

AGENDA
REGULAR COUNCIL MEETING OF THE MAYOR AND CITY COUNCIL
IN THE COUNCIL CHAMBERS – 81 ELKHORN ROAD
CITY OF SUN VALLEY, IDAHO
August 1, 2013 - 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, except during public hearings.*

MAYOR AND COUNCIL RESPONSE TO PUBLIC COMMENT (10 min.)

MAYOR COMMENT (5 min.)

COUNCIL COMMENT (8 min.)

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 June 11 and June 18, 2013; 1
2. Receive and File Financials:
 - a. July, 2013 Paid Invoice Report; 21
 - b. June, 2013 Financial Report; 31
3. Authorize payment of bills and payroll (recurring per Resolution 2012-07) for August, 2013, when due; 63
4. Authorize payment of bills (non-recurring) on-hand as of July 24, 2013 and recommended for approval by the Finance Committee; 65

PUBLIC HEARINGS (60 min.)

5. Dooley Plat Amendment Application No. SUBPA 2013-04 to relocate a common side lot line and create new building envelopes for two existing single family lots in the Fairway Subdivision (10 min.); 70
6. Brown Plat Amendment Application No. SUBPA 2013-03 to consolidate two existing single family lots into one and create a new building envelope in the Elkhorn Meadows Subdivision (10 min.); 87
7. Sun Valley Company revised Plat Amendment Application No. SUBPA 2013-01 to adjust the property lines and building envelopes for four undeveloped single family lots in the White Clouds Subdivision (10 min.); 100
8. 5 GL, LLC Zone Map Amendment Application, first reading of Ordinance No. 462 (10 min.); 116
9. First reading of Ordinance 464 Annual Appropriation Ordinance for the City of Sun Valley, Idaho for the Fiscal Year Beginning October 1, 2013 (30 min.); 124

BREAK (5 min.)

ACTION/DISCUSSION (30 min.)

*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.*

10. Discussion regarding third-party engineering review of Sinclair Path wall design and direction regarding a preferred alternative for Sinclair Path Wall Repair Project (20 min.);156
11. Discussion and approval of the 2013 street chip seal and path seal projects (10 min.);156
12. Discussion and approval of bid for Fire Department Ford F550 purchase (5 min.);158

EXECUTIVE SESSION – Pursuant to Idaho Code 67-2345 section (b).

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.*

DRAFT
SPECIAL COUNCIL MEETING OF THE MAYOR AND CITY COUNCIL
IN THE COUNCIL CHAMBERS - 81 ELKHORN ROAD
CITY OF SUN VALLEY, IDAHO
JUNE 18, 2013 AT 10:00 A.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 June 18, 2013 at 10:00 a.m.

CALL TO ORDER

PRESENT: Mayor Dewayne Briscoe, Council President Bob Youngman, Council Member Michelle Griffith, Council Member Franz Suhadolnik, and Council Member Nils Ribi.
ABSENT: None

Council Member Nils Ribi asked a question.
Council Member Nils Ribi made a comment.

PLEDGE OF ALLEGIANCE- led by Fire Chief Ray Franco.

PUBLIC COMMENT

There were none.

MAYOR COMMENT

Mayor Dewayne Briscoe commended the rescue work of the Sun Valley Fire Department.
Fire Chief Ray Franco made a comment.
Mayor Dewayne Briscoe made a comment regarding the light at Juniper and Elkhorn Road.
Council Member Michelle Griffith asked a question.
Mayor Dewayne Briscoe responded.

COUNCIL COMMENT

Council Member Franz Suhadolnik shared he would be attending the Association of Idaho Cities conference.
Mayor Dewayne Briscoe made a comment.
Council Member Nils Ribi made a comment.

PUBLIC HEARING

1. First Reading of Ordinance No. 461 Amending the Annual Appropriation Ordinance No.454 for the Fiscal Year Beginning October 1, 2012

City Administrator Susan Robertson made a comment.
Mayor Dewayne Briscoe opened up the public hearing for comments.
City Administrator Susan Robertson made a comment.
There being no public comment, Mayor Briscoe closed the public hearing period.
Council Member Nils Ribi asked a question.
Council Member Michelle Griffith asked a question.

Finance Manager/Treasurer Angela Walls responded.
Council Member Franz Suhadolnik asked a question.
Council Member Nils Ribi made a comment.
Mayor Dewayne Briscoe made a comment.

MOTION

Council Member Nils Ribi moved wave the three readings of the ordinance and to adopt Ordinance 461, Amending the Annual Appropriation Ordinance 454 for the Fiscal Year Beginning October 1, 2012, and provide an effective date, seconded by Council Member Michelle Griffith. A roll call vote was taken.

AYES: Council President Bob Youngman, Council Member Michelle Griffith, Council Member Franz Suhadolnik, and Council Member Nils Ribi.

NAYS: None

The Mayor declared the motion approved.

Council President Bob Youngman asked a question.
Mayor Dewayne Briscoe made a comment.
Council President Bob Youngman asked a question.
Finance Manager/Treasurer Angela Walls responded.
A discussion was held between Finance Manager/Treasurer Angela Walls, City Administrator Susan Robertson, and the Council regarding an increase in bank fees.
Mayor Dewayne Briscoe made a comment.

ACTION ITEM

2. Action on an Aircraft Landing and Takeoff Permit for Air St. Luke's as part of the Ketchum and Sun Valley Fire Department Fire Services Appreciation Day at the City of Sun Valley Festival Meadows on Saturday, June 22, 2013

Mayor Dewayne Briscoe made a comment.
Assistant Fire Chief Mal Prior made comments.
Council Member Nils Ribi made a comment.

MOTION

Council President Bob Youngman moved to approve the Aircraft Landing and Takeoff Permit and to authorize the Mayor to enter into the contract, seconded by Council Member Nils Ribi. A voice vote was taken.

AYES: Council President Bob Youngman, Council Member Michelle Griffith, Council Member Franz Suhadolnik, and Council Member Nils Ribi.

NAYS: None

The Mayor declared the motion approved.

Mayor Dewayne Briscoe made a comment.
Council Member Franz Suhadolnik asked a question.
Council President Bob Youngman made a comment.
Council Member Franz Suhadolnik made a comment.
Mayor Dewayne Briscoe made a comment.

Council President Bob Youngman made a comment.
Mayor Dewayne Briscoe made a comment.
Finance Manager/Treasurer Angela Walls made a comment.
Council President Bob Youngman asked a question.
Mayor Dewayne Briscoe made a comment.

3. EXTERNAL CONTRACTS

1.1 Sustain Blaine

Sustain Blaine Executive Director Harry Griffith made comments.
Council Member Michelle Griffith recused herself from the discussion and stepped down from the dias.
Sustain Blaine Executive Director Harry Griffith made a presentation to the Council.
Council President Bob Youngman made a comment.
Sustain Blaine Executive Director Harry Griffith responded.
A discussion was held between Sustain Blaine Executive Director Harry Griffith and Council President Bob Youngman regarding the athlete testing project.
Council Member Nils Ribi asked a question.
Sustain Blaine Outreach Development Director Joy Kasputys made comments.
Sustain Blaine Executive Director Harry Griffith responded and continued the presentation.
Council President Bob Youngman made a comment.
Sustain Blaine Executive Director Harry Griffith responded.
Council President Bob Youngman made a comment.
A discussion was held between Sustain Blaine Executive Director Harry Griffith and Council Member Nils Ribi regarding the difference in fund requests to the City of Sun Valley and the City of Ketchum.
Council Member Franz Suhadolnik made a comment.
Sustain Blaine Executive Director Harry Griffith responded.
Council Member Franz Suhadolnik asked a question.
Sustain Blaine Executive Director Harry Griffith responded.
Mayor Dewayne Briscoe made a comment.
Sustain Blaine Executive Director Harry Griffith made comments.
Mayor Dewayne Briscoe made a comment.
Council Member Franz Suhadolnik made a comment.
Sustain Blaine Executive Director Harry Griffith made comments.
A discussion was held among the Council regarding European visitors to the area.
Council Member Nils Ribi made a comment.
Sustain Blaine Executive Director Harry Griffith made comments.
A discussion was held between Council Member Nils Ribi and Sustain Blaine Executive Director Harry Griffith regarding economic development and business attraction.
Council President Bob Youngman made a comment.
Sustain Blaine Executive Director Harry Griffith responded.
Mayor Dewayne Briscoe made a comment.
Council Member Franz Suhadolnik made a comment.
Mayor Dewayne Briscoe made a comment.

4. GENERAL GOVERNMENT

2.1 Police Department

Council Member Michelle Griffith returned to the dias at 11:08 a.m.
Mayor Dewayne Briscoe made a comment.
Acting Chief of Police Mike Crawford made comments.
Mayor Dewayne Briscoe made a comment.
Council Member Franz Suhadolnik made a comment.
Council Member Nils Ribi made a comment.
Council Member Franz Suhadolnik made a comment.
Mayor Dewayne Briscoe made a comment.
Acting Chief of Police Mike Crawford responded.
A discussion was held between the Council and Mayor regarding changes in salaries for the Police Department.
Finance Manager/Treasurer Angela Walls responded.
City Administrator Susan Robertson made a comment.
Council Member Nils Ribi asked a question.
City Administrator Susan Robertson responded.
Fire Chief Ray Franco made comments.
City Administrator Susan Robertson made a comment.
Acting Chief of Police Mike Crawford made a comment.
City Administrator Susan Robertson made a comment.
Mayor Dewayne Briscoe made a comment.
Council Member Franz Suhadolnik made a comment.
Acting Chief of Police Mike Crawford responded.
Council Member Franz Suhadolnik made a comment.
Acting Chief of Police Mike Crawford responded.
Council Member Franz Suhadolnik asked a question.
Mayor Dewayne Briscoe made a comment.
Acting Chief of Police Mike Crawford commented
Council Member Franz Suhadolnik made a comment.
Council Member Michelle Griffith made a comment.
Acting Chief of Police Mike Crawford responded.
Council President Bob Youngman made a comment.
Council President Bob Youngman made a comment.
Acting Chief of Police Mike Crawford responded.
Mayor Dewayne Briscoe made a comment.
City Administrator Susan Robertson made a comment.
Council President Bob Youngman made a comment.
Acting Chief of Police Mike Crawford responded.
Mayor Dewayne Briscoe made a comment.
A discussion was held among the Council, City Administrator Susan Robertson, and Acting Chief of Police Mike Crawford regarding coverage and shifts.
Mayor Dewayne Briscoe made a comment.
Acting Chief of Police Mike Crawford responded.
Council Member Franz Suhadolnik asked a question.
Acting Chief of Police Mike Crawford responded.
Mayor Dewayne Briscoe made a comment.
Acting Chief of Police Mike Crawford commented
Mayor Dewayne Briscoe made a comment.
Acting Chief of Police Mike Crawford responded.

2.2 Fire Department

City Administrator Susan Robertson made a comment.
Mayor Dewayne Briscoe made a comment.
Council Member Nils Ribi made a comment.
Fire Chief Ray Franco responded.
Council President Bob Youngman asked a question.
Fire Chief Ray Franco made comments.
Council Member Nils Ribi asked a question.
Fire Chief Ray Franco responded.
Council President Bob Youngman asked a question.
Finance Manager/Treasurer Angela Walls responded.
Council President Bob Youngman made a comment.
City Administrator Susan Robertson made a comment.
Council President Bob Youngman asked a question.
Fire Chief Ray Franco and City Administrator Susan Robertson responded.
Council Member Michelle Griffith asked a question.
Fire Chief Ray Franco responded.
Council Member Michelle Griffith asked a question.
Fire Chief Ray Franco responded.
Council Member Michelle Griffith made a comment.
Council Member Franz Suhadolnik made a comment.
Fire Chief Ray Franco responded.
Council Member Franz Suhadolnik made a comment.
Council Member Nils Ribi asked a question.
Fire Chief Ray Franco responded.
Council Member Nils Ribi asked a question.
City Administrator Susan Robertson and Fire Chief Ray Franco responded.
Council Member Michelle Griffith made a comment.
Mayor Dewayne Briscoe made a comment.
Council Member Franz Suhadolnik made a comment.
Mayor Dewayne Briscoe made a comments.

BREAK

The Mayor called for a short break, and the meeting resumed at 12:33 p.m.

5. OTHER FUNDS & UNASSIGNED FUND BALANCE

3.1 Fixed Asset Fund

City Administrator Susan Robertson made a comment.
Fire Chief Ray Franco made comments.
City Administrator Susan Robertson made a comment.
Council President Bob Youngman made a comment.
Fire Chief Ray Franco responded.
A discussion was held between Fire Chief Ray Franco and Council President Bob Youngman regarding leasing or purchasing engines.

City Administrator Susan Robertson made a comment.
Mayor Dewayne Briscoe made a comment.
Fire Chief Ray Franco responded
Mayor Dewayne Briscoe made a comment.
Council Member Nils Ribi made a comment.
City Administrator Susan Robertson responded.
Council Member Nils Ribi asked a question.
Fire Chief Ray Franco responded.
Council Member Nils Ribi made a comment.
Fire Chief Ray Franco commented.
Council Member Nils Ribi asked a question.
City Administrator Susan Robertson made a comment.
A discussion was held between City Administrator Susan Robertson, Fire Chief Ray Franco, and Council Member Nils Ribi regarding the ladder truck and equipment leasing options.
Finance Manager/Treasurer Angela Walls made a comment.
Fire Chief Ray Franco commented
Council Member Nils Ribi made a comment.
Finance Manager/Treasurer Angela Walls made a comment.
Council Member Franz Suhadolnik made a comment.
Council Member Michelle Griffith asked a question.
City Administrator Susan Robertson responded.
Council Member Michelle Griffith made a comment.
City Administrator Susan Robertson responded.
Council Member Michelle Griffith made a comment.
City Administrator Susan Robertson made a comment.
Fire Chief Ray Franco commented
Council Member Michelle Griffith responded.
City Administrator Susan Robertson responded.
Council Member Michelle Griffith asked a question.
City Administrator Susan Robertson responded.
Council Member Franz Suhadolnik asked a question.
Fire Chief Ray Franco responded.
Mayor Dewayne Briscoe made a comment.
Council Member Michelle Griffith asked a question.
Mayor Dewayne Briscoe made a comment.
Council Member Michelle Griffith asked a question.
Mayor Dewayne Briscoe responded.
Council President Bob Youngman made a comment.
Council Member Nils Ribi made a comment.
Council Member Franz Suhadolnik made a comment.
Council Member Michelle Griffith made a comment.
A discussion was held among the Council and Mayor regarding the fire truck needs of the Fire Department.

3.2 Debt Service Fund

City Administrator Susan Robertson made a comment.
Council Member Nils Ribi asked a question.

City Administrator Susan Robertson responded.
Council President Bob Youngman made a comment.
City Administrator Susan Robertson made a comment.
Council President Bob Youngman made a comment.
Finance Manager/Treasurer Angela Walls made a comment.
Council Member Nils Ribi asked a question.
City Administrator Susan Robertson made a comment.
Council Member Franz Suhadolnik asked a question.
City Administrator Susan Robertson responded.

3.3 Land Acquisition Fund

City Administrator Susan Robertson made a comment.
Council Member Nils Ribi made a comment.

3.4 Workforce Housing Fund

City Administrator Susan Robertson made a comment.
Council Member Michelle Griffith made a comment.
Council President Bob Youngman made a comment.
Council Member Michelle Griffith made a comment.
City Administrator Susan Robertson responded.
City Administrator Susan Robertson and Finance Manager/Treasurer Angela Walls responded.
Council Member Nils Ribi made a comment.
Community Development Director Mark Hofman made a comment.
A discussion was held between the Council, Community Development Director Mark Hofman, and City Administrator Susan Robertson regarding the intended use of the workforce housing budgeted amounts.
Council President Bob Youngman made a comment.
Council Member Michelle Griffith made a comment.
Council Member Nils Ribi made a comment.
Council Member Franz Suhadolnik asked a question.
Council Member Nils Ribi responded.
Council President Bob Youngman made a comment.
Council Member Nils Ribi made a comment.
Council Member Michelle Griffith made a comment.
Council Member Franz Suhadolnik asked a question.
Council President Bob Youngman made a comment.
Council Member Nils Ribi made a comment.

3.5 Capital Improvement Fund

City Administrator Susan Robertson made a comment.
Community Development Director Mark Hofman made a comment.
Council Member Franz Suhadolnik asked a question.
Community Development Director Mark Hofman responded.
Council Member Franz Suhadolnik made a comment.
Community Development Director Mark Hofman made a comment.

Council Member Franz Suhadolnik asked a question.
Community Development Director Mark Hofman responded.
Council Member Franz Suhadolnik asked questions.
Community Development Director Mark Hofman responded.
Council Member Michelle Griffith asked a question.
Community Development Director Mark Hofman made a comment.
Council Member Michelle Griffith asked a question.
Community Development Director Mark Hofman responded.
Mayor Dewayne Briscoe made a comment.
Council President Bob Youngman made a comment.
Community Development Director Mark Hofman responded.
Finance Manager/Treasurer Angela Walls made a comment.
Council President Bob Youngman asked a question.
City Administrator Susan Robertson responded.
Mayor Dewayne Briscoe made a comment.
Community Development Director Mark Hofman made a comment.
Council Member Nils Ribi made a comment.
Community Development Director Mark Hofman made a comment.
Mayor Briscoe asked a question.
Community Development Director Mark Hofman responded.
Mayor Dewayne Briscoe made a comment.
Community Development Director Mark Hofman responded.

3.6 Street & Path Fund

City Administrator Susan Robertson made a comment.
Council Member Michelle Griffith asked a question.
Street Supervisor Bill Whitesell responded.
Council President Bob Youngman made a comment.
Finance Manager/Treasurer Angela Walls responded.
Council President Bob Youngman made a comment.
Council Member Michelle Griffith asked a question.
Council President Bob Youngman responded.
Council Member Nils Ribi made a comment.
Council President Bob Youngman made a comment.
Council Member Michelle Griffith made a comment.
Finance Manager/Treasurer Angela Walls made a comment.
Council President Bob Youngman made a comment.
Council Member Nils Ribi made a comment.
Council President Bob Youngman made a comment.
Finance Manager/Treasurer Angela Walls made a comment.
Council President Bob Youngman made a comment.
Council Member Michelle Griffith made a comment.
Council President Bob Youngman made a comment.
Street Supervisor Bill Whitesell made a comment.
Council President Bob Youngman made a comment.
Council Member Franz Suhadolnik made a comment.
City Administrator Susan Robertson made a comment.

Council Member Nils Ribi made a comment.
Finance Manager/Treasurer Angela Walls asked a question
Council President Bob Youngman made a comment.
A discussion was held between the Council and Finance Manager/Treasurer Angela Walls regarding the property tax percentages and fund allocations.
Finance Manager/Treasurer Angela Walls asked a question.
Council Member Nils Ribi made a comment.
Council President Bob Youngman made a comment.

3.7 Unassigned Fund Balance

City Administrator Susan Robertson made a comment.
Council Member Nils Ribi made a comment.
Mayor Dewayne Briscoe made a comment.
Council President Bob Youngman made a comment.
Finance Manager/Treasurer Angela Walls made a comment.
Council President Bob Youngman made a comment.
Council Member Nils Ribi made a comment.
Council Member Michelle Griffith made a comment.
Council Member Nils Ribi made a comment.
Council Member Michelle Griffith made a comment.
Council President Bob Youngman made a comment.
City Administrator Susan Robertson made a comment.
Council Member Nils Ribi made a comment.
Council Member Michelle Griffith made a comment.
Council Member Nils Ribi made a comment.
Council Member Michelle Griffith made a comment.
Council Member Nils Ribi made a comment.
Mayor Dewayne Briscoe made a comment.
Council President Bob Youngman made a comment.
Council Member Nils Ribi made a comment.
Mayor Dewayne Briscoe made a comment.

6. Sun Valley Ski Club - Sun Valley/Kitzbuhel Sister City Discussion

Mayor Dewayne Briscoe made a comment.
Council Member Michelle Griffith made a comment.
Mayor Dewayne Briscoe made a comment.
Council Member Michelle Griffith made a comment.
Council Member Franz Suhadolnik made a comment.
Council Member Michelle Griffith made a comment.
Council Member Franz Suhadolnik made a comment.
Mayor Dewayne Briscoe made a comment.
Council Member Michelle Griffith made a comment.
Council Member Franz Suhadolnik made a comment.
Council President Bob Youngman made a comment.
Council Member Franz Suhadolnik made a comment.
Mayor Dewayne Briscoe made a comment.

Council Member Michelle Griffith made a comment.
Council Member Franz Suhadolnik made a comment.
Council President Bob Youngman made a comment.
Council Member Franz Suhadolnik made a comment.
Council Member Michelle Griffith made a comment.
Council President Bob Youngman made a comment.
Mayor Dewayne Briscoe made a comment.
Council Member Franz Suhadolnik made a comment.
Council Member Michelle Griffith made a comment.
Mayor Dewayne Briscoe made comments.
Council Member Franz Suhadolnik made a comment.
A lengthy discussion was held between the Mayor and Council regarding the intended purpose and potential funding for visits to the City's sister cities.
Council President Bob Youngman made a comment.
Mayor Dewayne Briscoe made a comment.

GENERAL DISCUSSION REGARDING BUDGET

Mayor Dewayne Briscoe made a comment.
Council Member Nils Ribi made a comment.
Mayor Dewayne Briscoe made a comment.
Council Member Michelle Griffith made a comment.
Council Member Franz Suhadolnik made a comment.
Mayor Dewayne Briscoe made a comment.

EXECUTIVE SESSION

MOTION

Council Member Nils Ribi moved to go into executive session pursuant to Idaho Code 67-2345 sections (a), (b) and (f), seconded by Council Member Michelle Griffith. A roll call vote was taken.

AYES: Council Member Michelle Griffith, Council Member Franz Suhadolnik, and Council Member Nils Ribi.

NAYS: Council President Bob Youngman.

The Mayor declared the motion approved.

The Council moved into executive session at 2:30 p.m.

The Council came out of executive session at approximately 2:45 p.m.

ADJOURNMENT

There being no further business, the meeting was adjourned at 2:45 p.m.

Dewayne Briscoe, Mayor

Hannah L. Stauts, City Clerk

DRAFT
SPECIAL COUNCIL MEETING OF THE MAYOR AND CITY COUNCIL
IN THE COUNCIL CHAMBERS - 81 ELKHORN ROAD
CITY OF SUN VALLEY, IDAHO
JUNE 11, 2013 AT 10:00 A.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 June 11, 2013 at 10:00 a.m.

CALL TO ORDER

Mayor Dewayne Briscoe called the meeting to order at 10:02 a.m.

PRESENT: Mayor Dewayne Briscoe, Council President Bob Youngman, Council Member Michelle Griffith, Council Member Franz Suhadolnik, and Council Member Nils Ribí.

ABSENT: None

PLEDGE OF ALLEGIANCE - led by Fly Sun Valley Alliance Executive Director Carol Waller.

PUBLIC COMMENT

Sun Valley Resident Jim Perry made comments.

Mayor Dewayne Briscoe made a comment.

MAYOR COMMENT

Mayor Dewayne Briscoe made comments.

1. EXTERNAL CONTRACTS

1.1. Fly Sun Valley Alliance

Fly Sun Valley Alliance Executive Director Carol Waller made a presentation to the Council.

Council Member Nils Ribí asked a question.

Fly Sun Valley Alliance Executive Director Carol Waller responded and continued the presentation.

Council Member Franz Suhadolnik asked a question.

Fly Sun Valley Alliance Executive Director Carol Waller responded.

Council Member Franz Suhadolnik asked a question.

Fly Sun Valley Alliance Executive Director Carol Waller responded.

Council Member Franz Suhadolnik made a comment.

Council Member Franz Suhadolnik asked several questions of Fly Sun Valley Alliance Executive Director Carol Waller, which she answered.

Council Member Michelle Griffith made a comment.

Council Member Nils Ribí asked a question.

Fly Sun Valley Alliance Executive Director Carol Waller responded.

Council Member Nils Ribí made a comment.

Mayor Dewayne Briscoe made a comment.

Sun Valley Resort Manager Tim Silva made comments.

Mayor Dewayne Briscoe made a comment.

1.2. Blaine County Housing Authority

Blaine County Housing Authority Executive Director David Patrie made a presentation to the Council.
Council Member Nils Ribi made a comment.
Council Member Michelle Griffith made a comment.
Council Member Franz Suhadolnik made a comment.
Blaine County Housing Authority Executive Director David Patrie responded.
Council Member Franz Suhadolnik made a comment.
Blaine County Housing Authority Executive Director David Patrie made a comment.
Council Member Franz Suhadolnik made a comment.
Mayor Dewayne Briscoe asked a question.
Blaine County Housing Authority Executive Director David Patrie responded.
Mayor Dewayne Briscoe made a comment.
Blaine County Housing Authority Executive Director David Patrie responded.

1.3. Mountain Rides

Mountain Rides Executive Director Jason Miller made a presentation to the Council.
Council President Bob Youngman made a comment.
Mountain Rides Board Member Susan McBryant made comments.
Council Member Franz Suhadolnik made a comment.
Mountain Rides Executive Director Jason Miller responded.
Council Member Michelle Griffith made a comment.
Mountain Rides Executive Director Jason Miller responded.
Council Member Michelle Griffith made a comment.
Council President Bob Youngman asked a question.
Mountain Rides Executive Director Jason Miller responded.
Council President Bob Youngman made a comment.
Mountain Rides Executive Director Jason Miller responded.
Council President Bob Youngman made a comment.
Council Member Nils Ribi made a comment.
Mountain Rides Executive Director Jason Miller made a comment.
Mayor Dewayne Briscoe made a comment.

1.4. Recreational Services - City of Ketchum

Ketchum Parks and Recreation Director Jen Smith made a presentation to the Council.
Council Member Franz Suhadolnik made a comment.
Ketchum Parks and Recreation Director Jen Smith responded.
Council Member Michelle Griffith asked a question.
Ketchum Parks and Recreation Director Jen Smith responded.
Council Member Michelle Griffith made a comment.
Ketchum Parks and Recreation Director Jen Smith responded.
Council President Bob Youngman asked a question.
Ketchum Parks and Recreation Director Jen Smith responded.
Council President Bob Youngman made a comment.
Council Member Nils Ribi made a comment.

Ketchum Parks and Recreation Director Jen Smith made a comment.

1.5. Prosecuting Attorney

City Prosecuting Attorney Frederick Allington made comments.

Council Member Nils Ribi asked a question.

City Prosecuting Attorney Frederick Allington responded.

Council Member Franz Suhadolnik asked a question.

City Prosecuting Attorney Frederick Allington responded.

Mayor Dewayne Briscoe made a comment.

BREAK

A break was taken from 11:53 p.m. until 12:02 p.m.

1.6. Jim Kuehn- Sun Valley Regional Chamber of Commerce

Jim Kuehn made comments.

Mayor Briscoe asked a question.

Jim Kuehn responded.

Council Member Michelle Griffith asked a question.

Council Member Nils Ribi asked a question.

Jim Kuehn responded.

Council Member Nils Ribi made a comment.

Jim Kuehn responded.

Council Member Nils Ribi asked a series of questions of Jim Kuehn regarding the startup of the organization, to which he provided answers.

Council Member Michelle Griffith made a comment.

Jim Kuehn made a comment.

Council Member Michelle Griffith made a comment.

Council Member Franz Suhadolnik made a comment.

Mayor Dewayne Briscoe made a comment.

Jim Kuehn made comments.

Mayor Dewayne Briscoe made a comment.

1.7. Economic Development Events

City Administrator Susan Robertson made a comment.

Mayor Dewayne Briscoe made a comment.

Council Member Nils Ribi made a comment.

Council Member Michelle Griffith made a comment.

City Clerk Hannah Stauts made comments.

Council Member Franz Suhadolnik made a comment.

Mayor Dewayne Briscoe made a comment.

Council Member Nils Ribi made a comment.

Mayor Dewayne Briscoe made a comment.

City Clerk Hannah Stauts made a comment.

1.8. Consolidated Emergency Communications Services

Mayor Dewayne Briscoe made a comment.
City Administrator Susan Robertson made a comment.
Mayor Dewayne Briscoe made a comment.
Council Member Nils Ribi made a comment.
Mayor Dewayne Briscoe made a comment.

BREAK

Mayor Dewayne Briscoe called for a break for lunch at 12:43 p.m.
The meeting was reconvened at 1:16 p.m.
Mayor Dewayne Briscoe made a comment.

2. REVENUES - Assumptions and proposed appropriation to City Funds

City Administrator Susan Robertson made a comment.
Council Member Michelle Griffith made a comment.
Council Member Nils Ribi made a comment.
Finance Manager/Treasurer Angela Walls made a comment.
City Administrator Susan Robertson made a comment.
Council Member Franz Suhadolnik asked a question.
City Administrator Susan Robertson responded.
Council Member Nils Ribi asked a question.
Finance Manager/Treasurer Angela Walls responded.
City Administrator Susan Robertson made a comment.
Council Member Franz Suhadolnik asked a question.
Finance Manager/Treasurer Angela Walls responded.
Council Member Franz Suhadolnik made a comment.
Finance Manager/Treasurer Angela Walls responded.
City Administrator Susan Robertson made a comment.
Council Member Franz Suhadolnik made a comment.
City Administrator Susan Robertson made a comment.
City Clerk Hannah Stauts made a comment.
City Administrator Susan Robertson made a comment.
Council Member Nils Ribi made a comment.
Finance Manager/Treasurer Angela Walls responded.
Council President Bob Youngman made a comment.
City Administrator Susan Robertson made a comment.
A discussion was held between Finance Manager/Treasurer Angela Walls and Council Member Nils Ribi about the Association of Idaho Cities revenue estimations.
City Administrator Susan Robertson made a comment.
Finance Manager/Treasurer Angela Walls made a comment.
Council Member Nils Ribi made a comment.
Council Member Michelle Griffith made a comment.
Finance Manager/Treasurer Angela Walls made a comment.
A discussion was held between the Council and Finance Manager/Treasurer Angela Walls clarifying some errors in the tentative budget.
City Administrator Susan Robertson made a comment.
Finance Manager/Treasurer Angela Walls made a comment.

Council Member Nils Ribi made a comment.
Council Member Franz Suhadolnik made a comment.
Council Member Nils Ribi made a comment.
City Administrator Susan Robertson made a comment.
Mayor Dewayne Briscoe made a comment.
City Administrator Susan Robertson made a comment.

3. GENERAL GOVERNMENT

3.1. Legislative, Administration, Contingency

City Administrator Susan Robertson made a comment.
Council Member Michelle Griffith asked a question.
City Administrator Susan Robertson responded.
Council Member Nils Ribi asked a question.
Council Member Franz Suhadolnik asked a question.
Council Member Michelle Griffith made a comment.
Council Member Franz Suhadolnik made a comment.
A discussion was held among the Council regarding the appropriate location in the budget for the Mayor's salary.
Council President Bob Youngman asked a question.
City Administrator Susan Robertson made a comment.
Council Member Michelle Griffith asked a question.
City Administrator Susan Robertson responded.
Finance Manager/Treasurer Angela Walls responded.
Council Member Michelle Griffith made a comment.
Council Member Nils Ribi made a comment.
City Administrator Susan Robertson made a comment.
Mayor Dewayne Briscoe made a comment.
City Administrator Susan Robertson made a comment.
Mayor Dewayne Briscoe made a comment.
Council Member Michelle Griffith made a comment.
Mayor Dewayne Briscoe made a comment.
Council Member Michelle Griffith asked a question.
City Administrator Susan Robertson responded.
Council Member Franz Suhadolnik asked a question.
City Administrator Susan Robertson made a comment.
Council Member Nils Ribi made a comment.
Council Member Michelle Griffith made a comment.
Mayor Dewayne Briscoe made a comment.
Council Member Franz Suhadolnik made a comment.
City Administrator Susan Robertson made a comment.
Council Member Michelle Griffith asked a question.
City Administrator Susan Robertson made a comment.
Mayor Dewayne Briscoe made a comment.
Council Member Michelle Griffith made a comment.
Council Member Franz Suhadolnik made a comment.
Council President Bob Youngman made a comment.

Council Member Franz Suhadolnik made a comment.
Mayor Dewayne Briscoe made a comment.
Council Member Franz Suhadolnik made a comment.
Council President Bob Youngman made a comment.
Council Member Nils Ribi made a comment.
Mayor Dewayne Briscoe made a comment.
Council Member Franz Suhadolnik made a comment.
City Administrator Susan Robertson made a comment.
Mayor Dewayne Briscoe made a comment.
Council President Bob Youngman made a comment.
A discussion was held among the Council regarding City issued computers.
City Administrator Susan Robertson made a comment.
Council President Bob Youngman made a comment.
Council Member Franz Suhadolnik asked a question.
Council President Bob Youngman made a comment.
A discussion was held between Council Member Franz Suhadolnik and Council President Bob Youngman regarding Local Option Tax calculations and how they are expended.
Council Member Nils Ribi made a comment.
Council Member Franz Suhadolnik made a comment.
Mayor Dewayne Briscoe made a comment.
Finance Manager/Treasurer Angela Walls made a comment.
Council President Bob Youngman made a comment.
Mayor Dewayne Briscoe made a comment.
Council Member Franz Suhadolnik asked a question.
A discussion was held between the Council members and Mayor regarding distribution of Local Option Tax revenues.
Council President Bob Youngman made a comment.
Mayor Dewayne Briscoe made a comment.
City Administrator Susan Robertson made a comment.
Council Member Franz Suhadolnik made a comment.
Council Member Franz Suhadolnik made a comment.
Council Member Nils Ribi asked a question.
City Administrator Susan Robertson responded.
Finance Manager/Treasurer Angela Walls made a comment.
Council Member Nils Ribi asked a question.
City Administrator Susan Robertson made a comment.
Council Member Franz Suhadolnik made a comment.
Council President Bob Youngman made a comment.
Council Member Franz Suhadolnik made a comment.
City Administrator Susan Robertson made a comment.
There was a discussion among the Council, Mayor, City Administrator and Treasurer regarding merit pay, COLA, and the salary schedule.
Council Member Nils Ribi made a comment.
Council Member Franz Suhadolnik made a comment.
City Administrator Susan Robertson made a comment.
Council Member Michelle Griffith made a comment.
Finance Manager/Treasurer Angela Walls made a comment.
Council Member Franz Suhadolnik made a comment.

Mayor Dewayne Briscoe made a comment.
Council Member Franz Suhadolnik made a comment.
Mayor Dewayne Briscoe made a comment.
Council Member Franz Suhadolnik made a comment.
Finance Manager/Treasurer Angela Walls made a comment.
Mayor Dewayne Briscoe made a comment.
Council Member Nils Ribi made a comment.
City Administrator Susan Robertson made a comment.
Council Member Nils Ribi made a comment.
Finance Manager/Treasurer Angela Walls made a comment.
City Administrator Susan Robertson made a comment.
Mayor Dewayne Briscoe made a comment.
City Administrator Susan Robertson made a comment.
Finance Manager/Treasurer Angela Walls made a comment.
Council Member Franz Suhadolnik made a comment.
Council Member Nils Ribi asked a question.
Finance Manager/Treasurer Angela Walls responded.
Council Member Nils Ribi asked a question.
Finance Manager/Treasurer Angela Walls responded.
Council Member Franz Suhadolnik made a comment.
Council President Bob Youngman made a comment.
Mayor Dewayne Briscoe made a comment.
City Administrator Susan Robertson made a comment.
Council Member Nils Ribi asked a question.
Finance Manager/Treasurer Angela Walls responded.
City Administrator Susan Robertson responded.
City Administrator Susan Robertson made a comment.
Council Member Michelle Griffith asked a question.
City Administrator Susan Robertson responded.
Community Development Director Mark Hofman made a comment.
Council Member Michelle Griffith made a comment.
Community Development Director Mark Hofman responded.
City Clerk Hannah Stauts made a comment.
Council Member Franz Suhadolnik asked a question.
Community Development Director Mark Hofman made a comment.
Council Member Nils Ribi made a comment.
Community Development Director Mark Hofman made a comment.
Council President Bob Youngman asked a question.
Community Development Director Mark Hofman responded.
Finance Manager/Treasurer Angela Walls responded.
Community Development Director Mark Hofman made a comment.
City Administrator Susan Robertson made a comment.

3.2. Community Development & Building Safety

Community Development Director Mark Hofman made a comment.
City Administrator Susan Robertson made a comment.
Council Member Nils Ribi asked a question.

Council Member Nils Ribi made a comment.
Community Development Director Mark Hofman made a comment.
Finance Manager/Treasurer Angela Walls made a comment.
Mayor Dewayne Briscoe made a comment.
City Administrator Susan Robertson made a comment.
Community Development Director Mark Hofman made a comment.
City Administrator Susan Robertson made a comment.
Community Development Director Mark Hofman made a comment.
Council Member Michelle Griffith asked a question.
Community Development Director Mark Hofman responded.
Council Member Michelle Griffith made a comment.
Council Member Franz Suhadolnik made a comment.
Council Member Michelle Griffith made a comment.
Community Development Director Mark Hofman responded.
Council Member Franz Suhadolnik made a comment.
Council Member Nils Ribi made a comment.
Community Development Director Mark Hofman made a comment.
Council Member Nils Ribi made a comment.
Community Development Director Mark Hofman made a comment.
Council Member Franz Suhadolnik made a comment.
Council Member Michelle Griffith made a comment.
A lengthy discussion was held among the Council regarding the bike path and funding.

3.3. Street Department

City Administrator Susan Robertson made a comment.
Street Supervisor Bill Whitesell made comments.
City Administrator Susan Robertson made a comment.
Council Member Nils Ribi made a comment.
Street Supervisor Bill Whitesell made comments.
Community Development Director Mark Hofman made a comment.
City Administrator Susan Robertson made a comment.
Community Development Director Mark Hofman made a comment.
Council Member Nils Ribi made a comment.
Council Member Michelle Griffith made a comment.
Community Development Director Mark Hofman made a comment.
A discussion was held among the Council, Community Development Director Mark Hofman, and Street Supervisor Bill Whitesell regarding the condition of the White Cloud subdivision roads.
Council Member Michelle Griffith made a comment.
Street Supervisor Bill Whitesell made comments.
Council Member Michelle Griffith made a comment.
Council President Bob Youngman asked a question.
Street Supervisor Bill Whitesell responded.
Council President Bob Youngman asked a question.
Street Supervisor Bill Whitesell responded.

EXECUTIVE SESSION

MOTION

Council Member Nils Ribi moved to go into Executive Session pursuant to Idaho Code 67-2345 Sections (a), (b) and (f), seconded by Council Member Michelle Griffith. A roll call vote was taken.

AYES: Council President Bob Youngman, Council Member Michelle Griffith, Council Member Franz Suhadolnik, and Council Member Nils Ribi.

NAYS: None

The Mayor declared the motion approved and the Council moved into executive session.

The Council came out of executive session at 4:00 p.m.

ADJOURNMENT

MOTION

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

AYES: Council President Bob Youngman, Council Member Michelle Griffith, Council Member Franz Suhadolnik, and Council Member Nils Ribi.

NAYS: None

The Mayor declared the motion approved.

The Mayor adjourned the meeting at 4:02 p.m.

Dewayne Briscoe, Mayor

Hannah Stauts, City Clerk

Vendor No	Invoice No	Description	Inv Date	Invoice Amt	Disc Amt	Check Amt	Check No	Chk Date
1015	ABAID, MIKE							
	060613	Training per diem - Managing Property & E	06/06/2013	256.98	.00	256.98	48120	07/05/2013
Total 1015				256.98	.00	256.98		
1095	AFLAC							
	536873.813	INSURANCE	07/12/2013	642.16	.00	642.16	48192	07/25/2013
Total 1095				642.16	.00	642.16		
1145	ARBORCARE RESOURCES, INC.							
	27789	Tree spraying - Elkhorn Fire Station	06/05/2013	168.00	.00	168.00	48122	07/05/2013
Total 1145				168.00	.00	168.00		
1255	BENCHMARK ASSOCIATES							
	0513-09	Prof Engineer serv to provide survey inforr	04/29/2013	2,031.26	.00	2,031.26	48123	07/05/2013
Total 1255				2,031.26	.00	2,031.26		
1294	BLAINE COUNTY							
	207	Consolidated Emerg Comm Serv Agreement	06/12/2013	27,587.50	.00	27,587.50	48124	07/05/2013
	209	GIS salary and benefit reimbursement for l	06/12/2013	3,557.99	.00	3,557.99	48124	07/05/2013
Total 1294				31,145.49	.00	31,145.49		
1325	BLUE HERON WORKSHOP							
	12619	Poster board for 2 updated zoning maps a	06/22/2013	289.88	.00	289.88	48125	07/05/2013
Total 1325				289.88	.00	289.88		
1405	BUSINESS AS USUAL							
	113503	Heavy red paper for Firefighters ID for Wlk	05/15/2013	3.50	.00	3.50	48126	07/05/2013
Total 1405				3.50	.00	3.50		
1430	CASELLE, INC							
	060113	Conference in October - Early Reg. for An	06/01/2013	425.00	.00	425.00	48127	07/05/2013
	50213	Casele Calrity Software Upgrad / install 9/	06/26/2013	15,181.00	.00	15,181.00	48193	07/25/2013
	50410	Contract Support & Maintenance 8/1/13 - 8	07/01/2013	378.67	.00	378.67	41877	07/19/2013
Total 1430				15,984.67	.00	15,984.67		
1440	CENTRAL DRUG SYSTEM, INC.							
	218690	Random drug test / annual admin / annual	12/06/2012	180.50	.00	180.50	48128	07/05/2013
	219916	Random processing/ MIS Report	02/07/2013	14.50	.00	14.50	48128	07/05/2013
Total 1440				195.00	.00	195.00		
1455	CH2M HILL							

3857963	Sinclair Path wall review and solution	04/30/2013	1,664.70	.00	1,664.70	48129	07/05/2013
Total 1455			1,664.70	.00	1,664.70		
1460 CHATEAU DRUG							
1018380	Construction calculator for the Building Off	06/11/2013	7.99	.00	7.99	48130	07/05/2013
Total 1460			7.99	.00	7.99		
1535 COX COMMUNICATIONS							
67601.0713	Internet - 81 Elkhorn Rd.	07/02/2013	196.46	.00	196.46	41878	07/19/2013
70913	Internet - Fire Station	07/09/2013	80.33	.00	80.33	41878	07/19/2013
Total 1535			276.79	.00	276.79		
1560 L. N. CURTIS & SON							
3133819-01	5 inch supply line for the aerial tower repla	05/28/2013	620.00	.00	620.00	48145	07/05/2013
3134895	Foam Nozzle	06/07/2013	150.00	.00	150.00	48145	07/05/2013
Total 1560			770.00	.00	770.00		
1570 DAGGETT, CAM							
070913	Settlement agreement payment	07/09/2013	11,668.00	.00	11,668.00	48172	07/09/2013
Total 1570			11,668.00	.00	11,668.00		
1850 GEM STATE WELDERS SUPPLY INC							
142806	Welding tank rental	05/31/2013	13.64	.00	13.64	48139	07/05/2013
Total 1850			13.64	.00	13.64		
1865 GRAINGER							
9163590434	Repair of water fountain valve on bike path	06/10/2013	51.36	.00	51.36	48140	07/05/2013
Total 1865			51.36	.00	51.36		
2045 IDAHO MOUNTAIN EXPRESS							
33747	Public Notice - Comp Plan Steering Comrr	05/01/2013	245.70	.00	245.70	48134	07/05/2013
33861	Public Notice - Comp Plan Steering Comrr	05/08/2013	245.70	.00	245.70	48134	07/05/2013
34114	City Council Public Hearing Notice	05/22/2013	343.98	.00	343.98	48134	07/05/2013
34499	Publication of 1 ordinance in legals Ord. #	05/08/2013	253.44	.00	253.44	48134	07/05/2013
Total 2045			1,088.82	.00	1,088.82		
2055 IDAHO POWER							
2455.0713	Traffic Lights, Elkhorn, 100 Arrowleaf	07/05/2013	724.59	.00	724.59	41881	07/19/2013
901.0713	Juniper & Elkhorn	07/18/2013	3.50	.00	3.50	41881	07/19/2013
Total 2055			728.09	.00	728.09		
2125 INTERMOUNTAIN GAS COMPANY							
0010.0713	81 Elkhorn Rd.	07/15/2013	45.82	.00	45.82	41883	07/19/2013

Vendor No	Invoice No	Description	Inv Date	Invoice Amt	Disc Amt	Check Amt	Check No	Chk Date
	0015.0613	100 Arrowleaf - Fire Station	06/13/2013	111.84	.00	111.84	41883	07/19/2013
	0015.0713	100 Arrowleaf - Fire Station	07/15/2013	35.43	.00	35.43	41883	07/19/2013
	0018.0713	81 Elkhorn Rd	07/15/2013	67.33	.00	67.33	41883	07/19/2013
Total 2125				260.42	.00	260.42		
2370	INTEGRATED TECHNOLOGIES							
	C1Q553	Meter reading for black & white & color cop	07/08/2013	139.23	.00	139.23	41882	07/19/2013
Total 2370				139.23	.00	139.23		
2453	METLIFE - GROUP BENEFITS							
	1.0813	CITY DENTAL	07/14/2013	1,133.63	.00	1,133.63	41885	07/19/2013
Total 2453				1,133.63	.00	1,133.63		
2495	MOORE MEDICAL GROUP							
	9777698	Other half of rescue response kits. First A	06/19/2013	1,024.00	.00	1,024.00	48146	07/05/2013
Total 2495				1,024.00	.00	1,024.00		
2500	MOORE, CINDY							
	062013	Training Microsoft Excel Basics	06/20/2013	90.00	.00	90.00	48147	07/05/2013
Total 2500				90.00	.00	90.00		
2555	NCPERS GROUP LIFE INSURANCE							
	C716713	Supplemental Life Insurance through PER	07/01/2013	128.00	.00	128.00	41887	07/19/2013
Total 2555				128.00	.00	128.00		
2570	NORCO							
	11536826	Rental on O2 bottles	06/25/2013	55.80	.00	55.80	48149	07/05/2013
Total 2570				55.80	.00	55.80		
2690	PIPECO, INC.							
	00119180	Garden hose fitting, paint pen for marking	04/25/2013	4.67	.00	4.67	48151	07/05/2013
	00121689	Coolant	05/31/2013	9.51	.00	9.51	48151	07/05/2013
Total 2690				14.18	.00	14.18		
2765	PUBLIC AGENCY TRAINING COUNCIL							
	166768	Seminar Managing the Property & Evidenc	06/12/2013	260.00	.00	260.00	48152	07/05/2013
Total 2765				260.00	.00	260.00		
2772	PUBLIC SAFETY CENTER, INC							
	5426283	Handwipes and protective disposable glov	06/20/2013	115.86	.00	115.86	48153	07/05/2013

Vendor No	Invoice No	Description	Inv Date	Invoice Amt	Disc Amt	Check Amt	Check No	Chk Date
Total 2772				115.86	.00	115.86		
2805	REGENCE BLUE SHIELD OF IDAHO 31930003467	HEALTH INS - CITY	07/12/2013	24,435.10	.00	24,435.10	41889	07/19/2013
Total 2805				24,435.10	.00	24,435.10		
2845	RIVER RUN AUTO							
	6538-59111	2 cycle oil	05/22/2013	7.00	.00	7.00	48155	07/05/2013
	6538-59551	Coolant filter for Eng 66 - Replace old filter	06/04/2013	14.99	.00	14.99	48155	07/05/2013
Total 2845				21.99	.00	21.99		
2927	SAWTOOTH WOOD PRODUCTS, INC							
	78412	Chain saw chains and file	06/05/2013	62.10	.00	62.10	48156	07/05/2013
	78963	Chain sharpening	05/31/2013	9.50	.00	9.50	48156	07/05/2013
Total 2927				71.60	.00	71.60		
3045	STATE TAX COMMISSION							
	071913	Monthly State Tax Withholding June	07/19/2013	6,146.00	.00	6,146.00	41890	07/19/2013
Total 3045				6,146.00	.00	6,146.00		
3075	SUN VALLEY CLEANERS, INC							
	VARIOUS	Drycleaning Police Uniforms	05/29/2013	89.05	.00	89.05	48161	07/05/2013
Total 3075				89.05	.00	89.05		
3110	SUNRISE ENVIRO SCIENTIFIC							
	28111	Lift Off - car cleaning upholstery cleaner ar	06/06/2013	404.27	.00	404.27	48162	07/05/2013
Total 3110				404.27	.00	404.27		
3253	UNITED OIL							
	368922	FUEL Purchase 5/31/13 for all diesel equip	05/31/2013	651.20	.00	651.20	48166	07/05/2013
	368963	Antifreeze	06/12/2013	122.16	.00	122.16	48166	07/05/2013
	733405	Fuel for Police Vehicles - 5/15/13 - 5/31/13	05/31/2013	384.83	.00	384.83	48166	07/05/2013
	733407	FUEL Purchase for 5/31/15 for diesel equip	05/31/2013	196.52	.00	196.52	48166	07/05/2013
	734802	FUEL POLICE VEH: 6/1 - 6/15/13	06/15/2013	703.91	.00	703.91	48166	07/05/2013
	734803	Fuel for Fire Dept - 6/1/13-6/15/13	06/15/2013	324.80	.00	324.80	48166	07/05/2013
	734804	FUEL 6/1/13-6/15/13	06/15/2013	135.74	.00	135.74	48166	07/05/2013
	734805	Fuel for CD 61 - 6/15/13	06/15/2013	93.17	.00	93.17	48166	07/05/2013
Total 3253				2,612.33	.00	2,612.33		
3295	VALLEY PAVING INC							
	13209	Asphalt patching Prospector, Big Wells< N	05/30/2013	2,642.40	.00	2,642.40	48167	07/05/2013

Vendor No	Invoice No	Description	Inv Date	Invoice Amt	Disc Amt	Check Amt	Check No	Chk Date
Total 3295				2,642.40	.00	2,642.40		
3350 WEBB LANDSCAPING								
	130513-0271	Irrigation repairs at Elkhorn Fire Station	05/20/2013	3,460.00	.00	3,460.00	48169	07/05/2013
	130523-0022	Snowplow damage on Snowbrush	05/28/2013	969.62	.00	969.62	48169	07/05/2013
	35294	outstanding bal from 2012. Payment was	06/27/2013	280.00	.00	280.00	48169	07/05/2013
Total 3350				4,709.62	.00	4,709.62		
3357 WELLS FARGO BANK								
	070113	Credit card charges	07/01/2013	6,088.12	.00	6,088.12	48173	07/17/2013
Total 3357				6,088.12	.00	6,088.12		
3425 WOOD RIVER LOCK SHOP								
	5533	6 file cabinet keys	04/22/2013	12.00	.00	12.00	48171	07/05/2013
Total 3425				12.00	.00	12.00		
3936 THORNTON HEATING & SHEETMETAL								
	20613	Roof drains at Elkhorn station - leak due to	06/05/2013	959.02	.00	959.02	48165	07/05/2013
Total 3936				959.02	.00	959.02		
3961 FASTENAL								
	IDJER42573	New pole for washing brush in bays for wa	06/13/2013	17.19	.00	17.19	48135	07/05/2013
Total 3961				17.19	.00	17.19		
3986 SIDWELL COMMUNICATIONS								
	1181	Service call for phone system at City Hall -	06/04/2013	110.00	.00	110.00	48157	07/05/2013
Total 3986				110.00	.00	110.00		
4050 FRED PRYOR SEMINARS								
	14669282	Seminar x7 Microsot Excel for Cindy Mooi	06/20/2013	79.00	.00	79.00	48136	07/05/2013
Total 4050				79.00	.00	79.00		
4069 SNAKE RIVER HYDRAULICS, INC								
	222650	Hydraulic ram repair and hydraulic spinner	05/14/2013	404.80	.00	404.80	48159	07/05/2013
Total 4069				404.80	.00	404.80		
4080 OFFICEBRIGHT, INC								
	3576	Office cleaning	06/21/2013	1,170.00	.00	1,170.00	41888	07/19/2013

Vendor No	Invoice No	Description	Inv Date	Invoice Amt	Disc Amt	Check Amt	Check No	Chk Date
Total 4080				1,170.00	.00	1,170.00		
4093	MAILFINANCE							
	H4101692	Lease Payment Aug 19 - Sept. 18	07/18/2013	87.05	.00	87.05	48197	07/25/2013
Total 4093				87.05	.00	87.05		
4133	COPY & PRINT							
	0000187-001	1 Tape, 75x1000 6 roll/Pk, CR	05/30/2013	6.99	.00	6.99	48132	07/05/2013
	051338	1 box copy paper	05/31/2013	17.99	.00	17.99	48132	07/05/2013
	051745	Bic pens, binders, copy paper	05/31/2013	121.74	.00	121.74	48132	07/05/2013
	051765	Bankers Boxes, Tabs, Pens, Slicky's	06/06/2013	44.05	.00	44.05	48132	07/05/2013
	051861	Stamp File Copy, Protector Sheets, entere	06/10/2013	8.79	.00	8.79	48132	07/05/2013
	051966	Copy paper	06/04/2013	14.49	.00	14.49	48132	07/05/2013
	051967	Legal pads/file folders	06/04/2013	23.28	.00	23.28	48132	07/05/2013
	051985	Name plate for Robin Crotty	06/06/2013	11.20	.00	11.20	48132	07/05/2013
	051998	Stamp, protector sheets, calculaot	06/06/2013	84.30	.00	84.30	48132	07/05/2013
	42588	Toner from 2012 - returned	04/04/2012	167.99 -	.00	167.99 -	48132	07/05/2013
	43145	Name plate from 2012	02/20/2012	12.15	.00	12.15	48132	07/05/2013
	43557	Binders/Dividers/Paper from 2012	03/09/2012	98.83	.00	98.83	48132	07/05/2013
	43881	Blank CD's	03/21/2012	18.99	.00	18.99	48132	07/05/2013
	44169	Toner Cartridges, binders, dividers from 20	04/03/2012	238.79	.00	238.79	48132	07/05/2013
	44177	Casette Tapes - 2012	04/04/2012	14.90	.00	14.90	48132	07/05/2013
	44373	Toner Cartridges for Michelle from 2012	04/19/2012	385.00	.00	385.00	48132	07/05/2013
	44374	Dividers / tabs/ highlighters / paper	04/19/2012	8.64	.00	8.64	48132	07/05/2013
	44375	Legal pads from 2012	04/19/2012	11.99	.00	11.99	48132	07/05/2013
	45281	Casette Tapes from 2012	04/27/2012	21.90	.00	21.90	48132	07/05/2013
	45291	Custom Date Stamp	04/30/2012	56.30	.00	56.30	48132	07/05/2013
	45456	12 Spiral notebooks from 2012	04/30/2012	27.72	.00	27.72	48132	07/05/2013
	45457	Index tabs / adhesive notes - 2012	04/30/2012	40.16	.00	40.16	48132	07/05/2013
	45478	phone message book - from 2012	05/03/2012	10.23	.00	10.23	48132	07/05/2013
	51898	Toner Cartridges for CD	06/20/2013	225.97	.00	225.97	48132	07/05/2013
Total 4133				1,336.41	.00	1,336.41		
4135	NATIONAL BENEFITS ADMINISTRATI							
	421945	HRA Plan Admin Fees for May. 2 Participa	06/30/2013	108.50	.00	108.50	41886	07/19/2013
	CP-0112643	HRA AND HRA ROLLOVER	07/08/2013	3,457.79	.00	3,457.79	41886	07/19/2013
Total 4135				3,566.29	.00	3,566.29		
4192	IDAHO TRAFFIC SAFETY, INC							
	15877	street striping double yellow and white line	06/17/2013	10,032.00	.00	10,032.00	48141	07/05/2013
Total 4192				10,032.00	.00	10,032.00		
4243	KETCHUM COMPUTERS							
	9446	Computer consultant fees	06/03/2013	1,093.75	.00	1,093.75	48143	07/05/2013
	9473	Computer consultant fees - 6/1 - 6/15/13	06/18/2013	562.50	.00	562.50	48143	07/05/2013
Total 4243				1,656.25	.00	1,656.25		

