CITY COUNCIL CALENDAR OF THE CITY OF KETCHUM, IDAHO

Monday, October 1, 2012, beginning at 5:30 p.m.

480 East Avenue, North, Ketchum, Idaho

Approximate starting time for each agenda item is indicated at left.

5:30 1. CALL TO ORDER

2. COMMUNICATIONS FROM MAYOR AND COUNCILORS.

5:30 a) Commendations related to the Sun Valley Visitor Center and the 2012 Ride Sun Valley Bike Festival. Tab 1

5:45 b) Request to allocate an additional $25,000 to the Sun Valley Marketing Alliance - Mayor Randy Hall.

3. COMMUNICATIONS FROM THE PUBLIC.

6:05 a) Communications from the public.

4. COMMUNICATIONS FROM COMMUNITY AND ECONOMIC DEVELOPMENT DEPT.

6:20 a) Recommendation to approve the Powder Creek Townhomes, Phase III, Sublot 2, Final Plat - Joyce Allgaier, AICP, Planning Manager. Tab 2

6:40 5. COMMUNICATIONS FROM THE PRESS.

6. AGREEMENTS AND CONTRACTS.

6:45 a) South Gateway Evaluation of Water Supply Alternatives Contract for Services with Brockway Engineering, PLC - Lisa Horowitz, Community and Economic Development Director. Tab 3

7:05 b) Marketing and Visitor Services Contract for Services with the Sun Valley Marketing Alliance - Lisa Horowitz, Community and Economic Development Director. Tab 4

7:25 c) Contract for Services with Fly Sun Valley Alliance - Lisa Horowitz, Community and Economic Development Director. Tab 5

7:45 7. CONSENT CALENDAR. Tab 6

a) Approval of minutes from the September 17, 2012 Council meeting.

b) Recommendation to approve current bills and payroll summary.

8. EXECUTIVE SESSION to discuss personnel, litigation and land acquisition pursuant to Idaho Code §§67-2345 1(a) (b), (c) and (f).

9. ADJOURNMENT.

Any person needing special accommodations to participate in the above noticed meeting should contact the City of Ketchum three days prior to the meeting at (208) 726-3841.

This agenda is subject to revisions and additions. NOTE: Revised portions of the agenda are underlined in bold. Public information on agenda items is available in the Clerk's Office located at 480 East Ave. N in Ketchum or (208) 726-3841.

Check out our website: www.ketchumidaho.org.

City of Ketchum, Idaho

P.O. Box 2315 Ketchum, ID 83340 (208) 726-3841 Fax: (208) 726-8234

September 26, 2012

Mayor Hall and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Hall and City Councilors:

October 1, 2012 City Council Agenda Report

The regular Council meeting will begin at **5:30 p.m.**

2. COMMUNICATIONS FROM THE MAYOR AND COUNCIL.
   a) Commendations related to the Sun Valley Visitor Center and the 2012 Ride Sun Valley Bike Festival.

      RECOMMENDATION: Commendations are recommended for Susan Desko, Greg Randolph and all the organizers and volunteers with the Ride Sun Valley Bike Festival.

      RECOMMENDED MOTION: ***"I move to issue commendations to Susan Desko, Greg Randolph and all the organizers and volunteers with the Ride Sun Valley Bike Festival."***

      This is a legislative matter.

   b) Request to allocate an additional $25,000 to the Sun Valley Marketing Alliance - Mayor Randy Hall.

      Mayor Hall will address a request to allocate an additional $25,000 to the Sun Valley Marketing Alliance.

      RECOMMENDATION: None at this time.

      RECOMMENDED MOTION: None.

      This is a legislative matter.

4. COMMUNICATIONS FROM COMMUNITY & ECONOMIC DEVELOP. DEPT.
   a) Recommendation to approve the Powder Creek Townhomes, Phase III, Sublot 2, Final Plat - Joyce Allgaier, AICP, Planning Manager.

Planning staff is seeking Council approval of the Powder Creek Townhomes, Phase III, Sublot 2, Final Plat. A detailed staff report from Joyce Allgaier has been provided in the packet for Council review.

