	N05°33'34.01"W
L7	44.29'	N21°27'48.45"W
L8	50.08'	N08°23'53.58"W
L9	53.74'	N4°46'02.33"W
L10	38.29'	N03°30'22.03"W
L11	36.82'	N01°43'18.97"W
L12	61.45'	N03°48'31.41"W
L13	38.15'	S45°30'17.47"E

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA ANGLE
C1	344.88'	S31°11'28.81"E	112.83'	113.33'	018°28'48"
C2	344.00'	S55°52'30.53"E	98.65'	92.98'	018°28'58"
C3	344.00'	S41°14'18.84"E	48.83'	48.88'	007°38'18"
C4	424.55'	S55°01'52.20"E	158.44'	158.77'	021°08'10"
C5	264.00'	S21°02'32.87"E	30.45'	30.17'	080°13'47"

LEGEND

- BOUNDARY LINE
- SUBLLOT BOUNDARY
- EXISTING LANDSCAPE BUFFER
- EXISTING CULVERT EASEMENT
- EXISTING ACCESS EASEMENT TO BE VACATED
- EXISTING ACCESS EASEMENT TO BE GRANTED
- EXISTING SNOW STORAGE & UTILITY EASEMENT
- RELOCATED CENTERLINE DRAINAGE EASEMENT
- RECORD BEARINGS AND DISTANCES
- FOUND 5/8" REBAR
- SET 3/8" REBAR
- BRASS CAP
- LC LIMITED COMMON AREA



- NOTES**
- REFER TO PLAT NOTES ON PLAT OF WHITE CLOUDS CORRECTED P.L.D. RECORDED IN THE PUBLIC RECORDS OF BLAINE COUNTY, IDAHO.
 - BASES OF BEARINGS IS PER THE ORIGINAL PLAT OF THE WHITE CLOUDS CORRECTED P.L.D. BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER SAID PLAT. REFER TO SAID PLAT A CARRY FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY. SURFACE EASEMENTS OR OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
 - ELEVATIONS BASED ON ASSUMED DATUM.
 - PER WHITE CLOUDS CORRECTED P.L.D. THE 27' WIDE LANDSCAPE BUFFER BETWEEN PARCELS A AND B SHALL BE MAINTAINED.
 - TOWNHOUSE DEGRADATIONS AND PARTY WALL AGREEMENT ARE RECORDED UNDER INSTRUMENT # _____ RECORDS OF BLAINE COUNTY, IDAHO.
 - OWNERS SHALL HAVE UTILITY RECORDS SEARCHED FOR EXISTING AND PROPOSED 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 AREAS FOR THE REPAIR, MAINTENANCE AND REPLACEMENT THEREOF.
 - SUBLOT BOUNDARIES REFER TO BOUNDARY LINES AND NOT ADJACENT STRIPS.
 - DRAINAGE DITCHES GRANTED AS SHOWN HEREON.
 - A 10 FOOT WIDE CALLVERT EASEMENT IS GRANTED WITH PARCEL A.
 - LIMITED COMMON SPACE FOR DRIVEWAY ACCESS TO RESPECTIVE SUBLOTS.
 - A 10 FOOT WIDE ACCESS EASEMENT IS GRANTED WITH PARCELS A AND J ALONG WITH ACCESS TO WATER MAIN AND SEWERAGE SHALL FOLLOW ANY REALIGNMENT OF SAID GOLF CART PATH.
 - 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.

DIAMOND BACK TOWNHOMES

LOCATED WITHIN:
 SECTION 8 & 7 TOWNSHIP 4 NORTH, RANGE 18 EAST 8 M.,
 CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

PREPARED FOR: SUN VALLEY COMPANY
 DWG BY: JNG CND
 DATE OF SURVEY: 08 PRE PLATTING
 SHEET 1 OF 1

PREPARED BY: BLDGPLAN ASSOCIATES, P.A.
 810 BOX 273, 200 BILL GOME AVENUE, SANDOZ BLDG
 PROJECT: SUN VALLEY TOWNHOMES PRELIMINARY PLAT
 WEB: <http://www.bldgplan.com>
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DIAMOND BACK TOWNHOMES: SUBLOTS 15-16 AND TRACT B

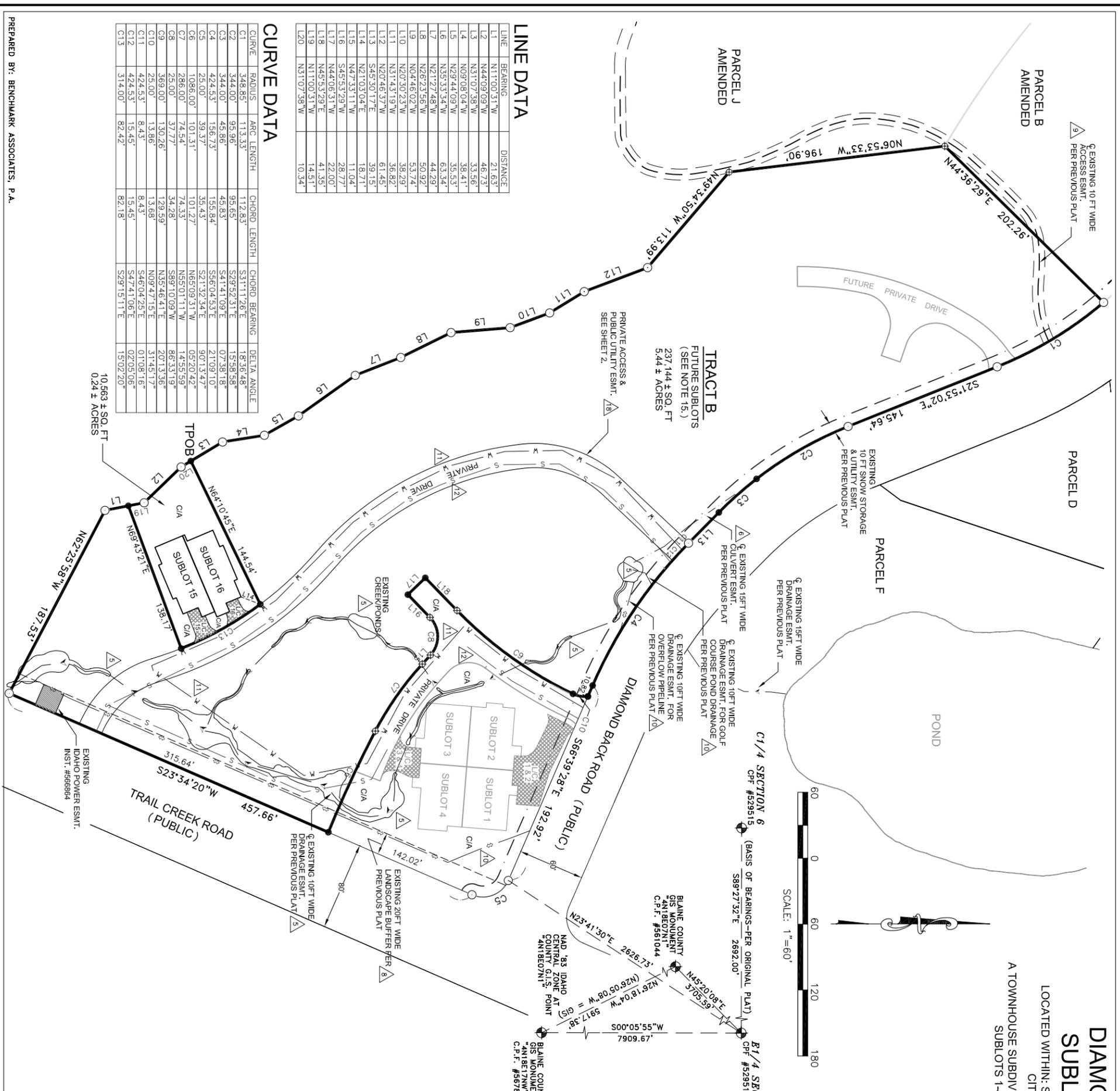
LOCATED WITHIN: SECTIONS 6 & 7, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO
A TOWNHOUSE SUBDIVISION OF TRACT A WITHIN THE PLAT OF "DIAMOND BACK TOWNHOMES:
SUBLOTS 1-4 AND TRACT A", CREATING SUBLOTS 15-16 AND TRACT B.

SEPTEMBER 2015

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. - WITH 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
	L/C-15 LIMITED COMMON - SUBLOT 15
	L/C-16 LIMITED COMMON - SUBLOT 16
	FOUND 5/8" REBAR
	SET 5/8" REBAR
	SET NAIL & TAG IN PAVERS/CURB
	BRASS CAP
	EASEMENT - SEE SHEET 2

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



LINE DATA

LINE	BEARING	DISTANCE
L1	N11°00'31"W	21.65'
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°40'23"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	N21°03'04"E	18.71'
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'

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	348.85'	113.33'	112.83'	S31°11'26"E	18°36'48"
C2	344.00'	99.86'	99.85'	S29°52'31"E	15°58'58"
C3	344.00'	49.86'	49.85'	S41°41'09"E	07°38'18"
C4	424.53'	136.73'	135.84'	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'	S89°10'09"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	424.53'	8.43'	8.43'	S46°04'25"E	01°08'16"
C12	424.53'	15.45'	15.45'	S47°41'06"E	02°05'06"
C13	314.00'	82.42'	82.18'	S29°15'11"E	15°02'20"

10,563 ± SQ. FT.
0.24 ± ACRES

PREPARED BY: BENCHMARK ASSOCIATES, P.A.

**DIAMOND BACK TOWNHOMES:
SUBLOTS 15-16 AND TRACT B**

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
DATE: 09/24/2015

FILE: 15091sublots15-16.DWG
SHEET: 1 OF 3

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: _____

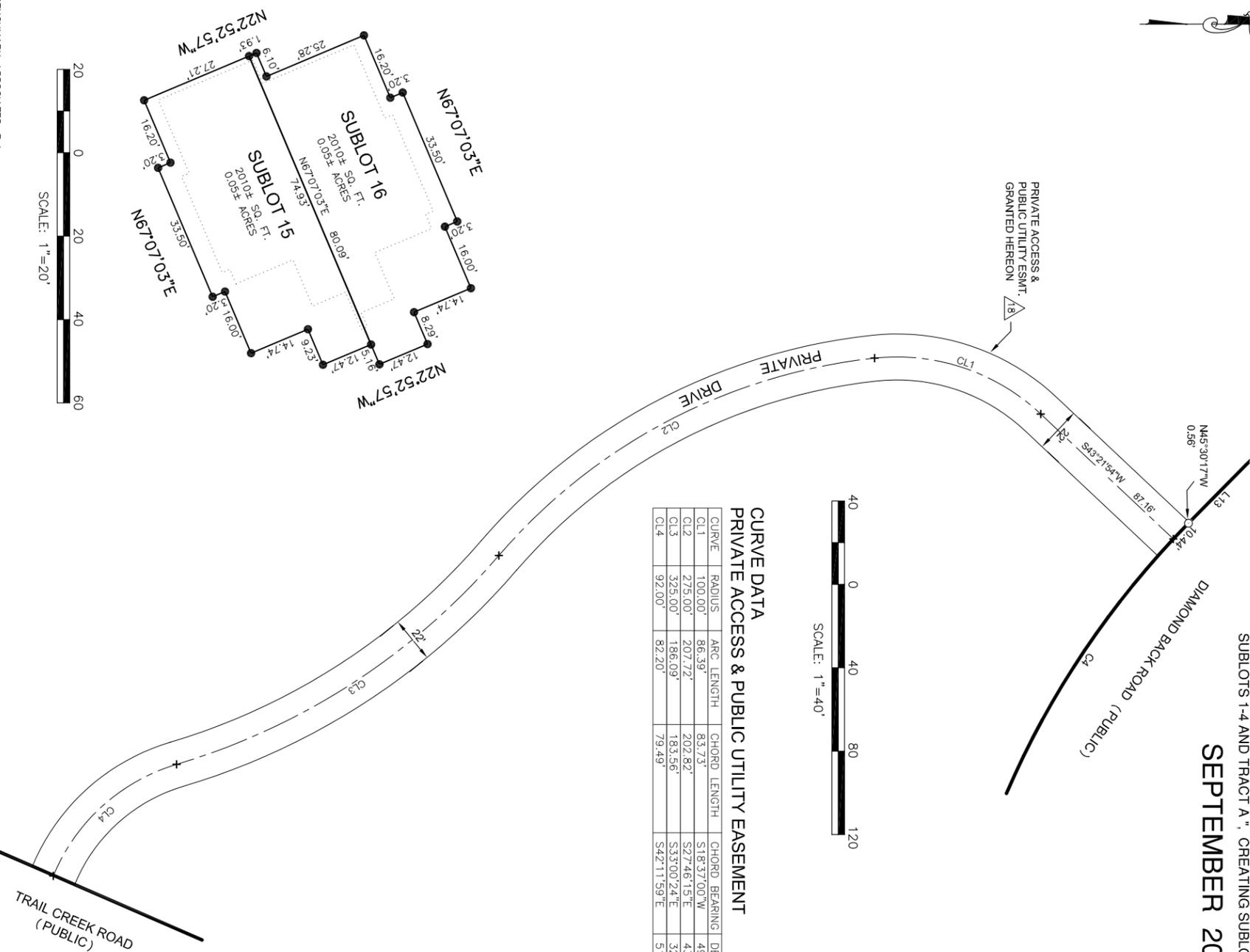
South Central Public Health District, REHS

DIAMOND BACK TOWNHOMES: SUBLOTS 15-16 AND TRACT B

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 A, WITHIN THE PLAT OF "DIAMOND BACK TOWNHOMES:
SUBLOTS 1-4 AND TRACT A", CREATING SUBLOTS 15-16 AND TRACT B.

SEPTEMBER 2015



SCALE: 1"=40'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CL1	100.00'	86.59'	83.73'	S18°37'00"W	49°29'49"
CL2	275.00'	207.72'	202.82'	S27°46'15"E	43°16'41"
CL3	325.00'	186.09'	183.56'	S33°00'24"E	37°48'24"
CL4	92.00'	82.20'	79.49'	S42°11'59"E	51°11'35"



SCALE: 1"=20'

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 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
- L/C 15 LIMITED COMMON - SUBLOTS 15
- L/C 16 LIMITED COMMON - SUBLOTS 16
- FOUND 5/8" REBAR
- SET 5/8" REBAR
- ⊕ SET NAIL & TAG IN PAVERS/CURB
- ⊙ 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 COARS OF "WHITE CLOUDS, CORRECTED" AND TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF DIAMOND BACK TOWNHOMES", RECORDED AS INST. NO. _____ AND AS 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. 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 OVERTLOW AND OTHER DRAINAGE PIPES, PER PREVIOUS PLAT.
11. A 16 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 16 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 15-16 BOUNDARY AND TRACT B, 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 B, AS REASONABLY NECESSARY TO SERVE ALL DIAMOND BACK TOWNHOMES.
14. ALL PRIVATE DRIVES SHOWN HEREON WITHIN COMMON AREA SHALL REMAIN OPEN AND UNOBSSTRUCTED 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 B IS RESERVED FOR DEVELOPMENT AND RESUBDIVISION OF UP TO THIRTY (30) FUTURE TOWNHOUSE UNITS AS APPROVED IN THE PRELIMINARY PLAT OF DIAMOND BACK TOWNHOMES, DATED 2/26/2014, OR AS MAY BE HEREAFTER APPROVED BY THE CITY OF SUN VALLEY IN ANY AMENDMENTS TO SAID PRELIMINARY PLAT.
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 1-4 AND SUBLOTS 15-16.
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 IS GRANTED 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 15-16 AND TRACT B**

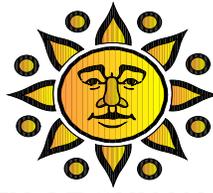
LOCATED WITHIN:
SECTIONS 6 & 7, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

PREPARED FOR: SUN VALLEY COMPANY

PROJECT NO. 15091	BY: OPL/SWS	FILE: 15091-sublots15-16pg2
FINAL PLAT	DATE: 09/24/2015	SHEET: 2 OF 3

PLAT CHECK LIST

1	Subdivision Name:	Diamond Back Townhomes: Sublots 15-16 and Tract B
2	Reviewer:	Betsy Roberts
3	Date:	September 24, 2015
4	Sheet Title and Preamble:	Diamond Back Townhomes: Sublots 15-16 and Tract B 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 A within the Plat of "Diamond Back Townhomes: Sublots 1-4 and Tract A", Creating Sublots 15-16 and Tract B.
5	Basis of Bearing:	OK. Basis of Bearing per original Plat referred to in Note #1. Original Basis of Bearing shown in Plat of White Clouds Corrected PUD (Inst. No. 571308)
6	North Arrow:	OK
7	Scale and Legend:	OK
8	Plat Closure:	OK
9	Total Area:	OK. Tract B and Sublot Area shown
10	Monuments:	OK
11	Land Corners:	OK
12	Initial Point:	Not Shown. Referred to in White Clouds Corrected Plat.
13	Street Names & Width:	OK - agreed names would be removed since they are private streets. Width 22' described in easement.
14	Easements:	OK
15	Lot & Block Numbers:	OK
16	Lot Dimensions:	OK
17	Curve & Line Tables:	OK
18	Certifications:	Shown
19	Certificate of Owner:	None
20	Certificate of Surveyor:	None
21	Sanitary Restriction:	None
22	Agency Approvals:	None
23	Public Dedication:	None (Standard public easement for utilities)
24	Common Areas:	OK



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

To: Honorable Mayor and City Council
From: Jae Hill, AICP, CFM, Community Development Director
Meeting Date: October 5, 2015
Agenda Item: **Diamond Back Townhomes: Sublots 1, 2, 3, 4, and Tract A
Final Plat Application No. SUBFP 2015-06**

SUBJECT: Public hearing for a final plat application for Sublots 5 through 8 and Tract C of a multi-family residential development consisting of sublots for four constructed units of a thirty-six unit townhome subdivision.

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

Application Filing Date: September 1, 2015.

Location: Parcel A Amended of White Clouds Corrected Subdivision.

BACKGROUND: The *Diamond Back Townhomes: Sublots 5-8 and Tract C Final Plat* application consists of a proposed final plat exhibit (**Exhibit CC-5**) showing the surveyed location, lot and townhome subplot boundaries, common areas, private driveways, land uses, zoning, notes and related easements for the four constructed townhomes. The final plat application requires a public hearing with the City Council prior finalization and recordation of the Final Plat with the Blaine County Recorder. The project area consists of an existing 6.48 acre parcel within the Multi-Family Residential (RM-1) Zoning District of the White Clouds Subdivision. The proposed final plat is directly associated with Plat Amendment Application SUBPA 2014-03, Preliminary Plat Application SUBPP 2014-04, and Design Review Application No. DR 2014-05 for the construction of thirty-six townhome units with associated site improvements. Four of the thirty-six townhome units and related infrastructure improvements have been constructed. The four completed townhome units comprise one four-plex. The remaining thirty-two townhome units are in various stages of construction, as are the related site improvements, and final plats will be submitted for these remaining sublots once they are complete.

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, 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 Corrected Subdivision. The RM-1 Zoning District provides for medium density residential apartment, condominium, and/or townhouse dwellings as well as incidental uses. Multiple-family residential townhouse units are permitted by right within the RM-1 zone. The 6.48 acre parcel has a maximum density permitted by the Preliminary Plat of 14 townhome units per gross acre. The project's proposed thirty-six townhome units complies with the maximum density of 90 dwelling units for the parcel allowed within the RM-1 Zoning District.

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 City Council's signed approval document, including findings of fact, conclusions of law and conditions of approval, for the preliminary plat is attached as **Exhibit CC-3**. Subsequently, improvement and utility plans were reviewed and approved by the City and various building permits were issued for the project. Construction commenced and now four of the townhome units are complete, each receiving a Certificate of Occupancy (**Exhibit CC-2**) from the Building Official. The significant infrastructure for the entire project has been completed and the driveway access to and behind the four units is in place.

ANALYSIS: As per Municipal Code Section 9-4A-7B, Director's Review, the *Diamond Back Townhomes: Sublots 5-8 and Tract C 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 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. Additionally, the final plat and application materials have been found to comply with all applicable standards and requirements of the City Code.

CONDITION OF APPROVAL COMPLIANCE: The White Clouds Development, Parcel A, Multi-Family Townhomes Preliminary Plat approval contains eleven (11) 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 find that it conforms to the approved preliminary plat drawings (**attached as Exhibit CC-4**), 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 the Building Official.

Although Sublots 5 through 8 and all the required public safety improvements and infrastructure are in place and available, twenty-two approved townhome units remain under construction. The applicant has requested that a final plat be approved for these four completed townhome units so pending sales can be finalized. The draft City Council Findings of Fact, Conclusions of Law, Decision and Conditions of Approval for the *Diamond Back Townhomes: Sublots 5-8 and Tract C (Exhibit CC-1)* includes a condition of approval as follows for consideration by the City Council prior to action on the final plat:

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 7 and 8, the applicant has submitted copies of draft party wall agreements for the duplex units and draft Declaration of Covenants, Conditions and Restrictions of White Clouds Townhomes. Proposed condition of approval 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 four 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, all four 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 September 1, 2015. 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 all applicable conditions of approval required prior to City action on a final plat have been completely satisfied by the applicant. Draft City Council Findings of Fact, Conclusions of Law, Decision and Conditions of Approval for the *Diamond Back Townhomes: Sublots 5-8 and Tract C*, Application No. SUBFP 2015-06, are attached as **Exhibit CC-1**.

ALTERNATIVE ACTIONS: The alternatives available to the City Council for action on the final plat application include:

- (1) Close the public hearing, make the required findings and adopt the attached draft Findings of Fact and Conclusions of Law, as may be modified or specifically conditioned by the Council, approving the final plat application; or
- (2) Close the public hearing, discuss the findings, vote to deny the application and direct staff to return on a date certain with a resolution of denial reflecting the comments and findings of the Council; or
- (3) Continue the hearing date certain for further information and review prior to an action on the requested final plat or to direct staff to bring the final plat to the review of the Planning and Zoning Commission for a recommendation.

RECOMMENDATION: Before public comment is received, the City Council should disclose all information and contacts received outside the hearing on this item upon which the decision will be based, receive public testimony, and consider the facts and findings necessary to make a decision on the application. The City Council formally approved the preliminary plat application for the White Clouds Development, Parcel A Amended, Multi-Family Townhomes on May 15, 2014.

The Community Development Director recommends that the City Council make and adopt a motion to approve the final plat application by finding the submitted final plat consistent with the approved preliminary plat and finding that all applicable conditions of approval required prior to City action on a final plat for the subdivision have been satisfied by the applicant.

LIST OF ATTACHED EXHIBITS:

- | | |
|--------------|--|
| Exhibit CC-1 | Draft City Council Findings of Fact, Conclusions of Law, Decision and Conditions of Approval for the <i>Diamond Back Townhomes: Sublots 5-8 and Tract C</i> , Application No. SUBFP 2015-06. |
| Exhibit CC-2 | Certificate of Occupancy for Diamond Back Townhomes: Sublots 5-8. |
| Exhibit CC-3 | Approved City Council Findings of Fact, Conclusions of Law, Decision and Conditions of Approval for the <i>White Clouds Development, Parcel A Amended, Multi-Family Townhomes</i> Preliminary Plat, Application No. SUBPP 2014-04. |

Exhibit CC-4 *White Clouds Development, Parcel A, Multi-Family Townhomes*
Preliminary Plat drawings consisting of four 11” by 17” sheets reviewed
and approved by the City Council on May 15, 2014.

Exhibit CC-5 Reduced *Diamond Back Townhomes: Sublots 5-8 and Tract C*,
Application No. SUBFP 2015-06 Final Plat Exhibit, consisting of three 11”
by 17” sheets received by the City of Sun Valley on Sep 1, 2015.

**The entire administrative record for the final plat application is available for review in the
Community Development Department at City Hall.

DRAFT
SUN VALLEY CITY COUNCIL

LAND SUBDIVISION	)	FINDINGS OF FACT, CONCLUSIONS
WHITE CLOUDS TOWNHOMES	)	OF LAW, DECISION AND
SUBLOTS 5-8, AND TRACT C	OF)	CONDITIONS OF APPROVAL
PARCEL A AMENDED OF)	
WHITE CLOUDS CORRECTED)	
PARCELS A, B, & J AMENDED)	
FINAL PLAT)	
APPLICATION NO. SUBFP 2015-06)	

This final plat application for four townhome sublots of a thirty-six unit townhome subdivision came before the Sun Valley City Council for consideration on October 5, 2015. The City Council reviewed the Community Development Director's Agenda Report and recommendation, conducted a properly noticed public hearing, and heard testimony from the public, the applicant, and the applicant's representatives. Based on the evidence presented, the City Council makes the following Findings of Fact/Conclusions of Law and Decision.

FINDINGS OF FACT / CONCLUSIONS OF LAW

1. The applicant for the Diamond Back Townhomes: Sublots 5-8 and Tract C is Benchmark Associates, P.A. for Sun Valley Company. The project area consists of an existing 6.48 acre parcel within the Multi-Family Residential (RM-1) Zoning District of the White Clouds Subdivision. The final plat is directly associated with Plat Amendment Application SUBPA 2014-03, Preliminary Plat Application SUBPP 2014-04, and Design Review Application No. DR 2014-05 for the construction of thirty-six townhome units with associated site improvements. Four of the thirty-six units and 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 final plat for Diamond Back Townhomes: Sublots 5-8 and Tract C (Application No. SUBFP 2015-06) creates four new multi-family townhome sublots in a single four-plex building. The project's remaining townhome units and related site improvements will be completed and recorded as separate final plat approvals. The RM-1 Zoning District provides for medium-density residential apartment, condominium, and/or townhouse dwellings as well as incidental uses. Multiple-family residential townhouse units are permitted by right within the RM-1 zone. The 6.48 acre parcel has a maximum density permitted by the Preliminary Plat of 14 dwelling units per gross acres (90 units maximum). The project's proposed total of thirty-six townhome units complies with the maximum density of 90 dwelling units for the parcel allowed within the RM-1 Zoning District.
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. Improvement and utility plans were reviewed and approved by the City and various building permits were issued for the project. Construction commenced and 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 5-8 and Tract C 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 four townhome units associated with this Final Plat are complete and have received certificates of occupancy. All significant infrastructure for the thirty-six unit townhome development is complete and the construction of the remaining townhome units continues.
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. A ten-foot snow storage, utility, and drainage easement exists on the property along the frontage of Diamond Back 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 thirty-six 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 four 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-six 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-six 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 5-8 and Tract C* Final Plat is in accordance with the City of Sun Valley 2005 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 2005 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 an 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. The proposed townhome subdivision is consistent with the land uses envisioned for the property as detailed in the Sun Valley Resort's 2004 Vision Plan and complies with the criteria in the 2005 Comprehensive Plan Update for the Gun Club (now referred to as the White Clouds) Land Use Planning Area. 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-six 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 (4) townhome subplot subdivision 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 conditionally approves the final plat for the *Diamond Back Townhomes: Sublots 5-8 and Tract C* based upon submitted application review documents, plat drawings, supporting exhibits, and testimony on the record at the public hearing, all considered by the City Council and subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. The final plat for the *Diamond Back Townhomes: Sublots 5-8 and Tract C* 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. No lots within the proposed subdivision shall be sold until the plat has been recorded in the Office of the County Recorder.