Vendor No	Invoice No	Description	Inv Date	Invoice Amt	Disc Amt	Check Amt	Check No	Chk Date
4278	WHITEHEAD LANDSCAPING & SNOW							
	36650	Spring landscape cleanup at city Hall and I	05/31/2013	307.76	.00	307.76	48170	07/05/2013
	36651	Spring Cleanup at Sun Valley City Hall	05/31/2013	236.52	.00	236.52	48170	07/05/2013
Total 4278				544.28	.00	544.28		
4288	GRANICUS, INC.							
	45826	Monthly Managed Service	06/15/2013	601.12	.00	601.12	41879	07/19/2013
	47231	Monthly Managed Service	07/13/2013	601.12	.00	601.12	48195	07/25/2013
Total 4288				1,202.24	.00	1,202.24		
4293	KING, ADAM ATTORNEY AT LAW							
	91795-91801	91088-91801 Legal Work for Public Matter	06/01/2013	4,710.48	.00	4,710.48	48144	07/05/2013
	JUNE2013CR	Credit balance on June's Bill	07/02/2013	242.48 -	.00	242.48 -	48144	07/05/2013
Total 4293				4,468.00	.00	4,468.00		
4336	INTERSTATE BATTERIES							
	40006684	4 new batteries for en 60 replacing original	06/10/2013	431.80	.00	431.80	48142	07/05/2013
Total 4336				431.80	.00	431.80		
4364	AK PEST MANAGEMENT							
	2658	1st application for weed abatement at Fest	05/31/2013	350.00	.00	350.00	48121	07/05/2013
	2660	1st application for weed abatement roads	05/31/2013	3,875.00	.00	3,875.00	48121	07/05/2013
Total 4364				4,225.00	.00	4,225.00		
4403	GREAT AMERICA FINANCIAL SVCS							
	13840703	Police Copier Maintenance	06/17/2013	105.00	.00	105.00	41880	07/19/2013
	13870317	Fire Copier Maintenance	06/24/2013	294.00	.00	294.00	41880	07/19/2013
	13920497	Copier Maintenance - City Hall	07/03/2013	234.00	.00	234.00	41880	07/19/2013
	13963593	Copier Lease - Admin	07/16/2013	236.00	.00	236.00	48196	07/25/2013
Total 4403				869.00	.00	869.00		
4431	VISION SERVICE PLAN							
	0001.0713	Vision Insurance	07/01/2013	459.10	.00	459.10	41891	07/19/2013
	1.713	Vision Insurance Employees August & Col	07/25/2013	443.91	.00	443.91	48198	07/25/2013
Total 4431				903.01	.00	903.01		
4439	LifeMap Assrance Company							
	8671.0813	Life Insurance - August	07/17/2013	116.69	.00	116.69	41884	07/19/2013
Total 4439				116.69	.00	116.69		
4441	TAC 1 SYSTEMS							
	SO-002603	Uniforms for Tuyen, Frattura and Orchard	05/31/2013	796.55	.00	796.55	48163	07/05/2013

Vendor No	Invoice No	Description	Inv Date	Invoice Amt	Disc Amt	Check Amt	Check No	Chk Date
Total 4441				796.55	.00	796.55		
4503	CenturyLink 1919919.0713	phones July Police/Fire Dispatch	07/07/2013	291.31	.00	291.31	48194	07/25/2013
Total 4503				291.31	.00	291.31		
4505	Sun Valley Animal Center 185427	4 Nights Boarding - 1 Medication applied -	05/15/2013	147.32	.00	147.32	48160	07/05/2013
Total 4505				147.32	.00	147.32		
4508	DK ENGINEERING 13-027-2	Bld Inspection prof fees for Dennis Keierle	06/04/2013	187.50	.00	187.50	48133	07/05/2013
Total 4508				187.50	.00	187.50		
4522	SILVER CREEK FORD 14409	Radiator cap 2006 - F-350 / 6 gal antifreez	06/05/2013	112.86	.00	112.86	48158	07/05/2013
Total 4522				112.86	.00	112.86		
4535	CHILD SUPPORT SERVORS 71813	NEUHART C001086568	07/17/2013	445.38	.00	445.38	48175	07/17/2013
	EHART7313	Neuhart, Nicolas - C001086568	07/02/2013	445.38	.00	445.38	48118	07/02/2013
Total 4535				890.76	.00	890.76		
4571	Quill 3144843	Audio Cassettes	06/05/2013	22.77	.00	22.77	48154	07/05/2013
Total 4571				22.77	.00	22.77		
4591	ISTC - Central Collections 71713	WHITSELL 518720203	07/17/2013	300.00	.00	300.00	48176	07/17/2013
	TESELL7313	Whitesell, William - 518720203	07/03/2013	300.00	.00	300.00	48119	07/02/2013
Total 4591				600.00	.00	600.00		
4599	Gem State Communications 116781	New wire end for new radio at Elkhorn Fire	05/29/2013	69.45	.00	69.45	48138	07/05/2013
Total 4599				69.45	.00	69.45		
4606	Sun Valley Film Festival 42513	Special Event Funding approved by Council	07/19/2013	.00	.00	2,750.00 -	48100	07/19/2013

Vendor No	Invoice No	Description	Inv Date	Invoice Amt	Disc Amt	Check Amt	Check No	Chk Date
	Total 4606			.00	.00	2,750.00 -		
4609	FREIDLANDER, MARGERY							
	062413	REFUND - Rec'd double payment for Tem	06/24/2013	10.00	.00	10.00	48137	07/05/2013
	Total 4609			10.00	.00	10.00		
4610	ORVIK, WAYNE							
	001	Bldg Inspection for 3 week sbatical of Eric	06/12/2013	70.00	.00	70.00	48150	07/05/2013
	Total 4610			70.00	.00	70.00		
4611	Team Eagle							
	648	Fuel Tank Replacement for Oshkosh Snov	06/11/2013	1,616.31	.00	1,616.31	48164	07/05/2013
	Total 4611			1,616.31	.00	1,616.31		
4612	MUNICIPAL EMERGENCY SERVICES							
	421800_SNV	Duty Shorts for Prior, Black, Robrahn and	06/12/2013	181.75	.00	181.75	48148	07/05/2013
	Total 4612			181.75	.00	181.75		
4613	W.S. DARLEY & CO							
	17071038	New water pump and foam kit for engine 6	06/12/2013	14,367.81	.00	14,367.81	48168	07/05/2013
	Total 4613			14,367.81	.00	14,367.81		
	Grand Totals:			168,982.35	.00	166,232.35		

CITY OF SUN VALLEY
 COMBINED CASH INVESTMENT
 JUNE 30, 2013

COMBINED CASH ACCOUNTS

01-102-000	CASH-CHECKING-GEN-WELLS FARGO	180,626.24
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
01-151-000	INVESTEMENT - IDAHO STATE POOL	3,036,006.91
01-151-002	FAIRWAY BOND - ID INVEST POOL	3,585.82
		<u> </u>
	TOTAL COMBINED CASH	3,201,302.78
01-101-000	CASH ALLOCATED TO OTHER FUNDS	(3,201,302.78)
		<u> </u>
	TOTAL UNALLOCATED CASH	<u> .00</u>

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	2,370,676.38
29	ALLOCATION TO FIXED ASSET REPLACEMENT FUND	(133,878.17)
30	ALLOCATION TO DEBT SERVICE FUND	9,521.91
40	ALLOCATION TO LAND ACQUISITION FUND	371,763.43
42	ALLOCATION TO WORKFORCE HOUSING FUND	217,936.18
50	ALLOCATION TO CAPITAL IMPROVEMENT FUND	72,844.63
52	ALLOCATION TO STREET FUND	292,436.42
		<u> </u>
	TOTAL ALLOCATIONS TO OTHER FUNDS	3,201,302.78
	ALLOCATION FROM COMBINED CASH FUND - 01-101000	(3,201,302.78)
		<u> </u>
	ZERO PROOF IF ALLOCATIONS BALANCE	<u> .00</u>

CITY OF SUN VALLEY
 BALANCE SHEET
 JUNE 30, 2013
 GENERAL FUND

ASSETS

10-101-000	CASH - COMBINED FUND	2,370,676.38	
10-105-000	TAXES RECEIVABLE - CURRENT	2,655,553.00	
10-107-000	TAXES RECEIVABLE - DELINQUENT	34,145.65	
10-108-000	LOCAL OPTION TAXES- RECEIVABLE	95,516.05	
10-109-000	UNREALIZED GAIN/LOSS	3,718.00	
10-115-000	OTHER ACCOUNTS RECEIVABLE	12,983.19	
10-120-000	DUE FROM OTHER GOVERNMENTS	179,500.24	
10-155-000	PREPAID EXPENSES	22,310.60	
		<u>5,374,383.11</u>	
	TOTAL ASSETS		<u>5,374,383.11</u>

LIABILITIES AND EQUITY

LIABILITIES

10-203-000	ACCOUNTS PAYABLE	92,556.39	
10-216-000	SALARIES & WAGES PAYABLE	99,820.49	
10-217-100	FICA PAYABLE	18,190.99	
10-217-200	FEDERAL WITHHOLDING PAYABLE	(7,131.16)	
10-217-300	STATE WITHHOLDING PAYABLE	8,518.58	
10-217-400	WORKERS COMPENSATION PAYABLE	9,936.25	
10-217-450	RETIREMENT (PERS) PAYABLE	26,946.18	
10-217-500	ICMA-RC PAYABLE	3,838.25	
10-217-550	HEALTH INSURANCE PAYABLE	(27,337.15)	
10-217-600	LIFE INSURANCE PAYABLE	(1,126.67)	
10-217-700	GARNISHMENT PAYABLE	745.38	
10-217-900	FLEX SPENDING PAYABLE	(5,425.60)	
10-225-100	DEFERRED REVENUE - TAXES, PROP	2,678,122.77	
		<u>2,897,454.70</u>	
	TOTAL LIABILITIES		2,897,454.70

FUND EQUITY

10-260-000	FUND BALANCE - RESERVED	1,271,633.00	
	UNAPPROPRIATED FUND BALANCE:		
10-271-000	FUND BALANCE - BEGINNING OF YR	1,109,908.71	
	REVENUE OVER EXPENDITURES - YTD	95,386.70	
		<u>1,205,295.41</u>	
	BALANCE - CURRENT DATE		1,205,295.41
	TOTAL FUND EQUITY		<u>2,476,928.41</u>
	TOTAL LIABILITIES AND EQUITY		<u>5,374,383.11</u>

CITY OF SUN VALLEY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2013

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>GENERAL PROPERTY TAXES</u>					
10-311-100 GENERAL PROPERTY TAXES REAL	75,411.75	1,698,642.25	2,388,683.00	690,040.75	71.1
10-311-200 GEN PROP TAX - NEW CONSTRUCT	.00	.00	10,000.00	10,000.00	.0
TOTAL GENERAL PROPERTY TAXES	75,411.75	1,698,642.25	2,398,683.00	700,040.75	70.8
<u>LOCAL OPTION TAXES</u>					
10-313-100 LOCAL OPTION TAX - LIQUOR 3%	3,142.23	47,913.29	70,000.00	22,086.71	68.5
10-313-200 LOCAL OPTION TAX - LODGING 3%	9,152.44	281,065.50	460,000.00	178,934.50	61.1
10-313-300 LOCAL OPTION TAX - RETAIL 3%	31,877.33	396,112.23	660,000.00	263,887.77	60.0
TOTAL LOCAL OPTION TAXES	44,172.00	725,091.02	1,190,000.00	464,908.98	60.9
<u>BUSINESS & FRANCHISE TAXES</u>					
10-316-110 GAS FRANCHISE	.00	46,801.18	80,000.00	33,198.82	58.5
10-316-120 CABLE FRANCHISE	.00	37,483.55	44,380.00	6,896.45	84.5
TOTAL BUSINESS & FRANCHISE TAXES	.00	84,284.73	124,380.00	40,095.27	67.8
<u>BUSINESS LICENSES & PERMITS</u>					
10-321-100 BEER, LIQUOR & WINE LICENSES	2,500.00	2,500.00	2,000.00	(500.00)	125.0
TOTAL BUSINESS LICENSES & PERMITS	2,500.00	2,500.00	2,000.00	(500.00)	125.0
<u>NON-BUSINESS LICENSES & PERMIT</u>					
10-322-110 BUILDING PERMITS	20,787.36	163,958.00	160,000.00	(3,958.00)	102.5
TOTAL NON-BUSINESS LICENSES & PERMIT	20,787.36	163,958.00	160,000.00	(3,958.00)	102.5
<u>STATE OF IDAHO SHARED REVENUES</u>					
10-335-100 STATE LIQUOR APPORTIONMENT	1,097.00	4,388.00	7,000.00	2,612.00	62.7
10-335-500 STATE SALES TAX	.00	484,086.10	661,492.00	177,405.90	73.2
TOTAL STATE OF IDAHO SHARED REVENUES	1,097.00	488,474.10	668,492.00	180,017.90	73.1

CITY OF SUN VALLEY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2013

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>GENERAL GOVERNMENT</u>					
10-341-100 ENGINEERING REIMBURSABLES	1,980.00	5,770.36	10,000.00	4,229.64	57.7
10-341-110 APPLICATION FEES	.00	5,275.00	10,000.00	4,725.00	52.8
TOTAL GENERAL GOVERNMENT	1,980.00	11,045.36	20,000.00	8,954.64	55.2
<u>FINES</u>					
10-361-901 TRAFFIC FINES	.00	549.00	500.00	(49.00)	109.8
10-361-902 MOTOR VEHICLE TAX	684.00	7,135.65	6,000.00	(1,135.65)	118.9
TOTAL FINES	684.00	7,684.65	6,500.00	(1,184.65)	118.2
<u>INTEREST EARNINGS</u>					
10-371-100 INTEREST REVENUES	425.58	3,659.47	3,000.00	(659.47)	122.0
TOTAL INTEREST EARNINGS	425.58	3,659.47	3,000.00	(659.47)	122.0
<u>MISCELLANEOUS</u>					
10-379-150 NEXTEL LEASE	2,160.00	20,988.00	21,600.00	612.00	97.2
10-379-252 POLICE TRUST ACCOUNT	.00	8,500.00	8,500.00	.00	100.0
10-379-260 FIRE TRUST ACCOUNT	.00	7,500.00	7,500.00	.00	100.0
10-379-300 OTHER REVENUES	96.08	18,631.83	20,000.00	1,368.17	93.2
10-379-301 WILDLAND REIMBURSEMENTS	.00	14,655.12	20,000.00	5,344.88	73.3
TOTAL MISCELLANEOUS	2,256.08	70,274.95	77,600.00	7,325.05	90.6
<u>TRANSFER FROM RESERVES</u>					
10-381-001 TRANS FROM FUND BALANCE	.00	.00	16,045.00	16,045.00	.0
TOTAL TRANSFER FROM RESERVES	.00	.00	16,045.00	16,045.00	.0
TOTAL FUND REVENUE	149,313.77	3,255,614.53	4,666,700.00	1,411,085.47	69.8

CITY OF SUN VALLEY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2013

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>LEGISLATIVE</u>					
10-411-110 SALARIES AND WAGES	11,500.00	57,500.00	69,000.00	11,500.00	83.3
10-411-210 FICA CONTRIBUTION	809.34	4,168.46	5,279.00	1,110.54	79.0
10-411-220 RETIREMENT CONTRIBUTION	1,194.86	5,974.30	7,383.00	1,408.70	80.9
10-411-240 WORKERS COMPENSATION	28.76	143.80	225.00	81.20	63.9
10-411-250 HEALTH INSURANCE	4,624.68	39,497.50	56,701.00	17,203.50	69.7
10-411-429 PROFESSIONAL FEES	5,915.35	60,747.46	70,000.00	9,252.54	86.8
10-411-450 QUARTERLY NEWSLETTERS	.00	531.54	2,500.00	1,968.46	21.3
10-411-475 MEETINGS, CONVENTIONS & CONF.	.00	450.42	2,500.00	2,049.58	18.0
10-411-476 CITY FUNCTIONS	26.99	2,141.32	2,700.00	558.68	79.3
10-411-603 RECREATIONAL SERVICES	.00	20,000.00	20,000.00	.00	100.0
10-411-605 COMMUNITY HOUSING SERVICES	.00	5,000.00	5,000.00	.00	100.0
10-411-692 ECONOMIC DEV/CULTURAL INFO SER	3,167.00	205,169.70	298,000.00	92,830.30	68.9
10-411-694 PUBLIC TRANSIT SERVICES	.00	187,500.00	250,000.00	62,500.00	75.0
10-411-698 USGS STUDY	.00	.00	2,900.00	2,900.00	.0
10-411-699 ECON DEVEL-SPECIAL EVENT FUND	3,750.00	11,500.00	25,000.00	13,500.00	46.0
10-411-740 OFFICE FURNITURE & EQUIPMENT	174.99	272.99	700.00	427.01	39.0
TOTAL LEGISLATIVE	31,191.97	600,597.49	817,888.00	217,290.51	73.4

CITY OF SUN VALLEY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2013

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
10-415-110 SALARIES AND WAGES	34,489.01	286,018.70	302,190.00	16,171.30	94.7
10-415-120 MERIT INCREASES ALL CLASS EMPL	.00	.00	16,809.00	16,809.00	.0
10-415-210 FICA CONTRIBUTION	2,625.37	22,115.70	24,403.00	2,287.30	90.6
10-415-220 RETIREMENT CONTRIBUTION	3,647.43	21,793.57	34,133.00	12,339.43	63.9
10-415-240 WORKERS COMPENSATION	302.70	3,409.74	4,536.00	1,126.26	75.2
10-415-250 HEALTH INSURANCE	4,734.15	27,158.51	46,021.00	18,862.49	59.0
10-415-260 LIFE INSURANCE	116.69	1,138.42	2,160.00	1,021.58	52.7
10-415-280 STATE UNEMPLOYMENT	.00	7,140.00	11,200.00	4,060.00	63.8
10-415-310 OFFICE SUPPLIES	1,626.39	7,634.41	12,500.00	4,865.59	61.1
10-415-315 JANITORIAL SUPPLIES	88.52	688.51	1,500.00	811.49	45.9
10-415-350 MOTOR FUELS & LUBRICANTS	.00	83.85	200.00	116.15	41.9
10-415-370 POSTAGE	.00	646.73	1,600.00	953.27	40.4
10-415-420 PROFESSIONAL FEES	195.00	3,188.36	8,500.00	5,311.64	37.5
10-415-421 AUDIT	.00	21,150.00	21,150.00	.00	100.0
10-415-425 ATTORNEY FEES	8,787.36	56,597.91	60,000.00	3,402.09	94.3
10-415-426 ATTORNEY FEES-SPECIAL COUNSEL	.00	.00	20,000.00	20,000.00	.0
10-415-427 COMPUTER CONSULTANTS	5,100.00	20,924.58	20,000.00	(924.58)	104.6
10-415-430 NEWSLTR&ANNUAL RPT W/POSTAGE	.00	1,500.00	1,500.00	.00	100.0
10-415-435 WEBSITE	.00	1,443.44	2,000.00	556.56	72.2
10-415-440 ADVERTISING & LEGAL PUBLISHING	333.66	1,161.20	4,500.00	3,338.80	25.8
10-415-465 INSURANCE - LIABILITY FUND	.00	62,823.00	67,823.00	5,000.00	92.6
10-415-470 TRAVEL, TRAINING & MEETINGS	356.00	5,014.66	8,000.00	2,985.34	62.7
10-415-476 CITY FUNCTIONS	.00	5,049.59	7,500.00	2,450.41	67.3
10-415-480 DUES/SUBSCRIPTIONS/MEMBERSHIPS	378.67	8,262.91	8,000.00	(262.91)	103.3
10-415-500 CUSTODIAL & CLEANING SERVICES	1,170.00	9,360.00	16,000.00	6,640.00	58.5
10-415-510 TELEPHONE & COMMUNICATIONS	995.78	8,392.27	10,000.00	1,607.73	83.9
10-415-521 UTILITIES	3,161.78	23,811.88	30,000.00	6,188.14	79.4
10-415-540 RENTAL - OFFICE FURN & EQUIP	321.05	3,395.19	3,900.00	504.81	87.1
10-415-580 REPAIR/MAINT - OFFICE FURN/EQ	.00	876.82	2,500.00	1,623.18	35.1
10-415-585 REPAIR & MAINT - BUILDINGS	.00	3.99	2,000.00	1,996.01	.2
10-415-590 REPAIR/MAINT - GROUNDS	.00	.00	500.00	500.00	.0
10-415-600 REPAIR/MAINT - AUTOMOTIVE EQ	531.88	531.88	2,000.00	1,468.12	26.6
10-415-680 BANK CHARGES	209.04	2,191.35	3,360.00	1,168.65	65.2
10-415-740 OFFICE EQPMT, COMPUTER EQPMT	439.12	4,004.43	20,066.00	16,061.57	20.0
TOTAL ADMINISTRATION	69,609.60	617,511.58	776,551.00	159,039.42	79.5

CITY OF SUN VALLEY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2013

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
10-418-110 SALARIES AND WAGES	25,986.33	176,015.46	225,200.00	49,184.54	78.2
10-418-140 SALARIES AND WAGES-TEMP EMPLOY	2,291.13	11,510.82	14,000.00	2,489.18	82.2
10-418-210 FICA CONTRIBUTION	2,157.57	14,741.82	18,299.00	3,557.18	80.6
10-418-220 RETIREMENT CONTRIBUTION	2,662.00	17,882.93	24,096.00	6,213.07	74.2
10-418-240 WORKERS COMPENSATION	315.82	2,130.23	3,700.00	1,569.77	57.6
10-418-250 HEALTH INSURANCE	1,279.25	9,059.51	25,695.00	16,635.49	35.3
10-418-285 EXPENSE REIMBURSEMENT	800.00	8,800.00	21,000.00	12,200.00	41.9
10-418-290 PLANNING BUS EXP	101.54	165.04	1,500.00	1,334.96	11.0
10-418-310 OFFICE SUPPLIES	797.11	2,909.40	3,250.00	340.60	89.5
10-418-350 MOTOR FUELS & LUBRICANTS	174.93	1,089.37	3,000.00	1,910.63	36.3
10-418-420 PROFESSIONAL FEES	2,588.76	3,864.42	11,000.00	7,135.58	35.1
10-418-422 ENGINEERING	469.90	6,808.95	10,000.00	3,191.05	68.1
10-418-423 CONTRACT LABOR	3,557.99	14,231.96	14,500.00	268.04	98.2
10-418-437 COMP PLAN	.00	95.76	16,000.00	15,904.24	.6
10-418-440 ADVERTISING & LEGAL PUBLISHING	1,088.82	6,459.61	9,000.00	2,540.39	71.8
10-418-470 TRAVEL, TRAINING & MEETINGS	95.60	3,279.20	6,000.00	2,720.80	54.7
10-418-480 DUES/SUBSCRIPTIONS/MEMBERSHIPS	.00	125.00	1,500.00	1,375.00	8.3
10-418-510 TELEPHONE & COMMUNICATIONS	114.38	937.89	1,500.00	562.11	62.5
10-418-600 REPAIR/MAINT - AUTOMOTIVE EQ	853.50	853.50	2,000.00	1,146.50	42.7
10-418-740 OFFICE FURNITURE & EQUIPMENT	.00	.00	1,500.00	1,500.00	.0
TOTAL COMMUNITY DEVELOPMENT	45,334.63	280,960.87	412,740.00	131,779.13	68.1
<u>OTHER GENERAL GOVERNMENT</u>					
10-419-800 CONTINGENCY	.00	26,391.58	82,909.00	56,517.42	31.8
TOTAL OTHER GENERAL GOVERNMENT	.00	26,391.58	82,909.00	56,517.42	31.8

CITY OF SUN VALLEY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2013

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>POLICE DEPARTMENT</u>					
10-421-110 SALARIES AND WAGES	78,891.80	494,554.21	661,168.00	166,613.79	74.8
10-421-122 OVERTIME SALARIES	733.89	15,617.06	34,650.00	19,032.94	45.1
10-421-210 FICA CONTRIBUTION	5,805.70	37,517.39	53,230.00	15,712.61	70.5
10-421-220 RETIREMENT CONTRIBUTION	7,818.57	52,835.34	76,818.00	23,982.66	68.8
10-421-240 WORKERS COMPENSATION	2,462.75	15,713.20	23,000.00	7,286.80	68.3
10-421-250 HEALTH INSURANCE	11,621.39	96,294.32	147,418.00	51,123.68	65.3
10-421-310 OFFICE SUPPLIES	331.47	1,011.12	1,300.00	288.88	77.8
10-421-315 JANITORIAL SUPPLIES	50.16	390.12	800.00	409.88	48.8
10-421-320 OPERATING SUPPLIES	741.04	1,121.30	4,000.00	2,878.70	28.0
10-421-321 POLICE TRUST ACCOUNT	236.38	835.57	15,000.00	14,164.43	5.6
10-421-340 MINOR EQUIPMENT	470.00	728.13	8,000.00	7,271.87	9.1
10-421-345 SAFETY EQUIPMENT	.00	222.30	500.00	277.70	44.5
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	27,810.56	114,605.68	124,817.00	10,211.32	91.8
10-421-350 MOTOR FUELS & LUBRICANTS	1,923.92	9,536.09	16,000.00	6,463.91	59.6
10-421-370 POSTAGE	84.45	95.90	100.00	4.10	95.9
10-421-424 MEDICAL SERVICES	.00	.00	500.00	500.00	.0
10-421-426 INVESTIGATIVE EXPERT SERVICES	.00	76.86	2,500.00	2,423.14	3.1
10-421-428 PROSECUTION OF MISDEMEANORS	.00	23,204.10	23,205.00	.90	100.0
10-421-470 TRAVEL, TRAINING & MEETINGS	685.98	5,401.60	8,000.00	2,598.40	67.5
10-421-480 DUES/SUBSCRIPTIONS/MEMBERSHIPS	.00	1,698.87	2,655.00	956.13	64.0
10-421-493 PHYSICAL EXAMINATIONS	.00	.00	500.00	500.00	.0
10-421-510 TELEPHONE & COMMUNICATIONS	418.32	3,023.95	3,500.00	476.05	86.4
10-421-595 REPAIR & MAINT - EQUIPMENT	.00	598.96	1,000.00	401.04	59.9
10-421-600 REPAIR/MAINT - AUTOMOTIVE EQ	1,055.43	3,336.87	5,500.00	2,163.13	60.7
10-421-610 REPAIR/MAINT - OTHER	323.00	1,650.40	2,000.00	349.60	82.5
10-421-615 REPAIR/MAINT - RADIO SERVICE	138.76	1,450.69	3,000.00	1,549.31	48.4
10-421-630 LAUNDRY	250.80	1,111.20	2,250.00	1,138.80	49.4
10-421-665 UNIFORMS - POLICE	796.55	1,699.67	4,500.00	2,800.33	37.8
10-421-695 VEHICLE TOWING	.00	.00	250.00	250.00	.0
10-421-740 OFFICE FURNITURE & EQUIPMENT	.00	.00	5,665.00	5,665.00	.0
10-421-753 RADIOS-HANDHELD	2,240.00	2,240.00	3,000.00	760.00	74.7
10-421-770 ANIMAL CONTROL	.00	1,000.00	2,000.00	1,000.00	50.0
10-421-780 DRUG DOG PROGRAM	230.77	1,552.89	2,500.00	947.11	62.1
TOTAL POLICE DEPARTMENT	145,121.69	909,566.79	1,259,769.00	350,202.21	72.2

CITY OF SUN VALLEY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2013

WAGES - WILDLAND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FIRE DEPARTMENT</u>					
10-423-110 SALARIES AND WAGES - FTE	16,410.72	117,856.59	193,643.00	75,786.41	60.9
10-423-120 WAGES - ON CALL FF	8,530.00	62,652.86	83,400.00	20,747.14	75.1
10-423-130 WAGES- WILDLAND	.00	7,061.25	10,000.00	2,938.75	70.6
10-423-140 WAGES-TEMP EMPLOYEE	13,318.20	54,231.17	56,280.00	2,048.83	96.4
10-423-210 FICA CONTRIBUTION	2,994.97	18,781.61	26,761.00	7,979.39	70.2
10-423-220 RETIREMENT CONTRIBUTION	3,143.98	21,667.30	28,309.00	6,641.70	76.5
10-423-240 WORKERS COMP & SUPPLMTL ACCDT	1,391.36	13,430.15	16,000.00	2,569.85	83.9
10-423-250 HEALTH INSURANCE	3,536.85	26,520.43	34,133.00	7,612.57	77.7
10-423-290 HOUSING ALLOWANCE	1,083.34	1,083.34	6,500.00	5,416.66	16.7
10-423-310 OFFICE SUPPLIES	101.23	1,925.74	2,200.00	274.26	87.5
10-423-315 JANITORIAL SUPPLIES	172.13	1,059.20	1,100.00	40.80	96.3
10-423-320 OPERATING SUPPLIES	275.59	4,605.99	10,000.00	5,394.01	46.1
10-423-325 MEDICAL SAFETY SUPPLIES	623.60	2,708.57	19,250.00	16,541.43	14.1
10-423-340 MINOR TOOLS	61.70	61.70	2,000.00	1,938.30	3.1
10-423-350 MOTOR FUELS & LUBRICANTS	1,191.56	7,016.36	12,000.00	4,983.64	58.5
10-423-470 TRAVEL, TRAINING & MEETINGS	.00	8,776.32	13,000.00	4,223.68	67.5
10-423-480 DUES/SUBSCRIPTIONS/MEMBERSHIPS	.00	3,315.00	5,500.00	2,185.00	60.3
10-423-510 TELEPHONE & COMMUNICATIONS	790.08	2,511.94	4,500.00	1,988.06	55.8
10-423-555 RENTAL - EQUIPMENT	.00	111.02	200.00	88.98	55.5
10-423-570 RENTAL - OTHER	200.00	1,125.00	1,500.00	375.00	75.0
10-423-576 TURNOUTS- REPLACEMENT & MAINT.	2,631.65	2,706.00	2,700.00	(6.00)	100.2
10-423-585 REPAIR/MAINT - BUILDINGS	1,358.12	2,152.90	5,000.00	2,847.10	43.1
10-423-590 REPAIR/MAINT - GROUNDS	136.40	947.76	1,000.00	52.24	94.8
10-423-591 WILDLAND EQUIP REIMB	.00	.00	5,000.00	5,000.00	.0
10-423-595 REPAIR & MAINT - EQUIPMENT	3,926.04	9,157.19	23,500.00	14,342.81	39.0
10-423-600 REPAIR/MAINT - AUTOMOTIVE EQ	3,100.28	6,966.18	24,000.00	17,033.82	29.0
10-423-615 REPAIR/MAINT - RADIO SERVICE	69.45	4,570.11	10,000.00	5,429.89	45.7
10-423-630 LAUNDRY	.00	.00	1,000.00	1,000.00	.0
10-423-631 UNIFORMS	319.90	4,066.30	8,000.00	3,933.70	50.8
10-423-636 UNIFORMS - WILDLAND FIRE	.00	.00	5,000.00	5,000.00	.0
10-423-740 OFFICE FURNITURE & EQUIPMENT	.00	856.97	1,900.00	1,043.03	45.1
TOTAL FIRE DEPARTMENT	65,367.13	387,924.95	613,376.00	225,451.05	63.2

CITY OF SUN VALLEY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2013

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STREET DEPARTMENT</u>					
10-431-110 SALARIES AND WAGES	21,038.94	151,578.61	198,604.00	47,025.39	76.3
10-431-120 SALARIES & WAGES - PART TIME	327.25	6,925.75	7,000.00	74.25	98.9
10-431-210 FICA CONTRIBUTION	1,687.59	12,371.78	16,280.00	3,908.22	76.0
10-431-220 RETIREMENT CONTRIBUTION	2,252.20	16,127.91	22,021.00	5,893.09	73.2
10-431-240 WORKERS COMPENSATION	1,169.19	8,514.63	14,000.00	5,485.37	60.8
10-431-250 HEALTH INSURANCE	3,887.38	35,414.39	63,088.00	27,673.61	56.1
10-431-290 HOUSING ALLOWANCE	1,200.00	6,000.00	7,200.00	1,200.00	83.3
10-431-315 JANITORIAL SUPPLIES & LAUNDRY	35.86	146.25	300.00	153.75	48.8
10-431-320 OPERATING SUPPLIES	220.06	1,493.48	3,500.00	2,006.52	42.7
10-431-340 TOOLS & EQUIPMENT	.00	232.51	1,800.00	1,567.49	12.9
10-431-345 SAFETY EQUIPMENT	.00	12.98	350.00	337.02	3.7
10-431-350 MOTOR FUELS & LUBRICANTS	1,998.22	9,618.25	10,000.00	381.75	96.2
10-431-440 ADVERTISING & LEGAL PUBLISHING	.00	.00	500.00	500.00	.0
10-431-470 TRAVEL, TRAINING & MEETINGS	466.35	944.75	1,000.00	55.25	94.5
10-431-510 TELEPHONE SERVICE	54.09	749.36	1,000.00	250.64	74.9
10-431-536 SANDING/MAG CHLORIDE	.00	3,867.75	7,900.00	4,032.25	49.0
10-431-555 RENTAL - EQUIPMENT	.00	.00	500.00	500.00	.0
10-431-591 REPAIR/MAINT/CLEANING-STREETS	128.44	1,832.54	2,500.00	667.46	73.3
10-431-592 STRIPING	10,032.00	10,032.00	27,000.00	16,968.00	37.2
10-431-595 REPAIR/MAINT - LARGE EQUIPMENT	3,385.21	10,946.70	28,480.00	17,633.30	38.1
10-431-596 REPAIR/MAINT - SMALL EQUIP	.00	309.35	500.00	190.65	61.9
10-431-600 REPAIR/MAINT - AUTO EQUIP	232.86	3,031.08	3,000.00	(31.08)	101.0
10-431-610 REPAIR/MAINT - MISC	.00	343.22	1,000.00	656.78	34.3
10-431-614 REPAIR/MAINT-BUILDING	5,542.97	9,277.93	14,000.00	4,722.07	66.3
10-431-620 LANDSCAPE SERVICES	448.00	448.00	2,500.00	2,052.00	17.9
10-431-621 NOXIOUS WEED CONTROL	4,225.00	5,079.39	12,000.00	6,920.61	42.3
10-431-631 UNIFORMS	.00	657.92	1,000.00	342.08	65.8
10-431-742 CONDITION RATING ASSES	.00	9,976.35	10,000.00	23.65	99.8
10-431-778 ROTATIONAL - CHIP & SEAL	.00	.00	129,705.00	129,705.00	.0
10-431-780 ROADS & PATHS MAINT. PROGRAM	5,083.18	31,147.97	117,471.00	86,323.03	26.5
10-431-790 LAND MAINTENANCE 5 ACRE PARCEL	.00	293.72	1,500.00	1,206.28	19.6
TOTAL STREET DEPARTMENT	63,414.79	337,274.57	705,699.00	368,424.43	47.8
TOTAL FUND EXPENDITURES	420,039.81	3,160,227.83	4,668,932.00	1,508,704.17	67.7
NET REVENUE OVER EXPENDITURES	(270,726.04)	95,386.70	(2,232.00)	(97,618.70)	1273.6

CITY OF SUN VALLEY
BALANCE SHEET
JUNE 30, 2013

FIXED ASSET REPLACEMENT FUND

ASSETS

29-101-000	CASH - COMBINED FUND	(	<u>133,878.17</u>)
	TOTAL ASSETS	(	<u><u>133,878.17</u></u>)

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
29-271-000	FUND BALANCE - BEGINNING OF YR	(	87,688.37)
	REVENUE OVER EXPENDITURES - YTD	(	<u>46,189.80</u>)
	BALANCE - CURRENT DATE	(	<u>133,878.17</u>)
	TOTAL FUND EQUITY	(	<u><u>133,878.17</u></u>)
	TOTAL LIABILITIES AND EQUITY	(	<u><u>133,878.17</u></u>)

CITY OF SUN VALLEY
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING JUNE 30, 2013

FIXED ASSET REPLACEMENT FUND

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>PCNT</u>
<u>GENERAL PROPERTY TAXES</u>					
29-399-500 TRANSFER FROM GENERAL FUND	.00	.00	11,436.00	11,436.00	.0
29-399-503 TRANS FR LAF UNASSIGNED FUND	.00	.00	353,000.00	353,000.00	.0
TOTAL GENERAL PROPERTY TAXES	.00	.00	364,436.00	364,436.00	.0
TOTAL FUND REVENUE	.00	.00	364,436.00	364,436.00	.0

CITY OF SUN VALLEY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 2013

FIXED ASSET REPLACEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
29-490-780 WILDLAND ENGINE 63	.00	.00	130,000.00	130,000.00	.0
29-490-781 FIRE ENGINE-PUMPER	18,803.80	18,803.80	18,050.00	(753.80)	104.2
29-490-782 WILDLAND ENGINE 66	.00	.00	29,000.00	29,000.00	.0
29-490-784 WILDLAND ENGINE 64	.00	.00	125,000.00	125,000.00	.0
29-490-785 OSHKOSH PLOW BLADE REPL	.00	.00	30,000.00	30,000.00	.0
29-490-786 BOBCAT TOOLCAT	.00	27,386.00	27,386.00	.00	100.0
29-490-787 CITY HALL GENERATOR	.00	.00	34,000.00	34,000.00	.0
TOTAL EXPENDITURES	18,803.80	46,189.80	393,436.00	347,246.20	11.7
TOTAL FUND EXPENDITURES	18,803.80	46,189.80	393,436.00	347,246.20	11.7
NET REVENUE OVER EXPENDITURES	(18,803.80)	(46,189.80)	(29,000.00)	17,189.80	(159.3)

CITY OF SUN VALLEY
BALANCE SHEET
JUNE 30, 2013

DEBT SERVICE FUND

ASSETS

30-101-000	CASH - COMBINED FUND	9,521.91	
30-107-000	TAXES RECEIVABLE - DELIQUENT	<u>3,731.89</u>	
	TOTAL ASSETS		<u>13,253.80</u>

LIABILITIES AND EQUITY

LIABILITIES

30-225-100	DEFERRED REVENUE - TAXES, PROP	<u>2,600.11</u>	
	TOTAL LIABILITIES		2,600.11

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
30-271-000	FUND BALANCE - BEGINNING OF YR	<u>10,653.69</u>	
	BALANCE - CURRENT DATE	<u>10,653.69</u>	
	TOTAL FUND EQUITY		<u>10,653.69</u>
	TOTAL LIABILITIES AND EQUITY		<u>13,253.80</u>

CITY OF SUN VALLEY
BALANCE SHEET
JUNE 30, 2013

LAND ACQUISITION FUND

<u>ASSETS</u>		
40-101-000	CASH- LAND ACQUISITION	<u>371,763.43</u>
	TOTAL ASSETS	<u>371,763.43</u>
<u>LIABILITIES AND EQUITY</u>		
<u>FUND EQUITY</u>		
	UNAPPROPRIATED FUND BALANCE;	
40-271-000	FUND BALANCE - BEGINNING OF YR	<u>371,763.43</u>
	BALANCE - CURRENT DATE	<u>371,763.43</u>
	TOTAL FUND EQUITY	<u>371,763.43</u>
	TOTAL LIABILITIES AND EQUITY	<u>371,763.43</u>

CITY OF SUN VALLEY
 BALANCE SHEET
 JUNE 30, 2013

WORKFORCE HOUSING FUND

ASSETS

42-101-000	CASH- WORKFORCE HOUSING FUND		217,936.18
	TOTAL ASSETS		<u>217,936.18</u>

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
42-271-000	FUND BALANCE - BEGINNING OF YR	216,281.34	
	REVENUE OVER EXPENDITURES - YTD	<u>1,654.84</u>	
	BALANCE - CURRENT DATE		<u>217,936.18</u>
	TOTAL FUND EQUITY		<u>217,936.18</u>
	TOTAL LIABILITIES AND EQUITY		<u>217,936.18</u>

CITY OF SUN VALLEY
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING JUNE 30, 2013

		REVENUE				
		<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>PCNT</u>
<u>GENERAL PROPERTY TAXES</u>						
42-311-515	RENTS	766.00	6,894.00	15,600.00	8,706.00	44.2
	TOTAL GENERAL PROPERTY TAXES	<u>766.00</u>	<u>6,894.00</u>	<u>15,600.00</u>	<u>8,706.00</u>	<u>44.2</u>
	TOTAL FUND REVENUE	<u>766.00</u>	<u>6,894.00</u>	<u>15,600.00</u>	<u>8,706.00</u>	<u>44.2</u>

CITY OF SUN VALLEY
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING JUNE 30, 2013

		EXPENDITURES				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PGNT
<u>WFH PROJECTS</u>						
42-470-705	CITY OWNED UNITS/UTIL & MAINT	630.00	5,239.16	10,000.00	4,760.84	52.4
42-470-710	FUTURE HOUSING PROJECTS	.00	.00	5,600.00	5,600.00	.0
TOTAL WFH PROJECTS		630.00	5,239.16	15,600.00	10,360.84	33.6
TOTAL FUND EXPENDITURES		630.00	5,239.16	15,600.00	10,360.84	33.6
NET REVENUE OVER EXPENDITURES		136.00	1,654.84	.00	(1,654.84)	.0

CITY OF SUN VALLEY
BALANCE SHEET
JUNE 30, 2013

CAPITAL IMPROVEMENT FUND

ASSETS

50-101-000	CASH - COMBINED FUND		<u>72,844.63</u>	
	TOTAL ASSETS			<u>72,844.63</u>

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
50-271-000	FUND BALANCE - BEGINNING OF YR	22,844.63		
	REVENUE OVER EXPENDITURES - YTD	<u>50,000.00</u>		
	BALANCE - CURRENT DATE		<u>72,844.63</u>	
	TOTAL FUND EQUITY			<u>72,844.63</u>
	TOTAL LIABILITIES AND EQUITY			<u>72,844.63</u>

CITY OF SUN VALLEY
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING JUNE 30, 2013

CAPITAL IMPROVEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING TRANSFERS IN</u>					
50-399-300 TRANSFER FROM LAF FUND	.00	.00	11,157.00	11,157.00	.0
50-399-600 TRANSFER FROM CPI FUND BALANCE	.00	.00	22,843.00	22,843.00	.0
50-399-900 TRANSPORTATION GRANT	.00	50,000.00	50,000.00	.00	100.0
TOTAL OPERATING TRANSFERS IN	.00	50,000.00	84,000.00	34,000.00	59.5
TOTAL FUND REVENUE	.00	50,000.00	84,000.00	34,000.00	59.5

CITY OF SUN VALLEY
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING JUNE 30, 2013

CAPITAL IMPROVEMENT FUND

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>PCNT</u>
<u>CAPITAL PROJECTS</u>					
50-470-820 TRANSPORTATION PLAN UPDATE	.00	.00	50,000.00	50,000.00	.0
TOTAL CAPITAL PROJECTS	.00	.00	50,000.00	50,000.00	.0
<u>CAPITAL PROJECTS</u>					
50-480-440 CITY HALL EXTERIOR PAINT	.00	.00	10,000.00	10,000.00	.0
50-480-441 STREET FAC REPAIR & PAINT	.00	.00	8,000.00	8,000.00	.0
50-480-442 STREET DEPT VENTILATION SYS	.00	.00	16,000.00	16,000.00	.0
TOTAL CAPITAL PROJECTS	.00	.00	34,000.00	34,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	84,000.00	84,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	50,000.00	.00 (	50,000.00)	.0

CITY OF SUN VALLEY
BALANCE SHEET
JUNE 30, 2013

STREET FUND

ASSETS

52-101-000 CASH - COMBINED FUND

292,438.42

TOTAL ASSETS

292,438.42

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:
REVENUE OVER EXPENDITURES - YTD

292,438.42

BALANCE - CURRENT DATE

292,438.42

TOTAL FUND EQUITY

292,438.42

TOTAL LIABILITIES AND EQUITY

292,438.42

CITY OF SUN VALLEY
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING JUNE 30, 2013

STREET FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>GENERAL PROPERTY TAXES</u>					
52-311-200 PROPERTY TAX-GENERAL	135,293.96	256,970.00	256,970.00	.00	100.0
TOTAL GENERAL PROPERTY TAXES	135,293.96	256,970.00	256,970.00	.00	100.0
<u>STATE OF IDAHO SHARED REVENUES</u>					
52-335-200 STATE HIGHWAY USER	.00	35,468.42	47,030.00	11,561.58	75.4
TOTAL STATE OF IDAHO SHARED REVENUES	.00	35,468.42	47,030.00	11,561.58	75.4
<u>CASH OVER (SHORT)</u>					
52-380-000 INTERFUND TRANSFER FROM GEN FD	.00	.00	9,394.00	9,394.00	.0
52-380-110 TRANSFER FROM LAF FUD BAL	.00	.00	7,606.00	7,606.00	.0
TOTAL CASH OVER (SHORT)	.00	.00	17,000.00	17,000.00	.0
TOTAL FUND REVENUE	135,293.96	292,438.42	321,000.00	28,561.58	91.1

CITY OF SUN VALLEY
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 9 MONTHS ENDING JUNE 30, 2013

STREET FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ROADS & GROUNDS</u>					
52-431-780 ROADS & PATHS MAINT. PROGRAM	.00	.00	306,000.00	306,000.00	.0
52-431-782 PATH-5 YR ROTATION-SLURRY SEAL	.00	.00	15,000.00	15,000.00	.0
TOTAL ROADS & GROUNDS	.00	.00	321,000.00	321,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	321,000.00	321,000.00	.0
NET REVENUE OVER EXPENDITURES	135,293.96	292,438.42	.00	(292,438.42)	.0

Monthly LOT Comparison for May 2013 Receipts

	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	Increase/ Decrease of FY13 as Compared to FY12
Retail	38,409	29,790	39,678	37,816	31,877	-16%
Lodging	9,179	8,728	6,205	12,456	9,152	-27%
Liquor	2,718	2,224	1,592	1,909	3,142	65%
Totals	50,306	40,743	47,475	52,181	44,172	-15%

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

	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	Increase/ Decrease of FY13 as Compared to FY12
October	70,188	69,432	75,542	49,847	56,260	13%
November	40,073	50,477	34,116	46,298	41,355	-11%
December	101,370	97,420	106,190	114,930	126,671	10%
January	97,176	96,559	89,043	82,380	95,770	16%
February	116,838	101,944	115,014	101,797	113,281	11%
March	98,814	91,122	110,729	90,809	113,200	25%
April	44,149	46,747	37,056	42,642	38,852	-9%
May	50,306	40,743	47,475	52,181	44,172	-15%
June	87,956	94,222	92,378	101,367		-100%
July	195,673	196,552	229,127	215,845		-100%
August	195,416	204,474	192,799	229,256		-100%
September	88,485	106,162	117,748	95,516		-100%
Fiscal Year Total	1,186,445	1,195,854	1,247,217	1,222,868	629,561	
Year-To-Date Receipts Comparison (October - September)	618,914	594,444	615,165	580,884	629,561	8%

Local Option Tax receipts for the month of May 2013 totaled \$44,172 representing a 15% decrease in receipts in May 2012.

CITY OF SUN VALLEY

LOT Retail Receipts Figures

	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	Increase/ Decrease of FY13 as Compared to FY12
October	41,629	40,952	46,790	26,180	30,436	16%
November	26,136	21,218	22,367	29,001	25,537	-12%
December	52,776	56,371	62,823	65,920	71,156	8%
January	43,349	46,260	47,097	41,884	47,746	14%
February	47,931	46,369	57,260	50,924	51,566	1%
March	41,979	40,818	51,052	41,019	53,430	30%
April	30,284	28,670	21,899	26,465	27,301	3%
May	38,409	29,790	39,678	37,816	31,877	-16%
June	51,429	58,265	56,498	62,166		-100%
July	105,898	106,899	121,472	112,979		-100%
August	106,555	108,495	97,834	122,555		-100%
September	52,960	61,140	61,763	57,049		-100%
Fiscal Year Total	639,334	645,246	686,532	673,960	339,049	
Year-To-Date Receipts Comparison- (October - September)	322,493	310,448	348,966	319,211	339,049	6%

CITY OF SUN VALLEY

LOT Lodging Receipts Figures

	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	Increase/ Decrease of FY13 as Compared to FY12
October	25,475	23,982	24,627	19,946	21,712	9%
November	10,878	7,134	9,462	14,358	13,014	-9%
December	40,639	34,593	36,247	40,756	46,347	14%
January	46,473	43,833	35,394	34,636	41,194	19%
February	60,536	48,303	50,052	43,826	54,235	24%
March	49,522	44,285	55,640	43,588	52,824	21%
April	12,159	15,948	12,695	13,948	9,715	-30%
May	9,179	8,728	6,205	12,456	9,152	-27%
June	29,676	32,176	31,711	34,758		-100%
July	80,683	82,858	95,637	92,511		-100%
August	78,399	84,923	76,779	93,537		-100%
September	30,907	39,534	44,818	32,872		-100%
Fiscal Year Total	474,526	466,296	479,267	477,191	248,194	
Year-To-Date Receipts Comparison (October - September)	254,861	226,806	230,323	223,513	248,194	11%

CITY OF SUN VALLEY

LOT Liquor Receipts Figures

	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	Increase/ Decrease of FY13 as Compared to FY12
October	3,085	4,499	4,126	3,721	4,112	11%
November	3,059	22,125	2,287	2,939	2,804	-5%
December	7,955	6,456	7,120	8,254	9,167	11%
January	7,354	6,466	6,552	5,860	6,830	17%
February	8,372	7,272	7,702	7,046	7,479	6%
March	7,313	6,019	4,036	6,202	6,946	12%
April	1,705	2,129	2,462	2,229	1,837	-18%
May	2,718	2,224	1,592	1,909	3,142	65%
June	6,851	3,781	4,170	4,443		-100%
July	9,092	6,795	12,019	10,355		-100%
August	10,462	11,057	11,499	13,164		-100%
September	4,618	5,488	17,854	5,595		-100%
Fiscal Year Total	72,585	84,312	81,418	71,717	42,318	
Year-To-Date Receipts Comparison (October - September)	41,560	57,190	35,877	38,160	42,318	11%

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
Local Option Tax Receipts (combined) FY 01 to FY 13																										
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QUARTERLY FINANCIAL REPORT

Third Quarter of 2012-2013

July 25, 2013

OVERVIEW

This report summarizes the City's overall financial position for FY 13 through June 2013. Except as noted below, revenues and operating expenditures are generally on target based on past trends for the third quarter.

GENERAL FUND

General Fund Financial Condition - With 75% of the year complete, General Fund revenues are at 69.80% of projections and expenditures are at 67.70%. This is a normal pattern for this time of year, as more fully explained below:

General Fund Activity	Current Year			Fiscal Year 2012		
	Budget	YTD Actl.	Percent	Budget	YTD Actl.	Percent
Revenues	4,666,700	3,255,615	69.80%	4,836,639	3,263,564	65.30%
Expenditures	4,666,700	3,160,228	67.70%	4,836,693	3,509,189	70.20%

Top Five Revenues - Our top five revenues account for about 98% of total General Fund revenues. By focusing on these, we get an excellent understanding of our revenue position.

Overall, these key revenues are performing as projected based on payment schedules and past trends for the third quarter. Any significant variances are noted below:

Top Five Revenues	Current Year			Fiscal Year 2012		
	Budget	YTD Actl.	Percent Rec	Budget	YTD Actl.	Percent Rec
Property Tax	2,398,683	1,698,642	70.80%	2,643,076	1,682,696	63.70%
Local Opt Tax	1,190,000	464,909	60.90%	1,169,272	705,318	60.30%
Franchise Fee	124,380	40,095	67.80%	124,380	101,640	81.70%
Bldg Permits	160,000	163,958	102.5%	150,000	160,371	106.9%
Sales Tax	668,492	488,747	73.10%	683,191	555,274	81.30%
TOTAL	4,541,555	2,856,351	62.89%	4,769,919	3,205,299	67.20%

Property Tax - The first major payment of 2012-13 taxes was received in January 2013 and thus far collections are tracking as expected. The next large collection will be received in July.

Local Option Tax - As noted in the LOT report for June 2013, year-to-date revenues are tracking 15% below what was recognized this time last year. We will continue to monitor this carefully. Based on 12 years of historical data, the City averages 49.70% of LOT receipts by June 30th of each fiscal year. This year we have recognized \$629,561 in LOT revenue so far, and 49.70% of budget would be \$591,430, so we are tracking \$38,131 more than expected. Note, the financial statements reflect the "cash basis" of accounting so September revenues are reflected in the LOT line item. The figures above do not include September revenues.

Franchise Fees - Collections to date are 13.9% lower than budget estimates.

Building Permit Fees - Revenues are performing better than anticipated with 102.5% of budget recognized so far.

Sales Tax - State shared revenues are tracking as expected.

EXPENDITURES - Operating costs are generally on target for the third quarter of the year as summarized below:

Expenditures by Department	Current Year			Fiscal Year 2012		
	Budget	YTD Actl.	Percent Rec	Budget	YTD Actl.	Percent Rec
Legislation	817,888	600,597	73.40%	930,630	741,047	79.60%
Administration	776,551	617,512	79.50%	941,195	727,480	77.30%
Comm Dev	412,740	280,961	68.10%	326,295	233,923	71.70%
Police	1,259,769	909,567	72.20%	1,294,649	933,326	72.10%
Fire	613,376	387,925	63.20%	654,268	448,138	68.50%
Bldg Safety	-	-	0.00%	152,869	110,505	67.90%
Other Gov	82,909	26,392	31.80%	25,000	-	0.00%
Street	705,699	337,275	47.80%	662,616	314,770	47.50%
TOTAL	4,668,932	3,160,229	67.69%	4,997,522	3,509,189	72.55%

NON-MAJOR GOVERNMENTAL FUNDS

There is no activity in the Land Acquisition Fund and the Debt Service Fund.

Fixed Asset Fund

Description Fund	Current Year			Fiscal Year 2012		
	Budget	YTD Actl.	Percent Rec	Budget	YTD Actl.	Percent Rec
Revenues	364,436	-	0.00%	94,389	78,344	83.0%
Expenditures:						
Police Vehicle	-	-	0.00%	76,789	45,469	59.2%
New Eng Support equip	-	-	0.00%	5,500	-	0.00%
Bldg Safety Plan/ submittal require packet	-	-	0.00%	12,100	-	0.00%
Wildland Eng 63	130,000	-	0.00%	-	-	0.00%
Fire Eng - Pumper	18,050	18,804	104.2%	-	-	0.00%
Wildland Eng 66	29,000	-	0.00%	-	-	0.00%
Wildland Eng 64	125,000	-	0.00%	-	-	0.00%
Oshkosh Plow Blade Repl	30,000	-	0.00%	-	-	0.00%
Bobcat Toolcat	27,386	27,386	100.0%	-	-	0.00%
City Hall Generator	34,000	-	0.00%	-	-	0.00%

Workforce Housing Fund

Workforce Housing Fund	Current Year			Fiscal Year 2012		
	Budget	YTD Actl.	Percent Rec	Budget	YTD Actl.	Percent Rec
Revenues	15,600	6,894	44.20%	13,750	9,027	65.70%
Expenditures:						
Utilities/Maint Future Housing	10,000	5,239	52.40%	9,770	6,836	70.00%
Housing	5,6000	-	0.00%	3,980	-	0.00%

Capital Improvement Fund

Capital Improvement Fund	Current Year			Fiscal Year 2012		
	Budget	YTD Actl.	Percent Rec	Budget	YTD Actl.	Percent Rec
Revenues	84,000	50,000	59.50%	26,356	26,356	100.0%
Expenditures:						
City Hall Exterior Paint	10,000	-	0.00%	-	-	0.00%
Transportation plan	50,000	-	0.00%	-	-	0.00%
Street Fac Repair & Paint	8,000	-	0.00%	-	-	0.00%
Heating/cooling system	-	-	0.00%	26,356	11,453	62.70%
Street Dept Ventatlation Sys	16,000	-	0.00%	-	-	0.00%

This summary is based on financial statements and is prepared by Angela Walls.

CITY OF SUN VALLEY
 TREASURER'S QUARTERLY FINANCIAL
 REPORT
 THIRD QUARTER JUNE 2013

	YEAR TO DATE	% OF BUDGET
<u>GENERAL FUND</u>		
Receipts	\$3,255,614.53	69.80%
Expenditures:		
Personnel Services	1,966,718.61	
Operating Expenses	\$1,126,042.39	
Capital Outlay	\$41,075.25	
Transfer to Other Funds	\$26,391.58	
Total Expenditures	\$3,160,227.83	67.70%
<u>FIXED ASSET REPLACEMENT FUND</u>		
Receipts	\$0.00	0.00%
Expenditures:		
Capital Outlay	\$46,189.80	
Total Expenditures	\$46,189.80	11.70%
<u>DEBT SERVICE FUND</u>		
Receipts	\$0.00	0.00%
Expenditures:		
Operating Expenses	\$0.00	
Total Expenditures	\$0.00	0.00%
<u>LAND ACQUISITION FUND</u>		
Receipts	\$0.00	0.00%
Expenditures:		
Capital Outlay	\$0.00	
Total Expenditures	\$0.00	0.00%
<u>Workforce Housing Fund</u>		
Receipts	\$6,894.00	44.20%
Expenditures:		
Capital Outlay	\$5,239.16	
Total Expenditures	\$5,239.16	33.60%
<u>CAPITAL IMPROVEMENT FUND</u>		
Receipts	\$50,000.00	59.50%
Expenditures:		
Capital Outlay	\$0.00	
Total Expenditures	\$0.00	0.00%
<u>STREET FUND</u>		
Receipts	\$292,438.42	91.10%
Expenditures:		
Capital Outlay	\$0.00	
Total Expenditures	\$0.00	0.00%

Citizens are invited to inspect the detailed supporting records of the above financial statements.



CITY OF SUN VALLEY
REPORT TO THE CITY COUNCIL

TO: Finance Committee
FROM: Angela Walls, Treasurer/Finance Manager
SUBJECT: Recurring Payables and Payroll for July 2013
DATE: July 25th, 2013

RECURRING PAYABLES

Recurring payables had no abnormalities. Please see the attached resolution for a list of approved recurring payables.