RECOMMENDATION: Staff respectfully recommends the City Council approve the final plat application for the Powder Creek Townhomes, Phase III, Sublot 2.

RECOMMENDED MOTION: ***"I move to approve the final plat application by Vanoff Enterprises, for Powder Creek Townhomes, Phase III, Sublot 2, finding the application meets with the applicable review standards with the conditions 1-8 as noted in the staff report."***

This is a quasi-judicial matter.

6. AGREEMENTS AND CONTRACTS.

a) South Gateway Evaluation of Water Supply Alternatives Contract for Services with Brockway Engineering, PLC - Lisa Horowitz, Community and Economic Development Director.

Staff is seeking Council approval of a water supply alternative contract for services for the South Gateway area. Funding for the contract, in the amount of $8,776, would be split three ways between the City, County and the Sun Valley Water and Sewer District. The City's share would be $2,952. A detailed staff report from Lisa Horowitz has been provided in the packet for Council review.

RECOMMENDATION: Staff respectfully recommends the City Council approve the South Gateway Evaluation of Water Supply Alternatives Contract for Services with Brockway Engineering, PLC in an amount of $8,776, with a City contribution of $2,952.

RECOMMENDED MOTION: ***"I move to approve the South Gateway Evaluation of Water Supply Alternatives Contract for Services with Brockway Engineering, PLC in an amount of $8,776, with a City contribution of $2,952."***

This is a legislative matter.

b) Marketing and Visitor Services Contract for Services with the Sun Valley Marketing Alliance - Lisa Horowitz, Community and Economic Development Director.

The City has appropriated $450,000 from the FY2012-13 Local Option Tax (LOT) Fund to support the community marketing efforts of the Sun Valley Marketing Alliance. A scope of services is detailed in the contract for services. A staff report from Lisa Horowitz has been provided in the packet for Council review.

RECOMMENDATION: Staff respectfully recommends the City Council approve the Marketing and Visitor Services Contract for Services with the Sun Valley Marketing Alliance in the amount of $450,000 for FY2012-13.

RECOMMENDED MOTION: ***"I move to approve the Marketing and Visitor Services Contract for Services with the Sun Valley Marketing Alliance in the amount of $450,000 for FY2012-13."***

This is a legislative matter.

c) Contract for Services with Fly Sun Valley Alliance - Lisa Horowitz, Community and Economic Development Director.

The City has appropriated $40,000 from the FY2012-13 Local Option Tax (LOT) Fund for a contract with Fly Sun Valley Alliance to pursue air and ground travel opportunities. A scope of services is detailed in the contract for services which, in light of the pending election results for 1% LOT ballot measure, has been designed as a month-to-month agreement. A staff report from Lisa Horowitz has been provided in the packet for Council review.

RECOMMENDATION: Staff respectfully recommends the City Council approve the Fly Sun Valley Alliance Contract for Services in the amount of $40,000 for FY2012-13.

RECOMMENDED MOTION: ***"I move to approve the Fly Sun Valley Alliance Contract for Services in the amount of $40,000 for FY2012-13."***

This is a legislative matter.

7. CONSENT AGENDA.

a) Approval of minutes from the September 17, 2012 Council meeting.

Minutes from the September 17, 2012 Council meetings have been provided in the packet of Council review.

b) Recommendation to approve current bills and payroll summary.

A list of bills for approval and the payroll summary have been included in the packet for Council review.

Sincerely,

Gary B. Marks
City Administrator

City of Ketchum, Idaho

P.O. Box 2315 Ketchum, ID 83340 (208) 726-3841 Fax: (208) 726-8234

September 25, 2012

Mayor Hall and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Hall and City Councilors:

Commendations to Architect Susan Desko and Ride Sun Valley Bike Festival Organizers and Volunteers

Introduction/History

From time to time, the Ketchum City Council issues commendations to recognize local residents who have committed extraordinary time and effort toward the betterment of the city and surrounding community. In the past year, two initiatives have had a significant positive impact locally, and boosted awareness of the Sun Valley/Ketchum area nationally. The first was the award-winning effort led by architect Susan Desko to transform an old bank building into the Sun Valley Visitor Center, and the second was the hugely successful 2012 Ride Sun Valley Bike Festival.