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 four newly completed townhomes. A copy of the recorded *Declaration* shall be submitted to the Community Development Director.

Dated this 5th day of October, 2015.

Dewayne Briscoe, Mayor
City of Sun Valley

Date Findings of Fact signed

ATTEST:

Alissa Weber, City Clerk
City of Sun Valley

SUN VALLEY CITY COUNCIL

PRELIMINARY PLAT	)	FINDINGS OF FACT, CONCLUSIONS
PARCEL A AMENDED	)	OF LAW, DECISION AND
MULTI-FAMILY TOWNHOMES	)	CONDITIONS OF APPROVAL
WHITE CLOUDS DEVELOPMENT)	
APPLICATION NO. SUBPP 2014-04)	

This preliminary plat application came before the Sun Valley City Council for consideration on May 15, 2014. The City Council conducted a properly noticed public hearing; reviewed the application and materials submitted; heard testimony from the public, the applicant, and the applicant's representatives; and reviewed the City staff report. Based on the evidence presented, the City Council makes the following Findings of Fact/Conclusions of Law and Decision:

FINDINGS OF FACT / CONCLUSIONS OF LAW

1. The applicant for the White Clouds Parcel E Townhomes Subdivision is Benchmark Associates, P.A. for Sun Valley Company and Sun Valley Resort Property, LLC. The project area consists of a 6.48 acre (282,674 square feet) undeveloped parcel within the Multi-Family Residential (RM-1) Zoning District of the White Clouds Subdivision. The preliminary plat is directly associated with Design Review Application No. DR 2014-05 for the construction of thirty-six townhome units with associated site improvements.

2. The subject parcel was originally created for future 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 was one of five (5) multi-family parcels created by the White Clouds Subdivision. This townhome 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), Preliminary Plat No. SUBPP 2014-02, Preliminary Plat No. SUBPP 2014-03, and Design Review No. 2014-05. These associated applications result in a reconfiguration of multi-family and single-family parcels in the White Clouds Subdivision and Parcel A Amended was formed by the addition of a small portion of adjacent Parcel J and the southern portion of Parcel B.

3. This preliminary plat for White Clouds Parcel A Amended Townhome Subdivision (Application No. SUBPP 2014-04) creates thirty six (36) multi-family townhome sublots on a total of 6.48 acres. The thirty six townhome units consist of four four-plex attached structures (16 units) and ten attached duplex structures (20 units). The RM-1 Zoning District provides for medium density residential apartment, condominium and/or townhouse dwellings and incidental uses. Multiple-family residential townhouse units are permitted by right within the RM-1 zone. The 6.48 acre parcel has a maximum density permitted by Development Code of fourteen (14) dwelling units per gross acre (90 units maximum). The project's proposed 5.56 dwelling unit per acre density complies with the maximum density of 14 dwelling units per acre within the RM-1 Zoning District.

4. The Planning and Zoning Commission performed a properly noticed visit to the project site on March 20, 2014 to view the development layout, examine existing site conditions and evaluate the project design for impacts and compliance with City standards.
5. The subdivision includes extensive open common area and a private street/driveway system to access each of the thirty six new townhome sublots from the Diamond Back Road and Trail Creek Road right-of-ways. A ten-foot (10) snow storage, utility and drainage easement exists on the property along the frontage of Diamond Back Road. The interior private streets and paths within the townhome subdivision will be plowed clear of snow by a private association. The Diamond Back Road public street right-of-way and path is currently plowed clear of snow by the City of Sun Valley and Trail Creek Road is currently plowed by Idaho Transportation Department. No avalanche or run-out areas exist on the project site.
6. The SWW&SD has issued a will-serve letter for the overall White Clouds Subdivision. A Preliminary Water and Sewer Plan submitted as part of the project drawings depicts nearby existing utility infrastructure and on-site improvements. It has been determined that the project can easily be served by extending water and sewer utilities directly to the thirty six new townhomes. 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 thirty six new townhome units and associated site development.
7. 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 single and multi-family residential uses. Parcel A Amended is a multi-family zoned parcel surrounded to the north and west by significantly sloping topography preserved as open space and recreation. The toe of the steep 25% and greater slope area lies directly adjacent to the Parcel A Amended property line, just off site. The few small and scattered 25% steep slope anomalies that appear on Parcel A Amended via a detailed site specific slope analysis are not significant and were not intended to be preserved by the White Clouds Master Plan nor the White Clouds PUD. Additionally, 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 colors and materials, sloped roofs and landscaping. This townhome project utilizes a combination of attached duplex and four-plex townhome units with pitched roof designs, placing the larger four-plex units at the lower, flat area of the site and the duplex units at the rear portion of the parcel, significantly dug into existing grade. The project's mix of duplex and four-plex units, as opposed to potential design options with multi-unit, high rise condominium massing and development, is appropriate for the site and minimizes project visibility. The project's use of natural stone and wood materials and mature screening landscaping further ensure compliance with hillside regulations. None of the thirty six 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.

8. As required by City Code, the Planning and Zoning Commission performed a properly noticed public hearing on March 20, 2014 to receive public testimony, evaluate the project design for impacts and compliance with City standards and consider the facts and findings necessary to make a recommending decision on the application. The Planning & Zoning Commission formally recommended approval of the Preliminary Plat application to the City Council on March 20, 2014 and adopted recommending Findings of Fact on April 17, 2014.
9. The City Council performed a properly noticed public hearing on May 15, 2014 to receive public testimony, evaluate the project design for impacts and compliance with City standards, consider the Commission's recommendation and consider the facts and findings necessary to make a decision on the application. No significant negative impacts to the area or City due to the plat amendment have been identified by staff, the Commission or the City Council. No public comment opposing the amendment was received by the City during the Commission or Council's noticed review and comment periods.

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 thirty six townhome subplot subdivision with associated improvements complies with all applicable density, design, lot size, width, depth, shape, orientation and use requirements. The preliminary plat complies with all applicable regulations in effect for the proposed sublots within the applicable zoning district, including the purpose statements. 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 six unit design represents development of the site with approximately forty percent of the development density allowed by Code. The proposed subdivision of the property to form thirty six townhome sublots and common area is in accordance with the uses and densities permitted within the RM-1 Zoning District.
2. The preliminary plat, which subdivides the property for multi-family housing land use, is in accordance with the City of Sun Valley 2005 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 2005 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 Road and Trail Creek Road public roadway improvements. As conditioned by the Fire Department herein and proposed by the applicant, the driveway and access roadway improvements will 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 will be extended onto the site to adequately serve the new development. A Utility Exhibit submitted as part of the development application for the preliminary plat depicts existing utility infrastructure and features and it has been determined that the project can easily be served by extending laterals to the sublots. 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 interior private driveway system will be provided by the property owners. No offsite improvements are needed to connect the proposed subdivision with existing public services and utilities. Fire and police service will be 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, archeological 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 significant 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 City and its representatives have completed a comprehensive review of the development application and have determined that all required application materials have been satisfactorily submitted as per Development Code requirements. The proposed townhome subdivision is consistent with the land uses envisioned for the property for many years as detailed in the Sun Valley Resort's 2004 Vision Plan and complies with the criteria in the 2005 Comprehensive Plan Update for the White Clouds Land Use Planning Area. All aspects of the subdivision are consistent with the approved White Clouds Master Plan Development, the White Clouds PUD, and the White Clouds Master Plan Development Amendment. 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 six-lot townhome subdivision, including but not limited to, water quality, air quality, noise, vegetation, riparian corridors, hillsides and other natural features. The preliminary 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 significantly 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.

DECISION

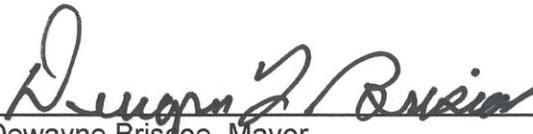
Therefore, based upon the foregoing Findings of Fact/Conclusions of Law, the Sun Valley City Council hereby conditionally approves the White Clouds Parcel A Amended Townhome Subdivision Preliminary Plat, based upon the submitted application documents, plat drawings, supporting exhibits, and testimony on the record at the public hearing, all considered by the City Council and subject to the following conditions of approval:

CONDITIONS OF APPROVAL

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 City Council on May 15, 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.

Dated this 15th day of May, 2014.



Dewayne Briscoe, Mayor
City of Sun Valley



Date Findings of Fact signed

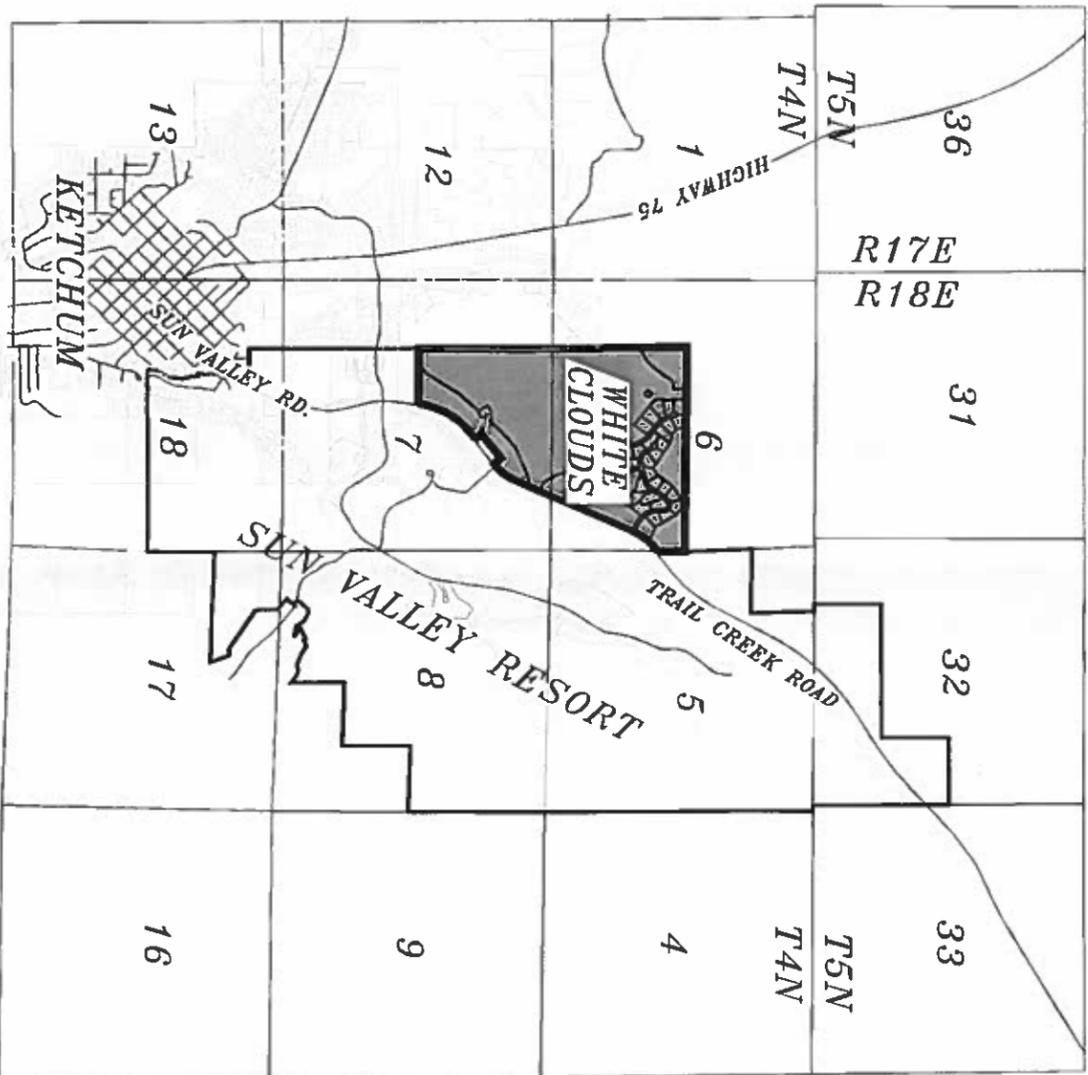
ATTEST:



Hannah Stauts, City Clerk
City of Sun Valley

DIAMOND BACK TOWNHOMES
 WHEREIN PARCEL A AMENDED, WITHIN BLOCK 1 OF WHITE CLOUDS CORRECTED
 SUBDIVISION, IS REPLATTED, CREATING TOWNHOUSE SUBLOTS 1 - 36
 LOCATED WITHIN:
 TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
 CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

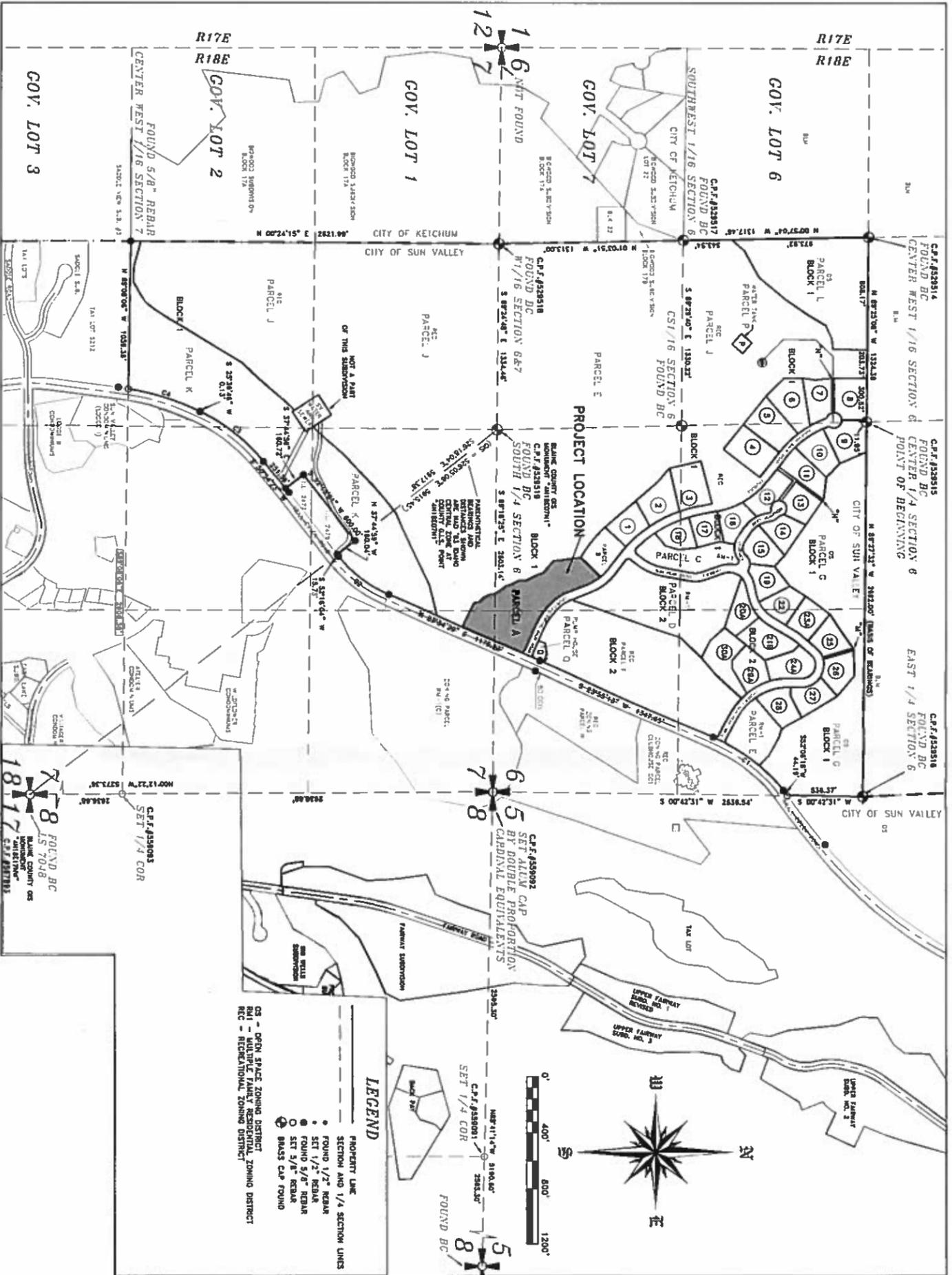
VICINITY MAP



PREPARED BY: BENCHMARK ASSOCIATES P.A.
 P.O. BOX 753 - 100 BELL DRIVE
 KETCHUM, IDAHO 83701
 PHONE (208)726-8912 FAX (208)726-8914

	<p>DIAMOND BACK TOWNHOMES</p> <p>LOCATED WITHIN: T4N, R18E, SEC. 6 & 7, B.M., SUN VALLEY, BLAINE COUNTY, IDAHO</p> <p>PREPARED FOR: SUN VALLEY COMPANY</p> <p>DATE: 12/19/13</p>
	<p>PROJECT NO. 13180 SHEET NO. 1 VACANT MAP</p>

LOCATION MAP



PREPARED BY: BENCHMARK ASSOCIATES P.A.
 P.O. BOX 733 180 MILL DRIVE
 SUN VALLEY, IDAHO 83450
 PHONE (208)726-8512 FAX (208)726-9514

DIAMOND BACK TOWNHOMES

LOCATED WITHIN T14N, R18E, SECS. 6 & 7, B.M.,
 SUN VALLEY, BENCH COUNTY, IDAHO

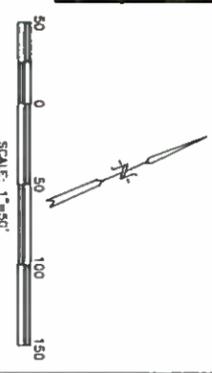
PREPARED FOR: SUN VALLEY COMPANY

PROJECT NO. 13180
 DATE: 07/23/13



LEGEND

-  PROPOSED PROPERTY LINE
-  EXISTING PROPERTY LINE
-  AREAS IDENTIFIED AS POTENTIALLY ENVIRONMENTAL SENSITIVE BY SAATCHI ENVIRONMENTAL
-  EXISTING CONTOUR (1' INTERVAL)



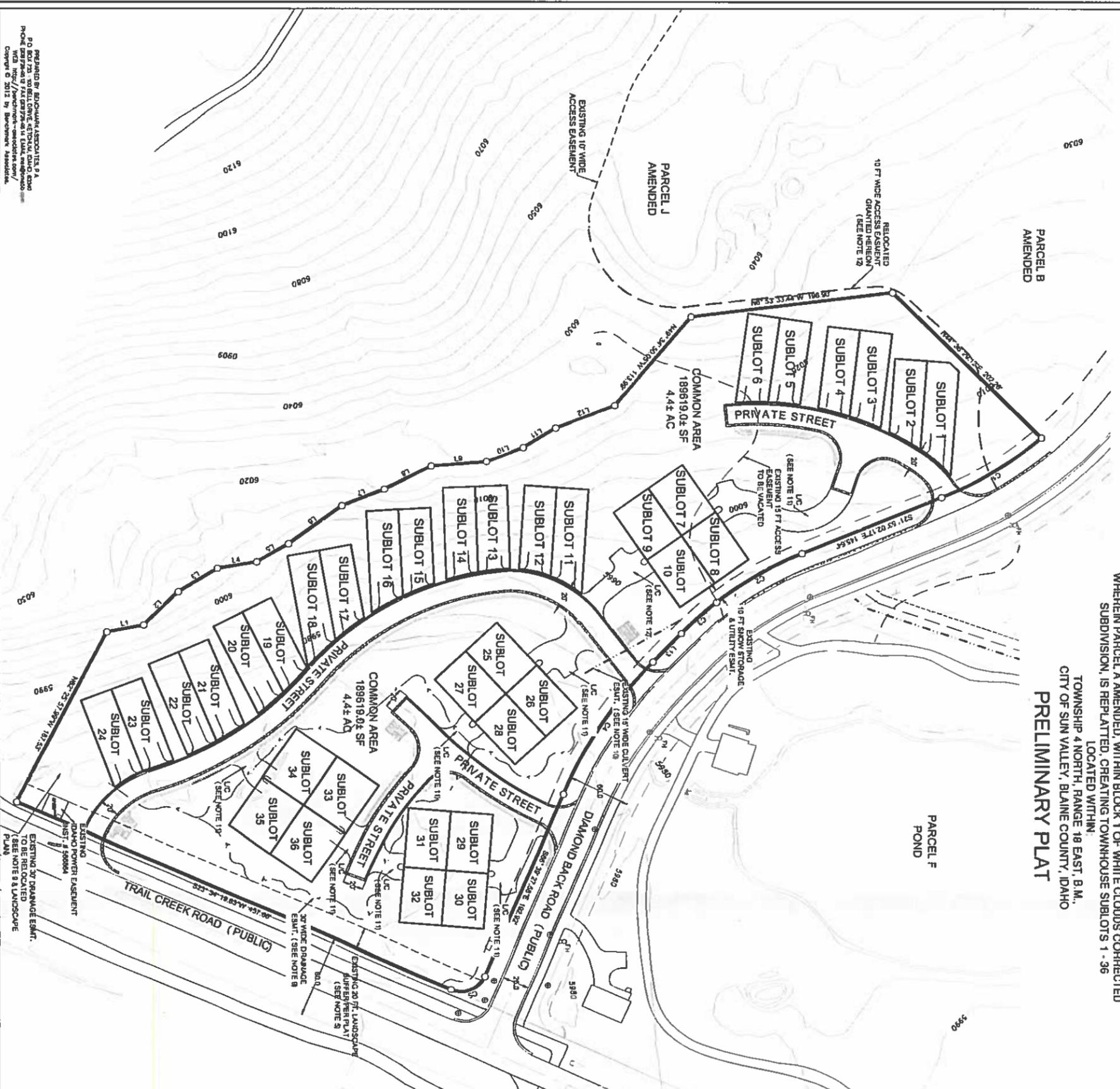
SCALE: 1"=50'

DIAMOND BACK TOWNHOMES
 LOCATED WITHIN
 TOWNSHIP 4 NORTH, RANGE 16 EAST, B.M.
 CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

PREPARED FOR: SUN VALLEY COMPANY
 DWG BY: [redacted]
 DATE OF SURVEY: 09/26/12

PROJECT NO. 13160
 EXISTING SITE COND. [redacted]

DIAMOND BACK TOWNHOMES
 WHEREIN PARCEL A AMENDED, WITHIN BLOCK 1 OF WHITE CLOUDS CORRECTED
 SUBDIVISION, IS REPLATED, CREATING TOWNHOUSE SUBLOTS 1 - 36
 LOCATED WITHIN:
 TOWNSHIP 4 NORTH, RANGE 18 EAST 8 M.,
 CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO
PRELIMINARY PLAT



LINE TABLE

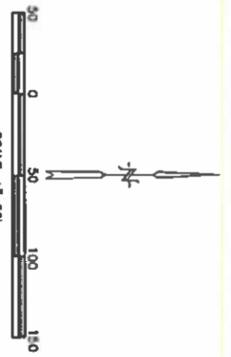
LINE	LENGTH	BEARING
L1	34.15'	N1° 00' 30.87"W
L2	48.77'	N44° 08' 08.22"W
L3	42.91'	N01° 07' 31.84"W
L4	38.41'	N0° 08' 02.89"W
L5	35.53'	N09° 44' 08.51"W
L6	62.34'	N05° 33' 34.01"W
L7	44.29'	N21° 27' 48.45"W
L8	50.08'	N08° 23' 53.58"W
L9	53.74'	N4° 46' 02.33"W
L10	38.29'	N03° 30' 22.03"W
L11	38.82'	N01° 43' 18.97"W
L12	61.45'	N03° 48' 31.41"W
L13	38.15'	S45° 30' 17.47"E

CURVE TABLE

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA ANGLE
C1	344.88'	S31° 11' 28.21"E	112.83'	113.33'	018° 28' 48"
C2	344.00'	S55° 52' 30.23"E	98.65'	92.98'	018° 28' 58"
C3	344.00'	S41° 14' 08.48"E	48.83'	48.88'	007° 28' 18"
C4	424.53'	S55° 01' 52.20"E	158.44'	158.77'	021° 08' 10"
C5	264.00'	S21° 02' 23.87"E	30.43'	30.17'	080° 13' 47"

LEGEND

- BOUNDARY LINE
- SUBLLOT BOUNDARY
- EXISTING LANDSCAPE BUFFER
- EXISTING CULVERT EASEMENT
- EXISTING ACCESS EASEMENT TO BE VACATED
- EXISTING ACCESS EASEMENT TO BE GRANTED
- EXISTING SNOW STORAGE & UTILITY EASEMENT
- RELOCATED CENTERLINE DRAINAGE EASEMENT
- RECORD BEARINGS AND DISTANCES
- FOUND 5/8" REBAR
- SET 3/8" REBAR
- BRASS CAP
- LC LIMITED COMMON AREA



- NOTES**
- REFER TO PLAT NOTES ON PLAT OF WHITE CLOUDS CORRECTED P.L.D. RECORDED IN THE PUBLIC RECORDS OF BLAINE COUNTY, IDAHO.
 - BASES OF BEARINGS IS PER THE ORIGINAL PLAT OF THE WHITE CLOUDS CORRECTED P.L.D. BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER SAID PLAT. REFER TO SAID PLAT A CAREFULLY FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
 - ON OTHER UNDERGROUND UTILITIES HAVE BEEN LOCATED OR UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
 - ELEVATIONS BASED ON ASSUMED DATUM.
 - PER WHITE CLOUDS CORRECTED P.L.D. THE 27' WIDE LANDSCAPE BUFFER BETWEEN PARCELS A AND B SHALL BE MAINTAINED.
 - TOWNHOUSE DEGRADATIONS AND PARTY WALL AGREEMENT ARE RECORDED UNDER INSTRUMENT # _____ RECORDS OF BLAINE COUNTY, IDAHO.
 - OWNERS SHALL HAVE UTILITIES RECORDED AS PARTS FOR EXISTING AND NEW 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 AREAS FOR THE REPAIR, MAINTENANCE AND REPLACEMENT THEREOF.
 - SUBLOT BOUNDARIES REFER TO BOUNDARY LINES AND NOT TO THE CENTERLINE OF THE ROAD OR DRIVEWAY.
 - DRAINAGE DITCHES GRANTED AS SHOWN HEREON.
 - A 15 FOOT WIDE EASEMENT IS GRANTED WITH PARCEL A.
 - A 15 FOOT WIDE ACCESS EASEMENT IS GRANTED WITH PARCELS A AND J ALONG WITH ACCESS TO WATER MAIN AND SEWER MAIN SHALL FOLLOW ANY REALIGNMENT OF SAID DITCH CENTERLINE.
 - THERE SHALL BE A 10 FOOT WIDE UTILITY, DRAINAGE AND BERGATION EASEMENT CENTERED ON ALL LOT LINES AND ADJACENT TO ALL STREET AND SUBDIVISION BOUNDARIES.

