



CITY OF

SUN VALLEY

REPORT TO THE CITY COUNCIL

TO: Honorable Mayor and City Council
FROM: Bill Whitesell, Street Superintendent
SUBJECT: Sinclair Path retaining wall repairs
DATE: 5/29/2013

BACKGROUND:

In 2009 the City rehabilitated and widened the Sinclair Path from the intersection of Saddle Road to the Diamond Back intersection at White Clouds. The two natural stone dry stacked retaining walls were removed, palletized, and reinstalled with the additional rock. The original walls were approximately four to six feet high maximum. With the widening of the path, it was necessary for the walls to be five to seven feet high. In addition to the higher walls, both areas have slow moving spring water that freezes and thaws and tends to push on the walls.

I contacted Webb Landscaping for a consultation and a recommendation for a permanent repair using the same type of rock at an estimated cost of \$75,182.17. I also received an estimate from Cougar Mountain Redi Rock for a pre-cast concrete wall that would simulate the large stones at an estimated cost of \$140,000.00.

I am recommending that the walls be rebuilt using similar material with a minimum of 2" batter per foot (This means leaning into the hillside). Additional large boulders should be added to increase structural integrity. Rock should also be placed for the best structural effect (more stones "dead-manned" or securely anchored into the hill). I am also requiring a five year warranty on workmanship and materials. This will allow time to monitor the wall and give the native vegetation time to get established in and around the stones and help permanently lock the stones in place.

Costs:

Estimate:	\$75,182.17
5% contingency	<u>3,759.11</u>
Total	\$78,941.28

RECOMMENDATION:

I recommend that the City Council approve funds in an amount not to exceed \$78,941.28 for the repairs and materials needed for the two retaining walls. The project will be put out to bid upon Council approval.

ATTACHEMENT:

Detailed estimate from Webb Landscaping for budgeting purposes.

FUNDING:

Funding for the repair will be split equally between account 10-431-780 – Roads & Paths Maintenance Program and account 10-419-800 – Contingency upon Council approval.

Webb Landscape, Inc.
P.O. Box 744
Ketchum, ID 83340



Office: 208-726-4927
Fax: 208-726-4767
www.webbland.com

ESTIMATE

To: Bill Whitesell

Date: April 24, 2013
Phone: 720-0342

Re: SUN VALLEY BIKE PATH WALL REBUILD

200	PREPARATION FOR EAST ROCK WALL:		
	Remove existing wall & re-excavate for new wall		
80	Hours Labor		
40	Hours Loader/Trackhoe		
		subtotal	5,599.91
201	EAST DRYSTACK ROCK WALL INSTALLED:		
1200	Square Feet Rebuild existing wall with additional boulders		
300	Hours Labor		
60	Hours Loader/Trackhoe		
36	Tons of Drystack Material		
1250	Linear Feet 4" ADS Perf		
60	Cubic Yards 1" Crushed Rock		
1200	Face Feet Rock Installed		
		subtotal	31,103.81
114	EAST FINISH WORK & CLEAN UP		
12	Hours Labor		
8	Hours Loader/Trackhoe		
4	Hours Walk Behind Sweeper		
2	Trash Haul- 12 cubic yards per haul		
		subtotal	1,419.98
200	PREPARATION FOR WEST ROCK WALL:		
	Remove existing wall & re-excavate for new wall		
76	Hours Labor		
36	Hours Loader/Trackhoe		
		subtotal	5,219.91

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ESTIMATE

201 ~~WEST DRYSTACK ROCK WALL INSTALLED:~~
1150 **Square Feet Rebuild existing wall with additional boulders**
288 Hours Labor
56 Hours Loader/Trackhoe
36 Tons of Drystack Material
1300 Linear Feet 4" ADS Perf
60 Cubic Yards 1" Crushed Rock
1150 *Face Feet Rock Installed*

subtotal 30,418.58

114 **WEST FINISH WORK & CLEAN UP**
12 Hours Labor
8 Hours Loader/Trackhoe
4 Hours Walk Behind Sweeper
2 Trash Haul- 12 cubic yards per haul

subtotal 1,419.98

Thank You,
Cliff Cunha
Project Manager

EAST TOTAL, ESTIMATED: \$ 75,182.17

Webb Landscape, Inc.
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ESTIMATE

To: Bill Whitesell

Date: April 24, 2013
Phone: 720-0342

Re: SUN VALLEY BIKE PATH WALL REBUILD

JOB TOTAL, ESTIMATED: \$ 75,182.17

WEBB LANDSCAPE CONTRACT:

OUR COMMITMENT:

- ▶ To insure all work shall be constructed of quality materials and completed in a professional manner according to standard practices
- ▶ To maintain the integrity of our company through accountability for our projects with emphasis on efficient water usage and maintenance plus best practices towards environmental stewardship, efficiency and accuracy.
- ▶ To develop positive working relationship with our clients and maintain those relationships with full service, year round, maintenance.

WARRANTIES & INCLUSIONS:

- ▶ This project qualifies for our 5 Year Guarantee on materials and workmanship

GENERAL TERMS & POLICIES:

- ▶ Prices reflect the 2013 work season
- ▶ Winter weather conditions may increase costs.
- ▶ This is a cost estimate based on information and/or plans provided to Webb.
- ▶ Any engineering/ permits or subcontracted work not listed on this estimate are considered the responsibility of the responsible party
- ▶ Estimates are subject to change or cancellation after the end of the current growing season
- ▶ Final costs may vary according to on site changes and actual quantities installed.
- ▶ Final billing shall be imposed upon actual quantities used and labor to install.
- ▶ A deposit of one-third the Estimate total is due prior to the start of the project. Subsequent invoices shall be submitted, on a monthly basis as work progresses.
- ▶ A 1.5% monthly finance charge shall be imposed on any portion of account not paid within 30 days of final billing.

ACCEPTANCE:

The prices, specifications and conditions are satisfactory and accepted.
Webb Landscape, Inc. is hereby authorized to perform job as specified.
Payment shall be made as outlined above.

Webb Landscape, Inc.
P.O. Box 744
Ketchum, ID 83340



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Fax: 208-726-4767
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ESTIMATE

Responsible Party

Date



CITY OF SUN VALLEY
REPORT TO THE CITY COUNCIL

TO: Honorable Mayor and City Council.
FROM: Bill Whitesell, Street Superintendent.
SUBJECT: Snow Plow blade replacement.
DATE: 5/30/2013

The Street Department has requested bids to replace the snow plow blades on two Oshkosh snow plow trucks. A bid opening is scheduled for June 5th at 4:00 P.M. The bid results will be available for review at the Council meeting. \$30,000 has been budgeted in the fixed assets fund.

RECOMMENDATION:

I recommend City Council authorize the Mayor to enter into an agreement with the lowest qualified bidder for the replacement of the two snow plow blades.

FUNDING:

Line item 29-490-785

Sun Valley 2013 Replacement Snowplow blades
 BID OPENING: June 5th, 2013

Bid Form Totals				
Bid? (Y/N)	Agency	Replacement Blades	Optional Quick Hitch	Total Bid
	Columbia Body Mfg Co.			
	Northend Truck Equipment, Inc.			
	Titan Machinery			
	Ameritech Equipment Co.			
	Tesco Williamson			
	Utility Truck Equipment Sales	27,970. ⁰⁰	687. ⁵⁰	28,657. ⁵⁰

Attest : Alex Stantz Date: 6/5/13

Witness : T. Daulton Date:



7350 EISENMAN ROAD
 BOISE, IDAHO 83716
 PHONE 208-384-5242
 FAX 208-336-8068
 EMAIL doriek@utilityboise.com

QUOTE FOR:
 CITY OF SUN VALLEY IDAHO
 81 ELK HORN ROAD
 SUN VALLEY, IDAHO 83353

DATE: 5/29/2013

Attention: CITY CLERK
 Phone #: 622-4438
 Fax #: 622-3401

e-mail:

 CHASSIS MAKE: MODEL C.A. OTHER
 DATA

QTY:	DESCRIPTION OF ITEMS	PRICE:
	SUPPLY AND INSTALL (2) MONROE MODEL MP41R12-ISCT REVERSIBLE, FULL COMPRESSION TRIP SNOW PLOWS WITH MC-6000 PLOW PORTION QUICK-HITCH AND MC-7090 TRUCK PORTION QUICK-HITCH AS PER CITY OF SUN VALLEY SPECIFICATIONS - NO EXCEPTIONS	
	INSTALLED COMPLETE INCLUDING PICK-UP AND DELIVERY OF CITY VEHICLES	\$13,985.00 EA. \$27,970.00

OPTION:
 SUPPLY MONROE MODEL MC-6000 PLOW PORTION QUICK HITCH FOR EXISTING CITY OWNED PLOW MODEL: MP41R12-ISST \$687.50 EACH

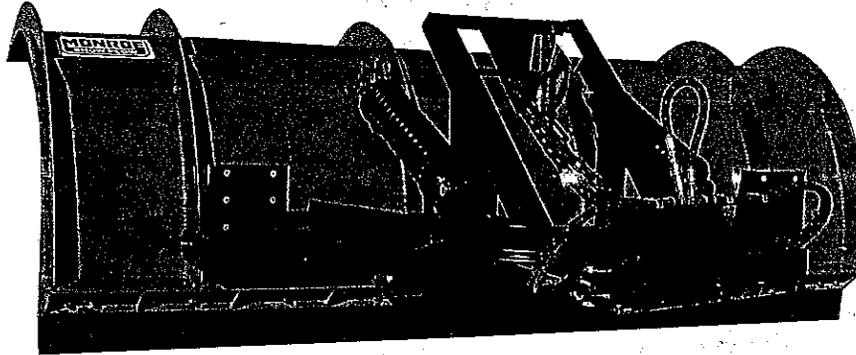
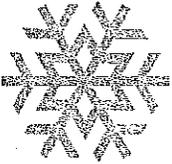
Remarks:	SUBTOTAL:
	F.E.T
	OTHER
Sales Taxable?	2 SALES TAX
1=Yes	TOTAL
2=No	

ACCEPTED BY: _____ UTILITY TRUCK EQUIP. SALES
 DATE: _____
 P.O. # _____ BY: DORIE KIMBLE

TERMS: NET AT DELIVERY
****MAJOR CREDIT CARDS ARE ACCEPTED ALTHOUGH A 3% SERVICE CHARGE WILL APPLY****



MONROE REVERSIBLE SNOWPLOW FULL TRIP MOLDBOARD



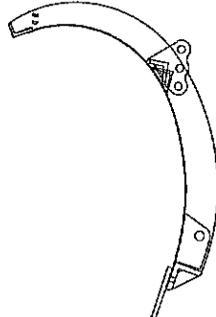
Standard Specifications:

- * 10 Gauge Roll Formed Moldboard
- * Six, 1-piece, 1/2" Flame Cut Ribs
- * Dual Compression Trip Spring Assemblies
- * Two 3" x 10" Double Acting Power Reverse Cylinders with Cushion Valve
- * Built-In Monroe Level Lift Assembly
- * Stress Proof Machined Pins
- * All Hardware Zinc Plated
- * Moldboard and Pushframe 100% Continuously Welded
- * Moldboard Painted Powder Coat Orange
- * Pushframe Painted Powder Coat Black
- * 14" Push Height
- * Available in 10' , 11' & 12' Lengths

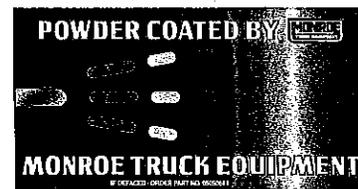
STANDARD



INTEGRAL

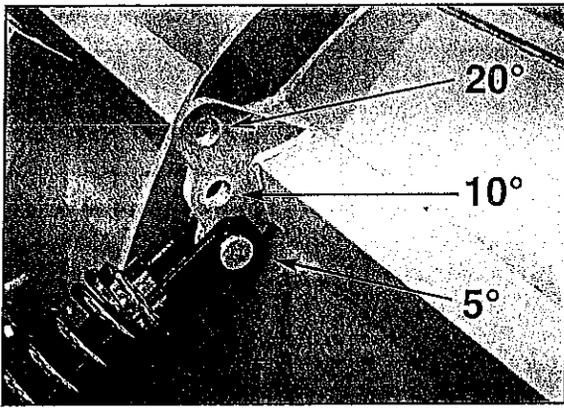


Standard Moldboard vs. 12" Extension on Integral Shield Moldboard



CAUTION: Plow weight, mounting distance from axle, hitch type and weight, and other additional equipment mounted on the front of a truck will require heavier truck GAWR (Gross Axle Weight Ratings). Contact chassis manufacturer for exact GAWR requirements for your specific equipment.

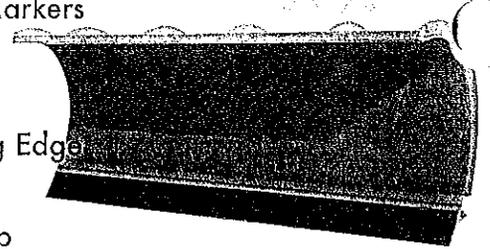




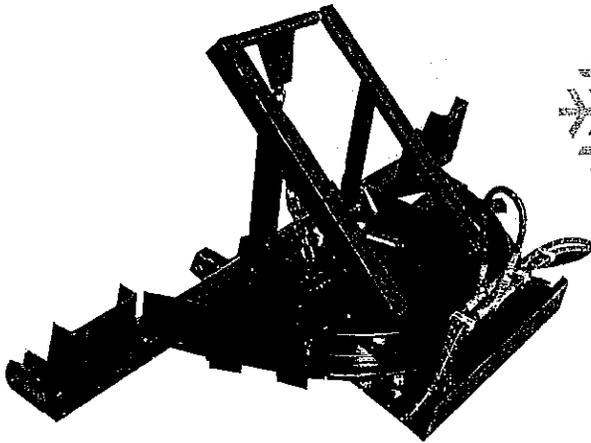
Simple Three Position Adjustment for Plow Cutting Edge Attack Angle

Options:

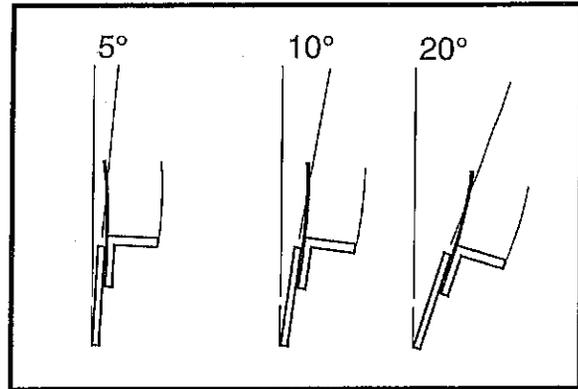
- * Rubber Snow Deflector
- * Wrap Around Curb Guards
- * Flexible Plastic or Cable Markers
- * Adjustable Parking Jack
- * Moldboard Shoes
- * 3/4" x 6" Carbide Cutting Edge
- * 4" Reversing Cylinders
- * Mechanical or Canister Trip
- * Polymer Moldboard
- * Skid Shoes, Steel Casters & Pneumatic Tires



Polymer Moldboard Shown



The Patented Level Lift allows plow to be parallel to the road surface at all times - raised, lowered, or angled.



Force Required to Trip Moldboard
LIGHT TRIP **MEDIUM TRIP** **HARD TRIP**

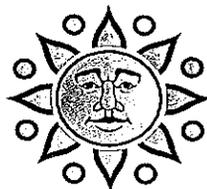
THE MONROE SNOWPLOW SPECIFICATIONS

PLOW MODEL NO.	OVERALL LENGTH	HEIGHT W/ 3/8" X 8" CUTTING EDGE	NO. OF 1/2" VERTICAL RIBS	SEMI CIRCLE	MOLDBOARD BOTTOM ANGLE	MOLDBOARD TOP ANGLE	CUTTING EDGE SIZE	APPROX. WEIGHT (LBS)	MOLDBOARD THICKNESS	CUTTING WIDTH AT 35 DEGREES
MP36R10-CT	10'	36"	6	3 1/2" X 3 1/2" X 1/2"	4" X 4" X 1/4"	2" X 3" X 1/4"	1/2" X 8"	1475	10 GA	8' 2"
MP36R10-ISCT	10'	36"	6	3 1/2" X 3 1/2" X 1/2"	4" X 4" X 1/4"	2" X 3" X 1/4"	1/2" X 8"	1500	10 GA	8' 2"
MP36R11-CT	11'	36"	6	3 1/2" X 3 1/2" X 1/2"	4" X 4" X 1/4"	2" X 3" X 1/4"	1/2" X 8"	1500	10 GA	9' 0"
MP36R11-ISCT	11'	36"	6	3 1/2" X 3 1/2" X 1/2"	4" X 4" X 1/4"	2" X 3" X 1/4"	1/2" X 8"	1525	10 GA	9' 0"
MP41R10-CT	10'	41"	6	3 1/2" X 3 1/2" X 1/2"	4" X 4" X 1/4"	2" X 3" X 1/4"	1/2" X 8"	1575	10 GA	8' 2"
MP41R10-ISCT	10'	41"	6	3 1/2" X 3 1/2" X 1/2"	4" X 4" X 1/4"	2" X 3" X 1/4"	1/2" X 8"	1575	10 GA	8' 2"
MP41R11-CT	11'	41"	6	3 1/2" X 3 1/2" X 1/2"	4" X 4" X 1/4"	2" X 3" X 1/4"	1/2" X 8"	1625	10 GA	9' 0"
MP41R11-ISCT	11'	41"	6	3 1/2" X 3 1/2" X 1/2"	4" X 4" X 1/4"	2" X 3" X 1/4"	1/2" X 8"	1650	10 GA	9' 0"
MP41R12-CT	12'	41"	6	3 1/2" X 3 1/2" X 1/2"	4" X 4" X 1/4"	2" X 3" X 1/4"	1/2" X 8"	1695	10 GA	9' 10"
MP41R12-ISCT	12'	41"	6	3 1/2" X 3 1/2" X 1/2"	4" X 4" X 1/4"	2" X 3" X 1/4"	1/2" X 8"	1725	10 GA	9' 10"
MP48R11-CT	11'	48"	6	3 1/2" X 3 1/2" X 1/2"	4" X 4" X 1/4"	2" X 3" X 1/4"	1/2" X 8"	1755	10 GA	9' 0"
MP48R11-ISCT	11'	48"	6	3 1/2" X 3 1/2" X 1/2"	4" X 4" X 1/4"	2" X 3" X 1/4"	1/2" X 8"	1800	10 GA	9' 0"
MP48R12-CT	12'	48"	6	3 1/2" X 3 1/2" X 1/2"	4" X 4" X 1/4"	2" X 3" X 1/4"	1/2" X 8"	1845	10 GA	9' 10"
MP48R12-ISCT	12'	48"	6	3 1/2" X 3 1/2" X 1/2"	4" X 4" X 1/4"	2" X 3" X 1/4"	1/2" X 8"	2000	10 GA	9' 10"

Manufactured by:
Monroe Snow & Ice Control
 1051 W. 7th Street • Monroe, WI 53566
 800-880-0109 • 608-329-8105
 608-328-8390 Fax
 Web Site: www.monroetruck.com
 E-mail: snowandicecontrol@monroetruck.com

Distributed by:

 7350 S. Eisenman Rd. Boise, ID. 83716
 Phone: 208/384-5242 Fax 208/336-8068
www.utilityboise.com
 WI122801



CITY OF SUN VALLEY
CITY COUNCIL
AGENDA REPORT

To: Honorable Mayor and City Council
From:  Mark Hofman, Community Development Director
Meeting Date: June 6, 2013
Agenda Item: **White Clouds Townhomes: Phase II, Sublots 3, 4, 9 and 10
Final Plat Application No. SUBFP 2013-02**

SUBJECT: Public hearing for a final plat application for Phase II of a multi-family residential development consisting of sublots for four constructed units of a twelve unit townhome subdivision. **Applicant:** Benchmark Associates, P.A. for Sun Valley Resort Property, LLC. **Application Filing Date:** April 29, 2013. **Location:** Parcel E Amended of White Clouds Corrected Subdivision; 14, 16, 17 and 19 Cloud Nine Drive.

BACKGROUND: The White Clouds Townhomes: Phase II, Sublots 3, 4, 9 and 10 Final Plat application consists of a proposed final plat exhibit (**Exhibit "CC-6"**) showing the surveyed location, lot and townhome subplot boundaries, common areas, private driveways, land uses, zoning, notes and related easements for four (4) newly constructed townhomes. The final plat application requires a public hearing with the City Council prior to City action. The townhome project area consists of an existing 2.58 acre parcel within the Multi-Family Residential (RM-1) Zoning District of the White Clouds Subdivision. The proposed final plat is directly associated with Preliminary Plat Application SUBPP 2010-08 and Design Review Application No. DR 2010-20 for the construction of twelve (12) total townhome units with associated site improvements. Four of the twelve townhome units and related infrastructure improvements were constructed as part of Phase I and a final plat was approved by the City (Application No. SUBFP 2012-06). Phase II consists of four newly completed townhome units including two stand-alone, detached units and one attached duplex structure. The remaining four townhome units of the twelve unit townhome project are in various stages of construction, as are the related site improvements. A final plat application will be submitted for these remaining four sublots once they are completed.