Current Report

Sun Valley Visitor Center: Last fall, local architect Susan Desko offered to work on a pro bono basis for the Sun Valley Marketing Alliance when they were seeking to revamp their leased space in the vacant bank building at 491 Sun Valley Road. Desko embraced the project, working round-the-clock to develop the cutting-edge design, encourage the local construction trade to donate time and materials, and raise funds to augment the very small budget. In just 10 weeks, hundreds of volunteers and donors contributed toward the building's transformation. The result is a very popular community gathering place that has put Sun Valley/Ketchum on the international architecture map as a winner of the prestigious American Architecture Awards for 2012. The Visitor Center is in the company of highly regarded designs for skyscrapers, major museums, university buildings, corporate headquarters, and even the High Line in Manhattan. The design will be featured in an international traveling exhibition that will open at the Istanbul Biennial in October.

2012 Ride Sun Valley Bike Festival: Organized by the SVMA and led primarily by SVMA Public Relations Director Greg Randolph, the second annual Bike Festival was by all accounts a resounding success for the community. The main event – the USA Cycling National Mountain Biking Championships -- attracted a

record number of contestants (1,200) and a record number of visitors (5,000+). The area was bustling with young people who had never been here before (70% of riders were under 40 years old, and for 60% of the riders, July was their first visit). Best of all, 80% said they would like to return. Those results could never have been achieved without the time and dedication of all who helped with the event, from the organizers to the more than 200 volunteers (800+ volunteer hours). The creative pre-event marketing and PR and the attention to detail in the execution will continue to benefit this community for years to come. None put it better than Adam Craig, the US National Champion: "They put together the best courses we saw all year and ran the best National Championships I have ever attended. Already getting stoked for the 2013 edition with the Marathon Nationals. I reckon it's going to be more awesome than I can even imagine."

Financial Requirement/Impact
There is no financial impact with this commendation.

Recommendation
I respectfully recommend that the City Council and Mayor commend Susan Desko, Greg Randolph and all the organizers and volunteers affiliated with the Ride Sun Valley Bike Festival during the Presentations portion of the October 1, 2012 City Council Meeting.

Recommended Motion:
No motion needed.

Sincerely,

Lisa Horowitz
Community and Economic Development Director

City of Ketchum, Idaho

P.O. Box 2315 Ketchum, ID 83340 (208) 726-3841 Fax: (208) 726-8234

October 10, 2012

Mayor Hall and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Hall and City Councilors:

Powder Creek Townhomes, Phase III, Sublot 2, Final Plat
Vanoff Enterprises, Applicants

Introduction/History
This application by Vanoff Enterprises, LTD (represented by Bob Sarchett) is a request for the approval of a final plat of Townhouse Sublot 2. The Sublot 2 unit construction is nearly complete and the applicants are preparing for the final plat approval so that the unit may be made available for sale. Sublot 2 is part of Phase III of the Powder Creek Townhomes; a townhouse development of a total of four units that gained its preliminary approvals in 2007. With the completion of Sublot 2, one more unit is left for construction (Sublot 1).

The Planning and Zoning Commission unanimously recommended approval of the final plat in their actions and adopted findings of fact, dated September 24, 2012.

Current Report
See attached staff report.

Financial Requirement/Impact
None

Recommendation
I respectfully recommend the City Council approve the final plat application by Vanoff Enterprises, LTD.

Suggested Motion
"I move to approve the final plat application by Vanoff Enterprises, for Powder Creek Townhomes, Phase III, Sublot 2, finding the application meets with the applicable review standards with the conditions 1-8 as noted in the staff report."