PAYROLL

Legislative - There were no changes or abnormalities for July.

Administrative - There were no changes or abnormalities for July.

Community Development - There were no changes or abnormalities for July.

Police - There were 68.5 hours of overtime due to evidence training, K-9 Recertification test, Abba Concert, and Ketchum Arts Festival. There were no other changes or abnormalities for July.

Fire - The paid on call firefighters' hours raised from the estimated normal of 150 hours to 292.75 hours in July, due to Hazmat classes starting, a 9.5 hour technical rescue, and four firefighters assisting with hydrant testing. There were also two firefighters, an Engine Boss & Engine Boss Trainee, that were sent to the Carpenter 1 Fire. They each had 80 regular hours and 51 overtime hours. This cost will be reimbursed by the state. There were no other changes or abnormalities for July.

Street - There were no changes or abnormalities for July.



CITY OF SUN VALLEY
REPORT TO THE CITY COUNCIL

TO: Honorable Mayor and City Council
FROM: Angela Walls, Treasurer/Finance Manager
SUBJECT: Treasurer's Oath for Accounts Payable
DATE: July 25th, 2013

After review, I have determined that the attached "Approval of Payables, On Hand, As Of July 24th, 2013" 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 M. Walls Signed
Treasurer/Finance Manager Title
July 25th, 2013 Date

CITY OF SUN VALLEY
 APPROVAL OF PAYABLES, ON HAND, AS OF JULY 24th, 2013

#	Vendor Name	Invoice #	Description	Account #	In Line Item	Line Item Over-spend	Within Dept Budget	Dept.	Amount
1	AK Pest Management Arborcare Resources, Inc.	2681	Weed spraying per contract - 2nd of 3 applications	10-431-621	Y	N	Y	SD	\$ 3,875.00
2	Association of Idaho Cities	28299	Tree Spraying Elkhorn Fire Station and City Hall	10-431-620	Y	N	Y	SD	\$ 645.00
3	Brooks Welding Caselle	713 9215 50213	2014 Membership Dues Angle iron and flat bar for cone rack fabrication Caselle Clarity Software Upgrade (to be installed in October 2013)	10-415-480 10-431-320 10-415-740	Y Y Y	N N N	Y Y Y	AD SD AD	\$ 558.00 \$ 41.48 \$ 15,181.00
5	CH2M HILL	3860345	Sinclair path wall review and solution thru May 31st, 2013	10-431-780	Y	N	Y	SD	\$ 133.40
6	CH2M HILL	3860437	Sinclair path wall review and solution thru June 28th, 2013 City Engineering review work through May 31, 2013 for the 2013 Juniper Road Safety Evaluation Study and ensuing Grading Plan requested by the City Council.	10-431-780	Y	N	Y	SD	\$ 3,773.35
8	CH2M Hill	3860345	City Engineering review work through May 31, 2013 for two plat amendment application engineering reviews (Elkhorn Meadows Lots 41 and 42; Fairway Subdivision Lots 31 and 32).	10-419-800	Y	N	Y	CD	\$ 7,393.30
9	CH2M Hill	3860345	City Engineering review work through June 28, 2013 for the 2013 Juniper Road Safety Evaluation Study and ensuing Grading Plan requested by the City Council. The CH2MHill Task Order for the Safety Evaluation was approved at \$5,898 and the Task Order for the grading plan was approved at \$2,966 (\$8,864 total). Only \$1,530.70 is paid with this invoice because the Total Spent column on the CH2MHill invoice is at \$9,250.30 which exceeds the total approved project amount.	10-418-422	Y	N	Y	CD	\$ 704.30
10	CH2M Hill	3860347	City Engineering review work through May 31, 2013 for one plat amendment application engineering reviews (White Clouds Townhomes).	10-419-800	Y	N	Y	CD	\$ 1,530.70
11	CH2M Hill	3860347	City Engineering review work through May 31, 2013 for a plat amendment application engineering review (White Clouds Lots 20A, 21B, 29A and 30A).	10-418-422	Y	N	Y	CD	\$ 699.20
12	CH2M Hill	3860345	Segway Controller battery	10-421-320	Y	N	Y	PD	\$ 5.99
14	Clearwater Landscaping	6061315	Fuel line for diesel motor on pump for Eng 62 (replace split hose)	10-423-595	Y	N	Y	FD	\$ 19.80
15	Copy & Print	52172	Business Cards new Officer's Daniel Frattura & Tuyen Nguyen	10-421-320	Y	N	Y	PD	\$ 127.48
16	Copy & Print	52606	2 cases of copy paper	10-421-310	Y	N	Y	PD	\$ 73.98
17	Copy & Print	53050	One ink cartridge replacement for the CD Department Printer in main office room- 1 black.	10-418-310	Y	N	Y	CD	\$ 153.71
18	Copy & Print	52602	1 case of copy paper	10-415-310	Y	N	Y	AD	\$ 36.99
19	Copy & Print	44374	Unpaid balance - Pd wrong amount on invoice from 2012	10-415-310	Y	N	Y	AD	\$ 72.00
20	Copy & Print	53065	2 packs of lined notepads	10-415-310	Y	N	Y	AD	\$ 41.50
21	Copy & Print	52520	Adding machine tape and ribbon, clear tape, pens	10-415-310	Y	N	Y	AD	\$ 54.99
22	Copy & Print	51189	1 case of copy paper	10-415-310	Y	N	Y	AD	\$ 36.99
23	Copy & Print	52126	File folders for LOT organization	10-415-310	Y	N	Y	AD	\$ 174.93
24	Davis Embroidery	21219	Embroidery on shirts for Officer Tuyen Nguyen	10-421-665	Y	N	Y	PD	\$ 45.00
25	Davis Embroidery	21135	Embroidery on shirts for Wait Fertilizing	10-421-665	Y	N	Y	PD	\$ 77.19
26	Davis Embroidery	21127	4 short sleeve duty shirts for Reid Black, Ray Franco, Mal Prior, and Taan Robrahn	10-423-631	Y	N	Y	FD	\$ 457.68
27	Dick York's Auto Service	RO58596	1 Interstate battery for 2010 Expedition - Warranty exchange Building Inspection professional fees for Dennis Kalerber to perform building inspections for significant projects during Building Official, Eric Adams, three week sabbatical- (final) week of June 2, 2013	10-421-600	Y	N	Y	PD	\$ 21.20
28	DK Engineering	13-027-2	T-shirts for all fire fighters (27 L, 19 XL, and 2 XXL)	10-418-420	Y	N	Y	CD	\$ 350.00
29	Donnelley Sports	08272-00	1 pair of summer duty shoes for Taan Robrahn, Ray Franco, Mal Prior, and Reid Black	10-423-631	Y	N	Y	FD	\$ 366.53
30	Elephants Parch INC	2448		10-423-631	Y	N	Y	FD	\$ 384.75

3	J Machinery	6722	Yearly DOT inspection for Eng 60	10-423-600	Y	N	Y	FD	\$	150.00
32	Flint Machinery	6721	Yearly DOT inspection for Eng 66	10-423-600	Y	N	Y	FD	\$	150.00
33	Flint Machinery	6720	Yearly DOT inspection for Eng 62	10-423-600	Y	N	Y	FD	\$	150.00
34	Flint Machinery	6723	Yearly DOT inspection for Eng 64	10-423-600	Y	N	Y	FD	\$	90.00
35	Fire Safety Education	45545	Jr fire fighter badges, hat stickers, and hats for kids	10-423-920	Y	N	Y	FD	\$	1,079.33
36	Fly Sun Valley Alliance	101	Contract for services for July	10-411-692	Y	N	Y	LD	\$	3,167.00
37	Fly Sun Valley Alliance	102	Contract for services for August	10-411-692	Y	N	Y	LD	\$	3,167.00
38	Freightliner of Idaho	137894	Air conditioner compressor for Peterbilt	10-431-595	Y	N	Y	SD	\$	191.60
39	Galls Quartermaster	740476	First Lg Reg Covert Classic Short Sleeve Shirts - Police shirts for officers (not assigned to individual officer)	10-421-665	Y	N	Y	PD	\$	54.02
40	Galls Quartermaster	740222	FRST XL Reg Covert Classic Short Sleeve Shirt - Police shirts for officers (not assigned to individual officer)	10-421-665	Y	N	Y	PD	\$	55.98
41	Galls Quartermaster	734751	Des XI Reg, EBLU 2X Reg, Lg Reg, Covert Classic Short Sleeve Shirts - Police shirts for officers (not assigned to individual officer)	10-421-665	Y	N	Y	PD	\$	161.94
42	Galls Quartermaster	768319	Nylon slim line holster for Tuyen Nguyen and Left handed security holster for Dan Frattura	10-421-940	Y	N	Y	PD	\$	274.98
43	Galls Quartermaster	732672	For Officer Dan Frattura Duty Pro Nylon belt keepers, Web duty belt, Jacket slot nylon holster, Double mag case, Glock 21, Galls molded nylon silent key, Dyna med glove pouch double w/belt	10-421-940	Y	N	Y	PD	\$	187.92
44	Gem State Paper	864216-00	1/2 cost of order of paper plates, paper bowls, etc (split with admin)	10-415-310	Y	N	Y	AD	\$	108.56
45	Gem State Paper	864216-00	1/2 cost of order of paper plates, paper bowls, etc (split with PD)	10-415-310	Y	N	Y	AD	\$	108.57
46	Gem State Paper	766273-00	Bathroom tissue & C-Fold Towels	10-415-320	Y	N	Y	AD	\$	85.41
47	Supply Inc	143482	Welding tank rental	10-431-320	Y	N	Y	SD	\$	13.20
48	GFOA	127592	City Membership	10-415-470	Y	N	Y	AD	\$	160.00
49	GOSOMA	70113	Membership Dues for Susan Robertson	10-415-470	Y	N	Y	AD	\$	100.00
50	Gym Outfitters	WO-0245	Quarterly maintenance on gym equipment at Elkhorn Fire Station	10-423-920	Y	N	Y	FD	\$	80.00
51	Highway Products Inc	6874	New aluminum flat bed and utility boxes for new type 6 engine and installation	29-490-781	Y	N	Y	FD	\$	13,408.00
52	Idaho Dept. Of Labor	2NDQTR2013	Unemployment benefits for April 2013 - June 2013	10-415-280	Y	N	Y	AD	\$	1,092.00
53	Idaho Mountain Express	4349-0613	Public notice publication in the Mt Express for two (2) Comp Plan Steering Committee meeting notices and two (2) Planning and Zoning Commission public hearing notices	10-418-440	Y	N	Y	CD	\$	1,179.96
54	Idaho Mountain Express	4349-0413	Public notice publication in Mt Express for two (2) Comp Plan Steering Committee meeting notices, one (1) City Council public hearing notice, one (1) Administrative Design Review notice, and two (2) Planning and Zoning Commission public hearing notices	10-418-440	Y	N	Y	CD	\$	1,789.04
55	Idaho Mountain Express	4349-0613	Ordinance 460 Publishing	10-415-440	Y	N	Y	AD	\$	142.56
56	Integrated Technologies	57672A	Black, Cyan, Magenta & Yellow Toner for the Admin printer	10-415-310	Y	N	Y	AD	\$	391.50
57	International Code Council, Inc.	INV302964	PDF copy of the International Property Maintenance Code Commentary 2009 for the Community Development Director, Building Official and City Attorney to resolve a property condemnation issue in the City of Sun Valley.	10-418-310	Y	N	Y	CD	\$	34.00
58	Joe's Backhoe	15130	Hauled 2 loads of sweeper trash	10-431-780	Y	N	Y	SD	\$	127.50
59	Ketchum Computers	9500	Computer Consultant Fees 6/15/13-6/30/13	10-415-427	Y	N	Y	AD	\$	750.00
60	Ketchum Computers	9521	Computer Consultant Fees 7/1/13-7/15/13	10-415-427	Y	N	Y	AD	\$	497.50
61	King, Adam, Attorney At Law	91816-91819	Legal services for July - Private Matters	10-415-425	Y	N	Y	AD	\$	3,219.58
62	King, Adam, Attorney At Law	91820-91819	Legal services for July - Public Matters	10-415-425	Y	N	Y	AD	\$	1,794.00
63	L N Curtis & Son	31369313-00	55 gallon of fire fighting foam for all fire engines	10-423-920	Y	N	Y	FD	\$	825.00

99	Treasure Valley Coffee	3265011	Coffee for all City departments for July	10-423-310	Y	N	Y	FD	\$12.00
100	Treasure Valley Coffee	3265011	Coffee for all City departments for July	10-431-320	Y	N	Y	SD	\$12.00
101	Treasure Valley Coffee	369053	3 gallons of oil for oil change on Eng 64	10-423-500	Y	N	Y	FD	\$ 43.89
102	United Oil	733406	Fuel for all fire department vehicles for 5/15 - 5/31/13	10-423-350	Y	N	Y	FD	\$ 636.29
103	United Oil	736100	Fuel for Police Vehicles for 6/15 - 6/30/13	10-421-350	Y	N	Y	PD	\$ 566.04
104	United Oil	736101	Fuel for all fire department vehicles for 6/15 - 6/30/13	10-423-350	Y	N	Y	FD	\$ 775.45
105	United Oil	736102	Fuel purchases for 6/15 - 6/30/13	10-431-350	Y	N	Y	SD	\$ 280.18
106	United Oil	736103	Fuel for the Building Official's automobile on June 17, 2013	10-418-350	Y	N	Y	CD	\$ 88.50
107	United Oil	737498	Fuel for Patrol Vehicles for 7/1 - 7/15/13	10-421-350	Y	N	Y	PD	\$ 983.61
108	United Oil	737499	Fuel for all fire department vehicles for 7/1 - 7/15/13 (Fuel for Eng 64 for Carpenter 1 fire will be refunded by the state)	10-423-350	Y	N	Y	FD	\$ 1,089.90
109	United Oil	737500	Fuel purchases for 7/1 - 7/15/13	10-431-350	Y	N	Y	SD	\$ 267.39
110	United Oil	737501	Fuel for the Building Official's automobile on June 15, 2013	10-418-350	Y	N	Y	CD	\$ 80.56
111	Valley Paving Inc	13248	Path patching Elkhorn "D" & "E"	10-431-780	Y	N	Y	SD	\$ 1,464.00
112	Webb Landscaping	11473/12342	Fertilizer, flowers for City Hall, & Roundup	10-431-620	Y	N	Y	SD	\$ 359.44
113	Wells Fargo	290271	Safety Deposit Box - 7/13 - 7/14 fee	10-415-480	Y	N	Y	AD	\$ 38.00
114									
115									

\$ 162,589.84

Recommended approval to the City Council _____ Date _____

Finance Committee Chairman: Michelle Griffith



CITY OF SUN VALLEY
REPORT TO THE CITY COUNCIL

To: Honorable Mayor and City Council
From:  Mark Hofman, Community Development Director
Meeting Date: August 1, 2013
Agenda Item: **Dooley Lot Line Shift
Plat Amendment Application No. SUBPA 2013-04**

SUBJECT: Public hearing for a plat amendment application proposing the relocation of a common lot line and creation of new building envelopes for two existing legal lots within the Single-Family Residential (RS-1) Zoning District. No new lots will be formed and the lot line shift is associated with Design Review Application No. DR 2013-23 for the construction of a new single family residence. **Applicant:** Janet Jarvis for Mark Dooley. **Application Filing Date:** May 17, 2013. **Location:** 409 Fairway Road; Lots 31 and 32 Fairway Subdivision.

BACKGROUND: The project area consists of one developed single family residential lot (Lot 31) and one undeveloped lot (Lot 32), of the Fairway Subdivision, lying on the west side of Fairway Road and zoned Single-Family Residential (RS-1). The two subject adjoining lots front and gain access directly from Fairway Road. Trail Creek and the Sun Valley Golf Course lay adjacent downhill along the rear property line of each lot. Adjacent residential lots to the north, south and east are developed with existing single family structures and related site improvements. Existing Lot 31 is developed with a two-story, single family dwelling with an approximate building footprint of 4,564 square feet. The amendment application proposes to add a northern portion of Lot 32 to adjacent Lot 31 and create new building envelopes for each resulting lot.

The adjoining lots are commonly owned by the applicant and the lot line shift is associated with Design Review Application No. DR 2013-23 to demolish an existing single family dwelling on resulting larger Lot 31A and construct a new dwelling in essentially the same location. No recorded building envelopes exist for either of the two subject lots. New building envelopes are created on New Lots 31A and 32A though no new residential structure is proposed for Lot 32A at this time.

ANALYSIS: The Plat Amendment application consists of a southerly relocation of the side property line common between the two subject lots. The lot line shift and new building envelopes are fully depicted on the attached Plat Amendment (**Exhibit "PZ-E" of attached Exhibit "CC-3"**). A noticed site visit and public hearing was performed for this plat amendment application by the Planning and Zoning Commission on June 27, 2013. The Commission adopted a motion to recommend approval of the plat amendment to the City Council. The Commission also approved the associated Design Review Application (No. DR 2013-23) contingent upon and specific to City Council approval of this Plat Amendment Application. The project analysis, additional background

information, and discussion are contained in the attached June 27, 2013 Planning and Zoning Commission Agenda Report (**Exhibit "CC-3"**). The Planning & Zoning Commission's signed approval recommendation, findings of fact, conclusions of law and conditions for the Amendment are attached as **Exhibit "CC-2"**.

Both lots will remain in conformance with minimum lot size requirements. The lot line adjustment will provide additional area for the development of a single-family residence and associated site improvements on new Lot 31A. A Comparison of Neighboring Lots analysis (**Exhibit "PZ-C" of attached Exhibit "CC-3"**) was submitted with the application showing that resulting, smaller Lot 32A would remain consistent with existing developed residential lots across the Fairway Road right-of-way and also along nearby Fairway Loop. Many nearby lots have existing nonconforming lot sizes below the required 20,000 square foot minimum for the RS-1 Zoning District.

If approved by the Council, the plat document detailing the relocated property line and building envelope locations shall be recorded with the Office of the County Recorder within one year to be valid and a copy of the recorded document shall be provided to the Community Development Department. Staff summarizes the general action alternatives available to the City Council below and can further discuss options and potential findings and conditions of approval at the Council hearing if needed. Draft City Council Findings of Fact, Conclusions of Law and Conditions of Approval for Plat Amendment Application No. SUBPA 2013-04 are attached as **Exhibit "CC-1"**.

Public Notice and Comment- The public hearing with the City Council for this plat amendment application was publicly noticed on July 17, 2013 by: 1.) publication as a display ad in the Mtn. Express; 2.) mailing of notice to all property owners within a 300 feet radius; 3.) posting of public notice at five (5) prominent locations within the City, including Sun Valley City Hall, the Sun Valley Post Office, Elkhorn Springs Store Post Office, St. Thomas Episcopal Church and the Elkhorn Fire Station; 4.) posting of the site; 5.) transmitting to relevant agencies/media via emailing and faxing, as well as to all parties who have notified the City of interest to receive agendas and such public notices; and, 6.) posting on the City's webpage under public notices and under the City Council Agenda.

As of the writing and release of this Agenda Report, no public comments were received by City staff as a result of the public notice for the public hearing on this development application.

Alternative Actions- The general alternatives available to the City Council for action on the plat amendment application include:

- (1) 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 plat amendment request; 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 plat amendment.

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 Planning & Zoning Commission formally recommended approval of the plat amendment application to the City Council on June 27, 2013.

The Community Development Director recommends the City Council adopt a motion to approve the plat amendment application as recommended by the Planning and Zoning Commission.

LIST OF ATTACHED EXHIBITS:

- | | |
|----------------|--|
| Exhibit "CC-1" | Draft City Council Findings of Fact, Conclusions of Law and Conditions for Plat Amendment Application No. SUBPA 2013-04. |
| Exhibit "CC-2" | Planning & Zoning Commission Approval Recommendation, Findings of Fact, Conclusions of Law and Conditions for Plat Amendment Application No. SUBPA 2013-04 signed on July 3, 2013. |
| Exhibit "CC-3" | June 27, 2013 Planning & Zoning Commission Agenda Report with attached Exhibits "PZ-A" through "PZ-E". |

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

EXHIBIT "CC-1"

(DRAFT) SUN VALLEY CITY COUNCIL

PLAT AMENDMENT	)	FINDINGS OF FACT/CONCLUSIONS
LOTS 31 AND 32	)	OF LAW, DECISION
FAIRWAY SUBDIVISION	)	AND CONDITIONS
409 FAIRWAY ROAD)	
APPLICATION NO. SUBPA 2013-04)	

This matter came before the Sun Valley City Council for consideration on August 1, 2013 as a duly noticed public hearing for a shift of an existing side property line between existing Lots 31 and 32 of the Fairway Subdivision. The adjoining lots are commonly owned by the applicant and the lot line shift is associated with Design Review Application No. DR 2013-23 to demolish an existing single family dwelling on resulting larger Lot 31A and construct a new dwelling in essentially the same location. New building envelopes are created on New Lots 31A and 32A though no new residential structure is proposed for Lot 32A at this time. The City Council conducted a properly noticed public hearing; reviewed the applicable application materials and the City staff reports; heard testimony from the public, the applicant, and the applicant's representatives; and, considered the approval recommendation of the Planning and Zoning Commission. Based on the evidence presented, the City Council makes the following Findings of Fact/Conclusions of Law and Decision, subject to specific Conditions of Approval.

FINDINGS OF FACT/CONCLUSIONS OF LAW

1. The applicant is Janet Jarvis for Mark Dooley. The subject property consists of existing Lots 31 and 32 of the Fairway Subdivision Plat. This Plat Amendment application was submitted in conjunction with Design Review Application No. DR 2013-23 and both existing Lots are zoned Single-Family Residential (RS-1) Zoning District. The existing residence on Lot 31 is to be demolished and a new residence will be constructed on new Lot 31A in conformance with a new building envelope established with this Plat Amendment.
2. The application consists of a plat amendment map showing the southerly relocation of the side property line common between the two lots. The lot line shift will result in a larger Lot 31 and a smaller Lot 32. Existing Lot 31 is 0.78 acres (33,843 square feet) and existing Lot 32 is 0.8 acres (35,400 square feet) in lot size. New Lot 31A will have a lot area of 1.10 acres (48,068 square feet) and new Lot 32A will have a lot area of 0.46 acres (20,015 square feet), where a 20,000 square foot minimum is required in the RS-1 Zoning District. Both Lots will remain in conformance with minimum lot size requirements.
3. No building envelopes were recorded for the subject Lots via the Fairway Subdivision Plat approval (Recorded as Instrument No. 125090). The Plat Amendment creates new building envelopes for each Lot while maintaining the required fifteen (15) foot setback for structures in the RS-1 Zoning District. The new rectangular shaped building envelope on Lot 31A will be 6,098 square foot (93.5' by 65.224') and the new uniform square shaped building envelope on Lot 32A will be 3,760 square foot (61.32' by 61.32'). All easements associated with the Fairway Subdivision Plat would remain unchanged, as will an easement for road right-of-way purposes

on Lot 32 in favor of adjacent Lot 33 pursuant to a 1970 Warranty Deed recorded as Instrument No. 135152.

4. The applicant has provided the information required for application, review, and action on a plat amendment as set forth in City of Sun Valley Municipal Code Section 9-5A-4, Required Application Information. On July 17, 2013 proper notice for the public hearing was completed by: 1.) publishing of a public notice of a site visit and public hearing in the local newspaper of record; 2.) mailed to adjacent properties within a minimum 300-foot radius; 3.) posted at Sun Valley City Hall, the Sun Valley Post Office, Elkhorn Springs Store Post Office, St. Thomas Episcopal Church and the Elkhorn Fire Station; 4.) posted on the site; 5.) electronically transmitted to all those requesting receipt of such notices; and, 6.) posted on the City's website under public notices.
5. The required findings for review of a proposed plat amendment are contained in Municipal Code Section 9-4B-1F.
6. The property line relocation application will not lower the dimensions of existing Lots 31 and 32 below a minimum dimensional standard prescribed by Title 9, Development Code. The amendment proposes to enlarge Lot 31 by shifting the shared side property line south to create a larger, more flexible area for single-family development on resulting Lot 31A. The plat amendment will not increase or decrease the number of properties/lots and the property line shift will not change or move any public streets or publicly dedicated areas in any manner. The overall density of the project remains unchanged at one single family dwelling allowed on revised Lot 31A and one on revised Lot 32A. New building envelopes will be created on each resulting Lot and each aspect of the proposed adjustment to the property line complies with all applicable provisions of the Development Code.
7. The plat adjustment is appropriate for the design and physical location of future development and will primarily be utilized as additional area for the future development of a single-family residence on Lot 31A. The amendment is appropriate for the single-family development because the new property line location and new larger lot area for Lot 31A provide greater flexibility for locating and designing site improvements and maintain privacy for a new primary structure to suit the design needs of the applicant. A Comparison of Neighboring Lots analysis was submitted with the application showing that resulting smaller Lot 32A is consistent with existing developed lots across the Fairway Road right-of-way and along nearby Fairway Loop. Many nearby lots have existing nonconforming sizes below the required 20,000 square foot minimum for the RS-1 Zoning District. A slope analysis was also submitted as part of the Plat Amendment Application and narrow bands of sloping area in excess of 25% were detailed on Lots 31 and 32. These steep slope areas lie generally on the upper and lower portions of the disturbed sites, running along the front and rear property line adjacent to Fairway Road and adjacent to Trail Creek. No determination was made as to the natural or man-made disturbed character of these slope areas. Each Lot was determined to be buildable with a suitable single-family dwelling similar in character with the surrounding development while preserving the significant steep slope areas. The new building envelopes created with the Plat Amendment are consistent with steep slope preservation. At the time of future proposed development on Lot 32A, the presence of any natural and disturbed slopes will be similarly delineated and the limits of preservation and disturbance will be determined as is appropriate as part of the City's design review process.

8. The property line shift plat amendment is consistent with the Sun Valley Comprehensive Plan designation for Low and Medium Density Residential and does not significantly change the existing allowed land uses nor cause any conflict with the goals and policies of the Comprehensive Plan. There are no designated scenic, agricultural, recreational, or traditional sites identified for the lot by the Comprehensive Plan.
9. The plat amendment will not affect the character of the neighborhood in a materially adverse manner because the new property line location is consistent with the existing layout of the Fairway Subdivision and provides greater privacy and flexibility in development and site design for the single-family Lot 31A. The property line shift is minor and, once recorded, the plat modification will appear as though designed as part of the original development.
10. The side property line shift does not involve or alter any area used for access to the overall Fairway Subdivision nor any associated or adjacent public or private access or parking areas. An easement for road right-of-way purposes on Lot 32 in favor of adjacent Lot 33, pursuant to a 1970 Warranty Deed recorded as Instrument No. 135152, will remain unchanged. The new Lot 31A and Lot 32A configuration is consistent with all applicable easements and rights of way and with the original design of the access, traffic, circulation, and parking areas of the development.
11. The completed review of the application and supporting materials by the Community Development Department and the City's contract Engineer, CH2MHill found no unresolved issues, code conflicts or fatal flaws in the plat amendment nor any needed Fire Department comments or conditions.
12. The Planning and Zoning Commission performed a properly noticed public hearing and site visit on June 27, 2013 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 plat amendment application to the City Council on June 27, 2013.
13. The City Council performed a properly noticed public hearing on August 1, 2013 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 period.

DECISION

Therefore, based upon the foregoing Findings of Fact/Conclusions of Law, the Sun Valley City Council hereby conditionally approves the Plat Amendment to relocate the common side property line between existing Lots 31 and 32 of the Fairway Subdivision and establish new building envelopes for each lot, according to the plat amendment map, supporting plans, and documents submitted as part of the development application, subject to the following specific conditions of approval.

CONDITIONS OF APPROVAL

1. The plat amendment and all aspects of the project design shall conform to the project's preliminary plat amendment drawing stamped received by the City of Sun Valley on May 17, 2013, reviewed by the Planning and Zoning Commission on June 27, 2013 and approved by the City Council on August 1, 2013.
2. Upon approval of the plat amendment by the City Council to relocate the common side property line between Lots 31 and 32 of the Fairway Subdivision and establish building envelopes for each lot, the applicant shall record the amended plat with the Office of the County Recorder and provide a copy of the recorded document to the Community Development Director. This plat amendment approval shall expire three hundred sixty five (365) days from the date of approval unless extended pursuant to Code Section 9-5A-9.
3. This plat amendment application (No. SUBPA 2013-04) shall be specific to Design Review Application No. DR 2013-23. The applicant shall satisfy all applicable conditions and requirements of the associated design review approval in addition to the conditions contained herein.
4. The plat amendment application (No. SUBPA 2013-04) shall be subject to satisfaction of all comments and conditions contained in the updated CH2MHill review and comment letter dated May 28, 2013.

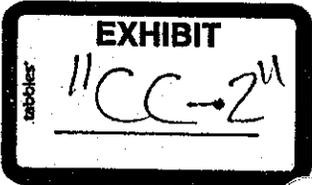
Dated this 1st day of August, 2013.

Dewayne Briscoe, Mayor
City of Sun Valley

Date Findings of Fact signed

ATTEST:

Hannah Stauts, City Clerk
City of Sun Valley



**SUN VALLEY
PLANNING AND ZONING COMMISSION**

PLAT AMENDMENT	)	FINDINGS OF FACT/CONCLUSIONS
LOTS 31 AND 32	)	OF LAW, DECISION
FAIRWAY SUBDIVISION	)	AND CONDITIONS
409 FAIRWAY ROAD)	
APPLICATION NO. SUBPA 2013-04)	

This matter came before the Sun Valley Planning and Zoning Commission for consideration on June 27, 2013 as a duly noticed public hearing for a shift of an existing side property line between existing Lots 31 and 32 of the Fairway Subdivision. The adjoining lots are commonly owned by the applicant and the lot line shift is associated with Design Review Application No. DR 2013-23 to demolish an existing single family dwelling on resulting larger Lot 31A and construct a new dwelling in essentially the same location. New building envelopes are created on New Lots 31A and 32A though no new residential structure is proposed for Lot 32A at this time. The Commission conducted a properly noticed site visit and public hearing, reviewed the Agenda Report and heard the comments of City staff, the applicant's representatives and the public. Additionally, the Commission reviewed the approval recommendation document with suggested Findings of Fact, Conclusions of Law, and Conditions of Approval recommended by the Community Development Director. Based on the evidence presented, the Commission hereby recommends approval of the proposed plat amendment to the City Council with the following Findings of Fact and Conclusions of Law and subject to specific conditions of approval.

FINDINGS OF FACT/CONCLUSIONS OF LAW

1. The applicant is Janet Jarvis for Mark Dooley. The subject property consists of existing Lots 31 and 32 of the Fairway Subdivision Plat. This Plat Amendment application was submitted in conjunction with Design Review Application No. DR 2013-23 and both existing Lots are zoned Single-Family Residential (RS-1) Zoning District. The existing residence on Lot 31 is to be demolished and a new residence will be constructed on new Lot 31A in conformance with a new building envelope established with this Plat Amendment.
2. The application consists of a plat amendment map showing the southerly relocation of the side property line common between the two lots. The lot line shift will result in a larger Lot 31 and a smaller Lot 32. Existing Lot 31 is 0.78 acres (33,843 square feet) and existing Lot 32 is 0.8 acres (35,400 square feet) in lot size. New Lot 31A will have a lot area of 1.10 acres (48,068 square feet) and new Lot 32A will have a lot area of 0.46 acres (20,015 square feet), where a 20,000 square foot minimum is required in the RS-1 Zoning District. Both Lots will remain in conformance with minimum lot size requirements.
3. No building envelopes were recorded for the subject Lots via the Fairway Subdivision Plat approval (Recorded as Instrument No. 125090). The Plat Amendment creates new building envelopes for each Lot while maintaining the required fifteen (15) foot setback for structures in the RS-1 Zoning District. The new rectangular shaped building envelope on Lot 31A will be 6,098 square foot (93.5' by 65.224') and the new uniform square shaped building envelope on Lot 32A will be 3,760 square foot (61.32' by 61.32'). All easements associated

with the Fairway Subdivision Plat would remain unchanged, as will an easement for road right-of-way purposes on Lot 32 in favor of adjacent Lot 33 pursuant to a 1970 Warranty Deed recorded as Instrument No. 135152.

4. The applicant has provided the information required for application, review, and action on a plat amendment as set forth in City of Sun Valley Municipal Code Section 9-5A-4, Required Application Information. On June 12, 2013 proper notice for the public hearing was completed by: 1.) publishing of a public notice of a site visit and public hearing in the local newspaper of record; 2.) mailed to adjacent properties within a minimum 300-foot radius; 3.) posted at Sun Valley City Hall, the Sun Valley Post Office, Elkhorn Springs Store Post Office, St. Thomas Episcopal Church and the Elkhorn Fire Station; 4.) posted on the site; 5.) electronically transmitted to all those requesting receipt of such notices; and, 6.) posted on the City's website under public notices.
5. The required findings for review of a proposed plat amendment are contained in Municipal Code Section 9-4B-1F.
6. The property line relocation application will not lower the dimensions of existing Lots 31 and 32 below a minimum dimensional standard prescribed by Title 9, Development Code. The amendment proposes to enlarge Lot 31 by shifting the shared side property line south to create a larger, more flexible area for single-family development on resulting Lot 31A. The plat amendment will not increase or decrease the number of properties/lots and the property line shift will not change or move any public streets or publicly dedicated areas in any manner. The overall density of the project remains unchanged at one single family dwelling allowed on revised Lot 31A and one on revised Lot 32A. New building envelopes will be created on each resulting Lot and each aspect of the proposed adjustment to the property line complies with all applicable provisions of the Development Code.
7. The plat adjustment is appropriate for the design and physical location of future development and will primarily be utilized as additional area for the future development of a single-family residence on Lot 31A. The amendment is appropriate for the single-family development because the new property line location and new larger lot area for Lot 31A provide greater flexibility for locating and designing site improvements and maintain privacy for a new primary structure to suit the design needs of the applicant. A Comparison of Neighboring Lots analysis was submitted with the application showing that resulting smaller Lot 32A is consistent with existing developed lots across the Fairway Road right-of-way and along nearby Fairway Loop. Many nearby lots have existing nonconforming sizes below the required 20,000 square foot minimum for the RS-1 Zoning District. A slope analysis was also submitted as part of the Plat Amendment Application and narrow bands of sloping area in excess of 25% were detailed on Lots 31 and 32. These steep slope areas lie generally on the upper and lower portions of the disturbed sites, running along the front and rear property line adjacent to Fairway Road and adjacent to Trail Creek. No determination was made as to the natural or man-made disturbed character of these slope areas. Each Lot was determined to be buildable with a suitable single-family dwelling similar in character with the surrounding development while preserving the significant steep slope areas. The new building envelopes created with the Plat Amendment are consistent with steep slope preservation. At the time of future proposed development on Lot 32A, the presence of any natural and disturbed slopes will be similarly delineated and the limits of preservation and disturbance will be determined as is appropriate as part of the City's design review process.

8. The property line shift plat amendment is consistent with the Sun Valley Comprehensive Plan designation for Low and Medium Density Residential and does not significantly change the existing allowed land uses nor cause any conflict with the goals and policies of the Comprehensive Plan. There are no designated scenic, agricultural, recreational, or traditional sites identified for the lot by the Comprehensive Plan.
9. The plat amendment will not affect the character of the neighborhood in a materially adverse manner because the new property line location is consistent with the existing layout of the Fairway Subdivision and provides greater privacy and flexibility in development and site design for the single-family Lot 31A. The property line shift is minor and, once recorded, the plat modification will appear as though designed as part of the original development.
10. The side property line shift does not involve or alter any area used for access to the overall Fairway Subdivision nor any associated or adjacent public or private access or parking areas. An easement for road right-of-way purposes on Lot 32 in favor of adjacent Lot 33, pursuant to a 1970 Warranty Deed recorded as Instrument No. 135152, will remain unchanged. The new Lot 31A and Lot 32A configuration is consistent with all applicable easements and rights of way and with the original design of the access, traffic, circulation, and parking areas of the development.

DECISION

Therefore, based upon the foregoing Findings of Fact/Conclusions of Law, the Sun Valley Planning and Zoning Commission hereby recommends approval of the plat amendment to the City Council to relocate the common side property line between existing Lots 31 and 32 of the Fairway Subdivision and establish new building envelopes for each lot, according to the plat amendment map, supporting plans, and documents submitted as part of the development application, subject to the following specific conditions of approval.

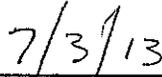
CONDITIONS OF APPROVAL

1. The action by the Planning and Zoning Commission on the plat amendment is a recommendation only and requires final action by the City Council at a noticed public hearing. The plat amendment and all aspects of the project design shall conform to the project drawings stamped received by the City of Sun Valley on May 17, 2013 and reviewed by the Planning and Zoning Commission on June 27, 2013.
2. Upon approval of the plat amendment by the City Council to relocate the common side property line between Lots 31 and 32 of the Fairway Subdivision and establish building envelopes for each lot, the applicant shall record the amended plat with the Office of the County Recorder and provide a copy of the recorded document to the Community Development Director. This plat amendment approval shall expire three hundred sixty five (365) days from the date of approval unless extended pursuant to Code Section 9-5A-9.
3. This plat amendment application (No. SUBPA 2013-04) shall be specific to Design Review Application No. DR 2013-23. The applicant shall satisfy all applicable conditions and requirements of the associated design review approval in addition to the conditions contained herein.

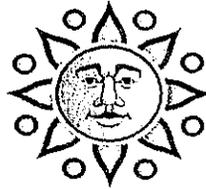
Dated this 27th day of June, 2013.



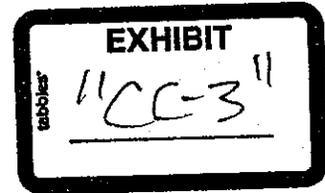
Jake Provonsha, Vice Chairman
Planning and Zoning Commission
City of Sun Valley



Date Findings of Fact Signed



CITY OF SUN VALLEY
PLANNING AND ZONING COMMISSION
AGENDA REPORT



To: Planning and Zoning Commission
From: *MH* Mark Hofman, Community Development Director
Meeting Date: June 27, 2013
Agenda Item: Dooley Lot Line Shift
Plat Amendment Application No. SUBPA 2013-04

SUBJECT: Noticed site visit and public hearing for a plat amendment application proposing the relocation of a common lot line and creation of new building envelopes for two existing legal lots within the Single-Family Residential (RS-1) Zoning District. No new lots will be formed and the lot line shift is associated with Design Review Application No. DR 2013-23 for the construction of a new single family residence. Applicant: Janet Jarvis for Mark Dooley. Application Filing Date: May 17, 2013. Location: 409 Fairway Road; Lots 31 and 32 Fairway Subdivision.

BACKGROUND: The project area consists of one developed single family residential lot (Lot 31) and one undeveloped lot (Lot 32), of the Fairway Subdivision, lying on the west side of Fairway Road and zoned Single-Family Residential (RS-1). The two subject adjoining lots front and gain access directly from Fairway Road. Trail Creek and the Sun Valley Golf Course lay adjacent downhill along the rear property line of each lot. Adjacent residential lots to the north, south and east are developed with existing single family structures and related site improvements. Existing Lot 31 is developed with an existing two-story, single family dwelling with an approximate building footprint of 4,564 square feet. The amendment application proposes to add a northern portion of Lot 32 to adjacent Lot 31 and create new building envelopes for each resulting lot.

The adjoining lots are commonly owned by the applicant and the lot line shift is associated with Design Review Application No. DR 2013-23 to demolish an existing single family dwelling on resulting larger Lot 31A and construct a new dwelling in essentially the same location. No recorded building envelopes exist for either of the two subject lots. New building envelopes are created on New Lots 31A and 32A though no new residential structure is proposed for Lot 32A at this time. The lot line shift and new building envelopes are fully depicted on the attached Plat Amendment Exhibit (**Exhibit "PZ-E"**).

ANALYSIS: The Plat Amendment application consists of a southerly relocation of the side property line common between the two subject lots. The lot line shift will result in a larger Lot 31 and a smaller Lot 32. Existing Lot 31 is 0.78 acres (33,843 square feet) and existing Lot 32 is 0.8 acres (35,400 square feet) in lot size. New Lot 31A will have a lot area of 1.10 acres (48,068 square feet) and new Lot 32A will have a lot area of 0.46 acres (20,015 square feet), where a 20,000 square foot minimum is required in the RS-1 Zoning District. Both lots will remain in conformance with minimum lot size requirements.

The Plat Amendment creates new building envelopes for each lot while maintaining the required fifteen (15) foot setback from exterior property lines for structures in the RS-1 Zoning District. The new rectangular shaped building envelope on Lot 31A will be 6,098 square foot (93.5' by 65.224') and the new uniform square shaped building envelope on Lot 32A will be 3,760 square foot (61.32' by 61.32'). All easements associated with the Fairway Subdivision Plat would remain unchanged, as will an easement for road right-of-way purposes on Lot 32 in favor of adjacent Lot 33 pursuant to a 1970 Warranty Deed recorded as Instrument No. 135152.

The lot line adjustment will provide additional area for the development of a single-family residence and associated site improvements on new Lot 31A. A Comparison of Neighboring Lots analysis (**Exhibit "PZ-C"**) was submitted with the application showing that resulting, smaller Lot 32A would remain consistent with existing developed residential lots across the Fairway Road right-of-way and also along nearby Fairway Loop. Many nearby lots have existing nonconforming lot sizes below the required 20,000 square foot minimum for the RS-1 Zoning District.

A Slope Analysis (**Exhibit "PZ-D"**) was also submitted as part of the application and narrow bands of sloping area in excess of 25% were detailed on Lots 31 and 32. These steep slope areas lie generally on the upper and lower portions of the disturbed sites, running along the front and rear property line adjacent to Fairway Road and adjacent to Trail Creek. No determination was made as to the natural or man-made disturbed character of these slope areas. The intent of the Slope Analysis is to demonstrate that each resulting lot is buildable with a suitable single-family dwelling similar in character with the surrounding development while ensuring preservation of the site's significant steep slope areas. The new building envelopes created with the Plat Amendment are consistent with steep slope preservation. At the time of future proposed development on Lot 32A, the presence of any natural and disturbed slopes will be similarly delineated and the limits of preservation and disturbance will be determined as is appropriate as part of the City's design review process.

The completed review of the application and supporting materials by the Community Development Department and the City's contract Engineer, CH2MHill (**Exhibit "PZ-B"**) finds no unresolved issues, code conflicts or fatal flaws in the plat amendment nor any needed Fire Department comments or conditions. The public hearing was properly noticed in accordance to Development Code regulations and no comments or questions from the public have been received by the City as of the release of this Report.

Alternative Actions: Alternative actions available to the Commission include: (1) make the required findings and adopt the attached draft Findings of Fact and Conclusions of Law recommending approval of the plat amendment to the City Council; (2) Continue the hearing for further information and review; or (3) Close the public hearing, discuss the findings, vote to recommend denial of the plat amendment application and direct staff to return on a date certain with a resolution of denial reflecting the comments and findings of the Commission.

RECOMMENDATION: Before public comment is received, the Commission 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 recommendation on the plat amendment to the City Council. The Community Development Director recommends approval of the plat amendment application subject to the Conditions of Approval contained in the attached draft Findings of Fact (**Exhibit "PZ-A"**).

LIST OF ATTACHED EXHIBITS:

- Exhibit "PZ-A" Draft Findings of Fact, Conclusions of Law and Decision for Plat Amendment Application No. SUBPA 2013-04.
- Exhibit "PZ-B" CH2MHill review and comment letter dated May 28, 2013 from Betsy Roberts and Jennifer Bass.
- Exhibit "PZ-C" Reduced 11" by 17" Comparison of Neighboring Lots in the Fairway Subdivision, dated received by the City of Sun Valley on May 17, 2013.
- Exhibit "PZ-D" Reduced 11" by 17" Slope Exhibit for proposed Lots 31A and 32A with surrounding areas, dated received by the City of Sun Valley on May 17, 2013.
- Exhibit "PZ-E" Reduced 11" by 17" Plat Amendment Exhibit forming Lots 31A and 32A of the Fairway Subdivision, dated received by the City of Sun Valley on May 17, 2013.

** The entire administrative record for this Plat Amendment application is available for review in the Community Development Department at City Hall.

EXHIBIT "PZ-A"

**(DRAFT) SUN VALLEY
PLANNING AND ZONING COMMISSION**

PLAT AMENDMENT	)	FINDINGS OF FACT/CONCLUSIONS
LOTS 31 AND 32	)	OF LAW, DECISION
FAIRWAY SUBDIVISION	)	AND CONDITIONS
409 FAIRWAY ROAD)	
APPLICATION NO. SUBPA 2013-04)	

This matter came before the Sun Valley Planning and Zoning Commission for consideration on June 27, 2013 as a duly noticed public hearing for a shift of an existing side property line between existing Lots 31 and 32 of the Fairway Subdivision. The adjoining lots are commonly owned by the applicant and the lot line shift is associated with Design Review Application No. DR 2013-23 to demolish an existing single family dwelling on resulting larger Lot 31A and construct a new dwelling in essentially the same location. New building envelopes are created on New Lots 31A and 32A though no new residential structure is proposed for Lot 32A at this time. The Commission conducted a properly noticed site visit and public hearing, reviewed the Agenda Report and heard the comments of City staff, the applicant's representatives and the public. Additionally, the Commission reviewed the approval recommendation document with suggested Findings of Fact, Conclusions of Law, and Conditions of Approval recommended by the Community Development Director. Based on the evidence presented, the Commission hereby recommends approval of the proposed plat amendment to the City Council with the following Findings of Fact and Conclusions of Law and subject to specific conditions of approval.

FINDINGS OF FACT/CONCLUSIONS OF LAW

1. The applicant is Janet Jarvis for Mark Dooley. The subject property consists of existing Lots 31 and 32 of the Fairway Subdivision Plat. This Plat Amendment application was submitted in conjunction with Design Review Application No. DR 2013-23 and both existing Lots are zoned Single-Family Residential (RS-1) Zoning District. The existing residence on Lot 31 is to be demolished and a new residence will be constructed on new Lot 31A in conformance with a new building envelope established with this Plat Amendment.
2. The application consists of a plat amendment map showing the southerly relocation of the side property line common between the two lots. The lot line shift will result in a larger Lot 31 and a smaller Lot 32. Existing Lot 31 is 0.78 acres (33,843 square feet) and existing Lot 32 is 0.8 acres (35,400 square feet) in lot size. New Lot 31A will have a lot area of 1.10 acres (48,068 square feet) and new Lot 32A will have a lot area of 0.46 acres (20,015 square feet), where a 20,000 square foot minimum is required in the RS-1 Zoning District. Both Lots will remain in conformance with minimum lot size requirements.
3. No building envelopes were recorded for the subject Lots via the Fairway Subdivision Plat approval (Recorded as Instrument No. 125090). The Plat Amendment creates new building envelopes for each Lot while maintaining the required fifteen (15) foot setback for structures in the RS-1 Zoning District. The new rectangular shaped building envelope on Lot 31A will be 6,098 square foot (93.5' by 65.224') and the new uniform square shaped building

envelope on Lot 32A will be 3,760 square foot (61.32' by 61.32'). All easements associated with the Fairway Subdivision Plat would remain unchanged, as will an easement for road right-of-way purposes on Lot 32 in favor of adjacent Lot 33 pursuant to a 1970 Warranty Deed recorded as Instrument No. 135152.

4. The applicant has provided the information required for application, review, and action on a plat amendment as set forth in City of Sun Valley Municipal Code Section 9-5A-4, Required Application Information. On June 12, 2013 proper notice for the public hearing was completed by: 1.) publishing of a public notice of a site visit and public hearing in the local newspaper of record; 2.) mailed to adjacent properties within a minimum 300-foot radius; 3.) posted at Sun Valley City Hall, the Sun Valley Post Office, Elkhorn Springs Store Post Office, St. Thomas Episcopal Church and the Elkhorn Fire Station; 4.) posted on the site; 5.) electronically transmitted to all those requesting receipt of such notices; and, 6.) posted on the City's website under public notices.
5. The required findings for review of a proposed plat amendment are contained in Municipal Code Section 9-4B-1F.
6. The property line relocation application will not lower the dimensions of existing Lots 31 and 32 below a minimum dimensional standard prescribed by Title 9, Development Code. The amendment proposes to enlarge Lot 31 by shifting the shared side property line south to create a larger, more flexible area for single-family development on resulting Lot 31A. The plat amendment will not increase or decrease the number of properties/lots and the property line shift will not change or move any public streets or publicly dedicated areas in any manner. The overall density of the project remains unchanged at one single family dwelling allowed on revised Lot 31A and one on revised Lot 32A. New building envelopes will be created on each resulting Lot and each aspect of the proposed adjustment to the property line complies with all applicable provisions of the Development Code.
7. The plat adjustment is appropriate for the design and physical location of future development and will primarily be utilized as additional area for the future development of a single-family residence on Lot 31A. The amendment is appropriate for the single-family development because the new property line location and new larger lot area for Lot 31A provide greater flexibility for locating and designing site improvements and maintain privacy for a new primary structure to suit the design needs of the applicant. A Comparison of Neighboring Lots analysis was submitted with the application showing that resulting smaller Lot 32A is consistent with existing developed lots across the Fairway Road right-of-way and along nearby Fairway Loop. Many nearby lots have existing nonconforming sizes below the required 20,000 square foot minimum for the RS-1 Zoning District. A slope analysis was also submitted as part of the Plat Amendment Application and narrow bands of sloping area in excess of 25% were detailed on Lots 31 and 32. These steep slope areas lie generally on the upper and lower portions of the disturbed sites, running along the front and rear property line adjacent to Fairway Road and adjacent to Trail Creek. No determination was made as to the natural or man-made disturbed character of these slope areas. Each Lot was determined to be buildable with a suitable single-family dwelling similar in character with the surrounding development while preserving the significant steep slope areas. The new building envelopes created with the Plat Amendment are consistent with steep slope preservation. At the time of future proposed development on Lot 32A, the presence of any natural and disturbed slopes will be similarly delineated and the limits of preservation and disturbance will be determined as is appropriate as part of the City's design review process.

8. The property line shift plat amendment is consistent with the Sun Valley Comprehensive Plan designation for Low and Medium Density Residential and does not significantly change the existing allowed land uses nor cause any conflict with the goals and policies of the Comprehensive Plan. There are no designated scenic, agricultural, recreational, or traditional sites identified for the lot by the Comprehensive Plan.
9. The plat amendment will not affect the character of the neighborhood in a materially adverse manner because the new property line location is consistent with the existing layout of the Fairway Subdivision and provides greater privacy and flexibility in development and site design for the single-family Lot 31A. The property line shift is minor and, once recorded, the plat modification will appear as though designed as part of the original development.
10. The side property line shift does not involve or alter any area used for access to the overall Fairway Subdivision nor any associated or adjacent public or private access or parking areas. An easement for road right-of-way purposes on Lot 32 in favor of adjacent Lot 33, pursuant to a 1970 Warranty Deed recorded as Instrument No. 135152, will remain unchanged. The new Lot 31A and Lot 32A configuration is consistent with all applicable easements and rights of way and with the original design of the access, traffic, circulation, and parking areas of the development.

DECISION

Therefore, based upon the foregoing Findings of Fact/Conclusions of Law, the Sun Valley Planning and Zoning Commission hereby recommends approval of the plat amendment to the City Council to relocate the common side property line between existing Lots 31 and 32 of the Fairway Subdivision and establish new building envelopes for each lot, according to the plat amendment map, supporting plans, and documents submitted as part of the development application, subject to the following specific conditions of approval.

CONDITIONS OF APPROVAL

1. The action by the Planning and Zoning Commission on the plat amendment is a recommendation only and requires final action by the City Council at a noticed public hearing. The plat amendment and all aspects of the project design shall conform to the project drawings stamped received by the City of Sun Valley on May 17, 2013 and reviewed by the Planning and Zoning Commission on June 27, 2013.
2. Upon approval of the plat amendment by the City Council to relocate the common side property line between Lots 31 and 32 of the Fairway Subdivision and establish building envelopes for each lot, the applicant shall record the amended plat with the Office of the County Recorder and provide a copy of the recorded document to the Community Development Director. This plat amendment approval shall expire three hundred sixty five (365) days from the date of approval unless extended pursuant to Code Section 9-5A-9.
3. This plat amendment application (No. SUBPA 2013-04) shall be specific to Design Review Application No. DR 2013-23. The applicant shall satisfy all applicable conditions and requirements of the associated design review approval in addition to the conditions contained herein.

Dated this 27th day of June, 2013.

Jake Provonsha, Vice Chairman
Planning and Zoning Commission
City of Sun Valley

Date Findings of Fact Signed

MEMORANDUM

CH2MHILL

Preliminary Plat: Fairway Subdivision Lots 31A and 32A

TO: Mark Hofman

COPIES: Bill Whitesell
Larry Jones, Benchmark Associates

FROM: Betsy Roberts
Jennifer Bass

DATE: May 28, 2013

We received the Preliminary Plat sheet and closure report for Fairway Subdivision Lots 31A and 32A. This document meets the intent of a preliminary plat submittal and we find no fatal flaws.

We have the following general observations for this project at this time; these are not all inclusive:

1. Final Plat shall indicate basis of bearing, initial point, any snow storage and utility easements per original plat, sanitary restrictions, and a certification sheet (with a spot for both land owners' signatures).
2. Please indicate the original Fairway Subdivision Plat Instrument Number in the notes.

A copy of the Fairway Subdivision Lots 31A and 32A Preliminary Plat checklist table is attached.

Attachment: Fairway Subdivision Lots 31A and 32A Preliminary Plat Table, Dated May 28, 2013

**CITY OF SUN VALLEY
PRELIMINARY PLAT CHECK LIST TABLE**

For: Benchmark Associates

1	Subdivision Name:	Fairway Subdivision Lots 31A and 32A
2	Reviewer:	Jennifer Bass
3	Date:	May 28, 2013
4	Sheet Title and Preamble:	Fairway Subdivision Lot 31A and 32A, Located within Section 8, Township 4 North, Range 18 East, B.M., City of Sun Valley, Blaine County, Idaho, wherein the lot line between Lots 31 and 32 is relocated and building envelopes are established creating Lots 31A and 32A. May 2013. Preliminary Plat
5	Basis of Bearing:	Referenced in Note 1. Show on final plat
6	North Arrow:	OK
7	Scale and Legend:	OK
8	Plat Closure:	OK
9	Total Area:	Individual lot areas shown
10	Monuments:	OK
11	Land Corners:	OK
12	Initial Point:	None shown
13	Street Names & Width:	OK
14	Easements:	15' building setback (typical). Note 1 refers to original plat for conditions and restrictions. No snow storage or utility easements shown.
15	Lot & Block Numbers:	OK, no block numbers shown.
16	Lot Dimensions:	OK
17	Curve & Line Tables:	OK
18	Certifications:	None shown, will be included with final plat
19	Certificate of Owner:	None shown, will need both owners signatures on the certification sheet.
20	Certificate of Surveyor:	None shown
21	Sanitary Restriction:	None shown, will be included on final plat face
22	Agency Approvals:	None shown
23	Public Dedication:	None shown
24	Common Areas:	N/A

Notes: Final Plat shall indicate basis of bearing, initial point, any snow storage and utility easements per original plat, sanitary restrictions, and a certification sheet (with a spot for both land owners' signatures). Additionally, please indicate the original Fairway Subdivision Plat Instrument Number in the notes.

EXHIBIT
 11PZ-C^R

THE JARVIS GROUP
 ARCHITECTS, PA PLLC

511 SUN VALLEY ROAD
 POSTAL BOX 626
 KETCHUM, IDAHO 83340
 PHONE 208.726.4031 FAX 208.726.4097

IDAHO

DOOLEY RESIDENCE
 409 Fairway Drive

SUN VALLEY

ARCHITECT

ENGINEER

ALL RIGHTS RESERVED. THIS PLAN AND ALL RIGHTS THEREIN ARE RESERVED BY THE ARCHITECT AND ENGINEER. NO PART OF THIS PLAN OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT AND ENGINEER.