DIAMOND BACK TOWNHOMES

LOCATED WITHIN:
 SECTION 8 & 7, TOWNSHIP 4 NORTH, RANGE 18 EAST 8 M.,
 CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

PREPARED FOR: SUN VALLEY COMPANY
 DWG BY: JNG CND
 DATE OF SURVEY: 08 PRE PLATTING
 SHEET 1 OF 1

PREPARED BY: BROADWAY ASSOCIATES, P.A.
 810 BOX 273, 200 BELL BLVD, SPOKANE, IDAHO 83402
 PHONE: (208) 325-1111 FAX: (208) 325-1112
 WEB: http://www.broadway-associates.com/
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DIAMOND BACK TOWNHOMES: SUBLOTS 5-8 AND TRACT C

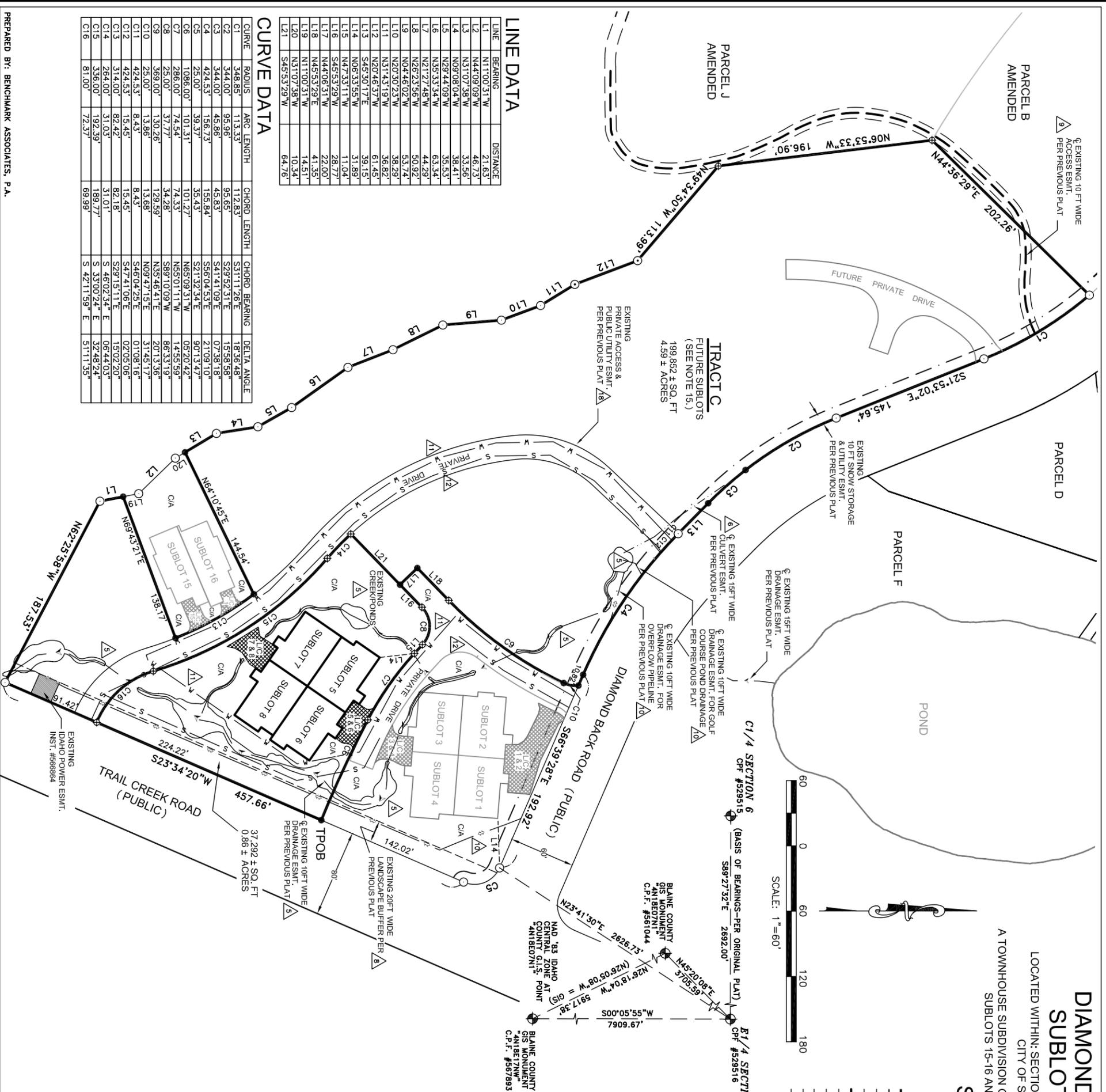
LOCATED WITHIN: SECTIONS 6 & 7, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO
A TOWNHOUSE SUBDIVISION OF TRACT B WITHIN THE PLAT OF "DIAMOND BACK TOWNHOMES:
SUBLOTS 15-16 AND TRACT B", CREATING SUBLOTS 5-8 AND TRACT C.

SEPTEMBER 2015

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.)
- (SEE NOTE 4.)
- L/C LIMITED COMMON AREA
- C/A COMMON AREA
- L/C LIMITED COMMON AREA
- L/C 5 & 6 LIMITED COMMON - SUBLOTS 5 & 6
- L/C 7 & 8 LIMITED COMMON - SUBLOTS 7 & 8
- FOUND 5/8" REBAR
- SET 5/8" REBAR
- ⊙ SET NAIL & TAG IN PAVERS/CURB
- ⊙ BRASS CAP
- △ EASEMENT - SEE SHEET 2

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	N06°33'55"W	31.89'
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'

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	348.85'	113.53'	112.83'	S31°11'26"E	183°36'48"
C2	344.00'	95.96'	95.65'	S29°52'31"E	153°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	207°13'36"
C10	25.00'	13.86'	13.86'	N09°47'15"E	31°45'17"
C11	424.53'	8.43'	8.43'	S46°04'25"E	01°08'16"
C12	424.53'	15.45'	15.45'	S47°41'08"E	02°05'06"
C13	314.00'	82.42'	82.18'	S29°15'11"E	15°02'20"
C14	264.00'	31.03'	31.01'	S 46°02'34"E	06°14'03"
C15	336.00'	192.39'	189.77'	S 33°00'24"E	32°48'24"
C16	81.00'	72.37'	69.99'	S 42°11'59"E	51°11'35"

PREPARED BY: BENCHMARK ASSOCIATES, P.A.

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been certified. 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 5-8 AND TRACT C**

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

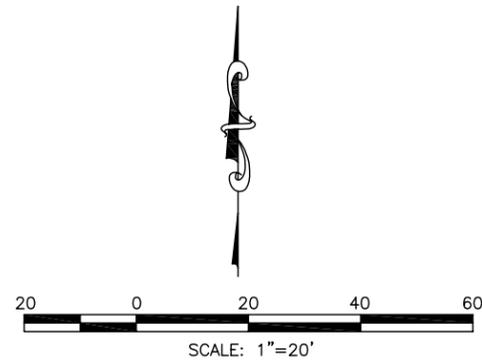
PROJECT NO. 15091 | BY: CPL/SWS | FILE: 15091sublots5-8.DWG
FINAL PLAT | DATE: 09/23/2015 | SHEET: 1 OF 3

DIAMOND BACK TOWNHOMES: SUBLOTS 5-8 AND TRACT C

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 B, WITHIN THE PLAT OF "DIAMOND BACK TOWNHOMES: SUBLOTS 15-16
AND TRACT B", CREATING SUBLOTS 5-8 AND TRACT C.

SEPTEMBER 2015



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.)
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	L/C LIMITED COMMON AREA
	L/C 5 & 6 LIMITED COMMON - SUBLOTS 5 & 6
	L/C 7 & 8 LIMITED COMMON - SUBLOTS 7 & 8
	FOUND 5/8" REBAR
	SET 5/8" REBAR
	SET NAIL & TAG IN PAVERS/CURB
	BRASS CAP

NOTES:

- 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", RECORDED AS INST. NO. _____, AND AS AMENDED, FOR CONDITIONS AND/OR RESTRICTIONS GOVERNING THIS PROPERTY.
- BUILDING SETBACKS SHALL COMPLY WITH APPLICABLE ZONING REGULATIONS.
- 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.
- 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.
- 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.
- A 15 FOOT WIDE CULVERT EASEMENT EXISTS TO BENEFIT SUN VALLEY COMPANY, AND ITS SUCCESSORS AND ASSIGNS, PER PREVIOUS PLAT.
- 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.
- A 20 FOOT WIDE LANDSCAPE BUFFER IS RESERVED FOR TRAILS, HARDSCAPE, SIGNAGE, MONUMENT SIGNAGE, PLANTINGS OR SIMILAR USAGE PER PREVIOUS PLAT.
- 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.
- 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.
- 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.
- 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.
- PUBLIC UTILITY EASEMENTS ARE HEREBY PROVIDED FOR ALL UTILITY LINES WHICH SERVE DIAMOND BACK TOWNHOMES WITHIN THE SUBLOTS 5-8 BOUNDARY AND TRACT C, 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 C, AS REASONABLY NECESSARY TO SERVE ALL DIAMOND BACK TOWNHOMES.
- 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.
- TRACT C IS RESERVED FOR DEVELOPMENT AND RESUBDIVISION OF UP TO TWENTY-SIX (26) FUTURE TOWNHOUSE UNITS AS APPROVED IN THE PRELIMINARY PLAT OF DIAMOND BACK TOWNHOMES, DATED 2/26/2014, OR AS MAY BE HEREAFTER APPROVED BY THE CITY OF SUN VALLEY IN ANY AMENDMENTS TO SAID PRELIMINARY PLAT.
- COMMON AREAS, INCLUDING PRIVATE DRIVES, SHOWN HEREON ARE FOR THE BENEFIT OF ALL FUTURE PHASES OF DIAMOND BACK TOWNHOMES AS WELL AS FOR SUBLOTS 1-8 AND 15-16.
- COMMON SUBLOT BOUNDARIES ARE INTENDED TO BE THE EXISTING PHYSICAL PARTY WALLS AS CONSTRUCTED
- 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, PER PREVIOUS PLAT.

LINE DATA

L22	N55°14'28"W	4.36'
L23	N34°45'32"E	9.02'
L24	S55°14'28"E	9.55'
L25	S34°45'32"W	6.11'
L26	N34°45'32"E	6.11'
L27	S55°14'28"E	11.40'
L28	S34°45'32"W	8.02'
L29	S55°14'28"E	4.82'
L30	S34°45'32"W	15.35'
L31	N55°14'28"W	4.82'
L32	S34°45'32"W	13.21'
L33	S55°14'28"E	4.82'
L34	S34°45'32"W	8.33'
L35	N55°14'28"W	9.12'
L36	N34°45'32"E	5.64'
L37	S34°45'32"W	5.43'
L38	N55°14'28"W	9.10'
L39	N34°45'32"E	7.24'



DIAMOND BACK TOWNHOMES: SUBLOTS 5-8 AND TRACT C

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-sublots5-8pg2
FINAL PLAT	DATE: 09/23/2015	SHEET: 2 OF 3

PLAT CHECK LIST

1	Subdivision Name:	Diamond Back Townhomes: Sublots 5-8 and Tract C
2	Reviewer:	Betsy Roberts
3	Date:	September 24, 2015
4	Sheet Title and Preamble:	Diamond Back Townhomes: Sublots 5-8 and Tract C 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 B within the Plat of "Diamond Back Townhomes: Sublots 15-16 and Tract B", Creating Sublots 5-8 and Tract C.
5	Basis of Bearing:	OK. Basis of Bearing per original Plat referred to in Note #1. Original Basis of Bearing shown in Plat of White Clouds Corrected PUD (Inst. No. 571308)
6	North Arrow:	OK
7	Scale and Legend:	OK
8	Plat Closure:	OK
9	Total Area:	OK. Tract C and Sublot Area shown
10	Monuments:	OK
11	Land Corners:	OK
12	Initial Point:	Not Shown. Referred to in White Clouds Corrected Plat.
13	Street Names & Width:	OK - agreed names would be removed since they are private streets.
14	Easements:	OK
15	Lot & Block Numbers:	OK
16	Lot Dimensions:	OK
17	Curve & Line Tables:	OK
18	Certifications:	Shown
19	Certificate of Owner:	None
20	Certificate of Surveyor:	None
21	Sanitary Restriction:	None
22	Agency Approvals:	None
23	Public Dedication:	None (Standard public easement for utilities)
24	Common Areas:	OK

Adam King

From: Adam King
Sent: Wednesday, September 23, 2015 9:56 AM
To: 'brian.kane@ag.idaho.gov'
Subject: Sun Valley issues - I.C. 50-203 issue
Attachments: Ordinance 475 - corrected.pdf

Importance: High

Hi Brian,

I was on the phone with the Mayor when you called. Here is an outline of issues. Could you review this and call me?

We are in a legislative quandary at Sun Valley and I'd like to ask for your office's assistance.

Sun Valley has "enacted" the attached ordinance which pertains to Idaho Code Section 50-203. I put enacted in quotes because:

1. The council voted to pass the ordinance on August 12, 2015
2. The Mayor refused to sign it and presented his objections to the City Council at the September 10th regular meeting [see 60-611.]
3. The ordinance was published in the newspaper on September 9, 2013.
4. On September 10, the Council had a regular meeting and IF valid, the ordinance would go into effect that day.

5. The main issue is this: are the reimbursements "**compensation**" in the meaning of 50-203?
 - a. The ordinance purports to state that the reimbursements are not compensation
 - b. [I had absolutely no part in drafting the ordinance].

6. Factually, the City Council members are allowed to opt out of city insurance.
 - a. An opting out council member may choose to be insured elsewhere, and be reimbursed up to a certain amount by the city – to be clear, the city does not pay the other health insurance premiums, but rather pays the City Council member a certain sum in reimbursement [either the amount the city would have paid if the City Council member was on the city's plan, or the actual out of pocket cost to the City Council member, whichever is less].

7. If the reimbursements are NOT compensation, then the ordinance is likely valid.

8. If the reimbursements ARE compensation, then it was not published 75 days before the general election.
9. Also, the salaries in the ordinance are clearly compensation, albeit not new compensation
10. The City Council will argue that the reimbursements are not new compensation, but this is a new codification of a long standing city practice of reimbursement.
11. Does the 75 day rule apply for existing compensation in a new ordinance?
12. If the reimbursements are "compensation"
 - a. does the language in 50-611 "the same shall become law without his signature" trump the 75-day publication requirement in 50-203?
 - b. I highly doubt this because 50-203 is specific.

This issue is exceedingly divisive at the moment, I'd greatly appreciate a call to discuss:

- Your initial take on it
- Whether you think the AG's office would issue a formal opinion or an informal opinion on this matter. I am not sure how the decision to issue a formal opinion is made at the AG.

Thank you as always for your guidance.

Best regards,
Adam

Adam B. King
Attorney at Law, PC
City Attorney for Sun Valley, Idaho
371 North Walnut Ave., Suite A
P.O. Box 4962
Ketchum, Idaho 83340
208.721.7859
abk@ketchumlegal.com
www.ketchumlegal.com

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ORDINANCE NO. 475

AN ORDINANCE OF THE CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO, AMENDING THE CITY OF SUN VALLEY MUNICIPAL CODE BY REVISING TITLE 1, CHAPTER 5, SECTION 3 (CITY CODE SECTION 1-5-3), TO CLARIFY REIMBURSEMENTS AND HEALTH INSURANCE OPTIONS FOR THE SUN VALLEY MAYOR AND CITY COUNCIL; BY PROVIDING FOR A SAVINGS AND SEVERABILITY CLAUSE; BY PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Sun Valley City Council has determined, in compliance with Idaho Code 50-203 to establish the Mayor and Councilperson's compensation as set forth herein, and

WHEREAS, it is in the best interests of the City and its citizens to further clarify Title 1, Chapter 5, Section 3 as set forth herein, and

WHEREAS, it has been the policy of the City of Sun valley for more than eight (8) years to provide health insurance benefits to the Mayor and Council and to also reimburse the Mayor and Council who opted to maintain health insurance coverage (either on their own or spouse's policy) in place of being insured under the City's health insurance plan, and

WHEREAS, in some instances such opting and its related reimbursement achieves a significant cost benefit to the City,

NOW, THEREFORE, THE MAYOR AND CITY COUNCIL OF THE CITY OF SUN VALLEY, IDAHO DO ORDAIN AS FOLLOWS:

SECTION 1: CITY CODE AMENDMENT – For the reasons and purposes contained above, the City of Sun Valley makes the following amendments to the text of Title 1, Chapter 5, Section 3, of the City Code. The entire current code provision of Title 1, Chapter 5, Section 3 is provided for context though the amendments are specific to Subsection D and new Subsection E. There are no text deletions and all text additions are underlined. Text below not in underline format shall remain unchanged in the City Code.

1-5-3 Mayor and Council Compensation: Commencing January 1, 2008, the annual salaries of the Mayor and Council of the City of Sun Valley shall be as follows:

- A. The Mayor of the City of Sun Valley shall receive an annual salary in the sum of twenty one thousand dollars (\$21,000) to be paid in equal installments once per month.
- B. Each member of the City Council of the City of Sun Valley shall receive an annual salary in the sum of twelve thousand dollars (\$12,000) to be paid in equal sums once per month.

- C. The Mayor and each member of the Council shall receive health, dental, retirement, life insurance and wellness benefits commensurate with the benefits afforded City employees. No Health Reimbursement Account annual roll-over benefit or vesting shall accrue to the Mayor or members of the Council.
- D. No other compensation shall be afforded to the Mayor or Council. Reimbursements to the Mayor or Council shall not be deemed to be "other compensation".
- E. The Mayor and any member of the Council may opt to receive reimbursement for their own qualifying health insurance coverage (or coverage under a partner's policy) in lieu of coverage under the City's health insurance plan provided however, that the total amount of such reimbursement does not exceed the amount of premium that would otherwise be paid to the City's health insurance carrier or carriers.

SECTION 2: SAVINGS AND SEVERABILITY CLAUSE - If any section, subsection, paragraph, subparagraph, item, provision, regulation, sentence, clause, or phrase is declared by a court of competent jurisdiction to be invalid, such actions shall not affect the validity of this ordinance as a whole or any part thereof other than the part declared invalid.

SECTION 3. REPEALER CLAUSE - All City of Sun Valley Ordinances or parts thereof which are in conflict herewith are hereby repealed.

SECTION 4: EFFECTIVE DATE - This Ordinance shall be in full force and effect from and after its approval, passage, and publication as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF SUN VALLEY, IDAHO AND APPROVED BY THE MAYOR, THIS _____ day of _____, 2015.

Dewayne Briscoe, Mayor

ATTEST:

Alissa Weber, City Clerk



CERTIFICATION

I, Alissa Weber, City Clerk for the City of Sun Valley, in Blaine County, Idaho, hereby certify that the attached Ordinance 475, Amending the City of Sun Valley Municipal Code to Clarify Reimbursements and Health Insurance Options for the Sun Valley Mayor and City Council, was adopted by the Sun Valley City Council on the 12th day of August, 2015 and was presented to the Mayor for signature on the 13th day of August, 2015. Upon his failure to sign it and return it to the Clerk by the next Regular City Council Meeting on the 10th day of September, 2015, said ordinance took effect in like manner as if the Mayor had signed it pursuant to Idaho Code 50-611.

Dated this 10th day of September, 2015.



A handwritten signature in blue ink, which appears to read "Alissa Weber", is written over a horizontal line.

Alissa Weber,
City Clerk

Adam King

From: Adam King
Sent: Thursday, September 24, 2015 10:28 AM
To: Kane, Brian
Subject: RE: Sun Valley issues - I.C. 50-203 issue

Brian,
Thank you very much. This is enormously helpful and confirms many of my thoughts. I really appreciate the reference to 1-5-3-C.
Thanks again,
Adam

From: Kane, Brian [mailto:brian.kane@ag.idaho.gov]
Sent: Thursday, September 24, 2015 9:25 AM
To: Adam King
Subject: RE: Sun Valley issues - I.C. 50-203 issue

Hi Adam—

Left you a message, but thought you might appreciate some thoughts to consider.

The term "compensation" in § 50-203 includes both the monthly stipend and the entitlement to health insurance, etc. coverage. The option to receive an in lieu payment is simply an alternative method of ensuring that no loss in such compensation occurs by virtue of alternative coverage (which, presumably, most part-time municipal officials will have). The "reimbursement" is a reward for the council members' service and, as such, constitutes "compensation" as ordinarily defined.

The ordinance amendment therefore should have no present legal effect. It becomes effective on January 1 of the year following the general city election after the election this year; i.e., probably January 1, 2018.

The specific requirements in § 50-203 apply even in the absence of a mayoral veto under § 50-611 under ordinary statutory construction canons; i.e., the specific controls over the general. You are correct on this score.

Given the fact that the amendments apparently have no present legal effect, the issue is whether the existing ordinance authorizes the in-lieu payments. Section 1-5-3.C entitles council members (and the mayor) to "health, dental, retirement, life insurance and wellness benefits *commensurate* with the benefits afforded City employees." [Emphasis added.] "Commensurate" has a dictionary meaning of "corresponding in size, extent, amount, or degree" and thus could encompass coverage other than coverage under the city plan. One can argue that use of the term "commensurate" suggests that coverage under plans other than the city's was contemplated. (Otherwise, why would the ordinance not have simply provided for coverage under that plan?) You may want to consider this in more detail given your familiarity with this situation.

Hope this helps.

Brian

From: Adam King [mailto:abk@ketchumlegal.com]
Sent: Wednesday, September 23, 2015 9:56 AM
To: Kane, Brian
Subject: Sun Valley issues - I.C. 50-203 issue
Importance: High

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- Whether you think the AG's office would issue a formal opinion or an informal opinion on this matter. I am not sure how the decision to issue a formal opinion is made at the AG.

Thank you as always for your guidance.

Best regards,
Adam

Adam B. King
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ORDINANCE NO. 478

AN ORDINANCE OF THE CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO, REPEALING ORDINANCE NO. 475, WHICH AMENDED THE CITY CODE TO CLARIFY REIMBURSEMENTS AND HEALTH INSURANCE OPTIONS FOR THE SUN VALLEY MAYOR AND CITY COUNCIL; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SUN VALLEY, IDAHO AS FOLLOWS:

SECTION 1: CITY CODE AMENDMENT - Ordinance No. 475 of the City of Sun Valley, passed by the City Council on August 13, 2015 and effective on September 10, 2015, is hereby repealed in its entirety.

SECTION 2: SAVINGS AND SEVERABILITY CLAUSE - If any section, subsection, paragraph, subparagraph, item, provision, regulation, sentence, clause, or phrase is declared by a court of competent jurisdiction to be invalid, such actions shall not affect the validity of this ordinance as a whole or any part thereof other than the part declared invalid.

SECTION 3. REPEALER CLAUSE - All City of Sun Valley Ordinances or parts thereof which are in conflict herewith are hereby repealed.

SECTION 4: EFFECTIVE DATE - This Ordinance shall be in full force and effect from and after its approval, passage, and publication as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF SUN VALLEY, IDAHO AND APPROVED BY THE MAYOR, THIS _____ day of _____, 2015.

Dewayne Briscoe, Mayor

ATTEST:

Alissa Weber, City Clerk



September 3, 2015

City-Owned Housing Units Management Proposal

Introduction

At the City Council's request and with direction from city staff the Blaine County Housing Authority (BCHA) presents this draft proposal for consideration and discussion. In March of 2014, BCHA prepared a City-Owned Housing Report for the Mayor and Council. Several elements of this proposal are based on our knowledge and understanding of the City's goals for the properties as we understood them at the time of that report and based on what we have learned since issuing the report.

Proposed BCHA Services

BCHA provides a variety of property management services for a variety of property owners. We are able to tailor our services to meet each property owners' needs. The deed restriction on the City of Sun Valley's workforce housing units in Elkhorn limits use and occupancy of the units "...to employees of the City of Sun Valley...and to certain persons as permitted in the City of Sun Valley Workforce Housing Priority Policy..." BCHA understands the Workforce Housing Policy referenced above may not exist as a single document, but rather may be expressed in City Council goals from previous years. A clear and updated policy will help determine a more defined scope of service from BCHA.

The City of Sun Valley employee pool is a limited pool and BCHA would recommend that the Workforce Housing Policy not only set priorities among city employees, but also a list of housing priorities that extend beyond city employees. This will help ensure the financial performance of the units in the event the pool of city employees is exhausted. We offer the following recommended services assuming a system with city employees having priority over other area workers.

- Showings - Meet each prospective tenant on site; review lease and property rules and go over deposit/monthly rent rate/fees; move-in/move-out policies and procedures;
- Pre Move-in Duties - Prepare & complete leases with tenants, collect security/damage deposits and make arrangements for payment of rent.
- Move-in Duties - Safety/General orientation (if req.), Paper work (lease, emergency contact info, house rules signed (if any), pet addendum/agreement, etc) distribute keys, conduct move-in inspection, take photos and send report to Owner;
- Monthly Activity - Collect rents, make monthly deposit, send/deliver rent payment report to Owner (once per month);
- Move-out Duties - Conduct move-out inspections, take photos, prepare detailed move-out report and send to Owner.
- Conduct property inspections as required.
- Ensure repairs and maintenance of property (repair and maintenance costs incurred by BCHA will be reimbursed by the City of Sun Valley).
- Request approval for repair expenditures above \$250.00.

- Pursue and collect delinquent rents.
- Submit income, expenditure and occupancy reports to the City annually.
- Service of eviction notices and carrying out of the eviction process. Eviction costs incurred by BCHA will be reimbursed by the City.
- Respond to tenant requests.

Other potential services if tenants are other than city employees:

- Market the property(s) to prospective residents (if city employees are not housed).
- Maintain Waiting List - Maintain a list of interested tenants, conduct a pre-screen of each interested party (if city employees are not housed).
- Qualify prospective tenants to ensure they meet the occupancy and use restrictions as set by the city (if city employees are not housed).
- Pre-screening - Run Credit and background check for each interested applicant that fully completes an application, send compiled list of results to Owner for final review (for non-city employees).
- Final Screening - Meet each prospective tenant on site (if required); review lease and property rules and go over deposit/monthly rent rate/fees; move-in/move-out policies and procedures (for non-city employees).