Sincerely,

Joyce Allgaier, AICP
Planning Manager

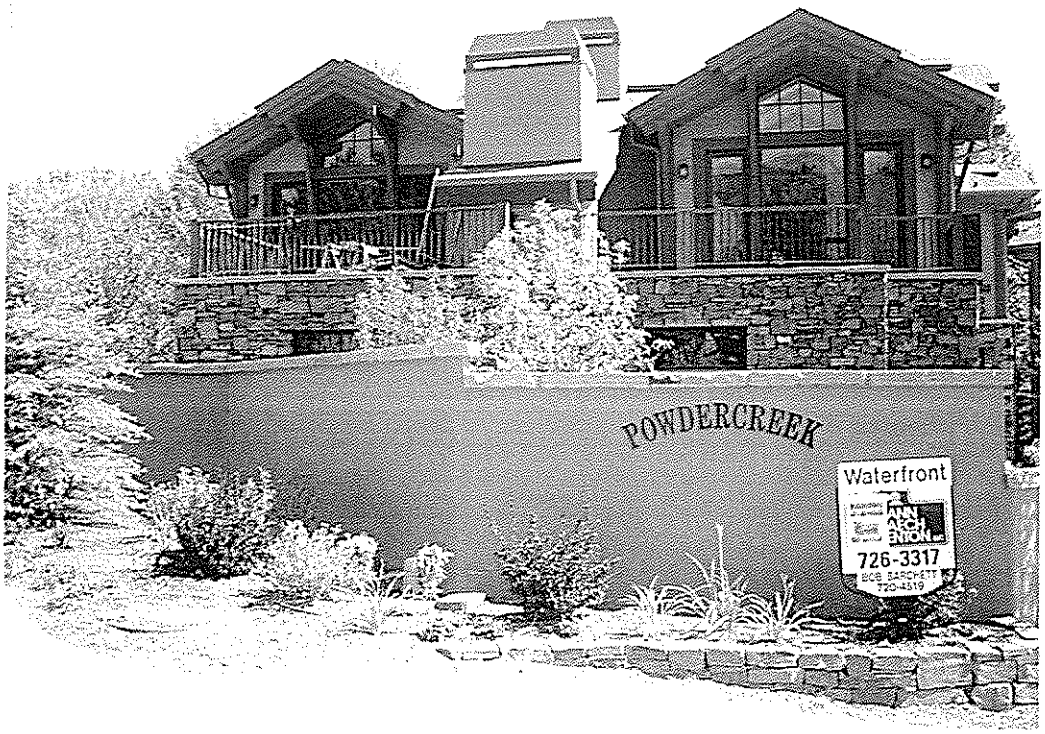
STAFF REPORT
Ketchum City Council
Meeting of October 1, 2012

APPLICANT:	Vanoff Enterprises, LTD, represented by Bob Sarchett
PROJECT:	Powder Creek Townhomes, Phase III, Block 1, Sublot 2 - Final Plat
FILE NO.:	12-083
REQUEST:	Final Plat of Townhouse Sublot 2
LOCATION:	300 Second Ave. South (Previously described as Block 2, Lot 1 American Legion Subdivision and now the Powder Creek Townhomes)
ZONING:	Tourist (T) and Flood Plain (FP) Overlay Zone Districts
NOTICE:	Notice is not required.
REVIEWER:	Joyce Allgaier, Planning Manager
ATTACHMENTS:	A - Proposed Final Plat dated July 30, 2012, prepared by Benchmark Associates, P.A. B - Ketchum City Council Findings of Fact – Approval for Preliminary Plat C - Second Amendment to Phased Development Agreement (Section 2, re. Phase III is applicable to this application.) D – Planning and Zoning Commission Findings of Fact and Conclusion of Law, dated September 24, 2012

BACKGROUND:

1. The applicant is requesting final plat approval for one of the four units of the Powder Creek Townhomes. This action by the City Council will allow for a final plat to be recorded and allow for sale of the property. Presently there are three of the four units constructed in the Powder Creek development.
2. The subject property gained preliminary plat approval from the City Council on April 23, 2007 and is subject to the Second Amendment to Phased Development Agreement, Instrument # 585207, recorded on February 16, 2011. To date the development was built in conformance with the development standards and approvals of the preliminary plat, including the installation of approved landscaping, completion of a required sidewalk and privacy wall, and the removal of construction materials from the site. The developer <u>is still responsible</u> for the paving of a portion of Cottonwood Street from the

curve on Second Ave. to a point connecting to the driveway serving Sublot 2. The driveway for Sublot 2 must also be paved.