DRAWN

DATE 5.14.2013

FILE 67-DOOLEY 51413.plt

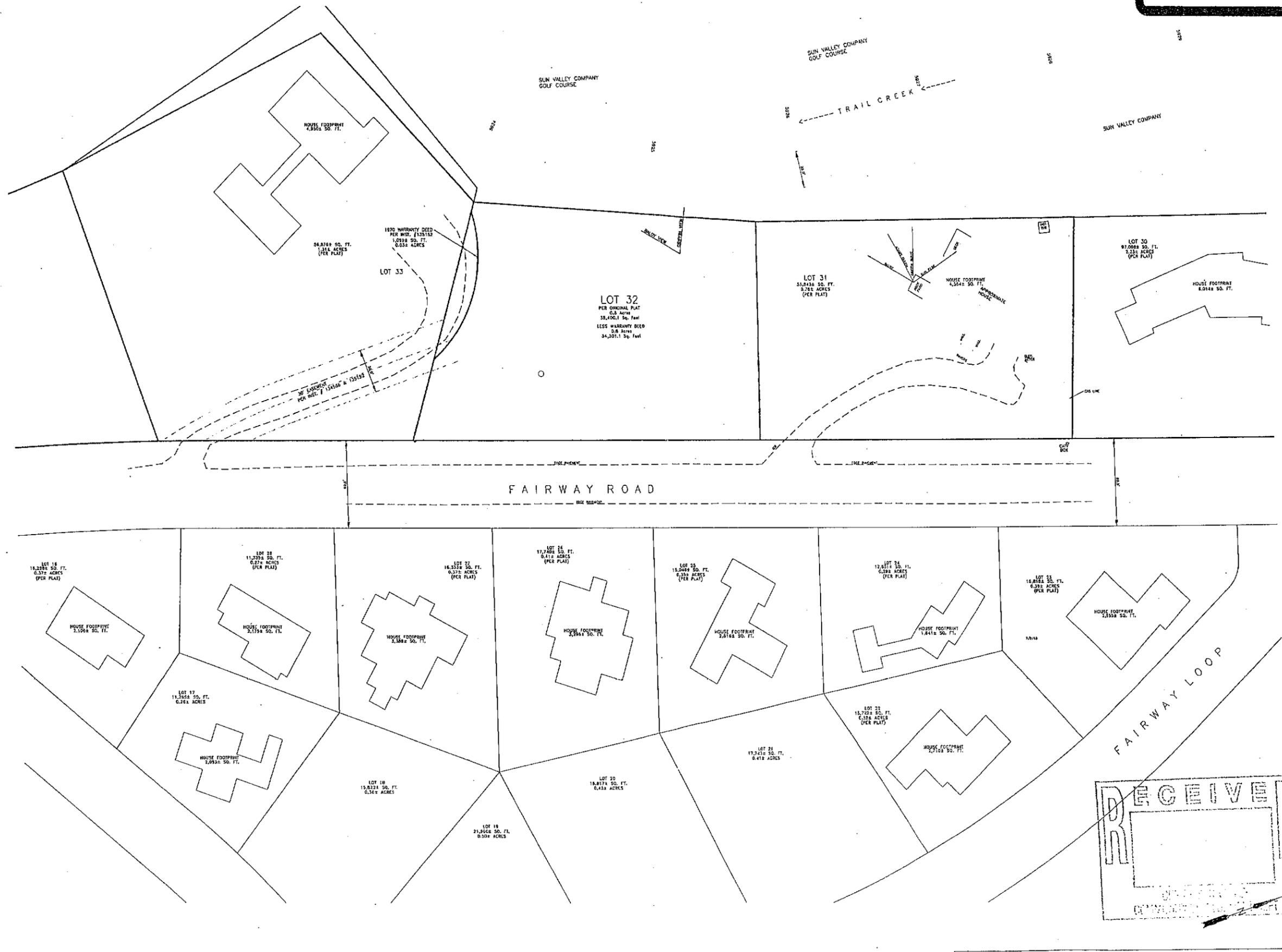
REVISIONS

NO.	DATE	DESCRIPTION

RECEIVED

5/14/2013

DOOLEY RESIDENCE



FAIRWAY ROAD

FAIRWAY LOOP

NEIGHBORING LOTS

A.I.

SUB PA 2013-04 DOOLEY - LOT ANALYSIS

LEGEND

---	BOUNDARY LINE
---	15' BUILDING SETBACK
---	PROPOSED BUILDING
---	EDGE PAVEMENT
---	FLOODWAY (FRM MAP)
---	1% CHANCE FLOOD (FRM MAP)
---	BASE FLOOD ELEVATION (FRM MAP)
---	APPROXIMATE ORDINARY HIGH WATER
---	APPROXIMATE RIPARIAN SETBACK
---	AREA ABOVE 25% SLOPE
---	EVERGREEN TREE
---	DECIDUOUS TREE

NOTES:

GENERAL RESTRICTIONS & TITLE INFORMATION:

- THE PURPOSE OF THIS MAP IS TO SHOW TOPOGRAPHICAL/SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE.
- THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT.
- A TITLE POLICY HAS NOT BEEN OBTAINED. CERTAIN INFORMATION CONTAINED WITHIN SAID POLICY MAY NOT APPEAR ON THIS MAP OR MAY AFFECT ITEMS SHOWN ON THIS MAP. IT IS THE RESPONSIBILITY OF THE OWNER OR AGENT TO REQUEST OR FURNISH SAID INFORMATION.
- ELECTRONIC DATA: BENCHMARK ASSOCIATES ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE RELIABILITY, DISTRIBUTION OR ACCURACY OF DATA CONTAINED ON ELECTRONIC COPIES OF THIS DRAWING. THE STAMPED HARD COPY OF THIS DRAWING IS THE FINAL PRODUCT. ANY DATA THAT APPEARS ON THE ELECTRONIC DRAWING, AND NOT SHOWN ON THE STAMPED HARD COPY, SHALL BE INTERPRETED BY BENCHMARK ASSOCIATES ONLY.

EASEMENTS, ENCUMBRANCES AND RESTRICTIONS:

- BUILDING AREA: BUILDING ENVELOPE IF SHOWN, IS PER PLAT, SETBACK AND FOOTPRINT REQUIREMENTS PER CURRENT CITY/COUNTY ORDINANCES MAY VARY. IT IS RECOMMENDED THAT SAID ORDINANCES BE REVIEWED PRIOR TO DESIGN.
- GENERAL RESTRICTIONS: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY APPLICABLE TO THE SUBJECT OF REAL ESTATE: EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, WETLANDS OR ANY OTHER LAND-USE REGULATIONS.
- WETLANDS AND RIPARIAN: CERTAIN AREAS WITHIN THIS MAP MAY CONTAIN RIPARIAN, RIVERINE OR WETLANDS CONDITIONS. SAID AREAS AND THE LOCATION OF ORDINARY HIGH WATER (OHW), IF SHOWN HEREON, ARE SUBJECT TO INTERPRETATION. IT IS RECOMMENDED THAT THE LANDOWNER OR CLIENT RETAIN THE SERVICES OF AN ENVIRONMENTAL SPECIALIST IN ORDER TO ASCERTAIN IF SAID CONDITIONS EXIST, AND TO FURTHER IDENTIFY SAID AREAS IF THEY DO EXIST. PERMITS MAY BE REQUIRED FROM LOCAL, STATE OR FEDERAL AGENCIES PRIOR TO CONSTRUCTION, EXCAVATION OR FILL ACTIVITIES.
- STORM WATER PLAN: IF SOIL DISTURBANCE, CLEARING, GRADING AND/OR EXCAVATION OF ONE (1) ACRE OR MORE IS TO TAKE PLACE A FEDERAL GENERAL CONSTRUCTION PLAN, INCLUDING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), MUST BE PREPARED AND SUBMITTED TO AND APPROVED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY PRIOR TO ANY SITE DISTURBANCE.
- FLOOD PLAIN: THE 100-YR FLOOD PLAIN AREA, IF DESIGNATED ON THIS MAP IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES. HOWEVER, BENCHMARK ASSOCIATES DOES NOT REPRESENT, GUARANTEE, WARRANT NOR IMPLY THAT AREAS OUTSIDE OF THE DESIGNATED FLOOD PLAIN AREA ARE SAFE AND FREE FROM FLOODS OR FLOOD DANGER. FLOOD INFORMATION IS BASED ON THE FLOOD INSURANCE STUDY FOR: SUN VALLEY CITY OF IDAHO, COMMUNITY NUMBER 160024 PANEL NO. 0454 B DATED NOV. 26, 2010. VERTICAL DATUM IS NAVD83.
- FLOOD PLAIN DESIGN ELEVATIONS: CURRENT FEMA FLOOD INSURANCE REGULATIONS SPECIFY THE BOTTOM FLOOR OF STRUCTURE AS EITHER THE BOTTOM OF FOUNDATION CRAWL SPACE OR TOP OF SLAB. THE BASE FLOOD ELEVATION ON THE UPSTREAM SIDE OF THE STRUCTURE DETERMINES THE FLOOD ELEVATION FOR THE ENTIRE STRUCTURE AND SHOULD BE CONSIDERED PRIOR TO DESIGN. REFER TO LOCAL BUILDING CODES FOR ADDITIONAL CONSTRAINTS AND REGULATIONS.

SURVEY AND SITE FEATURES:

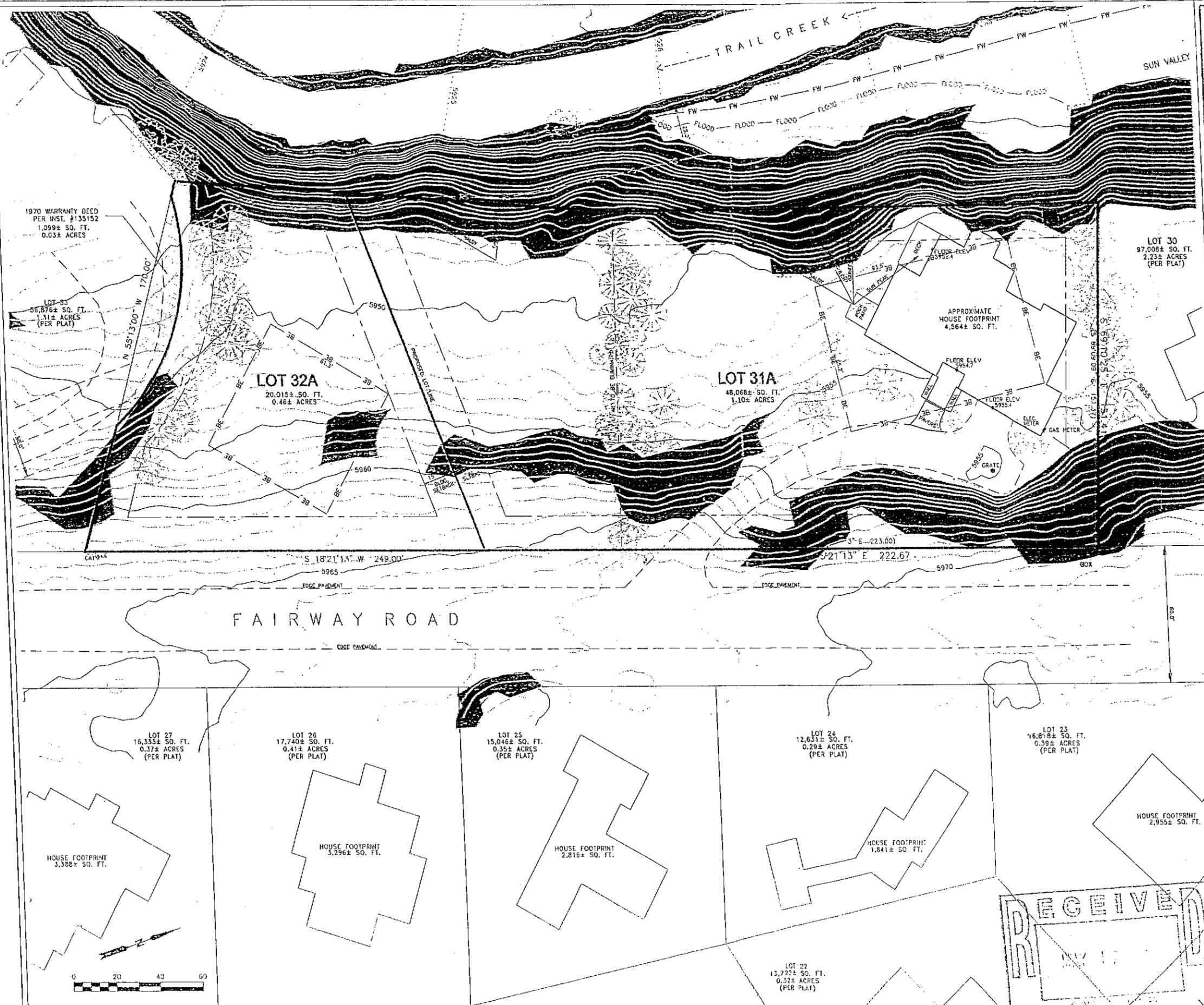
- BASE OF BEARINGS IS PER THE ORIGINAL PLAT OF FAIRWAY SUBDIVISION. BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER SAID PLAT. REFER TO SAID PLAT & COARPS FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
- ELEVATIONS BASED ON NAVD 83 (GEOID03) DATUM.
- UTILITIES AND DRAIN PIPES IF SHOWN HEREON ARE PER SURFACE EVIDENCE ONLY. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
- BUILDING WALLS IF SHOWN HEREON ARE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.
- TREE LOCATIONS AND DRIP LINES IF SHOWN HEREON ARE APPROXIMATE.
- ORTHO PHOTOGRAPHY: PHOTO RECTIFIED AT GROUND LEVEL ONLY. IMAGES OF OBJECTS ABOVE GROUND LEVEL (TREES, BUILDINGS, POWER POLES, ETC.) MAY BE DISPLACED. DATE OF PHOTOGRAPHY: 5-24-2005
- CONTOUR INTERVAL: 1'- CONTOURS IN AREAS OF DENSE VEGETATION MAY DEVIATE FROM TRUE ELEVATION BY ONE HALF THE HEIGHT OF THE VEGETATION. CONTOURS UNDER BUILDINGS ARE INTERPRETED FROM THE SURROUNDING GRADES AND WILL NOT REFLECT BASEMENTS, CRAWL SPACES, OR OTHER OBSCURED FEATURES. DATE OF LIDAR FLIGHT FOR CONTOURS: NOVEMBER 2007.
- MAP SCALE: DUE TO ELECTRONIC MAP DELIVERY AND ALTERNATE PRINTING METHODS, PLEASE USE BAR SCALE TO DETERMINE ACTUAL PRINTED SCALE.
- SNOW OR DEBRIS, COVERING THE GROUND AT THE TIME OF SURVEY, MAY HAVE OBSCURED DETAILS. FEATURES CONCEALED BY SNOW OR DEBRIS DO NOT APPEAR ON THIS MAP.
- THE STREET ADDRESS IS PURPORTED TO BE: 405 FAIRWAY ROAD
- HOUSE FOOTPRINTS FROM AERIAL PHOTO ARE APPROXIMATE.
- PROPERTY LINES AND AREAS ON LOTS 17-28 FROM GIS MAPS, NOT SURVEYED.

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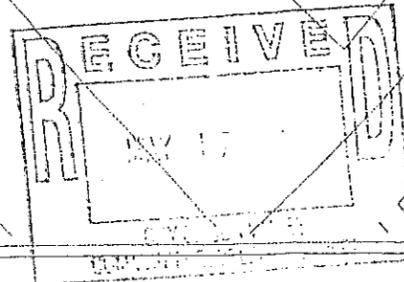


FAIRWAY SUBDIVISION
LOTS 31A AND 32A
LOCATED WITHIN
SECTION 8, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.
CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

PREPARED FOR: JARVIS GROUP ARCHITECTS
PROJECT NO. 13057 DWG BY: DWS/CPL 13057SITE.DWG
A TOPOGRAPHIC MAP DATE: 05/11/2013 SHEET: 1 OF 1



Dooley - Slope Analysis



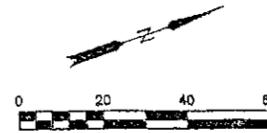
FAIRWAY SUBDIVISION LOTS 31A AND 32A

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

WHEREIN THE LOT LINE BETWEEN LOTS 31 AND 32
IS RELOCATED AND BUILDING ENVELOPES ARE
ESTABLISHED CREATING LOTS 31A AND 32A.

MAY 2013

PRELIMINARY PLAT



LEGEND

---	BOUNDARY LINE
---	15' BUILDING SETBACK
---	PROPOSED BUILDING
---	EDGE PAVEMENT
---	FLOODWAY (FIRM MAP)
---	1% CHANCE FLOOD (FIRM MAP)
---	BASE FLOOD ELEVATION (FIRM MAP)
---	APPROXIMATE ORDINARY HIGH WATER SEE NOTE 7.
---	APPROXIMATE RIPARIAN SETBACK SEE NOTE 7.
---	AREA ABOVE 25% SLOPE
---	EVERGREEN TREE
---	DECIDUOUS TREE

NOTES:

1. THE PURPOSE OF THIS MAP IS TO SHOW TOPOGRAPHICAL/SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE.
2. THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT.
3. A TITLE POLICY HAS NOT BEEN SUBMITTED TO BENCHMARK ASSOCIATES, NOR HAS A TITLE SEARCH BEEN REQUESTED. CERTAIN INFORMATION CONTAINED WITHIN SAID POLICY MAY NOT APPEAR ON THIS MAP OR MAY AFFECT ITEMS SHOWN ON THIS MAP. IT IS THE RESPONSIBILITY OF THE OWNER OR AGENT TO REQUEST OR FURNISH SAID INFORMATION.
4. ELECTRONIC DATA: BENCHMARK ASSOCIATES ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE REUSE, DISTRIBUTION OR ACCURACY OF DATA CONTAINED ON ELECTRONIC COPIES OF THIS DRAWING. THE STAMPED HARD COPY OF THIS DRAWING IS THE FINAL PRODUCT. ANY DATA THAT APPEARS ON THE ELECTRONIC DRAWING, AND NOT SHOWN ON THE STAMPED HARD COPY, SHALL BE INTERPRETED BY BENCHMARK ASSOCIATES ONLY.
5. EASEMENTS, ENCUMBRANCES AND RESTRICTIONS:
 6. BUILDING AREA: BUILDING ENVELOPE IF SHOWN IS PER PLAT, SETBACK AND FOOTPRINT REQUIREMENTS PER CURRENT CITY/COUNTY ORDINANCES MAY VARY. IT IS RECOMMENDED THAT SAID ORDINANCES BE REVIEWED PRIOR TO DESIGN.
 7. GENERAL RESTRICTIONS: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY APPLICABLE TO THE SUBJECT OF REAL ESTATE: EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, WETLANDS OR ANY OTHER LAND-USE REGULATIONS.
 8. WETLANDS AND RIPARIAN: CERTAIN AREAS WITHIN THIS MAP MAY CONTAIN RIPARIAN RIVERINE OR WETLANDS CONDITIONS. SAID AREAS AND THE LOCATION OF ORDINARY HIGH WATER (OHW), IF SHOWN HEREON, ARE SUBJECT TO INTERPRETATION. IT IS RECOMMENDED THAT THE LANDOWNER OR CLIENT RETAIN THE SERVICES OF AN ENVIRONMENTAL SPECIALIST IN ORDER TO ASCERTAIN IF SAID CONDITIONS EXIST, AND TO FURTHER IDENTIFY SAID AREAS IF THEY DO EXIST. PERMITS MAY BE REQUIRED FROM LOCAL, STATE OR FEDERAL AGENCIES PRIOR TO CONSTRUCTION, EXCAVATION OR FILL ACTIVITIES.
 9. STORM WATER PLAN: IF SOIL DISTURBANCE, CLEARING, GRADING AND/OR EXCAVATION OF ONE (1) ACRE OR MORE IS TO TAKE PLACE A FEDERAL GENERAL CONSTRUCTION PERMIT, INCLUDING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), MUST BE PREPARED AND SUBMITTED TO AND APPROVED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY PRIOR TO ANY SITE DISTURBANCE.
 10. FLOOD PLAIN: THE 100-YR FLOOD PLAIN AREA, IF DESIGNATED ON THIS MAP IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES. HOWEVER, BENCHMARK ASSOCIATES DOES NOT REPRESENT, GUARANTEE, WARRANT NOR IMPLY THAT AREAS OUTSIDE OF THE DESIGNATED FLOOD PLAIN AREA ARE SAFE AND FREE FROM FLOODS OR FLOOD DANGER. FLOOD INFORMATION IS BASED ON THE FLOOD INSURANCE STUDY FOR: SUN VALLEY CITY OF IDAHO, COMMUNITY NUMBER 160024 PANEL NO. 0454 B DATED NOV. 26, 2010. VERTICAL DATUM IS NAVD83.
 11. FLOOD PLAIN DESIGN ELEVATIONS: CURRENT FEMA FLOOD INSURANCE REGULATIONS SPECIFY THE BOTTOM FLOOR OF STRUCTURE AS EITHER THE BOTTOM OF FOUNDATION CRAWL SPACE OR TOP OF SLAB. THE BASE FLOOD ELEVATION ON THE UPSTREAM SIDE OF THE STRUCTURE DETERMINES THE FLOOD ELEVATION FOR THE ENTIRE STRUCTURE AND SHOULD BE CONSIDERED PRIOR TO DESIGN. REFER TO LOCAL BUILDING CODES FOR ADDITIONAL CONSTRAINTS AND REGULATIONS.
6. SURVEY AND SITE FEATURES:
 11. BASIS OF BEARINGS IS PER THE ORIGINAL PLAT OF FAIRWAY SUBDIVISION. BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER SAID PLAT. REFER TO SAID PLAT & O&M'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
 12. ELEVATIONS BASED ON NAVD 83 (1985) DATUM.
 13. UTILITIES AND DRAIN PIPES IF SHOWN HEREON ARE PER SURFACE EVIDENCE ONLY. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
 14. BUILDING WALLS IF SHOWN HEREON ARE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 15. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.
 16. TREE LOCATIONS AND DRIP LINES IF SHOWN HEREON ARE APPROXIMATE.
 17. ORTHOPHOTO: ORTHOPHOTO RESTRICTED AT GROUND LEVEL ONLY. IMAGES OF OBJECTS ABOVE GROUND LEVEL (TREES, BUILDINGS, POWER POLES, ETC.) MAY BE DISPLACED. DATE OF PHOTOGRAPHY: 5-24-2005.
 18. CONTOUR INTERVAL: 1' - CONTOURS IN AREAS OF DENSE VEGETATION MAY DEVIATE FROM TRUE ELEVATION BY ONE HALF THE HEIGHT OF THE VEGETATION. CONTOURS UNDER BUILDINGS ARE INTERPRETED FROM THE SURROUNDING GRADES AND WILL NOT REFLECT BASEMENTS, CRAWLSPACES, OR OTHER OBSCURED FEATURES. DATE OF LOGS FLIGHT FOR CONTOURS: NOVEMBER 2007.
 19. MAP SCALE: DUE TO ELECTRONIC MAP DELIVERY AND ALTERNATE PRINTING METHODS, PLEASE USE GRAPHIC SCALE TO DETERMINE ACTUAL PRINTED SCALE.
 20. SNOW OR DEBRIS: COVERING THE GROUND AT THE TIME OF SURVEY, MAY HAVE OBSCURED DETAILS. FEATURES OBTAINED BY SNOW OR DEBRIS DO NOT APPEAR ON THIS MAP.
 21. THE STREET ADDRESS IS PURPORTED TO BE: 405 FAIRWAY ROAD.
 22. HOUSE FOOTPRINTS FROM AERIAL PHOTO ARE APPROXIMATE.
 23. PROPERTY LINES AND AREAS ON LOTS 17-28 FROM GIS MAPS, NOT SURVEYED.

1970 WARRANTY DEED
PER INST #135152
1.09± AC.
0.0± AC.

LOT 33
56,875± SQ. FT.
1.31± ACRES
(PER PLAT)

LOT 32A
20,015± SQ. FT.
0.46± ACRES

LOT 31A
48,068± SQ. FT.
1.10± ACRES

LOT 30
97,008± SQ. FT.
2.23± ACRES
(PER PLAT)

APPROXIMATE EXISTING
HOUSE FOOTPRINT
4,564± SQ. FT.

PROPOSED
CENTROID

FLOOR ELEV
5954.7

FLOOR ELEV
5955.4

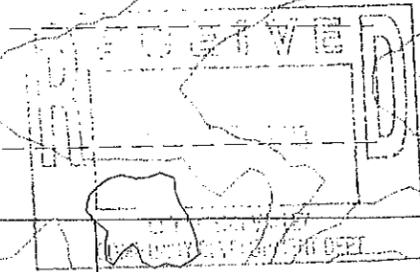
PROP. METEOR.

GAS METER

PROP. LINE

PROP. BOX

FAIRWAY ROAD



FAIRWAY SUBDIVISION
LOTS 31A AND 32A
LOCATED WITHIN
SECTION 8, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO
PREPARED FOR: JARVIS GROUP ARCHITECTS

PROJECT NO. 13057 DWG BY: DWS/CPL 13057PRE.DWG
A. PRELIMINARY PLAT DATE: 05/17/2013 SHEET: 1 OF 1

SUB PA 2013-04 DOOLEY



CITY OF SUN VALLEY
REPORT TO THE CITY COUNCIL

To: Honorable Mayor and City Council
From: *MH* Mark Hofman, Community Development Director
Meeting Date: August 1, 2013
Agenda Item: **Brown Lot Consolidation
Plat Amendment Application No. SUBPA 2013-03**

SUBJECT: Public hearing for a plat amendment application to eliminate a common lot line between two existing lots in the Single-Family Residential (RS-1) Zoning District, thereby creating one new lot with a new building envelope. The lot consolidation is associated with Design Review Application No. DR 2013-22 for the construction of a new living space and attached garage addition to the existing dwelling on Lot 42. **Applicant:** Benchmark Associates, P.A. for Roger and Pamela Brown. **Application Filing Date:** May 16, 2013. **Location:** 110 Elkhorn Road; Lots 41 and 42 Elkhorn Meadows Subdivision.

BACKGROUND: The project area consists of one developed single family residential lot, Lot 42, adjoining one undeveloped residential lot, Lot 41, of the Elkhorn Meadows Subdivision. Both lots are under common ownership, lay on the south side of Elkhorn Road, and are zoned Single-Family Residential (RS-1). The subject lots front Elkhorn Road, the Sun Valley Golf Course lies adjacent along the site's rear property line and adjacent lots are developed with existing single family structures and related improvements. Lot 42 is developed with a single-story, detached single-family dwelling. Lot 41 is undeveloped and has wetland areas with a stream running along the southeast side and southern rear property lines. The plat amendment application proposes to consolidate the two lots by eliminating the side lot line common between the two lots to form a new 1.16 acre (50,750 square feet) Lot 41A. Each existing lot has a recorded building envelope that will be eliminated with the plat amendment. A new building envelope will be recorded with the plat amendment that conforms to the existing dwelling on Lot 42 and the living space and attached garage addition proposed with associated Design Review Application No. DR 2013-22.

ANALYSIS: The lot consolidation and new building envelope are fully depicted by **Exhibit "PZ-C" of attached Exhibit "CC-3"**. As a result of this plat amendment, the areas of existing Lots 41 and 42 would be joined and identified as Lot 41A. The proposed 50,750 square foot new lot exceeds the 20,000 square foot minimum lot size and all property line dimension standards required in the RS-1 Zoning District. The new adjusted property lines and new building envelope will more accurately reflect the existing topography and riparian layout of the area. No development is proposed for the stream area or any wetland or riparian habitat as part of this project. Resulting Lot 41A would retain the right to be developed with one (1) detached single family dwelling and the consolidation would decrease the ultimate development density for the neighborhood by one unit.

A noticed public hearing was held for this plat amendment application by the Planning and Zoning Commission on June 27, 2013. The Commission adopted a motion to recommend approval of the plat amendment to the City Council. The Commission also approved the associated Design Review Application (No. DR 2013-22) for the residential addition contingent upon and specific to City Council approval of this Plat Amendment Application. The project analysis, additional background information, and discussion are contained in the attached June 27, 2013 Planning and Zoning Commission Agenda Report (**Exhibit "CC-3"**). The Planning & Zoning Commission's signed approval recommendation, findings of fact, conclusions of law and conditions for the Amendment are attached as **Exhibit "CC-2"**.

If approved by the Council, the plat document detailing the lot consolidation, eliminated lot line, and new building envelope location shall be recorded with the Office of the County Recorder within one year to be valid and a copy of the recorded document shall be provided to the Community Development Department. Staff summarizes the general action alternatives available to the City Council below and can further discuss options and potential findings and conditions of approval at the Council hearing if needed. Draft City Council Findings of Fact, Conclusions of Law and Conditions of Approval for Plat Amendment Application No. SUBPA 2013-03 are attached as **Exhibit "CC-1"**.

Public Notice and Comment- The public hearing with the City Council for this plat amendment application was publicly noticed on July 17, 2013 by: 1.) publication as a display ad in the Mtn. Express; 2.) mailing of notice to all property owners within a minimum 300 feet radius; 3.) posting of public notice at five (5) prominent locations within the City, including Sun Valley City Hall, the Sun Valley Post Office, Elkhorn Springs Store Post Office, St. Thomas Episcopal Church and the Elkhorn Fire Station; 4.) posting of the site; 5.) transmitting to relevant agencies/media via emailing and faxing, as well as to all parties who have notified the City of interest to receive agendas and such public notices; and, 6.) posting on the City's webpage under public notices and under the City Council Agenda.

As of the writing and release of this Agenda Report, no public comments were received by City staff as a result of the public notice for the public hearing on this development application.

Alternative Actions- The general alternatives available to the City Council for action on the plat amendment application include:

- (1) 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 plat amendment request; 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 plat amendment.

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 Planning & Zoning Commission formally recommended approval of the plat amendment application to the City Council on June 27, 2013.

The Community Development Director recommends the City Council adopt a motion to approve the plat amendment application as recommended by the Planning and Zoning Commission.

LIST OF ATTACHED EXHIBITS:

- | | |
|----------------|--|
| Exhibit "CC-1" | Draft City Council Findings of Fact, Conclusions of Law and Conditions for Plat Amendment Application No. SUBPA 2013-03. |
| Exhibit "CC-2" | Planning & Zoning Commission Approval Recommendation, Findings of Fact, Conclusions of Law and Conditions for Plat Amendment Application No. SUBPA 2013-03 signed on July 3, 2013. |
| Exhibit "CC-3" | June 27, 2013 Planning & Zoning Commission Agenda Report with attached Exhibits "PZ-A" through "PZ-C". |

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

EXHIBIT "CC-1"

(DRAFT) SUN VALLEY CITY COUNCIL

PLAT AMENDMENT	)	FINDINGS OF FACT/CONCLUSIONS
LOTS 41 AND 42	)	OF LAW, DECISION
ELKHORN MEADOWS SUBDIVISION	)	AND CONDITIONS
110 ELKHORN ROAD)	
APPLICATION NO. SUBPA 2013-03)	

This matter came before the Sun Valley City Council for consideration on August 1, 2013 as a duly noticed public hearing for the elimination of a common lot line between two existing lots in the Single-Family Residential (RS-1) Zoning District, thereby creating one new lot with a new building envelope. The lot consolidation is associated with Design Review Application No. DR 2013-22 for the construction of a new living space and attached garage addition to the existing dwelling on Lot 42. The adjoining lots are commonly owned by the applicant. The City Council conducted a properly noticed public hearing; reviewed the applicable application materials and the City staff reports; heard testimony from the public, the applicant, and the applicant's representatives; and, considered the approval recommendation of the Planning and Zoning Commission. Based on the evidence presented, the City Council makes the following Findings of Fact/Conclusions of Law and Decision, subject to specific Conditions of Approval.

FINDINGS OF FACT/CONCLUSIONS OF LAW

1. The applicant is Benchmark Associates, P.A. for Roger and Pamela Brown. The subject property consists of existing Lots 41 and 42 of the Elkhorn Meadows Subdivision Plat. This Plat Amendment application was submitted in conjunction with Design Review Application No. DR 2013-22 and both existing lots are zoned Single-Family Residential (RS-1) Zoning District. The existing residence on Lot 42 is to remain as part of the project design and a new living space and attached garage addition will be constructed on new Lot 41A in conformance with a new building envelope established with this Plat Amendment.
2. The application consists of a plat amendment map showing the elimination of the side property line common between the two lots. The lot consolidation will result in a larger Lot 41A with a lot area of 1.16 acres (50,750 square feet), where a 20,000 square foot minimum is required in the RS-1 Zoning District. Therefore, the resulting lot will remain in conformance with minimum lot size and property line dimension requirements.
3. Each existing lot has a recorded building envelope that will be eliminated with the plat amendment. A new building envelope will be recorded that conforms to the existing dwelling on Lot 42 and the living space and attached garage addition proposed with associated Design Review Application No. DR 2013-22. The new rectangular shaped building envelope will conform to the maximum 6,321 square foot envelope size calculated for the new lot size and will maintain the required fifteen (15) foot setback for structures in the RS-1 Zoning District. All easements associated with the Elkhorn Meadows Subdivision Plat would remain unchanged.

4. The applicant has provided the information required for application, review, and action on a plat amendment as set forth in City of Sun Valley Municipal Code Section 9-5A-4, Required Application Information. On July 17, 2013 proper notice for the public hearing was completed by: 1.) publishing of a public notice of a public hearing in the local newspaper of record; 2.) mailed to adjacent properties within a minimum 300-foot radius; 3.) posted at Sun Valley City Hall, the Sun Valley Post Office, Elkhorn Springs Store Post Office, St. Thomas Episcopal Church and the Elkhorn Fire Station; 4.) posted on the site; 5.) electronically transmitted to all those requesting receipt of such notices; and, 6.) posted on the City's website under public notices.
5. The required findings for review of a proposed plat amendment are contained in Municipal Code Section 9-4B-1F.
6. The property line elimination application will not lower the dimensions of the resulting Lot 41A below a minimum dimensional standard prescribed by Title 9, Development Code. The amendment proposes to consolidate the two lot areas to create a larger, more flexible area for single-family development on resulting Lot 41A. The plat amendment will not increase the number of properties/lots and the property line elimination will not change or move any public streets or publicly dedicated areas in any manner. No development is proposed for the stream area or any wetland or riparian habitat as part of this project. Resulting Lot 41A would retain the right to be developed with one (1) detached single family dwelling and the consolidation would decrease the ultimate development density for the neighborhood by one unit. A new building envelope will be created on the resulting lot and each aspect of the proposed adjustment to property lines complies with all applicable provisions of the Development Code.
7. The plat adjustment is appropriate for the design and physical location of existing and future development and will primarily be utilized as additional area for a living space and attached garage addition to the existing single family dwelling. The amendment is appropriate for the single-family development because the new larger lot area for Lot 41A provide greater flexibility for locating and designing site improvements and maintain privacy and riparian habitat. Lot 41A is consistent with existing developed lots adjacent to the site and in the surrounding development. A slope analysis was not required for the application review because the site is generally flat with gentle slopes. The resulting lot is determined to be buildable with a suitable single-family dwelling similar in character with the surrounding development while preserving the riparian and stream habitat areas. The new building envelope created with the Plat Amendment is consistent with riparian and stream preservation.
8. The property line elimination plat amendment is consistent with the Sun Valley Comprehensive Plan designation for Low Density Residential and does not significantly change the existing allowed land uses nor cause any conflict with the goals and policies of the Comprehensive Plan. There are no designated scenic, agricultural, recreational, special or traditional sites identified for the lot by the Comprehensive Plan.
9. The plat amendment will not affect the character of the neighborhood in a materially adverse manner because the new consolidated lot remains consistent with the existing layout of the Elkhorn Meadows Subdivision and provides greater privacy and flexibility in development and site design for new single-family Lot 41A. The property line elimination is minor and, once recorded, the plat modification will appear as though designed as part of the original development.

10. The lot consolidation does not involve or alter any area used for access to the overall Elkhorn Meadows Subdivision nor any associated or adjacent public or private access or parking areas. The new Lot 41A configuration is consistent with all applicable easements and rights of way and with the original design of the access, traffic, circulation, and parking areas of the development.
11. The completed review of the application and supporting materials by the Community Development Department and the City's contract Engineer, CH2MHill found no unresolved issues, code conflicts or fatal flaws in the plat amendment nor any needed Fire Department comments or conditions.
12. The Planning and Zoning Commission performed a properly noticed public hearing on June 27, 2013 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 plat amendment application to the City Council on June 27, 2013.
13. The City Council performed a properly noticed public hearing on August 1, 2013 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 period.

DECISION

Therefore, based upon the foregoing Findings of Fact/Conclusions of Law, the Sun Valley City Council hereby conditionally approves the Plat Amendment to eliminate the common side property line between existing Lots 41 and 42 of the Elkhorn Meadows Subdivision and establish a new building envelope for the resulting larger lot, according to the plat amendment map, supporting plans, and documents submitted as part of the development application, subject to the following specific conditions of approval.

CONDITIONS OF APPROVAL

1. The plat amendment and all aspects of the project design shall conform to the project's preliminary plat amendment drawing stamped received by the City of Sun Valley on May 16, 2013, reviewed by the Planning and Zoning Commission on June 27, 2013 and approved by the City Council on August 1, 2013.
2. Upon approval of the plat amendment by the City Council to eliminate the common side property line between Lots 41 and 42 of the Elkhorn Meadows Subdivision and establish a new building envelope for the resulting larger lot, the applicant shall record the amended plat with the Office of the County Recorder and provide a paper copy of the recorded document to the Community Development Director. This plat amendment approval shall expire three hundred sixty five (365) days from the date of approval unless extended pursuant to Code Section 9-5A-9.

3. This plat amendment application (No. SUBPA 2013-03) shall be specific to Design Review Application No. DR 2013-22. The applicant shall satisfy all applicable conditions and requirements of the associated design review approval in addition to the conditions contained herein.
4. The plat amendment application (No. SUBPA 2013-03) shall be subject to satisfaction of all comments and conditions contained in the updated CH2MHill review and comment letter dated May 28, 2013.

Dated this 1st day of August, 2013.

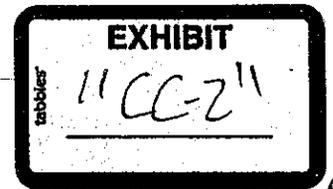
Dewayne Briscoe, Mayor
City of Sun Valley

Date Findings of Fact signed

ATTEST:

Hannah Stauts, City Clerk
City of Sun Valley

**SUN VALLEY
PLANNING AND ZONING COMMISSION**



PLAT AMENDMENT	)	FINDINGS OF FACT/CONCLUSIONS
LOTS 41 AND 42	)	OF LAW, DECISION
ELKHORN MEADOWS SUBDIVISION	)	AND CONDITIONS
110 ELKHORN ROAD)	
APPLICATION NO. SUBPA 2013-03)	

This matter came before the Sun Valley Planning and Zoning Commission for consideration on June 27, 2013 as a duly noticed public hearing for the elimination of a common lot line between two existing lots in the Single-Family Residential (RS-1) Zoning District, thereby creating one new lot with a new building envelope. The lot consolidation is associated with Design Review Application No. DR 2013-22 for the construction of a new living space and attached garage addition to the existing dwelling on Lot 42. The adjoining lots are commonly owned by the applicant. The Commission conducted a properly noticed public hearing, reviewed the Agenda Report and heard the comments of City staff, the applicant's representatives and the public. Additionally, the Commission reviewed the approval recommendation document with suggested Findings of Fact, Conclusions of Law, and Conditions of Approval recommended by the Community Development Director. Based on the evidence presented, the Commission hereby recommends approval of the proposed plat amendment to the City Council with the following Findings of Fact and Conclusions of Law and subject to specific conditions of approval.

FINDINGS OF FACT/CONCLUSIONS OF LAW

1. The applicant is Benchmark Associates, P.A. for Roger and Pamela Brown. The subject property consists of existing Lots 41 and 42 of the Elkhorn Meadows Subdivision Plat. This Plat Amendment application was submitted in conjunction with Design Review Application No. DR 2013-22 and both existing lots are zoned Single-Family Residential (RS-1) Zoning District. The existing residence on Lot 42 is to remain as part of the project design and a new living space and attached garage addition will be constructed on new Lot 41A in conformance with a new building envelope established with this Plat Amendment.
2. The application consists of a plat amendment map showing the elimination of the side property line common between the two lots. The lot consolidation will result in a larger Lot 41A with a lot area of 1.16 acres (50,750 square feet), where a 20,000 square foot minimum is required in the RS-1 Zoning District. Therefore, the resulting lot will remain in conformance with minimum lot size and property line dimension requirements.
3. Each existing lot has a recorded building envelope that will be eliminated with the plat amendment. A new building envelope will be recorded that conforms to the existing dwelling on Lot 42 and the living space and attached garage addition proposed with associated Design Review Application No. DR 2013-22. The new rectangular shaped building envelope will conform to the maximum 6,321 square foot envelope size calculated for the new lot size and will maintain the required fifteen (15) foot setback for structures in the RS-1 Zoning District. All easements associated with the Elkhorn Meadows Subdivision Plat would remain unchanged.

4. The applicant has provided the information required for application, review, and action on a plat amendment as set forth in City of Sun Valley Municipal Code Section 9-5A-4, Required Application Information. On June 12, 2013 proper notice for the public hearing was completed by: 1.) publishing of a public notice of a site visit and public hearing in the local newspaper of record; 2.) mailed to adjacent properties within a minimum 300-foot radius; 3.) posted at Sun Valley City Hall, the Sun Valley Post Office, Elkhorn Springs Store Post Office, St. Thomas Episcopal Church and the Elkhorn Fire Station; 4.) posted on the site; 5.) electronically transmitted to all those requesting receipt of such notices; and, 6.) posted on the City's website under public notices.
5. The required findings for review of a proposed plat amendment are contained in Municipal Code Section 9-4B-1F.
6. The property line elimination application will not lower the dimensions of the resulting Lot 41A below a minimum dimensional standard prescribed by Title 9, Development Code. The amendment proposes to consolidate the two lot areas to create a larger, more flexible area for single-family development on resulting Lot 41A. The plat amendment will not increase the number of properties/lots and the property line elimination will not change or move any public streets or publicly dedicated areas in any manner. No development is proposed for the stream area or any wetland or riparian habitat as part of this project. Resulting Lot 41A would retain the right to be developed with one (1) detached single family dwelling and the consolidation would decrease the ultimate development density for the neighborhood by one unit. A new building envelope will be created on the resulting lot and each aspect of the proposed adjustment to property lines complies with all applicable provisions of the Development Code.
7. The plat adjustment is appropriate for the design and physical location of existing and future development and will primarily be utilized as additional area for a living space and attached garage addition to the existing single family dwelling. The amendment is appropriate for the single-family development because the new larger lot area for Lot 41A provide greater flexibility for locating and designing site improvements and maintain privacy and riparian habitat. Lot 41A is consistent with existing developed lots adjacent to the site and in the surrounding development. A slope analysis was not required for the application review because the site is generally flat with gentle slopes. The resulting lot is determined to be buildable with a suitable single-family dwelling similar in character with the surrounding development while preserving the riparian and stream habitat areas. The new building envelope created with the Plat Amendment is consistent with riparian and stream preservation.
8. The property line elimination plat amendment is consistent with the Sun Valley Comprehensive Plan designation for Low Density Residential and does not significantly change the existing allowed land uses nor cause any conflict with the goals and policies of the Comprehensive Plan. There are no designated scenic, agricultural, recreational, special or traditional sites identified for the lot by the Comprehensive Plan.

9. The plat amendment will not affect the character of the neighborhood in a materially adverse manner because the new consolidated lot remains consistent with the existing layout of the Elkhorn Meadows Subdivision and provides greater privacy and flexibility in development and site design for new single-family Lot 41A. The property line elimination is minor and, once recorded, the plat modification will appear as though designed as part of the original development.
10. The lot consolidation does not involve or alter any area used for access to the overall Elkhorn Meadows Subdivision nor any associated or adjacent public or private access or parking areas. The new Lot 41A configuration is consistent with all applicable easements and rights of way and with the original design of the access, traffic, circulation, and parking areas of the development.

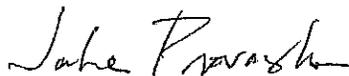
DECISION

Therefore, based upon the foregoing Findings of Fact/Conclusions of Law, the Sun Valley Planning and Zoning Commission hereby recommends approval of the plat amendment to the City Council to eliminate the common side property line between existing Lots 41 and 42 of the Elkhorn Meadows Subdivision and establish a new building envelope for the resulting larger lot, according to the plat amendment map, supporting plans, and documents submitted as part of the development application, subject to the following specific conditions of approval.

CONDITIONS OF APPROVAL

1. The action by the Planning and Zoning Commission on the plat amendment is a recommendation only and requires final action by the City Council at a noticed public hearing. The plat amendment and all aspects of the project design shall conform to the project drawings stamped received by the City of Sun Valley on May 16, 2013 and reviewed by the Planning and Zoning Commission on June 27, 2013.
2. Upon approval of the plat amendment by the City Council to eliminate the common side property line between Lots 41 and 42 of the Elkhorn Meadows Subdivision and establish a new building envelope for the resulting larger lot, the applicant shall record the amended plat with the Office of the County Recorder and provide a paper copy of the recorded document to the Community Development Director. This plat amendment approval shall expire three hundred sixty five (365) days from the date of approval unless extended pursuant to Code Section 9-5A-9.
3. This plat amendment application (No. SUBPA 2013-03) shall be specific to Design Review Application No. DR 2013-22. The applicant shall satisfy all applicable conditions and requirements of the associated design review approval in addition to the conditions contained herein.

Dated this 27th day of June, 2013.



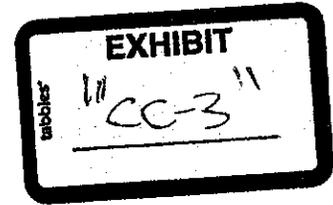
Jake Provonsha, Vice Chairman
Planning and Zoning Commission
City of Sun Valley

7/3/13

Date Findings of Fact Signed



CITY OF SUN VALLEY
PLANNING AND ZONING COMMISSION
AGENDA REPORT



To: Planning and Zoning Commission
From: *MH* Mark Hofman, Community Development Director
Meeting Date: June 27, 2013
Agenda Item: Brown Lot Consolidation
Plat Amendment Application No. SUBPA 2013-03

SUBJECT: Public hearing for a plat amendment application to eliminate a common lot line between two existing lots in the Single-Family Residential (RS-1) Zoning District, thereby creating one new lot with a new building envelope. The lot consolidation is associated with Design Review Application No. DR 2013-22 for the construction of a new living space and attached garage addition to the existing dwelling on Lot 42. Applicant: Benchmark Associates, P.A. for Roger and Pamela Brown. Application Filing Date: May 16, 2013. Location: 110 Elkhorn Road; Lots 41 and 42 Elkhorn Meadows Subdivision.

BACKGROUND: The project area consists of one developed single family residential lot, Lot 42, adjoining one undeveloped residential lot, Lot 41, of the Elkhorn Meadows Subdivision. Both lots are under common ownership, lay on the south side of Elkhorn Road, and are zoned Single-Family Residential (RS-1). The subject lots front Elkhorn Road, the Sun Valley Golf Course lies adjacent along the site's rear property line and adjacent lots are developed with existing single family structures and related improvements. Lot 42 is developed with a single-story, detached single-family dwelling. Lot 41 is undeveloped and has wetland areas with a stream running along the southeast side and southern rear property lines. The plat amendment application proposes to consolidate the two lots by eliminating the side lot line common between the two lots to form a new 1.16 acre (50,750 square feet) Lot 41A. Each existing lot has a recorded building envelope that will be eliminated with the plat amendment. A new building envelope will be recorded with the plat amendment that conforms to the existing dwelling on Lot 42 and the living space and attached garage addition proposed with associated Design Review Application No. DR 2013-22. The lot consolidation and new building envelope are fully depicted by attached **Exhibit "PZ-C"**.

ANALYSIS: As a result of this plat amendment, the areas of existing Lots 41 and 42 would be joined and identified as Lot 41A. The proposed 50,750 square foot new lot exceeds the 20,000 square foot minimum lot size and all property line dimension standards required in the RS-1 Zoning District. The new adjusted property lines and new building envelope will more accurately reflect the existing topography and riparian layout of the area. No development is proposed for the stream area or any wetland or riparian habitat as part of this project. Resulting Lot 41A would retain the right to be developed with one (1) detached single family dwelling and the consolidation would decrease the ultimate development density for the neighborhood by one unit.

The completed review of the application and supporting materials by the Community Development Department and the City's contract Engineer, CH2M Hill (**Exhibit "PZ-B"**) finds no unresolved issues, code conflicts or fatal flaws in the plat amendment nor any needed Fire Department comments or conditions. The public hearing was properly noticed in accordance to Development Code regulations and no comments or questions, other than one supportive general inquiry, from the public have been received by the City as of the release of this Report.

Alternative Actions: Alternative actions available to the Commission include: (1) make the required findings and adopt the attached draft Findings of Fact and Conclusions of Law recommending approval of the plat amendment to the City Council; (2) Continue the hearing for further information and review; or (3) Close the public hearing, discuss the findings, vote to recommend denial of the plat amendment application and direct staff to return on a date certain with a resolution of denial reflecting the comments and findings of the Commission.

RECOMMENDATION: Before public comment is received, the Commission 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 recommendation on the plat amendment to the City Council. The Community Development Director recommends approval of the plat amendment application subject to the Conditions of Approval contained in the attached draft Findings of Fact (**Exhibit "PZ-A"**).

LIST OF ATTACHED EXHIBITS:

- | | |
|----------------|---|
| Exhibit "PZ-A" | Draft Findings of Fact, Conclusions of Law and Decision for Plat Amendment Application No. SUBPA 2013-03. |
| Exhibit "PZ-B" | CH2MHill review and comment letter dated May 28, 2013 from Betsy Roberts and Jennifer Bass. |
| Exhibit "PZ-C" | Reduced 11" by 17" Plat Amendment Exhibit forming new Lot 41A of the Elkhorn Meadows Subdivision, dated received by the City of Sun Valley on May 16, 2013. |

** The entire administrative record for this Plat Amendment application is available for review in the Community Development Department at City Hall.

EXHIBIT "PZ-A"

**(DRAFT) SUN VALLEY
PLANNING AND ZONING COMMISSION**

PLAT AMENDMENT	)	FINDINGS OF FACT/CONCLUSIONS
LOTS 41 AND 42	)	OF LAW, DECISION
ELKHORN MEADOWS SUBDIVISION	)	AND CONDITIONS
110 ELKHORN ROAD)	
APPLICATION NO. SUBPA 2013-03)	

This matter came before the Sun Valley Planning and Zoning Commission for consideration on June 27, 2013 as a duly noticed public hearing for the elimination of a common lot line between two existing lots in the Single-Family Residential (RS-1) Zoning District, thereby creating one new lot with a new building envelope. The lot consolidation is associated with Design Review Application No. DR 2013-22 for the construction of a new living space and attached garage addition to the existing dwelling on Lot 42. The adjoining lots are commonly owned by the applicant. The Commission conducted a properly noticed public hearing, reviewed the Agenda Report and heard the comments of City staff, the applicant's representatives and the public. Additionally, the Commission reviewed the approval recommendation document with suggested Findings of Fact, Conclusions of Law, and Conditions of Approval recommended by the Community Development Director. Based on the evidence presented, the Commission hereby recommends approval of the proposed plat amendment to the City Council with the following Findings of Fact and Conclusions of Law and subject to specific conditions of approval.

FINDINGS OF FACT/CONCLUSIONS OF LAW

1. The applicant is Benchmark Associates, P.A. for Roger and Pamela Brown. The subject property consists of existing Lots 41 and 42 of the Elkhorn Meadows Subdivision Plat. This Plat Amendment application was submitted in conjunction with Design Review Application No. DR 2013-22 and both existing lots are zoned Single-Family Residential (RS-1) Zoning District. The existing residence on Lot 42 is to remain as part of the project design and a new living space and attached garage addition will be constructed on new Lot 41A in conformance with a new building envelope established with this Plat Amendment.
2. The application consists of a plat amendment map showing the elimination of the side property line common between the two lots. The lot consolidation will result in a larger Lot 41A with a lot area of 1.16 acres (50,750 square feet), where a 20,000 square foot minimum is required in the RS-1 Zoning District. Therefore, the resulting lot will remain in conformance with minimum lot size and property line dimension requirements.
3. Each existing lot has a recorded building envelope that will be eliminated with the plat amendment. A new building envelope will be recorded that conforms to the existing dwelling on Lot 42 and the living space and attached garage addition proposed with associated Design Review Application No. DR 2013-22. The new rectangular shaped building envelope will conform to the maximum 6,321 square foot envelope size calculated for the new lot size

and will maintain the required fifteen (15) foot setback for structures in the RS-1 Zoning District. All easements associated with the Elkhorn Meadows Subdivision Plat would remain unchanged.

4. The applicant has provided the information required for application, review, and action on a plat amendment as set forth in City of Sun Valley Municipal Code Section 9-5A-4, Required Application Information. On June 12, 2013 proper notice for the public hearing was completed by: 1.) publishing of a public notice of a site visit and public hearing in the local newspaper of record; 2.) mailed to adjacent properties within a minimum 300-foot radius; 3.) posted at Sun Valley City Hall, the Sun Valley Post Office, Elkhorn Springs Store Post Office, St. Thomas Episcopal Church and the Elkhorn Fire Station; 4.) posted on the site; 5.) electronically transmitted to all those requesting receipt of such notices; and, 6.) posted on the City's website under public notices.
5. The required findings for review of a proposed plat amendment are contained in Municipal Code Section 9-4B-1F.
6. The property line elimination application will not lower the dimensions of the resulting Lot 41A below a minimum dimensional standard prescribed by Title 9, Development Code. The amendment proposes to consolidate the two lot areas to create a larger, more flexible area for single-family development on resulting Lot 41A. The plat amendment will not increase the number of properties/lots and the property line elimination will not change or move any public streets or publicly dedicated areas in any manner. No development is proposed for the stream area or any wetland or riparian habitat as part of this project. Resulting Lot 41A would retain the right to be developed with one (1) detached single family dwelling and the consolidation would decrease the ultimate development density for the neighborhood by one unit. A new building envelope will be created on the resulting lot and each aspect of the proposed adjustment to property lines complies with all applicable provisions of the Development Code.
7. The plat adjustment is appropriate for the design and physical location of existing and future development and will primarily be utilized as additional area for a living space and attached garage addition to the existing single family dwelling. The amendment is appropriate for the single-family development because the new larger lot area for Lot 41A provide greater flexibility for locating and designing site improvements and maintain privacy and riparian habitat. Lot 41A is consistent with existing developed lots adjacent to the site and in the surrounding development. A slope analysis was not required for the application review because the site is generally flat with gentle slopes. The resulting lot is determined to be buildable with a suitable single-family dwelling similar in character with the surrounding development while preserving the riparian and stream habitat areas. The new building envelope created with the Plat Amendment is consistent with riparian and stream preservation.
8. The property line elimination plat amendment is consistent with the Sun Valley Comprehensive Plan designation for Low Density Residential and does not significantly change the existing allowed land uses nor cause any conflict with the goals and policies of the Comprehensive Plan. There are no designated scenic, agricultural, recreational, special or traditional sites identified for the lot by the Comprehensive Plan.

9. The plat amendment will not affect the character of the neighborhood in a materially adverse manner because the new consolidated lot remains consistent with the existing layout of the Elkhorn Meadows Subdivision and provides greater privacy and flexibility in development and site design for new single-family Lot 41A. The property line elimination is minor and, once recorded, the plat modification will appear as though designed as part of the original development.
10. The lot consolidation does not involve or alter any area used for access to the overall Elkhorn Meadows Subdivision nor any associated or adjacent public or private access or parking areas. The new Lot 41A configuration is consistent with all applicable easements and rights of way and with the original design of the access, traffic, circulation, and parking areas of the development.

DECISION

Therefore, based upon the foregoing Findings of Fact/Conclusions of Law, the Sun Valley Planning and Zoning Commission hereby recommends approval of the plat amendment to the City Council to eliminate the common side property line between existing Lots 41 and 42 of the Elkhorn Meadows Subdivision and establish a new building envelope for the resulting larger lot, according to the plat amendment map, supporting plans, and documents submitted as part of the development application, subject to the following specific conditions of approval.

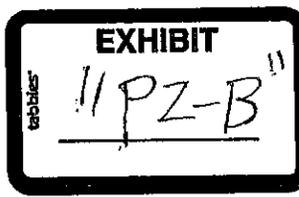
CONDITIONS OF APPROVAL

1. The action by the Planning and Zoning Commission on the plat amendment is a recommendation only and requires final action by the City Council at a noticed public hearing. The plat amendment and all aspects of the project design shall conform to the project drawings stamped received by the City of Sun Valley on May 16, 2013 and reviewed by the Planning and Zoning Commission on June 27, 2013.
2. Upon approval of the plat amendment by the City Council to eliminate the common side property line between Lots 41 and 42 of the Elkhorn Meadows Subdivision and establish a new building envelope for the resulting larger lot, the applicant shall record the amended plat with the Office of the County Recorder and provide a paper copy of the recorded document to the Community Development Director. This plat amendment approval shall expire three hundred sixty five (365) days from the date of approval unless extended pursuant to Code Section 9-5A-9.
3. This plat amendment application (No. SUBPA 2013-03) shall be specific to Design Review Application No. DR 2013-22. The applicant shall satisfy all applicable conditions and requirements of the associated design review approval in addition to the conditions contained herein.

Dated this 27th day of June, 2013.