The subject parcel, Parcel E, was created for multi-family residential development as part of the White Clouds Subdivision through the City's approval of the project's Master Plan, Zoning Map Amendment, Planned Unit Development (PUD), Preliminary Plat and Final Plat. Parcel E is one of five (5) multi-family parcels created by the White Clouds Corrected Subdivision. The RM-1 Zoning District provides for medium density residential apartment, condominium and/or townhouse dwellings and incidental uses. Multiple-family residential townhouse units are permitted by right within the RM-1 zone. The 2.58 acre parcel has a maximum density permitted by the Preliminary Plat of twelve townhome units. The project's proposed second phase of four (4) townhome units complies with the maximum density of 12 dwelling units for the parcel and with the maximum densities allowed within the RM-1 Zoning District.

The property owner filed a preliminary plat application on August 4, 2010 to subdivide Parcel E into twelve (12) townhome sublots with associated site improvements. The Planning and Zoning Commission recommended approval of the preliminary plat to the City Council on September 23, 2010 and the City Council approved the preliminary plat application on October 21, 2010. The City Council's signed approval document, including findings of fact, conclusions of law and conditions of approval, for the preliminary plat is attached as **Exhibit "CC-4"**. Subsequently, improvement and utility plans were reviewed and approved by the City and various grading and building permits were issued for the project. Construction commenced and four townhome units were completed in 2012. Now four more townhome units are complete as part of Phase II in 2013, each receiving a Certificate of Occupancy (**Exhibit "CC-3"**) from the Building Official. The significant infrastructure for the entire project has been completed and the driveway access specific to the Phase II units is in place.

ANALYSIS: As per City Code Section 9-4A-7B, Director's Review, the White Clouds Townhomes: Phase II Final Plat was reviewed by the Community Development Director for compliance with the approved preliminary plat design and all applicable conditions of approval. As permitted by the City Code, the Director determined that the final plat did not significantly differ from the approved preliminary plat and, based on the review and comments from the City's Contract Engineer (CH2MHill), did not require that the final plat be submitted to the Planning and Zoning Commission for its evaluation and decision in the same manner as required in the preliminary plat process. Additionally, the final plat and application materials have been found to comply with all applicable standards and requirements of the City Code.

Condition of Approval Compliance- The White Clouds Development, Parcel E, Multi-Family Townhomes Preliminary Plat approval for Parcel E contains eleven (11) specific conditions of approval, listed as follows:

1. *The Preliminary Plat and all aspects of the subdivision design shall conform to the project drawings reviewed by the City Council and dated received by the City of Sun Valley on August 4, 2010. Construction of improvements, facilities, private streets, driveways and public utility improvements shall be completed to the satisfaction of the City.*
2. *The applicant shall comply with all conditions and comments contained in the August 31, 2010 review and comment letter from the Sun Valley Fire Department including: 1.) the provision of fire hydrants in the locations specified as acceptable to the Fire Chief; 2.) the provision of an adequate address monument at the project entrance; 3.) sagebrush removal and 50-foot buffer zone consisting of just grasses and light fuels at the rear of the project; 4.) provision of fully automatic fire suppression system; 5.) all access roads and hydrants shall be kept clear during the construction phase; 6.) responsibility of snow removal from hydrant areas is responsibility of the property owner; and 7.) installation of approved spark arrestors on all fire appliance chimneys is required. No changes shall be allowed to the Plat without prior approval of the Fire Chief and the Community Development Director.*
3. *To the satisfaction of the Community Development Director, in order to insure compliance with Title 7 of the City Code, the Developer shall provide, pay for, and install, or cause to be installed to City standards the following (as applicable) so as to insure that the City can provide necessary Municipal services and facilities:*
 - a. *Water distribution systems and appurtenances including fire hydrants, fire alarms*

- and other fire control devices.*
- b. Sewer lines, pumps and appurtenant sewage collection and disposal devices, together with devices for the removal of materials and water from sewage not amenable to or capable of treatment or reduction by the sewer district's sewage treatment processes or prohibited by State or Federal laws or regulations.*
 - c. Streets, curbs and gutters, street base coarse material, wearing coarse material, bridges, sidewalks, bicycle pathways, street signs, traffic control devices, intersection signals, vehicle turning and deceleration lanes (if applicable).*
 - d. Storm drainage structures, lines and appurtenances, including culverts or other devices to enclose open ditches and to inhibit access to them by children, together with drainage easements sufficient to accommodate expected runoffs as determined according to generally accepted drainage accommodation principles.*
 - e. Electrical distribution facilities, transformers and appurtenances, underground wiring, underground communication systems, wiring and underground cable television system and wiring.*
 - f. Gas distribution systems and appurtenances.*
 - g. Preservation or replacement of trees, shrubs, ground cover and other vegetation, install soil stabilization improvements to prevent erosion or degradation of surface water quality and inhibit vegetative growth in impounded waters or streams.*
 - h. Public easements shall be dedicated for all required utilities and improvements.*
- 4. The drawing submitted for final plat application and the drawings submitted to the City for infrastructure improvements shall be reviewed by the City's engineer and all proposed private street, grading, driveway, utility and drainage improvements shall conform to applicable standards. The drainage improvements shall be designed and constructed to be consistent with and compatible with the existing drainage improvements along Sun Peak Drive and Trail Creek Road as well as any improvements and conditions on the adjacent Sun Valley Golf Course property and adjacent residential subdivision. The applicant shall comply and/or clarify as needed all applicable comments and conditions contained in the review letter dated August 31, 2010 from the City's Engineer, CH2MHill.*
 - 5. The private street improvements and all related project grading, driveway, utility and drainage improvements shall be designed and constructed to City standards to the satisfaction of the City's engineer, the Streets Department and the Community Development Director.*
 - 6. The construction management plan submitted for the twelve townhouse subplot subdivision that addresses construction parking, material storage, storm water runoff, site security, noise, hours of activity, and nuisance control (noise, music, animals, dust, site watering, trash, construction fencing, safety, and street cleaning) shall be complied with to the satisfaction of the Community Development Director and Chief Building Official throughout the entire construction phase.*
 - 7. The applicant shall submit copies of draft party wall agreements for the duplex units to the Community Development Department prior to issuance of any grading or building permits for the project as per Development Code requirements. Final party wall agreements shall be recorded and copies submitted to the Community Development Department prior to final plat approval.*
 - 8. Prior to final plat approval by the City, the applicant shall submit final copies of*

agreements and documents creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control and maintenance of all commonly held facilities, garages, landscaping, parking and/or open site areas.

9. *The twelve townhome subplot White Clouds Parcel E Townhome Subdivision (Application No. SUBPP2010-08) shall be specific to Design Review Application No. DR2010-20. The applicant shall satisfy all applicable conditions and requirements of this associated development approval prior to submittal and action by the City on a final plat for the subdivision.*
10. *A final plat shall not be approved by the City Council until all townhouse units have received an approved final inspection and certificate of occupancy from the City Building Inspector or the Council has approved a phasing plan development agreement and/or a financial guarantee of performance for completion of improvements pursuant to Code Section 9-4A-8.*
11. *This preliminary plat approval shall expire three hundred sixty five (365) days from the date of approval unless extended pursuant to Code Section 9-5A-9.*

In satisfaction of Conditions of Approval No. 1, 2, 3 and 5 of the preliminary plat approval, the Community Development Director and the City's Engineer, CH2M Hill, reviewed the submitted final plat drawing and find that it conforms to the approved preliminary plat drawings (**attached as Exhibit "CC-5"**), reviewed and approved by the City Council on October 21, 2010 and stamped received by the City of Sun Valley on August 4, 2010. The May 22, 2013 final plat review and comment letter from CH2MHill for Phase II is attached as **Exhibit "CC-2"**. The overall twelve unit project's infrastructure improvements have been constructed to the satisfaction of the Community Development Director, CH2MHill and the Building Official.

Although Phases I and II and all the required public safety improvements and infrastructure are in place and available, the project's remaining four approved townhome units remain under construction. The applicant has requested that a final plat be approved for the four newly completed townhome units of Phase II so pending sales can be finalized. As approved by the City Council, an Irrevocable Standby Letter of Credit in the amount of \$2,000,000 was provided by the applicant listing the City of Sun Valley as the beneficiary in order to satisfy Condition No. 2 of the Phase I Final Plat. This financial guarantee of performance remains in place to ensure completion of all remaining project improvements on Parcel E consistent with Preliminary Plat Application SUBPP 2010-08 and Design Review Application No. DR2010-20 for the construction of twelve total townhome units with associated site improvements.

The applicant's financial guarantee of performance for completion of all remaining project townhome units and improvements on Parcel E complies with all requirements of City Code Section 9-4A-8, Surety Agreements. City Code Section 9-4B-3D-2 requires that a final plat shall not be approved by the City Council until all townhouse units have received an approved final inspection and certificate of occupancy from the City Building Inspector or the Council has approved a financial guarantee of performance for completion of improvements pursuant to Section 9-4A-8, Surety Agreements. With the City Council's 2012 approval of the Irrevocable Standby Letter of Credit, the ownership of the four newly completed Phase II townhome units can be transferred prior to completion of the four remaining townhome units.

As required by Condition No. 4 of the preliminary plat, to the satisfaction of CH2MHill, the applicant has complied and/or clarified as needed all applicable comments and conditions contained in the CH2MHill preliminary plat review comment letter dated August 31, 2010.

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

To satisfy Conditions 7 and 8, the applicant has submitted a recorded copy of the Declaration of Covenants, Conditions and Restrictions of White Clouds Townhomes for Phase I (Instrument No. 599745). The required party wall agreement language is included within this recorded document. Additionally, the applicant has drafted a *Declaration of Covenants, Conditions and Restrictions of White Clouds Townhomes: Phase II Subdivision* to be recorded with the final plat once approved by the City Council. This Phase II *Declaration* ties the four new townhomes to the Declaration recorded for Phase I. Proposed condition of approval No. 3 in the attached City Council Findings will reliably satisfy these two preliminary plat requirements, nos. 7 and 8.

In regard to Condition No. 9 of the preliminary plat approval, the four constructed townhome units of Phase II and all related site improvements have been completed in conformance with the City's design review approvals and building permits. As specified above, all four townhome units in Phase II have received final inspection and certificates of occupancy from the Building Official, which satisfies Condition No. 10. The proposed Condition No. 2 in the draft City Council Findings for the Final Plat will ensure completion of the remaining four townhome units.

Lastly, in regard to Condition No. 11, the preliminary plat was approved by the City Council on October 21, 2010, grading and building permit applications were soon thereafter reviewed and issued by the City, then substantially acted upon by the applicant, the final plat application for Phase I was submitted to the City on June 27, 2012, and the final plat application for Phase II was submitted to the City on April 29, 2013. Thus, Condition No. 11 above is also satisfied.

Therefore, it can be found by the City Council that the submitted final plat conforms with the approved preliminary plat design and all applicable conditions of approval required prior to City action on a final plat have been completely satisfied by the applicant. Draft City Council Findings of Fact, Conclusions of Law, Decision and Conditions of Approval for the White Clouds Townhomes: Phase II, Sublots 3, 4, 9 and 10 Final Plat, Application No. SUBFP 2013-02, are attached as **Exhibit "CC-1"**.

ALTERNATIVE ACTIONS: The general alternatives available to the City Council for action on the final plat 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 final plat application; or
- (2) Close the public hearing, discuss the findings, vote to deny the application and direct staff to return on a date certain with a resolution of denial reflecting the comments and findings of the Council; or

- (3) Continue the hearing date certain for further information and review prior to an action on the requested final plat or to direct staff to bring the final plat to the review of the Planning and Zoning Commission for a recommendation.

RECOMMENDATION: Before public comment is received, the City Council should disclose all information and contacts received outside the hearing on this item upon which the decision will be based, receive public testimony, and consider the facts and findings necessary to make a decision on the application. The City Council formally approved the preliminary plat application for the White Clouds Development, Parcel E, Multi-Family Townhomes on October 21, 2010.

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

LIST OF ATTACHED EXHIBITS:

- Exhibit "CC-1" Draft City Council Findings of Fact, Conclusions of Law, Decision and Conditions of Approval for the White Clouds Townhomes: Phase II, Sublots 3, 4, 9 and 10 Final Plat, Application No. SUBFP 2013-02.
- Exhibit "CC-2" May 22, 2013 White Clouds Townhomes: Phase II Final Plat review letter and plat check list from CH2M Hill.
- Exhibit "CC-3" Certificates of Occupancy for White Clouds Townhomes: Phase II, Sublots 3, 4, 9 and 10.
- Exhibit "CC-4" Approved City Council Findings of Fact, Conclusions of Law, Decision and Conditions of Approval for the White Clouds Development, Parcel E, Multi-Family Townhomes Preliminary Plat, Application No. SUBPP 2010-08.
- Exhibit "CC-5" White Clouds Development, Parcel E, Multi-Family Townhomes Preliminary Plat drawings consisting of four (4) 11" by 17" sheets reviewed and approved by the City Council on October 21, 2010 and stamped received by the City of Sun Valley on August 4, 2010.
- Exhibit "CC-6" Reduced White Clouds Townhomes: Phase II, Sublots 3, 4, 9 and 10 Final Plat Exhibit, consisting of two (2) 11" by 17" sheets stamped received by the City of Sun Valley on May 15, 2013.

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

EXHIBIT "CC-1"

(DRAFT) SUN VALLEY CITY COUNCIL

LAND SUBDIVISION)	FINDINGS OF FACT, CONCLUSIONS
WHITE CLOUDS TOWNHOMES)	OF LAW, DECISION AND
PHASE II, SUBLOTS 3, 4, 9 AND 10)	CONDITIONS OF APPROVAL
PARCEL E AMENDED OF)	
WHITE CLOUDS CORRECTED SUB)	
FINAL PLAT)	
APPLICATION NO. SUBFP 2013-02)	

This final plat application for four townhome sublots (Phase II) of a twelve unit townhome subdivision came before the Sun Valley City Council for consideration on June 6, 2013. The City Council reviewed the Community Development Director's Agenda Report and recommendation; conducted a properly noticed public hearing; and heard testimony from the public, the applicant, and the applicant's representatives. Based on the evidence presented, the City Council makes the following Findings of Fact/Conclusions of Law and Decision.

FINDINGS OF FACT / CONCLUSIONS OF LAW

1. The applicant for the White Clouds Townhomes: Phase II, Sublots 3, 4, 9 and 10 is Benchmark Associates, P.A. for Sun Valley Resort Property, LLC. The project area consists of an existing 2.58 acre parcel within the Multi-Family Residential (RM-1) Zoning District of the White Clouds Subdivision. The final plat is directly associated with Preliminary Plat Application SUBPP 2010-08 and Design Review Application No. DR 2010-20 for the construction of twelve townhome units with associated site improvements. Four of the twelve townhome units and related infrastructure improvements were constructed as part of Phase I and a final plat was approved by the City (Application No. SUBFP 2012-06). Phase II consists of four newly completed townhome units including two stand-alone, detached units and one attached duplex structure. The remaining four townhome units of the twelve unit townhome project are in various stages of construction, as are the related site improvements. A final plat application will be submitted for these remaining four sublots once they are completed.
2. The subject parcel was created for multi-family residential development as part of the White Clouds Subdivision through the City's approval of the project's Master Plan, Zoning Map Amendment, Planned Unit Development (PUD), Preliminary Plat and Final Plat. Parcel E is one of five (5) multi-family parcels created by the White Clouds Subdivision.
3. The final plat for White Clouds Townhomes: Phase II, Sublots 3, 4, 9 and 10 (Application No. SUBPP 2013-02) creates four (4) new multi-family townhome sublots. The four completed townhome units consist of two stand-alone, detached units and one attached duplex unit. The project's remaining four townhome units and related site improvements will be completed and recorded as a separate phase(s). The RM-1 Zoning District provides for medium density residential apartment, condominium and/or townhouse dwellings and incidental uses. Multiple-family residential townhouse units are permitted by right within the RM-1 zone. The 2.58 acre

parcel has a maximum density permitted by the Preliminary Plat of twelve townhome units. The project's proposed second phase of four (4) townhome units complies with the maximum density of 12 dwelling units for the parcel and with the maximum densities allowed within the RM-1 Zoning District.

4. The property owner filed a preliminary plat application on August 4, 2010 to subdivide Parcel E into twelve (12) townhome sublots with associated site improvements. The Planning and Zoning Commission recommended approval of the preliminary plat to the City Council on September 23, 2010 and the City Council approved the preliminary plat application on October 21, 2010. Improvement and utility plans were reviewed and approved by the City and various building permits were issued for the project. Construction commenced and four townhome units were completed in 2012. Now four more townhome units are complete as part of Phase II in 2013, each receiving a Certificate of Occupancy from the Building Official. The significant infrastructure for the entire project has been completed and the driveway access specific to the Phase II units is in place.
5. As per Municipal Code Section 9-4A-7B, Director's Review, the White Clouds Townhomes: Phase II Final Plat was reviewed by the Community Development Director for compliance with the approved preliminary plat design and all applicable conditions of approval. As permitted by the Development Code, the Director determined that the final plat did not significantly differ from the approved preliminary plat and, based on the review and comments from the City's Contract Engineer (CH2MHill), did not require that the final plat be submitted to the Planning and Zoning Commission for its evaluation and decision in the same manner as required in the preliminary plat process.
6. The required criteria for City Council review of a proposed final plat are contained in City Code Section 9-4A-7C and are fully discussed below. Additionally, City Code Section 9-4B-3, Townhomes, sets forth provisions to provide for public health, safety and welfare of purchasers and residents of townhome developments. Section 9-4B-3D-2 requires that a final plat shall not be approved by the City Council until all townhouse units have received an approved final inspection and certificate of occupancy from the City Building Inspector or the Council has approved a financial guarantee of performance for completion of improvements pursuant to Section 9-4A-8, Surety Agreements. Although Phases I and II and all the required public safety improvements and infrastructure are in place and available, the project's remaining four approved townhome units remain under construction. The applicant requested that a final plat be approved for the four newly completed townhome units of Phase II so pending sales can be finalized. As approved by the City Council in 2012, an Irrevocable Standby Letter of Credit in the amount of \$2,000,000 was provided by the applicant listing the City of Sun Valley as the beneficiary in order to satisfy Condition No. 2 of the Phase I Final Plat. This financial guarantee of performance remains in place to ensure completion of all remaining project improvements on Parcel E consistent with Preliminary Plat Application SUBPP 2010-08 and Design Review Application No. DR 2010-20 for the construction of twelve total townhome units with associated site improvements.

The applicant's financial guarantee of performance for completion of all remaining project townhome units and improvements on Parcel E complies with all requirements of City Code Section 9-4A-8, Surety Agreements. With the City Council's 2012 approval of the Irrevocable Standby Letter of Credit, the ownership of the four newly completed Phase II townhome units can be transferred prior to completion of the four remaining townhome units.

7. The subdivision includes extensive open common area and a private street/driveway system to access each of the four (4) newly constructed townhome sublots from the Sun Peak Drive right-of-way. A ten-foot (10) snow storage, utility and drainage easement exists on the property along the frontage of Sun Peak Drive. The Sun Peak Drive public street right-of-way and path will be plowed clear of snow by the City and Trail Creek Road is currently plowed by Idaho Transportation Department. No avalanche or run-out areas exist on the project site.
8. The SVW&SD issued a will-serve letter for the overall White Clouds Subdivision as part of the Preliminary Plat review and action. A submitted and approved Water and Sewer Plan detailed nearby existing utility infrastructure and on-site improvements. These water and sewer improvements are now constructed and available. The project can be fully served by the constructed water and sewer utilities. All other applicable services and utilities were extended to the site as part of the overall White Clouds infrastructure implementation and are adequate to fully serve the four Phase II townhomes as well as the four remaining townhome units under construction.
9. Considering and in accordance with the deviations and public benefits contained in the PUD approval for the overall White Clouds Development, the project design is consistent with Development Code Sections 9-4A-5, Design, and 9-3H-4, Regulated Structures. The significant slopes, ridges, knolls, summits and hilltops of the White Clouds Land Use Planning Area were preserved and subdivided into open space and recreational zoned parcels. The remaining more developable portions of the area were subdivided into single and multi-family residential uses. Parcel E is a multi-family zoned parcel surrounded to the north and east by significantly sloping topography preserved as open space. The toe of the steep 25% and greater slope area lies directly adjacent to the Parcel E property line, just off site. The few small and scattered 25% steep slope anomalies that appear on Parcel E via a detailed site specific slope analysis are not significant and were not intended to be preserved by the White Clouds Master Plan nor the White Clouds PUD. Additionally, in the RM-1 Zoning District, buildings on natural topography greater than fifteen percent (15%) are required to be designed in a manner to reduce visibility by using stepped building forms, natural color and materials, sloped roofs and landscaping. This townhome project utilizes a combination of detached and attached townhome units with pitched roof designs, placing the larger units at the less visible rear portion of the parcel, significantly dug into existing grade. The project's mix of stand-alone townhomes with attached duplexes, as opposed to potential design options with multi unit massing and condominium development, is appropriate for the site and minimizes project visibility. The project's use of natural stone and wood materials and mature screening landscaping further ensure compliance with hillside regulations. None of the twelve townhome units skyline above adjacent hillsides or knolls. The townhome project complies with all applicable regulations and design criteria contained in the Development Code and is consistent with the intent and purpose of the Hillside Ordinance, the White Clouds Master Plan and the White Clouds PUD.

