



**CITY OF SUN VALLEY
PLANNING AND ZONING COMMISSION
AGENDA REPORT**

To: Planning and Zoning Commission
From:  Mark Hofman, Community Development Director
Meeting Date: July 25, 2013
Agenda Item: **Sun Valley Water & Sewer District Reuse Water Reservoir
Design Review Application No. DR 2013-21**

SUBJECT: Noticed site visit and public hearing for a design review application proposing to construct a new reuse water tank reservoir as a component of the Sun Valley Water & Sewer District's reuse water delivery system in conjunction with the previously approved Lane Ranch North Subdivision. **Applicant:** Pat McMahon for the Sun Valley Water & Sewer District. **Location:** Parcel C of the Lane Ranch North Preliminary Plat and a portion of Sun Valley Elkhorn Association property above the Meadowridge Subdivision.

BACKGROUND: The applicant proposes to construct a new concrete reuse water tank as a component of the Sun Valley Water and Sewer District (SVW&SD) reuse water delivery system. The delivery of reuse water from the existing Wastewater Treatment Plant to the Elkhorn Golf Course requires a storage vessel to contain and fill during periods of non-use and to provide pressure for delivery. The reuse water system will provide fire protection for the Lane Ranch North Subdivision and irrigation water for the Elkhorn Golf Course. Future snowmaking on the Elkhorn side of Dollar Mountain Ski Area is being evaluated. The project site is accessed via an existing SVW&SD easement from Meadowridge Road. The tank is sited on land owned by the Lane Ranch North Partnership and the Sun Valley Elkhorn Association (SVEA)- see attached **Exhibits "PZ-B" and "PZ-C"** for letters of Authorization from the property owners. The Lane Ranch North portion, Parcel C, will be deeded to the SVW&SD upon recordation of a final plat for the Lane Ranch North Subdivision. The SVEA portion will be conveyed through easements to the District (**Exhibit "PZ-E"**). The new reuse water reservoir area was approved as a public benefit as part of the Lane Ranch North Subdivision Master Plan, Development Agreement, Comprehensive Plan Amendment, Zone Map Amendment, and Preliminary Plat.

The rectangular reservoir structure is seventy two (72) feet in width, one hundred forty four (144) feet in length, and fourteen (14) feet in depth. The reservoir structure will have an exposed concrete finish and will be partially buried, leaving approximately three (3) feet exposed above grade. Project drawings are attached to this Report as **Exhibit "PZ-H"**. A solar panel will meet power requirements for monitoring and control systems, tank vent pipes will be visible on the concrete roof, and the reservoir will contain one million gallons when full. No exterior lighting is proposed and no noise is anticipated from reservoir operations. As part of the site preparation

and grading, topsoil and grubblings will be preserved for revegetation and temporary irrigation will be used to re-establish ground cover around the disturbed areas of the site. A proposed Revegetation Plan is attached as **Exhibit “PZ-G”** and Color Visual Simulations of the reservoir and surrounding area are attached as **Exhibit “PZ-F”**.

ANALYSIS: The project site was selected because it sits at a high point of the reuse water system alignment and contains substantial subsurface rock formation for site stability. The project area is relatively flat with no slope greater than ten (10) percent. The proposed new tank location will be screened from view by the existing hillside ridges of the surrounding area and will be substantially dug into existing grade to minimize view impacts. The area chosen for the final tank location maximizes screening, provides extensive separation from surrounding existing and future development, and minimizes visual impact to surrounding hillsides and ridge lines. Because of the tank location’s relatively flat topography the project remains consistent with the provisions and intent of the City of Sun Valley Hillside Ordinance. The water reservoir has to be located at an elevation sufficient for gravity and pressure requirements of the system and was envisioned to be on the hillside location of Parcel C throughout the development review and permitting process for the Lane Ranch North Subdivision.

The Community Development Department has completed a comprehensive review of the development application and has determined that all required application materials have been satisfactorily submitted as per Development Code requirements. The proposed reuse water reservoir facility is consistent with the land uses envisioned for the property within the Lane Ranch North Subdivision approvals and is consistent with the character of existing and future development in the area. No significant negative impacts to the area or City due to the reservoir tank location or design have been identified by staff.

Public Notice and Comment- The project application was publicly noticed on July 10, 2013 by: 1.) publication in the Mtn. Express; 2.) posting on the project site; 3.) mailing of notice to all property owners within a minimum 300 foot radius of the site; 4.) posting of notice in five prominent public places in the City, including Sun Valley City Hall, Sun Valley Post Office, Elkhorn Springs Store Post Office, St. Thomas Episcopal Church and the Elkhorn Fire Station; 5.) electronic notification to all parties who have notified the City of interest to receive agendas and notices; and, 6.) posting of the notice on the City’s web site. No public comment was received by the Community Development Department as part of the publicly noticed review period for the project as of the writing of this Report.

Alternative Actions- Alternative actions available to the Commission include: (1) make the required findings and adopt the attached draft Findings of Fact and Conclusions of Law approving the design review application; (2) continue the hearing for further information and review; or (3) close the public hearing, discuss the findings, vote to deny the application and direct staff to return on a date certain with a resolution reflecting the comments and findings of the Commission.

RECOMMENDATION: Before public comment is received, the Commission should disclose all information and contacts received outside the hearing on this item upon which the decision will be based, receive public testimony, and consider the facts and findings necessary to make a decision on the application. The Community Development Director recommends the Commission first perform a site visit to view applicable site conditions, review the project drawings, discuss any remaining issues and then take action to approve the design review application subject to the conditions of approval contained in the attached draft Findings of Fact document (**Exhibit “PZ-A”**).