Sublot 2 unit, on the left.

3. The subject unit for the proposed final plat is Sublot 2, consisting of 1,320 square foot sublot area, an attached residence and a two car garage.
4. The application represents a completed application that meets the submittal requirements and technical requirements for a draft final plat. The application has been reviewed by city staff and there were no objections to the approval of a final plat for the project.
5. Final plats are the last in a series of documentation to create new lots, townhouses, and condominiums. The process is such that applicants gain their preliminary plat approval for a townhouse development, gain building permit approvals, proceed to construct, and then come back to the city for final plat approval. This project has proceeded to this point and is in compliance with its preliminary approval.

Standards for Approval

16.04.070 Townhouses.

D. The final plat procedure contained in subsection 16.04.030F of this chapter shall be followed. However, the final plat shall not be signed by the city clerk and recorded until the townhouse has received:

1. A certificate of occupancy issued by the City of Ketchum; and
2. Completion of all design review elements as approved by the Planning and Zoning Administrator.

The Council may accept a security agreement for any design review elements not completed on a case by case basis pursuant to Section 17.96.120 of Title 17, Ketchum Zoning Code.

Findings: The final plat will not be signed by the City Clerk until a certificate of occupancy for Sublot 2 has been issued by the Building Official; all design review elements are found in conformance with approved plans. Staff will inspect the building and site improvements prior to forwarding the final plat for signature. Any security necessary would be determined at the time the final plat proceeds to the City Council.
Conclusion: This standard has been met with conditions. At this time, staff finds no reason to require a security in lieu of outstanding work to be done.

H. **General Applicability. All other provisions of this chapter and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse subdivisions.**
Findings: The proposed plat must meet all ordinances, rules and regulations of the City through the Building Certificate of Occupancy and final plat approvals.
Conclusion: Utilities and improvements are installed to the unit in conformance to applicable codes and as required by the Water, Sewer, Fire, Street and Building Departments, with the exception of additional paving.

The garage serving this unit is contained within the building and is platted within the sublot lines.

STAFF RECOMMENDATION: Staff recommends approval of the final plat with the conditions as shown below.

COUNCIL OPTIONS:

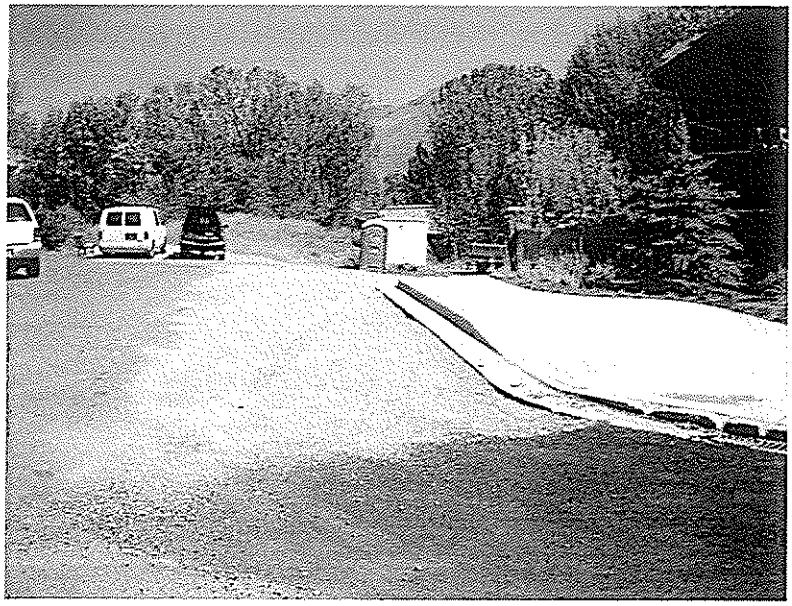
Make a motion to:

1. Deny the final plat of Powder Creek Townhomes, Block 1, Sublot 2 (Phase III), **because of the following standards** (Council to insert reasons for denial) including findings; or,

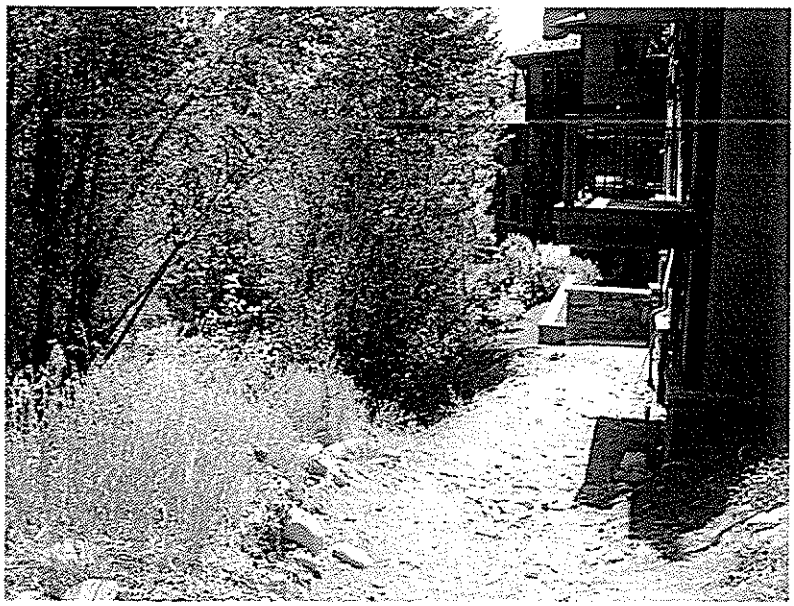
2. Approve the final plat of Powder Creek Townhomes, Block 1, Sublot 2 (Phase III), subject to conditions.

RECOMMENDED CONDITIONS:

1. The developer shall install pavement on the section of Cottonwood Street from the curve where it connects to Second Avenue to a point where it meets the driveway and parking serving Sublot 2. Such pavement shall meet with the specifications of the Street Superintendent. Pavement shall be installed prior to the signing and filing of the final plat.
2. The developer shall install final landscaping and stream bank restoration along the Trail Creek riparian setback corridor. Such landscaping shall meet with the approval of the Planning Manager and be installed prior to the signing and filing of the final plat.
3. The Covenants, Conditions and Restrictions (CC&R's) shall be simultaneously recorded with the final plat, and the City will not now, nor in the future, determine the validity of the CC&R's;
4. The failure to record a final plat approved by the Council within one (1) year after approval by the Council shall cause all approvals of said final plat to be null and void;
5. The recorded plat shall show a minimum of two Blaine County Survey Control Monuments with ties to the property and an inverse between the two monuments. The Survey Control Monuments shall be clearly identified on the face of the map;
6. An electronic CAD file shall be submitted to the City of Ketchum prior to final plat signature by the City Clerk. The electronic CAD file shall be submitted to the Blaine County Recorder's office concurrent with the recording of the Plat containing the following minimum data:
    a. Line work delineating all parcels and roadways on a CAD layer/level designated as "parcel";
    b. Line work delineating all roadway centerlines on a CAD layer/level designated as "road"; and,
    c. Line work that reflects the ties and inverses for the Survey Control Monuments shown on the face of the Plat shall be shown on a CAD layer/level designated as "control";
7. All information within the electronic file shall be oriented and scaled to Grid per the Idaho State Plane Coordinate System, Central Zone, NAD1983 (1992), U.S. Survey Feet, using the Blaine County Survey Control Network. Electronic CAD files shall be submitted in a ".dwg", ".dgn" or ".shp" format and shall be submitted digitally to the City on a compact disc. When the endpoints of the lines submitted are indicated as coincidental with another line, the CAD line endpoints shall be separated by no greater than 0.0001 drawing units;
8. Sublot 2 shall be maintained according to the phased development agreement, design review, and plat approvals as herein or previously granted.