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

1. Subject to appropriate conditions below, the subdivision conforms with all applicable requirements of Title 9, Development Code, and all other applicable ordinances and provisions of the City of Sun Valley City Code because the design of the four (4) townhome subplot subdivision with associated improvements complies with all applicable density, design, lot size, width, depth, shape, orientation and use requirements. The Phase II Final Plat complies with all

applicable regulations in effect for the proposed sublots within the applicable zoning district, including the purpose statements. The site is suitable for the proposed multi-family residential land use and is allowed by right within the RM-1 Zoning District. The applicant's twelve unit design represents development of the site with approximately one-third the development density allowed by Code. The proposed overall subdivision of the property to form twelve total townhome sublots and common area is in accordance with the uses and densities permitted within the RM-1 Zoning District.

2. The Phase II Final Plat, which further subdivides Parcel E for multi-family housing land use, is in accordance with the City of Sun Valley 2005 Comprehensive Plan Update which designates the area as Medium Density Residential. The subject property is currently designated as Medium Density Residential (up to 14 du/acre max.) by the Future Land Use Map of the 2005 Comprehensive Plan Update. The RM-1 Zoning District implements the Medium Density Residential designation of the Comprehensive Plan.
3. Essential public facilities and services, including but not limited to emergency services, transit, public street maintenance, housing and schools, are available to support the proposed uses and density or intensity without creating additional requirements at public costs for such public facilities and services.
4. The proposed subdivision will be accessed from the existing Sun Peak Drive public roadway improvements. As required by the Fire Department and proposed by the applicant, the constructed driveway and access roadway improvements meet all minimum standards for such improvements as specified by Title 7 of the City Code. The existing Sun Peak Drive and Trail Creek Road improvements provide direct access to the subdivision without the need for further construction of public streets or any additional right-of-way. Existing water and sewer infrastructure lies in close proximity and has been extended onto the site to adequately serve the new development. Proper Will Serve letters have been obtained for the project from the Sun Valley Water and Sewer District, Idaho Power and Intermountain Gas Company. Snow plowing and clearing on the private driveway system will be provided by the property owners. No offsite improvements are needed to connect the subdivision with existing public services and utilities. Fire and police service are provided by the City. The development will have no significant impact on the financial capability of the City to provide Municipal services.
5. It is determined that the proposed subdivision design complies with the specific design and improvement standards specified in Chapters 3 (Design and Development Regulations) and 4 (Subdivision Regulations) of Title 9 (Development Code) and with Title 7 (Engineering Standards and Design Practices) of the City Code. No significant historical, natural, ecological, architectural, archeological or scenic special sites lie on or adjacent to the project site. No significant streams, lakes or other natural bodies of water lie on site or directly adjacent. A site specific slope analysis was submitted as part of the project application and areas of any significant slope have been identified and quantified for the area on and adjacent to the proposed sublots. The significant slopes and hillsides lie off-site adjacent to the northeast in an open space zoned parcel, Parcel G. Pursuant to the deviations allowed in regard to steep slopes by the PUD approved for the overall White Clouds project, the subdivision design is appropriate for multi-family development. No view or hillside scarring will occur to the larger prominent surrounding hillsides and no significant natural features or hilltops will be disturbed. No natural tree masses or unique rock or geological formations exist on the site and the area is not within an identified view corridor or skyline.

6. The Community Development Department and the City's contract engineer, CH2M Hill, have completed a comprehensive review of the final plat application and have determined that all required application materials have been satisfactorily submitted as per Development Code requirements. The proposed townhome subdivision is consistent with the land uses envisioned for the property for many years as detailed in the Sun Valley Resort's 2004 Vision Plan and complies with the criteria in the 2005 Comprehensive Plan Update for the Gun Club (now referred to as the White Clouds) Land Use Planning Area. All aspects of the subdivision are consistent with the approved White Clouds Master Plan and the White Clouds PUD. The individual townhome sublots and surrounding site improvements are congruent with the size, nature and character of existing and future development in the area. No significant negative impacts to the area, City or natural environment have been identified due to the twelve-lot townhome subdivision, including but not limited to, water quality, air quality, noise, vegetation, riparian corridors, hillsides and other natural features. The final plat design minimizes impact on sensitive prominent hillsides and places development on the flatter, less visible areas of the site to minimize visual impacts on surrounding land uses. The townhomes placed higher on the site will be significantly dug into grade. The subdivision is not materially detrimental to the public health, safety, and welfare, and any significant impacts have been mitigated satisfactorily as a result of the project design as determined by the City Council. No significant negative impacts to the area or City due to the four (4) townhome subplot subdivision have been identified by staff nor have any comments or questions been received by the City during the noticed review and comment period for the City Council public hearing on the final plat application.

DECISION

Therefore, based upon the foregoing Findings of Fact/Conclusions of Law, the Sun Valley City Council hereby conditionally approves the final plat for the White Clouds Townhomes: Phase II, Sublots 3, 4, 9 and 10 based upon submitted application review documents, plat drawings, supporting exhibits, and testimony on the record at the public hearing, all considered by the City Council and subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. The final plat for the White Clouds Townhomes: Phase II, Sublots 3, 4, 9 and 10 shall be recorded by the applicant at the Office of the County Recorder and a copy of the recorded final plat document shall be submitted to the Community Development Department. No lots within the proposed subdivision shall be sold until the plat has been recorded in the Office of the County Recorder.
2. To the satisfaction of and prior agreement with the City Council in 2012 as part of the project's Phase I final plat approval requirements, the applicant provided the City with a financial guarantee of performance for completion of all remaining project improvements on Parcel E consistent with Preliminary Plat Application SUBPP 2010-08 and Design Review Application No. DR 2010-20 for the construction of twelve townhome units with associated site improvements. The financial guarantee of performance consists of an Irrevocable Standby Letter of Credit (Wells Fargo- Number IS0013970) in the amount of \$2,000,000 listing the City of Sun Valley as the beneficiary. This Letter of Credit shall remain in place as the applicant's financial guarantee of performance for completion of the four remaining townhome units and improvements on

Parcel E in compliance with the requirements of Development Code Section 9-4A-8, Surety Agreements.

3. Prior to or concurrent with recordation of the Phase II Final Plat, the applicant shall record a final copy of the *Declaration of Covenants, Conditions and Restrictions of White Clouds Townhomes: Phase II Subdivision*, which shall adequately provide for the control and maintenance of all commonly held facilities, garages, landscaping, parking and/or open site areas for the four newly completed townhomes. A copy of the recorded Phase II *Declaration* shall be submitted to the Community Development Director.

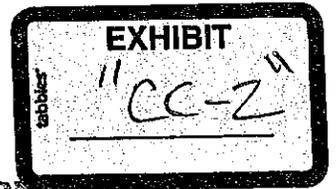
Dated this 6th day of June, 2013.

Dewayne Briscoe, Mayor
City of Sun Valley

Date Findings of Fact signed

ATTEST:

Hannah Stauts, City Clerk
City of Sun Valley



MEMORANDUM

CH2M HILL

Final Plat Review: White Clouds Townhomes: Phase II

TO: Mark Hofman

COPIES: Bill Whitesell
Cinda Lewis, Benchmark Associates

FROM: Betsy Roberts
Jennifer Bass

DATE: May 22, 2013

We received the Final Plat sheets and closure reports for White Clouds Townhomes: Phase I. These documents meet the intent of a final plat submittal and we find no fatal flaws. We understand that the Certification sheet will be forwarded for signatures as the project progresses.

A copy of the White Clouds Townhomes: Phase II Final Plat checklist table is attached.

Attachment: White Clouds Townhomes Ph II Final Plat Table, Dated May 22, 2013

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

For: Benchmark Associates

1	Subdivision Name:	White Clouds Townhomes: Phase II
2	Reviewer:	Jennifer Bass
3	Date:	May 22, 2013
4	Sheet Title and Preamble:	White Clouds Townhomes: Phase II. Located Within: Section 6, Township 4 North, Range 18 East, B.M., City of Sun Valley, Blaine County, Idaho. A Townhouse Subdivision of Tract A within the plat of "White Clouds Townhomes: Phase I", Inst. No. 599744, Creating Sublots 3, 4, 9 & 10 with Block 1 and Tract B, Future Sublots. May 13
5	Basis of Bearing:	OK
6	North Arrow:	OK
7	Scale and Legend:	OK
8	Plat Closure:	OK
9	Total Area:	OK, Individual lot areas shown.
10	Monuments:	OK
11	Land Corners:	OK
12	Initial Point:	OK
13	Street Names & Width:	OK, Private Driveway, width shown.
14	Easements:	OK: 10 foot wide Utility, Drainage and Irrigation Easement per original plat, 15 foot wide Public Trail Easement for public use, 20 foot wide landscape buffer per plat, 5' Idaho Power Co. Easement Inst. #574659, 10' Snow Storage Easement per original plat.
15	Lot & Block Numbers:	OK
16	Lot Dimensions:	OK
17	Curve & Line Tables:	OK
18	Certifications:	None, they shall be provided with final Mylar set
19	Certificate of Owner:	None
20	Certificate of Surveyor:	None
21	Sanitary Restriction:	OK
22	Agency Approvals:	None
23	Public Dedication:	OK, See Note 6
24	Common Areas:	Private driveway is designated as common area.

Notes: We understand that the Certification Sheet will be forwarded for signatures as the project progresses.

EXHIBIT
"CC-3"
tabbles

Certificate of Occupancy

Issued by
The City of Sun Valley Department of Building Safety

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

Legal Address: Sub lot 3 White Clouds Townhomes Phase II

Building Permit No: **2012-015**

Owners: **Sun Valley Company**

Occupancy: **R-3**

Sprinkler System Required: **Yes**

Date: May 29 2013

Address: **14 Cloud Nine Drive**

Address: **P.O. Box 10, Sun Valley, ID 83353**

Occupant Load: **Maximum of 9 people**

Builder: **Intermountain Construction Inc.**



[Signature]
Eric Adams, Building Official

Original Document

Must be returned to Building Department

Certificate of Completion

Issued by

The City of Sun Valley Department of Building Safety

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

Legal Address: SUBLOT 3 WHITE CLOUDS TOWNHOMES PHASE II

Building Permit No: 2012-015 Address: 14 CLOUD NINE DRIVE

Owners: SUN VALLEY COMPANY Address: P.O. Box 10 SUN VALLEY, ID 83353

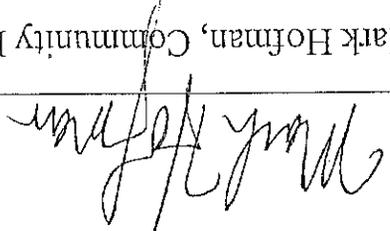
Occupancy: R-3 Construction Type: V-B Occupant Load: Maximum of 9 people

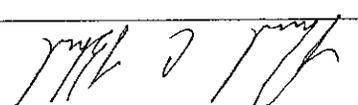
Sprinkler System Required: YES Builder: INTERMOUNTAIN CONSTRUCTION INC.

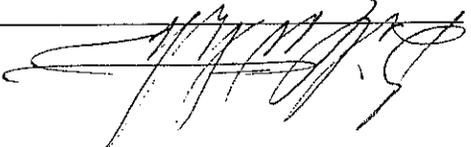
 5/29/13 (Must be Final Signature)
Date

Eric Adams, Building Official
Ph# 208 622-4438 Ext. 17

This Certificate is issued showing the structure was in compliance with the various ordinances of the City regulating building construction or use. This Certificate is not valid unless the signatures below are completed and dated. It is the responsibility of the contractor, authorized agent or owner to ensure all signatures are completed and dated.

Mark Hofman, Community Development Director
Ph# 208 622-4438

Date 5/29/13

Reid Black, Fire Code Official
Ph# 208 622-8234

Date 5/17/13

Bill Whitesell, Street Superintendent
Ph# 208 622-4438

Date 5/29/13

The signatures above indicate that all improvements to the property described on the front comply with all requirements contained in City Code for the above departments.

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The City of Sun Valley Department of Building Safety

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

Legal Address: Sub Lot 4 White Clouds Townhomes Phase II

Building Permit No: **2012-015**

Owners: **Sun Valley Company**

Occupancy: **R-3**

Sprinkler System Required: **Yes**

Date: May 29, 2013

Construction Type: **V-B**

Occupant Load: **Maximum of 9 people**

Address: **16 Cloud Nine Drive**

Address: **P.O. Box 10, Sun Valley, ID 83353**

Builder: **Intermountain Construction Inc.**


Eric Adams, Building Official



Original Document

Must be returned to Building Department

Certificate of Completion

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The City of Sun Valley Department of Building Safety

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Legal Address: SUBLOT 4 WHITE CLOUDS TOWNHOMES PHASE II

Building Permit No: 2012-015 Address: 16 CLOUD NINE DRIVE

Owners: SUN VALLEY COMPANY Address: P.O. Box 10 SUN VALLEY, ID 83353

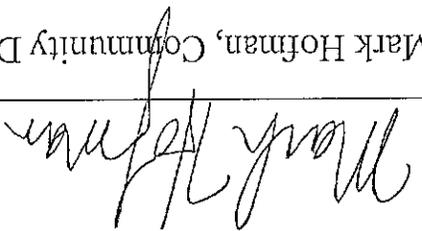
Occupancy: R-3 Construction Type: V-B Occupant Load: Maximum of 9 people

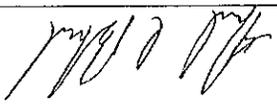
Sprinkler System Required: YES Builder: ZWITERSMOUNTAIN CONSTRUCTION INC.

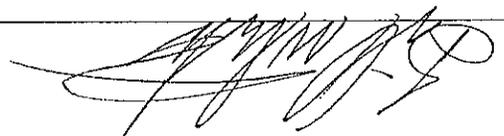
 5/29/13 (Must be Final Signature)
Date

Eric Adams, Building Official
Ph# 208 622-4438 Ext. 17

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Ph# 208 622-4438

Date 5/29/13

Reid Black, Fire Code Official
Ph# 208 622-8234

Date 5/17/13

Bill Whitesell, Street Superintendent
Ph# 208 622-4438

Date 3/29/13

The signatures above indicate that all improvements to the property described on the front comply with all requirements contained in City Code for the above departments.

Certificate of Occupancy

Issued by

The City of Sun Valley Department of Building Safety

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

Legal Address: Sublot 9 White Clouds Townhomes Phase II

Building Permit No: 2011-101

Owners: Sun Valley Company

Occupancy: R-3

Sprinkler System Required: No

Date:

May 31, 2013

Address: 17 Cloud Nine Drive

Address: P.O. Box 10, Sun Valley, ID 83353

Construction Type: V-B

Occupant Load: Maximum of 9 people

Builder: Intermountain Construction Inc.




Eric Adams, Building Official

Original Document

Must be returned to Building Department

Certificate of Completion

Issued by

The City of Sun Valley Department of Building Safety

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

Legal Address: SUBLOT 9 WHITE CLOUDS TOWNHOMES PHASE II

Building Permit No: 2011-101 Address: 17 CLOUD NINE DRIVE

Owners: SUN VALLEY COMPANY Address: P.O. BOX 10, SUN VALLEY, 1083353

Occupancy: R-3 Construction Type: V-B Occupant Load: Maximum of 9 people

Sprinkler System Required: No Builder: INTERMOUNTAIN CONSTRUCTION INC.

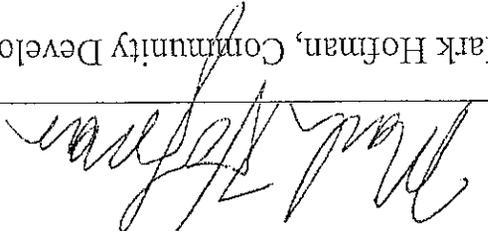
 _____ (Must be Final Signature)

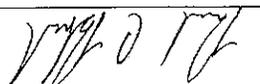
Eric Adams, Building Official

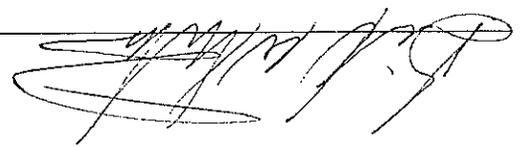
Date

Ph# 208 622-4438 Ext. 17

This Certificate is issued showing the structure was in compliance with the various ordinances of the City regulating building construction or use. This Certificate is not valid unless the signatures below are completed and dated. It is the responsibility of the contractor, authorized agent or owner to ensure all signatures are completed and dated.

Mark Hofman, Community Development Director
Ph# 208 622-4438

Date 5/31/13

Reid Black, Fire Code Official
Ph# 208 622-8234

Date 5/17/13

Bill Whitesell, Street Superintendent
Ph# 208 622-4438

Date 5/29/13

The signatures above indicate that all improvements to the property described on the front comply with all requirements contained in City Code for the above departments.

Certificate of Occupancy

Issued by

The City of Sun Valley Department of Building Safety

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

Legal Address: **Sub-Lot 10 of White Clouds Townhomes; Phase II**

Building Permit No: **2012-031**

Address: **19 Cloud Nine Drive**

Owners: **Sun Valley Company**

Address: **P.O. Box 10, Sun Valley, ID 83353**

Occupancy: **R-3**

Construction Type: **V-B**

Occupant Load: **Maximum of 9 people**

Sprinkler System Required: **No**

Builder: **Intermountain Construction Inc.**

May 29, 2013


Eric Adams, Building Official

Original Document

Must be returned to Building Department

Certificate of Completion

Issued by

The City of Sun Valley Department of Building Safety

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

Legal Address: Sublot 10 WHITE CLOUDS TOWNHOMES - PHASE II

Building Permit No: 2012-031 Address: 19 CLOUD NINE DRIVE

Owners: SUN VALLEY COMPANY Address: P.O. Box 10, SUN VALLEY, ID 83354

Occupancy: R-3 Construction Type: V-B Occupant Load: Maximum of 9 people

Sprinkler System Required: No Builder: INTERMOUNTAIN CONSTRUCTION INC.

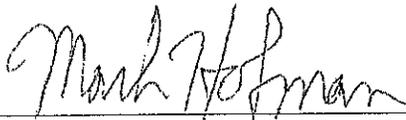
 5/29/13 (Must be Final Signature)
/Date

Eric Adams, Building Official
Ph# 208 622-4438 Ext. 17

This Certificate is issued showing the structure was in compliance with the various ordinances of the City regulating building construction or use.

This Certificate is not valid unless the signatures below are completed and dated.

It is the responsibility of the contractor, authorized agent or owner to ensure all signatures are completed and dated.

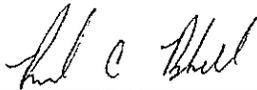


5/29/13

Mark Hofman, Community Development Director

Date

Ph# 208 622-4438

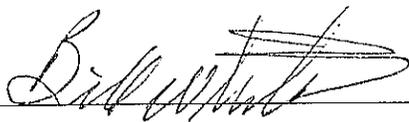


5/17/13

Reid Black, Fire Code Official

Date

Ph# 208 622-8234



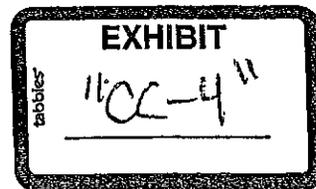
5/29/13

Bill Whitesell, Street Superintendent

Date

Ph# 208 622-4438

The signatures above indicate that all improvements to the property described on the front comply with all requirements contained in City Code for the above departments.



SUN VALLEY CITY COUNCIL

LAND SUBDIVISION)	FINDINGS OF FACT, CONCLUSIONS
WHITE CLOUDS DEVELOPMENT)	OF LAW, DECISION AND
PARCEL E, MULTI-FAMILY TOWNHOMES))	CONDITIONS OF APPROVAL
PRELIMINARY PLAT)	
APPLICATION NO. SUB 2010-08)	

This preliminary plat application came before the Sun Valley City Council for consideration on October 21, 2010. The City Council conducted a properly noticed public hearing; reviewed the application materials submitted; heard testimony from the public, the applicant, and the applicant's representatives; reviewed the approval recommendation by the Planning and Zoning Commission and reviewed the City staff reports. Based on the evidence presented, the City Council makes the following Findings of Fact/Conclusions of Law and Decision:

FINDINGS OF FACT / CONCLUSIONS OF LAW

1. The applicant for the White Clouds Parcel E Townhomes Subdivision is Jim Ruscitto, AIA for Sun Valley Resort Properties, LLC. The project area consists of an existing 2.48 acre undeveloped parcel within the Multi-Family Residential (RM-1) Zoning District of the White Clouds Subdivision. The preliminary plat is associated with Design Review Application No. DR2010-20 for the construction of twelve townhome units with associated site improvements.
2. The subject parcel was created for future multi-family residential development as part of the White Clouds Subdivision through the City's approval of the project's Master Plan, Zoning Map Amendment, Planned Unit Development (PUD), Preliminary Plat and Final Plat. Parcel E is one of five (5) undeveloped multi-family parcels created by the White Clouds Subdivision.
3. The preliminary plat for White Clouds Parcel E Townhome Subdivision (Application No. SUBPP2010-08) creates twelve (12) multi-family townhome sublots on a total of 2.48 acres. The twelve townhome units consist of four stand-alone, detached units and eight attached duplex units. The RM-1 Zoning District provides for medium density residential apartment, condominium and/or townhouse dwellings and incidental uses. Multiple-family residential townhouse units are permitted by right within the RM-1 zone. The 2.48 acre parcel has a maximum density permitted by Development Code of fourteen (14) dwelling units per gross acre (34 units). The project's proposed 4.84 dwelling unit per acre density complies with the maximum density of 14 dwelling units per acre within the RM-1 Zoning District.
4. The Planning and Zoning Commission performed a properly noticed site visit to the project site on September 9, 2010 to view the development layout, examine existing site conditions and evaluate the project design for impacts and compliance with City standards. At the conclusion of the public hearing on September 23, 2010 the Commission recommended approval of the preliminary plat application to the City Council.
5. The subdivision includes extensive open common area and a private street/driveway system to access each of the twelve new townhome sublots from the Sun Peak Drive right-of-way. A ten-foot (10) snow storage, utility and drainage easement exists on the property along the frontage of Sun Peak Drive. The Sun Peak Drive public street right-of-way and path will be plowed clear of snow by the City and Trail Creek Road is currently plowed by Idaho Transportation Department. No avalanche or run-out areas exist on the project site.