LIST OF ATTACHED EXHIBITS:

- Exhibit "PZ-A" Draft Findings of Fact/Conclusions of Law and Recommendation for Design Review Application No. DR 2013-21.
- Exhibit "PZ-B" Letter of Authorization dated July 12, 2013 from property owner Peter O'Neil for the SVW&SD to apply for and obtain applicable development permits for the construction of the reuse water tank on Parcel C of the Lane Ranch North Subdivision.
- Exhibit "PZ-C" Letter of Authorization dated October 30, 2009 from property owner SVEA for the SVW&SD to apply for and obtain applicable development permits for the construction of the reuse water tank on a portion of SVEA land.
- Exhibit "PZ-D" Reuse Water Storage Reservoir project description narrative prepared by SVW&SD dated July 25, 2013 and Technical Memorandum prepared by CH2MHill dated October 9, 2012.
- Exhibit "PZ-E" Draft Easement Agreement between the SVEA and the SVW&SD for the portion of the reservoir project on SVEA land.
- Exhibit "PZ-F" Color Visual Simulations consisting of four 8.5" by 11" color sheets, all stamped received on July 12, 2013.
- Exhibit "PZ-G" Reduced 11-by-17 inch Revegetation Plan consisting of one 11.5" by 17" sheet stamped received by the City on July 22, 2013.
- Exhibit "PZ-H" Reduced 11-by-17 inch project drawings consisting of two 11.5" by 17" sheets stamped received by the City on July 12, 2013.

** The entire administrative record for this Design Review Application is available for review in the Community Development Department at City Hall.

**(DRAFT) FINDINGS OF FACT AND CONCLUSIONS OF LAW
CITY OF SUN VALLEY
PLANNING AND ZONING COMMISSION
DESIGN REVIEW**

Project Name: **Sun Valley Water & Sewer District Reuse Water Reservoir**

Applicant: **Pat McMahon for the Sun Valley Water & Sewer District**

Location: **An existing portion of land legally described as the *Lane Ranch North Rezone* in Ordinance No. 448, zoned Public/Institution (P/I) and listed as Parcel C on the Lane Ranch North Preliminary Plat, as well as a portion of Sun Valley Elkhorn Association owned land zoned Outdoor Recreational (OR-1), accessed from Meadowridge Road via an existing easement**

Zoning District: **Public/Institution (PI) and Outdoor Recreational (OR-1) Zoning Districts**

Setbacks: All buildings, eaves, walkways and other applicable elements of the single level utility structure will meet the thirty five (35) foot minimum required setback standard from exterior property lines for the PI and OR-1 Zoning Districts.

Building Height Allowed: 35 feet maximum for structures in the PI Zoning District and 44 feet for the OR-1 Zoning District.

Proposed Building Height: Approximately 3 feet above existing and finish grade.

Project Description: The applicant proposes to construct a new concrete reuse water tank as a component of the Sun Valley Water and Sewer District (SVW&SD) reuse water delivery system. The delivery of reuse water from the existing Wastewater Treatment Plant to the Elkhorn Golf Course requires a storage vessel to contain and fill during periods of non-use and to provide pressure for delivery. The reuse water system will provide fire protection for the Lane Ranch North Subdivision and irrigation water for the Elkhorn Golf Course. Future snowmaking on the Elkhorn side of Dollar Mountain Ski Area is being evaluated. The project site is accessed via an existing SVW&SD easement from Meadowridge Road. The tank is sited on land owned by the Lane Ranch North Partnership and the Sun Valley Elkhorn Association (SVEA). The Lane Ranch North portion, Parcel C, will be deeded to the SVW&SD upon recordation of a final plat for the Lane Ranch North Subdivision. The SVEA portion will be conveyed through easements to the District. The new reuse water reservoir area was approved as a public benefit as part of the Lane Ranch North Subdivision Master Plan, Development Agreement, Comprehensive Plan Amendment, Zone Map Amendment, and Preliminary Plat.

The rectangular reservoir structure is seventy two (72) feet in width, one hundred forty four (144) feet in length, and fourteen (14) feet in depth. The reservoir structure will have an exposed concrete finish and will be substantially buried, leaving approximately three (3) feet exposed above grade. A solar panel will meet power requirements for monitoring and control systems, tank vent pipes will be visible on the concrete roof, and the reservoir will contain one million gallons when full. No exterior lighting is proposed and no noise is anticipated from reservoir operations. As part of the site preparation and grading, topsoil and grubblings will be preserved for revegetation and temporary irrigation will be used to re-establish ground cover

around the disturbed areas of the site. A site Revegetation Plan and Color Visual Simulations of the reservoir and surrounding area were submitted by the applicant and reviewed by the Planning and Zoning Commission.

The project site was selected because it sits at a high point of the reuse water system alignment and contains substantial subsurface rock formation for site stability. The project area is relatively flat with no slope greater than ten (10) percent. The new tank location will be screened from view by the existing hillside ridges of the surrounding area and will be substantially dug into existing grade to minimize view impacts. The area chosen for the final tank location maximizes screening, provides extensive separation from surrounding existing and future development, and minimizes visual impact to surrounding hillsides and ridge lines. Because of the tank location's relatively flat topography the project remains consistent with the provisions and intent of the City of Sun Valley Hillside Ordinance. The water reservoir has to be located at an elevation sufficient for gravity and pressure requirements of the system and was envisioned to be on the hillside location of Parcel C throughout the development review and permitting process for the Lane Ranch North Subdivision.