Jake Provonsha, Vice Chairman
Planning and Zoning Commission
City of Sun Valley

Date Findings of Fact Signed



MEMORANDUM

CH2MHILL

Preliminary Plat: Elkhorn Meadows Subdivision: Lot 41A

TO: Mark Hofman
COPIES: Bill Whitesell
Larry Jones, Benchmark Associates
FROM: Betsy Roberts
Jennifer Bass
DATE: May 28, 2013

We received the Preliminary Plat sheet and closure report for Elkhorn Meadows Subdivision: Lot 41A. This document meets the intent of a preliminary plat submittal and we find no fatal flaws.

We have the following general observations for this project at this time; these are not all inclusive:

1. Final Plat shall indicate basis of bearing, any snow storage and utility easements per original plat, sanitary restrictions, and a certification sheet (with a spot for both land owners' signatures).
2. Confirm that C2 is required on the plat.
3. Confirm that there is an easement for the existing sewer manhole in the southwest corner of the lot.

A copy of the Elkhorn Meadows Subdivision Lot 41A Preliminary Plat checklist table is attached.

Attachment: Elkhorn Meadows Subdivision Lot 41A Preliminary Plat Table, Dated May 28, 2013

**CITY OF SUN VALLEY
PRELIMINARY PLAT CHECK LIST TABLE**

For: Benchmark Associates

1	Subdivision Name:	Elkhorn Meadows Subdivision: Lot 41A
2	Reviewer:	Jennifer Bass
3	Date:	May 28, 2013
4	Sheet Title and Preamble:	Elkhorn Meadows Subdivision: Lot 41A. Located within: Section 21, T. 4 N., R. 18 E., B.M., City of Sun Valley, Blaine County, Idaho. Wherein the lot line common to Lots 41 and 42 of Elkhorn Meadows Subdivision (Inst. No. 151525) is eliminated and a new building envelope is created. May 2013. Preliminary Plat
5	Basis of Bearing:	Referenced in Note 1. Show on final plat
6	North Arrow:	OK
7	Scale and Legend:	OK
8	Plat Closure:	OK
9	Total Area:	OK
10	Monuments:	OK
11	Land Corners:	OK
12	Initial Point:	OK
13	Street Names & Width:	OK
14	Easements:	None shown. Note 1 refers to original plat for boundary lines and certain easements. No snow storage or utility easements shown. No easement shown for existing sewer manhole in southwest corner of lot.
15	Lot & Block Numbers:	OK, no block numbers shown.
16	Lot Dimensions:	OK
17	Curve & Line Tables:	Confirm that C2 is required on the plat.
18	Certifications:	None shown, will be included with final plat
19	Certificate of Owner:	None shown, will need both owners signatures on the certification sheet.
20	Certificate of Surveyor:	None shown
21	Sanitary Restriction:	None shown, will be included on final plat face
22	Agency Approvals:	None shown
23	Public Dedication:	None shown
24	Common Areas:	N/A

Notes: Final Plat shall indicate basis of bearing, any snow storage and utility easements per original plat, sanitary restrictions, and a certification sheet (with a spot for both land owners' signatures). Confirm that C2 is required on the plat. Confirm that there is an easement for the existing sewer manhole.

ELKHORN MEADOWS SUBDIVISION: LOT 41A

LOCATED WITHIN: SECTION 21, T. 4 N., R. 18 E., B.M., CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

WHEREIN THE LOT LINE COMMON TO LOTS 41 AND 42 OF ELKHORN MEADOWS SUBDIVISION (INST. NO. 151525) IS ELIMINATED AND A NEW BUILDING ENVELOPE IS CREATED

MAY 2013

PRELIMINARY PLAT

EXHIBIT

11PZ-C

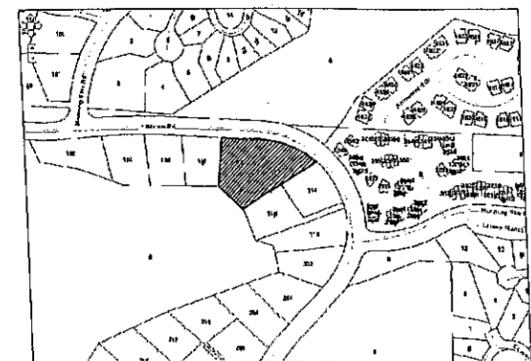
LEGEND:

- PROPERTY BOUNDARY
- LOT LINE ELIMINATED
- ADJOINING PROPERTY LINE
- EDGE DRIVEWAY
- NEW BUILDING ENVELOPE
- BUILDING ENVELOPE ELIMINATED
- APPROXIMATE EDGE WILLOWS
- APPROXIMATE CENTERLINE STREAM
- EDGE WATER 5/2013
- FOUND 1/2" REBAR
- SET 1/2" REBAR
- BEARINGS AND DISTANCES (MEASURED)
- BEARINGS AND DISTANCES (RECORD)
- EVERGREEN TREE
- DECIDUOUS TREE

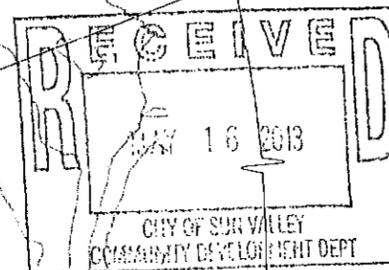
NOTES:

1. BASIS OF BEARINGS IS PER THE ORIGINAL PLAT OF ELKHORN MEADOWS SUBDIVISION (INST. NO. 151525). BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER SAID PLAT. REFER TO SAID PLAT & CC&R'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
2. ELEVATIONS BASED ON NAVD 88 (GEOID03) DATUM.
3. UTILITIES AND DRAIN PIPES IF SHOWN HEREON ARE PER SURFACE EVIDENCE ONLY. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
4. BUILDING WALLS IF SHOWN HEREON ARE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. CONTOUR INTERVAL: 2' - CONTOURS IN AREAS OF DENSE VEGETATION MAY DEVIATE FROM TRUE ELEVATION BY ONE HALF THE HEIGHT OF THE VEGETATION. CONTOURS UNDER BUILDINGS ARE INTERPRETED FROM THE SURROUNDING GRADES AND WILL NOT REFLECT BASEMENTS, CRAWLSPACES, OR OTHER OBSCURED FEATURES. DATE OF LIAR FLIGHT FOR CONTOURS: NOVEMBER 2007.
6. BUILDING AREA: BUILDING ENVELOPE, IS PER CITY OF SUN VALLEY. SETBACK AND FOOTPRINT REQUIREMENTS PER CURRENT CITY/COUNTY ORDINANCES MAY VARY. IT IS RECOMMENDED THAT SAID ORDINANCES BE REVIEWED PRIOR TO DESIGN.

VICINITY MAP:



NOT TO SCALE



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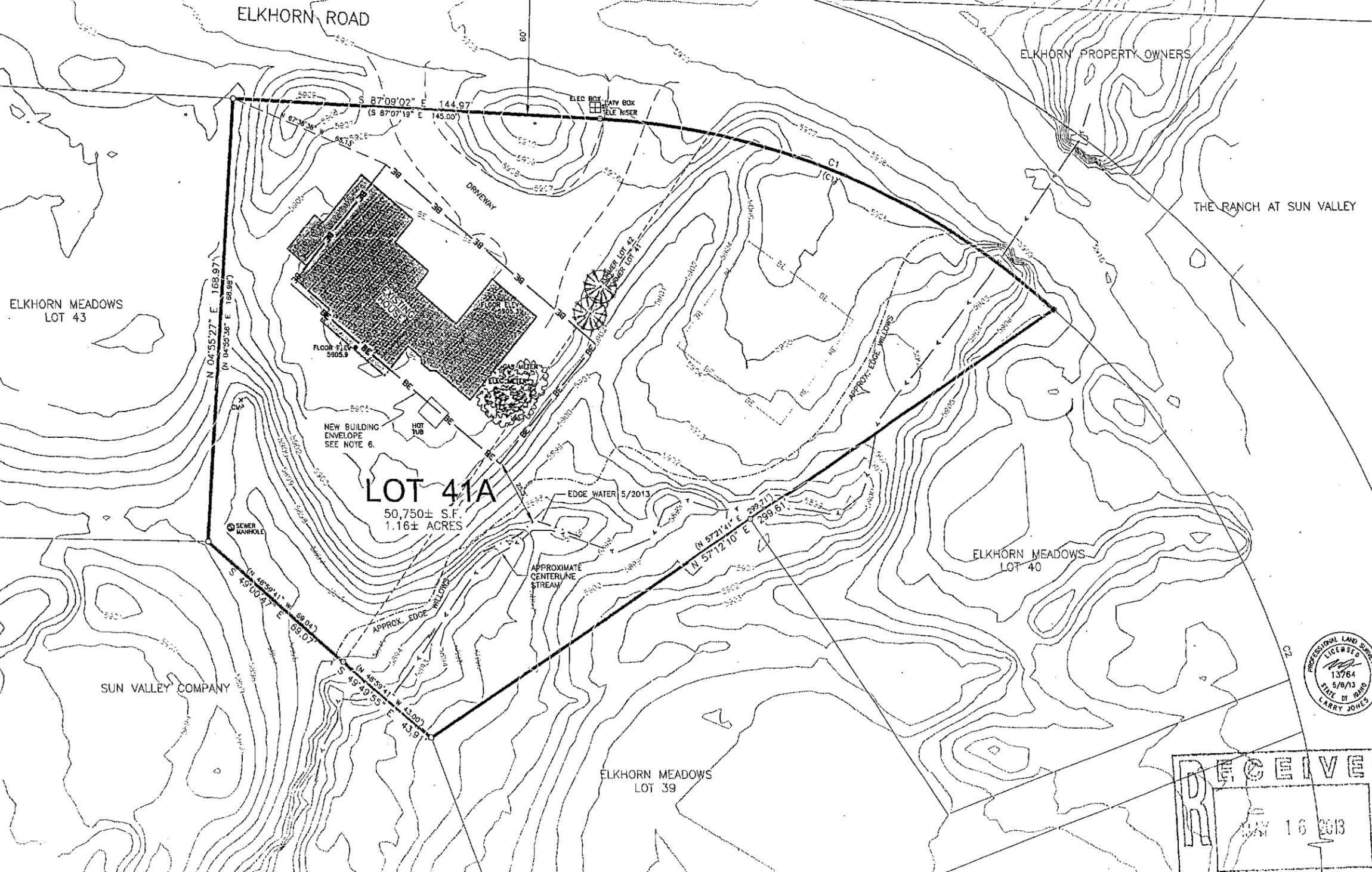
ELKHORN MEADOWS SUB.

LOT 41A

LOCATED WITHIN:
SECTION 21, T. 4 N., R. 18 E., B.M.,
CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

PREPARED FOR: CURTIS KEMP

PROJECT NO. 13040 DWG BY: LLJ/CPL FILE: 13040PRE.DWG
PRELIMINARY PLAT DATE: 4/23/2013 SHEET: 1 OF 1



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	288.31'	193.75'	192.01'	N 87°40'18" W	38°54'01"
(C1)	288.31'	196.17'	192.41'	N 67°52'24" W	38°59'08"
C2	288.31'	313.01'	297.68'	N 17°15'03" W	62°12'16"

SUB PA 2013-03



CITY OF SUN VALLEY
REPORT TO THE CITY COUNCIL

To: Honorable Mayor and City Council
From: *MH* Mark Hofman, Community Development Director
Meeting Date: August 1, 2013
Agenda Item: **White Clouds Corrected PUD Subdivision- Building Envelope and Property Line Adjustment Revised Plat Amendment Application No. SUBPA 2013-01**

SUBJECT: Public Hearing and action on an amended Plat Amendment application to revise the property lines and building envelope locations for four of the thirty single family residential lots within the White Clouds Subdivision and the Rural Estate and Ranch (RA) Zoning District of the City of Sun Valley. No new lots or residential units will be formed. **Applicant:** Benchmark Associates for the Sun Valley Company. **Application Filing Date:** March 4, 2013. **Location:** Lots 20, 21A, 29 and 30 of the White Clouds Corrected PUD Subdivision; 201, 205, 207 and 209 Sun Peak Drive.

BACKGROUND: The Sun Valley Company requests that the property lines and building envelopes for four (4) of the thirty (30) single family residential lots within the White Clouds Subdivision be adjusted to improve site layout and view corridors for future development. The thirty single family residential lots in the Subdivision remain undeveloped at this time, though some construction activity is anticipated this summer. The applicant desires to fine tune the existing property lines and recorded building envelopes in the subject four-lot cluster prior to any development such that they improve site access, maximize view corridor opportunities and minimize view impacts on adjacent parcels. The four subject lots and respective building envelopes are located at the northern end of the Subdivision on a sloping knoll adjacent to Sun Peak Drive.

A noticed site visit and public hearing was performed for this plat amendment application by the Planning and Zoning Commission on April 11, 2013. The Commission adopted a motion to recommend approval of the plat amendment to the City Council. Just prior to the City Council public hearing, the applicant suspended review of the application to allow time to address comments received from an owner of a nearby lot in the Subdivision. The plat amendment was subsequently revised with three changes and returned for continued review. The revised plat amendment was then reviewed by the Planning and Zoning Commission at a public hearing on June 27, 2013. An additional amendment was made at the request of the applicant to change the wording in Note #3 to limit the maximum height on Lot 21B to not exceed twenty four (24) feet from existing grade for 2/3 of the building and twenty eight (28) feet for up to 1/3 of the building, instead of the 20 foot limitation on the submitted June 7, 2013 draft version. The Commission recommended approval to the City Council of the revised plat as part of their motion on June 27, 2013.

The proposed revised plat amendment exhibit (**Exhibit "CC-4"**) details all existing and proposed property lines and building envelopes for the four lots. Each of the four resulting lots retain conformance with the one (1) acre minimum lot size and other standards for single family residential development in the RA Zoning District. No new development or construction is proposed as part of this plat amendment application. The project analysis, additional background information and discussion are contained in the attached June 27, 2013 Planning and Zoning Commission Agenda Report (**Exhibit "CC-3"**). The Planning & Zoning Commission's signed approval recommendation, findings of fact, conclusions of law and conditions for the Amendment are attached as **Exhibit "CC-2"**.

If approved by the Council, the plat document detailing the relocated property line and building envelope locations shall be recorded with the Office of the County Recorder within one year to be valid and a copy of the recorded document shall be provided to the Community Development Department. Staff summarizes the general action alternatives available to the City Council below and can further discuss options and potential findings and conditions of approval at the Council hearing if needed. Draft City Council Findings of Fact, Conclusions of Law and Conditions of Approval for Plat Amendment Application No. SUBPA 2013-01 are attached as **Exhibit "CC-1"**.

Public Notice and Comment- The public hearing with the City Council for this plat amendment application was publicly noticed by: 1.) publication as a display ad in the Mtn. Express on July 17, 2013; 2.) mailing of notice to all property owners within a 300 feet radius; 3.) posting of public notice at five (5) prominent locations within the City, including Sun Valley City Hall, the Sun Valley Post Office, Elkhorn Springs Store Post Office, St. Thomas Episcopal Church and the Elkhorn Fire Station; 4.) posting of the site on July 17, 2013; 5.) transmitting to relevant agencies/media via emailing and faxing, as well as to all parties who have notified the City of interest to receive agendas and such public notices; and, 6.) posting on the City's webpage under public notices and under the City Council Agenda.

As of the writing and release of this Agenda Report, no public comments were received by City staff as a result of the public notice for the public hearing on this development application.

Alternative Actions- The general alternatives available to the City Council for action on the plat amendment application include:

- (1) 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 plat amendment request; 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 plat amendment.

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 Planning & Zoning Commission formally recommended approval of the plat amendment application to the City Council on June 27, 2013.

The Community Development Director recommends the City Council adopt a motion to approve the plat amendment application as recommended by the Planning and Zoning Commission.

LIST OF ATTACHED EXHIBITS:

- Exhibit "CC-1" Draft City Council Findings of Fact, Conclusions of Law and Conditions for Plat Amendment Application No. SUBPA 2013-01.
- Exhibit "CC-2" Planning & Zoning Commission Approval Recommendation, Findings of Fact, Conclusions of Law and Conditions for Plat Amendment Application No. SUBPA 2013-01 signed on July 3, 2013.
- Exhibit "CC-3" June 27, 2013 Planning & Zoning Commission Agenda Report with attached Exhibits "PZ-A" through "PZ-F".
- Exhibit "CC-4" Revised proposed Plat Amendment Exhibit ("White Clouds, Corrected: Lots 20A, 21B, 29A & 30A"), Sheet 1 of 1, consisting of one 11" by 17" sheet stamped received by the City of Sun Valley on June 27, 2013.

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

EXHIBIT "CC-1"

(DRAFT) SUN VALLEY CITY COUNCIL

REVISED PLAT AMENDMENT	)	FINDINGS OF FACT/CONCLUSIONS
LOTS 20A, 21B, 29A & 30A	)	OF LAW, DECISION
WHITE CLOUDS SUBDIVISION	)	AND CONDITIONS
APPLICATION NO. SUBPA 2013-01)	

This matter came before the Sun Valley City Council for consideration on August 1, 2013 as a duly noticed public hearing for proposed amendments to the existing property lines and a relocation of four recorded building envelopes on Lots 20, 21A, 29 and 30 of the White Clouds Subdivision. No new lots or residential units will be formed and no new development or improvements are associated with this amendment. The City Council conducted a properly noticed public hearing; reviewed the applicable application materials and the City staff reports; heard testimony from the public, the applicant, and the applicant's representatives; and, considered the approval recommendation of the Planning and Zoning Commission. Based on the evidence presented, the City Council makes the following Findings of Fact/Conclusions of Law and Decision, subject to specific Conditions of Approval.

FINDINGS OF FACT/CONCLUSIONS OF LAW

1. The applicant is Benchmark Associates on behalf of the Sun Valley Company. The subject properties consist of Lots 20, 21A, 29 and 30 of the White Clouds Subdivision. The sites are zoned RA, Rural Estate and Ranch Zoning District.
2. The application consists of a revised plat amendment map showing the relocation of existing property lines and the recorded building envelopes on four of the thirty existing single family residential lots within the White Clouds Subdivision to improve site access, maximize view corridor opportunities and minimize view impacts on adjacent parcels.
3. The applicant has provided the information required for application, review, and action on a plat amendment as set forth in City of Sun Valley Municipal Code Section 9-5A-4, Required Application Information. Notice for the public hearing was properly completed by: 1.) publication as a display ad in the Mtn. Express on July 17, 2013; 2.) mailing of notice to all property owners within a 300 feet radius; 3.) posting of public notice at five (5) prominent locations within the City, including Sun Valley City Hall, the Sun Valley Post Office, Elkhorn Springs Store Post Office, St. Thomas Episcopal Church and the Elkhorn Fire Station; 4.) posting of the site on July 17, 2013; 5.) transmitting to relevant agencies/media via emailing and faxing, as well as to all parties who have notified the City of interest to receive agendas and such public notices; and, 6.) posting on the City's webpage under public notices and under the City Council Agenda.
4. The required findings for review of a proposed plat amendment are contained in Municipal Code Section 9-4B-1F and additional findings for relocation of a building envelope are contained in Section 9-4B-1G.

5. The property line and building envelope relocation application will not lower the dimensions of the subject Lots 20, 21A, 29 or 30 below a minimum dimensional standard prescribed by Title 9. The plat amendment exhibit details all existing and proposed property lines and building envelopes for the four lots. The most significant property line amendment of the project design relocates the access to existing Lot 30 from an area directly across from Lot 22 to a location around the corner on Sun Peak Drive adjacent to Lot 29 and across from the multi-family townhome Parcel E. Other property line amendments are minor and are needed to adjust the building envelope locations. Each of the four resulting lots retain conformance with the one (1) acre minimum lot size and other standards for single family residential development in the RA Zoning District. The building envelope shifts will not change or move any public streets or publicly dedicated areas in any manner. Additionally, the plat amendment will not increase or decrease the number of properties/lots. No new subdivision of land is proposed. The overall density of the project remains unchanged at thirty single family residential lots and the plat amendment only shifts the property lines and recorded building envelope locations for four individual lots.
6. The plat adjustment for amendments to property lines and building envelope locations on four single family residential lots is appropriate for the design and physical location of future structures on the site and surrounding single family development because the new site layouts and envelope locations provide a varied, non-linear layout for these subject lots while preserving areas of significant steep slope. A Note on the Plat limits the maximum height on Lot 21B to not exceed twenty four (24) feet from existing grade for 2/3 of the building and twenty eight (28) feet for up to 1/3 of the building. A reconfigured property line and building envelope layout for these four subject lots promotes greater flexibility in site design and development while helping to preserve and maximize available view corridors through and over any future adjacent single family or multi-family structures. When these northern lots in the development are built out with dwellings the views to the south and southwest will be important. The proposed adjustment to these four lots and building envelopes intends to maximize these view corridors for all lots within the immediate vicinity.
7. The property line and building envelope shift plat amendment is consistent with the Sun Valley Comprehensive Plan designation for Low Density Residential and does not significantly change the existing land use nor cause any conflict with the goals and policies of the Comprehensive Plan. There are no designated scenic, agricultural, recreational, or traditional sites identified for these parcels by the Comprehensive Plan.
8. The property line and building envelope shift plat amendment will not affect the character of the neighborhood in a materially adverse manner because the new site layouts and building envelope locations are consistent with the existing overall road and site layout. The amendments provide improved site access, maximize view corridor opportunities and minimize view impacts on adjacent parcels. Once recorded, the plat modifications will appear as though designed as part of the original development.
9. The four building envelope shifts and amendments to property lines do not involve any area used for access to the overall White Clouds Subdivision nor any associated public or private parking areas. The property line and building envelope shifts are consistent with all applicable easements and rights of way and with the original design of the access, traffic, circulation, and parking areas of the development.

10. The locations of the adjusted property lines, building envelopes and corresponding future building footprints are appropriate for the lots and the surrounding development, are consistent with the purposes and goals of the Comprehensive Plan, will not cause undue traffic congestion nor dangerous traffic conditions, and will not affect the character of the neighborhood in a materially adverse manner. No public comments were received as part of the properly noticed comment and review period for the project and no negative impacts were identified.
11. All aspects of the proposed adjustments to the property lines and building envelopes for the four lots comply with applicable provisions of the Development Code, specifically regarding development of small anomalies of steep slope areas while retaining the overall significant steep slopes on the site as undisturbed and for the proportion of steep slopes within a building envelope, because of the deviations granted through the White Cloud Subdivision project's PUD (Application No. CUP 2007-05). The proposed property line and building envelope adjustments are consistent with the PUD provisions and with all other requirements and development approvals for the White Clouds Subdivision.
12. The completed review of the application and supporting materials by the Community Development Department and the City's contract Engineer, CH2MHill found no unresolved issues, code conflicts or fatal flaws in the plat amendment nor any needed Fire Department comments or conditions.
13. The Planning and Zoning Commission performed a properly noticed public hearing and site visit on April 11, 2013 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 plat amendment application to the City Council on April 11, 2013. Just prior to the May 2, 2013 City Council noticed public hearing, the applicant suspended review of the application to allow time to address comments received from an owner of a nearby lot in the Subdivision. The plat amendment was subsequently revised with three changes and returned for continued review. The revised plat amendment was then reviewed by the Planning and Zoning Commission at a public hearing on June 27, 2013. An additional amendment was made at the request of the applicant to change the wording in Note #3 to limit the maximum height on Lot 21B to not exceed twenty four (24) feet from existing grade for 2/3 of the building and twenty eight (28) feet for up to 1/3 of the building, instead of the 20 foot limitation on the submitted June 7, 2013 draft version. The Commission recommended approval to the City Council of the revised plat (stamped received by the City on June 27, 2013) as part of their motion on June 27, 2013.
14. The City Council performed a properly noticed public hearing on August 1, 2013 to receive public testimony, evaluate the revised 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 period.

DECISION

Therefore, based upon the foregoing Findings of Fact/Conclusions of Law, the Sun Valley City Council hereby conditionally approves the Plat Amendment to adjust the property lines and relocate the recorded building envelopes on Lots 20, 21A, 29 and 30 of the White Clouds Subdivision, according to the plat amendment map, supporting plans, and documents submitted as part of the subject application, subject to the following specific conditions of approval.

CONDITIONS OF APPROVAL

1. The plat amendment and all aspects of the project design shall conform to the project's preliminary plat amendment drawing stamped received by the City of Sun Valley on June 27, 2013, reviewed by the Planning and Zoning Commission on June 27, 2013 and approved by the City Council on August 1, 2013.
2. Upon approval of the plat amendment by City Council to relocate the property lines and building envelopes, the applicant shall record the amended plat with the Office of the County Recorder and provide a copy of the recorded document to the Community Development Director prior to application for any development on the subject lots. This plat amendment approval shall expire three hundred sixty five (365) days from the date of approval unless extended pursuant to Code Section 9-5A-9.
3. The plat amendment application (No. SUBPA 2013-01) shall be subject to satisfaction of all comments and conditions contained in the updated CH2MHill review and comment letter dated June 11, 2013.

Dated this 1st day of August, 2013.

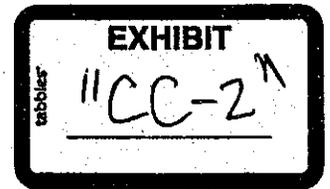
Dewayne Briscoe, Mayor
City of Sun Valley

Date Findings of Fact signed

ATTEST:

Hannah Stauts, City Clerk
City of Sun Valley

**SUN VALLEY
PLANNING AND ZONING COMMISSION**



PLAT AMENDMENT	)	FINDINGS OF FACT/CONCLUSIONS
LOTS 20A, 21B, 29A & 30A	)	OF LAW, DECISION
WHITE CLOUDS SUBDIVISION	)	AND CONDITIONS
APPLICATION NO. SUBPA 2013-01)	

This matter came before the Sun Valley Planning and Zoning Commission for consideration on April 11 and June 27, 2013 as a duly noticed public hearing and site visit for proposed amendments to the existing property lines and a relocation of four recorded building envelopes on Lots 20, 21A, 29 and 30 of the White Clouds Subdivision. The Commission reviewed the Agenda Report, heard the comments of City staff, the applicant's representatives and the public. Additionally, the Commission reviewed the approval recommendation document and suggested Findings of Fact, Conclusions of Law, and Conditions of Approval recommended by the Community Development Director. Based on the evidence presented, the Commission hereby recommends approval of the proposed plat amendment to the City Council with the following Findings of Fact and Conclusions of Law and subject to specific conditions of approval:

FINDINGS OF FACT/CONCLUSIONS OF LAW

1. The applicant is Benchmark Associates on behalf of the Sun Valley Company. The subject properties consist of Lots 20, 21A, 29 and 30 of the White Clouds Subdivision. The sites are zoned RA, Rural Estate and Ranch Zoning District.
2. The application consists of a plat amendment map showing the relocation of existing property lines and the recorded building envelopes on four of the thirty existing single family residential lots within the White Clouds Subdivision to improve site access, maximize view corridor opportunities and minimize view impacts on adjacent parcels. A noticed site visit and public hearing was performed for this plat amendment application by the Planning and Zoning Commission on April 11, 2013. The Commission adopted a motion to recommend approval of the plat amendment to the City Council. Just prior to the City Council public hearing, the applicant suspended review of the application to allow time to address comments received from an owner of a nearby lot in the Subdivision. The plat amendment was subsequently revised with three changes and returned for continued review. The three modifications to the proposed Plat Amendment Exhibit, each detailed on the revised June 7, 2013 version, include: 1.) the proposed building envelope on Lot 21B was modified to an elongated rectangle shape and moved uphill to the northwest; 2.) Note #2 on the Plat Amendment was modified to include compliance with height requirements and to consult the City for current requirements; and, 3.) Note #3 on the Plat Amendment was added restricting the maximum building height for Lot 21B to not exceed twenty four (24) feet from existing grade for 2/3 of the building and twenty eight (28) feet for up to 1/3 of the building. The Commission reviewed the revised Plat Exhibit at their meeting of June 27, 2013.
3. The applicant has provided the information required for application, review, and action on a plat amendment as set forth in City of Sun Valley Municipal Code Section 9-5A-4, Required Application Information. Notice for the public hearing and site visit was properly completed by: 1.) publishing proper notice in the Idaho Mountain Express March 27, 2013; 2.) mailing

notice to adjacent properties; 3.) posting at Sun Valley City Hall, Sun Valley Post Office, Elkhorn Springs Store Post Office, St. Thomas Episcopal Church and Elkhorn Fire Station; 4.) posting in three places on site March 25, 2013; 5.) posting on the City website; and, 6.) electronic transmittal to those wishing to receive such notices from the City .

4. The required findings for review of a proposed plat amendment are contained in Municipal Code Section 9-4B-1F and additional findings for relocation of a building envelope are contained in Section 9-4B-1G.
5. The property line and building envelope relocation application will not lower the dimensions of the subject Lots 20, 21A, 29 or 30 below a minimum dimensional standard prescribed by Title 9. The plat amendment exhibit details all existing and proposed property lines and building envelopes for the four lots. The most significant property line amendment of the project design relocates the access to existing Lot 30 from an area directly across from Lot 22 to a location around the corner on Sun Peak Drive adjacent to Lot 29 and across from the multi-family townhome Parcel E. Other property line amendments are minor and are needed to adjust the building envelope locations. Each of the four resulting lots retain conformance with the one (1) acre minimum lot size and other standards for single family residential development in the RA Zoning District. The building envelope shifts will not change or move any public streets or publicly dedicated areas in any manner. Additionally, the plat amendment will not increase or decrease the number of properties/lots. No new subdivision of land is proposed. The overall density of the project remains unchanged at thirty single family residential lots and the plat amendment only shifts the property lines and recorded building envelope locations for four individual lots.
6. The plat adjustment for amendments to property lines and building envelope locations on four single family residential lots is appropriate for the design and physical location of future structures on the site and surrounding single family development because the new site layouts and envelope locations provide a varied, non-linear layout for these subject lots while preserving areas of significant steep slope. A Note on the Plat limits the maximum height on Lot 21B to not exceed twenty four (24) feet from existing grade for 2/3 of the building and twenty eight (28) feet for up to 1/3 of the building. A reconfigured property line and building envelope layout for these four subject lots promotes greater flexibility in site design and development while helping to preserve and maximize available view corridors through and over any future adjacent single family or multi-family structures. When these northern lots in the development are built out with dwellings the views to the south and southwest will be important. The proposed adjustment to these four lots and building envelopes intends to maximize these view corridors for all lots within the immediate vicinity.
7. The property line and building envelope shift plat amendment is consistent with the Sun Valley Comprehensive Plan designation for Low Density Residential and does not significantly change the existing land use nor cause any conflict with the goals and policies of the Comprehensive Plan. There are no designated scenic, agricultural, recreational, or traditional sites identified for these parcels by the Comprehensive Plan.
8. The property line and building envelope shift plat amendment will not affect the character of the neighborhood in a materially adverse manner because the new site layouts and building envelope locations are consistent with the existing overall road and site layout. The amendments provide improved site access, maximize view corridor opportunities and minimize view impacts on adjacent parcels. Once recorded, the plat modifications will

appear as though designed as part of the original development.

9. The four building envelope shifts and amendments to property lines do not involve any area used for access to the overall White Clouds Subdivision nor any associated public or private parking areas. The property line and building envelope shifts are consistent with all applicable easements and rights of way and with the original design of the access, traffic, circulation, and parking areas of the development.
10. The locations of the adjusted property lines, building envelopes and corresponding future building footprints are appropriate for the lots and the surrounding development, are consistent with the purposes and goals of the Comprehensive Plan, will not cause undue traffic congestion nor dangerous traffic conditions, and will not affect the character of the neighborhood in a materially adverse manner. No public comments were received as part of the properly noticed comment and review period for the project and no negative impacts were identified.
11. All aspects of the proposed adjustments to the property lines and building envelopes for the four lots comply with applicable provisions of the Development Code, specifically regarding development of small anomalies of steep slope areas while retaining the overall significant steep slopes on the site as undisturbed and for the proportion of steep slopes within a building envelope, because of the deviations granted through the White Cloud Subdivision project's PUD (Application No. CUP 2007-05). The proposed property line and building envelope adjustments are consistent with the PUD provisions and with all other requirements and development approvals for the White Clouds Subdivision.

DECISION

Therefore, based upon the foregoing Findings of Fact/Conclusions of Law, the Sun Valley Planning and Zoning Commission hereby recommends to the City Council a conditional approval of the plat amendment to adjust the property lines and relocate the recorded building envelopes on Lots 20, 21A, 29 and 30 of the White Clouds Subdivision, according to the plat amendment map (stamped received by the City on June 27, 2013), supporting plans, and documents submitted as part of the subject application, subject to the following specific conditions of approval.

CONDITIONS OF APPROVAL

1. Upon approval of the plat amendment by City Council to relocate the building envelopes, the applicant shall record the amended plat with the Office of the County Recorder and provide a copy of the recorded document to the Community Development Director prior to application for any development on the subject lots.

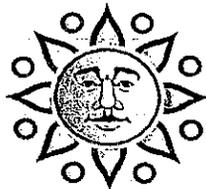
Dated this 27th day of June, 2013.



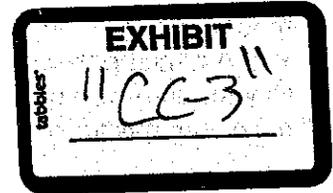
Jake Provonsha, Vice Chairman
City of Sun Valley P&Z

7/3/13

Date Findings of Fact Signed



CITY OF SUN VALLEY
PLANNING AND ZONING COMMISSION
AGENDA REPORT



To: Planning and Zoning Commission

From: *mt* Mark Hofman, Community Development Director

Meeting Date: June 27, 2013

Agenda Item: **White Clouds Corrected PUD Subdivision- Building Envelope and Property Line Adjustment
Plat Amendment Application No. SUBPA 2013-01**

SUBJECT: Public Hearing for an amended plat amendment application to revise the property lines and building envelope locations for four of the thirty single family residential lots within the White Clouds Subdivision and the Rural Estate and Ranch (RA) Zoning District of the City of Sun Valley. **Applicant:** Benchmark Associates for the Sun Valley Company. **Application Filing Date:** March 4, 2013. **Location:** Lots 20, 21A, 29 and 30 of the White Clouds Corrected PUD Subdivision; 201, 205, 207 and 209 Sun Peak Drive.

BACKGROUND: The Sun Valley Company requests that the property lines and building envelopes for four (4) of the thirty (30) single family residential lots within the White Clouds Subdivision be adjusted to improve site layout and view corridors for future development. The thirty single family residential lots in the Subdivision remain undeveloped at this time, though some construction activity is anticipated this summer. The applicant desires to fine tune the existing property lines and recorded building envelopes in the subject four-lot cluster prior to any development such that they improve site access, maximize view corridor opportunities and minimize view impacts on adjacent parcels. The four subject lots and respective building envelopes are located at the northern end of the Subdivision on a sloping knoll adjacent to Sun Peak Drive.

A noticed site visit and public hearing was performed for this plat amendment application by the Planning and Zoning Commission on April 11, 2013. The Commission adopted a motion to recommend approval of the plat amendment to the City Council. Just prior to the City Council public hearing, the applicant suspended review of the application to allow time to address comments received from an owner of a nearby lot in the Subdivision. The plat amendment was subsequently revised with three changes and returned for continued review. The revised proposed plat amendment exhibit (**Exhibit "PZ-F"**) details all existing and proposed property lines and building envelopes for the four lots. The originally reviewed plat amendment exhibit is attached to this Report as **Exhibit "PZ-D"** for comparison.

ANALYSIS: The three modifications to the proposed Plat Amendment Exhibit, each detailed on the revised June 7, 2013 version, include: 1.) the proposed building envelope on Lot 21B was modified to an elongated rectangle shape and moved uphill to the northwest; 2.) Note #2 on the Plat Amendment was modified to include compliance with height requirements and to consult the City for current requirements; and, 3.) Note #3 on the Plat Amendment was added restricting the maximum building height for Lot 21B to not exceed twenty (20) feet from existing grade.

Of the originally proposed plat amendments and the June revisions, the most significant property line amendment relocates the access to existing Lot 30 from an area directly across from Lot 22 to a location around the corner on Sun Peak Drive adjacent to Lot 29 and across from the multi-family townhome Parcel E. Other property line amendments are minor and are needed to adjust the building envelope locations. Each of the four resulting lots retain conformance with the one (1) acre minimum lot size and other standards for single family residential development in the RA Zoning District.

A reconfigured property line and building envelope layout for these four subject lots would promote greater flexibility in site design and development while helping to preserve and maximize available view corridors through and over any future adjacent single family or multi-family structures. When these northern lots in the development are built out with dwellings the views to the south and southwest will be important. The proposed adjustment to these four lots and building envelopes intends to maximize these view corridors for all lots within the immediate vicinity.

Building Envelope Design- City of Sun Valley Development Code Section 9-4A-5B-3 requires that "Each proposed lot shall have sufficient available area for, and shall create, a building envelope suitable for building of not less than two thousand five hundred (2,500) square feet, which can be developed in accordance with the standards of this title. One-half ($1/2$) of such proposed building envelope suitable for building shall have a record grade of fifteen percent (15%) slope or less. The other one-half ($1/2$) of the building envelope may have a record grade of twenty five percent (25%) slope or less. No structure may be built on a record grade of over twenty five percent (25%) slope except as provided in subsection 9-4B-7 of this code (planned unit development). If evidence acceptable to the city is provided by the applicant showing that strict enforcement of this provision would prohibit all permitted or conditional uses of the property then the applicant may apply for a variance. The other provisions of the hillside development regulations shall remain in effect."

As part of the development approvals for the White Clouds Subdivision, specific deviations from development standards were permitted by the project's Planned Unit Development (PUD) application. As detailed in the attached City of Sun Valley Findings of Fact, Conclusions of Law and Decision for the White Clouds PUD (**Exhibit "PZ-C"**), these deviations include key provisions allowing development of small anomalies of steep slope areas while retaining the overall significant steep slopes on the site as undisturbed and allowing the proportion of slope gradients allowed in building envelopes to be increased. The building envelopes for the project's thirty single family residential lots were set with the recordation of the White Clouds Corrected PUD Subdivision Plat. With this plat amendment application, the building envelopes for the four subject lots would be relocated and recorded as shown on the attached Plat (**Exhibit "PZ-F"**).

An updated Slope Analysis (**Exhibit "PZ-E"**), stamped received by the City on June 13, 2013, details the existing and proposed building envelopes for the four lots as well as the existing topography. Small areas of steep slope over 25% exist within the four proposed building envelopes. However, the envelopes are placed on the reconfigured lots in the most developable, least impacting areas in order to preserve adjacent significant areas of natural steep slope. These steep slope anomalies within the building envelopes remain consistent with the deviation allowed by the approved PUD for the White Clouds.

In order to recommend approval of the proposed plat amendment, the Commission is required to make findings specific to the appropriateness of the proposed envelope adjustments as stated in Code Section 9-4B-1G as follows:

G. Additional Findings for Relocation of a Building Envelope:

- 1. The location of the building envelope and siting of the building footprint is appropriate for the lot and the surrounding neighborhood;*
- 2. The location of the building envelope and siting of the building footprint is consistent with the purposes and goals of the comprehensive plan;*
- 3. The location of the building envelope and siting of the building footprint will not cause undue traffic congestion, nor dangerous traffic conditions; and*
- 4. The location of the building envelope and siting of the building footprint will not affect the character of the neighborhood in a materially adverse manner.*

Given the permitted deviations and provisions for steep slope disturbance and preservation, as well as proportion of steep slopes within a building envelope, granted through the project's PUD, all aspects of the proposed adjustments to the four building envelopes comply with applicable provisions of the Development Code and with all development approvals for the White Clouds Subdivision. The revised, proposed plat amendment was again reviewed by the City's contract engineer, CH2M Hill, and the June 11, 2013 updated review comment letter is attached as **Exhibit "PZ-A"**.

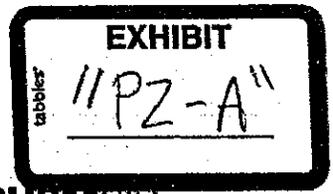
Alternative Actions: Alternative actions available to the Commission include: (1) make the required findings and adopt the attached draft Findings of Fact and Conclusions of Law recommending approval of the revised plat amendment to the City Council; (2) Continue the hearing for further information and review; or (3) Close the public hearing, discuss the findings, vote to recommend denial of the application and direct staff to return on a date certain with a resolution of denial reflecting the comments and findings of the Commission.

RECOMMENDATION: Before public comment is received, the Commission 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 revised application. The Community Development Director recommends approval of the revised plat amendment application subject to the Conditions of Approval contained in the attached draft Findings of Fact (**Exhibit "PZ-B"**).

LIST OF ATTACHED EXHIBITS:

- Exhibit "PZ-A" Updated CH2MHill review comment letter dated June 11, 2013.
- Exhibit "PZ-B" Draft Findings of Fact, Conclusions of Law and Decision for Plat Amendment Application No. SUBPA 2013-01.
- Exhibit "PZ-C" Approved and signed City of Sun Valley Findings of Fact, Conclusions of Law and Decision for the White Clouds PUD, Application No. CUP 2007-05.
- Exhibit "PZ-D" Originally proposed Plat Amendment Exhibit ("White Clouds, Corrected: Lots 20A, 21B, 29A & 30A"), Sheet 1 of 1, consisting of one 11" by 17" sheet stamped received by the City of Sun Valley on March 27, 2013 (superseded by Exhibit "PZ-F" below).
- Exhibit "PZ-E" Updated Slope Analysis for White Clouds, Corrected: Lots 20A, 221B, 29A & 30A consisting of one 11" by 17" sheet stamped received by the City of Sun Valley on June 13, 2013.
- Exhibit "PZ-F" Revised proposed Plat Amendment Exhibit ("White Clouds, Corrected: Lots 20A, 21B, 29A & 30A"), Sheet 1 of 1, consisting of one 11" by 17" sheet stamped received by the City of Sun Valley on June 7, 2013.

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



MEMORANDUM

CH2MHILL

Preliminary Plat: White Clouds, Corrected: Lots 20A, 21B, 29A and 30A

TO: Mark Hofman
COPIES: Bill Whitesell
Cinda Lewis, Benchmark Associates
FROM: Betsy Roberts
Jennifer Bass
DATE: June 11, 2013

This memo updates the previous response memo for White Clouds, Corrected: Lots 20A, 21B, 29A and 30A dated March 27, 2013. We received a revised copy of the Preliminary Plat sheet for White Clouds, Corrected: Lots 20A, 21B, 29A and 30A, dated June 2013. The following changes have been made since the March 2013 submittal:

1. The proposed building envelope on Lot 21B has been modified.
2. Plat Note 2 was modified.
3. Plat Note 3 was added regarding building height for Lot 21B.

This document meets the intent of a preliminary plat submittal and we find no fatal flaws. We recommend continuing with the project development.

We have the following general observations for this project at this time; these are not all inclusive:

1. We understand the Health Certificate/Sanitary Restriction will be included on the Final Plat.
2. The Slope Analysis appears to meet the intent of Sun Valley Code § 9-4A-5 for building envelope slope requirements.

Attachment: White Clouds Corrected Lots Preliminary Plat Review, Dated June 11, 2013

**CITY OF SUN VALLEY
PRELIMINARY PLAT CHECK LIST**

1	Subdivision Name:	White Clouds
2	Reviewer:	Jennifer Bass
3	Date:	June 11, 2013
4	Sheet Title and Preamble:	White Clouds, Corrected: Lots 20A, 21B, 29A & 30A. Located within: Section 6, Township 4 North, Range 18 East, B.M., City of Sun Valley, Blaine County, Idaho. Wherein the boundaries common to Lots 20, 29 & 30, "White Clouds, Corrected" (Inst. No. 571308) and Lot 21A, "White Clouds, Corrected: Lots 21A, 23A, 27A & 28A" (Inst. No. 577809), are Amended. June 2013. Preliminary Plat.
5	Basis of Bearing:	Note 1 indicates Basis of Bearing per Original Plat.
6	North Arrow:	OK
7	Scale and Legend:	OK
8	Plat Closure:	OK
9	Total Area:	Individual lot areas shown.
10	Monuments:	OK
11	Land Corners:	OK
12	Initial Point:	OK
13	Street Names & Width:	OK
14	Easements:	OK, all easements are described in the Original Plat Notes on the face of the Plat.
15	Lot & Block Numbers:	OK
16	Lot Dimensions:	OK
17	Curve & Line Tables:	OK
18	Certifications:	None, shall be provided with final Mylar set
19	Certificate of Owner:	None
20	Certificate of Surveyor:	None
21	Sanitary Restriction:	None, shall be included on the Final Plat
22	Agency Approvals:	None
23	Public Dedication:	Per Original Plat Note 1 of White Clouds Corrected PUD
24	Common Areas:	Per Original Plat of White Clouds Corrected PUD

Notes: Final Plat shall include the health certificate and other certifications.

Exhibit "PZ-B"

(DRAFT) SUN VALLEY
PLANNING AND ZONING COMMISSION

PLAT AMENDMENT	)	FINDINGS OF FACT/CONCLUSIONS
LOTS 20A, 21B, 29A & 30A	)	OF LAW, DECISION
WHITE CLOUDS SUBDIVISION	)	AND CONDITIONS
APPLICATION NO. SUBPA 2013-01)	

This matter came before the Sun Valley Planning and Zoning Commission for consideration on April 11 and June 27, 2013 as a duly noticed public hearing and site visit for proposed amendments to the existing property lines and a relocation of four recorded building envelopes on Lots 20, 21A, 29 and 30 of the White Clouds Subdivision. The Commission reviewed the Agenda Report, heard the comments of City staff, the applicant's representatives and the public. Additionally, the Commission reviewed the approval recommendation document and suggested Findings of Fact, Conclusions of Law, and Conditions of Approval recommended by the Community Development Director. Based on the evidence presented, the Commission hereby recommends approval of the proposed plat amendment to the City Council with the following Findings of Fact and Conclusions of Law and subject to specific conditions of approval:

FINDINGS OF FACT/CONCLUSIONS OF LAW

1. The applicant is Benchmark Associates on behalf of the Sun Valley Company. The subject properties consist of Lots 20, 21A, 29 and 30 of the White Clouds Subdivision. The sites are zoned RA, Rural Estate and Ranch Zoning District.
2. The application consists of a plat amendment map showing the relocation of existing property lines and the recorded building envelopes on four of the thirty existing single family residential lots within the White Clouds Subdivision to improve site access, maximize view corridor opportunities and minimize view impacts on adjacent parcels. A noticed site visit and public hearing was performed for this plat amendment application by the Planning and Zoning Commission on April 11, 2013. The Commission adopted a motion to recommend approval of the plat amendment to the City Council. Just prior to the City Council public hearing, the applicant suspended review of the application to allow time to address comments received from an owner of a nearby lot in the Subdivision. The plat amendment was subsequently revised with three changes and returned for continued review. The three modifications to the proposed Plat Amendment Exhibit, each detailed on the revised June 7, 2013 version, include: 1.) the proposed building envelope on Lot 21B was modified to an elongated rectangle shape and moved uphill to the northwest; 2.) Note #2 on the Plat Amendment was modified to include compliance with height requirements and to consult the City for current requirements; and, 3.) Note #3 on the Plat Amendment was added restricting the maximum building height for Lot 21B to not exceed twenty (20) feet from existing grade. The Commission reviewed the revised Plat Exhibit at their meeting of June 27, 2013.
3. The applicant has provided the information required for application, review, and action on a plat amendment as set forth in City of Sun Valley Municipal Code Section 9-5A-4, Required Application Information. Notice for the public hearing and site visit was properly completed by: 1.) publishing proper notice in the Idaho Mountain Express March 27, 2013; 2.) mailing

notice to adjacent properties; 3.) posting at Sun Valley City Hall, Sun Valley Post Office, Elkhorn Springs Store Post Office, St. Thomas Episcopal Church and Elkhorn Fire Station; 4.) posting in three places on site March 25, 2013; 5.) posting on the City website; and, 6.) electronic transmittal to those wishing to receive such notices from the City .

4. The required findings for review of a proposed plat amendment are contained in Municipal Code Section 9-4B-1F and additional findings for relocation of a building envelope are contained in Section 9-4B-1G.
5. The property line and building envelope relocation application will not lower the dimensions of the subject Lots 20, 21A, 29 or 30 below a minimum dimensional standard prescribed by Title 9. The plat amendment exhibit details all existing and proposed property lines and building envelopes for the four lots. The most significant property line amendment of the project design relocates the access to existing Lot 30 from an area directly across from Lot 22 to a location around the corner on Sun Peak Drive adjacent to Lot 29 and across from the multi-family townhome Parcel E. Other property line amendments are minor and are needed to adjust the building envelope locations. Each of the four resulting lots retain conformance with the one (1) acre minimum lot size and other standards for single family residential development in the RA Zoning District. The building envelope shifts will not change or move any public streets or publicly dedicated areas in any manner. Additionally, the plat amendment will not increase or decrease the number of properties/lots. No new subdivision of land is proposed. The overall density of the project remains unchanged at thirty single family residential lots and the plat amendment only shifts the property lines and recorded building envelope locations for four individual lots.
6. The plat adjustment for amendments to property lines and building envelope locations on four single family residential lots is appropriate for the design and physical location of future structures on the site and surrounding single family development because the new site layouts and envelope locations provide a varied, non-linear layout for these subject lots while preserving areas of significant steep slope. A Note on the Plat limits the maximum height on Lot 21B to not exceed twenty (20) feet from existing grade. A reconfigured property line and building envelope layout for these four subject lots promotes greater flexibility in site design and development while helping to preserve and maximize available view corridors through and over any future adjacent single family or multi-family structures. When these northern lots in the development are built out with dwellings the views to the south and southwest will be important. The proposed adjustment to these four lots and building envelopes intends to maximize these view corridors for all lots within the immediate vicinity.
7. The property line and building envelope shift plat amendment is consistent with the Sun Valley Comprehensive Plan designation for Low Density Residential and does not significantly change the existing land use nor cause any conflict with the goals and policies of the Comprehensive Plan. There are no designated scenic, agricultural, recreational, or traditional sites identified for these parcels by the Comprehensive Plan.
8. The property line and building envelope shift plat amendment will not affect the character of the neighborhood in a materially adverse manner because the new site layouts and building envelope locations are consistent with the existing overall road and site layout. The amendments provide improved site access, maximize view corridor opportunities and minimize view impacts on adjacent parcels. Once recorded, the plat modifications will appear as though designed as part of the original development.

9. ~~The four building envelope shifts and amendments to property lines do not involve any area used for access to the overall White Clouds Subdivision nor any associated public or private parking areas. The property line and building envelope shifts are consistent with all applicable easements and rights of way and with the original design of the access, traffic, circulation, and parking areas of the development.~~
10. The locations of the adjusted property lines, building envelopes and corresponding future building footprints are appropriate for the lots and the surrounding development, are consistent with the purposes and goals of the Comprehensive Plan, will not cause undue traffic congestion nor dangerous traffic conditions, and will not affect the character of the neighborhood in a materially adverse manner. No public comments were received as part of the properly noticed comment and review period for the project and no negative impacts were identified.
11. All aspects of the proposed adjustments to the property lines and building envelopes for the four lots comply with applicable provisions of the Development Code, specifically regarding development of small anomalies of steep slope areas while retaining the overall significant steep slopes on the site as undisturbed and for the proportion of steep slopes within a building envelope, because of the deviations granted through the White Cloud Subdivision project's PUD (Application No. CUP 2007-05). The proposed property line and building envelope adjustments are consistent with the PUD provisions and with all other requirements and development approvals for the White Clouds Subdivision.

DECISION

Therefore, based upon the foregoing Findings of Fact/Conclusions of Law, the Sun Valley Planning and Zoning Commission hereby recommends to the City Council a conditional approval of the plat amendment to adjust the property lines and relocate the recorded building envelopes on Lots 20, 21A, 29 and 30 of the White Clouds Subdivision, according to the plat amendment map, supporting plans, and documents submitted as part of the subject application, subject to the following specific conditions of approval.

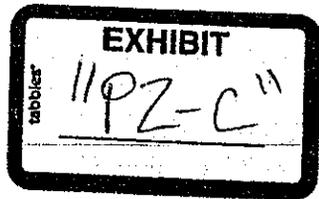
CONDITIONS OF APPROVAL

1. Upon approval of the plat amendment by City Council to relocate the building envelopes, the applicant shall record the amended plat with the Office of the County Recorder and provide a copy of the recorded document to the Community Development Director prior to application for any development on the subject lots.

Dated this 27th day of June, 2013.

Jake Provonsha, Vice Chairman
City of Sun Valley P&Z

Date Findings of Fact Signed



SUN VALLEY CITY COUNCIL
PLANNED UNIT DEVELOPMENT

CONDITIONAL USE PERMIT)
SUN VALLEY COMPANY)
GUN CLUB LUPA PUD)
APPLICATION NO. CUP2007-05)

FINDINGS OF FACT, CONCLUSIONS
OF LAW AND DECISION

The Sun Valley Resort submitted an application for a Planned Unit Development (PUD) for a portion of Sun Valley Resort property known as the Gun Club Land Use Planning Area (lying generally west and east of Trail Creek Road) to include thirty single-family residential lots, five multi-family parcels, two golf course parcels, and various open space parcels. In accordance with Municipal Code Section 9-5A-2D, the Planning and Zoning Commission is the recommending authority to the City Council regarding the proposed PUD. The Planning and Zoning Commission recommended approval of the PUD to the Council at a noticed public hearing on November 30, 2007. The Conditional Use Permit came before the Sun Valley City Council for consideration on February 21, 2008. The Council reviewed the application and materials submitted; heard testimony from the public, the applicant, and the applicant's representatives; reviewed the City staff reports; and considered the Planning and Zoning Commission's recommendation for approval.

Location: The property subject to the PUD lies within the Gun Club Land Use Planning Area (LUPA) of the City of Sun Valley and substantially complies with the general descriptive boundary and configuration of the Gun Club LUPA detailed in Chapter III, Section D of the *Comprehensive Plan*. Chapter III, Section D of the *Comprehensive Plan* presents a specific land use scenario and map for the Gun Club LUPA, *Land Use Planning Area #2: Gun Club*. The mixed land uses contemplated by the City and adopted for the Gun Club LUPA within the *Comprehensive Plan* include a new golf course and clubhouse, Nordic skiing, and low- to medium-density residential housing. The density limits established by the *Comprehensive Plan* within the Gun Club LUPA allow a maximum of thirty (30) single family residential units and two hundred ten (210) multi-family residential units on the west side of Trail Creek Road (240 total) and one-hundred fifty five (155) multi-family residential units on the east side of Trail Creek Road.

Background Actions: A Master Plan Development (MPD) was approved by the City Council on May 18, 2006 for the Gun Club LUPA (Application No. 2006-03-017). This MPD approval for the Gun Club LUPA was specifically conditioned upon Sun Valley Company submitting an Addendum to the *February 21, 2006 Sun Valley Resort Gun Club LUPA Application and Addendum #1 dated April 20, 2006* for approval by the Planning and Zoning Commission and City Council. The residential component of the Gun Club LUPA was specifically not approved but the conditioned approval of the Gun Club Master Plan allowed the City to greatly cooperate with the Resort and permit development applications for the Gun Club Nine golf course extension and the Sun Valley Golf & Nordic Center to proceed prior to an overall Zoning Map Amendment for the entire Gun Club LUPA.

The Addendum required as part of the Master Plan approval was directed to address nine (9) specific items. Subsequently, the Sun Valley Company submitted the required Addendum and the City formally accepted the Addendum as having satisfied the Gun Club Master Plan Development Condition of Approval, including: the acceptance by the City of the *Sun Valley Resort Transportation Study* (prepared by LSC Transportation Consultants, Inc.) at a Joint Planning and Zoning Commission public

~~hearing on July 26, 2007; and, the acceptance by the City of the Gun Club LUPA Development Application Addendum #2- Conditions of Approval at an August 7, 2007 public hearing of the Planning and Zoning Commission. The Gun Club LUPA Development Application Addendum #2- Conditions of Approval contained specific Design Guidelines for single- and multi-family development for the Gun Club LUPA.~~

A Design Review Permit was issued for the nine-hole Gun Club Nine golf course expansion within the Gun Club LUPA on April 25, 2006 with a specific condition of approval requiring the Sun Valley Company to apply for a Zoning Map Amendment to rezone the non-residential golf course lands within the LUPA prior to operation of the golf course expansion or development of the Sun Valley Nordic and Golf Center. The 25.07-acre Nordic Center facility on the east side of Trail Creek Road was rezoned to Recreation (REC) District by the City's approval of Ordinance 391 on April 19, 2007.

The Sun Valley Company filed an application for Zoning Map Amendment (Application No. REZ2007-04) with the City of Sun Valley to amend the Official Zoning Map of the City for a 334.08-acre portion of Sun Valley Resort (Gun Club) lying adjacent to the west and east of Trail Creek Road, north of the Resort Core, from Outdoor Recreation (OR-1) District, Cluster Single Family Residential (RS-2) District, and Single Family Residential (RS-1) District to Recreation (REC) District, Open Space (OS) District, Rural Estate and Ranch (RA) District, and Multiple-Family Residential (RM-1) District. The Zone Map Amendment, draft Ordinance 403, was reviewed by the Commission on October 30, 2007 and action was taken by the Commission to recommend approval to the City Council. Ordinance 403 was reviewed and adopted by the City Council at a publicly noticed hearing on February 21, 2008.