6. The SVW&SD has issued a will-serve letter for the overall White Clouds Subdivision. A Preliminary Water and Sewer Plan submitted as part of the project drawings (Sheet C-2) depicts nearby existing utility infrastructure and on-site improvements. It has been determined that the project can easily be served by extending water and sewer utilities directly to the twelve new townhomes. All other applicable services and utilities were extended to the site as part of the overall White Clouds infrastructure implementation and are adequate to fully serve the twelve new townhome units and associated site development.

7. Considering and in accordance with the deviations and public benefits contained in the PUD approval for the overall White Clouds Development, the project design is consistent with Development Code Sections 9-4A-5, Design, and 9-3H-4, Regulated Structures. The significant slopes, ridges, knolls, summits and hilltops of the White Clouds Land Use Planning Area were preserved and subdivided into open space and recreational zoned parcels. The remaining more developable portions of the area were subdivided into single and multi-family residential uses. Parcel E is a multi-family zoned parcel surrounded to the north and east by significantly sloping topography preserved as open space. The toe of the steep 25% and greater slope area lies directly adjacent to the Parcel E property line, just off site. The few small and scattered 25% steep slope anomalies that appear on Parcel E via a detailed site specific slope analysis are not significant and were not intended to be preserved by the White Clouds Master Plan nor the White Clouds PUD. Additionally, in the RM-1 Zoning District, buildings on natural topography greater than fifteen percent (15%) are required to be designed in a manner to reduce visibility by using stepped building forms, natural color and materials, sloped roofs and landscaping. This townhome project utilizes a combination of detached and attached townhome units with pitched roof designs, placing the larger units at the less visible rear portion of the parcel, significantly dug into existing grade. The project's mix of stand-alone townhomes with attached duplexes, as opposed to potential design options with multi unit massing and condominium development, is appropriate for the site and minimizes project visibility. The project's use of natural stone and wood materials and mature screening landscaping further ensure compliance with hillside regulations. None of the twelve townhome units skyline above adjacent hillsides or knolls. The townhome project complies with all applicable regulations and design criteria contained in the Development Code and is consistent with the intent and purpose of the Hillside Ordinance, the White Clouds Master Plan and the White Clouds PUD.

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

1. Subject to appropriate conditions below, the subdivision conforms with all applicable requirements of Title 9, Development Code, and all other applicable ordinances and provisions of the City of Sun Valley City Code because the design of the twelve townhome subplot subdivision with associated improvements complies with all applicable density, design, lot size, width, depth, shape, orientation and use requirements. The preliminary plat complies with all applicable regulations in effect for the proposed sublots within the applicable zoning district, including the purpose statements. The site is suitable for the proposed multi-family residential land use and is allowed by right within the RM-1 Zoning District. The applicant's twelve unit design represents development of the site with approximately one-third the development density allowed by Code. The proposed subdivision of the property to form twelve townhome sublots and common area is in accordance with the uses and densities permitted within the RM-1 Zoning District.

2. The preliminary plat, which subdivides the property for multi-family housing land use, is in accordance with the City of Sun Valley 2005 Comprehensive Plan Update which designates the area as Medium Density Residential. The subject property is currently designated as Medium Density Residential (up to 14 du/acre max.) by the Future Land Use Map of the 2005 Comprehensive Plan Update. The RM-1 Zoning District implements the Medium Density Residential designation of the Comprehensive Plan.
3. Essential public facilities and services, including but not limited to emergency services, transit, public street maintenance, housing and schools, are available to support the proposed uses and density or intensity without creating additional requirements at public costs for such public facilities and services.
4. The proposed subdivision will be accessed from the existing Sun Peak Drive public roadway improvements. As conditioned by the Fire Department herein and proposed by the applicant, the driveway and access roadway improvements will meet all minimum standards for such improvements as specified by Title 7 of the City Code. The existing Sun Peak Drive and Trail Creek Road improvements provide direct access to the subdivision without the need for further construction of public streets or any additional right-of-way. Existing water and sewer infrastructure lies in close proximity and will be extended onto the site to adequately serve the new development. A Utility Exhibit submitted as part of the development application for the preliminary plat depicts existing utility infrastructure and features and it has been determined that the project can easily be served by extending laterals to the sublots. Proper Will Serve letters have been obtained for the project from the Sun Valley Water and Sewer District, Idaho Power and Intermountain Gas Company. Snow plowing and clearing on the private driveway system will be provided by the property owners. No offsite improvements are needed to connect the proposed subdivision with existing public services and utilities. Fire and police service will be provided by the City. The development will have no significant impact on the financial capability of the City to provide Municipal services.
5. It is determined that the proposed subdivision design complies with the specific design and improvement standards specified in Chapters 3 (Design and Development Regulations) and 4 (Subdivision Regulations) of Title 9 (Development Code) and with Title 7 (Engineering Standards and Design Practices) of the City Code. No significant historical, natural, ecological, architectural, archeological or scenic special sites lie on or adjacent to the project site. No significant streams, lakes or other natural bodies of water lie on site or directly adjacent. A site specific slope analysis was submitted as part of the project application and areas of any significant slope have been identified and quantified for the area on and adjacent to the proposed sublots. The significant slopes and hillsides lie off-site adjacent to the northeast in an open space zoned parcel. Pursuant to the deviations allowed in regard to steep slopes by the PUD approved for the overall White Clouds project, the subdivision design is appropriate for multi-family development. No view or hillside scaring will occur to the larger prominent surrounding hillsides and no significant natural features or hilltops will be disturbed. No natural tree masses or unique rock or geological formations exist on the site and the area is not within an identified view corridor or skyline.
6. The City and its representatives have completed a comprehensive review of the development application and have determined that all required application materials have been satisfactorily submitted as per Development Code requirements. The proposed townhome subdivision is consistent with the land uses envisioned for the property for many years as detailed in the Sun Valley Resort's 2004 Vision Plan and complies with the criteria in the 2005 Comprehensive Plan Update for the Gun Club (commonly referred to as the White Clouds) Land Use Planning Area.

All aspects of the subdivision are consistent with the approved White Clouds Master Plan and the White Clouds PUD. The individual townhome sublots and surrounding site improvements are congruent with the size, nature and character of existing and future development in the area. No significant negative impacts to the area, City or natural environment have been identified due to the twelve-lot townhome subdivision, including but not limited to, water quality, air quality, noise, vegetation, riparian corridors, hillsides and other natural features. The preliminary plat design minimizes impact on sensitive prominent hillsides and places development on the flatter, less visible areas of the site to minimize visual impacts on surrounding land uses. The townhomes placed higher on the site will be significantly dug into grade. The subdivision is not materially detrimental to the public health, safety, and welfare, and any significant impacts have been mitigated satisfactorily as a result of the project design as determined by the City Council and the Planning and Zoning Commission.

DECISION

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

1. The Preliminary Plat and all aspects of the subdivision design shall conform to the project drawings reviewed by the City Council and dated received by the City of Sun Valley on August 4, 2010. Construction of improvements, facilities, private streets, driveways and public utility improvements shall be completed to the satisfaction of the City.
2. The applicant shall comply with all conditions and comments contained in the August 31, 2010 review and comment letter from the Sun Valley Fire Department including: 1.) the provision of fire hydrants in the locations specified as acceptable to the Fire Chief; 2.) the provision of an adequate address monument at the project entrance; 3.) sagebrush removal and 50-foot buffer zone consisting of just grasses and light fuels at the rear of the project; 4.) provision of fully automatic fire suppression system; 5.) all access roads and hydrants shall be kept clear during the construction phase; 6.) responsibility of snow removal from hydrant areas is responsibility of the property owner; and 7.) installation of approved spark arrestors on all fire appliance chimneys is required. No changes shall be allowed to the Plat without prior approval of the Fire Chief and the Community Development Director.
3. To the satisfaction of the Community Development Director, in order to insure compliance with Title 7 of the City Code, the Developer shall provide, pay for, and install, or cause to be installed to City standards the following (as applicable) so as to insure that the City can provide necessary Municipal services and facilities:
 - a. Water distribution systems and appurtenances including fire hydrants, fire alarms and other fire control devices.
 - b. Sewer lines, pumps and appurtenant sewage collection and disposal devices, together with devices for the removal of materials and water from sewage not amenable to or capable of treatment or reduction by the sewer district's sewage treatment processes or prohibited by State or Federal laws or regulations.
 - c. Streets, curbs and gutters, street base coarse material, wearing coarse material, bridges, sidewalks, bicycle pathways, street signs, traffic control devices, intersection signals, vehicle turning and deceleration lanes (if applicable).

- d. Storm drainage structures, lines and appurtenances, including culverts or other devices to enclose open ditches and to inhibit access to them by children, together with drainage easements sufficient to accommodate expected runoffs as determined according to generally accepted drainage accommodation principles.
 - e. Electrical distribution facilities, transformers and appurtenances, underground wiring, underground communication systems, wiring and underground cable television system and wiring.
 - f. Gas distribution systems and appurtenances.
 - g. Preservation or replacement of trees, shrubs, ground cover and other vegetation, install soil stabilization improvements to prevent erosion or degradation of surface water quality and inhibit vegetative growth in impounded waters or streams.
 - h. Public easements shall be dedicated for all required utilities and improvements.
4. The drawing submitted for final plat application and the drawings submitted to the City for infrastructure improvements shall be reviewed by the City's engineer and all proposed private street, grading, driveway, utility and drainage improvements shall conform to applicable standards. The drainage improvements shall be designed and constructed to be consistent with and compatible with the existing drainage improvements along Sun Peak Drive and Trail Creek Road as well as any improvements and conditions on the adjacent Sun Valley Golf Course property and adjacent residential subdivision. The applicant shall comply and/or clarify as needed all applicable comments and conditions contained in the review letter dated August 31, 2010 from the City's Engineer, CH2MHill.
 5. The private street improvements and all related project grading, driveway, utility and drainage improvements shall be designed and constructed to City standards to the satisfaction of the City's engineer, the Streets Department and the Community Development Director.
 6. The construction management plan submitted for the twelve townhouse subplot subdivision that addresses construction parking, material storage, storm water runoff, site security, noise, hours of activity, and nuisance control (noise, music, animals, dust, site watering, trash, construction fencing, safety, and street cleaning) shall be complied with to the satisfaction of the Community Development Director and Chief Building Official throughout the entire construction phase.
 7. The applicant shall submit copies of draft party wall agreements for the duplex units to the Community Development Department prior to issuance of any grading or building permits for the project as per Development Code requirements. Final party wall agreements shall be recorded and copies submitted to the Community Development Department prior to final plat approval.
 8. Prior to final plat approval by the City, the applicant shall submit final copies of agreements and documents creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control and maintenance of all commonly held facilities, garages, landscaping, parking and/or open site areas,
 9. The twelve townhome subplot White Clouds Parcel E Townhome Subdivision (Application No. SUBPP2010-08) shall be specific to Design Review Application No. DR2010-20. The applicant shall satisfy all applicable conditions and requirements of this associated development approval prior to submittal and action by the City on a final plat for the subdivision.
 10. A final plat shall not be approved by the City Council until all townhouse units have received an approved final inspection and certificate of occupancy from the City Building Inspector or the Council has approved a phasing plan development agreement and/or a financial guarantee of

performance for completion of improvements pursuant to Code Section 9-4A-8.

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

Dated this 21st day of October, 2010.

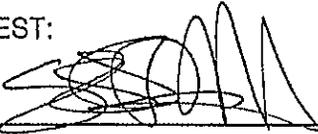


Wayne Willich, Mayor
City of Sun Valley

Oct. 22nd/2010

Date Findings of Fact signed

ATTEST:



~~Kelly Ek, City Clerk~~ Sharon Hammer
City of Sun Valley

WHITE CLOUDS RESIDENCES

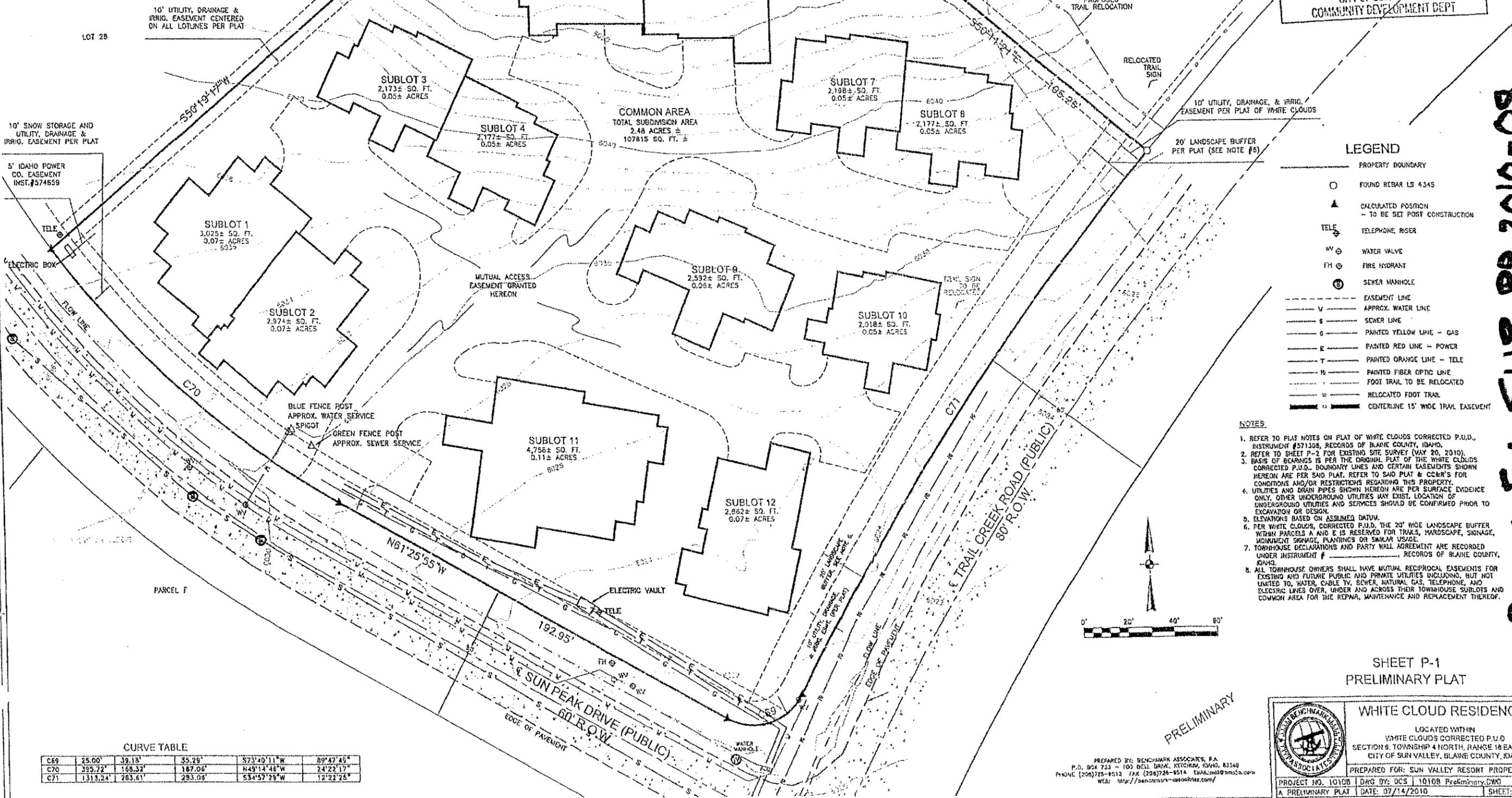
A TOWNHOUSE SUBDIVISION
 LOCATED WITHIN PARCEL E, WHITE CLOUDS CORRECTED P.U.D.
 SECTION 6, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
 CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

WHEREIN PARCEL E, WHITE CLOUDS CORRECTED P.U.D.
 (INST.#571308, RECORDS OF BLAINE COUNTY, IDAHO)
 IS SUBDIVIDED INTO 12 TOWNHOUSE LOTS.

JULY 2010
 PRELIMINARY PLAT

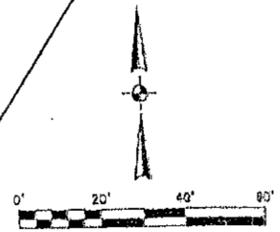
EXHIBIT
 11" CC-5"

RECEIVED
 AUG - 4 2010
 CITY OF SUN VALLEY
 COMMUNITY DEVELOPMENT DEPT



- LEGEND**
- PROPERTY BOUNDARY
 - FOUND REBAR LS 4345
 - ▲ CALCULATED POSITION - TO BE SET POST CONSTRUCTION
 - TELE TELEPHONE RISER
 - WV WATER VALVE
 - FH FIRE HYDRANT
 - SM SEWER MANHOLE
 - EASEMENT LINE
 - APPROX. WATER LINE
 - SEWER LINE
 - PAINTED YELLOW LINE - GAS
 - PAINTED RED LINE - POWER
 - PAINTED ORANGE LINE - TELE
 - PAINTED FIBER OPTIC LINE
 - FOOT TRAIL TO BE RELOCATED
 - RELOCATED FOOT TRAIL
 - CENTERLINE 15' WIDE TRAIL EASEMENT

- NOTES**
1. REFER TO PLAT NOTES ON PLAT OF WHITE CLOUDS CORRECTED P.U.D., INSTRUMENT #571308, RECORDS OF BLAINE COUNTY, IDAHO.
 2. REFER TO SHEET P-2 FOR EXISTING SITE SURVEY (MAY 20, 2010).
 3. BASIS OF BEARINGS IS PER THE ORIGINAL PLAT OF THE WHITE CLOUDS CORRECTED P.U.D., BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER SAID PLAT. REFER TO SAID PLAT & C.C.R.'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
 4. UTILITIES AND DRAIN PIPES 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.
 5. ELEVATIONS BASED ON ASSUMED DATUM.
 6. PER WHITE CLOUDS, CORRECTED P.U.D., THE 20' WIDE LANDSCAPE BUFFER WITHIN PARCELS A AND E IS RESERVED FOR TRAILS, HARDSCAPE, SIGNAGE, MOUNTAIN SIGNAGE, PLAYINGS OR SIMILAR USAGE.
 7. TOWNHOUSE DECLARATIONS AND PARTY WALL AGREEMENT ARE RECORDED UNDER INSTRUMENT # _____, RECORDS OF BLAINE COUNTY, IDAHO.
 8. ALL TOWNHOUSE OWNERS SHALL HAVE MUTUAL RECIPROCAL EASEMENTS FOR EXISTING AND FUTURE PUBLIC AND PRIVATE UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, CABLE TV, SEWER, NATURAL GAS, TELEPHONE, AND ELECTRIC LINES OVER, UNDER AND ACROSS THEIR TOWNHOUSE SUBLOTS AND COMMON AREA FOR THE REPAIR, MAINTENANCE AND REPLACEMENT THEREOF.



