



**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 sublot 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 scaring will occur to the larger prominent surrounding hillsides and no significant natural features or hilltops will be disturbed. No natural tree masses or unique rock or geological formations exist on the site and the area is not within an identified view corridor or skyline.

6. The Community Development Department and the City's contract engineer, CH2M Hill, have completed a comprehensive review of the final plat application and have determined that all required application materials have been satisfactorily submitted as per Development Code requirements. The proposed townhome subdivision is consistent with the land uses envisioned for the property 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

CH2MHILL

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"

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**

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 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

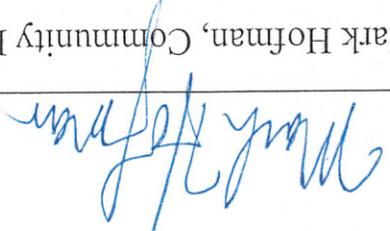
Occupancy: R-3 Construction Type: V-B Occupant Load: Maximum of 9 people

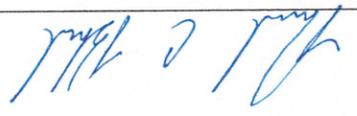
Sprinkler System Required: YES Builder: ZNTERMOUNTAIN CONSTRUCTION INC.

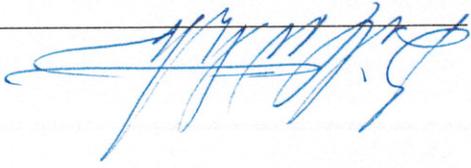

Date: 5/29/13 (Must be Final Signature)

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.

Certificate of Occupancy

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The City of Sun Valley Department of Building Safety

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Legal Address: Sub Lot 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: **Intermountain Construction Inc.**

Date: 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

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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: INTERMOUNTAIN CONSTRUCTION INC

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

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

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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 3/29/13

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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**

Address: **17 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.**

Date: _____

May 31, 2013



Eric Adams
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, ID 83353

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

Sprinkler System Required: NO Builder: INTERMOUNTAIN CONSTRUCTION INC.



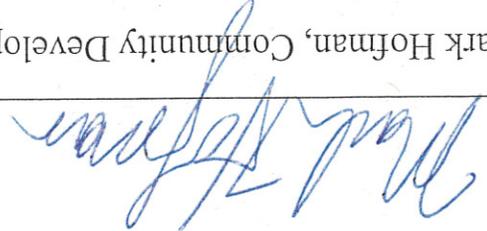
Eric Adams, Building Official

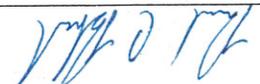
Ph# 208 622-4438 Ext. 17

Date

(Must be Final Signature)

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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 R1111 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.**



Eric Adams, Building Official

May 29, 2013

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.

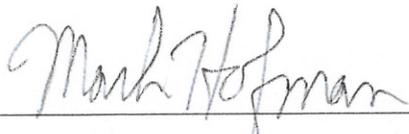

Date: 5/29/13 (Must be Final Signature)

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



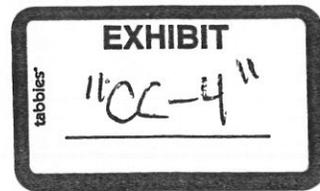
5/29/13

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.

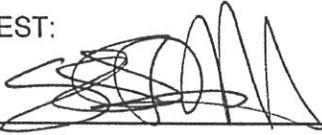


Wayne Willich, Mayor
City of Sun Valley

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
 "CC-5"

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



10' SNOW STORAGE AND UTILITY, DRAINAGE & IRRIG. EASEMENT PER PLAT

5' IDAHO POWER CO. EASEMENT INST.#574659

10' UTILITY, DRAINAGE & IRRIG. EASEMENT CENTERED ON ALL LOT LINES PER PLAT

10' UTILITY, DRAINAGE & IRRIG. EASEMENT PER PLAT OF WHITE CLOUDS

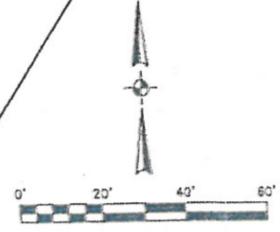
20' LANDSCAPE BUFFER PER PLAT (SEE NOTE #6)

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 & CCR'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, MONUMENT SIGNAGE, PLANTINGS 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.