Revenue Forecast

Several factors will affect the revenue generated from the city-owned units. Revenues will depend on income categories assigned to the units. Alternatively, the city may wish to establish rent based on the renter household’s income (30% of gross income less a utility allowance is generally accepted as affordable). A work-share arrangement will reduce cash revenue, however avoided costs should be considered in lieu of cash received. (See below)

	Inc. Cat 2 (<60% AMI)	Inc. Cat 3 (<80% AMI)	30% of HH income @ \$35k per year	Work Share Program*
Current Rate	-	-	-	\$383
Max. Cost	\$837	\$1,004	\$875	-
Utility Allowance	\$50	\$50	\$50	-
Max. Rent	\$787	\$954	\$825	-
Vacancy Rate	10%	10%	10%	10%
Annual Revenue (per unit)	\$8,500	\$10,300	\$8,900	\$4,135*

*The \$383/month is based on double occupancy.

*Based on data provided by city staff, BCHA estimates the city saves \$285/month per occupant (\$570 per unit) in avoided payroll costs in the work share program. Applying the avoided cost savings to the cash revenue, the per unit annual revenue is nearly identical to the Income Category 3 revenue of \$10,300 per unit.

Expense Forecast

BCHA has limited knowledge of historical expenses at these units. However, based on our experience with Elkhorn units in our stewardship we have found that, while the dues are relatively high, the other ownership expenses are relatively low.

HOA Dues	\$225/mo.
Utilities	\$50/mo.
Reserve	\$25/mo.
Monthly Sub Total	\$300/mo.
Annual Expense (per unit)	\$3,600

Net Operating Income Forecast

Based on the revenue and expense forecasts above:

	Income Cat. 2	Income Cat 3 / Work Share
Revenue	\$8,500	\$10,300
Expense	\$3,600	\$3,600
Sub Total	\$4,900	\$6,700
2 Units	x2	x2
Annual NOI	\$9,800	\$13,400

BCHA maintains there is value in providing housing for employees beyond net operating income and internal rates of return. These units represent a form of Employer Assisted Housing (EAH). In our August 2014 Workforce Housing Fund Report to the City of Sun Valley, we noted the benefits of EAH programs to the employee, to the employer and to the community. The benefits include:

Benefits to the Employee

- Contributes to increased financial stability.
- Can reduce commute times and related stress.
- Improved work/life balance & quality of life.
- Can be customized to meet employee needs and the employer's budget.

Benefits to the Employer

- Reduced tardiness, absenteeism and turnover.
- Increased productivity, higher morale.
- Enhanced recruitment and retainment.
- Can be customized to meet employee needs and the employer's budget.

Benefits to the Community

- Reduced traffic and demand on public infrastructure.
- Linked to increased local investment.

In addition, these units serve to ensure that critical city staff will always have a place within the city to live. This is particularly important in the current environment of rapidly rising rents and shrinking inventory. While it is difficult to monetize these benefits, BCHA encourages the city to consider these benefits in its analysis of the performance of these units.

Management Fee

BCHA typically charges a 10% property management fee on the revenues collected for each landlord. Because BCHA and the City of Sun Valley have a contract for service there may be alternate methods for compensation. We may have difficulty simply absorbing this additional service into our FY 2016 contract for service in light of the fact that BCHA offered to provide Sun Valley with the same base level service in FY 2016 as FY 2015 plus the addition of housing counseling services and short-term worker housing for the same contract value as FY 2015 (\$18,000), but the city has only approved a budget of \$15,000 for these services in FY 2016.

Despite this challenge, I am confident we can work out an agreement that is fair to both parties.

Respectfully Submitted,



David Patrie
Executive Director

The Blaine County Housing Authority's mission is to advocate, promote, plan and preserve the long-term supply of desirable and affordable housing choices in all areas of Blaine County in order to maintain an economically diverse and vibrant community.

CITY OF SUN VALLEY

RESOLUTION 2015-26

A RESOLUTION OF THE CITY OF SUN VALLEY AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT FOR SERVICES WITH THE BLAINE COUNTY HOUSING AUTHORITY

WHEREAS, The City of Sun Valley is a municipal corporation duly organized and existing under the laws of the State of Idaho Code §50-101 et seq.; and

WHEREAS, Pursuant to Idaho Code § 50-301 and § 50-302, Sun Valley is empowered to enter into contracts and take such steps as are reasonably necessary to maintain the peace, good government and welfare of the City and its trade, commerce and industry; and

WHEREAS, the City of Sun Valley desires to enter into an agreement with BCHA, an Idaho housing authority, to provide services related to the City's workforce housing needs and for the development and preservation of community housing for low- to moderate-income households; and

WHEREAS, the City of Sun Valley and BCHA have agreed to the terms and conditions of the Contract for Services, a copy of which is attached hereto in "Exhibit 1;"

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SUN VALLEY, IDAHO,

SECTION 1: The City of Sun Valley has approved funding for Services with BCHA in the amount of fifteen thousand dollars (\$15,000).

SECTION 2: That the Mayor is hereby authorized to execute an FY 16 Contract with BCHA.

SECTION 3: That this Resolution shall be known as Resolution No. 2015-26 of the City of Sun Valley, Idaho and shall be in full force and effect from and after its passage and approval.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR THIS ____ DAY OF
OCTOBER 2015.

Dewayne Briscoe, Mayor

Alissa Weber, City Clerk

AGREEMENT BETWEEN THE CITY OF SUN VALLEY AND THE BLAINE COUNTY HOUSING AUTHORITY

THIS CONTRACT made and entered into this the _____ day of October, ~~2014~~2015 by and between the CITY OF SUN VALLEY, IDAHO, a municipal corporation (hereinafter referred to as “the City”) and the BLAINE COUNTY HOUSING AUTHORITY, an Idaho housing authority (hereinafter referred to as “BCHA”).

FINDINGS

1. The City is a municipal corporation duly organized and existing under the laws of the State of Idaho.

2. BCHA is an Idaho independent public body, corporate and politic, duly organized and operating under the laws of the State of Idaho.

3. BCHA has proposed to the City to provide services related to the City’s workforce housing needs and for the development and preservation of community housing for low- to moderate-income households. BCHA provided the City with its Scope of Services, attached hereto as Exhibit “A,” and operating and program budget for FY ~~2015~~2016 BCHA operations and services, attached hereto as Exhibit “B”.

4. BCHA, in its budget, identified that funding will be required beyond the fees received by BCHA on the sale of deed restricted properties to carry out the proposed work, and in that budget identified the requested funding for Contract for Services needed from Blaine County jurisdictions to compensate BCHA.

5. Pursuant to Idaho Code §§ 50-301 and 50-302, the City is empowered to enter into contracts and take such steps as are reasonably necessary to maintain the peace, good government and welfare of the city.

6. It is the intention of the City to contract with BCHA to provide such services for consideration as hereinafter provided.

7. BCHA desires to enter into a Contract with the City to provide such services all as hereinafter provided.

NOW, THEREFORE, the parties hereto covenant and agree as follows:

1. SERVICES TO BE PROVIDED. BCHA agrees to provide those services described in Exhibit “A”, as an independent contractor.

2. TERM. The term of this Contract shall commence on October 1, ~~2014~~2015, and shall terminate on the 30th day of September, ~~2015~~2016.

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3. CONSIDERATION. In consideration for providing the professional services as herein provided, the City agrees to pay to BCHA the total sum of \$~~1815,000~~ (~~EIGHTEEN~~ FIFTEEN THOUSAND DOLLARS) payable in two installments: the first 50% in the amount of \$~~79,950~~ on or before October 31, ~~2014~~2015; and the second 50% in the amount of \$~~97,950~~ on or before April 1, ~~2015~~2016. The estimated total revenues and expenditures for providing these services on a regional basis are presented in the BCHA approved budget Exhibit “B”.

4. REPORTING. The BCHA shall provide two reports annually on the services funded through this Contract. The reports shall be delivered on or before April 30, ~~2015~~2016, and on or before November 15, ~~2015~~2016, after the end of the fiscal year.

5. TERMINATION. Notwithstanding any contrary provision of this Contract, either party may terminate this Contract effective upon thirty (30) days written notice to the other for any reason or no reason.

6. NOTICES. All notices to be served pursuant to this Contract or which are served with regard to this Contract shall be sent by general mail to the parties at the following addresses:

The City:	BCHA:
City Administrator	Executive Director
City of Sun Valley	BCHA
Post Office Box 416	Post Office Box 4045
Sun Valley, ID 83353	Ketchum, ID 83340

7. EQUAL EMPLOYMENT OPPORTUNITY. BCHA covenants and agrees that it shall not discriminate against any employee or applicant for employment because of race, religion, color, sex or national origin.

8. TERMINATION. In addition to the termination provision of paragraph 5 above, the parties agree that in the event BCHA fails, refuses or is unable to provide the services set forth herein, the same shall constitute a default under the terms of this Contract, and that the City shall have the power to terminate this Contract upon two (2) days’ written notice to BCHA. Furthermore, this Contract shall be terminable by the City upon five (5) days’ written notice if BCHA is adjudicated bankrupt, or subject to the appointment of a receiver, or has any of its property attached, or becomes insolvent, or is unable to pay its debts as the same become due.

9. NONASSIGNMENT. This Contract, in whole or in part, shall not be assigned or transferred by BCHA to any other party except upon the prior written consent of the City and approved by the Sun Valley City Council.

10. HOLD HARMLESS. Any contractual obligation entered into or assumed by BCHA, or any liability incurred by reason of personal injury and/or property damage in connection with or arising out of BCHA’s obligations pursuant to this Contract shall be the sole responsibility of BCHA, and BCHA covenants and agrees to indemnify and hold the City harmless from any and all claims or causes of action arising out of BCHA’s activities and

obligations as set forth hereinabove, including, but not limited to, personal injury, property damage and employee complaints.

11. ENTIRE CONTRACT. This Contract contains the entire agreement between the parties hereto and shall not be modified or changed in any manner, except by prior written agreement executed by the parties hereto. If any term or provision of this Contract or application thereof shall be declared invalid or unenforceable by a court of competent jurisdiction, the remainder of this Contract shall not be affected thereby and shall remain in full force and effect.

13. SUCCESSION. This Contract shall be binding upon all successors in interest of either party hereto.

15. LAW OF IDAHO. This Contract shall be construed in accordance with the laws of the State of Idaho.

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed on the day and years first written above.

BLAINE COUNTY HOUSING AUTHORITY CITY OF SUN VALLEY

By _____ By _____
David Patrie Dewayne Briscoe
Executive Director, Blaine County Sun Valley Mayor
Housing Authority

ATTEST:

By _____
Alissa Weber
Sun Valley City Clerk

AGREEMENT BETWEEN THE CITY OF SUN VALLEY AND THE BLAINE COUNTY HOUSING AUTHORITY

THIS CONTRACT made and entered into this the _____ day of October, 2015 by and between the CITY OF SUN VALLEY, IDAHO, a municipal corporation (hereinafter referred to as “the City”) and the BLAINE COUNTY HOUSING AUTHORITY, an Idaho housing authority (hereinafter referred to as “BCHA”).

FINDINGS

1. The City is a municipal corporation duly organized and existing under the laws of the State of Idaho.

2. BCHA is an Idaho independent public body, corporate and politic, duly organized and operating under the laws of the State of Idaho.

3. BCHA has proposed to the City to provide services related to the City’s workforce housing needs and for the development and preservation of community housing for low- to moderate-income households. BCHA provided the City with its Scope of Services, attached hereto as Exhibit “A,” and operating and program budget for FY 2016 BCHA operations and services, attached hereto as Exhibit “B”.

4. BCHA, in its budget, identified that funding will be required beyond the fees received by BCHA on the sale of deed restricted properties to carry out the proposed work, and in that budget identified the requested funding for Contract for Services needed from Blaine County jurisdictions to compensate BCHA.

5. Pursuant to Idaho Code §§ 50-301 and 50-302, the City is empowered to enter into contracts and take such steps as are reasonably necessary to maintain the peace, good government and welfare of the city.

6. It is the intention of the City to contract with BCHA to provide such services for consideration as hereinafter provided.

7. BCHA desires to enter into a Contract with the City to provide such services all as hereinafter provided.

NOW, THEREFORE, the parties hereto covenant and agree as follows:

1. SERVICES TO BE PROVIDED. BCHA agrees to provide those services described in Exhibit “A”, as an independent contractor.

2. TERM. The term of this Contract shall commence on October 1, 2015, and shall terminate on the 30th day of September, 2016.

3. CONSIDERATION. In consideration for providing the professional services as herein provided, the City agrees to pay to BCHA the total sum of \$15,000 (FIFTEEN THOUSAND DOLLARS) payable in two installments: the first 50% in the amount of \$7,500 on or before October 31, 2015; and the second 50% in the amount of \$7,500 on or before April 1, 2016. The estimated total revenues and expenditures for providing these services on a regional basis are presented in the BCHA approved budget Exhibit "B".

4. REPORTING. The BCHA shall provide two reports annually on the services funded through this Contract. The reports shall be delivered on or before April 30, 2016, and on or before November 15, 2016, after the end of the fiscal year.

5. TERMINATION. Notwithstanding any contrary provision of this Contract, either party may terminate this Contract effective upon thirty (30) days written notice to the other for any reason or no reason.

6. NOTICES. All notices to be served pursuant to this Contract or which are served with regard to this Contract shall be sent by general mail to the parties at the following addresses:

The City:
City Administrator
City of Sun Valley
Post Office Box 416
Sun Valley, ID 83353

BCHA:
Executive Director
BCHA
Post Office Box 4045
Ketchum, ID 83340

7. EQUAL EMPLOYMENT OPPORTUNITY. BCHA covenants and agrees that it shall not discriminate against any employee or applicant for employment because of race, religion, color, sex or national origin.

8. TERMINATION. In addition to the termination provision of paragraph 5 above, the parties agree that in the event BCHA fails, refuses or is unable to provide the services set forth herein, the same shall constitute a default under the terms of this Contract, and that the City shall have the power to terminate this Contract upon two (2) days' written notice to BCHA. Furthermore, this Contract shall be terminable by the City upon five (5) days' written notice if BCHA is adjudicated bankrupt, or subject to the appointment of a receiver, or has any of its property attached, or becomes insolvent, or is unable to pay its debts as the same become due.

9. NONASSIGNMENT. This Contract, in whole or in part, shall not be assigned or transferred by BCHA to any other party except upon the prior written consent of the City and approved by the Sun Valley City Council.

10. HOLD HARMLESS. Any contractual obligation entered into or assumed by BCHA, or any liability incurred by reason of personal injury and/or property damage in connection with or arising out of BCHA's obligations pursuant to this Contract shall be the sole responsibility of BCHA, and BCHA covenants and agrees to indemnify and hold the City harmless from any and all claims or causes of action arising out of BCHA's activities and

obligations as set forth hereinabove, including, but not limited to, personal injury, property damage and employee complaints.

11. ENTIRE CONTRACT. This Contract contains the entire agreement between the parties hereto and shall not be modified or changed in any manner, except by prior written agreement executed by the parties hereto. If any term or provision of this Contract or application thereof shall be declared invalid or unenforceable by a court of competent jurisdiction, the remainder of this Contract shall not be affected thereby and shall remain in full force and effect.

13. SUCCESSION. This Contract shall be binding upon all successors in interest of either party hereto.

15. LAW OF IDAHO. This Contract shall be construed in accordance with the laws of the State of Idaho.

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed on the day and years first written above.

BLAINE COUNTY HOUSING AUTHORITY

CITY OF SUN VALLEY

By _____
David Patrie
Executive Director, Blaine County
Housing Authority

By _____
Dewayne Briscoe
Sun Valley Mayor

ATTEST:

By _____
Alissa Weber
Sun Valley City Clerk

EXHIBIT A

Blaine County Housing Authority
Scope of Services – City of Sun Valley
Exhibit A

1. Asset Management:

- a. Manage the BCHA inventory of for-sale and rental Community Housing for low to moderate income households, which currently includes eight (8) Community Homes within Sun Valley and ninety-four (94) ownership and rental units county-wide that are available to city and other Sun Valley business employees.

Asset management includes, but is not limited to:

- i. monitoring occupancy and other occupant activity to ensure compliance with the applicable BCHA deed covenants at least once each annum;
 - ii. preserving housing stock by ongoing monitoring and enforcement as necessary; and
 - iii. providing referrals to counseling and consulting services to minimize any loss of community housing owners due to payment problems.
- b. Provide Notices of Intent to Sell (or Rent) in a timely manner and work closely with potential buyers from pre-qualification counseling through closing to facilitate quick sales and re-sales and/or rental, as applicable.

2. Database Management:

- a. Maintain accurate, up-to-date database of qualified low to moderate income applicants for BCHA, ARCH Community Housing Trust, and other jurisdiction managed community housing. Update applicant information annually on a quarterly schedule to keep database current.
- b. Match buyers and renters to available Community Housing units, including re-sales, managed by BCHA as well as those managed by ARCH and other organizations or governmental entities.
- c. Provide data regarding the applicant database to the County, cities, developers and civic organizations requesting assistance in planning and allocating community housing. This demographic information will be useful as new developments are being planned. Fees to cover BCHA staff time for analysis of the requested information may be charged to the City.

3. Conduct an annual review of the city's housing benefit:

- a. BCHA will conduct an annual review of the City's housing benefit provided to qualified employees, currently a total of two (2) employees. BCHA keeps current and historical rental data for the north and south valley markets. We use this data to analyze current conditions, identify trends and to predict possible changes in

the market. We also keep current data provided by the Sun Valley Board of Realtors including average and median home prices in the county's distinct markets.

- b. With pertinent information provided by the city, BCHA will analyze employee income, local housing and utility costs compared to widely accepted affordability standards. We will use this analysis to make recommendations to the Mayor and Council regarding an appropriate level of housing benefit.

EXHIBIT B

BCHA FY 2016 Budget - Adopted_2015-09-16

BCHA OPERATING and PROGRAM BUDGET	FY 2012 Actual	FY 2013 Actual	FY 2014 Actual	FY 2015 Original	FY 2015 Amended	FY 2015 2nd Amended	FY 2016 Adopted
				9/17/2014	1/21/2015	7/15/2015	9/16/2015
Income							
CH Administrative Fees	\$5,430	\$22,845	\$44,172	\$18,750	\$18,750	\$18,750	\$20,000
Contracts for Services	\$141,115	\$147,500	\$152,500	\$160,500	\$160,500	\$160,500	\$157,500
Grant Income			\$0	\$5,000	\$1,500,000	\$1,100,000	\$5,000
Other / New Income		\$7,270	\$7,960	\$6,950	\$6,950	\$6,950	\$7,600
Rental Income							\$10,200
Rental Mgmt Income		\$3,595	\$17,377	\$16,500	\$16,500	\$16,500	\$9,900
Lift Tower Lodge					\$39,960	\$39,960	\$144,110
Proceeds from sale of assets							\$190,000
Interest Income	\$275	\$255	\$116	\$300	\$300	\$300	\$320
Total Revenue	\$146,820	\$181,465	\$222,125	\$208,000	\$1,742,960	\$1,342,960	Total Revenue \$544,630
Expenses							
Payroll & Benefit Expenses							
Salary; Executive Director	\$55,000	\$60,530	\$65,267	\$67,600	\$67,600	\$67,600	\$82,500
Salary; Program Administrator	\$36,865	\$35,955	\$46,791	\$48,900	\$48,900	\$48,900	\$62,000
Bonus Program				\$9,600	\$9,600	\$9,600	\$0
Salary; Part-time Staff Assistant / Other				\$6,000	\$12,000	\$3,000	\$21,250
Sub Total Payroll/Benefit Expenses	\$19,545	\$19,210	\$22,462	\$25,630	\$25,630	\$25,630	\$36,050
Total Payroll Expenses	\$111,410	\$115,695	\$134,520	\$148,130	\$163,730	\$154,730	Total Payroll Expenses \$201,800
Lift Tower Lodge							
Operating Expenses	\$0		\$0	\$0	\$33,154	\$33,154	\$75,850
Lift Tower Lodge Sub-total	\$0		\$0	\$0	\$33,154	\$33,154	\$75,850
Capital Outlay							
Acquisition / Development investments							
Community Home (Real Estate) Purchase	\$0		\$0	\$0	\$1,500,000	\$1,040,000	\$63,180
Computer Equipment							
Office Furniture	\$300						
Capital Outlay Sub-total	\$300		\$0	\$0	\$1,500,000	\$1,040,000	Capital Outlay Sub-total \$63,180
General and Administrative							
521 N River Expense							\$30,000
Ads	\$240	\$205	\$0	\$500	\$500	\$500	\$500
Audit & Bookkeeping	\$3,260	\$560	\$3,570	\$250	\$250	\$250	\$7,000
Computer Equipment			\$0		\$0	\$0	\$3,000
Computer Expenses	\$765	\$885	\$414	\$1,000	\$1,000	\$1,000	\$1,000

BCHA FY 2016 Budget - Adopted_2015-09-16

BCHA OPERATING and PROGRAM BUDGET	FY 2012 Actual	FY 2013 Actual	FY 2014 Actual	FY 2015 Original	FY 2015 Amended	FY 2015 2nd Amended	FY 2016 Adopted
Contract Labor	\$2,415	\$2,975	\$0	\$2,500	\$2,500	\$8,500	\$2,500
Dues & Subscriptions & Credentials	\$555	\$325	\$1,997	\$2,000	\$2,000	\$2,000	\$2,000
HOA Dues	\$0	\$820	\$5,557	\$6,000	\$6,000	\$6,000	\$6,000
Interest Expense							\$4,800
Legal & Professional	\$470	\$555	\$445	\$3,000	\$3,000	\$13,500	\$3,000
Liability Insurance	\$2,815	\$1,900	\$2,236	\$2,100	\$2,100	\$2,100	\$2,800
Loan Repayment							\$110,000
Meals & Entertainment	\$660	\$615	\$555	\$900	\$900	\$900	\$900
Mileage Reimbursement	\$1,565	\$1,150	\$1,714	\$1,600	\$1,600	\$1,600	\$1,600
Office Expenses	\$2,475	\$4,220	\$3,164	\$3,500	\$3,500	\$3,500	\$4,500
Postage & Delivery	\$340	\$225	\$0	\$0			
Rent	\$4,800	\$8,980	\$11,618	\$12,570	\$12,570	\$12,570	\$13,000
Repairs		\$230	\$1,468	\$400	\$400	\$9,000	\$400
Telephone & Internet/Website expenses	\$3,830	\$3,905	\$4,467	\$4,000	\$4,000	\$4,000	\$5,000
Utilities	\$640.00	\$435.00	\$0.00	\$0.00			
G & A Sub-Total	\$24,830	\$27,985	\$37,205	\$40,320	\$40,320	\$65,420	\$198,000
Program Budgets:							
	\$685	\$3,175	\$3,797	\$6,000	\$6,000	\$6,000	CHAMP - Community Housing Asset Management Program \$6,500
	\$3,510	\$3,505	\$3,424	\$5,000	\$5,000	\$5,000	CHIP - Community Housing Initiative Program \$4,500
	\$640	\$3,505	\$4,695	\$4,750	\$4,750	\$4,750	Capacity - Building Capacity for the Future \$7,500
Programs Sub-Total	\$4,835	\$10,185	\$11,916	\$15,750	\$15,750	\$15,750	Programs Sub-Total \$18,500
Sub-Total Expense	\$141,375	\$153,865	\$183,641	\$204,200	\$1,752,954	\$1,309,054	Sub-Total Expense \$557,330
Operating Contingency		\$2,215	\$0	\$3,800	\$3,800	\$3,800	Operating Contingency \$3,800
Total Expense	\$141,375	\$156,080	\$183,641	\$208,000	\$1,756,754	\$1,312,854	Total Expense \$561,130
Income less Expenses	\$5,445	\$25,385	\$38,484	\$0	-\$13,794	\$30,106	Income less Expenses -\$16,500
Fund Balance Transfer					\$13,794		Fund Balance Transfer (incoming) \$16,500
					\$0	\$30,106	Fund Balance Transfer (outgoing) \$0
Contract for Service Income							Budget Balance \$0
Blaine County	\$63,650	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000
City of Ketchum	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000
City of Sun Valley	\$5,000	\$5,000	\$10,000	\$18,000	\$18,000	\$18,000	\$15,000
City of Bellevue				\$0	\$0	\$0	\$0
City of Hailey	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
	\$141,150	\$147,500	\$152,500	\$160,500	\$160,500	\$160,500	\$157,500



BCHA FY 2016 Budget - Adopted_2015-09-16

CHAMP	Community Housing Asset Management Program		Associated strategies
CHU marketing & Outreach	Direct costs of flyers, print ads, radio, real estate magazines	\$5,000	Commitment to Mission, Goal III(A): Facilitate timely sales and re-sales of community homes. Strategy 2. Develop a plan to expand the pool of qualified applicants for community housing.
Identify and implement additional tools to expand the pool of qualified applicants. The absence of new development with on-site Community Housing creates a challenge in attracting new, qualified applicants for ownership units. For example, when we announced a new development would include 5 CH units, we would get 5 times that number in applicants. With the shift to in-lieu fees and the "one-off" nature of new stock, we are seeing fewer applicants in the Category 3-5 range.	Professional advisor(s), Outreach materials, etc.	\$1,000	Commitment to Mission, Goal III(A): Facilitate timely sales and re-sales of community homes. Strategy 3. Develop a plan to expand the pool of qualified applicants for Community Housing.
Identify and establish a Community Homeowners Advisory Board		\$500	Commitment to Operational Excellence, Goal I(A); Expand Organizational Capacity. Strategy 3. Activate a citizens advisory committee to augment board and staff expertise and to identify new leadership.
	Sub-Total	\$6,500	

BCHA FY 2016 Budget - Adopted_2015-09-16

CHIP	Community Housing Initiative Program		Associated strategies
Formalize the affordability methods currently employed in BCHA semi-annual reports with public and private data		\$750	Commitment to Mission, Goal II(A); Conduct a housing needs assessment for Blaine County. Strategy 3. Work with Blaine County GIS & Planning departments to regularly update the data model.
Implement a case management and HUD certified counseling program.	Continuation of FY 2015	\$1,000	Commitment to Mission, Goal I(B) Provide highest quality service and communications to community home owners and tenants. Strategy 3. Determine needs/interests of community home owners and tenants and create programs/services to meet these needs.
Work with SVED and other economic development organizations and departments to be a resource for new and expanding employers.	Maps, marketing and outreach materials	\$750	Commitment to Mission, Goal III(B); Increase public's awareness and understanding of available community housing programs. Strategy 2. Create readily accessible housing information to address needs of economic development efforts, including website information that is useful to new and/or expanding businesses.
Establish a fund to provide access to low interest loans for landlords to upgrade rental properties in exchange for a specified term of affordability.	Procure Technical Assistance	\$2,000	Commitment to Mission, Goal IV(A); Assist as many low to moderate income households as feasible to secure safe and affordable housing in Blaine County.
	Sub-Total	\$4,500	

BCHA FY 2016 Budget - Adopted_2015-09-16

Capacity	Building Capacity for the Future		Associated strategies
Board development		\$1,000	Commitment to Operational Excellence, Goal I(A) Expand organizational capacity; Strategy 1. Determine staff needs and create learning opportunities including, but not limited to online training, workshops, externships (e.g. HUD, IHFA).
Staff development	Targeted, Strategic Training to leverage future income producing opportunities for BCHA, BSU Professional Development Courses	\$4,000	Commitment to Operational Excellence, Goal I(A) Expand organizational capacity; Strategy 1. Determine staff needs and create learning opportunities including, but not limited to online training, workshops, externships (e.g. HUD, IHFA).
Website	Continuous improvements and upgrades to meet increasing demand. Evaluate transition to the cloud.	\$500	Commitment to Operational Excellence, Goal II(A): Sustain transparent, accountable and quality stewardship of public and private resources. Strategy 2. Improve capacity to use technology (including planning, IT support and use of data to inform needs and decisions).
Evaluate need for board and staff transition and develop a recruitment and succession plan.		\$500	Commitment to Operational Excellence, Goal I(B) Ensure Seamless Staff and Board Transitions. Strategy 1. Create management succession plan and recruitment plan.
Participate in and potentially lead an effort to explore the feasibility of legislation at the State level to allow a "LOT type tax" for housing.		\$1,500	Commitment to Mission, Goal IV(A); Assist as many low to moderate income households as feasible to secure safe and affordable housing in Blaine County.