CURVE TABLE

C69	25.00'	39.18'	35.29'	S73°49'11"W	89°47'45"
C70	323.72'	188.32'	187.06'	N49°14'48"W	24°22'17"
C71	1313.24'	283.61'	283.08'	S34°37'23"W	12°32'25"

PRELIMINARY

SHEET P-1
 PRELIMINARY PLAT

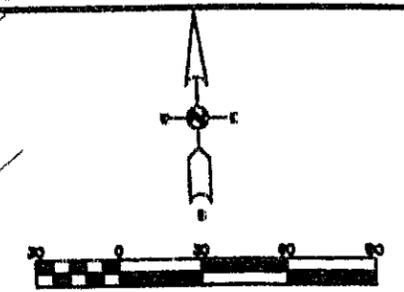
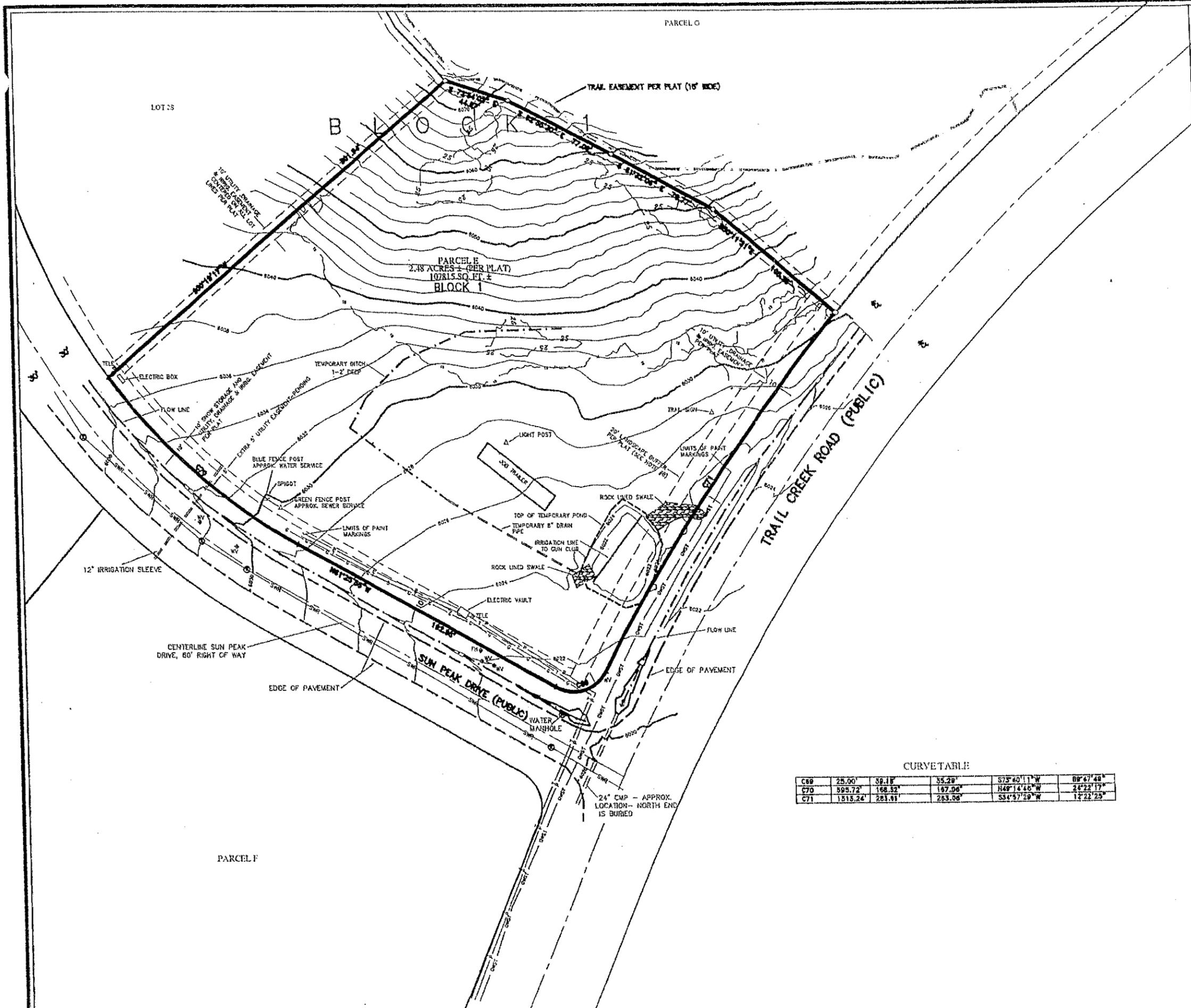
WHITE CLOUD RESIDENCES

LOCATED WITHIN
 WHITE CLOUDS CORRECTED P.U.D.
 SECTION 6, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
 CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

PREPARED BY: SUN VALLEY RESORT PROPERTY L.L.C.
 PROJECT NO. 10108 DRG BY: DCS 10108 Preliminary.DWG
 A PRELIMINARY PLAT DATE: 07/14/2010 SHEET: 1 OF 1

PREPARED BY: BENCHMARK ASSOCIATES, P.A.
 P.O. BOX 723 - 100 DELL DRUM, KETCHIKAN, IDAHO, 83340
 PHONE (208)725-9512 FAX (208)726-6514 EMAIL: info@benchmark.com
 WEB: http://benchmark-associates.com/

PARCEL E: SUB PP 2010-08



SCALE 1"=30'
 CONTOUR INTERVAL = 5'
LEGEND

- PROPERTY BOUNDARY
- FOUND NAIL IN 4308
- A DASHED PORTION TO BE SET POST CONSTRUCTION
- TELE TELEPHONE BINDER
- WV WATER MAIN
- FM FIRE MAIN
- SM SEWER MAIN
- SWR SEWER LINE
- 0 PAINTED YELLOW LINE - BARRI
- 7 PAINTED RED LINE - POWER
- 1 PAINTED ORANGE LINE - TELE
- CHST PAINTED FOUR DOTS LINE
- 16 WIRE SLOPE LINE 8-20-2000
- 25 WIRE SLOPE LINE 8-20-2000

- 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 ABOVE SURVEY DATE. IT SHOULD BE NOTED THAT THIS MAP IS CONSIDERED A SURVEY DOCUMENT, WHICH, UNLESS OTHERWISE WELL KNOWN FROM THE FACTS IS CONSIDERED A SURVEY DOCUMENT.
 2. THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT.
 3. BASIS OF BEARINGS IS PER THE ORIGINAL PLAT OF THE WHITE CLOUDS CORRECTED P.U.D. BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER SAID PLAT. REFER TO SAID PLAT & COE'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
 4. UTILITIES AND DRAIN PIPES 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.
 5. ELEVATIONS BASED ON ASSUMED DATUM.
 6. 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 OR ANY OTHER LAND-USE REGULATIONS.
 7. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.
 8. PER PLAT, THE 20' WIDE LANDSCAPE BUFFER WITHIN PARCELS A AND E IS RESERVED FOR TRAILS, HARDSCAPE, SCULPTURE, MONUMENT SIGNAGE, PLANTINGS OR SIMILAR USAGE.

CURVE TABLE

C69	25.00'	59.18'	55.28'	S75°40'11" W	89°47'48"
C70	595.72'	168.32'	187.06'	N49°14'46" W	24°22'17"
C71	1515.24'	281.81'	283.08'	S54°57'29" W	12°22'25"

SHEET P-2

WHITE CLOUDS CORRECTED ASSOCIATES ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE BELIEF, ACCURACY OR COMPLETENESS 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 ARCHITECT ASSOCIATES ONLY.

PREPARED BY: BENCHMARK ASSOCIATES P.A.
 P.O. BOX 783 - 100 BELL DRIVE
 KETCHUM, IDAHO, 83349
 PHONE (208)725-8812 FAX (208)725-8614
 Copyright © 2010 by Benchmark Associates

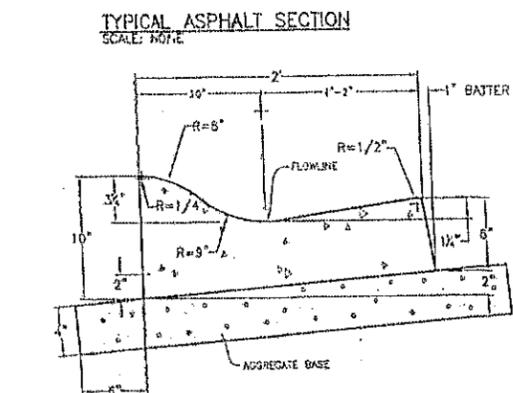
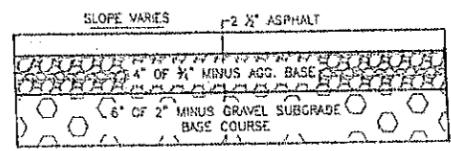


WHITE CLOUDS CORRECTED
P.U.D. PARCEL "E"
 SECTION 6, T4N, R18E, B.M.
 BLAINE COUNTY, IDAHO.
 CLIENT: SUN VALLEY RESORT PROPERTY L.L.C.
 PROJECT NO. 08118 DWS BY: J.P.P. SHEET 1 OF 1
 NO. PARCEL E TOPO 8-20-10.dwg DATE OF SURVEY: 8/20/2010

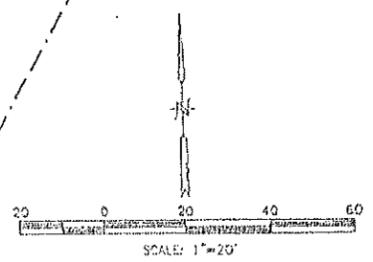


LEGEND

---	PROPERTY LINE
TELE	EXISTING TELEPHONE RISER
---	EXISTING WATER MAIN
---	EXISTING WATER VALVE
---	EXISTING FIRE HYDRANT
---	EXISTING SEWER MANHOLE
---	EXISTING SEWER MAIN
---	EXISTING INTERMOUNTAIN GAS MAIN
---	EXISTING UNDERGROUND POWER
---	EXISTING TELEPHONE
---	EXISTING FIBER OPTIC
---	PROPOSED FIRE HYDRANT
---	PROPOSED 8" CS90 WATER MAIN
---	PROPOSED WATER SERVICE LATERAL
---	PROPOSED SEWER MANHOLE
---	PROPOSED 8" SDR-35 SEWER MAIN
---	PROPOSED SEWER SERVICE LATERAL
---	PROPOSED CATCH BASIN
---	PROPOSED DRY WELL
---	PROPOSED 12" SDR-35 PVC STORM DRAIN
---	PROPOSED PAVEMENT
---	PROPOSED ROLLED CURB & GUTTER
---	DIRECTION OF FLOW
---	PROPOSED LANDSCAPE CATCH BASIN



- GENERAL NOTES:**
- CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING CONSTRUCTION. ANY CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
 - THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (1-800-342-1585) AND THE SUN VALLEY WATER & SEWER DISTRICT (1-208-622-7610) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE CONSTRUCTION OF ALL ITEMS HEREON. DUST CONTROL SHALL BE CONTINUOUS DURING CONSTRUCTION, 24 HOURS PER DAY 7 DAYS PER WEEK. THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS OF THE STORM WATER POLLUTION PREVENTION PROGRAM AT ALL TIMES UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
 - CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPC), IDAPA 58.01.06, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE STANDARDS FOR WATER AND SEWER SYSTEMS, SUN VALLEY WATER AND SEWER DISTRICT, JANUARY 1992.
 - CONTRACTOR SHALL DISINFECT WATER MAIN, PRESSURE TEST AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPC) AND AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.
 - THE CONSTRUCTION OF WATER MAINS SHALL BE IN ACCORDANCE WITH THE STANDARDS FOR WATER AND SEWER SYSTEMS, SUN VALLEY WATER AND SEWER DISTRICT, JANUARY 1992.
 - ALL WATER SERVICE FIXTURES, FITTINGS, PIPING AND ALL RELATED APPURTENANCES SHALL BE ANSI/NSF STD. 61 COMPLIANT.
 - CONTRACTOR SHALL USE ANSI/NSF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.
 - ALL SANITARY SEWERS, INCLUSIVE OF LATERALS, SHALL BE CONSTRUCTED TO A DEPTH SUFFICIENT TO ALLOW FOR GRAVITY FLOW TO THE SEWER SYSTEM FROM ALL FLOORS OF RESIDENTIAL STRUCTURES.



REVISIONS

No.	DESCRIPTION	DATE	BY


 PREPARED BY:
 BENCHMARK ASSOCIATES, P.A.
 P.O. BOX 733 100 BELL DRIVE
 KETCHUM, IDAHO 83340
 (208) 725-9512
 FAX 725-9514
 WEB: WWW.BMA58.COM
 MAIL: WWW.BMA58.COM

WHITE CLOUDS RESIDENCES
 PRELIMINARY ROADWAY & DRAINAGE PLAN
 T4N, R18E, SEC 6, B.M.,
 BLAINE COUNTY, IDAHO
 PREPARED FOR:
 SUN VALLEY RESORT PROPERTY L.L.C.

DRAWN BY: JPC
 DESIGNED BY: JPC
 CHECKED BY: RAC
 DATE: 7/28/10
 PROJECT NO.: 10108

SHEET NUMBER
C-1



LEGEND

---	PROPERTY LINE
TEL	EXISTING TELEPHONE RISER
---	EXISTING WATER MAIN
---	EXISTING WATER VALVE
FH	EXISTING FIRE HYDRANT
---	EXISTING SEWER MANHOLE
---	EXISTING SEWER MAIN
---	EXISTING INTERMOUNTAIN GAS MAIN
---	EXISTING UNDERGROUND POWER
---	EXISTING TELEPHONE
---	EXISTING FIBER OPTIC
FH	PROPOSED FIRE HYDRANT
---	PROPOSED 8" C900 WATER MAIN
---	PROPOSED WATER SERVICE LATERAL
---	PROPOSED SEWER MANHOLE
---	PROPOSED 8" SDR-35 SEWER MAIN
---	PROPOSED SEWER SERVICE LATERAL
---	PROPOSED CATCH BASIN
---	PROPOSED DRY WELL
---	PROPOSED 12" SDR-35 PVC STORM DRAIN
---	PROPOSED PAVEMENT
---	PROPOSED ROLLED CURB & GUTTER
---	DIRECTION OF FLOW
---	PROPOSED LANDSCAPE CATCH BASIN

- GENERAL NOTES:**
1. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING CONSTRUCTION. ANY CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
 2. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (1-800-342-1585) AND THE SUN VALLEY WATER & SEWER DISTRICT (1-208-622-7610) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE CONSTRUCTION OF ALL ITEMS HEREON. DUST CONTROL SHALL BE CONTINUOUS DURING CONSTRUCTION, 24 HOURS PER DAY 7 DAYS PER WEEK. THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS OF THE STORM WATER POLLUTION PREVENTION PROGRAM AT ALL TIMES UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
 4. CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPC), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE STANDARDS FOR WATER AND SEWER SYSTEMS, SUN VALLEY WATER AND SEWER DISTRICT, JANUARY 1992.
 5. CONTRACTOR SHALL DISINFECT WATER MAIN, PRESSURE TEST AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPC) AND AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.
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 7. ALL WATER SERVICE FIXTURES, FITTINGS, PIPING AND ALL RELATED APPURTENANCES SHALL BE ANSI/NSF STD. 61 COMPLIANT.
 8. CONTRACTOR SHALL USE ANSI/NSF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.
 9. ALL SANITARY SEWERS, INCLUSIVE OF LATERALS, SHALL BE CONSTRUCTED TO A DEPTH SUFFICIENT TO ALLOW FOR GRAVITY FLOW TO THE SEWER SYSTEM FROM ALL FLOORS OF RESIDENTIAL STRUCTURES.

REVISIONS

No.	DESCRIPTION	DATE	BY



PREPARED BY:
BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 100 BELL DRIVE
KETCHUM, IDAHO 83340
(208) 726-9512
FAX 726-9514
WEB: WWW.BMA58B.COM
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**WHITE CLOUDS RESIDENCES
PRELIMINARY WATER & SEWER PLAN**

T4N, R18E, SEC 6, B.M.,
BLAINE COUNTY, IDAHO

PREPARED FOR:
SUN VALLEY RESORT PROPERTY L.L.C.

DRAWN BY: JEO
DESIGNED BY: JEO
CHECKED BY: RAC
DATE: 7/28/10
PROJECT NO.: 10108

SHEET NUMBER
C-2

WHITE CLOUDS TOWNHOMES : PHASE II

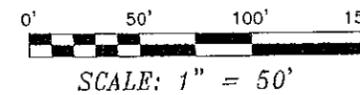
LOCATED WITHIN: SECTION 6, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M., CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

A TOWNHOUSE SUBDIVISION OF TRACT A WITHIN THE PLAT OF "WHITE CLOUDS TOWNHOMES : PHASE I", INST. NO. 599744, CREATING SUBLOTS 3, 4, 9 & 10 WITHIN BLOCK 1 AND TRACT B, FUTURE SUBLOTS

MAY 2013

EXHIBIT

"CC-6"



C1/4 SECTION 6 CPF #529515 539°27'30"E 2692.00' (BASIS OF BEARINGS-PER ORIGINAL PLAT) E1/4 SECTION 6 CPF #529516

NOTES:

1. BASIS OF BEARINGS IS PER THE ORIGINAL PLAT OF WHITE CLOUDS CORRECTED PUD (INST. NO. 571308). REFER TO SAID PLAT, PLAT NOTES & CC&R'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
2. BUILDING SETBACKS SHALL COMPLY WITH APPLICABLE ZONING REGULATIONS.
3. ALL TOWNHOUSE OWNERS SHALL HAVE MUTUAL RECIPROCAL EASEMENTS FOR EXISTING AND FUTURE PUBLIC AND PRIVATE UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, CABLE TV, SEWER, NATURAL GAS, TELEPHONE, AND ELECTRIC LINES OVER, UNDER AND ACROSS THEIR TOWNHOUSE SUBLOTS AND COMMON AREA FOR THE REPAIR, MAINTENANCE AND REPLACEMENT THEREOF.
4. TRACT B IS RESERVED FOR DEVELOPMENT AND RESUBDIVISION FOR UP TO FOUR (4) TOWNHOUSE UNITS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PRELIMINARY PLAT DATED 01/09/2012, INCLUDING ANY AMENDMENTS TO SAID PRELIMINARY PLAT.
5. 15 FOOT WIDE PUBLIC TRAIL EASEMENT (VALLEY VIEW TRAIL). THE LOCATION OF SAID EASEMENT MAY CHANGE TO REFLECT ANY RE-ALIGNMENTS OF THE TRAILS UPON APPROVAL OF THE CITY OF SUN VALLEY.
6. 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.
7. THE EXISTING 20 FOOT WIDE LANDSCAPE BUFFER WITHIN BLOCKS 1 AND TRACT B IS RESERVED FOR TRAILS, HARDSCAPE, SIGNAGE, MONUMENT SIGNAGE, PLANTINGS OR SIMILAR USAGE PER ORIGINAL PLAT.
8. SEE SHEET 2 FOR SUBLOT DETAILS.

LEGEND

- PROPERTY LINE
- SUBLOT BOUNDARY
- - - EXISTING SUBLOT
- ▭ BUILDING FOOTPRINT (FOUNDATION)
- - - SNOW STORAGE AND UTILITY ESMT.
- - - EASEMENT LINE (AS NOTED)
- 15' WIDE PUBLIC TRAIL ESMT.
- FOUND 1/2" REBAR
- FOUND 5/8" REBAR
- + TIE POINT
- C/A COMMON AREA

LINE DATA

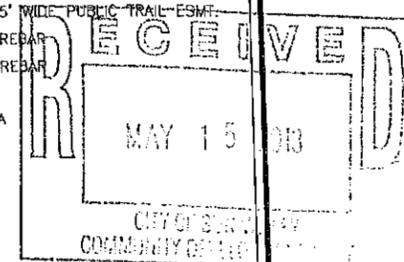
LINE	BEARING	DISTANCE
L1	S 51°59'29" E	131.47
L2	S 38°04'34" E	26.02
L3	S 58°38'57" E	52.47
L4	S 43°31'44" E	32.54
L5	S 64°40'29" E	73.41
L6	S 42°09'35" E	44.80

(DISTANCES IN U.S. FEET)

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	395.72	183.36	181.72	N 48°09'28" W	26°32'52"
C2	25.00	39.18	35.29	S 73°40'11" W	89°47'49"
C3	1313.24	283.61	283.06	S 34°57'29" W	12°22'25"
C4	1313.24	121.24	121.20	S 31°24'57" W	05°17'22"
C5	314.21	138.86	137.73	S 70°29'27" E	25°19'13"
C6	100.00	23.77	23.72	S 76°20'27" E	13°37'14"
C7	13.01	28.08	22.94	S 07°36'47" E	123°39'31"
C8	87.00	6.25	6.25	N 56°49'09" E	04°06'58"
C9	28.00	33.95	31.91	S 86°43'42" E	69°28'19"
C10	1313.24	66.54	66.53	S 35°30'44" W	02°54'11"
C11	145.67	42.17	42.02	S 51°04'02" E	16°35'12"
C12	330.00	103.81	103.38	N 73°41'12" W	18°01'26"
C13	1313.24	95.83	95.81	S 39°03'15" W	04°19'52"

(DISTANCES IN U.S. FEET)



SUBFP 2013-02

HEALTH CERTIFICATE

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

Date: _____

South Central Public Health District, REHS



WHITE CLOUDS TOWNHOMES PHASE II

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. 12034	BY: CPL	FILE: 12034PG1.DWG
FINAL PLAT	DATE: 05/14/2013	SHEET: 1 OF 3