SHEET P-1
 PRELIMINARY PLAT

CURVE TABLE

Curve	Length	Chord	Offset	Bearing	Angle
C69	25.00'	39.18'	35.29'	S73°40'11"W	89°47'49"
C70	395.72'	188.32'	187.06'	N49°14'46"W	24°22'17"
C71	1313.24'	283.61'	283.04'	S34°57'28"W	12°22'25"

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

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

PROJECT NO. 10108 DWG BY: DCS 10108 Preliminary.DWG
 A PRELIMINARY PLAT DATE: 07/14/2010 SHEET: 1 OF 1

PARCEL E: SUB PP 2010-08

PRELIMINARY



LEGEND

	PROPERTY LINE
	EXISTING TELEPHONE RISER
	EXISTING WATER MAIN
	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" 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:**
- 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 (1-800-342-1595) 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 (ISPCW), 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.
 - CONTRACTOR SHALL DISINFECT WATER MAIN, PRESSURE TEST AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW) 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:
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 KETCHUM, IDAHO 83340
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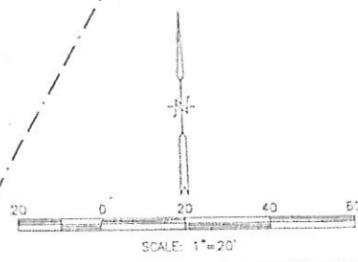
**WHITE CLOUDS RESIDENCES
 PRELIMINARY WATER & SEWER PLAN**

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

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

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

SHEET NUMBER
C-2

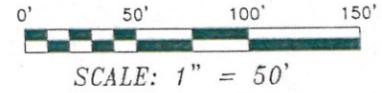
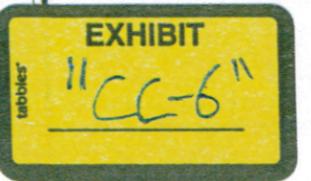


WHITE CLOUDS TOWNHOMES : PHASE II

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



C1/4 SECTION 6 CPF #529515 S89°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 SUBLLOT DETAILS.

LEGEND

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

LINE DATA

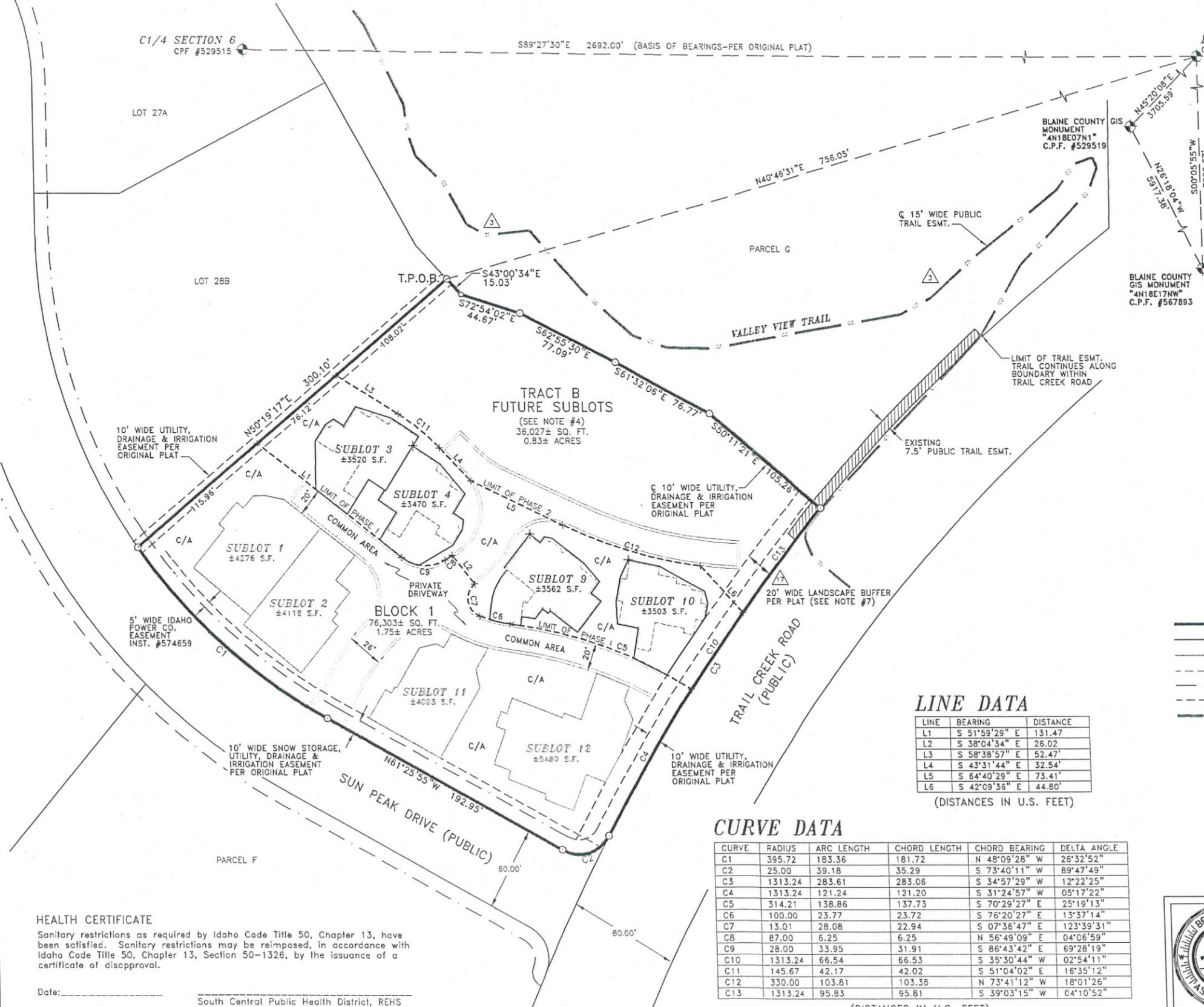
LINE	BEARING	DISTANCE
L1	S 51°59'29" E	131.47
L2	S 38°04'34" E	26.02
L3	S 58°38'57" E	52.47'
L4	S 43°31'44" E	32.54'
L5	S 64°40'29" E	73.41'
L6	S 42°09'36" E	44.80'