Sub-Total \$7,500

BCHA FY 2016 Budget - Adopted_2015-09-16

Lift Tower Lodge - Income and Expenses

Single Room Occupancy Forecast		
	Target Incomes	
	Low	High
	\$12,000	\$21,500
30% of income for housing	\$3,600	\$6,450
monthly rent	\$300	\$538
average monthly rent	\$419	

max. rent is \$540/mo.

Estimate Annual Revenue					
	No. of Rooms	Occupancy	Ave. Monthly Rent	Monthly Income	Annual Income
Single Room Occupancy Income	7	85%	\$419	\$2,492	\$29,900
Two Bedroom Apartment Income	1	100%	\$450	\$450	\$5,400
Temporary workers weekly rentals	7	90%	\$1,425	\$8,978	\$107,730
Cleaning Fees (2 rooms ave.)	2	100%	\$45	\$90	\$1,080
Total Revenue				\$12,009	\$144,110

Comments

reduced rent for on-site manager duties
 assuming half contractors, half low-income workforce

Estimate Annual Operating Expenses		Annual Expense
<u>Payroll and/or Labor</u>		
resident manager		\$4,000
cleaning service (\$220/wk)		\$11,000
<u>Insurance</u>		
ICRMP estimate (adding \$250k building and \$25k staff)		-
<u>Utilities</u>		
Electric		\$9,000
Cable & wireless		\$3,600
Trash		\$1,500
Sewer		\$1,350
<u>Administrative</u>		
BCHA office overhead		
Office Supplies		\$500
Phone		-

trade for reduced rent
 15 hrs wk x \$20/hr
 included in main budget line item
 through June, \$3,500
 through June, \$1,800
 \$120/mo
 \$335/quarter
 staff assistant time and ED / PA support, not included in budget calcs b/c double counts payroll expenses

BCHA FY 2016 Budget - Adopted_2015-09-16

Lift Tower Lodge - Income and Expenses

<u>Repair & Maintenance</u>		
General Bldg. Maintenance (electrical, other handyman items)	\$7,000	
Cleaning Equipment & supplies (carpets, etc)	\$500	
Exterminating	\$500	no history of pests, but just in case
Landscaping & Supplies	\$1,000	
Plumbing Rep. & Supplies	\$750	
Appliance Maintenance	\$350	
Snow Removal	\$1,600	
Roof Repairs	\$0	new in 2013
Window Repair & Cleaning	\$700	
<u>Linen Service</u>		
\$150/wk	\$7,500	
<u>Capital Expenditures</u>		
TBD (funded from Capital Reserve Fund)	\$16,500	
<u>Marketing</u>		
None in FY 2016, not needed	-	
<u>Capital Reserve Contributions</u>		
Annually	\$3,000	
Contingency	\$5,500	~10% of normal expenses
Total Expenses	\$75,850	
Estimated Net Revenue	\$68,260	


CITY OF SUN VALLEY
REPORT TO THE CITY COUNCIL

TO: Honorable Mayor and City Council

FROM: 
Susan E. Robertson, ICMA-CM
City Administrator

SUBJECT: Architectural/Engineering Services for Elkhorn Fire Station
East Wing Remodel for Sleeping Quarters

DATE: September 25, 2015

In Idaho, cities are required to use a qualifications-based selection process for design professionals such as architects, engineers, landscape architects, land surveyors, and construction managers. This process differs from competitive bidding in that the selection is based on qualifications not the lowest bid. Cities may develop their own selection process for projects under \$25,000 but are required to use a process set forth in State Statute for projects over \$25,000. That process requires that a city establish criteria, procedures, and qualifications for the services being sought. There must also be publication of a Request for Qualifications (RFQ) twice, the first publication at least two (2) weeks before the deadline for submission of statements of qualifications and the second publication at least one (1) week before the deadline, in the official newspaper. The RFQ does not include price information since this is negotiated, along with the project's full scope, with the top-ranked firm.

The city selects the individual or firm it determines to be best qualified to provide the required services, ranked in order of preference, according to the established criteria. The city then negotiates with the highest-ranking individual/firm to perform the services at a price determined by the city. If the city and preferred individual/firm are unable to agree on contract terms, including price, the city may repeat the process with the second ranked individual/firm. If necessary, the process is repeated by continuing down the list until the city reaches an agreement.

On August 19, 2015, the City of Sun Valley issued a RFQ for the Elkhorn Fire Station East Wing Remodel for Sleeping Quarters to provide architectural/engineering services for the project (see attached). Architectural/engineering services needed to include the finalization of schematic design, final design, construction document preparation, construction inspection, and construction administration. Notice of the RFQ was published twice in the newspaper as required by law and was sent out to firms known to provide relevant architectural/engineering services.

The City received four inquires and three firms responded to the RFQ by the September 3, 2015 deadline. An Evaluation Committee was formed to review and evaluate the responses. The Evaluation Committee was comprised of Fire Chief Ray Franco, Assistant Fire Chief Charlie Butterfield, Police Chief Walt Femling, Community Development Director Jae Hill, Street Superintendent Bill Whitesell, and me. The responses were scored and, since the scores were relatively close, the decision was made to interview all three firms.

On September 23, 2015, the Evaluation Committee interviewed the three firms: Bliss Architecture, Cole Architects/TCA, and Ruscitto/Latham/Blanton. The firms made presentations and then the Evaluation Committee asked predetermined questions of the firms as well as follow-up questions regarding the presentations and RFQ submittals. The Committee rated the interviews and these scores were added to the RFQ response scores to determine the final scores and ranking. Throughout the process, each Committee member independently scored each firm. The breakout of the scores follows.

ELKHORN FIRE STATION REMODEL FOR SLEEPING QUARTERS				
RFQ EVALUATION FORM RATINGS				
Proposal Evaluation Categories	TOTAL POSSIBLE POINTS	Bliss Architecture	Cole Architects/TCA	Ruscitto/Latham/Blanton
General Information and Company Profile	120	95	101	97
Approach to Project and Team Organization	120	97	105	88
Past Performance	120	98	108	81
Local Knowledge	60	47	46	58
Evaluators Discretionary Rating	60	42	49	39
Ability to Meet Timeline	120	109	112	106
WRITTEN PROPOSAL TOTAL	600	488	521	469
Interview Total	180	130	174	164
TOTAL PROPOSAL POINTS	780	618	695	633

The next step in the process is to begin negotiations with the top-ranked firm regarding the full scope of work for the project and fee for services. If we are able to reach agreement with Cole Architects/TCA, a proposed contract will be brought to the City Council for consideration and action. If we are unable to reach agreement, we would then follow the same process with the second-ranked firm and then the third-ranked firm if agreement could not be reached with the second-ranked firm. If we would be unable to come to agreement with the third ranked firm, we

would then re-issue the RFQ and start the process over. I think it is unlikely that we would get to that point.

RECOMMENDATION

I recommend that the Elkhorn Fire Station East Wing Remodel for Sleeping Quarters RFQ evaluation ratings be accepted and that City staff be authorized to enter into contract negotiations with Cole Architects/TCA for architectural/engineering services for the project. I also recommend that City staff be authorized to repeat that process with the second-ranked firm and then the third-ranked firm if negotiations with the higher-ranked firm(s) prove unsuccessful.

ATTACHMENTS:

- City of Sun Valley Elkhorn Fire Station East Wing Remodel for Sleeping Quarters Request for Qualifications
- RFQ Responses from:
 - Bliss Architecture
 - Cole Architects/TCA
 - Ruscitto/Latham/Blanton



City of Sun Valley Elkhorn Fire Station East Wing Remodel for Sleeping Quarters

Request for Qualifications

8/19/2015

LEGAL ADVERTISEMENT
REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL SERVICES
City of Sun Valley Elkhorn Fire Station Remodel

The City of Sun Valley is seeking qualified and experienced professionals (architects, engineers, etc.) to submit Statements of Qualification for professional architectural/engineering services to remodel a portion of the current City of Sun Valley Elkhorn Fire Station to provide sleeping quarters.

All submittals must be sealed and are to be delivered to or mailed to assure receipt by the City of Sun Valley, City Clerk's Office, 81 Elkhorn Road, P.O. Box 416, Sun Valley, Idaho 83353 **no later than 4 p.m. local prevailing time on September 3, 2015.** The criteria and procedures to be used for selection of qualified persons or firms to perform such services may be obtained at the City of Sun Valley, City Clerk's Office at 81 Elkhorn Road, Sun Valley, Idaho 83353 or may be downloaded by accessing www.svidaho.org. The City of Sun Valley reserves the right to accept or reject any or all qualification statements. This Notice is being published in compliance with Idaho Code Section 67-2320(2)(g).

Dated this 14th day of August, 2015.

Alissa Weber, City Clerk

Publish: August 19 and August 26, 2015

Open: September 3, 2015

City of Sun Valley

Request for Qualifications

Elkhorn Fire Station Remodel for Sleeping Quarters

August 19, 2015

PROJECT INFORMATION

The City of Sun Valley, Idaho (City) in accordance with Idaho Code 67-2320(2)(g) is soliciting “Requests for Qualifications” (RFQ) to provide architectural/engineering services for the remodeling of the City’s Elkhorn Fire Station to provide sleeping quarters in the east wing of the Fire Station.

The City’s primary fire station is the Elkhorn Fire Station, 100 Arrowleaf Road, Sun Valley. The station, designed and constructed in the 1980’s, totals 8,838 sq. ft. It does not currently have any sleeping quarters for full-time or paid on-call personnel. At the time the facility was built, it was designed such that the east wing of the facility could be converted to sleeping quarters when the need arose in the future. In November 2013, the City engaged an architectural firm to prepare a schematic design and statement of probable construction costs. In 2015, the City initiated 24 hours/7days/week Emergency Medical Technician service to the Sun Valley community on a trial basis primarily utilizing one of the City’s two workforce housing units located in the Elkhorn Springs area of Sun Valley. The City’s desire to provide that service on a permanent basis has led the City to provide funding in its 2015 – 2016 Budget to construct the sleeping quarters.

The City expects that the firm selected for this project will perform all necessary field and office work related to:

- finalization of the previously prepared schematic design;
- final design of the project;
- preparation of project bid specifications, construction documents, construction cost estimates, and construction timeline;
- construction inspection; and
- construction administration services.

The City anticipates that construction of the project will begin in mid-December 2015 or early January 2016.

PURPOSE OF REQUEST FOR PROPOSAL PROCEDURE

The City’s “Qualification Based Selection” (QBS) process is necessary to comply with Idaho Code 67-2320. This procedure provides for the solicitation of professional qualifications, evaluation and ranking of qualifications, establishment of a ranked list of service providers, and negotiation of fees and a contract.

TIMELINE

RFQ Notice Publication	Wednesday, August 19, 2015
RFQ Issued	Wednesday, August 19, 2015
RFQ Notice Publication	Wednesday, August 26, 2015
RFQ Response Due	Thursday, September 3, 2015 by 4 p.m.*
Evaluation and Ranking	Friday, September 4 – Tuesday, September 15, 2015
Interview Notice	Wednesday, September 16, 2015
Tour Existing Facilities	Monday, September 21, 2015
Interviews Scheduled	Wednesday, September 23, 2015
Recommendation of Firm to Sun Valley City Council	Friday, October 2, 2015
Approval of Firm – Sun Valley City Council	Monday, October 5, 2015
Fee Negotiation/Contract Finalization	Tuesday, October 6 – 8, 2015**
Authorization for Mayor to Sign Contract – Sun Valley City Council	Friday, October 9, 2015**

* *Local Prevailing Time.*

** *Dates may change slightly.*

PROPOSAL CONTENT

At a minimum, proposals must include the following information in the sequence listed. The proposals should provide concise information relevant to the pertinent qualifications and the emphasis should be on clarity and brevity.

1.0 General Information and Company Profile – 5 page maximum

In this section, please provide an introductory statement of your firm. Describe your firm’s history, size, resources, philosophy of service, volume of current work, and management techniques and methods to ensure successful projects along with any other information that would be helpful to characterize the firm.

2.0 Approach To Project and Team Organization – 7 page maximum

Describe your approach to providing the required services indicated in the “Project Information” section of this RFQ. Describe the proposed roles and responsibilities of key architectural and consultant personnel for the project. Indicate the individuals on your team who will lead this process including their roles, responsibilities, and techniques and provide a professional resume for the Lead Principal and Project Manager who will be assigned to the project. Include an organizational chart of the proposed project team.

3.0 Past Performance – 5 page maximum

Briefly describe other projects executed by your firm that demonstrate relevant experience. Include any projects involving local government or special district facilities. Extensive descriptions of vaguely related projects are discouraged. For each project listed, include the name, address, and phone number of a person who may be contacted regarding your performance on the project. Projects listed for which your firm worked in an associated capacity or in a teaming venture with another architectural or engineering firm should include the name, address, and phone number of a contact person for the associated firm along with a description of what service and responsibility that firm provided on the project.

4.0 Local Knowledge - 4 page maximum

Describe any local construction knowledge and experience and specify any familiarity with the Sun Valley locale and local governmental and regulatory agencies.

5.0 Evaluators Discretionary Rating

Each evaluation committee member will have discretionary points to rate factors such as thoroughness, clarity, and completeness of proposal, and level of professionalism.

6.0 Ability to Meet Timeline – 4 page maximum

Proposers should indicate their readiness and ability to meet the below timeline requirements:

Finalization of Schematic Design	October 13 – 21, 2015
Final Design and Preparation of Bid Documents	October 22 – November 10, 2015
Bid Process	November 11 – 30, 2015
Bid Award by Sun Valley City Council	December 3, 2015

EVALUATION CRITERIA

Proposals will be rated using the following point values:

	<u>Maximum Value</u>
1.0 General Information and Company Profile	20 Points
2.0 Approach to Project and Team Organization	20 Points
3.0 Past Performance	20 Points
4.0 Firms with Local Construction Knowledge and Experience	10 Points
5.0 Evaluator’s Discretionary Rating	10 Points
6.0 Ability to Meet Timeline	<u>20 Points</u>
Written Proposal Total:	100 Points
Interview Total:	<u>30 Points</u>
Total Proposal Points Possible:	130 Points

EVALUATION PROCEDURE

An evaluation committee will review and score the submittals. The scores will then be tabulated and ranked. A short list of the highest ranked respondents will be interviewed by the evaluation committee. Interviews will be conducted on September 23, 2015. An opportunity to view the location of the proposed project at the Elkhorn Fire Station will be provided on September 21, 2015 in advance of the interviews. Those firms participating in interviews will be scored and the evaluation committee will make a final selection recommendation based on the rankings to the City Council. The City will seek to negotiate fees and a contract with the firm approved by the City Council. If unable to reach an

agreement, the City will terminate negotiations and commence negotiations with the next highest ranked firm.

PROPOSAL SUBMISSION PROCEDURES

1. Written proposals in response to this RFQ will be accepted at the City of Sun Valley, City Clerk's Office, 81 Elkhorn Road, P.O Box 416, Sun Valley, Idaho, 83353 or aweber@svidaho.org until **4 p.m. Thursday, September 3, 2015, local prevailing time.**
2. Submittals shall include eight (8) hard copies of the proposal and one electronic copy. Electronic copies can be emailed to Alissa Weber at aweber@svidaho.org. Hard copies of the proposals must be submitted in a sealed package and clearly marked: "Request For Qualifications, Elkhorn Fire Station Remodel."
3. Proposals shall be comprised of not more than 25 numbered pages, bound, single-sided 8 ½" x 11", and printed in at least twelve (12) point font. The General Architectural Services Qualifications Statement and any cover sheet are not included in the page count. Responses exceeding the maximum number of designated pages may be disqualified from City review.
4. Questions regarding this project may be directed to Susan Robertson, City Administrator, 81 Elkhorn Road, P.O Box 416, Sun Valley, Idaho, 83353 or srobertson@svidaho.org.

Any explanation desired by a firm must be requested of the City in writing, and if explanation is necessary, a reply will be made in the form of an addendum, a copy of which will be forwarded to each prospective firm that has requested that they it be furnished with a copy of each addendum. In order to receive addenda to the RFQ, the firm must email contact information to srobertson@svidaho.org and receive a confirming email that the request has been received. All questions must be emailed to srobertson@svidaho.org and received no later than August 28, 2015, at 5:00 p.m. local prevailing time.

5. The City is a public agency. All submittals, including qualification statements, proposals, and any other information provided in response to this request for qualifications, may be considered a public record and, if so, will be subject to release as provided for by Idaho Public Records Law, Idaho Code, Title 74, Chapter 101 through 126.

The Idaho Public Records Law contains certain exemptions. One exemption potentially applicable to part of your response may be for trade secrets. Trade secrets include a formula, pattern, compilation, program, computer program, device, method, technique or process that derives economic value, actual or potential, from not being generally known to, and not being readily ascertainable by proper means by other persons and is subject to the efforts that are reasonable under the circumstances to maintain its secrecy. If you consider any element of your submittals to be a trade secret, or otherwise protected from disclosure, you **must**:

- a. Indicate by marking **each page** of the pertinent document confidential; and,
- b. Include the specific basis for your position that it be treated as exempt from disclosure.

The City reserves the right to make an independent discretionary decision regarding whether or not the items marked as confidential contain trade secrets and to disclose the contents thereof pursuant to the Public Records Law. If any element of your submittal(s) is claimed to be exempt from disclosure under the Idaho Public Records Law, your firm will expressly agree to defend, indemnify and hold harmless the City from any claim or suit arising from the City's refusal to disclose any such material. Any questions regarding the applicability of the Public Records Law should be addressed to your own legal counsel – prior to submission.

ADDITIONAL PROPOSAL INFORMATION AND RESERVATION OF RIGHTS BY THE CITY

1. The City will not be liable for any costs incurred in the preparation and production of a proposal or any work performed prior to the execution of a contract.
2. All proposals and other materials submitted will become the property of the City.
3. All information contained in this RFQ and relevant provisions of the selected firm's response will be made a part of the executed agreement for services.
4. The issuance of this RFQ does not constitute an assurance by the City that any contract will actually be entered into by the City, and the City expressly reserves the right to:
 - waive any immaterial defect or informality in any response or response procedure;
 - reject any or all proposals received as a result of this RFQ;
 - extend the date for submission of responses;
 - supplement, amend, or otherwise modify the RFQ, and cancel this request with or without the substitution of another RFQ;
 - request additional information and data from any or all respondents;
 - negotiate changes in the scope of work or services to be provided;
 - conduct investigations required to determine the submitting firm's performance record and ability to perform the assignments specified as a part of this RFQ;
 - disqualify any respondent who fails to provide information or data requested herein or who provides inaccurate or misleading information or data;
 - disqualify any respondent on the basis of any real or apparent conflict of interest.

By responding to this solicitation, each respondent agrees that any finding by the City of any fact in dispute as to this proposal solicitation or the responses thereto shall be final and conclusive, except as provided herein.

GENERAL ARCHITECTURAL SERVICES QUALIFICATION STATEMENT

General Information:

Firm Name _____

Address _____

City, State, Zip _____

Telephone _____ Fax _____ E-mail _____

Principal-In-Charge _____ Idaho License _____

Legal status of your company: Corporation Partnership Individual Joint Venture

Questions:

What types of licenses in accordance with Idaho Code 67-2320 exist within your firm? _____

Does your firm carry errors and omissions insurance? Yes No

What is the amount of your errors and omissions insurance liability limits? _____

What is the amount of your errors and omissions insurance deductible? _____

If yes to any of the following questions, please attach a separate sheet of explanation.

Does your firm have any conflict of interests regarding any City work? Yes No

Has your firm failed to complete a professional service contract? Yes No

Has your firm been involved in bankruptcy, litigation or arbitration proceedings? Yes No

Contact Regarding this Submittal (Principal, Partner, or Corporate Officer)

Name _____ Dated _____

Phone _____ Fax _____

Title _____

Signature _____



CITY OF SUN VALLEY

ELKHORN FIRE STATION EAST WING REMODEL
RFQ FOR ARCHITECTURAL SERVICES PROPOSAL
SEPTEMBER 3 2015

GENERAL INFORMATION & FIRM PROFILE

Introductory Statement

After working for several award winning architectural firms in Phoenix, Arizona, Architect, Errin Bliss moved back to his home state of Idaho to found Bliss Architecture in 2013. As Principal and Project Manager, he leads the design, development, production, quality control, and construction administration of every project in the office, thus ensuring nothing but the highest quality. A 4th generation Idahoan, with strong roots in the Magic Valley and Wood River Valley's, he started Bliss Architecture after seeing a need for affordable, high-quality, architectural services for commercial and public building types in the rural communities and small urban cities throughout the state. The firm's guiding philosophy is that every city or town in the state, however large or small, should have exceptional buildings that serve their community well and truly represent each community's own unique history, culture, climate, and place.

Volume of Current Work

Bliss Architecture is currently beginning Construction Administration for its design of a 9,400 sq. ft. addition to King's Variety Store in Hailey. It is also beginning design on a 2,000 sq. ft. restaurant, also in Hailey.

Management Techniques and Methods

While working for architectural firms in Phoenix, Mr. Bliss was fortunate enough to work with some extraordinary architects, many of whom believed in the concept of the Architect as the master builder. Mr. Bliss has continued this same philosophy into his own practice. For several projects, Bliss Architecture has provided construction management services, working directly with subcontractors. Bliss Architecture also provides in house interior design, landscape design, and energy code/green building certifications in lieu of subcontracting out. Doing so, Bliss Architecture feels, saves the client money, creates a more holistic approach, and ultimately helps ensure a higher quality project.

Character of the Firm

As indicated above, Bliss Architecture is interested in helping communities. Since its inception, Mr. Bliss has donated his time, services, and expertise to numerous local organizations and non-profits such as the Wood River YMCA, Sun Valley Economic Development, and Wood River High School.

APPROACH TO PROJECT & TEAM ORGANIZATION

Approach to Project

Having worked on well over a dozen Fire Stations and Fire Station Facilities throughout the country, Mr. Bliss's expertise is extensive and unparalleled to any other local architect or architectural firm. At a minimum, the approach to this Fire Station project should address the following:

- | Specify long lasting and durable materials to minimize building maintenance and withstand the demanding 24 hour a day, 7 day a week cycle, for years on end.
- | The remodeled space should be comfortable, accommodating, and functional for the first responders who will use the building as their second home.
- | The layout of the remodeled space should be efficient so that the first responders can respond to a call in the quickest time possible.

Team Organization

Bliss Architecture will lead and oversee the Architectural and Engineering team from schematic design through building occupancy. Bliss Architecture has selected Musgrove Engineering to provide the Mechanical, Plumbing, and Electrical Engineering for the project. Musgrove is currently working on several Fire Stations for the City of Boise and has worked on numerous Fire Stations throughout the state of Idaho in the past.

Based off the Project Information provided in the RFQ and based off drawings issued in an Addendum dated, August 31, 2015, Bliss Architecture does not anticipate the need for a Structural Engineer, Civil Engineer, and/or Landscape Architect at this time.

Bliss Architecture

Principal & Project Manager | Errin Bliss, AIA, NCARB, LEED AP

Mr. Bliss will personally be responsible for the design, development, production, quality control, project management, construction administration, and site observations for the project. Please see attached Resume.

Musgrove Engineering | Mechanical & Plumbing Engineer

Principal & Project Manager | Bill Carter, PE

Mr. Carter will be responsible for the design, engineering, quality control, project management, construction administration, and site observations pertinent to the field of mechanical and plumbing engineering for the project. Please see attached Resume.

Musgrove Engineering | Electrical Engineer

Principal & Project Manager | Kurt Lechtenberg, PE, LEED AP

Mr. Lechtenberg will be responsible for the design, engineering, quality control, project management, construction administration, and site observations pertinent to the field of electrical engineering for the project. Please see attached Resume.