Area to be paved.



Area of bank restoration and landscaping

IN RE:	)	
	)	
Powder Creek Townhomes	)	**KETCHUM CITY COUNCIL -**
Preliminary Plat	)	**FINDINGS OF FACT, CONCLUSIONS**
	)	**OF LAW AND DECISION**
	)	
File Number: 07-001	)	

BACKGROUND FACTS

APPLICANT: Vanoff Enterprises, LTD

REQUEST: Preliminary plat approval for a four sublot townhouse subdivision

LOCATION: Block 2, Lot 1American Legion Subdivision (300 Second Ave. South)

ZONING: Tourist (T) and Flood Plain (FP) Overlay Zoning Districts

NOTICE: Property owners within 300 feet of the subject property were mailed notice on March 21, 2007. A public hearing notice was published in the Mountain Express on March 21, 2007.

REVIEWER: Mark Goodman, Planning Technician

GENERAL FINDINGS OF FACT

1. The applicant is requesting preliminary plat approval for a four sublot townhouse subdivision phasing. Final Plat approval will be done separately for each of the three phases within the Powder Creek Subdivision.

2. A building permit was issued on September 29, 2007 for the proposed sublot 4 building located on lot 1, block 2 American Legion Subdivision.

3. Design Review approval was granted on May 22nd, 2006 for all four townhouse units.

APPLICABLE EVALUATION STANDARDS FROM TITLE 16, CHAPTER 16.04

STANDARD 16.04.070(B):
The subdivider of the townhouse project shall submit with the preliminary plat application a copy of the proposed party wall agreement and any proposed document(s)

Attachment B

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, parking and/or open spaces. Prior to final plat approval, the subdivider shall submit to the city a final copy of said documents and shall file said documents prior to recordation of the plat, which shall reflect the recording instrument numbers thereupon.

FOUND:
The applicant has submitted the required documents.

STANDARD 16.04.070(E):
All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots, provided that the ownership of detached garages is tied to specific townhouse units on the townhouse plat and in any owner's documents and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development.

FOUND:
Garages are internal to and platted with each unit.

STANDARD 16.04.070(F):
All other provisions of this chapter and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse subdivisions.

FOUND:
This application requires preliminary and final plat approval from the Commission and Council. The buildings will require a Certificate of Occupancy from the Building Official prior to occupancy. All design review elements of the project will be complete prior to issuance of a Certificate of Occupancy.

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation organized under Article XII of the Idaho Constitution and the laws of the State of Idaho, Title 50, Idaho Code.

2. Under Chapter 65, Title 67 of the Idaho Code, the City has passed a land use and subdivision ordinance, Title 16.

3. The City of Ketchum Planning Department provided adequate notice of the time, place and summary of the applicant's proposal to be heard by the Commission for review of this application.

4. The proposed preliminary plat **does** meet the standards of approval under Title 16, Chapter 16.04, subject to conditions of approval.

DECISION

THEREFORE, the Ketchum City Council **approves** this preliminary plat application this 21st day of May, 2007, subject to the following conditions:

1. The Covenants, Conditions and Restrictions (CC&R's) and a Party Wall Agreement shall be simultaneously recorded with the final plat. The City will not now, nor in the future, determine the validity of either the CC&R's or the Party Wall Agreement;

2. This approval is given for the preliminary plat of Powder Creek Townhomes plans dated January, 2007 by Benchmark Associates; and,

3. The failure to obtain final plat approval by the Council of an approved preliminary plat within one (1) year after approval by the Council shall cause all approvals of said preliminary plat to be null and void.

4. The applicant shall record a phasing agreement as approved by the City with the first recording of the final plat.

5. The council has reviewed and approved the development plan, development schedule, and Draft Phased Development Agreement and recommends that the City enter into the Draft Phased Development Agreement with the applicant.

Findings of Fact **adopted** this 21st day of May, 2007.