Required Findings: In order to approve a design review application and based on the standards set forth in **Sun Valley Municipal Code, Title 9, Chapter 5B, Section 3 DESIGN REVIEW**, the Planning & Zoning Commission shall make the following findings:

1. The proposed design is in conformance with the purpose of the zoning district and all dimensional regulations of that district. **The construction of the new reuse water reservoir is in conformance with the purpose and dimensional regulations of the zoning districts because the design meets or exceeds all applicable standards and the surrounding area is preserved. Above grade utilities are a land use permitted by right within the Public/Institution (PI) Zoning District. Public utilities and public service structures and uses are conditional uses allowed within the Outdoor Recreational (OR-1) Zoning District. Only a small corner portion of the reservoir tank lies on OR-1 zoned land and the area disturbed around that portion will be restored and revegetated as part of the construction process. Because only a small portion lies within the OR-1 zone no conditional use permit is required but instead the project is conditioned to require a Zoning Map Amendment for the easement area on the SVEA portion of the project site to PI District prior to final inspection or operation of the reuse tank. The required rezone will amend the Official Zoning Map of the City of Sun Valley and ensure compliance for the entire project site. The water facility has been an element of the overall development design for the Lane Ranch North Subdivision throughout the review and permitting process. The development has received approval of a Master Plan, Development Agreement, Comprehensive Plan Amendment, Zone Map Amendment, and Preliminary Plat. The facility is consistent and in conformance with all approvals, development plans and the Plat.**
2. The proposed design is in conformance with the standards for design review as set forth in Chapter 3A DESIGN REVIEW REGULATIONS of this Title. **The reuse water reservoir facility is in conformance with the standards for design review because it is appropriately located on the existing development and the preservation of existing view sheds and corridors was taken into account as part of project design. The design of the project is consistent with and complimentary to adjacent development and the surrounding area. The area chosen for the final tank location maximizes screening, provides extensive separation from surrounding existing and future development, and minimizes visual impact to surrounding hillsides and ridge lines. All applicable evaluation standards for design review as set forth in Chapter 3A have been met by the project design.**

3. The proposed design does not significantly impact the natural, scenic character and aesthetic value of hillsides, ridges, ridgelines, ridge tops, knolls, saddles, and summits in the City. **No significant negative impact will occur to surrounding natural features because the development will occur on the less prominent, visually screened portion of the site (Parcel C) adjacent to open area on the Lane Ranch North Subdivision lots and on the SVEA property. The project area is relatively flat with no slope greater than ten (10) percent. Because of the tank location's relatively flat topography the project remains consistent with the provisions and intent of the City of Sun Valley Hillside Ordinance. The water reservoir has to be located at an elevation sufficient for the gravity and pressure requirements of the reuse water delivery system. The location of the system was envisioned to be on the hillside location throughout the development review and permitting process for the Lane Ranch North Subdivision. The location for a future reuse water tank was identified as a public benefit associated with the Lane Ranch North Subdivision Master Plan, Development Agreement, Comprehensive Plan Amendment, Zone Map Amendment, and Preliminary Plat. As part of those approvals, the City found that the development conformed to all applicable Hillside Ordinance regulations. The development preserved the significant hillsides, ridges, and slopes for the overall area and centered development in the most developable and least impacting portions of the area. The location of the reuse water tank facility was chosen as the most screened and least visually impacting available. Surrounding significant slopes will be preserved and will remain undisturbed. No development exists in the immediate area of the new tank and the structure will be sited in an area which is consistent with existing and future development. No avalanche hazard area has been identified on the subject property. The development provides adequate separation from adjacent properties and maximizes view preservation through and to the site.**
4. The proposed design is in context and complimentary to adjacent properties. **The project is on an isolated hillside location screened visually from the Elkhorn Road area by existing ridgelines. The new reservoir is consistent and in context with, and complimentary to, surrounding development because of sensitivity in design and location. The open character of the area will be maintained by digging the tank as much as practicable into grade and locating it on the relatively flat topography above the Elkhorn area where it is generally unseen from surrounding land uses.**
5. The proposed design is compatible with the community character and scale of the neighborhood. **The reuse water infrastructure facility is compatible with the community character and scale of the surrounding area because it is to be in a location and of a design that is in conformance with the overall planned development of the Lane Ranch North Subdivision. The bulk and mass of the proposed design is substantially screened and separated from view from surrounding areas by existing ridgelines and the tank structure is substantially dug into grade. The reservoir augments the design and capability of the District's reuse water delivery system in the Elkhorn area and is located at an elevation sufficient to meet pressure and gravity requirements for water flow.**
6. The proposed design adheres to standards for the protection of health, safety, and general welfare. **All applicable services will be available to serve the infrastructure project and adequate access and easements will be provided. No conditions adverse to the protection of health, safety and general welfare of the community have been identified.**

7. The proposed design is of quality architectural character and materials. **The proposed design of the structure is of quality architectural character because it is incorporated into the slightly sloping site terrain and the design substantially digs the tank into grade and minimizes visual impact due to location selection. The materials are consistent with the quality and design of surrounding development and the region and are appropriate for the type of facility.**

8. The use is not in conflict with the Comprehensive Plan or other adopted plans, policies, or ordinances of the City. **A majority portion of the subject site is presently designated as Public/Quasi-Public by the Future Land Use Map of the Comprehensive Plan. The Public/Institution (PI) Zoning District implements the PI Land Use Designation. A small corner portion of the tank structure lies on SVEA land designated as Open Space on the Future Land Use Map. Water infrastructure projects are allowed within all land use designations of the Comprehensive Plan but are expressly permitted in the Public/Quasi-Public land use designation. The project is required to include a Zoning Map Amendment to rezone the SVEA portion of the site to PI. This area is relatively small and has no significant impact on the surrounding open area designated as Open Space by the Comprehensive Plan. The intrusion location is diminutive and the project is in accordance with the Comprehensive Plan in all other applicable provisions. The project implements several action items, goals and objectives contained in the Comprehensive Plan. As part of the overall development and review process for the Subdivision, the water tank location and associated easements were depicted and approved as now proposed each step of the way. As such, the water infrastructure project is not in conflict with the Comprehensive Plan or any other adopted plan, policy, or ordinance of the City.**

CONCLUSIONS OF LAW

That this project does meet the standards for approval under Title 9, Chapter 3A (Design Review Regulations), of the City of Sun Valley Municipal Code provided the below conditions of approval are met. Design review approval shall expire 365 days from the date of approval, unless extended as per Municipal Code Section 9-5A-8.