RESUME

Errin M. Bliss, AIA, NCARB, LEED AP

Principal and Project Manager at Bliss Architecture

Education

University of Utah | Master of Architecture | Salt Lake City UT | 2002
University of Utah | BS in Architectural Studies | Salt Lake City UT | 2000
Wood River High School | Hailey ID | 1996

Registrations and Certifications

Registered Architect | State of Idaho | 2013 - Current
Registered Architect | State of Arizona | 2008 - Current
LEED Accredited Professional BD+C Specialty | 2011 - Current
LEED Accredited Professional | 2009 - Current
National Council of Architectural Registration Boards | 2013 - Current

Professional Experience

Bliss Architecture | Hailey ID | 2013 - Present
LEA Architects | AIA Arizona Sustainable Firm of the Year 2012 | Phoenix AZ | 2007 - 2013
Fore Dimensions Architecture | Phoenix AZ | 2005 - 2007
DPA Architects | Scottsdale AZ | 2002 - 2005
Arc/Artel Architects | Salt Lake City UT | 2001 - 2002
David G White Architects | Park City UT | 2000 - 2001

Professional Memberships

US Green Building Council | 2015 - Current
US Green Building Council Idaho Chapter | 2013 - Current
US Green Building Council Arizona Chapter | 2011 - 2012
American Institute of Architects | 2010 - Current

Community Leadership

AIA Idaho Mountain Section President-Elect | 2015 - Current
AIA Idaho Mountain Section Treasurer | 2014 - Current
Hailey Arts and Historic Preservation Commission Member | 2014 - Current
Hailey Arts Commission Master Plan Sub-Committee Member | 2015 - Current
Hailey Arts Commission Rodeo Grounds Art Sub-Committee Member | 2015 - Current
Big Wood River Bridge Arts and Aesthetics Committee Member | 2014 - Current
Wood River High School Volunteer and Mentor | 2013 - Current
Idaho Green Schools Challenge Mentor | 2013

Relevant Projects

Please see 'Past Performance' section of this proposal



MUSGROVE ENGINEERING, P.A.
234 S. Whisperwood Way
Boise, Idaho 83709
P: 208-384-0585 ext. 304
F: 208-384-0765
billc@musgrovepa.com

RESUME



BILL CARTER, P.E., CxA
Principal and Project Manager

Mr. Carter has over 20 years' experience in the mechanical engineering field. Bill began his career gaining knowledge in all phases of construction, working first for a large General Contractor, then for a Construction Consulting firm. Gearing his profession towards mechanical engineering, Bill became a licensed professional engineer in 1999. Bill joined Musgrove Engineering in 1998; in 2003 he became a principal and in 2010 was made Vice President of the company.

Mr. Carter provides project management and project oversight for many of our jobs. As project manager he provides initial system selection, project scheduling, design review, client contact, and construction administration.

Mr. Carter is a Certified Building Commissioning Agent, and has provided start-up and commissioning on several projects.

With Bill's unique background in construction, construction management, and engineering, he brings a wealth of experience to any major new or remodel project.

Project Experience

- Boise Fire Stations #1, #4, #8, and #14 thru 16
Boise, Idaho
- Boise Airport Fire Station #5
Boise, Idaho
- Craigmont Fire Station
Craigmont, Idaho
- Meridian Fire Station #4
Meridian, Idaho

Education

**Bachelor of Science,
Mechanical Engineering,
University of Idaho,
1992**

Registration

**Licensed Professional
Engineer:**

**Idaho - #9394
California - #M31903
Illinois - #62058978
Texas - 114881**

Professional Affiliations

**(ASHRAE) American
Society of Heating,
Refrigeration & Air
Conditioning Engineers**

**(TEGA) Technical, Energy
& Government Activities -
Chairperson**

**AABC Commissioning
Group – Certified Building
Commissioning Agent**



MUSGROVE ENGINEERING, P.A.
 234 S. Whisperwood Way
 Boise, Idaho 83709
 P: 208-384-0585 ext. 315
 F: 208-384-0765
 kurtl@musgrovepa.com

RESUME



KURT LECHTENBERG, P.E., LEED AP, LC
 Principal and Project Manager

Mr. Lechtenberg has worked in the field of electrical engineering since 1996, becoming a registered engineer in 2001 and was one of the principal’s of Synergy Engineers from 2001 to 2007.

As the Electrical Department Manager at Musgrove Engineering, Kurt assists in preparing proposals, assigning projects, insuring project deadlines are met, and provides initial client contact on many projects. In addition, Mr. Lechtenberg is responsible for the project management of the electrical system designs, including lighting, power distribution, fire alarm, security, and telecom distribution designs for many of our large commercial and institutional projects. He is also responsible for the design oversight and review for our smaller projects. His responsibilities as project manager include the initial electrical distribution and lighting system designs, and reviewing engineering calcs.

Kurt’s work experience includes the design of electrical systems for buildings throughout the Western United States which has afforded him the opportunity to work with a large variety regional building codes and utility company requirements.

Project Experience

- Boise Fire Station #1 and #14 thru 16
Boise, Idaho
- Canyon County Paramedics Station #4
Caldwell, Idaho
- Canyon County Paramedics Station #5
Caldwell, Idaho
- Meridian Fire Station #3 & #4
Meridian, Idaho
- Nampa Fire Station #4
Nampa, Idaho

Education

**Bachelor of Science,
 Electrical Engineering,
 University of Idaho, 1996
 Accredited by the
 Engineering Accreditation
 Commission of ABET**

Registration

**Licensed Professional
 Engineer:**
 Idaho – 10389
 Oregon – 73647
 Washington - 39154
 California – E17182
 Arizona - 38298
 Colorado - 36910
 New Mexico - 15916
 Nebraska – E-10752
 Montana – 15812 PE
 Utah – 5189384-2202
 N. Dakota – PE-8053
 Minnesota – 50771
 Nevada - 15856
 Hawaii – 15093
 Texas – 90613

**USGBC LEED Accredited
 Professional**

Professional Affiliations

**National Fire Protection
 Agency (NFPA)**

**United States Green
 Building Society (USGBC)**

**International Dark-Sky
 Association**

**Kurt was awarded the
 Better Bricks Award**

PAST PERFORMANCE



City of Twin Falls On-Call Architect Twin Falls, Idaho

Bliss Architecture was selected as one of five regional architectural firms to provide on-call architectural services for the City of Twin Falls through the year of 2017.

Year: 2015 - 2017

Size: T.B.D.

Contact: T.B.D.

Hailey City Hall Window & Skylight Restoration Study Hailey, Idaho

Bliss Architecture provided site observations, documentation, and historical research for a potential grant to replace the leaking windows and skylights at Hailey City Hall.

Year: 2015

Size: N.A.

Contact: Tracy Anderson

115 Main St. S. Suite H

Hailey, Idaho 83333

208-788-9830 Ext. 20



The Community School Dorms/Smith Center of Excellence Ketchum, Idaho

Bliss Architecture provided several pro bono design concepts for the existing 3 story, 25,085 sq. ft. Smith Building in Ketchum. The conceptual designs included 23 Student Dorm rooms, Bathrooms, a Kitchen, and Dining and Lounge Areas. The project was a collaborative feasibility study involving Bliss Architecture, The Community School, Sun Valley Ski Academy, Sun Valley Economic Development, and Lee Gilman Builders.

Year: 2015

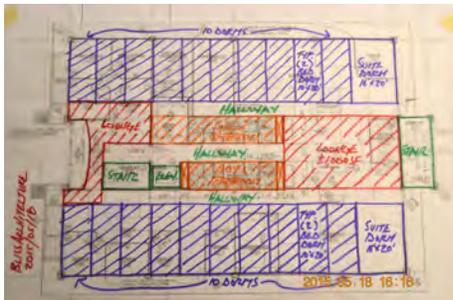
Size: N.A.

Contact: Harry Griffith

Sun Valley Economic Development

PO Box 4380 Ketchum, Idaho 83340

208-721-7847



Rexburg-Madison County Fire Station Remodel & Addition Rexburg, Idaho

Bliss Architecture was selected as one of three architectural firms to provide Schematic Design drawings as part of an RFQ/interview process for the remodel and addition of an existing Fire Station located in downtown Rexburg.

Year: 2013

Size: 6,000 sq. ft

Contact: N.A.



PAST PERFORMANCE



Elkhorn Market Remodel: Sun Valley Culinary Institute Sun Valley, Idaho

Bliss Architecture provided pro bono design concepts for the existing Elkhorn Market building which was proposed to house the Sun Valley Culinary Institute. The conceptual designs included space for a Baking Kitchen, Teaching Kitchen, Demonstration Kitchen, and Classrooms.

Year: 2013

Size: 4,000 sq. ft.

Contact: Harry Griffith

Sun Valley Economic Development
PO Box 4380 Ketchum, Idaho 83340
208-721-7847



El Mirage Fire Station No. 2 & Admin. Building El Mirage, Arizona

Architect: LEA Architects

Mr. Bliss's Role: Project Manager for LEA Architects

Year: 2012

Size: 15,500 sq. ft.

Contact: Lawrence Enyart, FAIA, LEED Fellow

1730 E. Northern Ave. Suite 110
Phoenix, AZ 85020
602-943-7511

Sedona Fire District Station No. 6 Sedona, Arizona

Architect: LEA Architects

Mr. Bliss's Role: Project Manager for LEA Architects

Year: 2012

Size: 9,400 sq. ft.

Contact: Lawrence Enyart, FAIA, LEED Fellow

See above for contact information



Phoenix Fire Station No. 59 Phoenix, Arizona

Architect: LEA Architects

Mr. Bliss's Role: Project Manager for LEA Architects

Year: 2012

Size: 15,100 sq. ft.

Contact: Lawrence Enyart, FAIA, LEED Fellow

See above for contact information



Tolleson Fire Station No. 1 & Admin. Building Tolleson, Arizona

Architect: LEA Architects

Mr. Bliss's Role: Project Manager for LEA Architects

Year: 2011

Size: 18,100 sq. ft.

Contact: Lawrence Enyart, FAIA, LEED Fellow

See above for contact information

PAST PERFORMANCE

Central Yavapai Regional Fire Training Center Phase II & III Prescott Valley, Arizona

Architect: LEA Architects

Mr. Bliss's Role: Project Manager for LEA Architects

Year: 2011

Size: N.A.

Contact: Lawrence Enyart, FAIA, LEED Fellow

See above for contact information

Grand Canyon National Airport Aircraft Rescue Fire Fighting Facility

Tusayan, Arizona

Architect: LEA Architects

Mr. Bliss's Role: Project Manager for LEA Architects

Year: 2009

Size: 19,000 sq. ft.

Contact: Lawrence Enyart, FAIA, LEED Fellow

See above for contact information

City of Mesa Fire Admin. Building Remodel & Addition Mesa, Arizona

Architect: LEA Architects

Mr. Bliss's Role: Project Captain for LEA Architects

Year: Unbuilt

Size: 60,000 sq. ft.

Contact: Lawrence Enyart, FAIA, LEED Fellow

See above for contact information

Sedona Fire District Communications Building Sedona, Arizona

Architect: LEA Architects

Mr. Bliss's Role: Project Captain for LEA Architects

Year: Unbuilt

Size: 9,000 sq. ft.

Contact: Lawrence Enyart, FAIA, LEED Fellow

See above for contact information

Sedona Fire District Chapel Fire Station Sedona, Arizona

Architect: LEA Architects

Mr. Bliss's Role: Project Captain for LEA Architects

Year: Unbuilt

Size: 12,000 sq. ft.

Contact: Lawrence Enyart, FAIA, LEED Fellow

See above for contact information

Paradise Valley Fire Station No. 1 Paradise Valley, Arizona

Architect: LEA Architects

Mr. Bliss's Role: Project Captain for LEA Architects

Year: 2007

Size: 8,900 sq. ft.



LOCAL KNOWLEDGE & ABILITY TO MEET TIMELINE

Local Knowledge

While Bliss Architecture has not built a building in the City of Sun Valley, it is very familiar with the plan review and construction process for both the City of Hailey and Ketchum. Also, during its last two years of inception, Bliss Architecture has quickly developed strong working relationships with local subcontractors. Mr. Bliss, specifically, having grown up in the Wood River Valley, is very familiar with the local community, culture, and climate.

Ability to Meet Timeline

Bliss Architecture feels the timeline noted in the RFQ is realistic and appropriate for the project scope and size. It also feels that the timeline can easily work within its current volume of work.

Bliss Architecture, along with the team at Musgrove Engineering, is 100% committed to providing the necessary resources to complete the project in the most timely, cost effective, and professional manner possible. Despite its young age as a firm, Bliss Architecture is more than qualified and capable to perform as the Architect for the City of Sun Valley Elkhorn Fire Station East Wing Remodel. It is eager, enthusiastic, and available to begin work on the project as soon as requested!

GENERAL ARCHITECTURAL SERVICES QUALIFICATION STATEMENT

General Information:

Firm Name Bliss Architecture

Address PO Box 53

City, State, Zip Sun Valley, ID 83353

Telephone 208 721-7424 Fax _____ E-mail errin@blissarchitecture.com

Principal-In-Charge Errin Bliss Idaho License AR-985613

Legal status of your company: Corporation [] Partnership [] Individual [] Joint Venture

Questions:

What types of licenses in accordance with Idaho Code 67-2320 exist within your firm? _____

Licensed Architect in the State of Idaho

Does your firm carry errors and omissions insurance? Yes [] No

What is the amount of your errors and omissions insurance liability limits? \$1,000,000.00

What is the amount of your errors and omissions insurance deductible? N.A.

If yes to any of the following questions, please attach a separate sheet of explanation.

Does your firm have any conflict of interests regarding any City work? [] Yes No

Has your firm failed to complete a professional service contract? [] Yes No

Has your firm been involved in bankruptcy, litigation or arbitration proceedings? [] Yes No

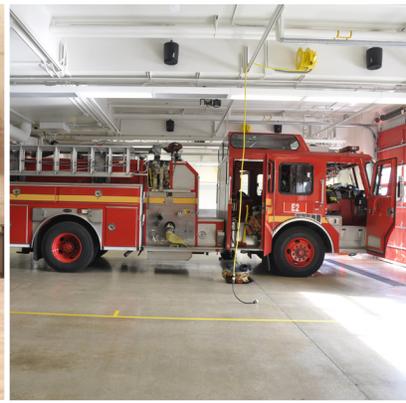
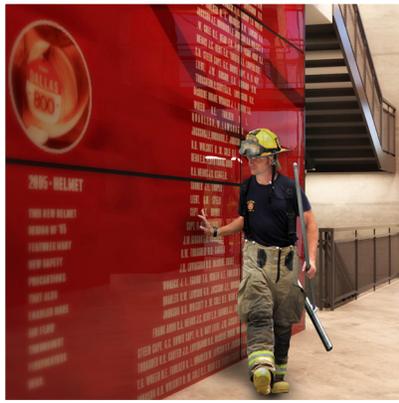
Contact Regarding this Submittal (Principal, Partner, or Corporate Officer)

Name Errin Bliss Dated 09/03/2015

Phone 208 721-7424 Fax _____

Title Principal/Owner

Signature _____



Request for Qualifications

3, September 2015

City of Sun Valley Elkhorn Fire Station East Wing Remodel for Sleeping Quarters

COLE ARCHITECTS

T C A

architecture • planning



City of Sun Valley Elkhorn Fire Station East Wing Remodel for Sleeping Quarters

Request for Qualifications

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GENERAL ARCHITECTURAL SERVICES QUALIFICATION STATEMENT

General Information:

Firm Name Cole Architects

Address 802 W Bannock Ste 208

City, State, Zip Boise, ID 83702

Telephone 208.345.1800 Fax None E-mail stan@colearchitects.net

Principal-In-Charge Stanley A. Cole Idaho License AR-1726

Legal status of your company: Corporation Partnership Individual Joint Venture

Questions:

What types of licenses in accordance with Idaho Code 67-2320 exist within your firm? _____

Architectural: Idaho AR-1726, (Washington, Oregon, California, Nevada, Wyoming, Arizona, Iowa, Utah, Texas)

Does your firm carry errors and omissions insurance? Yes No

What is the amount of your errors and omissions insurance liability limits? 2,000,000

What is the amount of your errors and omissions insurance deductible? 10,000

If yes to any of the following questions, please attach a separate sheet of explanation.

Does your firm have any conflict of interests regarding any City work? Yes No

Has your firm failed to complete a professional service contract? Yes No

Has your firm been involved in bankruptcy, litigation or arbitration proceedings? Yes No

Contact Regarding this Submittal (Principal, Partner, or Corporate Officer)

Name Stanley A. Cole Dated 09.01.15

Phone 208.345.1800 Fax _____

Title Principal

Signature 



Cole Architects, PLLC

802 W Bannock Ste 208 Boise, ID 83702 208.345.1800

History

Stan Cole established Cole Architects in 1995, and has been based in Boise, Idaho from its inception. Stan Cole has over 35 years of experience including a wide diversity of complex building types and project types including governmental, office, higher education, medical, retail, hospitality, adaptive reuse, mixed use and tenant improvements.

Our firm has extensive experience providing design services for a large variety of building types. Our designs provide enhancement of the spaces by innovative design, integration of visual and tactile vibrancy based on proper use of daylight, finishes, texture, color and detailing. Our designs have a positive influence on the place of work and the positive work culture that results from a healthy, vibrant, well designed environment.

Firm Size

Cole Architects, PLLC is by desire and design, a small scaled professional office – one that can maintain a high level of architectural design services for our clients while still maintaining “hands-on” contact allowing close, personal attention by principals and staff to all of our projects.

Personnel

Cole Architects is a modest size firm of 3 licensed architects and 3 support staff. The team combines a large diversity of backgrounds and expertise to create a well balanced collaborative team. The team listed below will be performing the work on this project. Cole architects is a professional Corporation.

Principal: Stanley A. Cole, AIA, NCARB, LEED AP
 Project Manager: Rob TeBeau, AIA, NCARB, LEED AP
 Project Manager: Jon Chatfield, AIA, NCARB, LEED AP
 Intern Architect: Catherine Clay, NCARB
 Intern Architect: Michael Joseph, NCARB
 Accounting: Jen Bailey

Project Types

Capital Improvements	Mixed Use	Restaurant
Commercial	Recreation	Retail
Community	Religious	Space Planning
Industrial	Remodel	Tenant Improvements
Government	Renovation	Multi-family Adaptive Reuse
Historic Renovation	Residential	Master planning and

Special Expertise

The entire staff of Cole Architects, PLLC is committed as individuals and professionals to base our firm on sustainable practices. We have several LEED Accredited Professionals on our staff and have successfully completed numerous projects that met clearly defined environmental impact goals and quantifiable energy savings, including LEED certified buildings.



TCA Architecture • Planning Inc.

6211 Roosevelt Way NE Seattle, WA 206.522.3830

History

Comprehensive emergency facility planning and design has been TCA Architecture Planning's primary business for over fifty years. TCA, a privately owned S Corporation, has been involved in emergency facility planning and design since 1960; our nationally recognized firm understands the agency culture, and how this influences facility design. Based on the experience TCA has gained through the design of well over 200 facilities, we recognize that there is a civic, community, operational, and programmatic design thread common to facilities of this nature. With this understanding, we believe the design of first responder and essential facilities begins with a clear understanding of the users, project goals, and unique operational needs based on interdepartmental culture and community needs. Being mindful of national trends, NFPA standards, security, technology, gender issues, accessibility, high performance building technologies and more, we strive to be leaders in our field. As we work together, we want you to know that underlying our work is a commitment to bringing maximum value, vision, innovation, operational cost savings and long-term functionality to your project. Using our systematic planning approach, we will explore with you how other Districts and Departments are solving similar issues both locally and nationally.

Firm Size

Our award-winning firm, with a staff of 13, has an established reputation for excellence in emergency facility projects. We are proud of both our architectural achievements and our satisfied clientele, affirmed by an exceptional number of repeat clients. We have one office located in Seattle, WA.

Personnel

Based on TCA's current staffing levels and firm-wide project schedule, we are able to commence work on your project immediately upon award.

Key Personnel for your Project:

Brian Harris, AIA, LEED AP BD+C, NCARB

Principal in Charge

Project Types

- 911 Dispatch Centers
- Emergency Operations Centers
- Feasibility Studies
- Long Range Plans
- Response Planning
- Programmatic Needs Assessments
- NFPA Compliance Reviews
- Fire Stations
- Public Safety Facilities
- Joint Training Facilities
- Maintenance Facilities
- Fire Training Facilities
- Energy Audits
- Site Acquisition Planning
- Maintenance Planning
- Communication Centers
- Burn Buildings
- Value Engineering

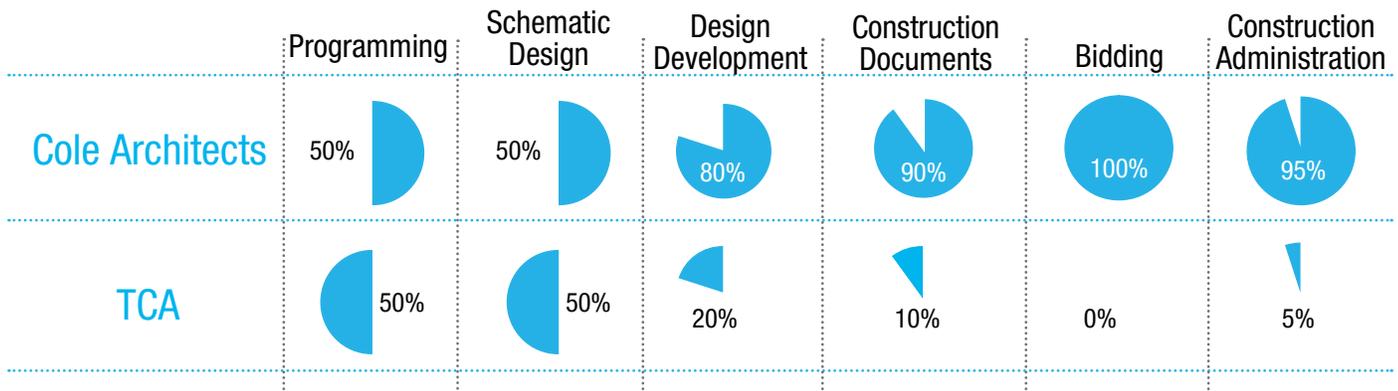
Special Expertise

Over the past seven years alone, we have been involved in the planning, renovation, and design of over fifty emergency facilities. From this work we understand that balancing cost, operations, community impacts, sustainability, and security are only a handful of the issues that inform the decision-making process. Having a process for analyzing this information in a clear and meaningful way is vital. Using our unique planning methodology, we will work with Ada County and its constituents to make sure the new 911 facility has a unique response to your local circumstances. Based on past experience working on like facilities throughout the country, we already understand many of the questions that will need to be explored as our design team works together to develop your plan to support you now, and into the future.

Workload Management

Cole Architects and TCA Architecture can successfully manage your project and fit it seamlessly into our current workload and schedule. One benefit of having a joint team is there will be two offices working on your project to help provide you with all deliverables in a timely manner and to guide the process with your specific deadlines being met.

Cole Architects and TCA Architecture have experience working as a team on Fire Station projects and the things we have learned can be incorporated into the Elkhorn Fire Station remodel. Below you will find our workflow breakdown for your specific project.



SUMMARY

Illustrated above is the expected workflow breakdown for work to be completed under this RFP. Cole Architects and TCA Architecture will review previous programming and schematic design reports. Cole Architects will assist with TCA during these phases of the project and will be the main point of contact for the City of Sun Valley. During design development and for the remainder of the project, Cole Architects will be the lead and TCA will assist.



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Approach

Cole Architects and TCA Architecture will implement an integrated and collaborative design approach. This approach will combine the entire design team and designated representatives from the City of Sun Valley and Elkhorn Fire Department in an interactive process. This allows us to listen to your needs and openly discuss possible design options throughout the design process. To further enhance this process, the design team will incorporate 3D models, sketches and computer graphics to help the client visualize the end result. Our team has found that this collaborative design approach is key to managing a successful project. Our anticipated stages of work and approach to your project is as follows:



PRE DESIGN

Our pre design services will allow our team to examine and review existing drawings, previous reports and current building conditions (structural, mechanical, electrical, utilities) that interface with the proposed expansion. During this initial site meeting our team will establish a project communications plan, review the project work plan, set critical milestones, and establish project goals to streamline the design process. Our tasks will be successfully accomplished by clearly defined communications, a well-defined scope of work and project design schedule, and an accurately defined project budget. Our fees and associated contracts for professional services will be based on our pre-design investigations and findings. Our deliverables for Pre Design will include;



1. On-site meetings to review current conditions of the existing Elkhorn fire station facility.
2. Review all available as-built documents and reports for the existing Elkhorn fire station facility.
3. Develop scope of services and incorporate into professional services contract.



FINALIZATION OF PREVIOUSLY PREPARED SCHEMATIC DESIGN

We will kick-off your project with a planning and scheduling workshop on-site. This workshop will include the appropriate representatives from the City of Sun Valley, Elkhorn Fire Department representatives and our consultants to review existing conditions, objectives, and review previous completed schematic design, construction budgets and reports. Based on our findings from our pre-design services the schedule will be established at the project onset and updated during regular milestone meetings with the City of Sun Valley and the Elkhorn Fire Department. Our team will carefully review the previous schematic design for compliance with constructability, code regulations and functionality. We will update our construction budget analysis based on the approved schematic design drawings. Our deliverables for this phase will include the following:



1. On-site meetings to establish project goals and schedule, set communication standards, and project budget.
2. Review previous schematic design documents for constructability, code compliance and budget compliance.
3. Revise schematic design as necessary to meet budget constraints, program, code compliance and constructability. Schematic design to include: Site Plan, Floor Plan, Exterior Elevations, and 3D rendering



4. City of Sun Valley approval of schematic design and preliminary construction budget. This will include necessary entitlement requirements for Design Review submission and approvals.

FINAL DESIGN DOCUMENTS

Upon approval of the schematic design phase of services, our team will proceed with final design drawings. During this phase of services our team will integrate the schematic design with structural, mechanical, electrical consultants, code compliance and constructability. Our team will re-analyze the proposed construction budget and update as necessary. Our deliverables for this phase of services will include the following:



1. Meetings and presentations to review and update City of Sun Valley and the Elkhorn Fire Department on progress and provide final design documents and cost projections for review and approval.
2. Final Design Drawings will include
 - a. Site Plan
 - b. Floor Plan
 - c. Exterior Elevations
 - d. Building Sections
 - e. Consultant design documents
 - i. Mechanical/Plumbing, Electrical, Structural, Civil (If required), Landscape (If required)
 - f. Preliminary outline written specifications
 - g. Updated 3D renderings
 - h. Updated construction cost projections
 - i. Updated project schedule

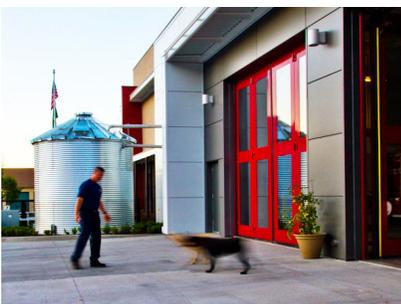


CONSTRUCTION DOCUMENTS

After Final Design documents are approved by the City of Sun Valley and alternatives have been developed, our design team will prepare construction documents. Construction documents will include necessary technical drawings required for permit and entitlement approvals and construction. Our anticipated deliverables are as follows:



1. Construction Documents
 - a. Civil & Landscape drawings if required
 - b. Architectural site plan
 - c. Code analysis plan
 - d. Floor plan
 - e. Enlarged plans
 - f. Exterior elevations
 - g. Building sections
 - h. Wall sections, wall types and details
 - i. Interior elevations and finish schedules
 - j. Window and door schedules
 - k. Structural, Mechanical, and Electrical Documents
2. Written specifications for architectural, structural, mechanical, electrical and civil





3. Updated construction costs and schedule-we will utilize the services of a local general contractor to establish an accurate construction cost analysis and a proposed construction schedule.
4. Our team will prepare the necessary permit applications and documents necessary to process the building permit. Our team will monitor the permit process to assure that necessary correspondence is completed to successfully complete the building permit process.