WHITE CLOUDS TOWNHOMES : PHASE II

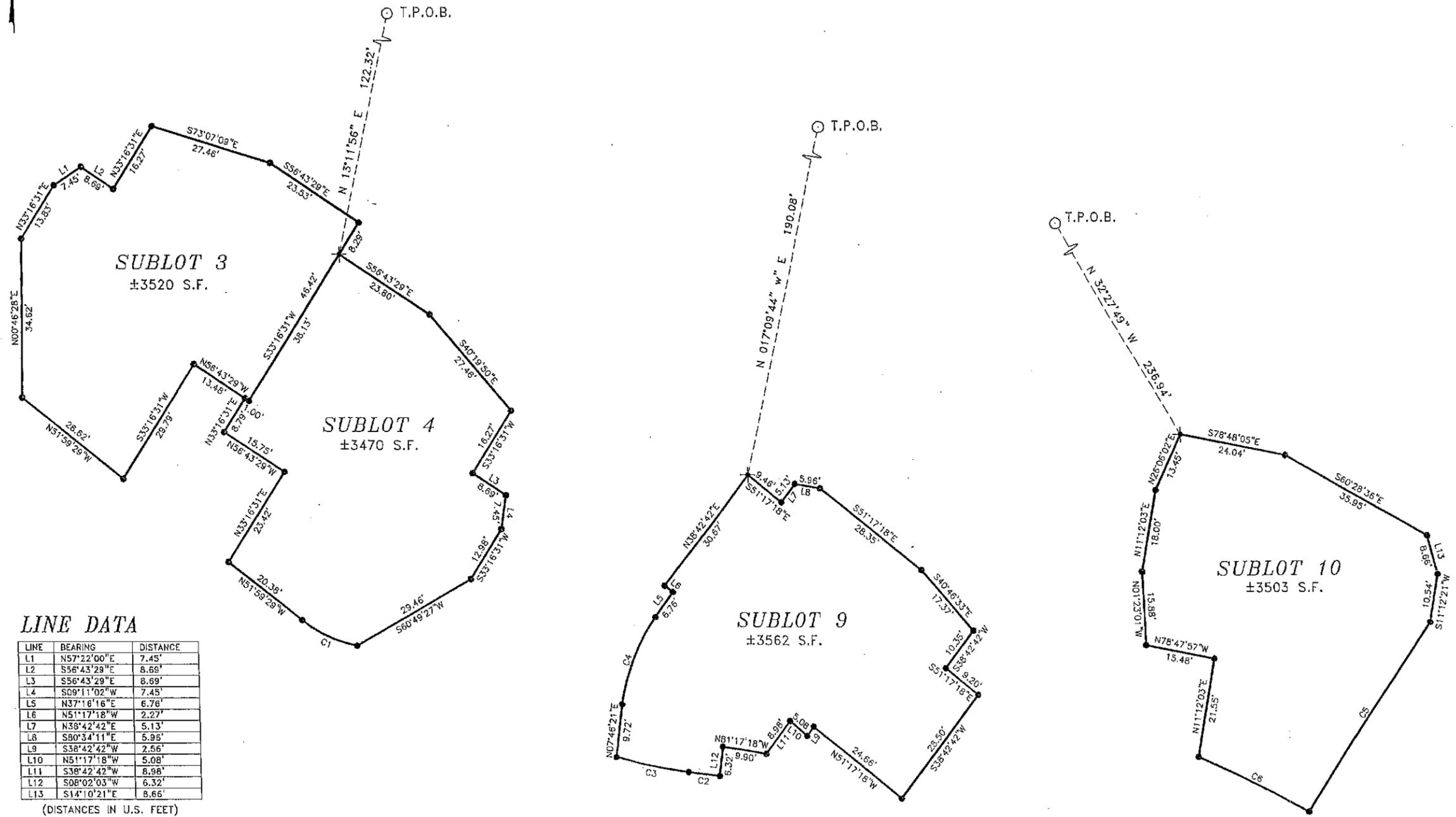
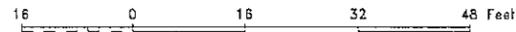
LOCATED WITHIN: SECTION 6, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M., CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

A TOWNHOUSE SUBDIVISION OF TRACT A WITHIN THE PLAT OF "WHITE CLOUDS TOWNHOMES : PHASE I",
INST. NO. 599744, CREATING BLOCK 2, SUBLOTS 3, 4, 9 & 10 AND TRACT B, FUTURE SUBLOTS

MAY 2013

LEGEND

- SET 1/2" REBAR
- FOUND 5/8" REBAR
- ⊕ TIE POINT



LINE DATA

LINE	BEARING	DISTANCE
L1	N57°22'00"E	7.45'
L2	S56°43'29"E	8.69'
L3	S56°43'29"E	8.69'
L4	S09°11'02"W	7.45'
L5	N37°16'16"E	6.76'
L6	N51°17'18"W	2.27'
L7	N38°42'42"E	5.13'
L8	S80°34'11"E	5.96'
L9	S38°42'42"W	2.56'
L10	N51°17'18"W	5.08'
L11	S38°42'42"W	8.96'
L12	S08°02'03"W	6.32'
L13	S14°10'21"E	8.66'

(DISTANCES IN U.S. FEET)

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	28.00'	13.49'	13.36'	S65°47'27"E	27°35'56"
C2	314.21'	6.77'	6.77'	S82°32'01"E	01°14'06"
C3	100.00'	16.41'	16.40'	S78°26'55"E	09°24'18"
C4	41.75'	22.35'	22.09'	S21°55'25"W	30°40'45"
C5	1333.24'	49.60'	49.60'	N35°04'14"E	02°07'54"
C6	314.21'	27.24'	27.23'	S63°58'10"E	04°58'02"

(DISTANCES IN U.S. FEET)

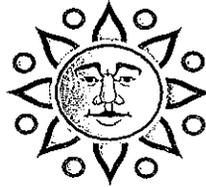


WHITE CLOUDS TOWNHOMES PHASE II

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. 12034	BY: CPL	FILE: 12034PG1.DWG
FINAL PLAT	DATE: 05/14/2013	SHEET: 2 OF 3



CITY OF SUN VALLEY
CITY COUNCIL
AGENDA REPORT

To: Honorable Mayor and City Council
From: *mt* Mark Hofman, Community Development Director
Meeting Date: June 6, 2013
Agenda Item: Sun Valley Water & Sewer District Comprehensive Plan/Future Land Use Map Amendment

SUBJECT: Public hearing for a Comprehensive Plan/Future Land Use Map Amendment Application requesting a specific revision to the land use designations of the Future Land Use Map of the City of Sun Valley 2005 Comprehensive Plan Update (*Comprehensive Plan*).
Applicant: Sun Valley Water & Sewer District. **Location:** Tax Lot 5998 owned by the Sun Valley Water & Sewer District adjacent to Elkhorn Road at Weyyakin Drive. **Application No:** CPA 2013-01. **Application Date:** April 19, 2013.

BACKGROUND: The Sun Valley Water & Sewer District (SVW&SD) proposes to amend the land use designations of the Future Land Use Map from Open Space to Public/Quasi-Public for a 13,320 square foot property (Tax Lot 5998) located adjacent to Elkhorn Road at Weyyakin Drive. The amendment application is directly associated with Zoning Map Amendment Application No. ZMA 2013-01 requesting a rezone of Tax Lot 5998 from the Outdoor Recreational (OR-1) Zoning District to the Public/Institution (PI) Zoning District and with Design Review Application No. DR 2013-09 proposing construction of a new reuse water booster pump station with associated site improvements partially on Tax Lot 5998 and on adjacent Parcel A of the approved Lane Ranch North Subdivision.

ANALYSIS: The City of Sun Valley officially adopted the *Comprehensive Plan* on September 8, 2005 (Resolution 2005-12). City of Sun Valley Development Code Section 9-5A-2D requires a public hearing process for amendments to the *Comprehensive Plan* and that the Planning and Zoning Commission be a recommending authority. The City Council is the final decision making body for any proposed 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 Future Land Use Map at their May 9, 2013 regular meeting and a recommendation for approval was made. The full May 9, 2013 Planning and Zoning Commission Agenda Report is attached as **Exhibit "CC-1"** to provide additional background information and analysis. Draft Resolution No. 2013-12 is attached as **Exhibit "PZ-A"** of the P&Z Report for review, consideration, discussion and action by the City Council. The draft Resolution includes an attached legal description and exhibits detailing the subject area of the proposed amendment.

A public hearing was also held by the Planning and Zoning Commission for the associated Zoning Map Amendment (Application No. ZMA 2013-01), requesting a rezone of Tax Lot 5998 from the Outdoor Recreational (OR-1) Zoning District to the Public/Institution (PI) Zoning District, on April 25, 2013 and a recommendation to the City Council for approval was made. Additionally, on April 25, 2013 the Commission held a public hearing for associated Design Review Application No. DR 2013-09 proposing construction of a new reuse water booster pump station with associated site improvements partially on Tax Lot 5998 and on adjacent Parcel A of the approved Lane Ranch North Subdivision. The Commission continued this hearing to May 9, 2013 to allow the applicant time to address public comments regarding potential noise and screening impacts. The applicant revised key elements of the project design to address the concerns of the public and Commission. The Design Review application, as modified, was approved by the Commission on May 9, 2013.

No comments specific to the proposed amendment of the Future Land Use Map were received by the City as a result of the public notice for either the Commission or the Council public hearing.

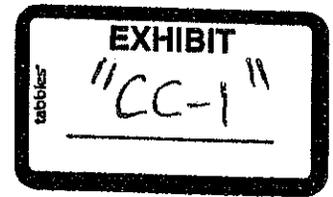
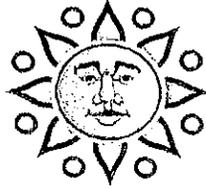
RECOMMENDATION: Before public comment is received, the City Council should disclose all information and contacts received outside the hearing on this item upon which the decisions will be based, receive public testimony, consider attached draft Resolution 2013-12, suggest revisions if necessary, then take formal action on the Planning and Zoning Commission's approval recommendation. The Planning & Zoning Commission formally recommended approval of the amendment to the Future Land Use Map of the 2005 Comprehensive Plan Update for Tax Lot 5998 to the City Council on May 9, 2013.

The Community Development Director recommends the City Council adopt a motion to approve Resolution 2013-12 as presented or as may be amended.

LIST OF ATTACHED EXHIBITS:

Exhibit "CC-1" May 9, 2013 Planning & Zoning Commission Agenda Report, including Draft Resolution 2013-12 for an amendment to the Future Land Use Map of the 2005 Comprehensive Plan Update for Tax Lot 5998 owned by SVW&SD.

**The entire administrative record for this proposed Comprehensive Plan/Future Land Use 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: May 9, 2013
Agenda Item: Sun Valley Water & Sewer District Comprehensive Plan/Future Land Use Map Amendment

SUBJECT: Public hearing for a Comprehensive Plan/Future Land Use Map Amendment Application requesting specific revisions to the land use designations of the Future Land Use Map of the City of Sun Valley 2005 Comprehensive Plan Update (*Comprehensive Plan*). Applicant: Sun Valley Water & Sewer District. Application No: CPA 2013-01. Application Date: April 19, 2013. Location: Tax Lot 5998 owned by the Sun Valley Water & Sewer District adjacent to Elkhorn Road at Weyyakin Drive.

BACKGROUND: The City of Sun Valley officially adopted the *Comprehensive Plan* on September 8, 2005 (Resolution 2005-12). City of Sun Valley Development Code Section 9-5A-2D requires a public hearing process for amendments to the *Comprehensive Plan* and that the Planning and Zoning Commission be a recommending authority. The City Council is the final decision making body for any proposed amendments and will also require a separate public hearing process once the Commission's recommendation is completed.

The Sun Valley Water & Sewer District (SVW&SD) proposes to amend the land use designations of the Future Land Use Map from Open Space to Public/Quasi-Public for a 13,320 square foot property (Tax Lot 5998) located adjacent to Elkhorn Road at Weyyakin Drive. The amendment application is directly associated with Zoning Map Amendment Application No. ZMA 2013-01 requesting a rezone of Tax Lot 5998 from the Outdoor Recreational (OR-1) Zoning District to the Public/Institution (PI) Zoning District and with Design Review Application No. DR 2013-09 proposing construction of a new reuse water booster pump station with associated site improvements partially on Tax Lot 5998 and on adjacent Parcel A of the approved Lane Ranch North Subdivision.

ANALYSIS: SVW&SD's Future Land Use Map Amendment Application letter, dated April 19, 2013, is attached as **Exhibit "PZ-B"**. The entire 13,320 square foot portion of Tax Lot 5998 is currently zoned Outdoor Recreational (OR-1) on the Official Zoning Map of the City of Sun Valley. Development Code Section 9-5B-9B requires OR-1 lands to 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.

Tax Lot 5998 was not part of the 2012 Lane Ranch North Comprehensive Plan Amendment that amended adjacent Parcel A to the Public/Quasi-Public land use designation for the Lane Ranch North Preliminary Plat. As a result, the Future Land Use Map still designates Tax Lot 5998 as Open Space land use. Therefore, it could be seen that in order to rezone Tax Lot 5998 to a zoning district "*consistent with the land use designation shown on the Comprehensive Plan Future Land Use Map*" the City should first require and then approve an amendment request to the Future Land Use Map for Public/Quasi-Public designation.

To address the issue raised by Development Code Section 9-5B-9B, regarding consistency with the land use designation shown on the Future Land Use Map, the applicant has submitted this associated application for an amendment to the *Comprehensive Plan* to change the land use designation for the Tax Lot from Open Space to Public/Quasi-Public. This amendment to the Public/Quasi-Public land use designation would mirror the prior City action on adjacent Parcel A of Lane Ranch North to enable the reuse water booster station to be constructed and would allow the City to take action on the associated Zoning Map Amendment for Tax Lot 5998 with a finding that the change from ~~Outdoor-Recreational (OR-1)~~ to the Public/Institution (PI) Zoning District is consistent with the land use designation shown on the *Comprehensive Plan Future Land Use Map*.

Draft Resolution No. 2013-12, for an amendment to the Future Land Use Map of the 2005 Comprehensive Plan Update for Tax Lot 5998 owned by SVW&SD, is attached as **Exhibit "PZ-A"** for review, consideration, discussion and a recommendation by the Planning and Zoning Commission.

Public Notice and Comment- The public hearing for the amendment application was publicly noticed in accordance with adopted City of Sun Valley Development Code provisions by: 1.) publication of proper notice in the Mt. Express on April 24, 2013; 2.) posting notice on the project site adjacent to Elkhorn Road at the Weyyakin Drive entrance; 3.) mailing of notice to all adjacent property owners within a minimum 300 foot radius; 4.) 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; 5.) transmitting electronic notice 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 public notices; and, 6.) posting on the City's webpage under public notices and under the Planning and Zoning Commission Agenda.

No public email comments, phone calls or letters specific to the amendment of the Future Land Use Map have been received by staff as of the writing of this Report.

RECOMMENDATION: The Planning and Zoning Commission should disclose all information and contacts received outside the hearing on this item upon which the recommending decision will be based, review the Agenda Report, review and discuss the requested amendments to the Future Land Use Map, receive public testimony and discuss the issues and facts necessary to make a recommendation to the City Council.

The Community Development Director recommends the Commission: 1.) review the draft Resolution 2013-12; 2.) make and pass a motion for a finding that the public hearing for the Commission's recommendation to the City Council on the Amendment was properly noticed for May 9, 2013, in accordance with the Idaho Land Use Planning Act and the adopted City of Sun Valley Development Code; and, 3.) make and pass a motion recommending approval of the Amendment to the City Council.

LIST OF ATTACHED EXHIBITS:

- Exhibit "PZ-A" Draft Resolution 2013-12 for an amendment to the Future Land Use Map of the 2005 Comprehensive Plan Update for Tax Lot 5998 owned by SVW&SD.
- Exhibit "PZ-B" Sun Valley Water & Sewer District application letter dated April 19, 2013 from Pat McMahon for a Comprehensive Plan/Future Land Use Map amendment for Tax Lot 5998.

****The entire administrative record for this proposed Comprehensive Plan/Future Land Use Map Amendment is available for review in the Community Development Department.**

EXHIBIT "PZ-A"

(DRAFT) RESOLUTION 2013-12

**A RESOLUTION AMENDING THE FUTURE LAND USE MAP
OF THE CITY OF SUN VALLEY 2005 COMPREHENSIVE PLAN UPDATE**

WHEREAS, Idaho State Code 67-6508 sets forth the duty of the Planning and Zoning Commission ("Commission") to conduct a comprehensive planning process designed to prepare, implement, review and update a Comprehensive Plan; and

WHEREAS, Idaho State Code 67-6509 sets out the manner in which the Future Land Use Map may be amended and allows the Commission to recommend changes to the land use map component of the Comprehensive Plan whenever appropriate; and

WHEREAS, pursuant to such authority, the City adopted Resolution 2005-12, updated its Comprehensive Plan on September 8, 2005, and titled it the *City of Sun Valley 2005 Comprehensive Plan Update (Comprehensive Plan)*; and

WHEREAS, the Sun Valley Water & Sewer District (SVW&SD), represented by Pat McMahon, submitted a complete application for a Future Land Use Map Amendment (Application No. CPA 2013-01) to the City on April 19, 2013 in association with Zoning Map Amendment Application No. ZMA 2013-01 and Design Review Application No. DR 2013-09; and

WHEREAS, the SVW&SD's application (No. CPA 2013-01) for a Future Land Use Map Amendment requests a land use designation change from Open Space to Public/Quasi-Public for 13,320 square foot Tax Lot 5998 located adjacent to Elkhorn Road at Weyyakin Drive; and

WHEREAS, associated Zoning Map Amendment Application No. ZMA 2013-01 requests a rezone of Tax Lot 5998 owned by SVW&SD from the Outdoor Recreational (OR-1) Zoning District to the Public/Institution (PI) Zoning District and associated Design Review Application No. DR 2013-09 proposes construction of a new reuse water booster pump station with associated site improvements partially on Tax Lot 5998 and on adjacent Parcel A of the approved Lane Ranch North Subdivision; and

WHEREAS, the Commission duly met the provision of Idaho Code 67-6509 and a properly noticed public hearing was held on May 9, 2013 to review and take public comment on the proposed amendment to the Future Land Use Map of the *Comprehensive Plan*; and

WHEREAS, the Commission made a motion for a specific finding that the public hearing for the recommendation was properly noticed for May 9, 2013, in accordance with the Idaho Land Use Planning Act and the adopted City of Sun Valley Development Code; and

WHEREAS, the Commission passed a motion recommending approval of a Future Land Use Map amendment, as depicted in attached Exhibit A, to the Sun Valley City Council and forwarded its recommendation to the Council on May 9, 2013; and

WHEREAS, the City Council duly met the provision of Idaho Code 67-6509 and a properly noticed public hearing was held on June 6, 2013 to review and gather public input on the recommended amendment to the Future Land Use Map of the *Comprehensive Plan*; and

CONCLUSIONS OF LAW

Based upon the entire record by the applicant, staff and individuals who spoke at the public hearings, the City Council makes the following Conclusions of Law:

The amendment to the Future Land Use Map for a land use designation change from Open Space to Public/Quasi-Public for 13,320 square foot Tax Lot 5998 located adjacent to Elkhorn Road at Weyyakin Drive is in accordance with the purpose, goals, and objectives of the *Comprehensive Plan* as well as the purpose of the Idaho Local Land Use Planning Act as stated in Idaho State Code 67-6502. The amendment to Public/Quasi-Public land use designation is consistent with, conforms to and complies with all applicable duties, provisions, and requirements of Idaho State Code Sections 67-6507, 67-6508 and 67-6509. The land use designation amendment is required in conjunction with a rezone to Public Institution (PI) Zoning District for the construction of a new reuse water booster pump station that is part of a larger reuse water system. The reuse water system is a public utility use and directly relates to the public benefit portion of the adjacent Lane Ranch North Subdivision approved by the City in 2012. Public utility service to the community is an appropriate economic use of the land. The Tax Lot was transferred to the SVW&SD by Blaine County in 2012 to be used for a public purpose.

Pursuant to Idaho State Code 67-6509, the Planning and Zoning Commission and City Council met the burden of providing for citizen meetings, hearings and other methods to obtain advice on the planning process. The Commission allowed the applicant to present and the Commission and Council considered information both written and oral, provided by Staff and provided an opportunity for public comment by posting notice of and holding a public hearing. At the public hearing Applicant, Staff and members of the public were allowed to present information for consideration by the Commission and Council.

The amendment to the Future Land Use Map 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 amendment was caused by development of public utility infrastructure partially on the Open Space designated Tax Lot 5998 and on the adjacent Public/Quasi-Public designated Parcel A. The land use designation amendment is not materially detrimental to the public health, safety, and welfare because no significant impacts requiring mitigation have been identified by the Planning and Zoning Commission or City Council for the proposed public use of the land. 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.

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

1. Amendment to the Future Land Use Map of the *Comprehensive Plan*, in the form attached hereto as Exhibit A, are hereby approved and adopted by the City Council of the City of Sun Valley, Idaho.
2. The production of this amendment should be consistent with the format, colors and style of the Future Land Use Map of the *Comprehensive Plan*, but shall not alter the text, map boundaries or any other factual element otherwise than stated in Exhibit A; and shall be incorporated into the *Comprehensive Plan*.
3. This amendment to the Future Land Use Map of the *Comprehensive Plan* for a land use designation change from Open Space to Public/Quasi-Public for 13,320 square foot Tax Lot 5998 located adjacent to Elkhorn Road at Weyyakin Drive is contingent upon and specific to Zoning Map Amendment Application No. ZMA 2013-01 and Design Review Application No. DR 2013-09.

PASSED AND ADOPTED this 6th day of June, 2013.

Dewayne Briscoe, Mayor
City of Sun Valley

Attest:

Hannah Stauts, City Clerk
City of Sun Valley

Exhibit A

Benchmark Associates, P.A.

ENGINEERING, PLANNING, SURVEYING & MAPPING
P.O. Box 733 - 100 Bell Drive
Ketchum, Idaho 83340
208/726-9512 Fax 208/726-9514



COMPREHENSIVE PLAN/ FUTURE LAND USE MAP TAX LOT 5998 AMENDMENT

Within: T4N, R18E, SECTION 19, B.M., BLAINE COUNTY, IDAHO.