CONDITIONS OF APPROVAL

1. **The Applicant(s) and their representatives shall comply with all IBC, IFC and applicable City ordinances.**
2. **Site review approval is good for one year from the date of approval, unless extended as per Municipal Code Section 9-5A-8.**
3. **Any requirements and/or approvals of private associations or other entities are the sole responsibility of the property owner.**
4. **The location and elevation of the reservoir foundation shall be certified by a licensed surveyor or engineer and submitted to the Sun Valley Building Inspector, as applicable, prior to any issuance of a foundation inspection or permission to pour concrete footings.**
5. **Any permits issued during the 10-day appeal period provided for under section 9-3A-4 may be subject to a stop work order in the event of an appeal. Any work commenced during the appeal period shall be at the applicant's own risk.**
6. **The subject Design Review Application shall be specific to the project drawings stamped received by the City on July 12, 2013 and approved by the Planning & Zoning Commission on July 25, 2013. Any changes or modifications to the approved design shall be reviewed by the City pursuant to Code Section 9-5A-10, Substantial Conformance.**

7. **The applicant shall apply for a Zoning Map Amendment for the portion of the project on property owned by the SVEA and zoned Outdoor Recreational (OR-1) prior to final inspection and operation of the reuse water reservoir pursuant to City Code Section 9-5B-9.**

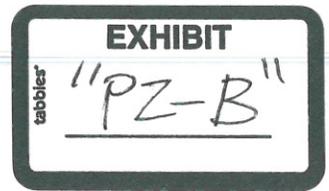
DECISION

Therefore, the Sun Valley Planning and Zoning Commission approves this Design Review Application No. DR 2013-21.

Dated this 25th day of July, 2013.

Ken Herich
Chairman
Sun Valley Planning and Zoning Commission

Date Findings of Fact signed _____



**LRN DEVELOPMENT LLC
100 North 9th Street #200
Boise, ID 83702
208-333-2401**

**To: Pat McMahon
SVW&SD**
**Cc: Mark Hofman, AICP
Community Development Director
City of Sun Valley**
SUBJECT: Development Permits - LRN
DATE: July 12, 2013

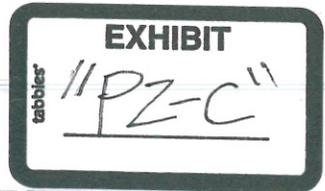
As the principal owner in both PONASCEA LLC, and LRN Development LLC, I authorize the SVW&SD to apply for and obtain applicable development permits for the construction of the re-use water reservoir located on Parcel C on the approved Lane Ranch North Preliminary Plat.

Peter O'Neill
LRN Development LLC



SUN VALLEY ELKHORN

Association, Inc.



October 30, 2009

Mr. Pat McMahon
Sun Valley Water & Sewer District
P. O. Box 2410
Sun Valley, Idaho 83353

Dear Pat,

As you know, the SVEA Board of Directors met recently and reviewed your letter of request dated September 21, 2009. Thank you for your attendance at the meeting to present your request and answer the Board's questions.

Following your presentation for an open reuse reservoir and water line to be located on SVEA land, the Board considered the benefits this project would have to SVEA property owners. They then voted 'in favor' of the concept of providing the land/easements necessary for the Sun Valley Water & Sewer District's water reclamation project, as outlined in your letter and on the referenced map. The Board will be expecting the official request along with legal descriptions, prepared easement documents, etc. at a later date.

This is an exciting project and the SVEA Board and Staff applaud the Water & Sewer District for your forward thinking. Thank you for your work to enhance the Elkhorn Community.

Regards,

Marlene Lowry
General Manager

/ml
Open space/Deeds & Easements

SUN VALLEY WATER & SEWER DISTRICT

Post Office Box 2410

Sun Valley, Idaho 83353

(208)622-7610 • Fax (208)622-9129



September 21, 2009

Board of Directors
Sun Valley Elkhorn Association
P.O. Box 1708
Sun Valley, ID 83353

Dear Directors,

The District is currently evaluating two projects which directly relate to SVEA and are presented here for your review.

The first project is a revival of the Triumph Springs development, located north of Lane Ranch across Elkhorn Road. This area was annexed into the City concurrent with the Lane Ranch, and subsequently involved in litigation with the City. These issues have been resolved, and the property owner, Lane Ranch Partners is looking to develop a 4 lot subdivision on this 140 acre parcel.

As part of the Lane Ranch agreement with the District, a drinking water reservoir site is included on the Triumph Springs site. This reservoir would serve from Lane Ranch south to St. Luke's Hospital, and free up capacity in the water main line serving Elkhorn. A dedicated supply well will be constructed for this reservoir within five years. This project also could provide a route for a reuse water line from Weyakkin to Elkhorn.

The District, as a partner in the Ketchum / Sun Valley Wastewater Treatment Plant, is entitled to ½ of the reuse water generated by this facility, and is entertaining the concept of using this reuse water to irrigate the Elkhorn Golf Course, and to make snow on Dollar Mountain. The current working design of delivery of this water includes a dedicated main line through Triumph Springs to an open reuse reservoir located on land owned by your Association. This reuse reservoir would be approximately 450' in diameter with a capacity of four million gallons. It would be connected to the Elkhorn Golf pump house and provide all the irrigation for the golf course. The snowmaking component is more theoretic at this point, although operational changes, including moving the half pipe to Dollar Mountain, may create substantial demand. Attached you will find an aerial rendition of the conceptual design of the reuse facilities detailing route, elevations, and ownership.

Installation of this reuse reservoir will also free up capacity during peak demands, allowing for adequate fire fighting reserves, and a more ample supply of drinking water.

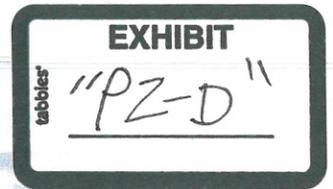
The District is requesting Sun Valley Elkhorn Association to partner in this reuse project by providing land and easements to lessen the demand on the current infrastructure, by fully utilizing treated wastewater rather than returning it to the Big Wood River. Thank you for your consideration.