BIDDING

Our Team is well versed in a multitude of project delivery approaches and will work with the City of Sun Valley to utilize the most beneficial approach for your projects. Our team will assist the City of Sun Valley with necessary communications, and preparation of documents required to successfully bid the project. Deliverables may include the following:

1. Solicit contractors to bid your project
2. Advertise project for bids
3. Distribute drawings and specifications to bidders
4. Answer questions by contractors and suppliers during the bid process
5. Administer the bid opening and analyze the bids
6. Prepare a bid recommendation based on the lowest “responsible” bidder
7. Present our recommendation to the City
8. Issue a Notice to Proceed when authorized by the City



CONSTRUCTION ADMINISTRATION

During the construction of your facilities, the project team will have job meetings with the contractor and City of Sun Valley representatives which would be “date and time certain.” This is done to review the progress of the work and to assure that the project is being built in accordance with the contract documents. During the construction process, our Team will respond to requests for information, review shop drawings, maintain meeting notes, process supplemental instructions, and review applications for payment. As the project nears completion, our Team will work with the City of Sun Valley to ensure the project is closed out appropriately in accordance with the contract documents.

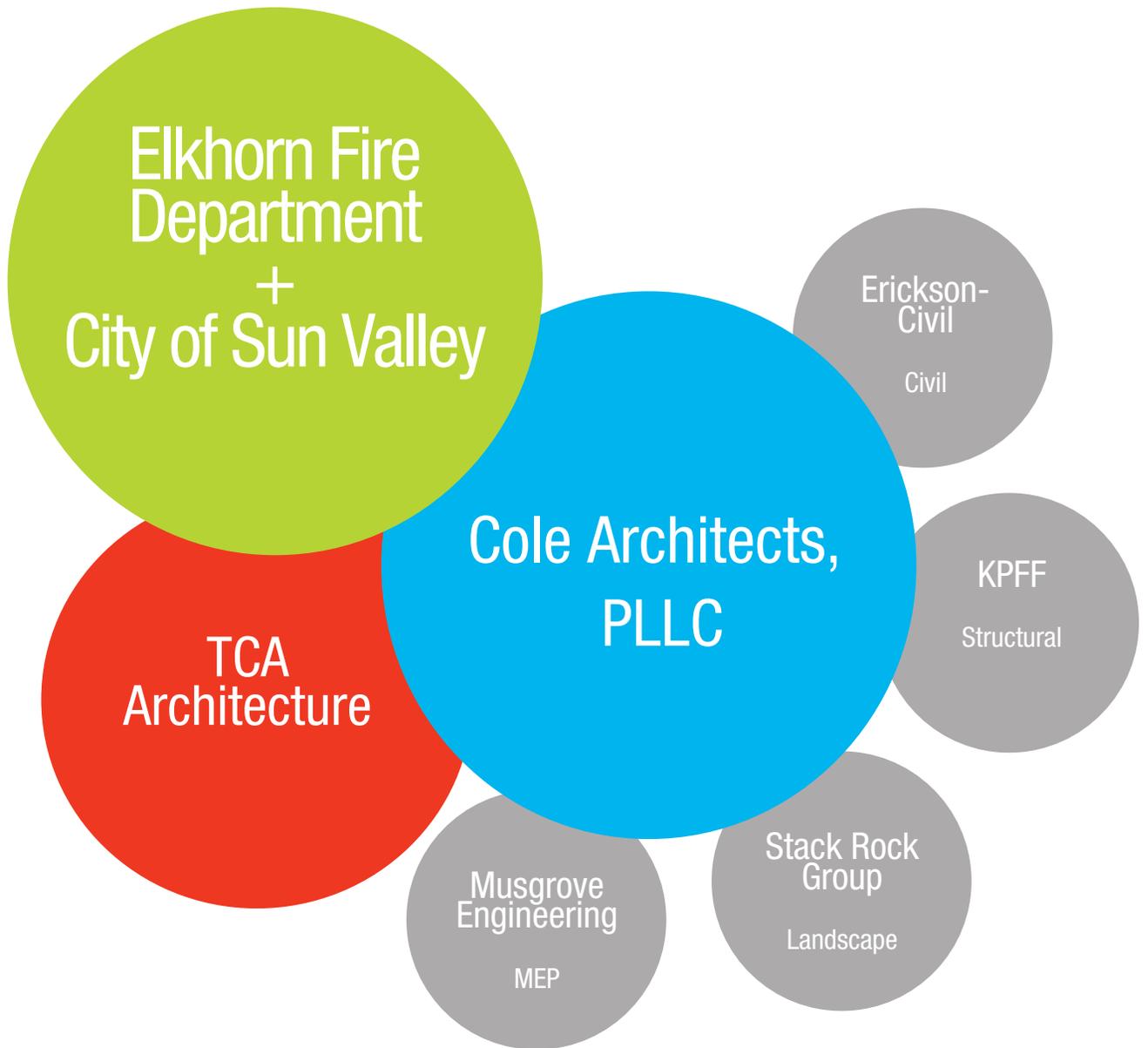


PUBLIC AND STAKEHOLDER PARTICIPATION

We encourage public and stakeholder participation as an integral part of the design process. At the outset of the project, an outline of goals with associated opportunities for input can be outlined so that unexpected public or stakeholder opinion and action does not disrupt the process. Typically we have worked with tiers of stakeholders throughout the duration of a project. Regular meetings at predetermined intervals with the Project Team is vital to project success. These stakeholder meetings will be scheduled at appropriate intervals based on predetermined milestones.



Organizational Chart





Stan Cole
 AIA, LEED AP, NCARB
Cole Architects
 Principal Architect

Mr. Cole will assist TCA with design and will be the main point of communication for the City of Boise. Mr. Cole will be responsible for scheduling, budget controls, collaborative design, and overall project quality control. He will also be heavily involved during all phases of the project. He will oversee the development of the overall scope of services. Mr. Cole will be the Architect of Record and will ensure the project meets environmental, safety, structural, zoning, and aesthetic standards. Mr. Cole has extensive experience working on remodel projects and is currently working with the City of Boise on 4 fire stations.



Jon Chatfield
 AIA, LEED AP, NCARB
Cole Architects
 Project Manager

Mr. Chatfield will assist Mr. Cole during all phases of work. During the construction documents phase, Mr. Chatfield will be in charge of developing, organizing, and maintaining quality control of the documents. Mr. Chatfield will be responsible for jurisdictional reviews and approvals of the project. Mr. Chatfield will also coordinate the consultants and ensure their work integrates into the construction document set. Mr. Chatfield has current experience working with the City of Boise on 4 fire station projects.



Brian Harris
 AIA, LEED AP BD+C, NCARB
TCA
 Principal Fire Station
 Consultant

Mr. Harris will bring a comprehensive knowledge of planning & design to the project. He has developed a unique insight into the design of municipal projects through the planning of over 150 municipal facilities. Recently, Mr. Harris designed the 1st Fire Station in the country which will meet the 2030 challenge with a target of LEED Platinum. Mr. Harris will assist Mr. Cole with the design for this project.



Charles Paulin
 P.E., LEED AP
Musgrove Engineering
 Principal Mechanical
 Engineer

Mr. Paulin will oversee engineering and design development and will be project manager for this project. He will work with all parties involved to ensure that project scope and deadlines are met and are successfully completed within the budget. Charles will also be project manager for you project. In this capacity he is responsible for the design and engineering of HVAC and Plumbing systems, reviewing the engineering calculations and overall engineering design, and is involved in the mechanical system selections.



Kurt Lechtenberg
 P.E., LEED AP, LC
Musgrove Engineering
 Electrical Engineer

Mr. Lechtenberg is responsible for the project management of the electrical system designs, including lighting, power distribution, fire alarm, security, and telecom distribution designs if required. He is also responsible for the design oversight and review for our smaller projects. His responsibilities as project manager include the initial electrical distribution and lighting system designs, and reviewing engineering calculations

Potential Consultants if needed:

- Structural: KPFF
- Civil: Erickson-Civil
- Landscape: Stack Rock Group

Stanley A. Cole

AIA / NCARB / LEED AP



Position: Principal Architect

Company: Cole Architects, PLLC

Biography: Stanley A. Cole’s extensive experience has made him a skilled team leader in programming, design, production, project management and construction administration.

Mr. Cole has practical knowledge in a diversity of building project types including: renovation and remodel, site and master planning, industrial, historic renovation, multi-family residential, religious, corporate office, space planning/interiors, and retail projects.

A proven asset to any architectural project, his designs have won local, state and regional design awards. Mr. Cole is past president of the Idaho Central Chapter of the American Institute of Architects, is a past board member of the Idaho licensing board, and also gives time to numerous other civic organizations.

Education

Bachelor of Architecture
BS Architectural Studies

Washington State University, WA
Washington State University, WA

Licensing

Professional Architect: Idaho (#1726), Arizona, California, Iowa, Nevada, Oregon, Texas, Utah, Washington, Wyoming,
LEED Accredited Professional (LEED® AP)

Professional Affiliations

American Institute of Architects (AIA) Past President Idaho Central Section
National Council of Architectural Review Boards (NCARB) Member
Idaho Architectural Board Past Member
BOMA Boise Past President
Green Building Certification Institute
Member
Urban Land Institute Board Member

Selected Project Experience

Boise WaterShed (LEED Gold), Environmental Learning Center Boise, ID
Canyon County Administration Building, Conceptual Design Caldwell, ID
Extended Studies Building, Boise State University Boise, ID
State of Idaho Communications Center Meridian, ID
Bodybuilding.com Corporate Office Boise, ID
Front 5 Office Building (LEED Certified) Boise, ID
Generations Building I & II Meridian, ID
Plaza 121, Renovation & Addition Boise, ID
River View, Exterior Renovation & Tenant Improvements Boise, ID
Empire Building, Tenant Improvements Boise, ID
Hawkins Company, Office Space Planning & Renovation Boise, ID
Hewlett Packard E-Club Boise, ID
Hewlett Packard, Corporate Office Space Planning Boise, ID
TitleOne Premier Alliance Office Building Nampa, ID
The Watercooler, Business Incubator Boise, ID

Jon Chatfield

AIA / NCARB / LEED AP



Position: Project Manager

Company: Cole Architects, PLLC

Biography: After receiving a Masters degree in Architecture from the University of Idaho in 2005 and a professional licensure in 2010, Jon has had the opportunity to work on a variety of architectural projects ranging from residential projects, mixed-use developments, office buildings, campus and civic projects and several large health care projects. It's from these experiences that Jon has been involved in the design, programming, site planning, specifications, contract documents, and construction phases for a wide range of projects.

Education

Master of Architecture	University of Idaho, ID	2005
Bachelor of Architecture	University of Idaho, ID	2004

Licensing

Professional Architect: Idaho (#984992)
LEED Accredited Professional (LEED® AP)

Professional Affiliations

American Institute of Architects (AIA)
Member
National Council of Architectural Review Boards (NCARB) Member

Work Experience

Chatfield Architecture, LLC	Boise, ID	Oct 2010 – Dec 2011
Hummel Architecture	Boise, ID	Dec 2009 – Oct 2010
HDR Architecture, Inc.	Boise, ID	Oct 2005 – Oct 2009
CSHQA	Boise, ID	Jan - Oct 2005
Miller Stauffer	Coeur d'Alene, ID	May – Sep 2004
Miller Stauffer	Coeur d'Alene, ID	May – Sep 2003

Selected Project Experience

6th & Front Development, Mixed-Use Tower	Boise, ID
Aspen Leaf & Rocky Mountain Chocolate Eagle, ID	
Bodybuilding.com, Corporate Office	Boise, ID
Buffalo Wild Wings Audio/Visual System Design	Multiple US locations
Boise Co-Op Retail Center	Boise, ID
Boise State Radio	Boise, ID
Boise State University, Basketball Team Building	Boise, ID
Boise Valley Church of the Brethren	Meridian, ID
Canyon County Administration Building	
Caldwell, ID	
Central Washington Hospital, Central Utility Plant	Wenatchee, WA
Central Washington Hospital, Parking Garage	Wenatchee, WA
Cleveland Clinic Hospital	Abu Dhabi, UAE
Parkcenter Residential Tower	Coeur d'Alene, ID
Pocatello Airport Terminal Expansion & Renovation	Pocatello, ID

Section 1.0
General Information and Company Profile

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Approach To Project and Team Organization

Section 3.0
Past Performance

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Section 6.0
Ability to Meet Timeline



Type: New Fire Station

Location: Boise, Idaho

Description: This project was designed in collaboration with TCA Architecture located in Seattle, WA. This project was originally intended to be a remodel and addition to the existing Fire Station 4. Upon further analysis it was decided that it would be more cost effective and the building would be more efficient if it became a complete new build. The station is a full use station with apparatus bays, sleeping rooms, lounge areas, offices, fire fighter work areas and all necessary storage rooms and specialty equipment. This project is currently moving into the Design Development Phase.

Contact: Craig Johnson
150 N Capitol Blvd, Boise, ID 83702
208.384.3945

TCA: Brian Harris
6211 Roosevelt Way NW, Seattle, WA 98115
206.522.3830

*TCA Architecture was the lead in programming and schematic design for this project. Cole Architects worked closely with them during both the programming and schematic design phase.



Type: New Fire Station

Location: Boise, Idaho

Description: This project was designed in collaboration with TCA Architecture located in Seattle, WA. This project is a new Fire Station. Station 8 is being constructed on a new site. The station is a full use station with apparatus bays, sleeping rooms, lounge areas, offices, fire fighter work areas and all necessary storage rooms and specialty equipment. This project is currently moving into the Design Development Phase.

Contact: Craig Johnson
150 N Capitol Blvd, Boise, ID 83702
208.384.3945

TCA: Brian Harris
6211 Roosevelt Way NW, Seattle, WA 98115
206.522.3830

*TCA Architecture was the lead in programming and schematic design for this project. Cole Architects worked closely with them during both the programming and schematic design phase.

City of Grand Junction, Fire Station 1 Remodel

TCA



Type: Fire Station Remodel

Location: Grand Junction, CO

Description: After evaluating the costs for the construction of all new facilities, it was determined that the design of a new public safety building and the renovation/repurposing of the existing police station and main fire station would provide a better value for the community under strained economic conditions. The 12,000 SF main fire station, originally constructed in 1962, was too small to accommodate both the administrative and operational needs of the fire department. By phasing a newly envisioned three building campus: rebuilding a new public safety building and emergency operations center, moving fire administrative functions into an adjacent remodeled police station and the remodeling the existing fire station, the design team was able to transform the existing fire station into a functional modern day facility. Through the design process, the remodeled station was expanded, strengthened, reorganized internally and received full system upgrades. With a two-story addition to the bays, apparatus support areas were added in an appropriate location and additional bay space was incorporated. While the majority of the work was internal, the facility also received a face-lift and now visually fits in with the historical character of the downtown context.



Contact: Fire Chief Ken Watkins
970-549-5801
kenw@ci.grandjct.co.us

Communications Center

Cole Architects



Type: Emergency Communications Center

Location: Meridian, Idaho

Size: 10,000 sf

Services: Programming, Conceptual Design, Construction Documents, Construction Administration, Close out

Description: The State of Idaho Communications Center houses the 911 Emergency Call Center for the Idaho Department of Law Enforcement and Ada County. The Communications Center is a highly technical and secure facility on the Department of Law Enforcement campus. The program includes computer call center and administrative offices, computer server rooms, power backup systems, and specialized security systems.

Contact: Jan Frew

502 N. 4th St, Boise, ID 83720

208.332.1912



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Ability to Meet Timeline



Cole Architects has extensive experience designing and overseeing projects located in the mountainous snow country of Idaho, and specifically Sun Valley.

Not only have we designed projects in those settings, Cole Architects has also assisted with the review of construction deficiencies for lending institutions for projects located in Driggs, Idaho; McCall, Idaho, and Park City, Utah. We have specific experience understanding the proper design of building envelopes for successful snow country applications and proper construction techniques.

Jon Chatfield in our office has substantial experience working with the local governmental and regulatory agencies of Sun Valley. He has overseen multiple condominium projects in Sun Valley and worked closely with the City of Sun Valley on permitting and local requirements. Jon's experience working on roofing projects, condominium remodels, & clubhouse designs in Sun Valley's unique climate will make him a valuable member of our design team.

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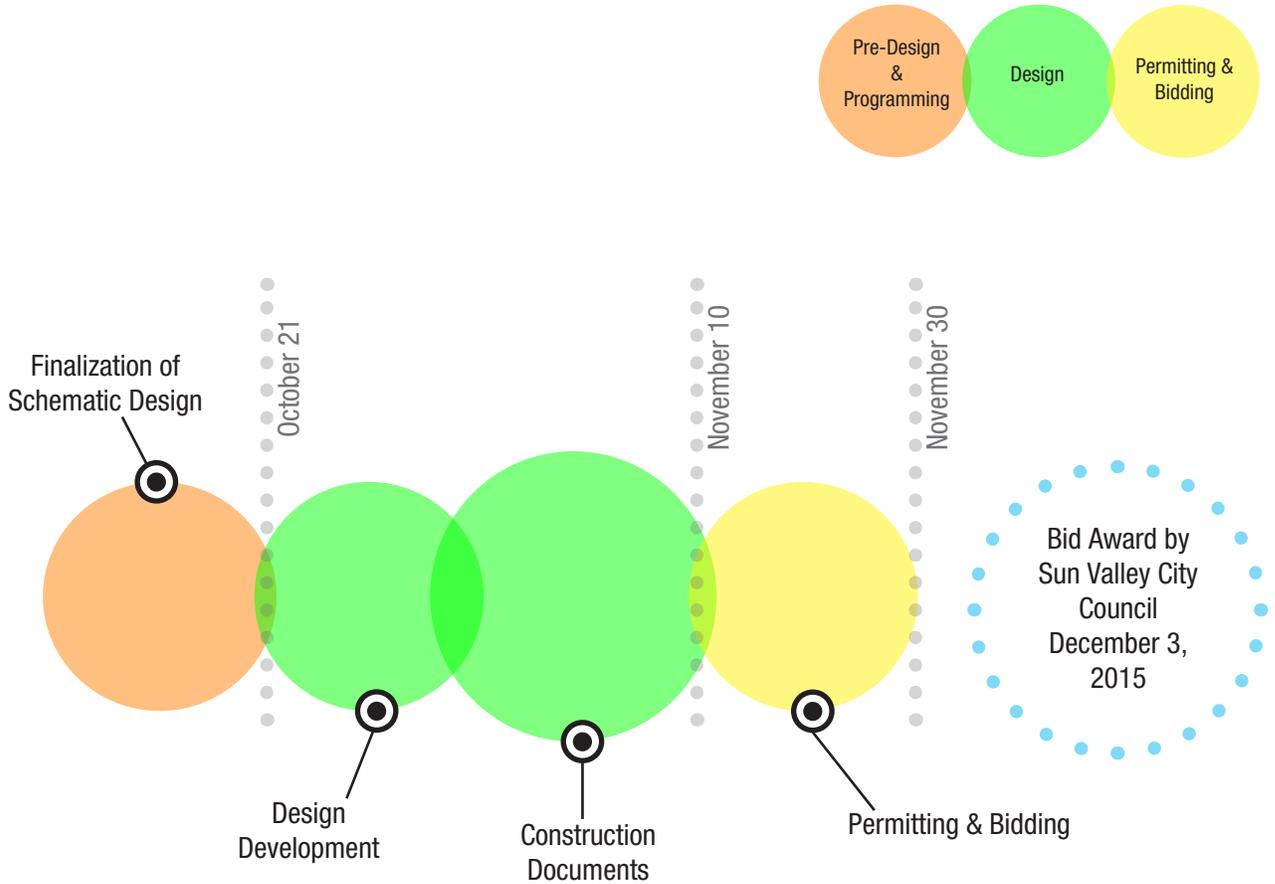
Section 3.0
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Ability to Meet Timeline

Phases



Ability to Meet Timeline: Our team is excited about your project and are ready and able to meet the above stated timeline requirements as listed in the RFQ packet.



Contact Information

Cole Architects, PLLC

802 W Bannock Ste 208 Boise, ID 83702 208.345.1800

TCA Architecture • Planning

6211 Roosevelt Way NE, Seattle, WA 98115 206.522.3830



NOTE:
We have received Addendum #1 Dated August 31, 2015
and have responded accordingly



RUSCITTO | LATHAM | BLANTON
ARCHITECTURE • PLANNING • INTERIOR DESIGN • STRUCTURAL ENGINEERING



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General Architectural Services Qualification Statement

September 1, 2015

City of Sun Valley Clerk's Office
City of Sun Valley
81 Elkhorn Road
P.O. Box 416
Sun Valley, ID 83353

RE: Request for Qualifications

Dear Evaluation Committee:

We appreciate the opportunity to formally present our Statement of Qualifications for the City of Sun Valley Elkhorn Fire Station East Wing Remodel for Sleeping Quarters.

As you review our team's qualifications, you will see that our firm and our proposed consultants are thoroughly experienced in a wide variety of public and private projects.

Our buildings and projects are designed to meet the needs of our clients. The results are functional and aesthetic projects that stand the test of time and meet the project budget.

We are committed to providing the best solutions possible and are committed to your timeline. Our goal is to provide the outstanding resources you need to undertake this project with confidence.

Sincerely,



Nicholas Latham AIA
NCARB

General Information, Company Profile, and Introduction

Ruscitto/Latham/Blanton Architectura P.A. was founded in 1979 in Ketchum, Idaho by Jim Ruscitto, Nick Latham, and Thadd Blanton and has grown into a multi-disciplined architectural, planning and engineering firm. The office and studio have been located in Ketchum at 711 Washington Avenue North since 1986 and have expanded to meet and serve client's needs. We have specialized in a wide variety of project types ranging from residential, commercial, resort/hotel, and public works.

The Principals and Staff are currently made up of seven licensed Architects, two licensed Engineers, Architectural Interns, an Interior Designer, Draft Persons and associated support staff (currently seventeen staff members total).

Most recently Ruscitto/Latham/Blanton has worked extensively throughout the western United States including local Blaine County projects and projects in the Midwest. The projects have varied in scope and size and have provided Ruscitto/Latham/Blanton with a diverse range of experience and widening range of expertise. On many projects Ruscitto/Latham/Blanton has taken on a wider role of project management to ensure the success of the project.

Our in-house structural engineering provides the client with fast and efficient project solutions and simplifies consultant coordination. This integrated design service is also effective in controlling costs in terms of money and scheduling.

Ruscitto/Latham/Blanton has completed numerous architectural projects within the Wood River Valley and is deeply committed to providing the services and solutions that our client's need.

Partners, Buffalo Rixon, Scott Heiner, and Michael Bulls offer additional skills, resources, and proficiency in a continued effort to provide the client design diversity, and expertise.

Successful public works projects include, but are not limited to: the Hailey Public Library, Hailey Rodeo Grounds and Welcome Center, City of Sun Valley Elkhorn Fire Station, Friedman Memorial Airport Authority Airport Terminal Remodel and Addition, Friedman Memorial Airport Authority Airport Operations Building, Bellevue Elementary Addition, and BCSD Community Campus Auditorium Renovation.

Most recently, Ruscitto/Latham/Blanton has completed the acclaimed Sun Valley Pavilion, the Sun Valley Golf/Nordic Clubhouse, Cheyenne Little America Hotel and Resort, Rocky Mountain Hardware Corporate Headquarters, SCOTT/Northwood multi-use building, Bigwood Bread Bakery and Cafe, and Little America/Grand America Salt Lake multi-story projects. On many of these projects the firm has taken on the role of project management to ensure the success of the project. In June of this year, Ruscitto/Latham/Blanton completed the Sun Valley Lodge Renovation and Spa

Addition. At the end of August, 2015, the Friedman Memorial Airport Operations Building was completed. In November 2015, the Campion Ice House, which is currently under construction, will be finished.

Environmentally responsible design has always been important to the R/L/B. Important energy saving design efforts have created the Community School Upper School/Administration Building and Science Building, along with the Gold LEED-Certified Rocky Mountain Hardware Building, and LEED-Certified City of Hailey Welcome Center. The Sun Valley Elkhorn Fire Station won the American Institute of Architects Award for Materials Use in 1985. Numerous architectural awards have been bestowed upon R/L/B projects.

Throughout the last 35 years, our projects have varied in scope and size providing Ruscitto/Latham/Blanton with a diverse range of experience while expanding our expertise. This diversity has provided the firm with skills in programming, strategic planning, site analysis, fundraising, entitlements, environmental design, project management, and project implementation. These projects have also acquainted the firm with numerous consultants and engineers. We feel fortunate to have completed more than forty major projects for the Holding family in several states.

Company Profile / Staff Complement

James Ruscitto III, AIA, NCARB	Principal, Architect
Nicholas J. Latham, AIA, NCARB	Principal, Architect
Thadd H. Blanton, AIA	Principal, Architect
Thomas Rixon, AIA	Principal, Architect
Scott M. Heiner, P.E.	Principal, Engineer
Michael Bulls, AIA, NCARB, LEEDAP	Principal, Architect
Matt Walker, P.E.	Professional Licensed Engineer
Amanda Engel, AIA	Project Architect
Shaun Kelly, Architect	Project Architect
Jerica Poulignot, E.I.T.	Engineer in Training
Michael Smith	Project Manager/Architectural Intern
Chari Fochs	Architectural Intern
Amy Anderson	Architectural Intern
Richard Hood	Draftsperson
Kay Havlicek	Architectural Intern
Janice Blanton	Controller/Administration
Marie A. Fogli	Executive Assistant

Approach to Project – Team Organization

Ruscitto/Latham/Blanton will provide a client oriented project approach that identifies and implements the needs and goals of The City of Sun Valley and the Fire Department at the Sun Valley Elkhorn Fire Station. Our team will confirm the appropriate design solution using budget conscience decisions. Clean and concise bid documents will be provided by R/L/B and their consultants to minimize contractor/subcontract change orders.

The bidding and construction administration phases of the project will be approached in a very professional, experienced, and organized manner. Weekly project meetings during construction will be required and ensure overall contractor organization and scheduling. This organized and experienced approach will guarantee the success of the project, and coordinate construction while the facility is still being maintained.

The project team will be led by Nicholas Latham, AIA (42 years of experience), the original designer of the Sun Valley Elkhorn Fire Station.