Commencing at a Brass Cap marking the E1/4 corner of said section 19 as shown on the second replat of Weyyakin Subdivision Amended 1981 (recorded as instrument #224903 records Blaine County, Idaho); Thence S0°19'58"W a distance of 406.49' to a iron pipe marking the south easterly corner of Block 8 within said Weyyakin Subdivision. Thence S51°19'31"W a distance of 526.36' to the Point of Beginning:

Thence along the boundary of said Tax Lot 5998 by the following courses:

Thence S49°20'01"E a distance of 216.00';

Thence with a curve turning to the right with an arc length of 19.56', with a radius of 924.93', with a chord bearing of N74°46'13"W, with a chord length of 19.56';

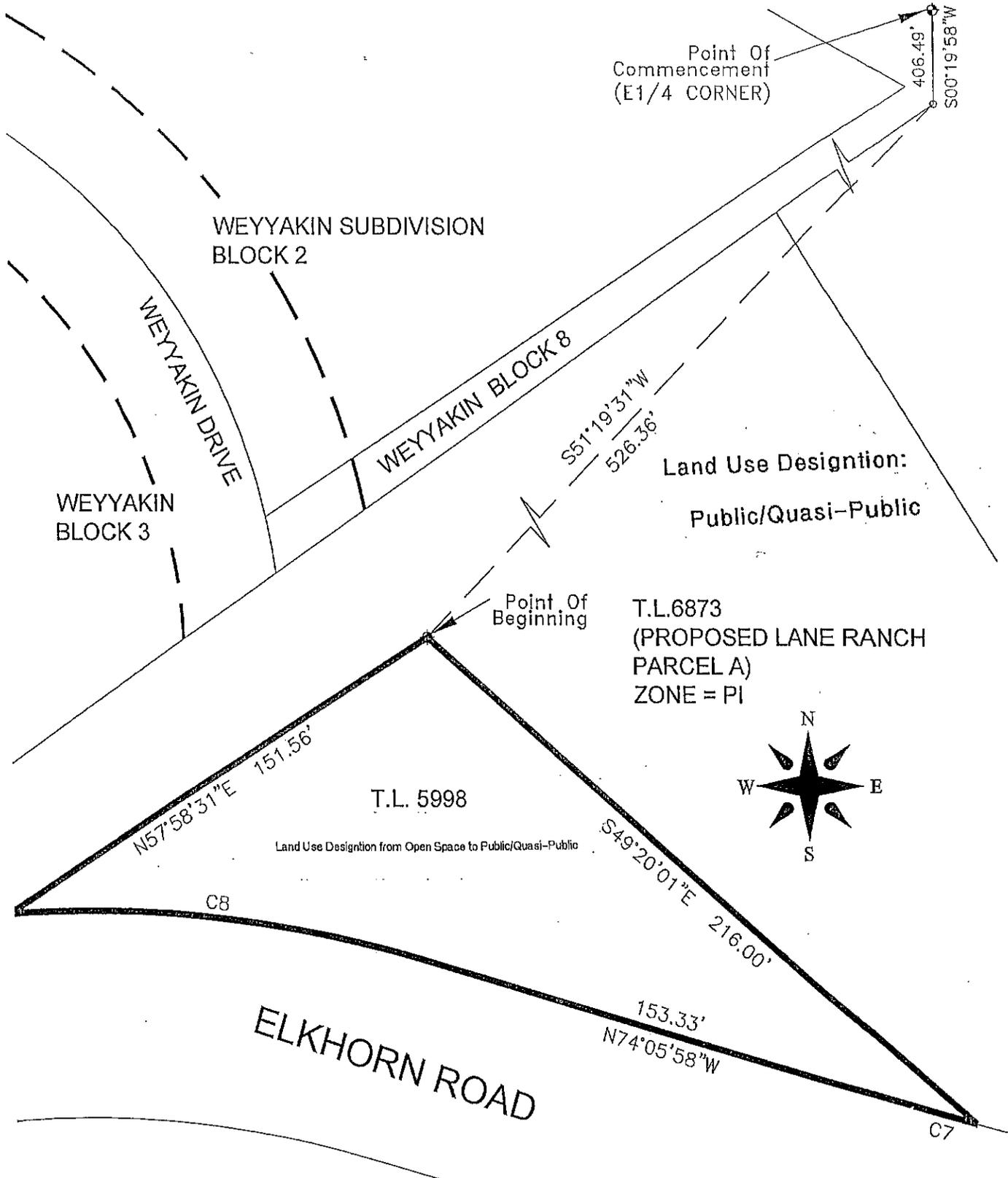
Thence N74°05'58"W a distance of 153.33';

Thence with a curve turning to the left with an arc length of 127.30', with a radius of 374.70', with a chord bearing of N84°00'04"W, with a chord length of 126.69';

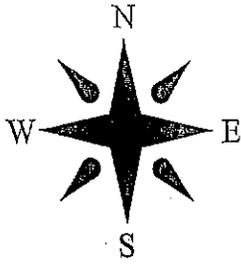
Thence N57°58'31"E a distance of 151.56' to the Point of Beginning.

As shown on Exhibit A attached hereto and made a part of.

Having an approximate area of ±13320 Square Feet, or ±0.31 Acres.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C7	924.93'	19.56'	19.56'	N74°46'13"W	1°12'43"
C8	374.70'	127.30'	126.69'	N84°00'04"W	19°27'55"



WEYYAKIN SUBDIVISION

SECTION 19
SECTION 20

BLOCK 8

BLOCK 2

WEYYAKIN DRIVE

WEYYAKIN SUBDIVISION
BLOCK 3

PARCEL A
LANE RANCH NORTH

T.L. 5998

ELKHORN ROAD

WYNDERMERE
SUB.

LANE RANCH SUBD.

LANE RANCH ROAD

VICINITY MAP

EXHIBIT "P2-B"

SUN VALLEY WATER & SEWER DISTRICT

Post Office Box 2410
Sun Valley, Idaho 83353

April 19, 2013

Mr. Mark Hofman
Community Development Director
City of Sun Valley
P.O. Box 416
Sun Valley, Idaho 8353

RE: Comprehensive Plan Amendment CMA 2013-1

Dear Mark,

The District recently acquired parcel RP04N1801190040 (Tax Lot 5998) from Blaine County. This lot is located adjacent to Lane Ranch North Parcel "A", near the intersection of Weyyakin Drive and Elkhorn Road. This parcel is currently designated *Open Space* in the Future Land Use Map of the 2005 Comprehensive Plan.

It is the District's belief that this designation should be changed from *Open Space* to *Public/Quasi-Public*. This small .31 acre parcel is triangular in shape, bordered on two sides by Parcel "A", with Elkhorn Road forming the third side. The parcel was created by a realignment of Elkhorn Road and owned by Blaine County until July, 2012.

Tax Lot 5998 and Lane Ranch North Parcel "A" combine to form the site for the District's planned Reuse Booster Pump Station which will pressure water to a dedicated reuse reservoir for delivery to the Elkhorn Golf Course and potentially Dollar Mountain. Please accept this application for a Comp Plan Amendment change to the Future Land Use Map.

Thank you,



Pat McMahon
General Manager



CITY OF SUN VALLEY
CITY COUNCIL
AGENDA REPORT

To: Honorable Mayor and City Council
From:  Mark Hofman, Community Development Director
Meeting Date: June 6, 2013
Agenda Item: **Zoning Map Amendment-
Sun Valley Water & Sewer District Tax Lot 5998**

SUBJECT: Public hearing for a **Zoning Map Amendment** Application (draft Ordinance No. 460) proposing a rezone of Tax Lot 5998 from Outdoor Recreational (OR-1) to Public/Institution (PI) Zoning District for an associated Design Review Application (DR2013-09) to construct a new reuse water booster pump structure. The Zoning Map Amendment Application is also in conjunction with Application No. CPA 2013-01 for an amendment to the Future Land Use Map to change the land use designation for the Tax Lot from Open Space to Public/Quasi-Public. **Applicant:** Pat McMahon for the Sun Valley Water & Sewer District. **Location:** Tax Lot 5998 (RP04N180190040); Elkhorn Road at Weyyakin Drive. **Application Number:** ZMA 2013-01. **Application Date:** April 2, 2013.

BACKGROUND: The rezone is requested by the Sun Valley Water & Sewer District (SVW&SD) concurrently with a design review application for the construction of a new reuse water booster pump structure. The new booster pump station is proposed on a site that consists of Parcel A of the Lane Ranch North Subdivision and adjacent Tax Lot 5998. Parcel A of the Lane Ranch North Preliminary Plat was approved by the City in 2012 as a site for a future reuse water booster station and correspondingly the Future Land Use Map of the 2005 Comprehensive Plan Update was amended to the Public/Quasi-Public land use designation (Resolution No. 2012-02). Parcel A was also officially amended on the Official Zoning Map from Outdoor Recreational (OR-1) to Public/Institution (PI) by the adoption of Ordinance No. 448 on May 2, 2012. Tax Lot 5998 was not directly part of or subject to any application or City action on the Lane Ranch North Subdivision in 2012.

Tax Lot 5998 lies adjacent to Parcel A of the Lane Ranch North Subdivision and directly adjacent to the Elkhorn Road right-of-way. The Weyyakin Subdivision has a sixty (60) foot road and utility easement through the western portion of Parcel A (granted by a Lane Ranch agreement-Instrument No. 224855) and through Tax Lot 5998 to connect to Elkhorn Road. On July 17th, 2012, Tax Lot 5998 was transferred from Blaine County ownership to the SVW&SD, via Blaine County Resolution 2012-25, to be put to public use and consists of a 13,320 square feet area (approx. 0.31 acres). The SVW&SD now seeks to rezone the Tax Lot from the current OR-1

zoning to PI for the construction of the reuse water booster station. The Weyyakin residential development lies to the north and northwest of the Tax Lot, the new Lane Ranch North Subdivision lies to the northeast, and the existing Lane Ranch development lies across Elkhorn Road to the south.

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 site visit and public hearing for the purpose of reviewing SVW&SD's application to amend the Official Zoning Map at their April 25, 2013 regular meeting and a recommendation for approval was made. The full April 25, 2013 Planning and Zoning Commission Agenda Report is attached as **Exhibit "CC-1"** to provide additional background information and analysis. Draft Ordinance No. 460 is attached as **Exhibit "PZ-2"** of the P&Z Report for review, consideration, discussion and action by the City Council. The draft Ordinance includes an attached legal description and exhibits detailing the subject area of the proposed rezone.

A public hearing was also held by the Planning and Zoning Commission on May 9, 2013 for the associated Comprehensive Plan Amendment (Application No. CPA 2013-01) for an amendment to the Future Land Use Map to change the land use designation for the Tax Lot from Open Space to Public/Quasi-Public and a recommendation to the City Council for approval was made. Additionally, on April 25, 2013 the Commission held a site visit and public hearing for associated Design Review Application No. DR 2013-09 proposing construction of the new reuse water booster pump station with associated site improvements partially on Tax Lot 5998 and on adjacent Parcel A of the approved Lane Ranch North Subdivision. The Commission continued this hearing to May 9, 2013 to allow the applicant time to address public comments regarding potential noise and screening impacts. The applicant revised key elements of the project design to address the concerns of the public and Commission. The Design Review application, as modified, was approved by the Commission on May 9, 2013.

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

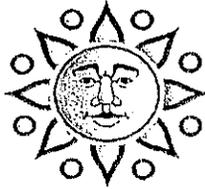
RECOMMENDATION: Before public comment is received, the City Council should disclose all information and contacts received outside the hearing on this item upon which the decision will be based, receive public testimony, consider attached draft Ordinance No. 460, suggest revisions if necessary, then take 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 Tax Lot 5998 to the City Council on April 25, 2013.

The Community Development Director recommends the City Council hold first reading of draft Ordinance No. 460. The applicant's 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. 460, as presented or as may be amended, is recommended to approve the rezone application.

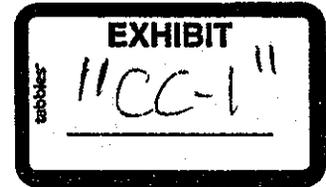
LIST OF ATTACHED EXHIBITS:

Exhibit "CC-1" April 25, 2013 Planning & Zoning Commission Agenda Report, including draft Ordinance No. 460 with attached Exhibit A, including a Legal Description, Rezone Exhibit and Vicinity Map.

**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: April 25, 2013
Agenda Items: **Zoning Map Amendment-
Sun Valley Water & Sewer District Tax Lot 5998**

SUBJECT: Public hearing and noticed site visit for a **Zoning Map Amendment** Application (draft Ordinance No. 460) proposing a rezone of Tax Lot 5998 from Outdoor Recreational (OR-1) to Public/Institution (PI) Zoning District for an associated Design Review Application (DR2013-09) to construct a new reuse water booster pump structure. The Zoning Map Amendment Application is also in conjunction with recently submitted Application No. CPA 2013-01 for an amendment to the Future Land Use Map to change the land use designation for the Tax Lot from Open Space to Public/Quasi-Public. **Applicant:** Pat McMahon for the Sun Valley Water & Sewer District. **Location:** Tax Lot 5998 (RP04N180190040); Elkhorn Road at Weyyakin Drive. **Application Number:** ZMA2013-01.

BACKGROUND: The rezone is requested by the Sun Valley Water & Sewer District (SVW&SD) concurrently with a design review application for the construction of a new reuse water booster pump structure. The new booster pump station is proposed on a site that consists of Parcel A of the Lane Ranch North Subdivision and adjacent Tax Lot 5998. Parcel A of the Lane Ranch North Preliminary Plat was approved by the City in 2012 as a site for a future reuse water booster station and correspondingly the Future Land Use Map of the 2005 Comprehensive Plan Update was amended to the Public/Quasi-Public land use designation (Resolution No. 2012-02). Parcel A was also officially amended on the Official Zoning Map from Outdoor Recreational (OR-1) to Public/Institution (PI) by the adoption of Ordinance No. 448 on May 2, 2012. Tax Lot 5998 was not directly part of or subject to any application or City action on the Lane Ranch North Subdivision in 2012.

Tax Lot 5998 lies adjacent to Parcel A of the Lane Ranch North Subdivision and directly adjacent to the Elkhorn Road right-of-way. The Weyyakin Subdivision has a sixty (60) foot road and utility easement through the western portion of Parcel A (granted by a Lane Ranch agreement-Instrument No. 224855) and through Tax Lot 5998 to connect to Elkhorn Road. On July 17th, 2012, Tax Lot 5998 was transferred from Blaine County ownership to the SVW&SD, via Blaine County Resolution 2012-25 (**Exhibit "PZ-1"**), to be put to public use and consists of a 13,320 square feet area (approx. 0.31 acres). The SVW&SD now seeks to rezone the Tax Lot from the current OR-1 zoning to PI for the construction of the reuse water booster station. The Weyyakin residential development lies to the north and northwest of the Tax Lot, the new Lane Ranch North Subdivision lies to the northeast, and the existing Lane Ranch development lies across Elkhorn Road to the south.

ANALYSIS: The Zoning Map Amendment consists of a proposal to rezone 13,320 square feet area (approx. 0.31 acres) of Outdoor Recreational (OR-1) property to Public/Institution (PI) Zoning District. An exhibit of the specific site area to be rezoned is attached as part of draft Ordinance No. 460 (**Exhibit "PZ-2"**) along with a legal description and vicinity map.

The Planning and Zoning Commission is a recommending body to the City Council for amendments to the Official Zoning Map. A site visit by the Planning and Zoning Commission is recommended and the April 25, 2013 meeting will start at 9 am on site at Elkhorn Road and Weyyakin Drive before returning to City Hall. The public hearing for the Zoning Map Amendment is also noticed for this meeting of the Commission and it is anticipated that the applicant will deliver a short introductory presentation of the application and materials.

Staff Review- An initial review of the application and supporting materials has identified two main issues for discussion by the Commission during the public hearing prior to any recommendation action on the Zoning Map Amendment.

- 1. Outdoor Recreational Zoning-** The entire 13,320 square foot portion of Tax Lot 5998 is currently zoned Outdoor Recreational (OR-1) on the Official Zoning Map of the City of Sun Valley. Development Code Section 9-5B-9B requires that lands that are zoned OR-1 prior to the adoption of the 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.

As proposed by related Design Review Application No. DR2013-09, SVW&SD proposes to construct a new reuse water booster station partially on Tax Lot 5998 and partially on adjacent Parcel A of the Lane Ranch North Subdivision. Parcel A has already been rezoned by the City to the PI Zoning District in preparation for the booster station project. Pursuant to Code Section 9-5B-9B, the applicant is required to apply for and receive an official zoning map amendment in conjunction with the processing of any development application for improvements on the OR-1 zoned land of Tax Lot 5998. The Zoning Map Amendment application was filed in conjunction with and is specific to Design Review Application No. DR2013-09 to fulfill this requirement. Attached draft Ordinance No. 460 includes a condition of approval requiring approval of the rezone to PI for Tax Lot 5998 by the City Council prior to issuance of any building permits for the booster station project. Above grade utilities are a land use permitted by right in the PI Zoning District.

- 2. Comprehensive Plan/Future Land Use Map-** As cited above, Development Code Section 9-5B-9B requires OR-1 lands to 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. Tax Lot 5998 was not part of the 2012 Lane Ranch North Comprehensive Plan Amendment that amended adjacent Parcel A to the Public/Quasi-Public land use designation for the Lane Ranch North Preliminary Plat. As a result, the Future Land Use Map still designates Tax Lot 5998 as Open Space land use. Therefore, it could be seen

that in order to rezone Tax Lot 5998 to a zoning district "*consistent with the land use designation shown on the Comprehensive Plan Future Land Use Map*" the City should first require and then approve an amendment request to the Future Land Use Map for Public/Quasi-Public designation.

To address the issue raised in this Section regarding consistency with the land use designation shown on the Future Land Use Map, the applicant has submitted a related application for a Comprehensive Plan Amendment (CPA 2013-01) to change the land use designation for the Tax Lot from Open Space to Public/Quasi-Public. This amendment to the Public/Quasi-Public land use designation would mirror the City action on adjacent Parcel A of Lane Ranch North to enable the reuse water booster station to be constructed and would allow the City to take action on the Zoning Map Amendment with a finding that the change from Outdoor Recreational (OR-1) to the Public/Institution (PI) Zoning District is consistent with the land use designation shown on the Comprehensive Plan Future Land Use Map.

Required Findings- The applicant completed a required pre-application conference with the Community Development Director prior to submittal of the application for this proposed Zoning Map Amendment. The application, fee and applicable supporting materials were provided in accordance with Development Code Section 9-5B-9D. Applications for zoning map amendment are subject to the following required findings to be considered by the Planning and Zoning Commission and then by the City Council:

Code Section 9-5B-9F Required Official Zoning Map Amendment Findings

1. The official zoning map amendment is consistent with the comprehensive plan and future land use map and reasonably implements the applicable provisions of the comprehensive plan, a previously approved master plan development that is consistent with the comprehensive plan that existed at the time of approval, if applicable;
2. The official zoning map amendment complies with the regulations in effect for the proposed zoning district, including the purpose statement, and is suitable for the proposed permitted uses;
3. The official zoning map amendment has minimal or 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;
4. The official zoning map amendment is not materially detrimental to the public health, safety, and welfare, or any significant impacts can be mitigated satisfactorily as determined by the planning and zoning commission or city council; and,
5. Essential public facilities and services, including, but not limited to, emergency services, transit, work force housing and schools, are available to support the proposed uses and density or intensity without creating additional requirements at public cost for such public facilities and services.

Public Notice and Comment- The public hearing and the site visit by the Planning and Zoning Commission for the Zoning Map Amendment application was properly noticed by: 1.) publication

of proper notice in the Mt. Express on April 10, 2013; 2.) posting notice on the project site adjacent to Elkhorn Road at the Weyyakin Drive entrance; 3.) mailing of notice to all adjacent property owners within a minimum 300 foot radius; 4.) 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; 5.) transmitting electronic notice 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 public notices; and, 6.) posting on the City's webpage under public notices and under the Planning and Zoning Commission Agenda.

No public comments were received by the City as of the writing and release of this Agenda Report, though a few public inquiries were made to the Community Development Department.

Alternative Actions- Alternative actions available to the Planning and Zoning Commission include: (1) review the attached materials and required findings then form and pass a motion recommending approval of draft Ordinance No. 460 to the City Council for the Zoning Map Amendment as presented or as may be amended; (2) continue the hearing for further information and review; or (3) discuss the findings and take action to direct staff to return date certain to the Commission with findings recommending denial of the Zoning Map Amendment application to the City Council.

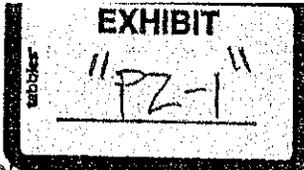
RECOMMENDATION: The Community Development Director recommends the Planning and Zoning Commission conduct a noticed site visit to view the area proposed to be rezoned, allow the applicant to make an initial presentation of the application and supporting materials, conduct the required public hearing for the application, discuss project components and remaining issues, then form and pass a motion either to: **1.) recommend approval of the Zoning Map Amendment to the City Council subject to a prior Planning and Zoning Commission recommendation action on the related Comprehensive Plan Amendment Application No. CPA 2013-01; or, 2.) continue the public hearing for the Zoning Map Amendment date certain to the May 9, 2013 meeting to allow the Commission to review and conduct a public hearing on the Comprehensive Plan Amendment before taking formal action on the Zoning Map Amendment request.** Before public comment is received in a public hearing, 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 to the City Council.