Planned Unit Development: Municipal Code Section 9-5B-7, Planned Unit Development, states that, "In order to provide locations for well planned developments which conform with the objectives of this Title, although they deviate in certain respects from the zoning map and the district regulations, conditional use permits for planned unit developments may be applied for, subject to the following qualifications:

1. A planned unit development may include any use allowed either as a permitted or conditional use in any of the zoning districts of the City.
2. Minimum size of a planned unit development shall be at least four (4) acres.

The 324.8-acre Gun Club PUD meets the minimum area requirement and all proposed land uses are consistent with the Comprehensive Plan for the LUPA and the Municipal Code. The applicant submitted all the required materials for a PUD, including a Narrative titled "Sun Valley Company, Planned Unit Development (PUD), Application to P&Z, November 30, 2007" and dated received by the City on November 23, 2007.

The PUD Narrative discusses the deviation from Code requested by the application, the application requirements, and the specific public benefits resulting from the project. As specified in the project PUD Narrative with Appendices, the PUD deviates from current development standards for Municipal Code Sections: 1.) 9-4A-5 regarding allowing the proportion of slope gradients allowed in building envelopes to be increased; 2.) 7-2-2C regarding areas not well suitable for development and that the placement of lots/building envelopes for the project avoids these sensitive areas and are suited for residential development; 3.) 7-2-2E-5 regarding cut slopes maximum of 2:1 requirement and that the driveway cuts for single-family Lots 4, 5, and 6 may be permitted to be as much as 1.5:1 for direct access to their building envelopes; 4.) 7-2-2E-8 regarding the 10% maximum driveway slope requirement and that Lots 4, 5, and 6 may require a steeper slope; 5.) 7-2-2E-9 regarding the requirement that steep slopes of 25% and greater shall remain undisturbed but seeks that portions of

steep slopes may be allowed but retained undisturbed within the building envelopes of several lots and that small anomalies i.e. rocks in Lots 9 and 29 may be graded; and, 6.) 7-6-2 regarding the 7% maximum allowed grade for residential classification roads and that a portion of Diamond Back Road northwest of the Monarch Lane intersection includes an 8% slope section (found acceptable to the Fire Department).

The overview of these specific deviations from Municipal Code requested as part of the PUD is that the overall Gun Club development greatly balances the residential development allowed within the LUPA with significant and permanent preservation of the overall steep slope areas, soil conditions, ridges, ridge lines, ridge tops, knolls, saddles, summits, wildlife habitat, natural features, and hydrology. The design of the residential component of the Gun Club LUPA substantially conforms to the intent and purpose of the Hillside Ordinance and seeks deviation from six specific sections of the Municipal Code due to the greatly varied topography of the area.

In addition to the benefit of steep slope and natural feature preservation for all major features in the Gun Club area, the development preserves the unique character of the region as well as assists Sun Valley Company in maintaining its distinction as a year-round resort. Projects with great public benefit associated with the Gun Club project include the new Gun Club Nine golf course extension, the new Golf Clubhouse and Nordic Center, the lead cleanup remediation effort for the old Gun Club site, extensive public hiking/biking trails, water tank and distribution system, water and sewer extensions, restroom available at ridge-top for future Nordic trail users, bike path extension, clustering of residential development within the LUPA, open space and recreation area with sensitive land protection, and related improvements within the City i.e. the new Symphony Pavilion.

FINDINGS OF FACT/CONCLUSIONS OF LAW

1. The applicant is the Sun Valley Resort and the subject property is a portion of Sun Valley Company property located on the west and east sides of Trail Creek Road, north of the Resort Core and known as the Gun Club Land Use Planning Area (LUPA). The development area is entirely within the boundaries of the Gun Club LUPA and is currently in the process of being rezoned in conformance with the Land Use Designations specified by the City of Sun Valley Comprehensive Plan.
2. The proposed application is for a Conditional Use Permit for the Gun Club Planned Unit Development (PUD) to include thirty single-family residential lots, five multi-family parcels, two golf course recreation parcels, a remainder parcel, and two open space parcels, with grading and development of public streets and infrastructure.
3. The 324.8-acre Gun Club PUD meets the minimum 4-acre area requirement for submittal of an application and all proposed land uses are consistent with the Comprehensive Plan for the Gun Club LUPA. All required materials for review and approval of a PUD application were submitted by the applicant and all applicable PUD procedures and policies of the Municipal Code were met.
4. With granting of the degree of deviation from Municipal Code requested by the application and summarized above, the Gun Club PUD is in conformance with all applicable development standards of the Municipal Code and the Gun Club Design Guidelines accepted by the City. The Gun Club PUD development greatly balances the residential development allowed within the LUPA with significant and permanent preservation of the overall steep slope areas, soil

~~conditions, ridges, ridge lines, ridge tops, knolls, saddles, summits, wildlife habitat, natural features, and hydrology conditions.~~

5. The land uses proposed are appropriate to the location, neighborhood, and community and are consistent with the uses permitted in the Comprehensive Plan and approved Master Plan for the Gun Club LUPA. No evidence has been submitted that the proposed land uses will result in any significant negative impacts on adjacent properties and land uses. The PUD site lies within the Gun Club LUPA, is sensitive and consistent with the existing open space areas to the north and west outside the City, and is compatible with and complimentary to the land uses existing and envisioned for the Resort. A mix of residential structures will be included within the PUD area as the thirty single-family lots will be bordered by multi-family development clustered adjacent to the golf course and the Trail Creek Road right-of-way. As required by the Gun Club Design Guidelines and the Comprehensive Plan, the PUD's residential development will respect the traditional mass and scale of neighborhood development within the City and the building forms transitioning from the multi-family parcels to the adjacent single-family lots shall reflect the required mix of structural form.
6. As conditioned below, the land uses and development within the PUD will be supported by adequate public facilities and services based on adequate extended sewer and water utilities, a direct access to existing improved right-of-ways, and adequate fire and police service.
7. The land uses, development, and associated design and grading is consistent with the Comprehensive Plan, the Future Land Use Map, the Gun Club LUPA, the Gun Club Master Plan, and the City of Sun Valley Municipal Code. The design of the residential component of the Gun Club LUPA substantially conforms to the intent and purpose of the Hillside Ordinance and seeks deviation from six specific sections of the Municipal Code due to the greatly varied topography of the area. The development and associated projects and improvements are a significant benefit to the Resort, public, City, and region and implements key goals and policies specified in the Comprehensive Plan.
8. The PUD development will not unreasonably diminish either the health, safety or welfare of the community and will significantly improve the welfare of the community and region by providing improved recreational, open space, and residential uses.
9. The PUD development is consistent with the transportation goals and policies of the City through maximizing transit and multi-modal forms of transportation to serve the Gun Club area via the looping public street design, multi-use path extensions, and extensive system of public hiking and biking trails.

DECISION

Therefore, based upon the foregoing Findings of Fact/Conclusion of Law, the City Council hereby approves the Conditional Use Permit application for the Gun Club Land Use Planning Area Planned Unit Development, subject to the following Conditions of Approval:

1. This Conditional Use Permit for the Gun Club LUPA PUD is specific to the conditions and requirements of the Gun Club Master Plan (Application #MPD2006-03-017).
2. This Conditional Use Permit for the Gun Club LUPA PUD is conditionally approved contingent upon the approval of the Gun Club LUPA Zone Map Amendment (Application #REZ2007-04) by

the City Council. In the event the Gun Club Zoning Map Amendment is not approved by the City of Sun Valley, this Planned Unit Development Conditional Use Permit approval is null and void.

3. The Planned Unit Development component of this Conditional Use Permit shall be reviewed and approved by the City Council. This Planned Unit Development Conditional Use Permit approval is conditioned upon approval by the City Council of the Gun Club Preliminary Plat (Application #SUB2007-06) and the Plat design which forms the basis of the Gun Club Plat Application.
4. In the applicant's Planned Unit Development Application Narrative, Section 4, paragraph 2 (on page 3, in regard to driveway design criteria, shall be completely deleted from the application.
5. To the satisfaction of the Community Development Director, a disclosing plat note shall be included on the final plat for the subdivision that the Gun Club residential component lies within an area of sensitive water and visual significance and extensive non-native plantings and irrigation may not be appropriate for the area and may not be approved by the City.
6. Prior to submittal of any final plat application, the applicant shall submit a workforce housing plan or alternatives, acceptable to the City, consistent with Sun Valley Municipal Code Section 9-3C-1 et seq.
7. Prior to submittal of any application for final plat for the Gun Club development, the applicant shall submit an acceptable "Will Serve" letter, for City approval, from the Sun Valley Water and Sewer District confirming that water and sewer services are adequate to serve the subdivision. Applicant will further participate in a noticed work session to discuss landscape irrigation issues.
8. Prior to submittal of any final plat application for the Gun Club development, the applicant shall participate in a discussion with the City Council in a noticed work session regarding possible implementation of the Gun Club DR Guidelines.

Dated this 21st day of February, 2008.

APPROVED:



Wayne Willich, Mayor
City of Sun Valley

Date Signed: 3/1/2008

ATTEST:



Kelly Ek, City Clerk
City of Sun Valley

WHITE CLOUDS, CORRECTED : LOTS 20A, 21B, 29A & 30A

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

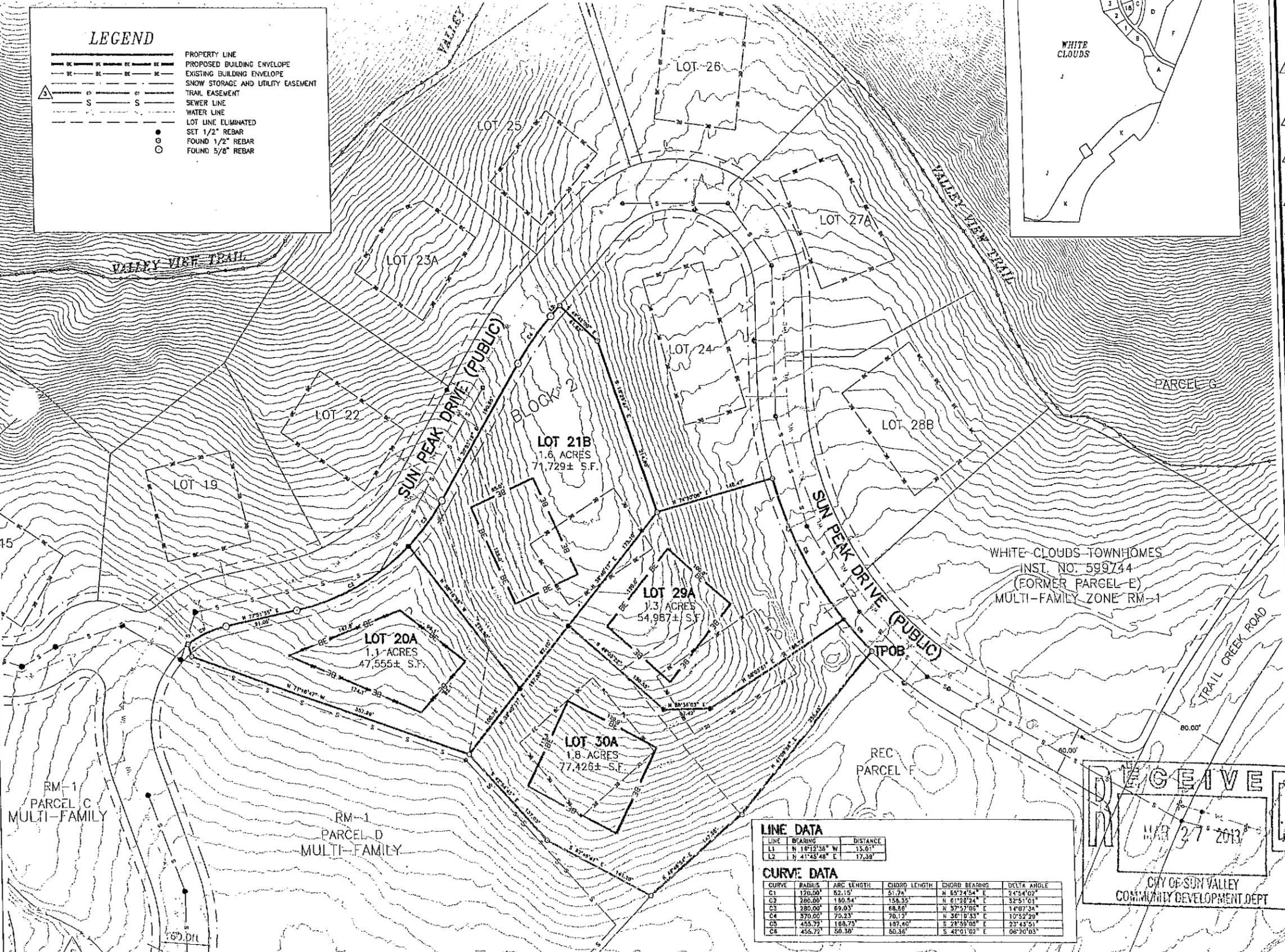
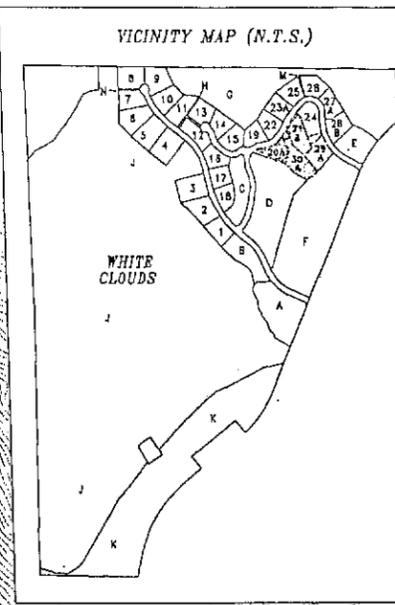
WHEREIN THE BOUNDARIES COMMON TO LOTS 20, 29 & 30, "WHITE CLOUDS, CORRECTED" (INST. NO. 571303) AND LOT 21A, "WHITE CLOUDS, CORRECTED: LOTS 21A, 23A, 27A & 28A" (INST. NO. 577809), ARE AMENDED

MARCH 2013
PRELIMINARY PLAT



LEGEND

- PROPERTY LINE
- PROPOSED BUILDING ENVELOPE
- EXISTING BUILDING ENVELOPE
- SNOW STORAGE AND UTILITY EASEMENT
- TRAIL EASEMENT
- SEWER LINE
- WATER LINE
- LOT LINE ELIMINATED
- SET 1/2" REBAR
- FOUND 1/2" REBAR
- FOUND 5/8" REBAR



- NOTES:
1. BASIS OF BEARINGS IS PER THE ORIGINAL PLAT OF WHITE CLOUDS, CORRECTED PUD (INST. NO. 571308). BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER SAID PLAT. REFER TO SAID PLAT & CC&R'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
 2. BUILDING SETBACKS SHALL COMPLY WITH APPLICABLE ZONING REGULATIONS.
 3. EASEMENTS SHOWN ARE PER PLAT OF WHITE CLOUDS CORRECTED PUD.
 4. ELEVATIONS BASED ON NGVD 1929 DATUM.

ORIGINAL PLAT NOTES

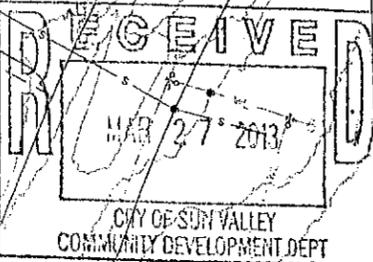
1. Sun Peak Drive, Monarch Lane and Diamond Back Road as shown on this plat have been dedicated to the City of Sun Valley for public use upon completion, inspection and approval by the City.
2. An access easement has been granted to Sun Valley Company over and across Parcels H, M and N for the purposes of allowing non-motorized public access to Sun Valley Company's public trail system. Further, a Public Utility Easement is also granted over, under and across Parcels H, M and N for the installation, repair, maintenance, and replacement of underground utilities.
3. 15 foot wide Public Trail Access Easements exists for public use within Parcels E, G, J, K, L, and Lots 8, 26 & 28 as shown hereon. The location of said easements may change to reflect any re-alignments of the trails upon the approval of the City of Sun Valley.
4. A Water Line and Access Easement is granted within Parcel J and Parcel N as depicted hereon, to benefit the Sun Valley Water and Sewer District. A 7.5 foot wide Water Line and Access Easement is granted within each of Lots 7, 8, 11, 12 and 13 as shown hereon, to benefit the Sun Valley Water and Sewer District.
5. A 25 foot wide Access Easement exists within Parcels J and K to benefit the Sun Valley Water and Sewer District, per Instrument No. 287947, records of Blaine County, Idaho.
6. A 30 foot wide Water Line Easement exists within Parcel K to benefit the Sun Valley Water and Sewer District per Instrument No. 287946, records of Blaine County, Idaho.
7. A 15 foot wide Sewer Line Easement, centered on the existing sewer line, exists within Lots 10, 11, 13, 17, 19, and Parcels C, D and H to benefit the Sun Valley Water and Sewer District. A 35 foot wide Culvert and Sewer Line Easement exists within Parcel D.
8. A 30 foot wide Drainage Easement centered on the existing drainage ditch exists within Lot 28 and Parcels G and M. A 15 foot wide Drainage Easement exists within Lots 1, 2, 3, 9, 10, 11, 12, 13, 16, 17, 18, and Parcels A, B, C, D, F, H, and J. The 1.5± acre pond located within Parcel F is considered a part of the Drainage Easement.
9. A 15 foot wide Culvert Easement exists within Lot 29 and Parcels A, D and F.
10. No street lighting is proposed.
11. Avalanche hazards exist within Parcel G. See Sun Valley Gun Club Design Magnitude Snow Avalanche Mapping and report by A.J. Moore dated October, 2002. The avalanche zones designated on this plat are considered by the owner and Benchmark Associates P.A. as reasonable for regulatory purposes. However, neither the owner, nor Benchmark Associates P.A., represents, guarantees, warrants or implies that areas outside the designated avalanche zones are safe and free from avalanche or avalanche danger.
12. Lots 1 through 30, and Parcels H, M and N of the White Clouds Planned Unit Development are subject to a Declaration of Covenants, Conditions and Restrictions (CC&R's) which include, by reference, certain design criteria which will be used by the Design Review Committee in evaluating proposed single-family residential improvements on each of said lots. These design criteria are intended to encourage development which will preserve and enhance the beauty of the area, and copies are available from the White Clouds Single-Family Homeowners Association or its Design Review Committee.
13. There shall be a 10 foot wide Utility, Drainage and Irrigation Easement centered on all lot lines and adjacent to all street and subdivision boundaries.
14. All required Emergency Access Lanes shall remain open and unobstructed and it shall be the sole responsibility of the property owner to maintain said lanes year-round, including but not limited to snow removal and enforcement of no vehicular parking within said lanes at any time.
15. Lots 4, 5, 6, 22, 23A and 25 may require a subterranean garage due to topographic constraints for driveways.
16. Parcels G & L are hereby reserved in perpetuity as Open Space, as defined currently as of August 2009, in the Sun Valley Zoning Ordinance.
17. The 20 foot wide landscape buffer within Parcels A and E is reserved for trails, hardscape, signage, monument signage, plantings or similar usage.
18. The White Clouds residential component lies within an area of sensitive water and visual significance and extensive non-native plantings and irrigation may not be appropriate for the area and may not be approved by the City.
19. Due to local soil conditions, hillside building envelopes and surface and subsurface drainage considerations, a geotechnical investigation should be considered for each lot prior to residential design and construction.
20. A 10 foot wide Access Easement exists within Parcels A, B & J along the golf cart path to benefit the Sun Valley Water & Sewer District for access to Water Tank and said easement shall follow any realignment of said golf cart path.
21. Parcels A, B, C, D and E are intended to be replatted for Multi-Family uses consistent with applicable zoning ordinance provisions.

LINE DATA

LINE	BEARING	DISTANCE
L1	N 1°12'38" W	13.01'
L2	N 41°45'48" E	17.38'

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	120.00'	62.15'	51.74'	N 65°24'54" E	24°54'02"
C2	280.00'	180.54'	158.35'	N 61°28'24" E	32°51'01"
C3	280.00'	69.03'	68.88'	N 37°57'05" E	14°07'34"
C4	370.00'	70.23'	70.12'	N 36°13'33" E	10°52'29"
C5	455.72'	108.75'	107.40'	S 28°19'00" E	23°43'51"
C6	455.72'	50.30'	50.36'	S 42°01'02" E	66°30'03"



PREPARED BY: BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 - 100 BELL DRIVE
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PHONE (208)726-9512 FAX (208)726-9514 EMAIL: mail@bma5b.com
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WHITE CLOUDS, CORRECTED:
LOTS 20A, 21B, 29A & 30A
LOCATED WITHIN:
SECTION 6, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO
PREPARED FOR: SUN VALLEY COMPANY

EXHIBIT
11PZ-D

SUB PA 2013-01 W. CLOUDS BLDG. ENV.

WHITE CLOUDS, CORRECTED : LOTS 20A, 21B, 29A & 30A

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

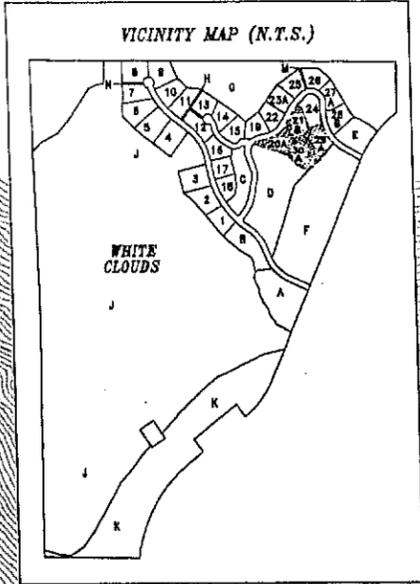
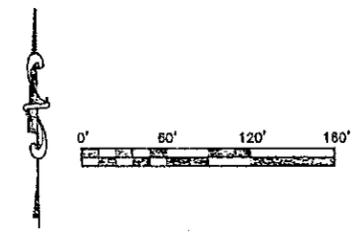
WHEREIN THE BOUNDARIES COMMON TO LOTS 20, 29 & 30, "WHITE CLOUDS, CORRECTED" (INST. NO. 571308) AND LOT 21A, "WHITE CLOUDS, CORRECTED: LOTS 21A, 23A, 27A & 28A" (INST. NO. 577809), ARE AMENDED.

MARCH 2013
SLOPE ANALYSIS

EXHIBIT

"P-Z-E"

SLOPE ANALYSIS - REVISED PLAT AMEND

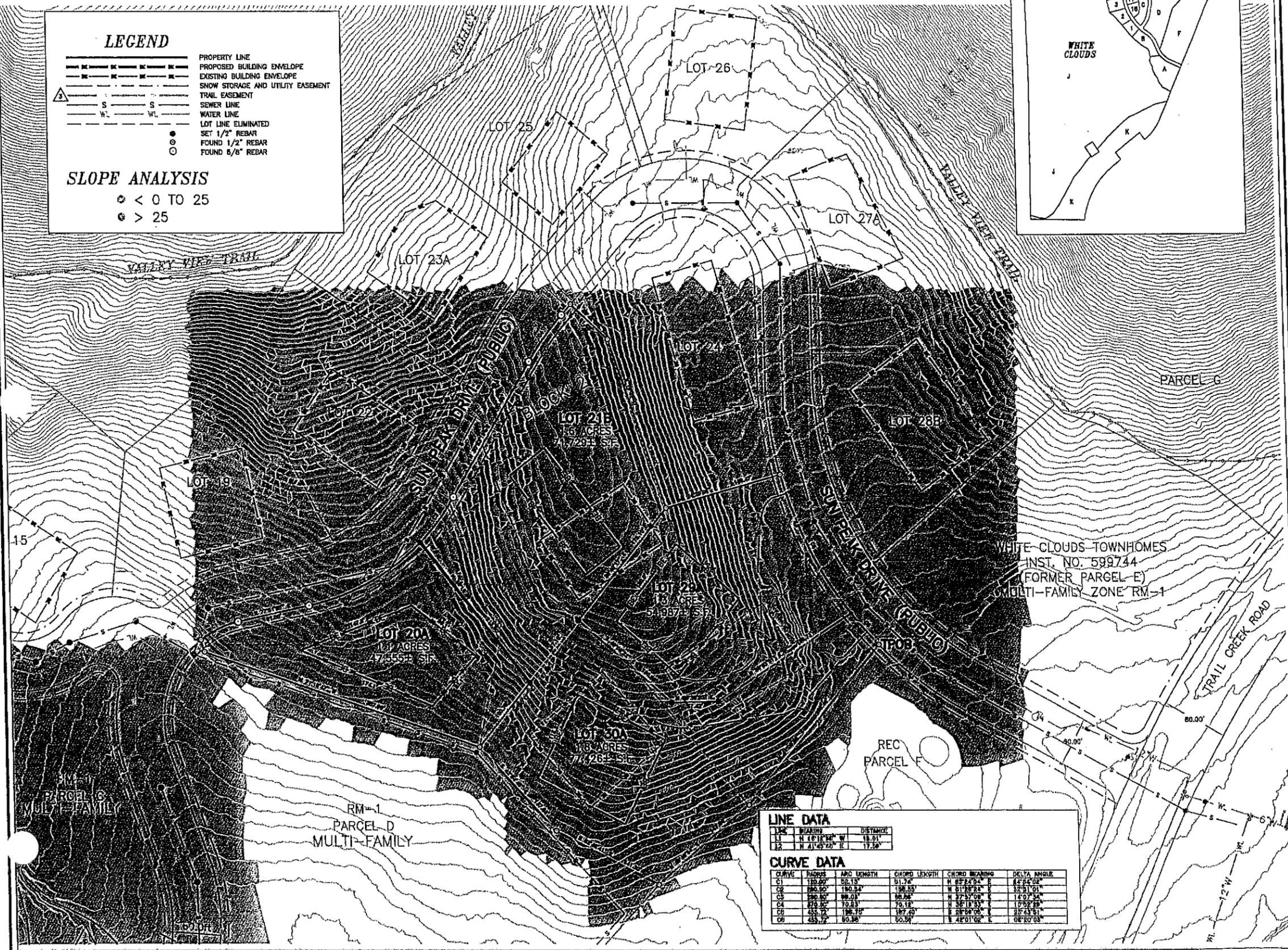


LEGEND

- PROPERTY LINE
- - - PROPOSED BUILDING ENVELOPE
- - - EXISTING BUILDING ENVELOPE
- - - SNOW STORAGE AND UTILITY EASEMENT
- - - TRAIL EASEMENT
- S S SEWER LINE
- W L W L WATER LINE
- LOT LINE ELIMINATED
- SET 1/2" REBAR
- FOUND 1/2" REBAR
- FOUND 6/8" REBAR

SLOPE ANALYSIS

- < 0 TO 25
- > 25



LINE DATA

LINE	BEARING	DISTANCE
L1	N 10°12'00" W	18.01'
L2	N 41°43'20" E	17.58'

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	123.22'	52.13'	51.74'	N 82°22'04" E	47°55'02"
C2	180.00'	150.54'	150.53'	N 81°58'24" E	52°51'01"
C3	280.00'	88.03'	88.04'	N 37°57'08" E	14°07'54"
C4	870.00'	70.83'	70.18'	N 38°18'33" E	17°02'48"
C5	455.72'	198.76'	187.20'	S 28°59'06" E	37°43'57"
C6	455.72'	80.38'	80.54'	S 42°01'02" E	06°50'02"

RECEIVED

JUN 13 2013

CITY OF SUN VALLEY
COMMUNITY DEVELOPMENT DEPT

PREPARED BY: BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, IDAHO, 83340
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WHITE CLOUDS, CORRECTED:
LOTS 20A, 21B, 29A & 30A

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

PREPARED FOR: SUN VALLEY COMPANY

PROJECT NO. 12188 DWG BY: LJA/CPL FILE: 12188PRE.DWG
SLOPE ANALYSIS DATE: 03/28/2013 SHEET: 1 OF 1

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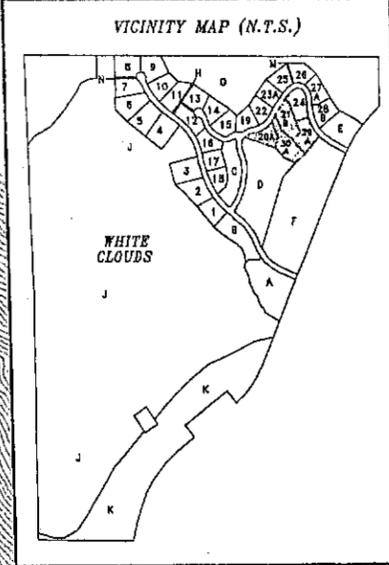
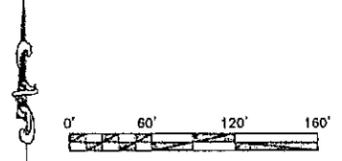
EXHIBIT
11PZ-F

WHITE CLOUDS, CORRECTED : LOTS 20A, 21B, 29A & 30A

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

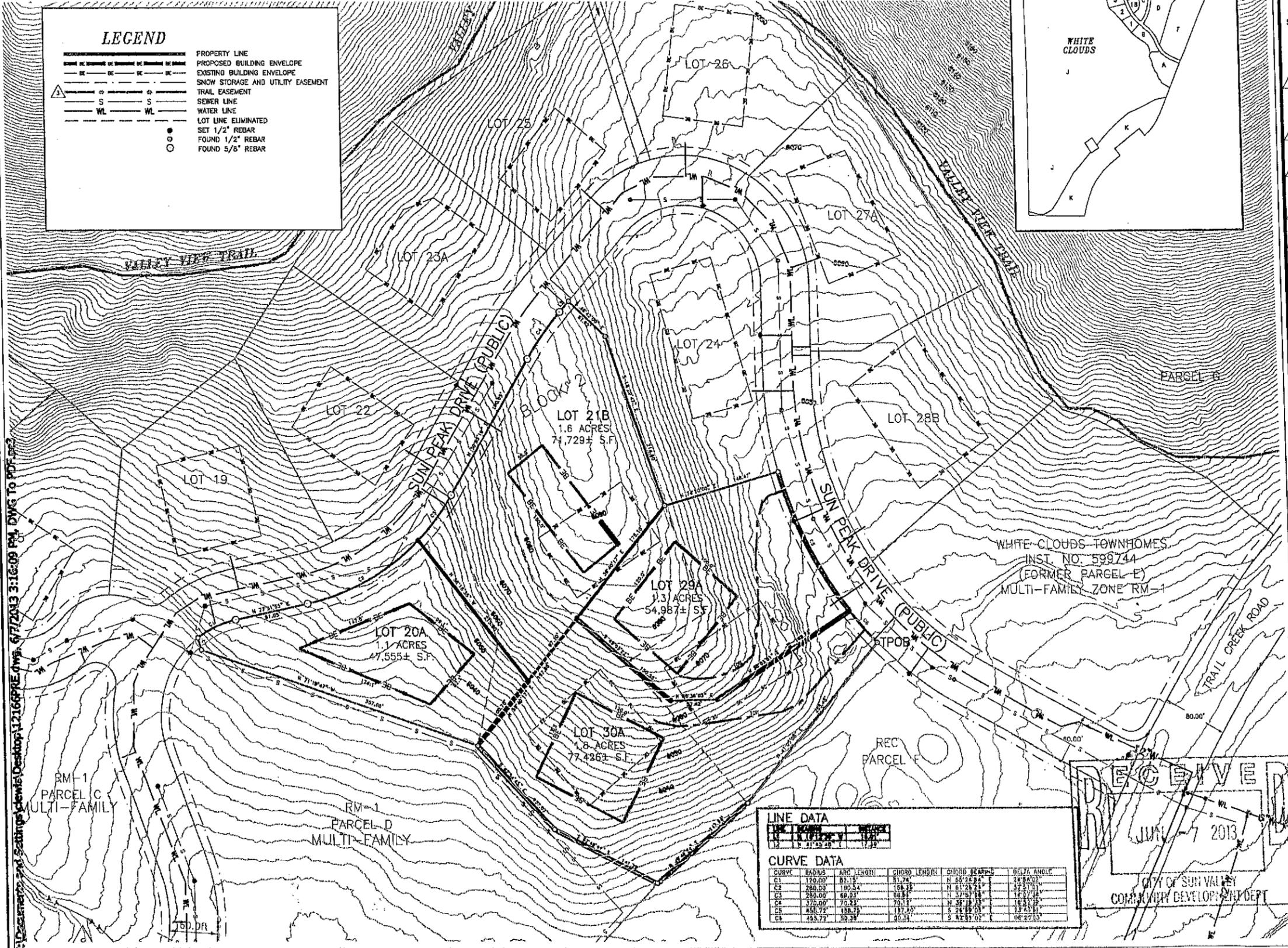
WHEREIN THE BOUNDARIES COMMON TO LOTS 20, 29 & 30, "WHITE CLOUDS, CORRECTED" (INST. NO. 671308) AND LOT 21A, "WHITE CLOUDS, CORRECTED: LOTS 21A, 23A, 27A & 28A" (INST. NO. 677808), ARE AMENDED.

JUNE 2013
PRELIMINARY PLAT



LEGEND

- PROPERTY LINE
- PROPOSED BUILDING ENVELOPE
- EXISTING BUILDING ENVELOPE
- SNOW STORAGE AND UTILITY EASEMENT
- TRAIL EASEMENT
- SEWER LINE
- WATER LINE
- LOT LINE ELIMINATED
- SET 1/2" REBAR
- FOUND 1/2" REBAR
- FOUND 5/8" REBAR



- NOTES:**
1. BASIS OF BEARINGS IS PER THE ORIGINAL PLAT OF WHITE CLOUDS, CORRECTED PUD (INST. NO. 571308). BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER SAID PLAT. REFER TO SAID PLAT & CO&R'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
 2. BUILDING SETBACKS AND HEIGHT REQUIREMENTS SHALL COMPLY WITH APPLICABLE ZONING REGULATIONS. CONSULT THE CITY ORDINANCE FOR CURRENT REQUIREMENTS.
 3. THE BUILDING HEIGHT FOR LOT 21B SHALL NOT EXCEED 20 FEET FROM EXISTING GRADE.
 4. EASEMENTS SHOWN ARE PER PLAT OF WHITE CLOUDS CORRECTED PUD.
 5. ELEVATIONS BASED ON NGVD 1929 DATUM.

- ORIGINAL PLAT NOTES:**
1. Sun Peak Drive, Monarch Lane and Diamond Back Road as shown on this plat have been dedicated to the City of Sun Valley for public use upon completion, inspection and approval by the City.
 2. An access easement has been granted to Sun Valley Company over and across Parcels H, M and N for the purposes of allowing non-motorized public access to Sun Valley Company's public trail system. Further, a Public Utility Easement is also granted over, under and across Parcels H, M and N for the installation, repair, maintenance, and replacement of underground utilities.
 3. A 15 foot wide Public Trail Access Easement exists for public use within Parcels E, G, J, K, L, and Lots 8, 25 & 28 as shown hereon. The location of said easements may change to reflect any re-alignments of the trails upon the approval of the City of Sun Valley.
 4. A Water Line and Access Easement is granted within Parcel J and Parcel N as depicted hereon, to benefit the Sun Valley Water and Sewer District. A 7.5 foot wide Water Line and Access Easement is granted within each of Lots 7, 8, 11, 12 and 13 as shown hereon, to benefit the Sun Valley Water and Sewer District.
 5. A 25 foot wide Access Easement exists within Parcels J and K to benefit the Sun Valley Water and Sewer District, per Instrument No. 287947, records of Blaine County, Idaho.
 6. A 30 foot wide Water Line Easement exists within Parcel K to benefit the Sun Valley Water and Sewer District per Instrument No. 287946, records of Blaine County, Idaho.
 7. A 15 foot wide Sewer Line Easement, centered on the existing sewer line, exists within Lots 10, 11, 13, 17, 18, and Parcels C, D and H to benefit the Sun Valley Water and Sewer District. A 35 foot wide Culvert and Sewer Line Easement exists within Parcel D.
 8. A 30 foot wide Drainage Easement centered on the existing drainage ditch exists within Lot 26 and Parcels G and M. A 15 foot wide Drainage Easement exists within Lots 1, 2, 3, 9, 10, 11, 12, 13, 15, 17, 18, and Parcels A, B, C, D, F, H, and J. The 1.52 acre pond located within Parcel F is considered a part of the Drainage Easement.
 9. A 15 foot wide Culvert Easement exists within Lot 29 and Parcels A, D and F.
 10. No street lighting is proposed.
 11. Avalanche hazards exist within Parcel G. See Sun Valley Gun Club Design Magnitude Snow Avalanche Mapping and report by A.J. Meera dated October, 2007. The avalanche zones designated on this plat are considered by the owner and Benchmark Associates P.A. as reasonable for regulatory purposes. However, neither the owner, nor Benchmark Associates P.A., represents, guarantees, warrants or implies that areas outside the designated avalanche zones are safe and free from avalanche or evolvence danger.
 12. Lots 1 through 30, and Parcels H, M and N of the White Clouds Planned Unit Development are subject to a Declaration of Covenants, Conditions and Restrictions (CC&R) which include, by reference, certain design criteria which will be used by the Design Review Committee in evaluating proposed single-family residential improvements on each of said lots. These design criteria are intended to encourage development which will preserve and enhance the beauty of the area, and copies are available from the White Clouds Single-Family Homeowners Association or its Design Review Committee.
 13. There shall be a 10 foot wide Utility, Drainage and Irrigation Easement centered on all lot lines and adjacent to all street and subdivision boundaries.
 14. All required Emergency Access Lanes shall remain open and unobstructed and it shall be the sole responsibility of the property owner to maintain said lanes year-round, including but not limited to snow removal and enforcement of no vehicular parking within said lanes at any time.
 15. Lots 4, 5, 6, 22, 23A and 25 may require a subterranean garage due to topographic constraints for driveways.
 16. Parcels G & L are hereby reserved in perpetuity as Open Space, as defined currently as of August 2009, in the Sun Valley Zoning Ordinance.
 17. The 20 foot wide landscape buffer within Parcels A and E is reserved for trails, hardscape, signage, monument signage, plantings or similar usage.
 18. The White Clouds residential component lies within an area of sensitive water and visual significance and extensive non-native plantings and irrigation may not be appropriate for the area and may not be approved by the City.
 19. Due to local soil conditions, hillside building envelopes and surface and subsurface drainage considerations, a geotechnical investigation should be considered for each lot prior to residential design and construction.
 20. A 10 foot wide Access Easement exists within Parcels K, B & J along the golf cart path, to benefit the Sun Valley Water & Sewer District for access to Water Tank and said easement shall follow any realignment of said golf cart path.
 21. Parcels A, B, C, D and E are intended to be replatted for Multi-Family uses consistent with applicable zoning ordinance provisions.

LINE DATA

LINE NO.	START	END	LENGTH	BEARING
1	11+00.00	11+50.00	50.00	N 89° 52' 20" E
2	11+50.00	11+50.00	0.00	N 89° 52' 20" E
3	11+50.00	11+50.00	0.00	N 89° 52' 20" E
4	11+50.00	11+50.00	0.00	N 89° 52' 20" E
5	11+50.00	11+50.00	0.00	N 89° 52' 20" E
6	11+50.00	11+50.00	0.00	N 89° 52' 20" E
7	11+50.00	11+50.00	0.00	N 89° 52' 20" E
8	11+50.00	11+50.00	0.00	N 89° 52' 20" E
9	11+50.00	11+50.00	0.00	N 89° 52' 20" E
10	11+50.00	11+50.00	0.00	N 89° 52' 20" E

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	120.00	82.17	81.74	N 89° 52' 20" E	89° 52' 20"
C2	280.00	190.54	188.18	N 81° 28' 24" E	37° 31' 10"
C3	280.00	60.03	60.81	N 37° 57' 58" E	18° 27' 24"
C4	375.00	70.23	70.11	N 38° 12' 35" E	18° 57' 24"
C5	350.00	100.00	100.00	N 45° 00' 00" E	22° 30' 00"
C6	350.00	100.00	100.00	N 45° 00' 00" E	22° 30' 00"

RECEIVED
JUN 7 2013
CITY OF SUN VALLEY
COMMUNITY DEVELOPMENT DEPT

PREPARED BY: BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, IDAHO, 83340
PHONE (208)726-9512 FAX (208)726-9514 EMAIL:mail@bma5b.com
Copyright © 2013 by Benchmark Associates.

WHITE CLOUDS, CORRECTED:
LOTS 20A, 21B, 29A & 30A
LOCATED WITHIN:
SECTION 6, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO
PREPARED FOR: SUN VALLEY COMPANY
PROJECT NO. 12189 DWG BY: LLJ/CPL FILE: 12186PRE.DWG
PRELIMINARY PLAT DATE: 06/07/2013 SHEET: 1 OF 1

SUB PA 2013-01 REVISED PLAT AMEND.

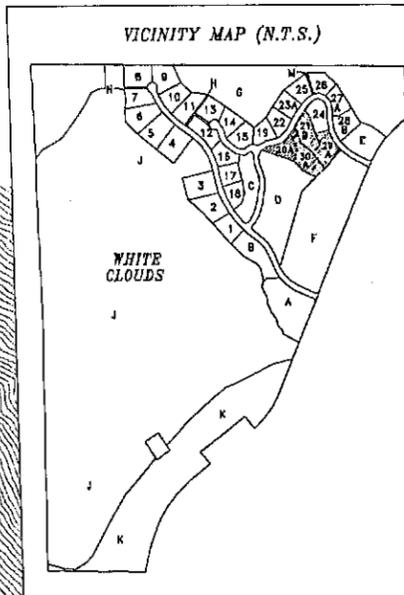
C:\Documents and Settings\jclaw\Desktop\12186PRE.DWG, 6/7/2013 3:16:09 PM, DWG TO PDF

WHITE CLOUDS, CORRECTED : LOTS 20A, 21B, 29A & 30A

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

WHEREIN THE BOUNDARIES COMMON TO LOTS 20, 29 & 30, "WHITE CLOUDS, CORRECTED" (INST. NO. 571308) AND LOT 21A, "WHITE CLOUDS, CORRECTED; LOTS 21A, 23A, 27A & 28A" (INST. NO. 577809), ARE AMENDED.

JUNE 2013
PRELIMINARY PLAT



NOTES:

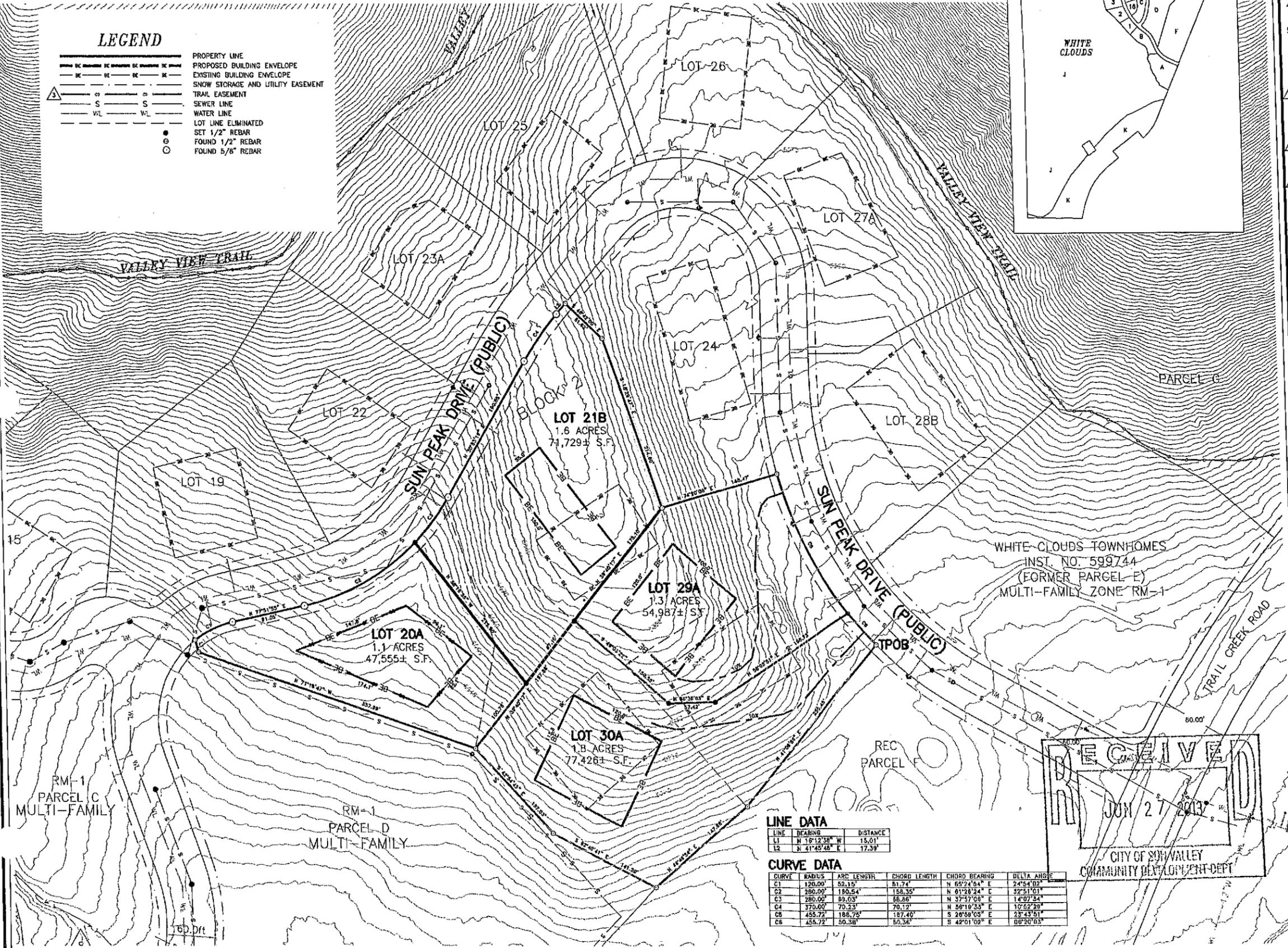
1. BASIS OF BEARINGS IS PER THE ORIGINAL PLAT OF WHITE CLOUDS, CORRECTED PUD (INST. NO. 571308). BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER SAID PLAT. REFER TO SAID PLAT & CC&R'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
2. BUILDING SETBACKS AND HEIGHT REQUIREMENTS SHALL COMPLY WITH APPLICABLE ZONING REGULATIONS. CONSULT THE CITY ORDINANCE FOR CURRENT REQUIREMENTS.
3. LOT 21B BUILDING HEIGHT:
2/3 OF BUILDING: MAXIMUM HEIGHT = 24 FEET
1/3 OF BUILDING: MAXIMUM HEIGHT = 28 FEET
4. EASEMENTS SHOWN ARE PER PLAT OF WHITE CLOUDS CORRECTED PUD.
5. ELEVATIONS BASED ON NGVD 1929 DATUM.

ORIGINAL PLAT NOTES:

1. Sun Peak Drive, Monarch Lane and Diamond Beck Road as shown on this plat have been dedicated to the City of Sun Valley for public use upon completion, inspection and approval by the City.
2. An access easement has been granted to Sun Valley Company over and across Parcels H, M and N for the purposes of allowing non-motorized public access to Sun Valley Company's public trail system. Further, a Public Utility Easement is also granted over, under and across Parcels H, M and N for the installation, repair, maintenance, and replacement of underground utilities.
3. 15 foot wide Public Trail Access Easements exists for public use within Parcels E, G, J, K, L, and Lots B, 28 & 28 as shown hereon. The location of said easements may change to reflect any re-alignments of the trails upon the approval of the City of Sun Valley.
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5. A 25 foot wide Access Easement exists within Parcels J and K to benefit the Sun Valley Water and Sewer District, per Instrument No. 287947, records of Blaine County, Idaho.
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8. A 30 foot wide Drainage Easement centered on the existing drainage ditch exists within Lot 26 and Parcels G and M. A 15 foot wide Drainage Easement exists within Lots 1, 2, 3, 9, 10, 11, 12, 13, 16, 17, 18, and Parcels A, B, C, D, F, H, and J. The 1.5± acre pond located within Parcel F is considered a part of the Drainage Easement.
9. A 15 foot wide Culvert Easement exists within Lot 29 and Parcels A, D and F.
10. No street lighting is proposed.
11. Avalanche hazards exist within Parcel G. See Sun Valley Gun Club Design Magnitude Snow Avalanche Mapping and report by A.J. Macors dated October, 2007. The avalanche zones designated on this plat are considered by the owner and Benchmark Associates P.A. as reasonable for regulatory purposes. However, neither the owner, nor Benchmark Associates P.A., represents, guarantees, warrants or implies that areas outside the designated avalanche zones are safe and free from avalanche or avalanche danger.
12. Lots 1 through 30, and Parcels H, M and N of the White Clouds Planned Unit Development are subject to a Declaration of Covenants, Conditions and Restrictions (CC&R's) which include, by reference, certain design criteria which will be used by the Design Review Committee in evaluating proposed single-family residential improvements on each of said lots. These design criteria are intended to encourage development which will preserve and enhance the beauty of the area, and copies are available from the White Clouds Single-Family Homeowners Association or its Design Review Committee.
13. There shall be a 10 foot wide Utility, Drainage and Irrigation Easement centered on all lot lines and adjacent to all street and subdivision boundaries.
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16. Parcels G & L are hereby reserved in perpetuity as Open Space, as defined currently as of August 2009, in the Sun Valley Zoning Ordinance.
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21. Parcels A, B, C, D and E are intended to be replotted for Multi-Family uses consistent with applicable zoning ordinance provisions.

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING ENVELOPE
- EXISTING BUILDING ENVELOPE
- SNOW STORAGE AND UTILITY EASEMENT
- TRAIL EASEMENT
- SEWER LINE
- WATER LINE
- LOT LINE ELIMINATED
- SET 1/2" REBAR
- FOUND 1/2" REBAR
- FOUND 5/8" REBAR



LINE DATA

LINE	BEARING	DISTANCE
L1	N 18°12'38" W	15.01
L2	N 41°45'28" E	17.39

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	52.15'	51.74'	N 65°24'54" E	24°54'02"
C2	280.00'	180.54'	158.35'	N 61°28'24" E	52°51'01"
C3	280.00'	89.03'	56.86'	N 37°57'06" E	14°07'34"
C4	370.00'	70.23'	70.12'	N 56°19'33" E	19°52'28"
C5	455.72'	188.75'	187.40'	S 26°58'03" E	25°43'51"
C6	455.72'	50.38'	50.36'	S 42°01'02" E	08°20'03"

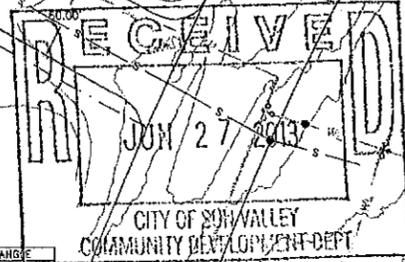


EXHIBIT "CC-4"

WHITE

SUB PA 2013-01 REVERSED

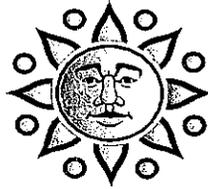


WHITE CLOUDS, CORRECTED:
LOTS 20A, 21B, 29A & 30A

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

PREPARED FOR: SUN VALLEY COMPANY

PROJECT NO. 12166	DWG BY: LLJ/CPL	FILE: 12166PRE.DWG
PRELIMINARY PLAT	DATE: 06/24/2013	SHEET: 1 OF 1



CITY OF SUN VALLEY
CITY COUNCIL
AGENDA REPORT

To: Honorable Mayor and City Council
From: *MH* Mark Hofman, Community Development Director
Meeting Date: August 1, 2013
Agenda Item: Ordinance No. 463- 5 GL, LLC Zoning Map Amendment

SUBJECT: Public hearing to consider draft Ordinance No. 463 for a proposed Zone Map Amendment application requesting to amend the Official Zoning Map of the City of Sun Valley for a portion of the property adjacent to the Sun Valley Golf Course, commonly known as the McCaw property, from the Outdoor Recreational (OR-1) Zoning District to the Recreation (REC) Zoning District. **Applicant:** 5 GL, LLC (Mary McCaw, Member). **Location:** Parcel B of Tax Lot 6577; 5 Golf Lane. **Application Number:** ZMA 2013-02. **Application Date:** May 23, 2013.

BACKGROUND: The subject property is currently zoned Outdoor Recreation (OR-1) on the City's Official Zoning Map. Sun Valley Development Code Section 9-5B-9B requires lands that were zoned Outdoor Recreational (OR-1) prior to the adoption of the Development Code Update in 2007 to apply for and receive an official zone map amendment consistent with the land use designation shown on the Comprehensive Plan Future Land Use Map prior to, or in conjunction with, the processing of any development applications for improvements on the applicable property. No new development is proposed for the subject property at this time.

The applicant has applied for an amendment to the Official Zoning Map for a rezone of Parcel B of the McCaw property from the current OR-1 zoning to the Recreation (REC) Zoning District. The overall property consists of six parcels surrounded by the Sun Valley Golf Course. Trail Creek runs through the property and the site is developed with a single-family dwelling, pool house, tennis court, caretaker's house, detached garage and associated site improvements. Parcel B is currently fenced lawn area and is designated as Recreational on the Future Land Use Map. The attached draft Ordinance (**Exhibit "PZ-C" of attached Exhibit "CC-1"**) includes a legal description and exhibit of the land to be rezoned.

The applicant desires to rezone the active recreation portion of the property to REC and retain the current Single-Family Residential (RS-1) Zoning District for the remaining parcels. At the time of adoption of the *2005 Comprehensive Plan Update* and the Future Land Use Map the OS and REC Zoning Districts did not exist in the Development Code. These two new zoning designations originated from the Development Code Update and basically represent a split of the former Outdoor Recreation (OR-1) Zoning District into a relatively active designation (REC) and a relatively more

passive designation (OS). The two zoning districts are to a large extent similar in purpose but have differing development regulations. The proposed REC Zoning District for Parcel B of the McCaw property is in accordance with the Comprehensive Plan and consistent with the land use designation shown on the Comprehensive Plan's Future Land Use Map.

ANALYSIS: The Planning and Zoning Commission is a recommending body to the City Council for amendments to the Official Zoning Map. The City Council is the final decision making body for such amendments and a separate public hearing process is required once the Commission's recommendation is complete. The Commission held a noticed public hearing for the purpose of reviewing SVW&SD's application to amend the Official Zoning Map at their July 11, 2013 regular meeting and a recommendation to the City Council for approval was made. The full July 11, 2013 Planning and Zoning Commission Agenda Report is attached as **Exhibit "CC-1"** to provide additional background information and analysis.

No comments specific to the proposed amendment of the Official Zoning Map were received by the City prior to the writing of this Report as a result of the public notice for either the Commission or the Council public hearing.

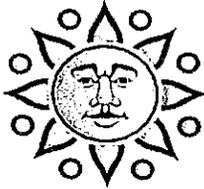
RECOMMENDATION: Before public comment is received, the City Council should disclose all information and contacts received outside the hearing on this item upon which the decision will be based, receive public testimony, consider attached draft Ordinance No. 463, suggest revisions if necessary, then take formal action on the Planning and Zoning Commission's approval recommendation. The Planning & Zoning Commission formally recommended approval of the amendment to the Official Zoning Map for Parcel B of Tax Lot 6577 to the City Council on July 11, 2013.

The Community Development Director recommends the City Council hold first reading of draft Ordinance No. 463. The applicant's formal request to waive three readings of the Ordinance should then be considered. If so desired by the Council to waive three readings, a motion to adopt Ordinance No. 463, as presented or as may be amended, is recommended to approve the rezone application.

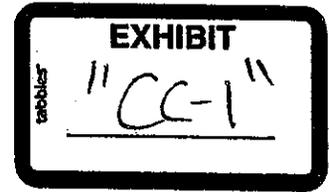
LIST OF ATTACHED EXHIBITS:

Exhibit "CC-1" July 11, 2013 Planning & Zoning Commission Agenda Report, including draft Ordinance No. 463 for the 5 GL, LLC Zoning Map Amendment, with attached legal description.

**The administrative record for this Zoning Map Amendment application is available for review in the Community Development Department at City Hall.



CITY OF SUN VALLEY
PLANNING AND ZONING COMMISSION
AGENDA REPORT



To: Planning and Zoning Commission
From: *MH* Mark Hofman, Community Development Director
Meeting Date: July 11, 201³
Agenda Item: Ordinance No. 463- 5 GL, LLC Zoning Map Amendment

SUBJECT: Public hearing to consider draft Ordinance No. 463 for a proposed Zone Map Amendment application requesting to amend the Official Zoning Map of the City of Sun Valley for a portion of the property adjacent to the Sun Valley Golf Course commonly known as the McCaw property, from the Outdoor Recreational (OR-1) Zoning District to the Recreation (REC) Zoning District. The Planning and Zoning Commission will make a recommendation to the City Council on Draft Ordinance No. 463. **Applicant:** 5 GL, LLC (Mary McCaw, Member). **Location:** Parcel B of Tax Lot 6577; 5 Golf Lane. **Application Number:** REZ 2013-02.