Sincerely,

Pat McMahon
Manager

CC: Mark Hofman, City of Sun Valley
John Wiskus, CH2MHill

Reuse Water Storage Reservoir
City of Sun Valley
Planning & Zoning Commission
July 25, 2013



The delivery of reuse water from the Wastewater Treatment Plant to the Elkhorn Golf Course requires a storage vessel to contain and fill during periods of non use, and to provide pressure for delivery. The Reuse system will provide fire protection for the Lane Ranch North Subdivision and irrigation water for the Elkhorn Golf Course. Future snowmaking on the Elkhorn side of the Dollar Mountain Ski Area is being evaluated.

This site was selected because it sits at the high point of the reuse alignment, and contains substantial subsurface rock formation for site stability. The area is relatively flat with no slope greater than 10%.

This tank is sited on land owned by The Lane Ranch North Partnership and Sun Valley Elkhorn Association (SVEA). The Lane Ranch North portion will be deeded to the District upon recordation of the final plat. The SVEA portion will be conveyed through easements.

The rectangular structure is 72' wide, 144' long, and 14' deep. The fully enclosed reservoir will be partially buried, leaving approximately three feet exposed above grade. All material will be used on site and no export is anticipated. No exterior lights are planned, and no noise is anticipated.

A solar panel will meet power requirements for monitoring and control systems. Tank vent pipes will be visible on the concrete roof. The reservoir will contain one million gallons when full.

Topsoil and grubblings will be preserved for revegetation, and temporary irrigation will be used to re-establish ground cover around the disturbed areas of the reservoir site and pipeline trenches.

Review of Available Pressure for Lane Ranch North Development for Domestic and Fire Flow Conditions

PREPARED FOR: Sun Valley Water and Sewer District

COPY TO:

PREPARED BY: Henke, Jennifer/SEA
Wiskus, John/BOI

DATE: October 9, 2012

PROJECT NUMBER:

This Technical Memorandum (TM) was prepared for the Sun Valley Water and Sewer District (District) to summarize the evaluation of the available pressure (head) in the Lane Ranch North development for domestic use and sprinkler fire flow as well as the available fire flow from hydrants in the development. The domestic use will be delivered from a pump station that pulls water from the Lane Ranch pressure zone, and the available fire flow will be delivered from the Class A Reuse pipeline that is conveying water from the wastewater treatment plant discharge to the Reuse Reservoir at higher elevation. The area of interest is shown in Figure 1. The proposed pads for the development are numbered in Figure 1, and the elevation range of the pads is reported to in the Preliminary Engineering Report for the project, to range from 5910 to 6000.

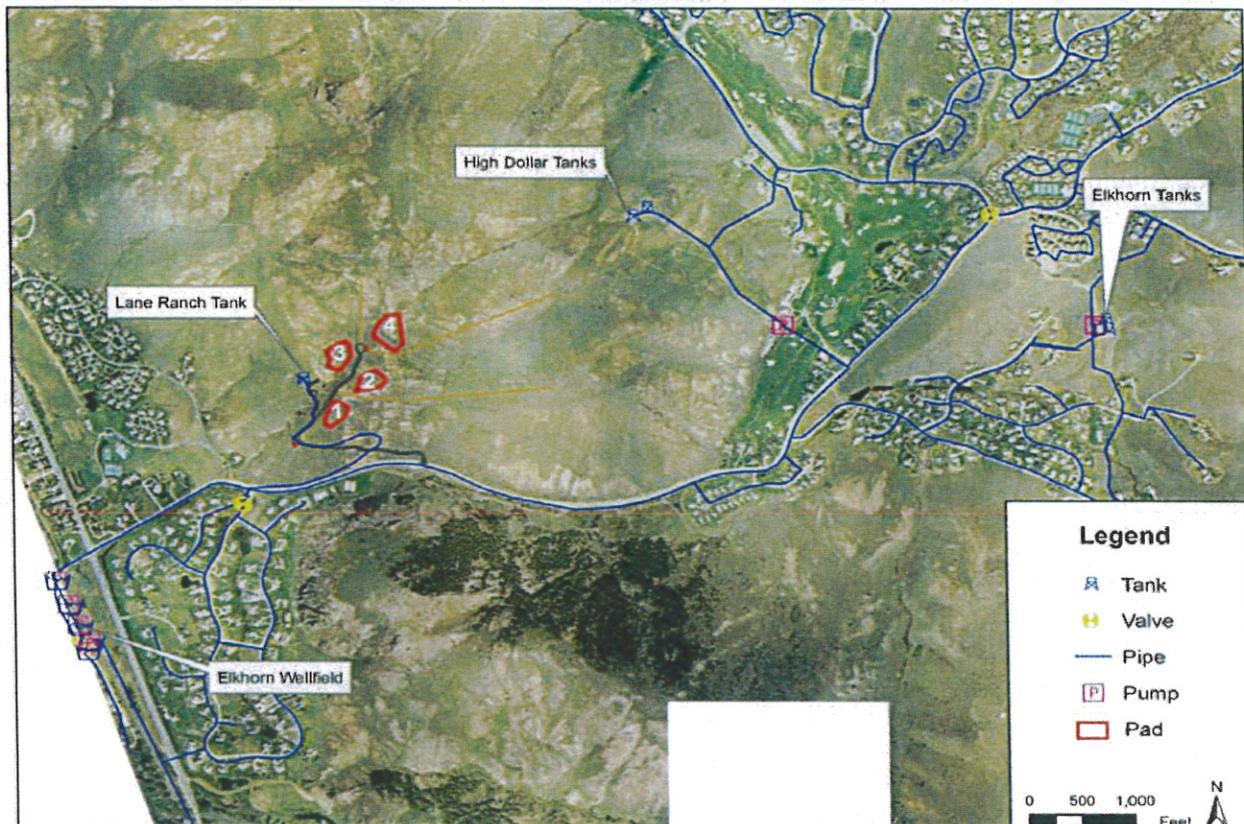


FIGURE 1
Overview map of Area of Interest for Lane Ranch North Evaluation
Sun Valley Water and Sewer District