Nick will be assisted by Mike Smith who has been with R/L/B for 6 years and has completed the Friedman Memorial Airport Airport Operations Building, a FAA/public works bid project.

HVAC and plumbing design will be provided by Nielson Engineering, Gordon Nielson, P.E. Gordon has worked with R/L/B for several years on numerous projects. His practice specializes in public works type projects.

Electrical and lighting design will be provided by Paul Stoops, P.E. who is an excellent lighting designer and has worked with R/L/B for more than twenty years on multiple projects.

Additional consultants will be acquired for the project if needed.

Nicholas Latham
AIA, NCARB, Principal

Nick will be Principal-in-Charge, overseeing all aspects of the project; project cost projections, programming, design, construction documents, and public presentations. He will be involved on a daily basis throughout the project. He will work with Mike Smith on all issues, documents, etc. Nick will provide statements of probable construction cost for this project.

Michael Smith
Project Manager

Mike will work with Nick and will assist in project design, construction documents, bidding and construction administration. Mike is experienced and excellent with public works type projects. He will be assisted by others at R/L/B during the construction document phase of the project.

Gordon A. Nielson, P.E.
Mechanical and Plumbing Engineer

Gordon will design mechanical and plumbing systems, produce documents, and provide construction observation for all HVAC systems and plumbing requirements for the project. If renewable energy systems are incorporated or planned, Gordon will be key in helping develop, design, and integrate those systems into the design.

Paul Stoops, P.E.
Electrical and Lighting Designer

Paul will design all electrical systems as well as lighting design, and provide construction documents for all electrical systems including any renewable electrical systems.

Sarah Latham, LEEDAP, Latham Interiors
Interior Design

Sarah will work with the design team and fire station staff in developing and specifying interior design concepts, and materials for public areas and sleeping rooms. She will work closely with the architects and engineers.

Jane Rosen, AHERA, Asbestos Consulting and Testing
ACS – Assessment and Compliance Services

Ms. Rosen will sample and test the existing structure to confirm if hazardous materials are present. Asbestos abatement will be included in the contract documents for demolition portions of the work on the project. R/L/B has worked with Ms. Rosen on several projects

Past Performance – Commercial and Public Projects

Sun Valley Lodge Renovation and Spa Addition Sun Valley, Idaho

A 150,000 square foot Sun Valley Lodge renovation completed June, 2015, plus 30,000 square foot state-of-the-art Spa Addition. New room designs and configurations; new Spa Addition, new swimming pool; redesign all guest rooms and public spaces. New kitchen food service designs. New bowling alley. New mechanical HVAC, electrical and fire sprinkler systems. New access roads, landscaping and back-of-house site access. R/L/B managed numerous consultants for this project.

Friedman Memorial Airport Operations Building Hailey, Idaho

A newly completed project which includes Airport Manager's staff offices, training room, fire truck bays, snow removal equipment and shop bays. 13,700 square feet, a public works bid project with Federal Aviation Administration partial funding. This project was required to be designed under FAA requirements.

Campion Ice House, Hailey Ice Inc. - Hailey Rodeo Park Hailey, Idaho

A new under construction, 33,000 square foot indoor ice rink facility owned by the nonprofit, Hailey Ice, Inc. Completion scheduled for November, 2015. Coordination with refrigeration, HVAC, electrical and City of Hailey was required for this project.

Little America Hotel - Salt Lake City Salt Lake City, Utah

A renovation and remodel of the seventeen story 366 room tower renovation including new exterior roof glass and glazing at Little America Hotel. Completed 2015.

Sun Valley Laundry Facility Sun Valley, Idaho

A new state-of-the-art resort and hotel laundry, employee uniform storage and dry cleaning facility for resort use and open to the public. Extensive HVAC and laundry equipment coordination with steam boiler systems. 21,500 square foot in size. Numerous consultants were managed for the laundry facility.

Little America Hotel - Salt Lake City Salt Lake City, Utah

Demolition and complete rebuild of Little America Hotel lobby, coffee shop, restaurant, new entry, lobby, restrooms, retail space, and exterior dining and fountain plaza. Completed 2014. Numerous consultants were required to complete this project.

Past Performance – Commercial and Public Projects

Grand America Hotel - Salt Lake City Salt Lake City, Utah

New four-story Spa Remodel and Renovation at the Grand America Hotel. Completed 2014. This spa has already been ranked in the top 20 spas in the United States.

Wood River High School Performing Arts Theater Hailey, Idaho

A rehabilitation consisting of remodeling the auditorium, new seating and sight lines, new acoustics and room / ceiling configuration, new sound and audio systems with catwalks, lightings, green room, lobby and dressing rooms. This project was a design-build project for Blaine County School District no. 61. R/L/B worked closely with the school district theater committee to design this project. Completed in 2012. Audio/sound, lighting and acoustical consultants were key in the success of this project. Completed on time and within budget.

Bellevue Elementary - Multi-Purpose / Classroom Addition Bellevue, Idaho

Designed and constructed as a design-build project adding and remodeling classrooms, multi-purpose room, new restrooms and ancillary functions. R/L/B worked with the principal and staff to provide an efficient and effective addition while the school was occupied during the 12 month construction period. Completed in 2011 on time and within budget.

Hailey Welcome Center - Hailey Rodeo Park Hailey, Idaho

Completed in 2013 as part of the City of Hailey's development at Hailey Rodeo Park. This project includes offices, restrooms, reception and display, and exhibit space. This project was a LEED Certified Silver project and was constructed under a public bid process.

Hailey Rodeo Park - Hailey Rodeo Facility Hailey, Idaho

Planning, design, and construction of the new multi-use 5.3 acre Hailey Rodeo Arena, skate park, ice rink and associated circulation and interpretive center. Designed and built for the City of Hailey under a public works bid construction manager system. The rodeo arena seats 7,500 people in a concert configuration and includes restrooms, bleachers, stock pens, concessions and ancillary uses. Several community representations were given to provide a positive image to the community and promote the project.

Past Performance – Commercial and Public Projects

Sun Valley Pavilion Sun Valley, Idaho

A 60,000 square foot tensile fabric structure covering a 1,500 seat amphitheater. Home to the Sun Valley Summer Symphony and many well-known music groups and artists providing summer concerts. The Pavilion is also used as the main venue for the Sun Valley Writers Conference. Completed summer, 2008 for Carol and Earl Holding and the Sun Valley Summer Symphony. R/L/B coordinated / managed more than 15 specialized consultants for this project.

Sun Valley Clubhouse Sun Valley, Idaho

Completed 30 days after the Sun Valley Pavilion, this 60,000 square foot Golf and Nordic Clubhouse includes restaurant, outdoor terraces, Nordic venue, pro shop, locker rooms, restrooms, golf cart storage, indoor golf range, general storage and two staff apartments. Normal consultants were used as were specialized golf shop/golf range consultants.

Rocky Mountain Hardware Hailey, Idaho

Completed in 2007, this 60,000 square foot corporate office and manufacturing facility is a LEED Gold Certified facility with underground parking. This project was used in positive advertising campaign by the owner to promote their green manufacturing process.

Bigwood Bread Bakery & Cafe Ketchum, Idaho

Recently completed restaurant, kitchen and commercial bakery with exterior dining, corporate offices, truck loading and associated functions. The owner's commitment to the community is apparent through the design and sensitive site planning.

Scott USA Corporate Offices & Northwood Building Ketchum, Idaho

120,000 total square foot project Scott USA corporate offices (28,000 sq. ft.) with 22 condominium living units, 6 rooftop penthouse living units and 100 car plus underground parking. This multi-purpose building was completed in 2010 and was complicated by the multiple uses and associated occupancy separations.

Community School - Upper School Sun Valley, Idaho

A state-of-the-art green built, energy efficient, exciting 16,500 square foot square foot school, library, administrative offices and classroom building with interpretive riparian walking paths. Completed in 2007 on a tight campus plan.

**Community School Science Building
Sun Valley, Idaho**

Completed in 2008, this building houses the Community School's science program with four classrooms overlooking the campus commons and Trail Creek. This building is also an energy efficient green build project.

**Dollar Mountain Lodge
Sun Valley, Idaho**

A 26,000 square foot multi-functional ski and event lodge at the base of Dollar Mountain, housing restaurant, children's ski school, ski shop, ski rentals, day care and back-of-house functions. This is the twentieth on-mountain ski project completed by R/L/B. Completed in 2004 in 9 months.

**Idaho Bioscience Building
Ketchum, Idaho**

A 15,000 square foot square foot biosciences lab building remodel in Ketchum, Idaho. Scope of work required veterinary /medical quality HVAC systems.

**Tamarack Golf & Ski Maintenance Building
McCall, Idaho**

A 14,000 square foot maintenance building for winter snow cats and summer golf course maintenance equipment outside Donnelly, Idaho.

**Little America Hotel Convention Facilities
Cheyenne, Wyoming**

A 150,000 square foot convention facility and renovation of the restaurant, shops, meeting rooms, and added major ballrooms, meeting rooms, banquet kitchen and associated back-of-house spaces. Completed in 2007 with numerous consultants managed by RLB.

**Thunder Spring
Ketchum, Idaho**

Phase I of Thunder Spring with 180,000 square feet of condominiums, office and two levels of underground parking. Completed in 2003 to rave community reviews.

Past Performance – Commercial and Public Projects

Snowbasin Lodges, Maintenance Buildings & Gondola Terminals Snowbasin Resort, Utah

Completed in 2002 for the Salt Lake Olympics, this massive project consisted of Earl's Lodge, Grizzly Center, Needles Lodge, John Paul Lodge, Strawberry Base Terminal, Strawberry Upper Terminal, underground gondola parking and chairlift storage, Needles Gondola Terminal, Mountain Operations Building, and Equipment Storage Building. R/L/B provided planning, architecture, engineering, entitlements and project management for this complex project. Numerous consultants and project management fell under RLB's responsibility.

Les Saisons Ketchum, Idaho

45,000 square foot hotel and commercial spaces with underground parking on a tight site in Ketchum required project management and consultant management by RLB.

EAA Air Academy Lodge - EAA Aviation Foundation Oshkosh, Wisconsin

A 16,000 square foot lodge with living units, dining facilities, kitchen, meeting and classrooms for young aviators from across the USA. A good example of RLB's ability to work out of state and successfully manage its consultants and its project.

St. Mary Lodge & Village - Glacier National Park St. Mary, Montana

75 room hotel and commercial village with mountain style architecture and motif. Short building seasons required good planning and entitlement.

Friedman Memorial Airport - Terminal Expansion Hailey, Idaho

A 14,000 square foot addition to the Friedman Memorial Airport Terminal.

Smith Sport Optics Building Ketchum, Idaho

A 17,000 square foot office and corporate headquarters building incorporating several divisions of the outdoor sports company.

Weyyakin Sun Valley, Idaho

An 80 unit townhome development completed in four phases and associated recreation/equestrian facilities spanning over 35 years. Numerous approvals were required for the four phases with multiple developers.

Local Knowledge

Ruscitto/Latham/Blanton has been located in Ketchum Idaho since 1979 and has completed numerous residential and commercial projects within Sun Valley, Ketchum, and the Wood River Valley. This experience has provided R/L/B with vast amounts of local construction knowledge and an acute awareness and intimate familiarity with the State of Idaho codes and regulations, City of Sun Valley procedures and requirements, and Federal regulations, such as EPA and hazardous material abatement.

We are continually presenting projects before local cities and Blaine County for project review and approval, and have an excellent reputation for understanding the local jurisdiction requirements and agency review.

Ability to Meet Timeline

Ruscitto/Latham/Blanton has produced many projects under “fast track” schedules. Our firm has several advantages including, but not limited to: studio and offices that are located 4 miles from the project site, familiarity with the existing structure and the City of Sun Valley Fire Department and City of Sun Valley Administration. R/L/B thrives on and excels at completing projects with tight timeframes and schedules. With that being said, the timeline exhibited under 6.0 of the R.F.Q. is extremely tight considering design coordination with mechanical, plumbing, and electrical consultants respect to producing good, clear, and concise construction drawings.

GENERAL ARCHITECTURAL SERVICES QUALIFICATION STATEMENT

General Information:

Firm Name RUSCITTO/LATHAM/BLANTON ARCHITECTURA P.A.

Address P.O. BOX 419

City, State, Zip SUN VALLEY, ID 83353

Telephone 726.5608 Fax 726.1033 E-mail rlb@rlb-sv.com

Principal-In-Charge NICHOLAS LATHAM, AIA Idaho License AR-1073

Legal status of your company: Corporation Partnership Individual Joint Venture

Questions:

What types of licenses in accordance with Idaho Code 67-2320 exist within your firm? _____

ARCHITECTURAL (7); ENGINEERING (2)

Does your firm carry errors and omissions insurance? Yes* No

* - PROJECT SPECIFIC

What is the amount of your errors and omissions insurance liability limits? \$1,000,000.00

What is the amount of your errors and omissions insurance deductible? \$ 35,000.00

If yes to any of the following questions, please attach a separate sheet of explanation.

Does your firm have any conflict of interests regarding any City work? Yes No

Has your firm failed to complete a professional service contract? Yes No

Has your firm been involved in bankruptcy, litigation or arbitration proceedings? Yes No

Contact Regarding this Submittal (Principal, Partner, or Corporate Officer)

Name NICHOLAS LATHAM, AIA Dated 9.1.15

Phone 726.5608 Fax 726.1033

Title PRINCIPAL

Signature 

MEMORANDUM

To: Honorable Mayor Dewayne Briscoe and City Council Members

From: Jae Hill, AICP, CFM, Community Development Director

Date: 23 Sep 2015

Re: Recommended Changes to Encroachment Policies and Regulations

On August 28th, at the behest of Mayor Briscoe, an "Encroachment Task Force" meeting was convened to discuss issues and proposed policies with keeping the rights-of-way clear for city operations pertaining to the health, safety, and welfare of the City. In attendance were:

- Jae Hill, Community Development Director
- Walt Femling, Police Chief
- Ray Franco, Fire Chief
- Bill Whitesell, Streets Superintendent
- Terence Davit, Streets Department

Issues that arose during roundtable discussions included.

1. Installation of pavers, hydronic driveway heating systems, irrigation equipment, lighting, address monuments, and other improvements that can be damaged during plowing and maintenance work;
2. Available areas for municipal snow storage and stormwater runoff;
3. Piling of snow from private residences in rights-of-way;
4. Installation of landscaping within, or immediately adjacent to, the right-of-way which creates line-of-sight issues and hazards to motorists;
5. Encroachment on fire hydrants, preventing access by responders;
6. Unclear liability for damage, repair, replacement, maintenance of encroachments;
7. A City of Sun Valley Encroachment permit that seemingly addresses only temporary excavation or utility work within the right-of-way;
8. Keeping vegetation within the right-of-way trimmed to 14' a distance above the roadway to permit passage of Fire and maintenance vehicles;
9. Non-standardized marking of underground utilizing and junction boxes.

Solutions to the problem are multi-fold.

1. Creation of a new Landscape Encroachment Permit for semi-permanent and permanent encroachments. Such a permit must:
 - a. include revocation language.
 - b. include an indemnity against the City for damages and waiver of liability in the event of revocation.

- c. be recorded to the County Assessor's property file, signed and notarized by the property owner. *Current agreements are non-binding in perpetuity, non-discoverable, and not transferable to future owners. Many agreements are signed by applicants, such as contractors or landscapers.*
2. Abatement must be commenced against nuisances, beginning with apparent hazards to the public health, safety, and welfare.
3. End the City policy of compensating owners for damages within the right-of-way incurred by regular City operations.
4. Add language to SVMC § 7-4-2 detailing the notarized and recorded application requirement, to SVMC § 7-4-3 regarding abatement procedures, and to SVMC § 7-4-5 to add maintenance standards for snow removal/storage, vegetation trimming/mowing, and other improvements.

Active enforcement of the City's existing policies in Title 7, Chapter 4 (Encroachment Permits) of the Municipal Code should begin immediately following the new application. Abatement of nuisances and noncompliant properties should occur in the following priority order:

1. Line-of-sight preservation on curves and at intersections
2. Reduction of road thru-width and turnaround areas
3. Hydrant access
4. Icing/shading by landscaping
5. Drainage
6. Municipal snow storage
7. Landscaping, monuments, and other improvements.

Abatement will occur after using aerial photography, windshield surveys, and staff-verified Citizen Comment Forms to determine the location of hazardous encroachments. Property owners should be given notice by certified mail and given a time to rectify the issue at their own expense prior to action by the City. The City should be able to recover costs associated with abating and remediating hazardous conditions; language might be added to SVMC § 7-4-3 to elaborate that point.



CITY OF SUN VALLEY
REPORT TO THE CITY COUNCIL

TO: Honorable Mayor and City Council
FROM: Ray Franco, Fire Chief
SUBJECT: Vehicle purchase
DATE: 9/21/2015

Background;

City Council approved the replacement of the Fire Department 2008 Chevrolet Suburban for the fiscal year 2016 budget. Ed Mark GMC has offered the City of Sun Valley the opportunity to “Piggy Back” off the Idaho State purchasing bid. I have received quotes on a GMC 1500 and matching shell. The build time for the new truck is 90 days and the payment will be made at the time of delivery.

Recommendation;

I recommend City Council to authorize the Mayor to order the new truck now so it can be put into service this coming winter season.

Attachments;

ED Mark Chevrolet and GMC

Prepared By:
MIKE SIMPSON

16
2015 Fleet/Non-Retail Chevrolet Silverado 1500 4WD Crew Cab 153.0" LTZ

WINDOW STICKER

2015 Chevrolet Silverado 1500 4WD Crew Cab 153.0" LTZ w/1LZ		Interior: - No color has been selected.
* 6.2L/376 CID Gas V8		Exterior 1: - No color has been selected.
* 6-Speed Automatic		Exterior 2: - No color has been selected.
CODE	MODEL	MSRP
CK15743	2015 Chevrolet Silverado 1500 4WD Crew Cab 153.0" LTZ w/1LZ	\$45,420.00
OPTIONS		
1LZ	1LZ PREFERRED EQUIPMENT GROUP	\$0.00
AN3	SEATS, FRONT FULL-FEATURE LEATHER-APPOINTED BUCKET WITH (KA1) H	\$375.00
C5Z	GVWR, 7200 LBS. (3266 KG)	\$0.00
D07	CONSOLE, FLOOR MOUNTED, RECONFIGURABLE	INC
FE9	EMISSIONS, FEDERAL REQUIREMENTS	\$0.00
GCN	VICTORY RED	\$0.00
GU5	REAR AXLE, 3.23 RATIO	INC
H3B	JET BLACK, PERFORATED LEATHER-APPOINTED SEAT TRIM	\$0.00
IO6	CHEVROLET MYLINK AUDIO SYSTEM, 8" DIAGONAL COLOR TOUCH NAVIGATI	\$495.00
JL1	TRAILER BRAKE CONTROLLER, INTEGRATED	\$230.00
K05	ENGINE BLOCK HEATER	\$90.00
KB6	SEATING, HEATED AND COOLED PERFORATED LEATHER-APPOINTED FRON	\$650.00
L86	ENGINE, 6.2L ECOTEC3 V8 WITH ACTIVE FUEL MANAGEMENT, DIRECT INJEC	\$2,495.00
M5U	TRANSMISSION, 8-SPEED AUTOMATIC, ELECTRONICALLY CONTROLLED	INC
NKC	ACTIVE NOISE CANCELLATION	INC
PZX	WHEELS, 18" X 8.5" (45.7 CM X 21.6 CM) BRIGHT-MACHINED ALUMINUM	\$0.00
RBX	TIRES, P265/65R18 ALL-TERRAIN, BLACKWALL	\$0.00
UF2	LED LIGHTING, CARGO BOX	\$125.00
UQA	BOSE SOUND WITH 6 SPEAKER SYSTEM	\$500.00
ZY1	PAINT, SOLID	\$0.00
SUBTOTAL		\$60,380.00

Report content is based on current data version referenced. Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditions.

GM AutoBook, Data Version: 379.0, Data updated 3/24/2015
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Customer File:

Prepared By:
MIKE SIMPSON

16
2015 Fleet/Non-Retail Chevrolet Silverado 1500 4WD Crew Cab 153.0" LTZ

WINDOW STICKER

Advert/Adjustments	\$0.00
Destination Charge	\$1,195.00
TOTAL PRICE	\$51,575.00
Est City: * 15.00 mpg	
Est Highway: * 21.00 mpg	
Est Highway Cruising Range: * 546.00 mi	

Your Cost 2016 Model

\$ 39002
+ 2700 Matching shell

41,702

Report content is based on current data version referenced. Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditions.

GM AutoBook, Data Version: 379.0, Data updated 3/24/2015
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Customer File:

September 02, 2015 5:09:03 PM

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CITY OF SUN VALLEY

RESOLUTION 2015-27

A RESOLUTION OF THE CITY OF SUN VALLEY
AUTHORIZING THE MAYOR TO EXECUTE AN INTERLOCAL AGREEMENT FOR SERVICES FOR FY16
(SUN VALLEY/BLAINE COUNTY GIS SERVICES)

WHEREAS, The City of Sun Valley is a municipal corporation duly organized and existing under the laws of the State of Idaho Code §50-101 et seq.; and

WHEREAS, Pursuant to Idaho Code § 50-301 and § 50-302, Sun Valley is empowered to enter into contracts and take such steps as are reasonably necessary to maintain the peace, good government and welfare of the City and its trade, commerce and industry; and

WHEREAS, the Interlocal Agreement between Sun Valley and Blaine County for GIS Services is in an amount not to exceed \$17,608.34.

THEREFORE, IT IS RESOLVED BY THE CITY OF SUN VALLEY, IDAHO

SECTION 1: The City of Sun Valley has approved funding for an Interlocal Agreement for Services for FY16 in the amount of seventeen thousand six hundred eight dollars and thirty-four cents (\$17,608.34).

SECTION 2: That the Mayor is hereby authorized to execute an FY 16 Contract with Blaine County.

SECTION 3: That this Resolution shall be known as Resolution No. 2015-27 of the City of Sun Valley, Idaho and shall be in full force and effect from and after its passage and approval.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR THIS THE _____ DAY OF October 2015.

Dewayne Briscoe, Mayor

Alissa Weber, City Clerk

INTERLOCAL AGREEMENT
(City of Sun Valley/Blaine County)

RECITALS

WHEREAS, Sun Valley has identified that Geographic Information Systems (GIS) and the hardware, software programs and data that accompany its functionality as important and necessary tools in public administration; and,

WHEREAS, Sun Valley employees and members of the public desire to have access to an internet based GIS system to gain information about properties in Sun Valley; and,

WHEREAS, Sun Valley employees desire the demographic and spatial analysis functionality and ability to map service allocation, city infrastructure, community services, environmental impacts and other factors to aid in strategic planning and operation assessments; and,

WHEREAS, Sun Valley can benefit from a more efficient and accurate on-going data collection process measuring progress and tracking issues related to (not exhaustive) utility records, building permits, vacancy rates, employment trends and redevelopment potential; and,

WHEREAS, Sun Valley employees can share public agency data to reduce costs and guide in the provision of services to those most in need, including community safety, public health and development services; and,

WHEREAS, Sun Valley employees seek to enhance their analytical, problem-solving and decision-making capabilities through the utilization of GIS and work with professionals in the field to incorporate new tools and technologies for personal skill development and community benefit at large; and,

WHEREAS, Sun Valley employees can ultimately make more informed decisions using scenario models and performing needs assessments that are constructed in-house opposed to requesting external proposals and absorbing consulting fees; and,

WHEREAS, the interlocal agreement was in place during FY2015 and budgeted in the adopted Community Planning and Development FY2016 budget.

TERMS

NOW, THEREFORE, subject to the limitations of this agreement and in order to provide assistance between the parties in providing GIS service, it is hereby agreed as follows:

1. DURATION OF AGREEMENT. This Agreement shall not be effective until it is approved by the Board of Commissioners of Blaine County, and the Mayor and City Council of Sun Valley. It shall continue in full force and effect without termination from October 1, 2015

until September 30, 2016. The parties may extend the agreement with the written consent of both parties.

2. **PURPOSE.** The purpose of this Agreement is to allow the City of Sun Valley to contract with Blaine County for access to a City web based application on the County's web server and to obtain the services of a GIS Analyst for approximately twenty percent of the Analyst's yearly work load. Such workload shall provide at least 352 hours of service to accomplish the tasks set forth by the City.
3. **MANNER OF FINANCING AND BUDGET.** The City of Sun Valley shall reimburse Blaine County for approximately twenty percent (20%) of the GIS Analyst's salary and benefits for the FY2016 budget. Such payment shall be \$17,608.34 to be paid in quarterly installments of \$4,402.09.
4. **MUTUAL HOLD HARMLESS:** Each party to this Agreement agrees to indemnify and hold harmless the other from any and all liability for any injury, damage or claim suffered by any person or property caused by the party or its employee while performing under this Agreement.
5. **DUTIES.** The provision of these services shall be governed as set out below:

The County agrees to supply a GIS Analyst for 1/5th of that person's effort per year. This person will work at either the City, the County or another mutually agreed upon location to accomplish the tasks assigned them. The City will assign one person to determine tasks and set priorities for this individual. Tasks assigned to the GIS Analyst will be limited only by their experience.

The County agrees to host a web based application on its Web Server machine for the City. Content of the application will be determined by the City and implemented by the GIS Analyst as part of their duties.

The County agrees to provide limited hard copy map production for the City intended primarily to accomplish review of data layers and map design/layout functions. Larger volume map production will need to be accomplished with City equipment or contracted with a third party.

6. **AMENDMENT.** This Agreement may be amended at any time, and from time to time, by the mutual written consent of the City and the County for any of the following purposes:
 1. To add provisions to the Agreement to benefit either or both the City and the County.
 2. To extend the term of the agreement.
 3. To cure any ambiguity, to correct or supplement any provision herein which may be inconsistent with any other provisions with respect to matters or questions arising under this Agreement which are not inconsistent with the provisions of the Agreement.

7. SEVERABILITY. In the event any provision of this Agreement shall be declared by a court of competent jurisdiction to be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not, in any way, be affected or impaired thereby.

IN WITNESS WHEREOF, each of the parties has executed this Agreement by its duly authorized officials.

DATED this _____ day of _____, 2015.

CITY OF SUN VALLEY, an Idaho
municipal corporation

Dewayne Briscoe, Mayor

ATTEST:

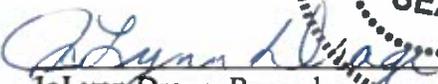
Hannah Stauts
City Clerk

BLAINE COUNTY, an Idaho political subdivision



Jacob Greenberg, Chairman, Board of Blaine
County Commissioners

ATTEST:



JoLynn Drage, Recorder