BACKGROUND: The subject property is currently zoned Outdoor Recreation (OR-1) on the City's Official Zoning Map. Sun Valley Development Code Section 9-5B-9B requires lands that were zoned Outdoor Recreational (OR-1) prior to the adoption of the Development Code Update in 2007 to apply for and receive an official zone map amendment consistent with the land use designation shown on the Comprehensive Plan Future Land Use Map prior to, or in conjunction with, the processing of any development applications for improvements on the applicable property. No new development is proposed for the subject property at this time.

ANALYSIS: The applicant has applied for an amendment to the Official Zoning Map for a rezone of Parcel B of the McCaw property from the current OR-1 zoning to the Recreation (REC) Zoning District. The overall property consists of six parcels surrounded by the Sun Valley Golf Course. Trail Creek runs through the property and the site is developed with a single-family dwelling, pool house, tennis court, caretaker's house, detached garage and associated site improvements. Parcel B is currently fenced lawn area and is designated as Recreational on the Future Land Use Map. The attached draft ordinance includes a legal description and exhibit of the land to be rezoned.

The applicant desires to rezone the active recreation portion of the property to REC and retain the current Single-Family Residential (RS-1) Zoning District for the remaining parcels. At the time of adoption of the 2005 Comprehensive Plan Update and the Future Land Use Map the OS and REC Zoning Districts did not exist in the Development Code. These two new zoning designations originated from the Development Code Update and basically represent a split of the former Outdoor Recreation (OR-1) Zoning District into a relatively active designation (REC) and a relatively more passive designation (OS). The two zoning districts are to a large extent similar in purpose but have differing development regulations.

The proposed REC Zoning District for Parcel B of the McCaw property is in accordance with the Comprehensive Plan and consistent with the land use designation shown on the Comprehensive Plan Future Land Use Map.

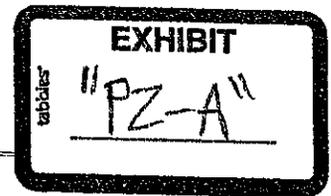
Alternative Actions: Alternative actions available to the Planning and Zoning Commission include: (1) review the attached draft Ordinance No. 463, make the required findings, and take action to recommend adoption to the City Council; (2) continue the hearing for further information and review; or (3) discuss the findings and take action to recommend denial of Ordinance No. 463 to the City Council.

RECOMMENDATION: Before public comment is received, the Commission 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 recommending decision on the draft Ordinance. The Community Development Director recommends that the Commission recommend approval of draft Ordinance No. 463 to the City Council based on the facts and findings contained in **Exhibit "PZ-C"**.

LIST OF ATTACHEMENTS:

- | | |
|----------------|---|
| Exhibit "PZ-A" | May 20, 2013 request letter from Marvin J. Anderson, AIA for a Zone Map Amendment for Parcel B at 5 Golf Lane. |
| Exhibit "PZ-B" | Color exhibit of the current Future Land Use Map and current Official Zoning Map of the City of Sun Valley depicting the location, land use designation and zoning district for the property to be rezoned, stamped received by the City on May 23, 2013. |
| Exhibit "PZ-C" | Draft Ordinance No. 463 for the 5 GL, LLC Zoning Map Amendment, with attached legal description. |

**The entire administrative record for this Zoning Map Amendment application is available for review in the Community Development Department at City Hall.



May 20, 2013

Mr. Mark Hofman
Community Development Director
City of Sun Valley
P.O. Box 416
81 Elkhorn Road,
Sun Valley, ID 83353

RE: Proposed Zoning Map Amendment
Parcel B
5 Golf Lane
Sun Valley, ID 83353

Dear Mr. Hofman,

In accordance with the Zone Map Amendment Checklist and Sun Valley Municipal Code 9-5B-9-F, please find below a written description of how the request for a re-zone of Parcel B at 5 Golf Lane complies with the Sun Valley Municipal Code:

1. The parcel is currently zoned OR-1 (Outdoor Recreational District), a district no longer recognized by the current Sun Valley Zoning Code. The proposed amendment to change the parcel's zoning to REC (Recreation) is consistent with the previous zoning, with the comprehensive plan future land use map, and with goals set forth in 9-5B-9-B of the Sun Valley Code.
2. The proposed amendment to change this parcel's zoning from OR-1 to REC complies with regulations for the proposed district and its purpose as the principal district for large scale outdoor recreation.
3. The proposed amendment to change this parcel's zoning from OR-1 to REC is not materially detrimental as the use of the property is not changing.
4. The proposed amendment to change this parcel's zoning from OR-1 to REC does not adversely impact the delivery of services or any political subdivision.
5. The proposed amendment does not annex any land to the City of Sun Valley.

Sincerely,

A handwritten signature in black ink, appearing to read "Marvin J. Anderson".

Marvin J. Anderson, AIA
Principal

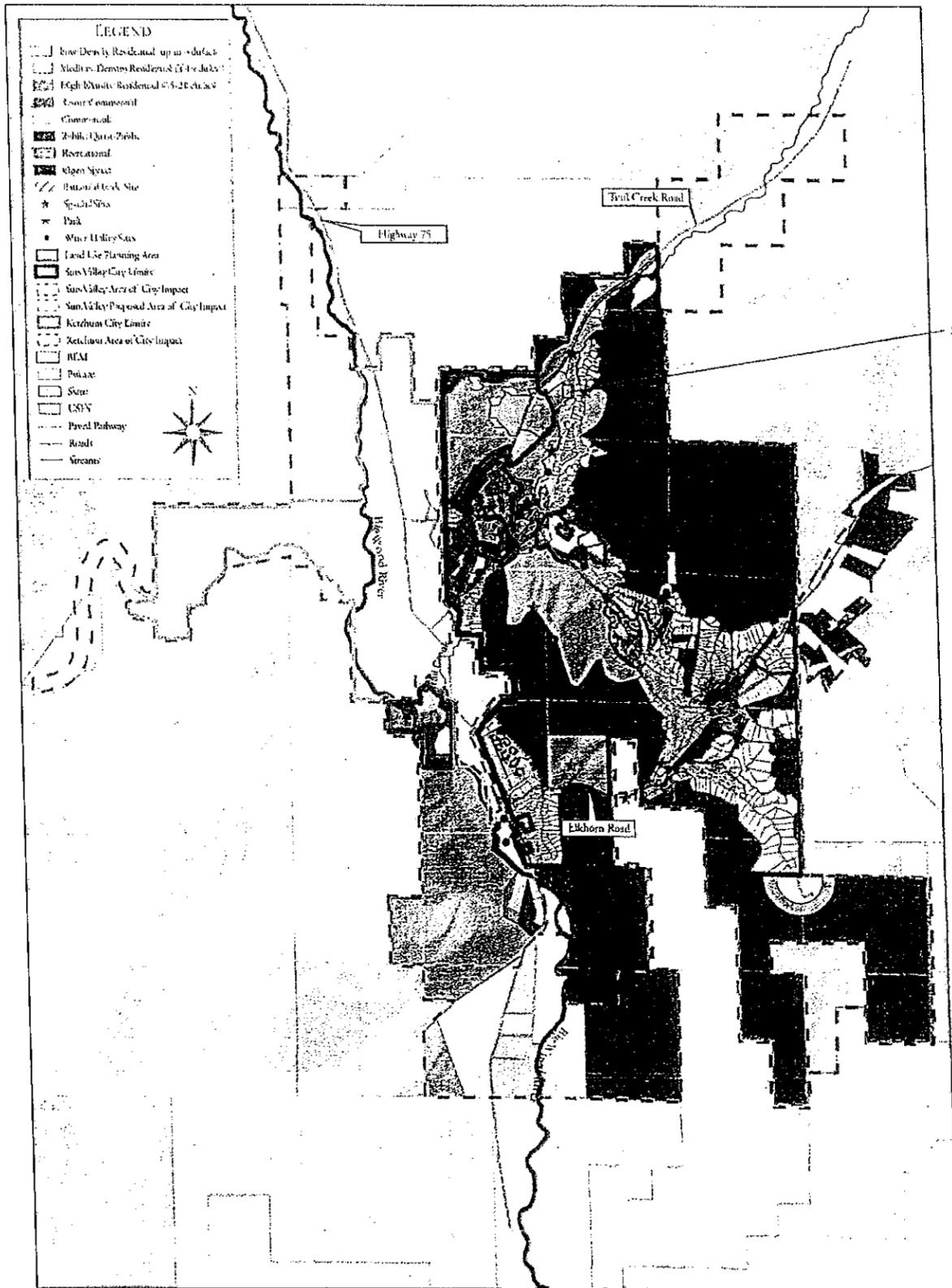


FIGURE 1. Future Land Use Map, 2005

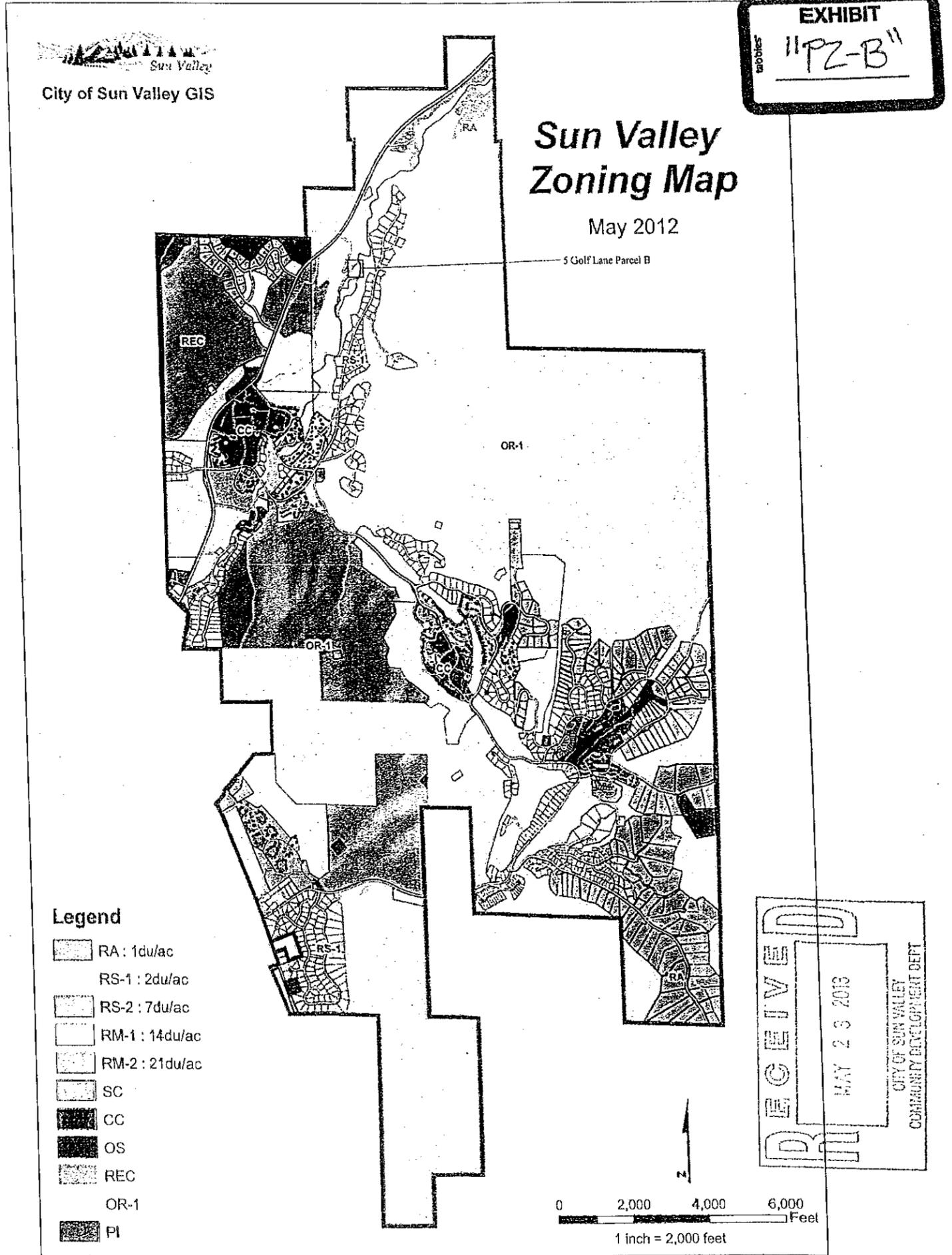


EXHIBIT
"PZ-B"

EXHIBIT "PZ-C"

(DRAFT) ORDINANCE NO. 463

5 GL, LLC
ZONING MAP AMENDMENT

AN ORDINANCE OF THE CITY OF SUN VALLEY, IDAHO, PROVIDING FOR CERTAIN FINDINGS AND AMENDING THE SUN VALLEY OFFICIAL ZONING MAP; BY CHANGING THE ZONE DISTRICT BOUNDARIES OR DESIGNATIONS FOR PARCEL B OF THE SIX PARCEL PROPERTY COMMONLY KNOWN AS THE MCCA W PROPERTY IN THE CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO, FROM OUTDOOR RECREATION (OR-1) ZONING DISTRICT TO RECREATION (REC) ZONING DISTRICT; BY PROVIDING FOR A SEVERABILITY CLAUSE; BY PROVIDING FOR A REPEALER CLAUSE; AND BY PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Sun Valley has adopted the *2005 Comprehensive Plan Update (Comprehensive Plan)* by Resolution 2005-12, on September 8, 2005, and subsequent amendments; and

WHEREAS, the *Comprehensive Plan* is the primary document to guide and balance future development within the City of Sun Valley and establishes a general framework for use in making decisions about the physical, social, economic, and environmental development of the Community; and

WHEREAS, Section 9-5B-9B of the Municipal Code, amended as part of Ordinance No. 387 approved by the City Council on June 21, 2007, requires that "Lands that are zoned Open Recreation (OR-1) prior to the adoption of the Development Code and the creation of the Recreation and Open Space Zoning Districts (Ordinance No. 382, 2006), and designated as OR-1 on the Official Zoning Map shall be required to apply for and receive an Official Zoning Map Amendment consistent with the land use designation shown on the Comprehensive Plan Future Land Use Map prior to, or in conjunction with, the processing of any development applications for improvements on the respective OR-1 zoned lands; and

WHEREAS, though no new development is proposed in conjunction with this rezone application, the applicant applied for an amendment to the Official Zoning Map for a rezone of approximate 2.19 Acre (95,316 square feet) Parcel B of the McCaw property from the current OR-1 zoning to the Recreation (REC) Zoning District. The overall property consists of six parcels surrounded by the Sun Valley Golf Course. Trail Creek runs through the property and the site is developed with a single-family dwelling, pool house, tennis court, caretaker's house, detached garage and associated site improvements. Parcel B is currently fenced lawn area and is designated as Recreational on the Future Land Use Map; and

WHEREAS, the applicant desires to rezone the active recreation portion of the property to REC and retain the current Single-Family Residential (RS-1) Zoning District for the remaining parcels; and

WHEREAS, Title 9, Chapter 2, Section 1 of the Sun Valley Development Code establishes the Recreation (REC) Zoning District; and

WHEREAS, the applicant (5 GL, LLC) has satisfactorily completed a pre-application conference with the Community Development Director of the City of Sun Valley, filed a complete and timely application, paid applicable fees, and given proper public hearing notice for a Zoning Map Amendment pursuant to Municipal Code Section 9-5B-9; and

WHEREAS, the Planning and Zoning Commission of the City of Sun Valley held a properly noticed public hearing for the purpose of reviewing the Zoning Map Amendment application at their July 11, 2013 regular meeting and passed a motion recommending approval of the 5 GL, LLC (McCaw property- Parcel B) Zoning Map Amendment to the City Council; and

WHEREAS, the City Council of the City of Sun Valley held a properly noticed public hearing at their meetings of ~~#####~~, ~~#####~~ and ~~#####~~, 2013 for the Zoning Map Amendment to review the application and administrative record, consider the Planning and Zoning Commission's recommendation on Ordinance No. 463, take public and applicant testimony and consider the required findings for taking action on the Amendment.

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

SECTION 1. FINDINGS- Based on the statements above the City Council for the City of Sun Valley adopts the following findings regarding the rezone of Parcel B of the McCaw property:

- A. The Official Zoning Map amendment is in accordance with the Comprehensive Plan and Future Land Use Map and implements the applicable provisions of the Comprehensive Plan because Parcel B is designated as Recreational on the Future Land Use Map and the Recreation (REC) Zoning District implements the Recreational land use designation. The rezone of the property from OR-1 to REC brings the land into direct conformance with the Future Land Use Map; and
- B. The Official Zoning Map amendment complies with the regulations in effect for the proposed Recreation (REC) Zoning District, including the purpose statements, and is suitable for the proposed permitted uses because the site currently is being used as fenced lawn area and could easily be used for equestrian use in the future, which is a permitted by right use in the REC Zoning District. No new development is proposed as part of the rezone; and
- C. The Official Zoning Map amendment has no adverse impacts on the natural environment, including but not limited to, water quality, air quality, noise, vegetation, riparian corridors, hillsides and other natural features. The need for a zoning amendment was caused by the creation of the Open Space (OS) and Recreation (REC) Zoning Districts out of the previous OR-1 in the Development Code Update by the City. No new development or disturbance is proposed on the existing recreational facility site at this time. The REC zoning district designation will serve to protect the site's riparian corridor and allow the applicant continued use of the land in accordance with the uses permitted by the REC Zoning District; and
- D. The Official Zoning Map Amendment is not materially detrimental to the public health, safety, and welfare because no land use changes will occur as part of the

rezone and no significant impacts were identified by the Planning and Zoning Commission or City Council; and

- E. Essential public facilities and services, including but not limited to emergency services, transit, public street maintenance, workforce 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.

SECTION 2. ZONING MAP AMENDMENT- The Parcel B portion of the six-parcel McCaw property legally described and depicted overall in attached **EXHIBIT "A"** is hereby rezoned and the Official Zoning Map of the City of Sun Valley is hereby amended to reflect the change from Outdoor Recreation (OR-1) Zoning District to Recreation (REC) Zoning District.

SECTION 3. SAVINGS AND SEVERABILITY- 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 4. REPEALER CLAUSE- All City of Sun Valley Ordinances or parts thereof which are in conflict herewith are hereby repealed.

SECTION 5. 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 OF THE CITY OF SUN VALLEY on this ~~####~~ day of ~~#####~~, 2013.

EFFECTIVE DATE OF PUBLICATION: ~~#####~~, 2013.

APPROVED:

Dewayne Briscoe, Mayor
City of Sun Valley

ATTEST:

Hannah Stauts, City Clerk
City of Sun Valley

EXHIBIT "A"

Legal Description and Depiction of Rezone Area

A portion of Tax Lot 6577 located within Section 5, Township 4 North, Range 18 East, Boise Meridian, City of Sun Valley, Blaine County, Idaho, said property being described in a deed recorded as Instrument Number 491670, records of Blaine County, Idaho and consisting of one (Parcel B) of six separate parcels A through F, the exterior boundary of which being more particularly described below based on a more recent survey recorded as Instrument Number 590815, records of Blaine County, Idaho:

PARCEL B

Commencing at a brass capped survey monument marking the north east corner of Section 5, Township 4 North, Range 18 East, Boise Meridian, Blaine County, Idaho; said corner falling South 28°41'35" West 3832.45 feet from a brass capped survey monument designated as Blaine County GIS point "R14", thence South 51°02'38" West 4958.78 feet to a found ½" rebar monument, said point being the TRUE POINT OF BEGINNING;

Thence the following courses and distances to a ½" rebar monument:

South 18°48'19" East 143.59 feet;
South 06°28'18" West 229.59 feet;
South 35°37'16" West 170.48 feet;
North 59°29'56" West 233.48 feet;
North 14°07'28" East 107.58 feet;
North 36°57'40" East 220.57 feet;
North 61°03'46" East 76.57 feet;
North 04°46'30" West 47.14 feet;
North 71°24'50" East 61.30 feet;

Said parcel containing 2.19 Acres or 95,316 square feet, more or less.

See attached exhibit- next page.

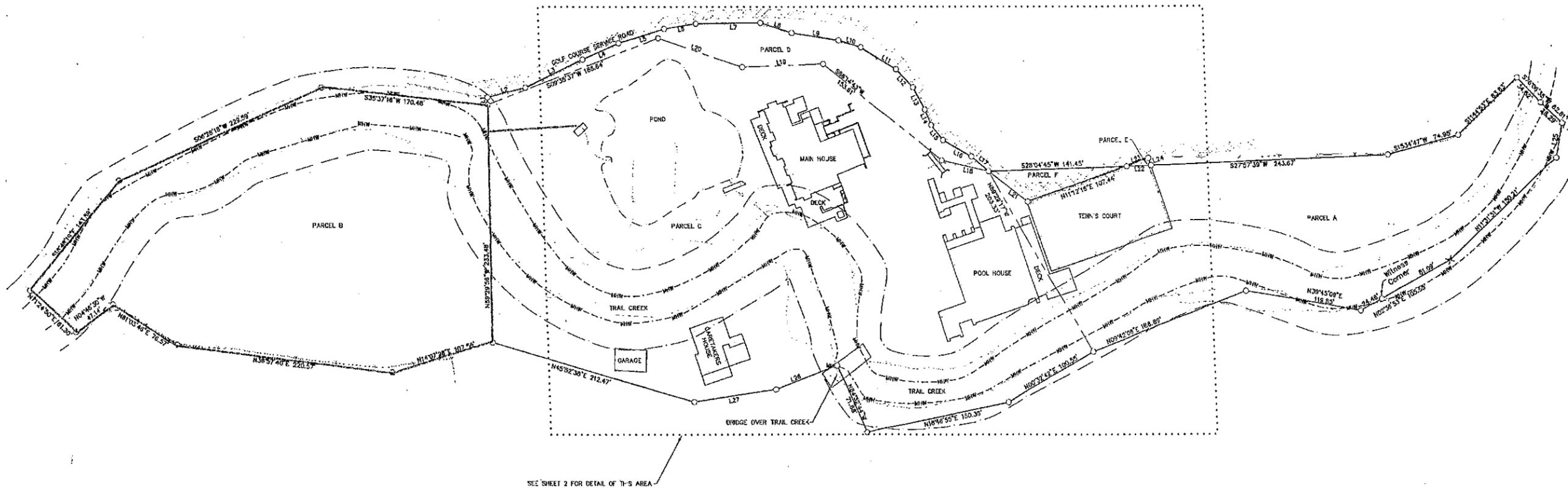
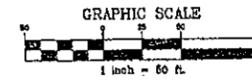
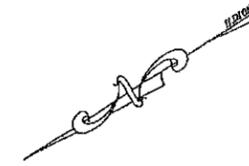
LINE	LENGTH	BEARING
L1	7.20'	S 80°07'21" E
L2	40.72'	S 187°30'1" W
L3	85.26'	S 94°43'45" W
L4	45.81'	S 87°02'15" W
L5	49.16'	S 131°19'40" W
L6	32.96'	S 210°31'34" W
L7	55.40'	S 29°21'28" W
L8	32.68'	S 47°32'33" W
L9	49.35'	S 38°31'53" W
L10	35.00'	S 49°53'31" W
L11	41.24'	S 61°43'51" W
L12	24.88'	S 78°31'00" W
L13	24.80'	N 87°50'11" W
L14	16.53'	N 82°36'36" W
L15	19.25'	S 90°48'34" W
L16	33.10'	S 59°19'29" W
L17	22.53'	S 70°29'14" W
L18	49.30'	S 42°42'51" W
L19	82.34'	S 27°49'37" W
L20	90.32'	S 48°27'24" W
L21	49.82'	S 88°29'21" W
L22	20.12'	S 283°04'52" W
L23	25.15'	S 117°12'18" W
L24	7.58'	N 77°41'49" W
L25	34.77'	N 48°34'50" W
L26	57.82'	N 09°36'55" E
L27	83.74'	N 21°44'35" E

LEGEND

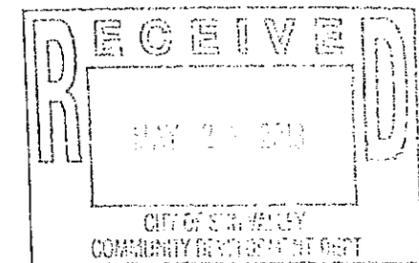
- EXTERIOR PARCEL BOUNDARY
- INTERIOR PARCEL BOUNDARY
- MEAN HIGH WATER (8/2011)
- FENCE LINE
- CREEK LINE
- EDGE OF WATER
- 25' RIPARIAN SETBACK
- FEMA FLOODWAY LINE
- FEMA FLOODPLAIN LINE
- ASPHALT
- GOLF COURSE SERVICE ROAD
- EXISTING BUILDING
- FOUND 1/2" REBAR
- ✕ CALCULATED POINT, FALLS IN WATER

NOTES

- 1) This is not a Boundary Survey. Please refer to the recorded documents for boundary information.
- 2) Utility locations are approximate and locations should be verified before any excavation.



ZMA 2013-02



NO	DATE	BY	REVISIONS

Galena Engineering Inc.
 Civil Engineers & Land Surveyors
 680 Second Avenue North
 P.O. Box 425
 Ketchum, Idaho 83340
 (208) 726-4726
 (208) 726-4763 fax
 email galena@galena-engineering.com

REUSE OF DRAWINGS
 These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Galena Engineering, Inc.

11/26/21/22
 TALS/DLCK
 DESIGNED BY: DKTE
 DRAWN BY: 8/24/11
 DATE: 8/24/11
 CHECKED BY: 8/24/11
 DATE: 8/24/11

A PARTIAL TOPOGRAPHIC SURVEY SHOWING
TAX LOT 6577
 WITHIN SECTION 5, T.4N., R.18E., B.M., CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO
 PREPARED FOR 5 GL LLC

PROJECT INFORMATION
 P:\sdskpro\6815\dwg\Topo\6815topo.dwg 8/30/2011 1:05:02 PM MOT
 SHT 1 OF 2

**Fiscal Year 2013-2014
Tentative Budget**

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City of Sun Valley
 FY 14 TENTATIVE BUDGET

FUND SUMMARY	FY 2011 Prior Year 2	FY 2012 Prior Year 1	FY 2013 AMENDED	FY 2013 Estimated	FY 2014 PROPOSED	FY 2015 PROPOSED
	Actuals	Actuals	BUDGET	Actuals	BUDGET	BUDGET
REVENUES						
GENERAL FUND	5,002,265	5,039,635	4,666,700	4,675,700	4,824,768	5,001,614
FIXED ASSET FUND	-	-	364,436	364,436	232,430	506,515
DEBT SERVICE FUND	626,014	5,259	-	-	-	-
LAND ACQUISITION FUND	-	-	-	-	-	-
CAPITAL IMPROVEMENT FUND	-	-	84,000	75,000	75,000	5,000
WORKFORCE HOUSING FUND	29,497	10,785	15,600	37,800	37,800	37,800
STREET & PATH FUND	-	-	321,000	311,397	311,397	311,397
REVENUE Total:	5,628,280	5,055,679	5,451,736	5,464,334	5,481,395	5,862,326
EXPENDITURES						
GENERAL FUND	4,612,243	4,786,390	4,666,700	4,712,498	4,824,768	5,001,614
FIXED ASSET FUND	-	93,193	364,436	364,436	232,430	506,515
DEBT SERVICE FUND	625,500	29,996	-	-	-	-
LAND ACQUISITION FUND	-	-	-	-	-	-
CAPITAL IMPROVEMENT FUND	23,062	26,356	84,000	75,000	75,000	5,000
WORKFORCE HOUSING FUND	13,792	11,230	15,600	37,800	37,800	37,800
STREET & PATH FUND	-	-	321,000	311,397	311,397	311,397
EXPENDITURE Total:	5,237,743	4,947,166	5,451,736	5,501,131	5,481,395	5,862,326

FISCAL YEAR 2014 TOTAL FUNDS BALANCES	Estimated Beginning Fund Balance	Assigned Fund Balances	Beginning Unassigned Fund Balance	Fund Balance Applied or Earned	Ending Unassigned Fund Balance	FY 2014 Estimated Ending Fund Balance
GENERAL FUND	2,218,710	1,686,583 *	532,127	(185,030)	921,605	2,008,188
STREET & PATH FUND	-	-	-	141,397	141,397	141,397
FIXED ASSET FUND	-	-	-	25,492	25,492	25,492
CAPITAL IMPROVEMENT FUND	50,000	50,000	-	(50,000)	-	-
WORKFORCE HOUSING FUND	256,726	40,000	216,726	5,600	222,326	262,326

* 16 week reserve

Changes the Council made at July 3rd, 2013 council meeting.

City of Sun Valley
FY 14 TENTATIVE BUDGET

		FY 2011	FY 2012	FY 2013	FY 2013	FY 2014	FY 2015	Notes and Descriptions
		Prior Year 2	Prior Year 1	AMENDED	Estimated	PROPOSED	PROPOSED	of line item purchases
A:	Account Description	Actuals	Actuals	BUDGET	Actuals	BUDGET	BUDGET	FY 2014
GENERAL FUND								
REVENUES								
GENERAL PROPERTY TAXES								
10-311-100	GENERAL PROPERTY TAXES	2,615,052	2,623,589	2,388,683	2,388,683	2,389,998	2,389,998	No revenue increase; See Street & Path Fund
10-311-200	GENERAL PROPERTY TAXES - NEW CONSTRUCTION	10,000	541	10,000	10,000	10,000	10,000	New Construction estimate
10-311-300	PROPERTY TAXES INT&PENALTY	15,151	34,351	-	9,000	10,000	10,000	
GENERAL PROPERTY TAXES Totals:		2,640,203	2,658,481	2,398,683	2,407,683	2,409,998	2,409,998	
LOCAL OPTION TAXES								
10-313-100	LOCAL OPTION TAX - LIQUOR 3%	81,417	75,005	70,000	70,000	65,000	65,000	Assume 0.42% decrease overall in FY 14 over FY 13 Budget - Flat for FY 15
10-313-200	LOCAL OPTION TAX - LODGING 3%	479,268	477,191	460,000	460,000	470,000	470,000	
10-313-300	LOCAL OPTION TAX - RETAIL 3% (non-tangible) 2% (tangible) 1% (ski lift tickets)	686,532	670,671	660,000	660,000	650,000	650,000	
LOCAL OPTION TAXES Totals:		1,247,216	1,222,868	1,190,000	1,190,000	1,185,000	1,185,000	
BUSINESS & FRANCHISE TAXES								
1 110	GAS FRANCHISE	82,184	66,691	80,000	80,000	80,000	80,000	Intermtn Gas=3% of GR, pd. City
10-316-120	CABLE FRANCHISE	41,756	67,572	44,380	44,380	44,380	44,380	Cox =3% of GR, pd city
BUSINESS & FRANCHISE TAXES Totals:		123,940	134,263	124,380	124,380	124,380	124,380	
BUSINESS LICENSES & PERMITS								
10-321-100	BEER, LIQUOR & WINE LICENSES	1,945	2,500	2,000	2,000	2,000	2,000	
10-321-200	MUNICIPAL TAX PERMITS	-	-	-	-	300	300	
10-321-300	TEMP. MUNICIPAL TAX PERMITS	-	-	-	-	2,000	2,000	
BUSINESS LICENSES & PERMITS Totals:		-	-	2,000	2,000	4,300	4,300	
NON-BUSINESS LICESES & PERMITS								
10-322-110	BUILDING PERMITS	123,713	184,693	160,000	160,000	150,000	150,000	
NON-BUSINESS LICESES & PERMITS Totals:		123,713	184,693	160,000	160,000	150,000	150,000	
STATE OF IDAHO SHARED REVENUES								
10-335-100	STATE LIQUOR APPORTIONMENT	9,164	6,288	7,000	7,000	6,000	6,000	AIC doesn't estimate state liquor apportionment
10-335-500	STATE SALES TAX	640,252	683,424	661,492	661,492	678,952	678,952	Assume 2.5% increase of FY 13 (Provided by AIC)
10-355-200	STATE HIGHWAY USER FEES	49,946	47,316	-	-	-	-	moved to Street & Path Fund
STATE OF IDAHO SHARED REVENUES Totals:		699,362	737,028	668,492	668,492	684,952	684,952	

City of Sun Valley
FY 14 TENTATIVE BUDGET

Acct No	Account Description	FY 2011 Prior Year 2 Actuals	FY 2012 Prior Year 1 Actuals	FY 2013 AMENDED BUDGET	FY 2013 Estimated Actuals	FY 2014 PROPOSED BUDGET	FY 2015 PROPOSED BUDGET	Notes and Descriptions of line item purchases FY 2014
GENERAL GOVERNMENT								
10-341-100	ENGINEERING & CONSULTANT REIMBURSABLES	5,889	4,384	10,000	10,000	10,000	10,000	
10-341-110	APPLICATION FEES	8,576	13,055	10,000	10,000	10,000	10,000	
10-341-120	PUBLIC NOTICE REIMBURSABLES					3,000	3,000	
	GENERAL GOVERNMENT Totals:	14,465	17,439	20,000	20,000	23,000	23,000	
FINES								
10-361-901	TRAFFIC FINES	114	1,009	500	500	500	500	Traffic fines & Parking tickets
10-361-902	MOTOR VEHICLE TAX	5,188	5,501	6,000	6,000	6,000	6,000	Motor Veh Tax- SV residents
	FINES & MOTOR VEHICAL TAX Totals:	5,302	6,510	6,500	6,500	6,500	6,500	
INTEREST EARNINGS								
10-371-100	INTEREST REVENUES	7,836	7,090	3,000	3,000	3,000	3,000	
	INTEREST EARNINGS Totals:	7,836	7,090	3,000	3,000	3,000	3,000	
MISCELLANEOUS								
10-379-120	CHANGES IN UNREALIZED GAIN/LOSS	3,856	(4,099)	-	-	-	-	Audit adjustment
10-379-150	NEXTEL LEASE	19,800	21,600	21,600	21,600	21,600	21,600	
10-379-252	POLICE TRUST ACCOUNT	8,365	-	8,500	8,500	5,000	5,000	
10-379-259	2009 FIRE DEPT GRANT - RADIOS	-	-	-	-	-	-	
10-379-260	FIRE TRUST ACCOUNT	-	-	7,500	7,500	7,500	7,500	
10-379-300	OTHER REVENUES	108,207	39,611	20,000	20,000	20,000	20,000	
10-379-301	WILDLAND FIRES	-	14,151	20,000	20,000	20,000	20,000	
	MISCELLANEOUS Totals:	140,228	71,263	77,600	77,600	74,100	74,100	
TRANSFER FROM RESERVES								
10-381-001	TRANS FROM GF UNASSIGNED FUND BALANCE	-	-	16,045	16,045	159,538	336,384	
	TRANSFER FROM RESERVES Totals:	-	-	16,045	16,045	159,538	336,384	
	GENERAL FUND REVENUE Total:	5,002,265	5,039,635	4,666,700	4,675,700	4,824,768	5,001,614	

-  New accounts proposed for FY 14
-  Changes the Mayor and/or Council made at or following the budget work sessions on June 11th & 18th
-  Changes the Council made at July 3rd, 2013 council meeting.

City of Sun Valley
 FY 14 TENTATIVE BUDGET

	FY 2011 Prior Year 2	FY 2012 Prior Year 1	FY 2013 AMENDED	FY 2013 Estimated	FY 2014 PROPOSED	FY 2015 PROPOSED	Notes and Descriptions of line item purchases	
Acc. no	Account Description	Actuals	Actuals	BUDGET	Actuals	BUDGET	BUDGET	
							FY 2014	
GENERAL FUND								
EXPENDITURES								
LEGISLATION								
SALARIES AND WAGES								
10-411-110	SALARIES AND WAGES - Elected Officials	69,000	55,500	69,000	69,000	69,000	69,000	1 Mayor & 4 Councilpersons
	TOTAL SALARIES AND WAGES:	69,000	55,500	69,000	69,000	69,000	69,000	
FRINGE BENEFITS								
10-411-200	PHYSICAL INCENTIVE PROGRAM	625	-	-	-	-	-	Discontinued
10-411-210	FICA CONTRIBUTION	4,847	5,031	5,279	5,279	5,279	5,279	7.65%
10-411-220	RETIREMENT CONTRIBUTION	7,251	6,961	7,383	7,383	7,811	7,811	11.32%
10-411-250	HEALTH INSURANCE	42,428	51,036	56,701	56,701	59,428	63,425	Estimated 10% increase on April 1st
	TOTAL FRINGE BENEFITS:	55,152	63,028	69,363	69,363	72,517	76,514	
OPERATIONAL EXPENDITURES								
10-411-240	WORKERS COMPENSATION	182	71	225	225	235	235	
10-411-429	PROFESSIONAL FEES	7,703	420,542	70,000	70,000	77,200	77,200	Granicus, Inc \$7,200; Legal contingency of \$70,000
10-411-450	QUARTERLY NEWSLETTERS	-	-	2,500	2,500	-	-	
10-411-474	TRAVEL FOR LEGAL PROCEEDINGS	-	-	-	-	5,000	-	
10-411-475	MEETINGS, CONVENTIONS & CONF.	1,684	1,732	2,500	2,500	5,000	2,500	Footnote 1
10-411-476	CITY FUNCTIONS	3,583	1,638	2,700	2,700	2,700	2,700	Primarily Council meeting food
10-411-740	OFFICE FURNITURE & EQUIPMENT	732	115	700	700	3,500	700	New workstation for Mayor (1,200) & 2 new workstations for possible new Council (\$800 a piece); Small contingency
10-411-800	ELECTIONS	151	-	-	-	-	-	Blaine Co. now runs elections - funds for bond election costs
	TOTAL OPERATIONAL EXPENDITURES:	14,035	424,099	78,625	78,625	93,635	83,335	
EXTERNAL CONTRACTS								
10-411-603	RECREATIONAL SERVICES	30,000	20,000	20,000	20,000	20,000	20,000	Contract with City of Ketchum
10-411-605	COMMUNITY HOUSING SERVICES	5,000	4,965	5,000	5,000	-	-	Contract with Blaine County Housing Authority - MOVED TO WFFH FUND
10-411-692	ECONOMIC DEVELOPMENT, CULTURAL AND INFORMATION SERVICES	413,000	38,600	298,000	298,000	291,000	291,000	Participation in regional support of Sustain Blaine, Fly Sun Valley, Sun Valley Marketing, SV Regional Chamber (see detail below)
10-411-694	PUBLIC TRANSIT SERVICES	300,000	275,000	250,000	250,000	250,000	250,000	Participation in regional support of Mountain Rides
10-411-699	ECONOMIC DEVELOPMENT - SPECIAL EVENT FUNDING	-	-	25,000	25,000	25,000	25,000	Funding for events which increase economic activity in the City

City of Sun Valley
 FY 14 TENTATIVE BUDGET

		FY 2011 Prior Year 2	FY 2012 Prior Year 1	FY 2013 AMENDED	FY 2013 Estimated	FY 2014 PROPOSED	FY 2015 PROPOSED	Notes and Descriptions of Line Item purchases.
Acct No	Account Description	Actuals	Actuals	BUDGET	Actuals	BUDGET	BUDGET	<i>FY 2014</i>
10-411-698	USGS Study	2,900	2,900	2,900	2,900	-	-	Last Phase FY 13
	<i>TOTAL EXTERNAL CONTRACTS:</i>	750,900	341,465	600,900	600,900	586,000	586,000	
	<i>LEGISLATION Total:</i>	889,087	884,092	817,888	817,888	821,152	814,849	

ECONOMIC DEVELOPMENT, CULTURAL AND INFORMATION SERVICES

Sun Valley Marketing Alliance	250,000
Sustain Blaine	10,000
Fly Sun Valley Alliance	31,000
SV Regional Chamber	-
Total:	291,000

FOOTNOTE 1 Travel & expenses for AIC, regional & professional meetings, and sister city relationship

 New accounts proposed for FY 14
 Changes the Mayor and/or Council made at or following the budget work sessions on June 11th & 18th
 Changes the Council made at July 3rd, 2013 council meeting.

City of Sun Valley
 FY 14 TENTATIVE BUDGET

	FY 2011 Prior Year 2	FY 2012 Prior Year 1	FY 2013 AMENDED	FY 2013 Estimated	FY 2014 PROPOSED	FY 2015 PROPOSED	Notes and Descriptions of line item purchases	
Acco No	Account Description	Actuals	Actuals	BUDGET	Actuals	BUDGET	BUDGET	
							FY 2014	
GENERAL FUND								
EXPENDITURES								
ADMINISTRATION								
SALARIES AND WAGES								
10-415-110	SALARIES AND WAGES	333,867	416,033	302,190	302,190	317,365	317,365	4.5 FTEs
10-415-120	MERIT INCREASES - ALL CLASSIFIED EMPLOYEES	-	-	16,809	16,809	32,000	32,000	
	TOTAL SALARIES AND WAGES:	333,867	416,033	318,999	318,999	349,365	349,365	
FRINGE BENEFITS								
10-415-200	PHYSICAL INCENTIVE PROGRAM	1,381	959	-	-	-	-	Discontinued
10-415-210	FICA CONTRIBUTION	24,622	36,968	24,403	24,403	24,278	24,278	7.65%
10-415-220	RETIREMENT CONTRIBUTION	43,124	36,965	34,133	34,133	35,926	35,926	11.32%
10-415-250	HEALTH INSURANCE	48,884	39,388	46,021	46,021	42,155	45,000	Estimated 10% increase on April 1st
10-415-260	LIFE INSURANCE	2,032	2,202	2,160	2,160	2,160	2,160	\$180/month
	TOTAL FRINGE BENEFITS:	120,043	116,481	106,717	106,717	104,519	107,364	
OPERATIONAL EXPENDITURES								
10-415-240	WORKERS COMPENSATION	2,220	1,817	4,536	4,536	2,100	2,100	
10-415-280	STATE UNEMPLOYMENT	761	6,517	11,200	11,200	11,115	-	9 months unemployment benefits @ \$285/week
10-415-310	OFFICE / OPERATING SUPPLIES	12,664	12,589	12,500	12,500	12,500	12,500	Copy machine, paper, pens, coffee/tea supplies
10-415-315	JANITORIAL SUPPLIES	1,007	2,013	1,500	1,500	1,500	1,500	ALSCO - entry rugs cleaning & supply
10-415-320	OPERATING SUPPLIES	277	-	-	-	-	-	Combined w/Office Supplies
10-415-350	MOTOR FUELS & LUBRICANTS	2,371	270	200	200	200	200	1 vehicle
10-415-370	POSTAGE	1,482	1,091	1,600	1,600	1,600	1,600	Postage meter, fed ex, stamps
10-415-420	PROFESSIONAL FEES	5,180	4,676	6,500	6,500	4,000	4,000	New code codification (500); Drug testing expanded to include Fire and Police (3,500)
10-415-421	AUDIT	15,000	15,210	21,150	21,150	16,000	16,000	Audit (FY 13 last year of contract)
10-415-425	ATTORNEY FEES	65,830	83,187	60,000	60,000	60,000	60,000	Legal Fees
10-415-426	ATTORNEY FEES - SPECIAL COUNSEL	-	-	20,000	20,000	20,000	20,000	Unforeseen legal demands
10-415-427	COMPUTER CONSULTANTS	19,323	32,473	20,000	20,000	17,500	17,500	Estimating \$1,250/month plus extra time for Caselle upgrade
10-415-430	NEWSLTR & ANNUAL RPT W/POSTAGE SUPPLEMENTAL ALLOWANCES - CITY	-	-	1,500	1,500	-	-	
10-415-434	ADMINISTRATOR	13,500	4,500	-	-	-	-	

City of Sun Valley
 FY 14 TENTATIVE BUDGET

Acct No	Account Description	FY 2011	FY 2012	FY 2013	FY 2013	FY 2014	FY 2015	Notes and Descriptions of line item purchases
		Prior Year 2	Prior Year 1	AMENDED	Estimated	PROPOSED	PROPOSED	
		Actuals	Actuals	BUDGET	Actuals	BUDGET	BUDGET	FY 2014
10-415-435	WEBSITE	970	450	2,000	2,000	500	500	Monthly hosting fee; gov.com minor changes
10-415-440	ADVERTISING & LEGAL PUBLISHING	10,096	11,977	4,500	4,500	4,500	4,500	Public hearings, Treasurer's report, ordinances, etc.
10-415-465	INSURANCE - LIABILITY FUND	60,993	60,993	67,823	67,823	78,767	78,767	\$73,767 plus \$5,000 deductible
10-415-470	TRAVEL, TRAINING & MEETINGS	14,502	8,339	8,000	8,000	8,000	8,000	Annual AIC conferences for City Admin, City Clerk & Finance, plus various regional meetings which require travel.
10-415-476	CITY FUNCTIONS	11,401	5,013	7,500	7,500	7,500	7,500	Annual holiday party (\$5,500); small City Hall events
10-415-480	DUES/SUBSCRIPTIONS/MEMBERSHIPS	13,031	8,430	8,000	8,000	8,000	8,000	Accounting software (Caselle); AIC membership, Life flight
10-415-500	CUSTODIAL & CLEANING SERVICES	16,380	11,700	16,000	16,000	16,000	16,000	Monthly contract of \$1,170
10-415-510	TELEPHONE & COMMUNICATIONS	14,997	11,860	10,000	10,000	10,000	10,000	Landline for City Hall, two smartphones for city admin & Mayor, & mobile hotspot for the Mayor
10-415-521	UTILITIES	29,081	25,569	30,000	30,000	30,000	30,000	Gas + electricity; increase for new HVAC air conditioner
10-415-540	RENTAL - OFFICE FURN & EQUIP	4,526	4,201	3,900	3,900	3,900	3,900	Postage meter, lease on copier
10-415-580	REPAIR/MAINT - OFFICE FURN/EQ	1,543	3,266	2,500	2,500	2,500	2,500	Repairs on copier, document management system maintenance
10-415-585	REPAIR & MAINT - BUILDINGS	5,007	1,805	2,000	2,000	2,000	2,000	Contingency for small repairs
10-415-590	REPAIR/MAINT - GROUNDS	-	-	500	500	500	500	Small contingency for landscaping
10-415-600	REPAIR/MAINT - AUTOMOTIVE EQ	-	306	2,000	2,000	500	500	1 vehicle
10-415-680	BANK CHARGES	2,179	2,065	3,360	3,360	3,600	3,600	Bank fees on City accounts
10-415-740	OFFICE EQPMT, COMPUTER EQPMT	6,832	2,259	20,066	20,066	10,255	3,000	See Footnote 1
TOTAL OPERATIONAL EXPENDITURES:		331,152	322,577	348,835	348,835	333,037	314,667	
ADMINISTRATION Total:		785,061	855,091	774,551	774,551	786,921	771,396	

FOOTNOTE 1 - Laserfiche update (\$1,168); 68 port Network Switch (\$675); Two new workstations to comply with standards for Caselle Clarity - City Administrator and Treasurer (\$2,000); Caselle upgrade of Purchase Orders (\$3,075); New chairs for City Administrator's conference table (\$1,500); plus small contingency for electronics

Changes the Mayor and/or Council made at or following the budget work sessions on June 11th & 18th
 Changes the Council made at July 3rd, 2013 council meeting.

City of Sun Valley
FY 14 TENTATIVE BUDGET

Account No	Account Description	FY 2011 Prior Year 2 Actuals	FY 2012 Prior Year 1 Actuals	FY 2013 AMENDED BUDGET	FY 2013 Estimated Actuals	FY 2014 PROPOSED BUDGET	FY 2015 PROPOSED BUDGET	Notes and Descriptions of line item purchases FY 2014
GENERAL FUND EXPENDITURES								
COMMUNITY DEVELOPMENT/BUILDING SAFETY								
SALARIES AND WAGES								
10-418-110	SALARIES AND WAGES	187,413	194,161	225,200	225,200	222,043	222,043	2.75 FTEs
10-424-140	SALARIES & WAGES-PART-TIME EMPLOYEE	17,925	-	14,000	14,000	17,183	17,183	0.37 FTE (15 HRS/WEEK Assistant to BO - 12 months)
	TOTAL SALARIES AND WAGES:	187,413	194,161	239,200	239,200	239,226	239,226	
FRINGE BENEFITS								
10-418-200	PHYSICAL INCENTIVE PROGRAM	900	444	-	-	-	-	Discontinued
10-418-210	FICA CONTRIBUTION	15,829	19,208	18,299	18,299	18,301	18,301	7.65%
10-418-220	RETIREMENT CONTRIBUTION	19,808	20,188	24,096	24,096	25,135	25,135	11.32%
10-418-250	HEALTH INSURANCE	20,906	28,362	25,695	25,695	17,518	18,792	Estimated 10% increase on April 1st
	TOTAL FRINGE BENEFITS:	57,443	68,202	68,090	68,090	60,954	62,228	
OPERATIONAL EXPENDITURES								
10-418-240	WORKERS COMPENSATION	2,032	1,043	3,700	3,700	3,700	3,700	
1-285	P&Z EXPENSE REIMBURSEMENT	16,502	14,176	21,000	16,000	21,000	21,000	\$200 per commissioner per meeting @ 5 Commissioners - 21 meetings scheduled per fiscal year.
10-418-290	PLANNING BUS EXP	995	228	1,500	1,500	1,500	1,500	P&Z lunches and expenses based on expected workload and length of meetings.
10-418-310	OFFICE / OPERATING SUPPLIES	1,441	4,505	3,250	3,250	4,500	3,250	Office and operating supplies needed for Planning and Building. Building at \$750 per annum for operating expenses i.e. uniforms, tape measures, codes and additional \$1,250 in FY 2014 for 2012 Code Adoption
10-418-350	MOTOR FUELS & LUBRICANTS	309	738	3,000	3,000	3,000	3,000	Building Official car and CD Dept car - fuels and lubricants only
10-418-420	PROFESSIONAL FEES	12,916	3,555	11,000	8,000	11,000	11,000	Outside expertise and consulting on planning and building issues, studies and other information or exhibits that arise.
10-418-422	ENGINEERING	10,708	5,385	10,000	10,000	10,000	10,000	Project reviews CH2MHill and other engineering work, i.e. legal descriptions, surveying, right-of-way, path and trail work.
10-418-423	CONTRACT LABOR	17,774	18,486	14,500	14,500	15,000	15,000	GIS Analyst one day per week at 20% of joint County/City of SV salary and benefits (\$13,717.88 FY2012 budget in quarterly installments of \$3,429.47) Recording secretary moved to city clerk.
10-418-437	COMP PLAN	4,478	1,000	16,000	16,000	5,000	-	Comp Plan Update- continued process requires office supplies, public noticing and final printing and publication expenses plus carryover from FY13 to be added at budget amendment
10-418-440	ADVERTISING & LEGAL PUBLISHING	9,733	5,429	9,000	9,000	9,000	9,000	Public notices for development applications, Development Code updates and building code adoptions and issues

City of Sun Valley
 FY 14 TENTATIVE BUDGET

Acct No	Account Description	FY 2011	FY 2012	FY 2013	FY 2013	FY 2014	FY 2015	Notes and Descriptions of line item purchases
		Prior Year 2	Prior Year 1	AMENDED	Estimated	PROPOSED	PROPOSED	
		Actuals	Actuals	BUDGET	Actuals	BUDGET	BUDGET	<i>FY 2014</i>
10-418-470	TRAVEL, TRAINING & MEETINGS	2,544	1,161	6,000	6,000	7,000	7,000	3 FTE: Planning continuing education for AICP & APA, seminars, webinars; Building Official CEUs for ICC, IDABO, IEDG, CEGD, & IHDC, USGBC
10-418-480	DUES/SUBSCRIPTIONS/MEMBERSHIPS	684	830	1,500	1,500	1,750	1,750	3 FTE: Professional Organization dues, i.e. APA, AICP for planning staff and ICC, IDABO, IHDC, USGBC for building staff & IEDC for CD Director
10-418-510	TELEPHONE & COMMUNICATIONS	1,721	1,308	1,500	1,500	1,500	1,500	Keep smart phones for CD Dept and Bldg official (FLSA exempt employees)
10-418-600	REPAIR/MAINT - AUTOMOTIVE EQ	-	-	2,000	2,000	3,000	3,000	Building Official car and CD Dept car - no major repairs.
10-418-740	OFFICE FURNITURE & EQUIPMENT	1,904	-	1,500	1,500	1,500	1,500	Planning and Building equipment, electronics and furniture
	TOTAL OPERATIONAL EXPENDITURES:	83,742	57,844	105,450	97,450	98,450	92,200	
	COMMUNITY DEVELOPMENT Total:	328,597	320,206	412,740	404,740	398,630	393,654	

Changes the Mayor and/or Council made during the budget work sessions on June 11th & 18th
 Changes the Council made at July 3rd, 2013 council meeting.

City of Sun Valley
 FY 14 TENTATIVE BUDGET

		FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Notes and Descriptions
		Prior Year 2	Prior Year 1	AMENDED	PROPOSED	PROPOSED	of line item purchases
Account No	Account Description	Actuals	Actuals	BUDGET	BUDGET	BUDGET	FY 2014
GENERAL FUND							
EXPENDITURES							
BUILDING DEPARTMENT							
SALARIES AND WAGES							
10-424-110	SALARIES AND WAGES	94,637	104,849	E	E	E	
10-424-140	SALARIES & WAGES-TEMP EMPLOYEE	17,925	10,791	D	D	D	
TOTAL SALARIES AND WAGES:		112,562	115,641	W	W	W	
FRINGE BENEFITS							
10-424-200	PHYSICAL INCENTIVE PROGRAM	-	-	H	H	H	
10-424-210	FICA CONTRIBUTION	7,667	8,758	D	D	D	
10-424-220	RETIREMENT CONTRIBUTION	9,149	10,019	C	C	C	
10-424-250	HEALTH INSURANCE	7,795	5,120	O	O	O	
TOTAL FRINGE BENEFITS:		24,611	23,897	M	M	M	
OPERATIONAL EXPENDITURES							
10-424-240	WORKERS COMPENSATION	1,179	602	I	I	I	
10-424-310	OFFICE SUPPLIES	298	76	T	T	T	
10-424-320	OPERATING SUPPLIES	1,888	347	Y	Y	Y	
10-424-350	MOTOR FUELS & LUBRICANTS	2,229	1,712	D	D	D	
10-424-420	PROFESSIONAL FEES	2,528	300	E	E	E	
10-424-435	WEBSITE	-	-	V	V	V	
10-418-440	ADVERTISING & LEGAL PUBLISHING	83	-	E	E	E	
10-424-470	TRAVEL, TRAINING & MEETINGS	2,613	1,240	L	L	L	
10-424-480	DUES/SUBSCRIPTIONS/MEMBERSHIPS	445	370	O	O	O	
10-424-510	TELEPHONE & COMMUNICATIONS	1,410	1,868	P	P	P	
10-424-600	REPAIR/MAINT - AUTOMOTIVE EQUIP	2,750	794	M	M	M	
10-424-740	OFFICE FURNITURE & EQUIPMENT	1,820	86	E	E	E	
TOTAL OPERATIONAL EXPENDITURES:		17,241	7,394	N	N	N	
BUILDING DIVISION Total:		154,415	146,932	T	T	T	

Changes the Council made at July 3rd, 2013 council meeting.