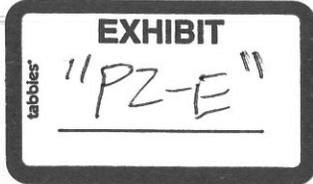
Domestic Usage

The proposed pump station to deliver domestic water to the Lane Ranch North development has three pumps. Two pumps serve as duty pumps, and one is a backup. Each of these pumps is rated with a capacity of 50 gpm at 231 feet of head. The combination of two pumps has the capacity to meet the maximum day demand (MDD) (35 gpm), peak hour demand (PHD) (65 gpm), and MDD plus sprinkler fire flow (35 gpm plus 60 gpm). The pumps are also equipped with variable frequency drives (VFDs) to maintain pressures at the lowest elevation lot below 80 psi during lower demand periods. The analysis presented here reviews and confirms that the piping system supports the delivery of the required flow to the development at pressures required by IDAPA 58.01.08 542 and 552. These guidelines state that the minimum system pressure is 40 psi. The District targets a higher pressure of 45 psi to be met.

Hydraulic analysis of the domestic system was performed for the Lane Ranch North development system. The suction HGL from the Lane Ranch Pressure Zone was 5,915 ft for all scenarios, and all scenarios (MDD, PHD, and MDD plus fire flow) met the required system demands at pressures above 40 psi. As noted above, VFDs will be used to maintain pressures below 80 psi at the lower elevation lot. For the MDD plus fire flow scenario, limiting the speed to approximately 85 percent for each of two pumps was needed to maintain pressures below 80 psi at the lowest elevation lot. Pressures will still be maintained close to 50 psi at the higher elevation lot with the speed reduction. Speed control for the booster pump station will be important since the pumps will need to be run at reduced speeds to maintain pressures below 80 psi at the lower elevation lots. If the pumps were run at full speed, pressures close to 100 psi were predicted at the lower elevation lot. Depending on the final location of future homes, the home owners may need to install a pressure reducing valve inside the home to avoid high service pressures.

Class A Reuse Fire Flow Analysis

A fire flow analysis was conducted for the proposed fire flow system through the Lane Ranch North Development that is connected to the Class A Reuse pipeline. For each of the hydrants located in the development, a PRV station, consisting of a single high flow PRV valve to serve fire flow only, is located at each hydrant lateral from the Class A Reuse pipeline. The PRVs at each hydrant lateral reduce the pressure at those points to 80 psi. Under this operating condition and with fire flow supply being provided only by the reuse reservoir at an HGL of 6,270 ft, the minimum City required fire flow of 1,500 gpm can be met at each hydrant location.



After Recording Return To:

J. Evan Robertson
Robertson & Slette, PLLC
P.O. Box 1906
Twin Falls, ID 83303-1906

Record at the request of Sun Valley Water and
Sewer District – Fee Exempt – I.C. § 67-2301

This Space Reserved for Recording Purposes

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is made and entered into this ____ day of _____, 2013, by and between the **SUN VALLEY ELKHORN ASSOCIATION, INC.**, an Idaho corporation ("Grantor"); and the **SUN VALLEY WATER & SEWER DISTRICT** ("Grantee"), whose address is 49 Larry's Lane, Sun Valley, Idaho, 83353.

RECITALS:

- A. The Grantor is the owner of certain real property situated within Section 20, Township 4 North, Range 18 East, Boise Meridian, Sun Valley, Blaine County, Idaho ("Subject Property").
- B. The Grantee desires to acquire a permanent easement over, under and across a portion of the Subject Property for the purpose of constructing, installing, operating and maintaining thereon an enclosed water reservoir, and/or related facilities, which the Grantor is willing to grant subject to the terms and conditions of this Agreement.

GRANT OF EASEMENT

NOW, THEREFORE, in consideration of the mutual covenants and conditions herein contained, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Grantor, the parties hereto, for themselves, their successors and assigns, agree as follows:

1. Grantor, subject to the terms and conditions hereinafter set forth, hereby grants and conveys unto the Grantee, its successors and assigns, a permanent easement over, under and across that portion of the Subject Property described in **Exhibit "A"** hereto, for the purpose of permitting the Grantee to therein and thereon construct, install, maintain, repair, replace, use and operate an enclosed water reservoir, and/or related facilities ("Easement").

2. Said Easement shall be exclusive, and shall be perpetual and permanent, unless and until the Grantee agrees to its termination or otherwise abandons or vacates it.

3. Said Easement shall specifically include, without limitation, the right of the Grantee, its agents, employees, contractors and assigns to traverse said permanent Easement with vehicles and equipment, and to make such improvements and excavations thereon and thereunder as may be reasonable necessary to construct, install, maintain, repair, replace, operate or use the above-specified reservoir and related facilities.

4. The Grantee shall at all times properly maintain the Easement herein granted, and prevent the same from becoming dangerous and/or unsightly, or from otherwise becoming a public nuisance or hazard. Further, Grantee shall take all reasonable steps to restore and revegetate any ground areas disturbed by its use of the Easement, or any activities undertaken therein by the Grantee, its agents, employees, contractors or assigns.

5. Prior to constructing any improvements within the Easement, the Grantee shall obtain design review approval for the same from the City of Sun Valley, and all such other further permits and approvals which may be required for such improvements by any local, state or federal governmental entity or agency.

6. Grantee shall save and hold Grantor, and its successors and assigns, harmless from any and all liability for personal injury or property damage resulting from, or in any way connected with, any use of the Easement by the Grantee, its employees, contractors, or any other person or entity using said Easement pursuant to authorization or permission granted by the Grantee.

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

"GRANTOR"
SUN VALLEY ELKHORN ASSOCIATION, INC.