LIST OF ATTACHMENTS:

- | | |
|----------------|--|
| Exhibit "PZ-1" | Blaine County Resolution 2012-25 transferring Tax Lot 5998 to the SVW&SD, with supporting documents. |
| Exhibit "PZ-2" | Draft Ordinance No. 460 with attached Exhibit A, including a Legal Description, Rezone Exhibit and Vicinity Map. |

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

ORIGINAL



Instrument # 599283
HALEY, BLAINE, IDAHO
7-18-2012 11:30:20 No. of Pages: 2
Recorded for: BLAINE COUNTY COMMISSIONERS
JOLYNN DRAGE Fee: 6.00
Ex-Officio Recorder Deputy
Index to: RESOLUTIONS **98**

BLAINE COUNTY RESOLUTION 2012-25

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BLAINE COUNTY, IDAHO, PURSUANT TO IDAHO CODE SECTION 31-808(9) DECLARING THAT THE TRANSFER OF CERTAIN PROPERTY TO ANOTHER POLITICAL SUBDIVISION OR TAXING DISTRICT IS IN THE PUBLIC INTEREST.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BLAINE COUNTY, IDAHO:

1. The Board of County Commissioners of Blaine County ("Board") has acquired and/or owns a parcel of property ("the subject property") located within Blaine County, and within the jurisdiction of the Sun Valley Water and Sewer District, and legally described as follows:

RP04N180190040, Tax Lot 5998, T 4N R 18 E Sec 19 NESE TL 702, Beginning at the SE corner of Sec 19, Thence N 11° 44' 26" W 1939.93' to POB, Thence S 58° 01' 27" W 151.56', Thence 127.52' along curve to right with central angle of 19°30' 00" a radius of 374.70', a long chord of 126.91' that bears S 83° 51' 24" E, Thence S 70° 06' 25" E, 153.40', Thence 19.30' along curve to left with a central angle of 1° 11' 44", a radius of 924.93' a long chord of 19.30' that bears S 74° 42' 17" E, Thence N 49° 17' 05" W 216.06' to POB, Cancels TL 702 Contains .35 #207978.

2. The Board has been approached by The Sun Valley Water and Sewer District seeking transfer of the subject property in order for the subject property to be put to public use.

3. Idaho Code Section 31-808(9) authorizes the Board to grant, transfer, or exchange property with the federal government, the State, political subdivisions, taxing districts, or local historical societies, with or without compensation, upon adopting a resolution that the grant, transfer, or exchange is in the public interest.

4. Notice has been provided in accordance with Idaho Code Section 31-808(9) and 31-808(1).

5. The Board finds that it is in the public interest for the County not to seek compensation as the Assessor has determined the subject property has no monetary value.

6. Accordingly, pursuant to Idaho Code Section 31-808(9), the Board hereby finds that the transfer of the subject property from Blaine County to The Sun Valley Water and Sewer District is in the public interest, and the Sun Valley Water and Sewer District will execute the legal documents necessary to complete the transaction.

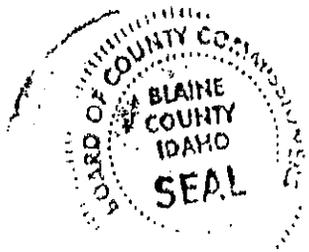
Regularly passed, approved and adopted by the Board of County Commissioners of Blaine County this 17th day of JULY, 2012.

BOARD OF COUNTY COMMISSIONERS
BLAINE COUNTY, IDAHO

Angie McCleary
ANGIE MCCLEARY, CHAIRMAN

Tom Bowman
TOM BOWMAN, COMMISSIONER

Lawrence Schoen
LAWRENCE SCHOEN, COMMISSIONER



ATTEST:

Jolynn Drage
Jolynn Drage, Clerk



1 OFFICE OF THE BOARD OF COUNTY COMMISSIONERS
2 OF BLAINE COUNTY
3 REGULAR MEETING OF THE JULY 2012 SESSION
4
5

6 Seventh Day – Regular Day Meeting Tuesday, July 17, 2012

7 Pursuant to Statutory Provisions, the Board of Blaine County Commissioners (BCC) met this day at
8 9:00 a.m. Present were Chairman Angenie McCleary, Vice Chairman Tom Bowman, Commissioner
9 Lawrence Schoen; County Administrator Derek Voss; County Clerk JoLynn Drage; Operations
10 Director Char Nelson; Recording Secretary Sunny Grant; and *Idaho Mountain Express* reporter Kate
11 Wutz.

12
13 Chairman McCleary called the meeting to order at 9:03 a.m.

14
15 AMEND AGENDA

16 Bowman moved, seconded by Schoen, to amend today's agenda to include Deliberations on
17 the Tentative Budget at 1:45 pm, continued from the July 16, 2012 agenda. Motion carried
18 unanimously.

19
20 PUBLIC COMMENT - NONE

21
22 RESOLUTION 2012-25 – TRANSFER OF COUNTY-OWNED PROPERTY TO
23 SUN VALLEY WATER/SEWER DISTRICT

24 Also present: Sun Valley Water Sewer District General Manager Pat McMahon.

25 This is a remnant piece of county-owned property that has no value for Blaine County. The property is
26 contiguous to the Sun Valley Water-Sewer District, which wants to expand their facility in the future.
27 The land transfer is therefore in the public interest.

28
29 Bowman moved, seconded by Schoen, to approve Blaine County Resolution #2012-25, which
30 declares the transfer of Blaine County Parcel #RP04N180190040 to be in the public interest.
31 Motion carried unanimously. Record #599283

32
33 EXECUTIVE SESSION – §67-2345 1(d) INDIGENT - Consideration of records that are exempt from
34 disclosure as provided in Chapter 3, Title 9, Idaho Code

35 Present were: Indigent Services Manager Brooke Roberson and Indigent Services Assistant Amy
36 Rivkin.

- 37 • Case #12-04-103

38 Schoen moved, seconded by Bowman, to convene in Executive Session pursuant to Idaho
39 Code 67-2345 1(d) to consider indigent medical applications. Schoen (aye), Bowman (aye), and
40 McCleary (aye). Motion carried unanimously.

41
42 OPEN SESSION RESUMED

43
44 Schoen moved, seconded by Bowman, to approve Case #12-04-103, with a \$25 monthly
45 reimbursement once employment is secure, based on staff recommendation. Motion carried
46 unanimously.

47
48 COUNTY DEPARTMENT REPORTS, DISCUSSION and CONSIDERATION

49 Sheriff's Office – Gene Ramsey

- 50 • The Sheriff commended the BCC on its FY2013 outcome-based budget process.



Parcel Number
RP04N180190040
 Primary Property Address

Property Year
2012
 Legal Description
 FR NESE TL 5998
 SEC 19 4N 18E

Code Area
 058-000

Parcel Status
 Property Type
 Active
 Real

Owners/Contacts
 BLAINE COUNTY
 Type
 OWNER
 Owner %
 100.009%
 Mailing Address
 206 S 1ST AVE STE 200
 HAILEY, ID 83833

Land Group
 T4N R18E SEC 19
 Township
 Range
 Section
 04N
 18E
 19

Tax Certification
 District
 Roll
 Type
 Units
 Amount

Exemption: 100% FED-STATE-CITY-SCH-
 Instrument Eff Date Type Action Target
 147 08/01/2008 Create Target

Target Source
 2009
 Comments
 CB: N NC: N

Reappraisal Year
 Insp. Date
 Appraiser Initials
 2010
 01/01/2010
 JAR

Current Values

State Category	Type	#	Description	Characteristic	Amount
81	Land		Land		
Acres Total					
			0.350		

Acres	Assessed Value	Assessment Roll	Occupancy Roll	Valuation Method
0.350	\$	0	Primary	Market
0.350	\$	0	Homeowner	
	\$	0	Total Assessed Value	
	\$	0	Total Taxable Value	

Values are as of print date and time shown below, and may not be the final values for the property year.

TAX Form No. 4

INSTRUCTIONS TO ASSESSOR: The original list of tax numbers must be filed for record with the County Assessor on or before the fourth Monday of June in the year in which the assessment is made, and a duplicate of each list must be filed with the Tax Collector. On the return of the original list, duly recorded, the Assessor shall file the same in his office.

ASSESSOR'S LIST OF TAX NUMBERS

BLAINE COUNTY, IDAHO

YEAR 1981

Tax No.	Description of each tract of land designated by tax number.	Sec.	Twp.	Range
5998	<p>T 4N R 18E Sec 19 NESE TL 702 Beginning at the SE corner of Sec 19 Thence N 11° 44' 26" W 1939.93' to POB Thence S 58° 01' 27" W 151.56' Thence 127.52' along curve to right with central angle of 19° 30' 00" a radius of 374.70', a long chord of 126.91' that bears S 83° 51' 24" E Thence S 70° 06' 25" E 153.40' Thence 19.30' along curve to left with a central angle of 1° 11' 44" a radius of 924.93' a long chord of 19.30' that bears S 74° 42' 17" E Thence N 49° 17' 05" W 216.06' to POB Cancels TL 702 Contains .35 #207978</p>			
5999	<p>T 4N, R 18E, Sec 30 NENE TL 4739 Beginning at the NE corner of Sec 30 Thence S 61° 32' 13" W 1047.15' to POB Thence S 18° 59' 15" E 300' Thence S 71° 00' 45" W 290.40' Thence N 18° 59' 15" W 300' Thence N 71° 00' 45" E 290.40' to POB Cancels TL 4739 Contains 2. acres #207978</p>			
6000	<p>T 4N, R 18E, Sec 30 NENE TL 4739 & 4740 & 2684 All the portion of the NENE of Sec 30 lying East of Hwy 75 remaining after TL 5999 Cancels TL 4739, 4740, 2684 Contains 28.84 Acres #207978</p>			
6001	<p>T 1S, R 19E, Sec 13 WNW TL 185 All that portion of the NW NW Sec 13 formerly described as TL 185 excepting the OSRR right of way. Cancels TL 185 Contains 39.3 Acres #213157</p>			
6002	<p>T 1S, R 19E, Sec 13 SENW & SWNE A portion of land 741.50' wide & 1336.50' long situated in the SENW & SWNE of Sec 13 New TL Contains 22.5 acres # 213157</p>			
6003	<p>T 1S R 19E, Sec 13 SWNE That portion of the SWNE of Sec 13 remaining after a fraction of TL 6002. Cancels SWNE Contains 37.50 acres # 213157</p>			
6004	<p>T 1N, R 18E Sec 36 SE Beginning at the Se Corner of Sec. 36 Thence N 0° E 25' to North Boundary of the Base Line Road. Thence S 89° 48' 23" W 820.87' to POB Thence N 0° 00' 21" W 5' Thence S 89° 48' 23" W 1821.65' Thence N 0° 15' 19" W 2609.70' Thence S 89° 53' 05" E 1775.14' Thence S 0° 00' 21" E 2057.31' Thence N 89° 48' 02" E 57.99' Thence S 0° 00' 21" E 542.33' to POB Cancels Lot 1 of Wind Ranch Contains 106.53 Acres #213529</p>			

EXHIBIT "PZ-2"

(DRAFT) ORDINANCE NO. 460

**SUN VALLEY WATER & SEWER DISTRICT TAX LOT 5998
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 BOUNDARY OR DESIGNATION FOR TAX LOT 5998 OWNED BY THE SUN VALLEY WATER & SEWER DISTRICT ON ELKHORN ROAD AT WEYAKIN DRIVE IN THE CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO, FROM OUTDOOR RECREATIONAL (OR-1) ZONING DISTRICT TO THE PUBLIC/INSTITUTION (PI) ZONING DISTRICT; BY PROVIDING FOR A SAVINGS AND 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, the applicant submitted an application for a Comprehensive Plan Amendment to the Future Land Use Map (No. CPA 2013-01) to change the land use designation for Tax Lot 5998 from Open Space to Public/Quasi-Public. This amendment to the Public/Quasi-Public land use designation mirrors the 2012 City action on adjacent Parcel A of the Lane Ranch North Subdivision to enable the reuse water booster station to be constructed; 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 Future Land Use Map of the *Comprehensive Plan* prior to, or in conjunction with, the processing of any development applications for improvements on the respective OR-1 zoned lands; and

WHEREAS, Tax Lot 5998 is currently zoned OR-1 and, pursuant to Code Section 9-5B-9B, an application for a Zoning Map Amendment (No. ZMA 2013-01) was filed to rezone Tax Lot 5998 to the Public/Institution (PI) Zoning District in conjunction with a Design Review Application (NO. DR 2013-09) for the construction of a new single-level reuse water booster pump station on portions of Parcel A of the Lane Ranch North Subdivision and on Tax Lot 5998; and

WHEREAS, the property owner has timely filed the application for zoning map amendment (Application No. ZMA2013-01) with the City of Sun Valley to amend the Official Zoning Map of the City for Tax Lot 5998. The property to be rezoned from Outdoor Recreational (OR-1) Zoning District to Public/Institution (PI) Zoning District consists of a 13,320 square feet area (approx. 0.31 acres) directly adjacent to the Elkhorn Road right-of-way at Weyyakin Drive; and

WHEREAS, Title 9, Chapter 2, Section 1 of the Sun Valley Development Code establishes the Public/Institution (PI) Zoning District and above grade utilities are a land use permitted by right in the PI zone; and

WHEREAS, the property owner and his representatives have satisfactorily completed a pre-application conference with the Community Development Director of the City of Sun Valley, filed a complete application, paid applicable fees, and given proper public hearing notice for a zoning map amendment pursuant to Development 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 April 25, 2013 regular meeting and passed a motion recommending approval of Ordinance No. 460, SVW&SD Tax Lot 5998 Zoning Map Amendment, to the City Council; and

WHEREAS, the City Council of the City of Sun Valley held a properly noticed public hearing on ~~#####~~, ~~#####~~, 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. 460, take public and applicant testimony, and consider the required findings for taking action.

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 Tax Lot 5998:

- A. The Official Zoning Map Amendment to change the property zoning from Outdoor Recreational (OR-1) to the Public/Institution (PI) Zoning District is consistent with the Comprehensive Plan and Future Land Use Map and reasonably implements the applicable provisions of the Comprehensive Plan because, as stated in Development Code Section 9-2C-1B, the PI zone is established to identify lands on which public service uses are conducted. The project proposes a new reuse water booster station and the above grade utility facility is considered a public use. The PI District is consistent with the Public/Quasi-Public land use designation identified in the Comprehensive Plan. Pursuant to City action on related Comprehensive Plan Amendment Application No. CPA 2013-01 to designate Tax Lot 5998 as Public/Quasi-Public on the Future Land Use Map, the rezone will make the Tax Lot's zoning and land use designation consistent. No previously approved master plan development exists for the subject Tax Lot; and

- B. The Official Zoning Map Amendment complies with the regulations in effect for the proposed Public/Institution (PI) Zoning District, including the purpose statements, and is suitable for the proposed permitted uses because the new reuse water booster station is an above ground utility land use which is permitted by right in the PI zone; 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 development on the OR-1 zoned land pursuant to Code Section 9-5B-9B; and
- D. The Official Zoning Map Amendment is not materially detrimental to the public health, safety, and welfare because no significant impacts requiring mitigation have been identified by the Planning and Zoning Commission or City Council for the proposed public use of the land; 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 entire portion of Tax Lot 5998 depicted overall in the attached legal description (**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 Recreational (OR-1) Zoning District to Public/Institution (PI) Zoning District, subject to the following condition of approval:

- A. The Zoning Map Amendment application contingent upon and specific to Comprehensive Plan Amendment Application No. CPA 2013-01 and Design Review Application No. DR2013-09. No building permits for the booster station project shall be issued prior to City approval of the Zoning Map Amendment.

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 ##th 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

Benchmark Associates, P.A.

ENGINEERING, PLANNING, SURVEYING & MAPPING
P.O. Box 733 - 100 Bell Drive
Ketchum, Idaho 83340
208/726-9512 Fax 208/726-9514



TAX LOT 5998

REZONE

Within: T4N, R18E, SECTION 19, B.M., BLAINE COUNTY, IDAHO.

Commencing at a Brass Cap marking the E1/4 corner of said section 19 as shown on the second replat of Weyyakin Subdivision Amended 1981 (recorded as instrument #224903 records Blaine County, Idaho); Thence S0°19'58"W a distance of 406.49' to a iron pipe marking the south easterly corner of Block 8 within said Weyyakin Subdivision. Thence S51°19'31"W a distance of 526.36' to the Point of Beginning:

Thence along the boundary of said Tax Lot 5998 by the following courses:

Thence S49°20'01"E a distance of 216.00';

Thence with a curve turning to the right with an arc length of 19.56', with a radius of 924.93', with a chord bearing of N74°46'13"W, with a chord length of 19.56';

Thence N74°05'58"W a distance of 153.33';

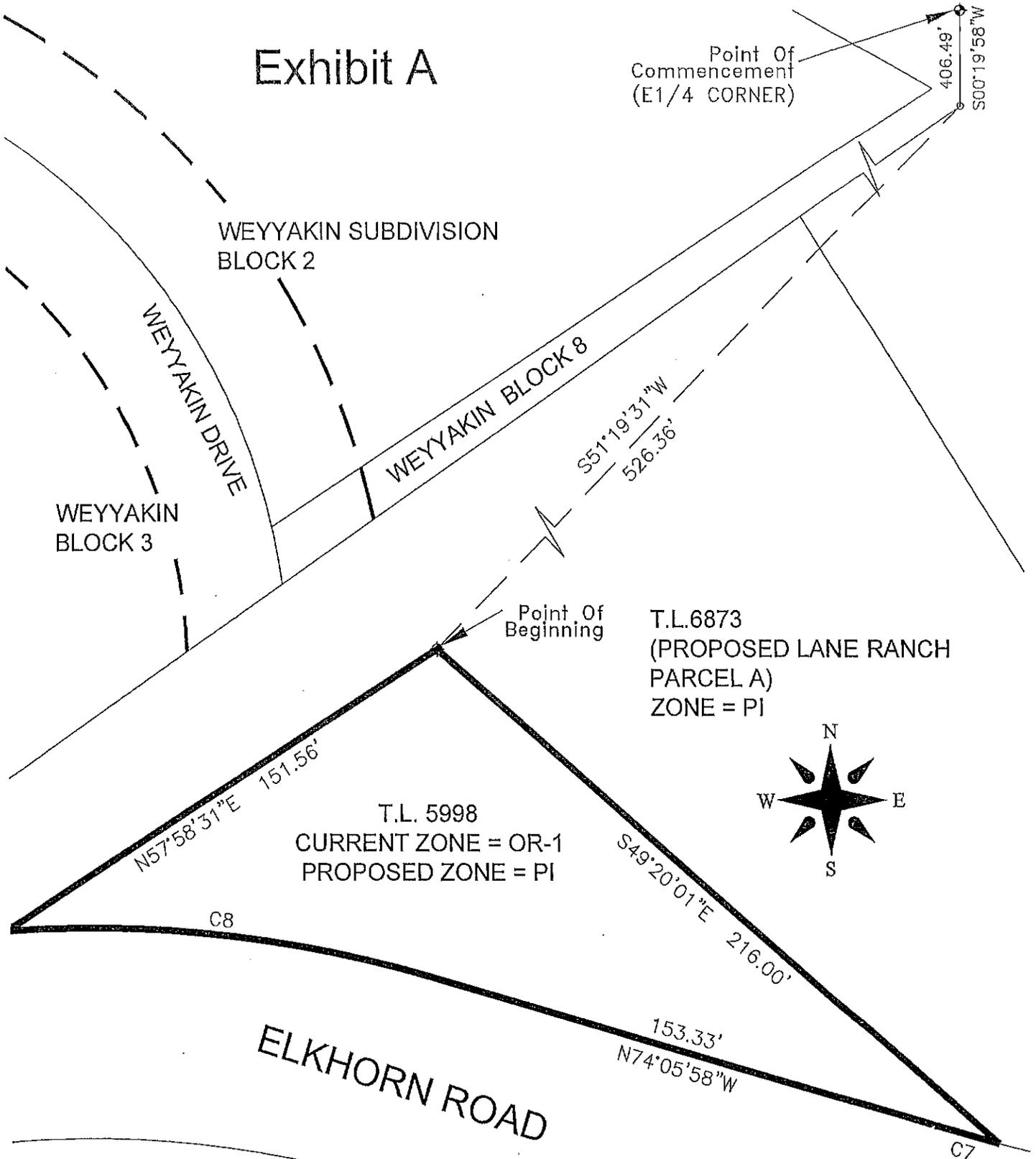
Thence with a curve turning to the left with an arc length of 127.30', with a radius of 374.70', with a chord bearing of N84°00'04"W, with a chord length of 126.69';

Thence N57°58'31"E a distance of 151.56' to the Point of Beginning.

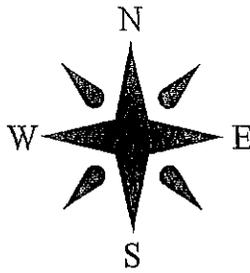
As shown on Exhibit A attached hereto and made a part of.

Having an approximate area of ±13320 Square Feet, or ±0.31 Acres.

Exhibit A



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C7	924.93'	19.56'	19.56'	N74°46'13"W	1°12'43"
C8	374.70'	127.30'	126.69'	N84°00'04"W	19°27'55"



WEYYAKIN SUBDIVISION

SECTION 19

SECTION 20

BLOCK 8

BLOCK 2

WEYYAKIN SUBDIVISION
BLOCK 3

PARCEL A
LANE RANCH NORTH

T.L. 5998

ELKHORN ROAD

WYNDERMERE
SUB.

LANE RANCH SUBD.

LANE RANCH ROAD

VICINITY MAP