City of Sun Valley
 FY 14 TENTATIVE BUDGET

Acct No	Account Description	FY 2011 Prior Year 2	FY 2012 Prior Year 1	FY 2013 AMENDED	FY 2013 Estimated	FY 2014 PROPOSED	FY 2015 PROPOSED	Notes and Descriptions of line item purchases
		Actuals	Actuals	BUDGET	Actuals	BUDGET	BUDGET	FY 2014
GENERAL FUND								
EXPENDITURES								
POLICE DEPARTMENT								
SALARIES AND WAGES								
10-421-110	SALARIES AND WAGES	668,111	691,303	661,168	689,355	613,609	613,609	10 FTEs
10-421-122	OVERTIME SALARIES	27,096	20,255	34,650	34,650	34,650	34,650	See footnote #1
10-421-130	OVERTIME SALARIES - SHARBD EXPENSE					40,000	40,000	
TOTAL SALARIES AND WAGES:		695,208	711,558	695,818	724,005	658,259	658,259	
FRINGE BENEFITS								
10-421-200	PHYSICAL INCENTIVE PROGRAM	4,050	3,266	-	-	-	-	Discontinued
10-421-210	FICA CONTRIBUTION	52,076	60,402	53,230	55,386	50,357	50,357	7.65%
10-421-220	RETIREMENT CONTRIBUTION	74,680	83,833	76,818	79,930	76,753	76,753	11.06%
10-421-250	HEALTH INSURANCE	147,540	163,337	142,850	142,850	110,134	117,799	Estimated 10% increase on April 1st
TOTAL FRINGE BENEFITS:		278,347	310,837	272,898	278,167	237,244	244,909	
OPERATIONAL EXPENDITURES								
10-421-240	WORKERS COMPENSATION	21,153	10,006	23,000	23,000	23,000	23,000	
10-421-280	STATE UNEMPLOYMENT	-	-	-	-	-	-	
10-421-310	OFFICE SUPPLIES	577	1,269	1,300	1,300	800	800	
10-421-315	JANITORIAL SUPPLIES	762	614	800	800	800	800	
10-421-320	OPERATING SUPPLIES	2,598	4,059	4,000	4,000	4,000	4,000	
10-421-321	POLICE TRUST ACCOUNT	9,528	2,886	15,000	15,000	5,000	5,000	
10-421-340	MINOR EQUIPMENT	8,473	1,920	8,000	8,000	8,000	8,000	Bullets, firearms, specialty equipment, kevlar vests
10-421-345	SAFETY EQUIPMENT	372	127	500	500	500	500	Medical equipment and fire extinguishers
10-421-347	RECORDS MGT SYSTEM - POLICE/FIRE	20,443	20,443	20,443	20,443	20,443	20,443	See footnote #2
10-421-350	MOTOR FUELS & LUBRICANTS	16,056	20,174	16,000	16,000	17,500	17,500	
10-421-370	POSTAGE	95	-	100	100	100	100	Shipping evidence or equipment
10-421-424	MEDICAL SERVICES	-	-	500	500	500	500	Unexpected hospital costs for arrestees
10-421-426	INVESTIGATIVE EXPERT SVCS	800	26	2,500	2,500	2,500	2,500	Unexpected investigative expenses
10-421-441	INFORMATIONAL SERVICES	263	-	-	-	-	-	
10-421-470	TRAVEL, TRAINING & MEETINGS	9,557	7,932	8,000	8,000	10,000	8,000	Travel/Training for 10 employees
10-421-475	TRAINING - SHARBD EXPENSE					4,000	4,000	
10-421-480	DUES/SUBSCRIPTIONS/MEMBERSHIPS	2,225	3,205	2,655	2,655	3,155	3,155	See footnote #3
10-421-493	PHYSICAL EXAMINATIONS	-	-	500	500	500	500	Physical exam on new hires
10-421-510	TELEPHONE & COMMUNICATIONS	3,301	2,682	3,500	3,500	3,500	3,500	See footnote #4
10-421-570	RENTAL PROP & EQUIP-OTHER	1,200	-	-	-	-	-	See footnote #5
10-421-595	REPAIR & MAINT - EQUIPMENT	1,006	446	1,000	1,000	1,000	1,000	See footnote #6
10-421-600	REPAIR/MAINT - AUTOMOTIVE EQUIPMENT	4,521	4,435	5,500	5,500	5,500	5,500	LOF service on four vehicles
10-421-610	REPAIR/MAINT - OTHER	1,868	2,352	2,000	2,000	2,000	2,000	Lease and service on Police copy machine
10-421-615	REPAIR/MAINT - RADIO SERVICE	2,370	1,220	3,000	3,000	3,000	3,000	Repair/Service on Patrol Car electronics
10-421-630	LAUNDRY	2,085	2,194	2,250	2,250	2,250	2,250	Dry Cleaning Uniforms
10-421-665	UNIFORMS - POLICE	4,325	949	4,500	4,500	4,500	4,500	Purchasing uniforms 9 officers
10-421-695	VEHICLE TOWING	-	-	250	250	250	250	Impound vehicles for investigation

City of Sun Valley
 FY 14 TENTATIVE BUDGET

		FY 2011 Prior Year 2	FY 2012 Prior Year 1	FY 2013 AMENDED	FY 2013 Estimated	FY 2014 PROPOSED	FY 2015 PROPOSED	Notes and Descriptions of line item purchases
Account Description	Actuals	Actuals	BUDGET	Actuals	BUDGET	BUDGET		FY 2014
10-421-740 OFFICE FURNITURE & EQUIPMENT	6,126	1,958	5,665	5,665	11,665	5,665		Office equipment, 5 new workstations (\$1,200 a piece), office chairs, tables, etc.
10-421-745 EQUIPMENT- SHARED EXPENSE					2,000	500		
10-421-753 RADIOS-HANDHELD	11,185	2,627	3,000	3,000	5,418	5,418		See footnote #7
10-421-770 ANIMAL CONTROL	2,069	2,050	2,000	2,000	2,000	2,000		Animal Shelter Contract
10-421-780 DRUG DOG PROGRAM	1,555	2,435	2,500	2,500	2,500	2,500		Dog Food, Vet Care & Boarding for DAX
TOTAL OPERATIONAL EXPENDITURES:	134,512	96,010	138,463	138,463	146,381	136,881		
EXTERNAL CONTRACTS								
10-421-348 COMMUNICATIONS-POLICE/FIRE DISPATCH	125,064	123,980	124,817	124,817	95,480	95,480		See footnote #8
10-421-428 PROSECUTION OF MISDEMEANORS	23,205	23,205	23,205	23,205	23,205	23,205		
TOTAL EXTERNAL CONTRACTS:	148,269	147,185	148,022	148,022	118,685	118,685		
POLICE DEPARTMENT Total:	1,256,335	1,265,590	1,255,202	1,288,657	1,160,569	1,158,734		

COMMUNICATIONS-POLICE/FIRE DISPATCH

Blaine County E-911 Dispatch	88,280
Qwest lines - t-1 & E-911	7,200
Total:	95,480

FOOTNOTES POLICE DEPARTMENT

- Footnote 1 Pavilion and SV Resort Event Venue: Traffic Control: 30 events X 2 officers X \$55/hr X 4 hrs. = \$13,200, SERT Team Training 13X10hrs.X\$55=\$7,150, NET Investigations 26X10X\$55=\$14,300
- Footnote 2 Contract for City of Sun Valley's share of valley wide law enforcement records management system
- Footnote 3 Pistol Range Ohio Gulch, Idaho Chief of Police, ICRMP Lexipol fees, Rocky Mountain Information Network
- Footnote 4 Six Verizon cell phones, 4 voice only phones for police cars, 2 smartphones for police administration
- Footnote 5 Police radio used to be on SVCo Dollar Mtn site. Blaine County 700 MHz system now pays for this
- Footnote 6 Repair & maintenance of police equipment ie: garage doors, radar certification, mobile data computers
- Footnote 7 Blaine County for 700MHz fees, \$306/yr/unit, 16units = \$4,836/yr., \$522 for power on Baldy
- Footnote 8 Dispatch Contract: \$88,280; Century Link Frame Relay \$4,800

 New accounts proposed for FY 14
 Changes the Council made at July 3rd, 2013 council meeting.

City of Sun Valley
FY 14 TENTATIVE BUDGET

Acct No	Account Description	FY 2011 Prior Year 2 Actuals	FY 2012 Prior Year 1 Actuals	FY 2013 AMENDED BUDGET	FY 2013 Estimated Actuals	FY 2014 PROPOSED BUDGET	FY 2015 PROPOSED BUDGET	Notes and Descriptions of line item purchases FY 2014
GENERAL FUND								
EXPENDITURES								
FIRE DEPARTMENT								
SALARIES AND WAGES								
10-423-110	SALARIES AND WAGES	241,625	249,996	193,643	193,643	268,524	268,524	4.13 FTEs (Including Admin Asst 5 hours a week)
10-423-120	SALARIES & WAGES -ON CALL FF	88,999	125,800	83,400	83,400	87,050	87,050	
10-423-130	SALARIES & WAGES-WILDLAND	-	10,188	10,000	10,000	10,000	10,000	
10-423-140	SALARIES & WAGES-TEMP EMPLOYEE	2,778	17,983	56,280	56,280	49,046	49,046	1 FTE
	TOTAL SALARIES AND WAGES:	333,403	403,966	343,323	343,323	414,620	414,620	
FRINGE BENEFITS								
10-423-200	PHYSICAL INCENTIVE PROGRAM	1,799	349	-	-	-	-	Discontinued
10-423-210	FICA CONTRIBUTION	25,723	33,521	26,761	26,430	31,718	31,718	7.65%
10-423-220	RETIREMENT CONTRIBUTION	27,146	38,566	28,309	27,831	31,310	31,310	11.66%
10-423-250	HEALTH INSURANCE	55,446	52,768	38,468	38,468	54,765	59,402	
10-423-290	HOUSING ALLOWANCE	6,000	6,000	6,500	2,167			Fire Chief: \$718.67/month, required to live in town or nearby - MOVED TO WELF FUND.
	TOTAL FRINGE BENEFITS:	116,114	131,204	100,038	94,896	117,793	122,430	
OPERATIONAL EXPENDITURES								
10-423-240	WORKERS COMP & SUPPLMNTL ACCDT	14,862	10,000	16,000	16,000	16,000	16,000	
10-423-310	OFFICE SUPPLIES	2,882	1,931	2,200	2,200	2,200	2,200	
10-423-315	JANITORIAL SUPPLIES	1,060	645	1,100	1,100	1,500	1,500	
10-423-320	OPERATING SUPPLIES	11,482	11,654	10,000	10,000	10,000	10,000	Coffee, lnens, station smoke & fire system, cleaning of rugs,
10-423-325	MEDICAL SAFETY SUPPLIES	6,682	3,121	19,250	19,250	5,500	5,500	EMT medical safety supplies
10-423-328	MOBILE HEALTH SERVICES	-	-	-	-	-	-	
10-423-340	MINOR TOOLS	1,553	593	2,000	2,000	3,200	2,000	Shop tools, wrenches, screw drivers etc. & \$1,200 for floor jack
10-423-350	MOTOR FUELS & LUBRICANTS	16,742	14,377	12,000	12,000	12,000	12,000	Station fuel & oil changes
10-423-360	MOTOR FUELS & LUBRICANTS - WLF	-	935	-	-	5,000	5,000	
10-423-370	POSTAGE	40	-	-	-	-	-	
10-423-470	TRAVEL, TRAINING & MEETINGS	6,936	8,685	13,000	13,000	31,600	31,600	All volunteers EMS Transitional Class; EMT Renewal (6 persons); wildland training; professional conferences (20)
10-423-480	DUES/SUBSCRIPTIONS/MEMBERSHIPS	5,224	6,843	5,500	5,500	5,200	5,200	Professional fire organizations
10-423-510	TELEPHONE & COMMUNICATIONS	8,463	5,363	4,500	4,500	8,100	8,100	Verizon (4 smart phones, fire chief, assist fire chief and code enforcement), Cox Comm. Dollar Min
10-423-555	RENTAL- EQUIPMENT	6,355	1,089	200	200	2,500	2,500	Antennae lease & wifi for 6 iPads
10-423-570	RENTAL - OTHER	266	500	1,500	1,500	1,500	1,500	Loader to clear snow from fire hydrants
10-423-576	TURNOUTS- REPLACEMENT & MAINT.	4,318	366	2,700	2,700	5,400	5,400	Equipment not in FD inventory
10-423-580	REPAIR/MAINT - OFFICE FURN/EO	-	-	-	-	-	-	2 replacement sets per year
10-423-585	REPAIR/MAINT - BUILDINGS	6,224	18,736	5,000	5,000	5,000	5,000	No furniture needed
10-423-590	REPAIR/MAINT - GROUNDS	1,288	256	1,000	1,000	7,000	2,000	New plants, Tile, & Landscape
10-423-591	WILDLAND EQUIP REIMB -WILDLAND ENG	-	3,598	5,000	5,000	-	-	
10-423-595	REPAIR & MAINT - EQUIPMENT	23,498	27,449	23,500	23,500	23,500	23,500	Firefighting equip, chain saws, smoke ejector fan, foam, parts & masks
10-423-600	REPAIR/MAINT - AUTOMOTIVE EQ	17,196	18,850	24,000	24,000	24,900	24,000	New striping on vehicles to bring them up to code (\$900); Vehicle equipment: tires, windshield wipers, etc.
10-423-615	REPAIR/MAINT - RADIO SERVICE	3,772	3,394	10,000	10,000	3,500	3,500	
10-423-630	LAUNDRY	3,528	1,778	1,000	1,000	1,500	1,500	
10-423-631	UNIFORMS	2,683	6,887	8,000	8,000	8,000	8,000	Summer/Winter uniforms
10-423-635	UNIFORMS - WILDLAND FIRE	-	-	5,000	5,000	8,000	8,000	
10-423-740	OFFICE FURNITURE & EQUIPMENT	993	-	1,900	1,900	3,766	1,000	Firewall (\$691); 18 port Network Switch (\$276); 2 new workstations (\$1,200 a piece) & book shelves
	TOTAL OPERATIONAL EXPENDITURES:	147,047	146,449	174,350	174,350	191,866	182,000	

City of Sun Valley
 FY 14 TENTATIVE BUDGET

		FY 2011 Prior Year 2	FY 2012 Prior Year 1	FY 2013 AMENDED	FY 2013 Estimated	FY 2014 PROPOSED	FY 2015 PROPOSED	Notes and Descriptions of line item purchases
A	Account Description	Actuals	Actuals	BUDGET	Actuals	BUDGET	BUDGET	FY 2014
	CODE ENFORCEMENT							
10-423-910	TRAINING/TRAVEL - CE					4,000	4,000	NRFA, FBIQ, or Fire Cause & Determination Class
10-423-920	OFFICE/OPERATING SUPPLIES - CE					1,165	1,165	
10-423-930	TOOLS & SUPPLIES - CE					250	250	
10-423-940	OFFICE FURNITURE & EQUIP - CE					2,935	1,585	FY14 - iPad \$850, updated code books \$500 (every 3-4 years) & software
	TOTAL CODE ENFORCEMENT EXPENDITURES					8,950	7,000	
	FIRE DEPARTMENT Total:	596,563	681,620	617,711	612,568	732,629	726,050	

 New accounts proposed for FY 14
 Changes the Council made at July 3rd, 2013 council meeting.

City of Sun Valley
FY 14 TENTATIVE BUDGET

		FY 2011 Prior Year 2	FY 2012 Prior Year 1	FY 2013 AMENDED	FY 2013 Estimated	FY 2014 PROPOSED	FY 2015 PROPOSED	Notes and Descriptions of Line Item purchases
Acct No	Account Description	Actuals	Actuals	BUDGET	Actuals	BUDGET	BUDGET	FY 2014
GENERAL FUND								
EXPENDITURES								
STREET DEPARTMENT								
SALARIES AND WAGES								
10-431-110	SALARIES AND WAGES	198,162	196,940	198,604	198,604	194,193	194,193	3 FTE's
10-431-120	SALARIES & WAGES - PART TIME	4,603	1,704	7,000	7,000	7,000	7,000	For additional snowplow help & to cover staff vacations. With shared temporary staff
	TOTAL SALARIES AND WAGES:	202,765	198,644	205,604	205,604	201,193	201,193	
FRINGE BENEFITS								
10-431-200	PHYSICAL INCENTIVE PROGRAM	1,205	547	-	-	-	-	Discontinued
10-431-210	FICA CONTRIBUTION	15,837	17,845	16,280	16,280	15,391	15,391	7.65%
10-431-220	RETIREMENT CONTRIBUTION	20,705	22,661	22,021	22,021	21,983	21,983	11.32%
10-431-250	HEALTH INSURANCE	49,106	47,468	63,088	63,088	47,311	50,691	Estimated 10% increase on April 1st
10-431-290	HOUSING ALLOWANCE	7,200	7,200	7,200	7,200			Street Superintendent, \$716.67/month required to live in town or nearby MOVED TO WFH Fund
	TOTAL FRINGE BENEFITS:	94,053	95,722	108,589	108,589	84,685	88,065	
OPERATIONAL EXPENDITURES								
10-431-240	WORKERS COMPENSATION	10,462	4,913	14,000	14,000	14,000	14,000	
10-431-315	JANITORIAL SUPPLIES	-	56	300	300	300	300	Cleaning supplies for Street Shop
10-431-320	OPERATING SUPPLIES	2,760	2,369	3,500	3,500	3,500	3,500	Small daily operating supplies; ie, fasteners, electrical tape, etc.
10-431-340	TOOLS & EQUIPMENT	361	607	1,800	1,800	500	500	
10-431-345	SAFETY EQUIPMENT	295	173	350	350	350	350	First aid kit maintenance; safety glasses, earplugs, etc.
10-431-350	MOTOR FUELS & LUBRICANTS	21,186	12,152	10,000	10,000	24,000	24,000	Fuel and oil purchases
10-431-429	OTHER PROFESSIONAL SERVICES	222	4					Tree spraying, landscape clean-up - more work done in-house 10-431-620
10-431-440	ADVERTISING & LEGAL PUBLISHING	-	-	500	500	500	500	Bid documents
10-431-470	TRAVEL, TRAINING & MEETINGS	272	-	1,000	1,000	4,000	1,000	Staff Training for new employee;
10-431-510	TELEPHONE SERVICE	2,179	1,466	1,000	1,000	1,000	1,000	1 smartphones, 1 cell
10-431-536	SANDING/MAG CHLORIDE	15,424	11,660	7,900	7,900	15,000	15,000	Tracton sand/salt/MC
10-431-555	RENTAL - EQUIPMENT	-	-	500	500	500	500	As needed rental of specialty tool or equipment
10-431-570	RENT/LEASE - SNOW REMOVAL EQUIP	-	-	-	-	1,000	1,000	Rentals, if needed, for breakdowns
10-431-591	REPAIR/MAINT/CLEANING-STREETS	706	1,516	2,500	2,500	2,500	2,500	Good inventory of parts on hand, street sweeper replacement brooms
10-431-592	STRIPING	25,350	22,221	27,000	27,000	27,000	27,000	Piggy-back on Ketchum bid - restripe all path and street markings in the City.
10-431-595	REPAIR/MAINT - LARGE EQUIPMENT	8,169	2,420	28,480	28,480	8,000	8,000	Large truck spraying
10-431-596	REPAIR/MAINT - SMALL EQUIP	295	239	500	500	500	500	Large equip repair
10-431-600	REPAIR/MAINT - AUTO EQUIP	2,942	3,997	3,000	3,000	2,500	2,500	Mowers and snow blowers etc
10-431-610	REPAIR/MAINT - MISC	1,606	603	1,000	1,000	1,000	1,000	Repair/maint auto equipment
10-431-614	REPAIR/MAINT-BUILDING	18,252	11,526	14,000	14,000	11,000	11,000	Unusual expenses without appropriate line item
52-431-615	RADIO MAINT. SERVICE	-	-	-	-	-	-	All building maintenance
10-431-620	LANDSCAPE SERVICES	1,072	3,580	2,500	2,500	2,500	2,500	Spring landscape clean up, tree spraying
10-431-621	NOXIOUS WEED CONTROL	11,307	10,769	12,000	12,000	12,500	12,500	RFP out for season's work
10-431-631	UNIFORMS	838	690	1,000	1,000	1,000	1,000	Staff work clothing

City of Sun Valley
FY 14 TENTATIVE BUDGET

		FY 2011 Prior Year 2	FY 2012 Prior Year 1	FY 2013 AMENDED	FY 2013 Estimated	FY 2014 PROPOSED	FY 2015 PROPOSED	Notes and Descriptions of Line Item purchases
Account Description	Actuals	Actuals	BUDGET	Actuals	BUDGET	BUDGET	<i>FY 2014</i>	
10-431-740 OFFICE FURNITURE & EQUIPMENT	1,613	-				2,400		2 new workstations - Supervisor & Maintenance Administrator
10-431-741 MACHINERY	3,224	-						Past year's purchased snowblower, steam cleaner, welder, etc. No purchases planned this FY14
10-431-745 ROADS & PATHS CONDITION RATING ASSESSMENT - UPDATE	-	-	10,000	10,000			10,000	
10-431-778 STREET & PATH - FIVE YEAR ROTATIONAL - CHIP & SEAL			129,705	129,705				Chip seal moved to Street & Path Fund
10-431-780 ROADS & PATHS MAINT. PROGRAM	176,569	246,378	117,471	117,471	120,000		120,000	Shouldering, path slurry seal, drainage work, asphalt repairs, etc.
10-431-790 LAND MAINTENANCE 5 ACRE PARCEL	260	1,158	1,500	1,500	1,500		1,500	Sprinkler repair, fence stain, fertilizer, etc.
TOTAL OPERATIONAL EXPENDITURES:	305,366	338,494	391,506	391,506	257,050		261,650	
STREET FUND EXPENDITURE Total:	602,184	632,860	705,698	705,698	542,928		550,908	

Changes the Mayor and/or Council made during the budget work sessions on June 11th & 18th
Changes the Council made at July 3rd, 2013 council meeting.

City of Sun Valley
 FY 14 TENTATIVE BUDGET

	FY 2011 Prior Year 2	FY 2012 Prior Year 1	FY 2013 AMENDED	FY 2013 Estimated	FY 2014 PROPOSED	FY 2015 PROPOSED	Notes and Descriptions of line item purchases
Acct No Account Description	Actuals	Actuals	BUDGET	Actuals	BUDGET	BUDGET	FY 2014
GENERAL FUND							
EXPENDITURES							
OTHER GENERAL GOVERNMENT							
10-419-790 HEALTH INSURANCE	-	-	-	-	-	-	
10-419-800 CONTINGENCY	-	-	82,909	96,959	150,000	100,000	
10-419-951 TRANSFERS OUT TO CIPF	-	-	-	-	25,000	5,000	
10-419-952 TRANSFERS OUT TO FIXED ASSET FUND	-	-	-	11,436	206,938	481,023	
10-419-954 TRANSFERS OUT TO WORKFORCE HOUSING FUND	-	-	-	-	-	-	
10-419-956 TRANSFERS OUT TO GF UNASSIGNED FUND BALANCE	-	-	-	-	-	-	
OTHER GENERAL GOVERNMENT Total:	-	-	82,909	108,395	381,938	586,023	

Changes the Mayor and/or Council made during the budget work sessions on June 11th & 18th
 Changes the Council made at July 3rd, 2013 council meeting.

City of Sun Valley
Fiscal Year 13 Tentative Budget Amendment

		FY 2011 Prior Year 2	FY 2012 Prior Year 1	FY 2013 AMENDED	FY 2013 Estimated	FY 2014 PROPOSED	FY 2015 PROPOSED	Notes and Descriptions of line item purchases
A	Account Description	Actuals	Actuals	BUDGET	Actuals	BUDGET	BUDGET	FY 2013
STREET & PATH FUND								
<u>GENERAL PROPERTY TAXES</u>								
62-311-100	PROPERTY TAX - 3% INCREASE			-	-	-	-	
62-311-Xxxx	PROPERTY TAX - GENERAL			256,969	256,969	265,555	265,555	10% of total property taxes
GENERAL PROPERTY TAXES Totals:				256,969	256,969	265,555	265,555	
<u>STATE OF IDAHO SHARED REVENUES</u>								
62-335-200	STATE HIGHWAY USER			47,030	45,388	45,842	45,842	AIC estimate for FY 2014 @ 1% increase over FY 13
STATE OF IDAHO SHARED REVENUES Totals:				47,030	45,388	45,842	45,842	
<u>MISCELLANEOUS</u>								
52-380-XXX	TRANSFER FROM LAF FUND BALANCE			7,606	9,248	-	-	
52-380-XXX	TRANSFER FROM GF UNASSIGNED FUND BALANCE			9,394	9,394	-	-	
STREET & PATH FUND REVENUE Totals:				321,000	321,000	311,397	311,397	
<u>STREETS & PATHS</u>								
52-431-780	STREETS & PATHS - 5 YEAR ROTATION - CHIP & SEAL			306,000	306,000	170,000	200,000	See Footnotes 1 & 2
52-431-XXX	PATH - 5 YEAR ROTATION - SLURRY SEAL			15,000	15,000	-	-	
CAPITAL PROJECTS Totals:				321,000	321,000	170,000	200,000	
<u>MISCELLANEOUS</u>								
52-431-XXX	TRANSFER TO S&P FUND BALANCE			-	-	141,397	111,397	
MISCELLANEOUS Totals:				-	-	141,397	111,397	
STREET & PATH FUND EXPENDITURE Totals:				321,000	321,000	311,397	311,397	
STREET & PATH FUND Total:				(0)	(0)	(0)	(0)	

Footnote 1 FY 14 Chip seal project is Saddle Lane, Baldy View, Bitterroot, Snow Brush, Silverweed, Diamondback, Monarch, Sun Peak, Old Dollar, Dollar Estimated Cost: \$170,000

Footnote 2 FY 15 Chip seal project is Elkhorn Road segments A, B, C, D & E (all of Elkhorn Road). Estimated cost \$200,000

Changes the Mayor and/or Council made during the budget work sessions on June 11th & 18th
Changes the Council made at July 3rd, 2013 council meeting.

City of Sun Valley
Fiscal Year 13 Tentative Budget Amendment

Acct No	Account Description	FY 2011	FY 2012	FY 2013	FY 2013	FY 2014	FY 2015	Notes and Descriptions of line item purchases
		Prior Year 2	Prior Year 1	AMENDED	Estimated	PROPOSED	PROPOSED	
		Actuals	Actuals	BUDGET	Actuals	BUDGET	BUDGET	FY 2014
FIXED ASSET FUND								
<u>REVENUE</u>								
29-311-500	PROPERTY TAXES	-	-	-	-	-	-	
29-311-510	VEHICLE SALES	-	-	-	-	-	-	
	GENERAL REVENUE Totals:	-	-	-	-	-	-	
<u>OPERATING TRANSFERS IN</u>								
29-399-500	TRANS. FROM GENERAL FUND	-	-	11,436	11,436	206,938	481,023	
29-399-501	TRANS. FROM GF UNASSIGNED FUND BALANCE	-	-	-	-	25,492	25,492	
29-399-502	TRANS. FROM DEBT SERVICE FUND BAL.	-	-	-	-	-	-	
29-399-503	TRANS FROM LAF UNASSIGNED FUND BALANCE	-	-	353,000	353,000	-	-	
	TOTAL OPERATING TRANSFERS IN:	-	-	364,436	364,436	232,430	506,515	
	FIXED ASSET REVENUE Totals:	-	-	364,436	364,436	232,430	506,515	
<u>EXPENDITURES</u>								
<u>POLICE DEPARTMENT</u>								
29-490-761	POLICE- PATROL VEHICLE	-	73,885	-	-	-	30,000	New Patrol Vehicle
	POLICE DEPARTMENT Total:	-	73,885	-	-	-	30,000	
<u>FIRE DEPARTMENT</u>								
29-490-780	Wildland Engine 63	-	-	130,000	130,000	-	-	
29-490-781	Wildland Engine 66	-	-	18,050	18,050	-	-	
29-490-784	Wildland Engine 64	-	-	125,000	125,000	-	-	
29-490-xxx	Municipal Engine 62	-	-	-	-	75,000	75,000	Estimated 10 year lease purchase
29-490-xxx	Chief 1	-	-	-	-	-	45,000	
29-490-xxx	Chief 2	-	-	-	-	45,000	-	
29-490-xxx	Radios	-	-	-	-	28,000	28,000	Replace 5 radios a year @ \$5,600 a piece; will try for a grant
29-490-xxx	Airpacks	-	-	-	-	-	250,000	Will try for a grant
29-490-xxx	Aerial Tower	-	-	-	-	53,023	53,023	10 year lease purchase for \$105,046.52 to be split with Ketchum
29-490-779	New Engine Support Equipment	-	5,500	-	-	-	-	
	FIRE DEPARTMENT Total:	-	5,500	273,050	273,050	201,023	451,023	
<u>STREET DEPARTMENT</u>								
29-490-785	Oshkosh Plow Blade Replacements (2)	-	-	30,000	30,000	-	-	
29-490-786	Bobcat Toolcat	-	-	27,386	27,386	-	-	
29-490-787	City Hall Generator	-	-	34,000	34,000	-	-	
	STREET DEPARTMENT Total:	-	-	91,386	91,386	-	-	
<u>OTHER</u>								
29-490-772	FILE CABINETS FOR CLERK'S OFFICE	-	-	-	-	-	-	
29-490-777	Granicus	-	-	-	-	-	-	
29-490-XXX	FIXED ASSET FUND BALANCE	-	-	-	-	25,492	25,492	
29-490-802	Network Server	-	13,808	-	-	5,915	-	New server (including time and material)
	OTHER Totals:	-	13,808	-	-	31,407	25,492	
	FIXED ASSET EXPENDITURE Totals:	-	93,193	364,436	364,436	232,430	506,515	
	FIXED ASSET Totals:	-	(93,193)	-	-	-	-	

Changes the Council made at July 3rd, 2013 council meeting.

City of Sun Valley
 FY 14 TENTATIVE BUDGET

Account Description	FY 2011	FY 2012	FY 2013	FY 2013	FY 2014	FY 2015	Notes and Descriptions of line item purchases
	Prior Year 2	Prior Year 1	AMENDED	Estimated	PROPOSED	PROPOSED	
	Actuals	Actuals	BUDGET	Actuals	BUDGET	BUDGET	FY 2014
CAPITAL IMPROVEMENT FUND							
GRANTS							
50-399-900 LHTAC Transportation Grant	-	-	50,000	50,000	-	-	
GRANTS Totals:	-	-	50,000	50,000	-	-	
OPERATING TRANSFERS IN							
50-399-100 TRANSFER FROM CIF FUND BALANCE	-	-	22,843	22,843	50,000	-	
50-399-200 TRANSFER FROM GF UNASSIGNED BALANCE	-	-	-	-	-	-	
50-399-300 TRANSFER FROM LAF UNASSIGNED BALANCE	-	-	11,157	11,157	-	-	
50-399-XXX TRANSFER FROM GENERAL FUND	-	-	-	-	25,000	5,000	
OTHER TRANSFERS IN Totals:	-	-	34,000	34,000	75,000	5,000	
CAPITAL IMPROVEMENT FUND REVENUE Total:	-	-	84,000	84,000	75,000	5,000	
EXPENDITURES							
CAPITAL PROJECTS							
ROADS & INTERSECTIONS							
50-470-831 CITY STREETS	-	-	-	-	-	-	
DINGS							
50-480-440 City Hall Exterior Paint	-	-	10,000	10,000	-	-	
50-480-441 Street Facility Repair and Paint	-	-	8,000	8,000	-	-	
50-480-442 Street Department Ventilation System	-	-	16,000	16,000	-	-	
50-470-801 Capital Improvement Plan	23,062	-	-	-	-	-	
50-470-837 Heating & Cooling System - City Hall	-	26,356	-	-	-	-	
OTHER							
50-470-820 Transportation Plan Update	-	-	50,000	50,000	75,000	5,000	
CAPITAL PROJECTS Totals:	23,062	26,356	84,000	84,000	75,000	5,000	
CAPITAL IMPROVEMENT FUND EXPENDITURE Totals:	23,062	26,356	84,000	84,000	75,000	5,000	
CAPITAL IMPROVEMENT FUND Total:	(23,062)	(26,356)	-	-	-	-	

Changes the Council made at July 3rd, 2013 council meeting.

City of Sun Valley
 FY 14 TENTATIVE BUDGET

Acct No	Account Description	FY 2011 Prior Year 2 Actuals	FY 2012 Prior Year 1 Actuals	FY 2013 AMENDED BUDGET	FY 2013 Estimated Actuals	FY 2014 PROPOSED BUDGET	FY 2015 PROPOSED BUDGET	Notes and Descriptions of line item purchases <i>FY 2014</i>
WORKFORCE HOUSING FUND								
<u>FEES AND RENTS</u>								
42-311-510	PAYMENT OF FEES IN LIEU	15,000						
42-311-515	RENTS	14,497	10,785	15,600	15,600	15,600	15,600	2 units rented @ \$625/mo
	<i>FEES AND RENTS Totals:</i>	<i>29,497</i>	<i>10,785</i>	<i>15,600</i>	<i>15,600</i>	<i>15,600</i>	<i>15,600</i>	
<u>OPERATING TRANSFERS IN</u>								
42-399-100	TRANS. FROM GF FUND BAL.	-	-	-	-	22,200	22,200	
	<i>OPERATING TRANSFERS IN Totals:</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>22,200</i>	<i>22,200</i>	
	WORKFORCE HOUSING FUND REVENUE Total:	29,497	10,785	15,600	15,600	37,800	37,800	
<u>EXPENDITURES</u>								
<u>MISCELLANEOUS</u>								
42-470-701	TRANSFER TO WFH FUND BALANCE	-	-	-	-	5,600	5,600	
42-470-702	EMPLOYEE HOUSING ALLOWANCE	-	-	-	-	17,200	17,200	
42-470-703	COMMUNITY HOUSING SERVICES	-	-	-	-	5,000	5,000	
42-470-705	CITY OWNED UNITS/ UTILITIES & MAINT.	13,792	11,230	10,000	10,000	10,000	10,000	
	<i>MISCELLANEOUS Totals:</i>	<i>13,792</i>	<i>11,230</i>	<i>10,000</i>	<i>10,000</i>	<i>37,800</i>	<i>37,800</i>	
<u>CAPITAL PROJECTS</u>								
42-470-710	FUTURE HOUSING PROJECTS	-	-	5,600	5,600	-	-	
	<i>CAPITAL PROJECTS Totals:</i>	<i>-</i>	<i>-</i>	<i>5,600</i>	<i>5,600</i>	<i>-</i>	<i>-</i>	
	WORKFORCE HOUSING FUND EXPENDITURE Totals:	13,792	11,230	15,600	15,600	37,800	37,800	
	WORKFORCE HOUSING FUND Total:	15,705	(445)	-	-	-	-	

 New accounts proposed for FY 14
 Changes the Council made at July 3rd, 2013 council meeting.

CITY OF SUN VALLEY, IDAHO

ORDINANCE NO. 464

ANNUAL APPROPRIATION ORDINANCE
FOR THE CITY OF SUN VALLEY, IDAHO
FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2013

ADOPTED BY THE CITY COUNCIL OF
OF THE CITY OF SUN VALLEY, IDAHO
THIS _____ DAY OF AUGUST 2013

ORDINANCE NO. 464

AN ORDINANCE TITLED THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2013, APPROPRIATING THE SUM OF FIVE MILLION FOUR HUNDRED EIGHTY ONE THOUSAND THREE HUNDRED AND NINETY-FIVE DOLLARS (\$5,481,395) TO DEFRAY THE EXPENSES AND LIABILITIES OF THE CITY OF SUN VALLEY FOR SAID FISCAL YEAR, AUTHORIZING A LEVY OF A SUFFICIENT TAX UPON THE TAXABLE PROPERTY AND SPECIFYING THE OBJECTS AND PURPOSES FOR WHICH SAID APPROPRIATION IS MADE.

WHEREAS, the City of Sun Valley is a unit of local government organized and existing pursuant to Title 50 of the Idaho Code; and

WHEREAS, pursuant to Idaho Code Section 50-1001 the City of Sun Valley fiscal year begins on the first day of October; and

WHEREAS, pursuant to Idaho Code Title 50 Chapter 10 Section 50-1003 the city council shall adopt an annual appropriation ordinance prior to the commencement of each fiscal year, which in no event shall be greater than the amount of the tentative budget; and

WHEREAS, the annual appropriation ordinance is prepared in accordance with Idaho Code Title 50 Chapter 10 governing finance; and

WHEREAS, the Sun Valley City Council considered said budget and has conducted a public hearing thereon and determined that said budget should be adopted.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SUN VALLEY, IDAHO, COUNTY OF BLAINE, STATE OF IDAHO, AS FOLLOWS:

SECTION 1: That the sum of Five Million Four Hundred Eighty One Thousand Three Hundred and Ninety-Five Dollars (\$5,481,395) be, and the same is appropriated to defray the necessary expenses and liabilities of the City of Sun Valley, Blaine County, Idaho for the fiscal year beginning October 1, 2013.

SECTION 2: The objects and purposes for which such appropriation is made, and the amount of each object and purpose is as follows:

General Fund	4,824,768
Fixed Asset Replacement Fund	232,430
Capital Improvement Fund	75,000
Workforce Housing Fund	37,800
Street & Path Fund	311,397
Total:	<u>5,481,395</u>

SECTION 3: That a general tax levy on all taxable property within the City of Sun Valley be levied in an amount allowed by law for the general purposes for said City, for the fiscal year beginning October 1, 2013.

SECTION 4: All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 5: This ordinance shall take effect and be in full force upon its passage, approval and publication according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF SUN VALLEY AND APPROVED BY THE MAYOR THIS _____ DAY OF AUGUST, 2013.

Dewayne Briscoe, Mayor of Sun Valley

ATTEST:

Hannah Stauts, City Clerk

BUTLER ASSOCIATES, INC.

GEOTECHNICAL & CIVIL ENGINEERING & CONSULTING

P.O.B. 1034

Ketchum, Idaho 83340

Phone: 208.720.6432

Email: svgeotech@gmail.com

Bill Whitesell
City of Sun Valley Street Department
P.O.B. 416
Sun Valley, ID 83353
Office: 622-4438
E-mail: bwhitesell@svidaho.org

July 26, 2013

**RE: SINCLAIR BIKE PATH DRYSTACK WALL PROFESSIONAL
OPINIONS
Sun Valley, Idaho**

Dear Bill,

This letter presents my professional opinions regarding the failing drystack walls along the Sun Valley Bike Path to the north and south of the Sinclair Gas Station. I was contacted by Mark Hoffman to review the original wall design shown in the Sun Valley 2009 Pathway Improvements dated June 2009, the Sinclair Path Gravity Wall Technical Summary dated July 2013 and make a site visit in order to formulate and present my opinions as to why the walls are failing.

The following are my observations of the existing walls and site topography:

1. The retained grade behind the wall is sloping and is inducing more lateral stress on the wall than a level grade. A sloping backfill is shown on the 2009 Pathway Improvements Wall 1-Typcail Rockery Wall Section so this was considered in the wall design.
2. The batter of the wall is 1:20 (horizontal to vertical) to non-existent. Large sections of the wall were constructed or have frost heaved to near vertical.
3. A portion of the flagstone is too small and some of the largest rock was installed in the middle or near the top. Gravity walls are designed with the largest rock at the bottom with the rock size tapering towards the top.
4. The rock is appears to be installed with the long axis parallel to the path with little to none embedded into the slope (long axis installed perpendicular to the path).
5. The footing drains are not terminated into drywells and several were plugged with soil and debris.

6. The failed sections revealed that several feet of free-draining gravel was installed between the wall and the cut bank and a layer of non-woven filter fabric was installed on the cut face to prevent native fine grain soils from infiltrating into the gravel.

The walls were designed as gravity retaining walls where the mass of the wall resists the lateral forces from the overlying slopes. Sections of the wall contain a high percentage of small rock (less than 12" square) that does not have enough mass to add to the wall stability, is difficult to lock together and embed into the slope. Typically smaller rock is used to face a mechanically stabilized wall that incorporates layers of geo-grid projected into the slope. The plans do not require geo-grid so the smaller, unsecured rock is contributing to the wall failure.

Proper drainage behind the wall is also critical because of the native, frost susceptible, fine grain soils located behind the wall. Drainage can be accomplished with free-draining gravel backfill and drainlines terminated into drywells below the wall. Open joints between the rocks also provide drainage. In order to reduce the frost susceptible native fine grain soils from becoming saturated and freezing the depth of the free-draining gravel should be at least 36" deep from face of wall. Drainlines should be terminated in drywells to minimize cold air from flowing up the pipes and freezing the runoff. Terminating the drainlines in drywells also prevents the pipes from being clogged by debris, animals or vegetation. It appears that frozen, heaving soils caused sections of the wall to fail and several more areas have heaved to near vertical and could fail next winter.

The batter of wall is adequate in very few sections and is nearly vertical and close to failing in several areas. The batter could have been lessened from the native fine grain soils freezing and heaving outward. However, I suspect that some of these sections were constructed without adequate batter. The plans indicate a batter of 5% which in my opinion is too steep for a gravity wall with a sloping backfill especially using smaller rock.

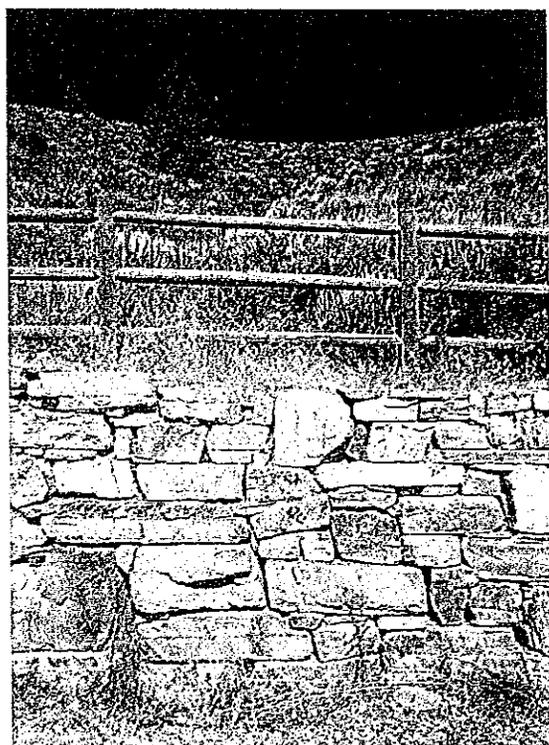
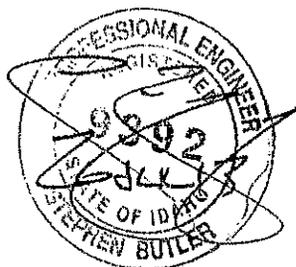
I also reviewed the existing concrete crib retaining wall directly behind the Sinclair Gas Station. The crib wall has a batter of 1:4 and is embedded back into the slope with 13" deep tie-backs. The crib wall is over 25 years old and shows little sign of instability even though it was constructed with the native frost susceptible, fine grain native soils and only drains through the face of the wall. Although the overall mass of the crib wall is lighter than the drystack gravity wall it is stable due to the adequate batter and tie-backs (embedment) into the slope.

In summation, it is my opinion that the drystack gravity walls were generally poorly constructed using too small rock, not using the largest rock for the first course, no rock embedment into the slope and too little batter. Sections of the walls will continue to fail every winter from frost heave and being unable to resist the lateral forces from the overlying slope. I recommend that unstable sections of the wall be replaced using the existing rock to construct a wall with the largest rock at the base,

batter greater than 1:10 and with a percentage of long axis rocks embedded into the slope. The following images present a summary of the points outlined above. I appreciate this opportunity of working with you on this project and can complete wall design details at your request. Please call me if you have any questions or comments.

Sincerely,

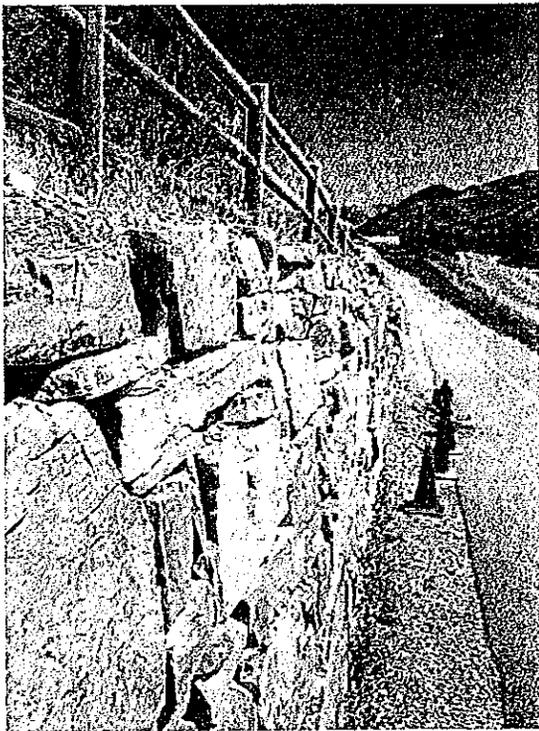
Steve Butler, P.E.



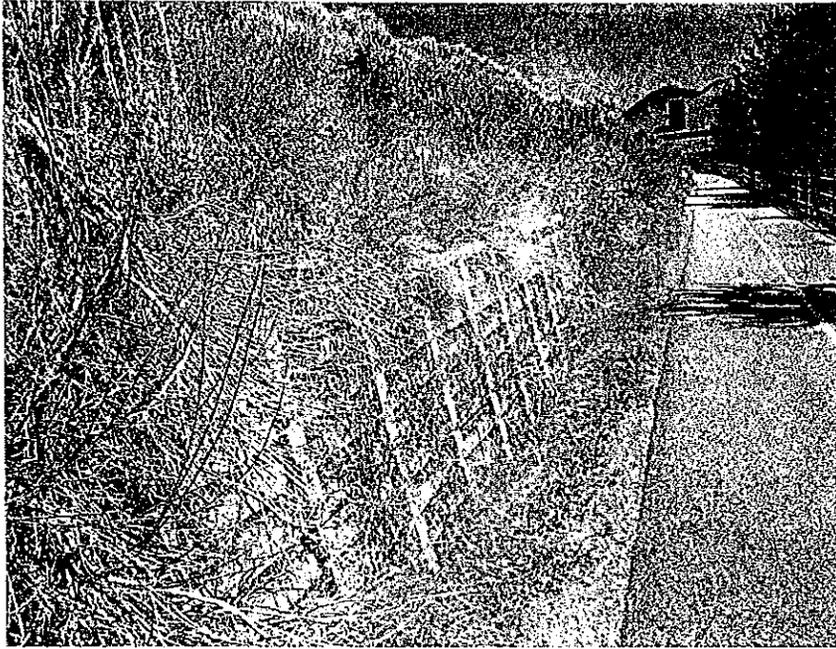
A stable portion of the wall incorporating larger rock but no sign of embedment back into the slope. The overlying drainage swale should increase the volume of runoff impacting the wall. This is a good example of how a wall design incorporating larger rock with a decent wall batter can resist runoff and lateral loading even though it lacks embedment.
22Jul13



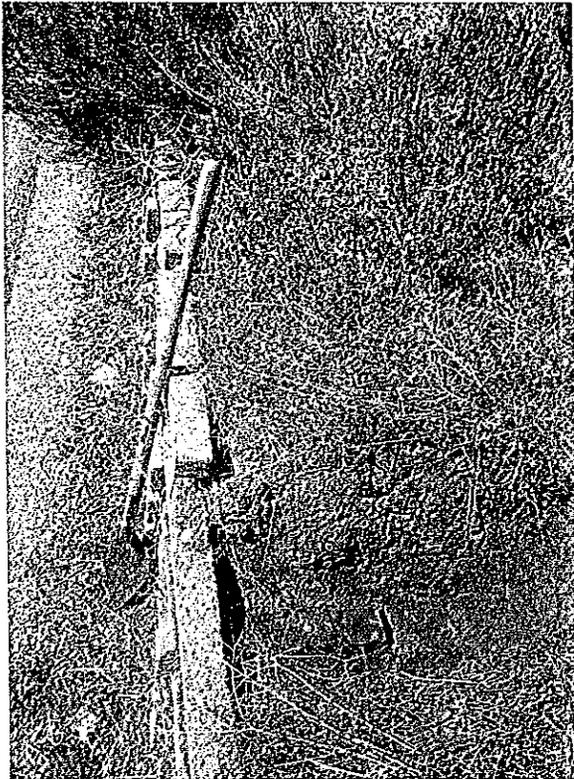
Same section of wall as above with adequate batter. 22Jul13



Wall face near failed portion of wall with no batter and constructed using smaller rock near base of wall. Large rock in foreground near top of wall. 22Jul13



Existing crib retaining wall is stable by being constructed with adequate batter for sloping backfill. Wall also incorporates 13" deep embedment at every level and provides drainage through face of wall using native fine grain soils. Overall mass of wall is significantly lighter than drystack wall. 22Jul13



Existing crib wall with 13" segments embedded into slope that are secured to face of wall. 22Jul13



Near horizontal drain line near top of wall not very effective. Several long rocks with long axis could have been installed into the slope. 22Jul13



Large percentage of smaller rock bookended by large rock that should have been used in first course. 22Jul13



CITY OF SUN VALLEY
REPORT TO THE CITY COUNCIL

TO: Honorable Mayor and City Council
FROM: Bill Whitesell, Street Superintendent.
SUBJECT: 2013 Chip Seal Program
DATE: 07/26/2013

BACKGROUND:

The City of Sun Valley has the opportunity to "piggyback" with other government entities to take advantage of their bidding process for road and path sealing products. I am recommending that the City utilize that method for all aspects of its chip sealing and path sealing this year rather than going out to bid itself. Doing this will save time and eliminate advertising costs related to bidding.

I have become aware of a chip seal oil that is a Polymer-Asphalt-Surface-Sealer (PASS.) I have been in contact with several Street Departments in Idaho that have used this emulsion on streets that have deteriorated to the point that many of our streets have with too many cracks to crack seal. The entities that have used this oil have had no cracks reflect back through the chip seal and it also has had good chip retention. This product is twice the cost of a normal chip seal oil, but with the condition of the City's residential streets, I believe it will be more effective and highly recommend using it.

The project will be accomplished utilizing four entities: C and A Paving, Asphalt Systems Inc., Walker Sand and Gravel, and the City of Sun Valley. C and A Paving offered the City the same per square yard price as it had the City of Homedale. C and A Paving will be providing a chipping machine, 2 rollers, a distributor truck, and 2 dump trucks.

Asphalt Systems Inc. has offered the City the same price as it had Bingham County for the emulsion products plus the freight to get to Sun Valley.

Walker Sand and Gravel has offered the City the same price as the City of Ketchum for chips plus delivery.

The City of Sun Valley will provide a front end loader and will be responsible for street sweeping.

RECOMENDATION:

It is my recommendation that the City Council authorize the Mayor to enter into agreement(s) with the contractors listed in this Memo for the 2013 chip seal project, in the amount not to exceed of \$372,284.00

FUNDING:

line item 52-431-780 \$306,000
Line item 52-431-782 \$15,000
Line item 50-431-778 \$51,284

Below is a breakdown of costs.

Asphalt Systems Inc. \$4.57 per gal.	\$215,704
Asphalt Systems Inc Path sealing \$.29 SY	\$7,000
Freight for oil from Salt Lake City total.	\$12,810
C and A Paving \$0.83 per Square yard.	\$93,790
Walker Sand and Gravel \$13.00 per ton delivered.	\$20,800
Traffic control and misc supplies.	\$2,000
Shoulder repair (waiting on bids) estimate	\$10,000
Contingency.	\$10,000
Grand total.	<u>\$372,284.00</u>

Streets to be sealed:

Fairway, Prospector, Weydln, Hard Rock, Big Wells, Fairway loop, Proctor Mountain, Morning Star, Arrowleaf, Camas Loop, Fireweed, Syringa, Dandelion East & West, Paintbrush, Grey Eagle, Silver Queen, Parker Gulch, Keystone, Defiance, and Independence.

BIDS FOR THIS PROJECT WILL BE OPENED ON FRIDAY, JULY 26TH AT 4:30 PM. A COPY OF THE BID LOG AND THE FIRE CHIEF'S RECOMMENDATION WILL BE ON YOUR DESK AT THE COUNCIL MEETING.

Bid for New Ford F550

The City of Sun Valley is soliciting sealed bids for a new 2014 Ford F550. For specifications and a bid packet, please contact the City Clerk at Sun Valley City Hall, P.O. Box 416, Sun Valley, Idaho, 83353, or 208-622-4438, or email hstauts@svidaho.org, or visit www.sunvalley.govoffice.com.

Sealed bids will be accepted until 4:00 p.m. on July 26th, 2013. Sealed envelopes containing bids must be clearly marked "New Ford F550 Bid".

Bids will be publicly opened and read aloud July 26th, 2013 at 4:30 p.m. in the City Council Chambers at City Hall, 81 Elkhorn Road, Sun Valley, Idaho.

The City of Sun Valley reserves the right to reject any or all bids.

Hannah L. Stauts
City Clerk



Mayor
Dewayne Briscoe

Council
Robert A. Youngman,
President
Nils Ribi
Michelle Griffith
Franz Subadolnik

July 1, 2013

Re: Bid for new Ford F550

To Whom It May Concern:

The City of Sun Valley is soliciting sealed bids for a new 2014 Ford F550 (please see attached bid details). Sealed bids will be accepted until July 26th, 2013, 4:00 p.m. Bids will be publicly opened and read aloud July 26th, 2013 at 4:30 p.m. in the City Council Chambers at City Hall, 81 Elkhorn Road, Sun Valley, Idaho. The City of Sun Valley reserves the right to reject any and or all bids.

To submit a bid, please send it to the attention of the City Clerk at Sun Valley City Hall, P.O. Box 416, Sun Valley, Idaho, 83353. Sealed envelopes containing bids must be clearly marked "New Ford F550 Bid".

If you have questions regarding the details of the bid, please contact Fire Chief Ray Franco at (208) 622-8234 or by email rfranco@svidaho.org.

Thank you,

Hannah L. Stauts
City Clerk

Sun Valley Fire Department F-550 Bid Specifications (2013)

6.7L 4 Valve OHV Power Stroke® Diesel V8 B20 (F-450/F-550) (includes split-shaft calibration compatibility)

200 Amp extra heavy-duty (standard on Lariat; required on XL/XLT w/combination of 6.7L Power Stroke® Diesel and standard Upfitter Switches)

Battery

750 CCA, 78 AH, dual (6.7L Power Stroke® Diesel)

Brakes

4-Wheel Disc Anti-Lock Brake System (ABS) – Engine Only Traction Control (EOTC) – DRW only

Fuel Tanks

40 gallon aft axle (F-350 SRW/F-350 DRW/F-450/F-550; NA with 68D Payload Downgrade Pkg. on F-350 SRW)

Bumper

Front – black painted steel w/grained MIC top cover

Grille

Black MIC

Mirrors

Manually Telescoping Trailer Tow – power/heated glass, heated convex spotter mirror, integrated clearance lights/turn signals, 2-way fold

Wheels (DRW)

19.5" Argent painted steel (F-450/F-550)

Windows

Privacy glass, rear (includes rear side-windows & rear backlight for SuperCab and Crew Cab)

Air Conditioning

Dual-Zone Electronic Automatic Temperature Control (DEATC)

Audio

SiriusXM Satellite Radio; AM/FM stereo w/digital clock; single-CD/MP3 player & 4 speakers

Cupholders

Dual, instrument panel-mounted (4x4 req. ESOF on XL/XLT)

Door-Trim

Soft armrest/grab handle, foundry window bezel switch, upper & lower map pockets and reflector

Floor Covering

Black vinyl

Instrument Center

4.2" LCD Productivity screen display includes menus for Gauge Setup, Trip Computer, Fuel Economy and Towing/Off-Road applications; five button message control on steering wheel (included with SYNC® w/My Ford Touch® and SYNC® Services)

Power Equipment

Power windows w/backlit switches

Rearview Mirror

11.5" day/night

Seats (Front)

Cloth 40/20/40 split bench, 20% center under-seat storage, w/center armrest, cup holder and Storage

Seats (Rear) Super Cab

Cloth, 60/40 fold up bench seat

Steering Wheel

Black Vinyl (includes three button message control)
Cruise control

Sun Visors

Color-coordinated vinyl, single driver w/pocket, single passenger w/insert uncovered

Autolock, Auto unlock, Autolamp/Rainlamp & SecuriCode™ keyless-entry keypad
Perimeter anti-theft alarm and remote keyless-entry
SecuriLock® Passive Anti-Theft System (PATS)
Trailer Sway Control and Hill Start Assist (SRW only)
Engine Only Traction Control (DRW only)

Airbags

Driver & Passenger side
Passenger side deactivation switch
6.7L 4V Power Stroke® Diesel V8
TorqShift® 6-Spd SelectShift® Automatic O/D
225/70Rx19.5G BSW Traction (incl. 4
traction tires on the rear & 2 A/S tires on the front. Opt. spare is BSW A/S)

Trailer Tow Package

Heavy-Service Front Suspension Package

Extra Heavy-Service Suspension Package

Payload Plus Upgrade Package (avail. on F-550 only)

Electronic-Shift-On-the-Fly – 4X4 (manuallocking hubs & auto rotary control on I/P; NA w/6.8L engine)

213 O O S

Engine Block Heater

Transfer Case Skid Plates – 4X4

Engine Idle Shutdown (avail. w/6.7L Power Stroke® Diesel only)

63T O O —

Operator Commanded Regeneration (OCR) (req. 6.7L Power Stroke® Diesel)

Alternators

Dual Alternators (req. 6.7L Power Stroke® Diesel)

Dual Diesel – combines 40 gallon aft-of-axle & 28 gallon mid ship tank (NA w/SYNC®; req. DRW; XL req. 96V XL Value Pkg. or 585 Radio on XL Fleet units)

Trailer Towing Equipment

Manual Telescoping Trailer Tow Mirrors w/Power Heated Glass, Heated Convex Spotter Mirror Integrated Clearance

Lights/Turn Signals (incl. w/90L Power Equipment Group on XL

Trailer Brake Controller (TBC verified to be compatible w/electronic actuated drum brakes only. NA w/531 Trailer Tow Pkg.)

Rapid-Heat Supplemental Cab Heater (req. 6.7L Power Stroke® Diesel engine, 67D Extra Heavy-Duty Alternator or 67A Dual Alternators and air conditioning);

EXTERIOR COLOR

Oxford White

EXTRA HEAVY-SERVICE SUSPENSION PACKAGE (67X)

Includes:

- Extra heavy-service front springs

FIRE/RESCUE PREP PACKAGE (47K)

Includes:

- Dual Heavy-Duty Alternators (67A)
- Operator Commanded Regeneration (OCR)