"GRANTEE"
SUN VALLEY WATER & SEWER DISTRICT

By: _____

By: _____

Its: _____

Its: _____

STATE OF IDAHO)
)
 ss.
County of Blaine)

On this ____ day of _____, 2013, before me, a Notary Public for the State of Idaho, personally appeared _____, known or identified to me, to be the _____ of Sun Valley Elkhorn Association, Inc., and the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

NOTARY PUBLIC FOR IDAHO
Residing at _____
My commission expires _____

STATE OF IDAHO)
)
 ss.
County of Blaine)

On this ____ day of _____, 2013, before me, a Notary Public for the State of Idaho, personally appeared _____, known or identified to me, to be the _____ of the Sun Valley Water & Sewer District, and the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

NOTARY PUBLIC FOR IDAHO
Residing at _____
My commission expires _____

lrm\realest\seament\SVEA_SVW&SD_reservoir

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 www.benchmark-associates.com

DRAFT

TANK PARCEL DESCRIPTION

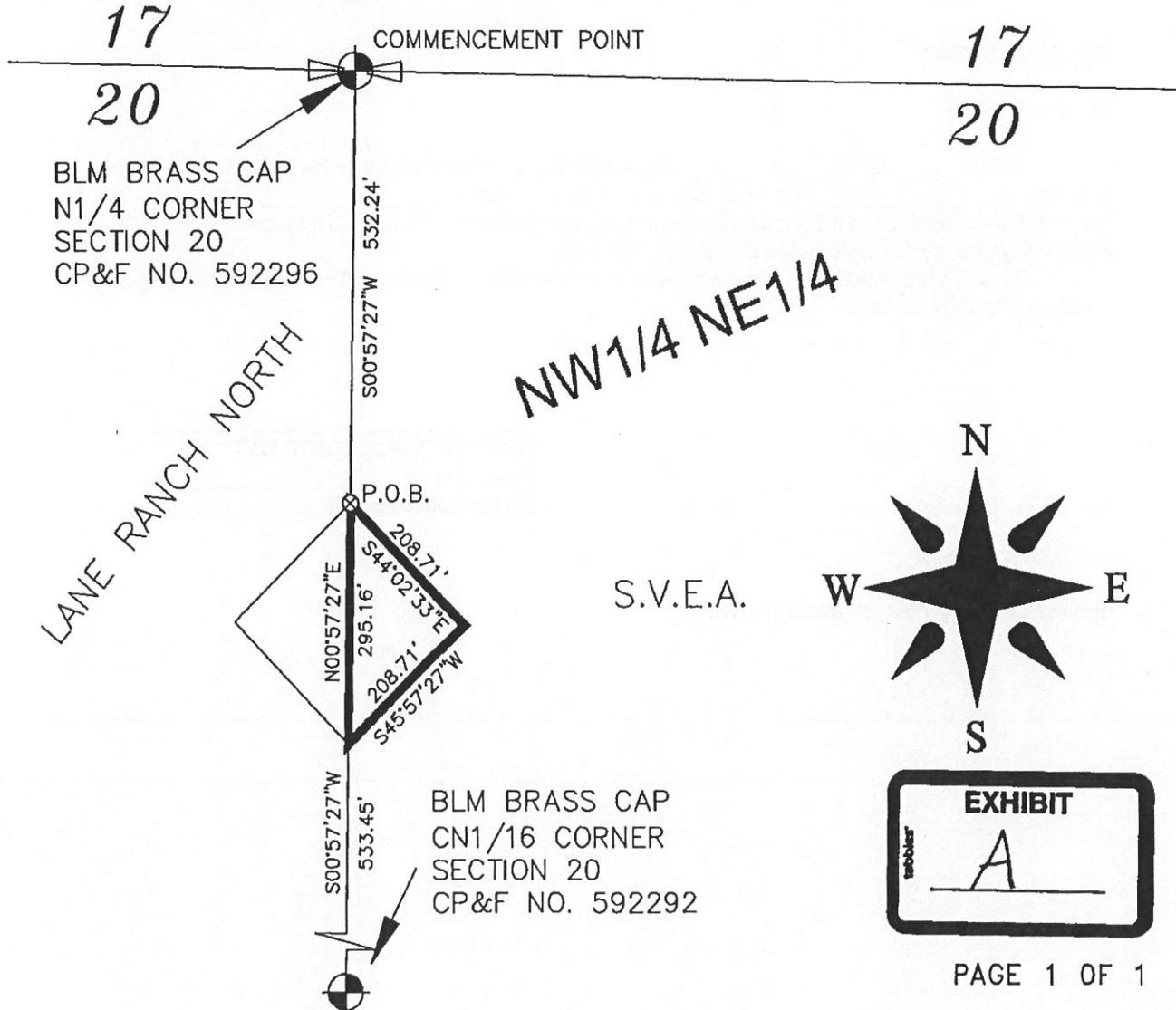
Within: TOWNSHIP 4 NORTH, RANGE 18 EAST, BOISE MERIDIAN
SECTION 20, SUN VALLEY, BLAINE COUNTY, IDAHO

Commencing at a Brass Cap marking the N1/4 corner of said section 20; Thence S00°57'27"W a distance of 532.24' to the Point of Beginning:

Thence S44°02'33"E a distance of 208.71';

Thence S45°57'27"W a distance of 208.71';

Thence N00°57'27"E a distance of 295.16' to the Point of Beginning,
Having an approximate area of ±21780 Square Feet, or ±0.50 Acres.