(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°06'59"
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°10'52"

(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

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WHITE CLOUDS TOWNHOMES : PHASE II

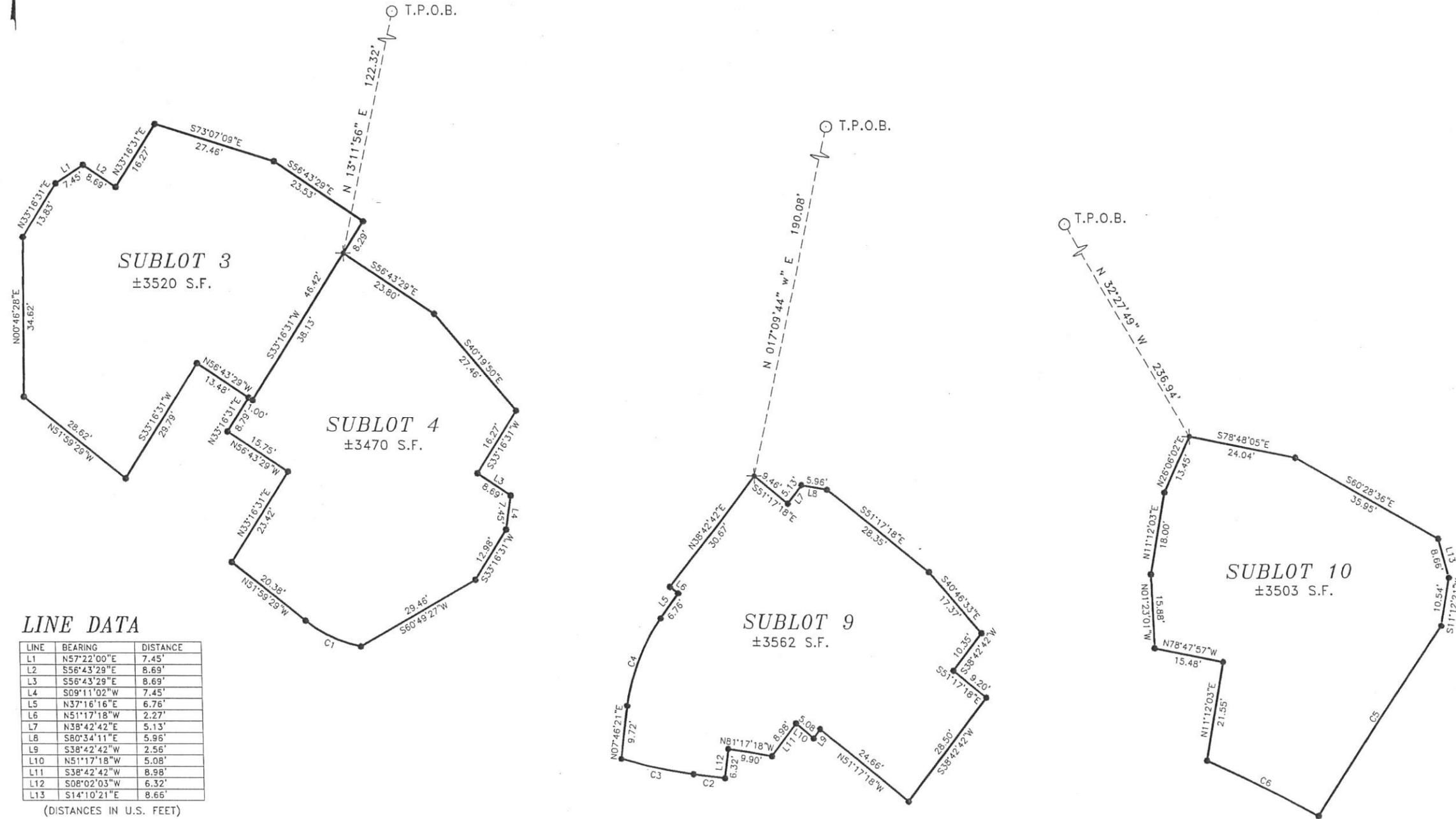
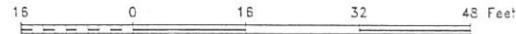
LOCATED WITHIN: SECTION 6, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M., CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

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	8.98'
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