JUL 12 2013
CITY OF SUN VALLEY
COMMUNITY DEVELOPMENT DEPT



JUL 12 2013

CITY OF SUN VALLEY
COMMUNITY DEVELOPMENT DEPT



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CITY OF SUN VALLEY
COMMUNITY DEVELOPMENT DEPT

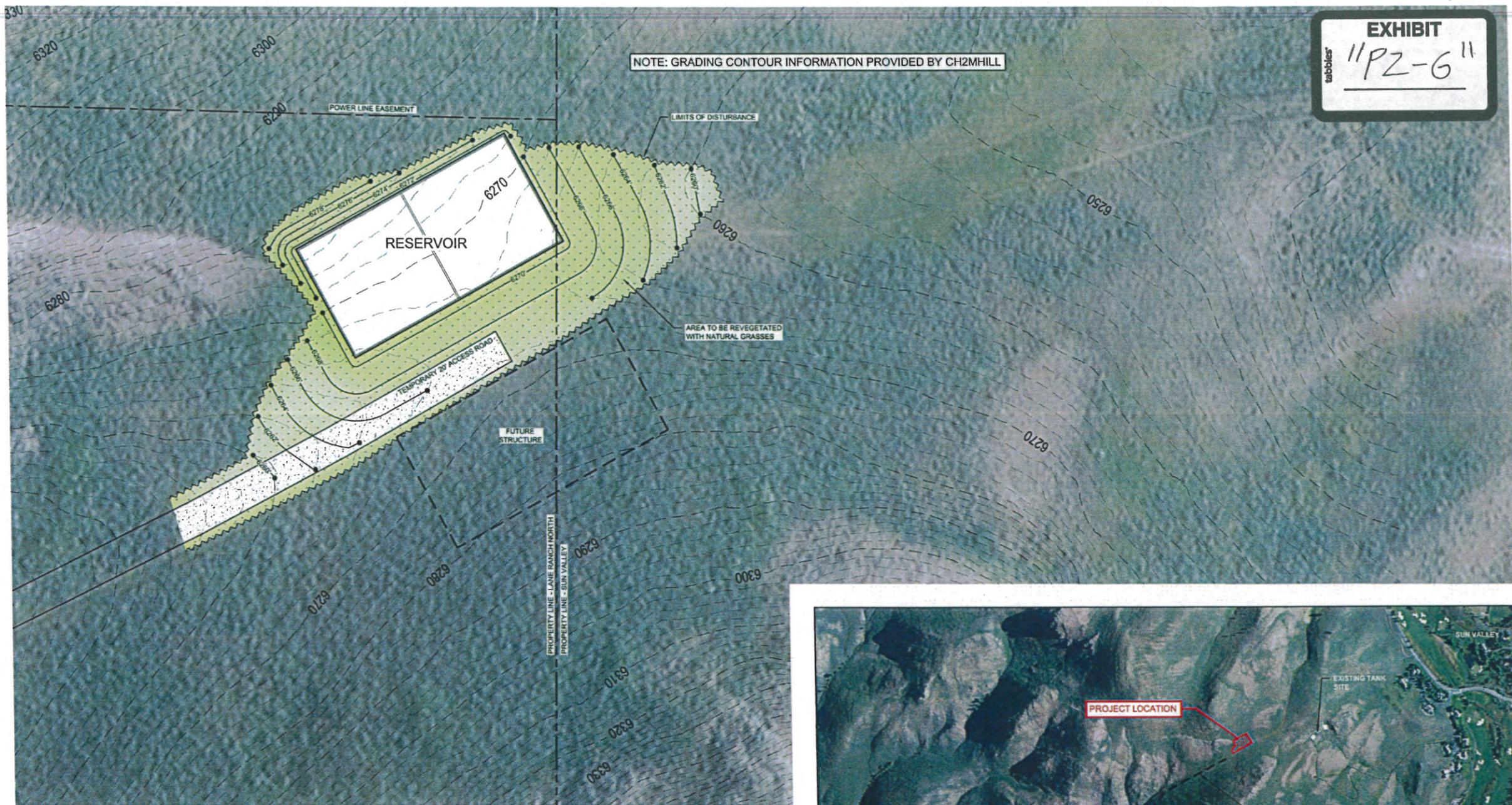
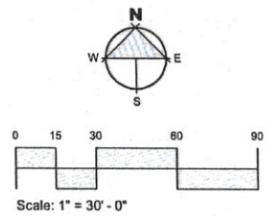


EXHIBIT
"PZ-6"

SVSWD
Reuse Reservoir

EGGERS ASSOCIATES, P.A.
landscape architecture
P.O. Box 955
Ketchum, ID 83340
T: (208) 725-0988
F: (208) 725-0972

Reuse Reservoir
Sun Valley Water And Sewer District
Sun Valley, Idaho



Plan Legend	
--- (dashed line)	Property Line
- - - - (dashed line)	Existing Contour
- - - - (dashed line)	6270
- - - - (dashed line)	Proposed Contour (Per CH2MHILL)

General Notes

1. Base map information taken from the Grading Plan by CH2MHILL dated June 2013. Reservoir information provided by CH2MHILL dated June 2013. Contractor shall verify conditions in the field prior to construction.
2. Landscape architect is not responsible for any deviation from these plans, unless such changes are authorized by the landscape architect in writing.
3. All existing utilities are underground. All new utilities shall be underground.
4. Site serviced by City of Sun Valley.

Revegetation Legend	
■ (green square)	20,400sq.ft Natural Grasses <small>Natural Grass Mix: Mountain Brome, Slender Wheatgrass, Sandberg Bluegrass, Ryegrass, Alopecurus, Western Wheatgrass, & Shadschun Wild Grass</small>
■ (yellow square)	Hydroseed

Irrigation Notes

1. All Disturbed areas shall be revegetated and irrigated with a temporary irrigation system. Revegetated area equals 20,400 square feet or 0.46 acres.
2. Natural Grass areas shall be irrigated with a temporary irrigation system for at least 2 years after project completion, or until a healthy vigorous stand of grass is present with at least 90% coverage.

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JUL 22 2013
CITY OF SUN VALLEY
COMMUNITY DEVELOPMENT DEPT

Job No:

Scale: 1" = 30' - 0"

Issue/Revisions: Date:

Revision 07/22/13

Sheet Title:

Revegetation Plan

Sheet No:

L1

PRELIMINARY ONLY - NOT FOR CONSTRUCTION