Randy Hall, Mayor

Instrument # 585207
HAILEY, BLAINE, IDAHO
2-16-2011 10:44:48 No. of Pages: 3
Recorded for : CITY OF KETCHUM
JOLYNN DRAGE Fee: 0.00
Ex-Officio Recorder Deputy
Index to: AGREEMENT/CORRECTION

ORIGINAL IN RED

SECOND AMENDMENT TO PHASED DEVELOPMENT AGREEMENT

This SECOND AMENDMENT TO PHASED DEVELOPMENT AGREEMENT (hereinafter this "Amendment") is entered into effective the 18th day of January, 2011, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation (hereinafter the "City"), and VANOFF ENTERPRISES, LTD., a California limited partnership, as to an undivided 55% interest, JAKE PETERS and KATHERINE PETERS, husband and wife, as to an undivided 35% interest, and JAMES ROBINSON, an unmarried man, as to an undivided 10% interest, dba POWDER CREEK PARTNERS, (hereinafter "Developer"). The City and Developer are sometimes hereinafter referred to individually as a "party" and collectively as the "parties" to this Agreement.

RECITALS

This Amendment is predicated upon the following facts:

A. On August 20, 2007, City and Developer entered into that certain Phased Development Agreement which was recorded on October 12, 2007, as Instrument No. 552350, records of Blaine County, Idaho.

B. On December 17, 2008, City and Developer entered into that certain First Amendment to Phased Development Agreement.

C. City and Developer now wish to amend Phase II and Phase III and to add a Phase IV.

AGREEMENT

NOW THEREFORE, in consideration of the mutual covenants, promises, terms and conditions set forth herein, the parties agree as follows:

1. Paragraph 2.b shall be amended to read as follows:

b. Phase II. Prior to October 1, 2010, the following shall be completed:

(1) Construction of the exterior of the duplex shall be completed and utility services shall be extended to the duplex.

2. Paragraph 2.c shall be amended to read as follows:

c. Phase III. Prior to July 1, 2011, the following shall be completed:

(1) The approved site specific landscaping for the duplex shall be completed; and

Attachment C

(2) The sidewalk and stucco privacy wall shall be completed the length of the property on Second Avenue.

(3) The remainder of the property shall be planted in native grasses and shall be irrigated as necessary; and

(4) All construction materials and trash shall be removed from the property

3. Paragraph 2.d shall be added to read as follows:

d. Phase IV. Prior to October 1, 2014, the following shall be completed:

(1) Construction of the northern most single family house shall be completed and utility services shall be extended to the house; and

(2) All site and common area landscape improvements shall be completed including the revegetation of the riparian area.

4. All other terms and conditions of the Phased Development Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Second Amendment to Phased Development Agreement effective the day and year first above written.

"Developer"

POWDER CREEK PARTNERS

By _____
Its Mgr. Partner

"City"

City of Ketchum, Idaho

By _____
Randy Hall, Mayor

CITY OF KETCHUM SEAL BLAINE COUNTY, IDAHO

Attest _____
Sandra Cady, Clerk

STATE OF IDAHO)
) ss.
County of Blaine)

On this 24 day of January, 2011, before me, a Notary Public in and for said State, personally appeared Robert R. Sarchett, known or identified to me to be a Partner of Powder Creek Partners, the partnership that executed the instrument or the person who executed the instrument on behalf of said partnership, and acknowledged to me that such partnership 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.

RANDI S. DIEM NOTARY PUBLIC STATE OF IDAHO

Randi S. Diem
Notary Public for Idaho
Residing at Hailey, ID
My commission expires 11-2-11

STATE OF IDAHO)
) ss.
County of Blaine)

On this 7th day of February, 2011, before me, a Notary Public in and for said State, personally appeared Randy Hall, known or identified to me to be the Mayor of the City of Ketchum, and the Mayor who subscribed said municipality's name to the foregoing instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

SANDRA E. CADY NOTARY PUBLIC STATE OF IDAHO

Sandra E. Cady
Notary Public for Idaho
Residing at: Hailey ID
My commission expires: 12-20-2013

POWDER CREEK TOWNHOMES : PHASE III

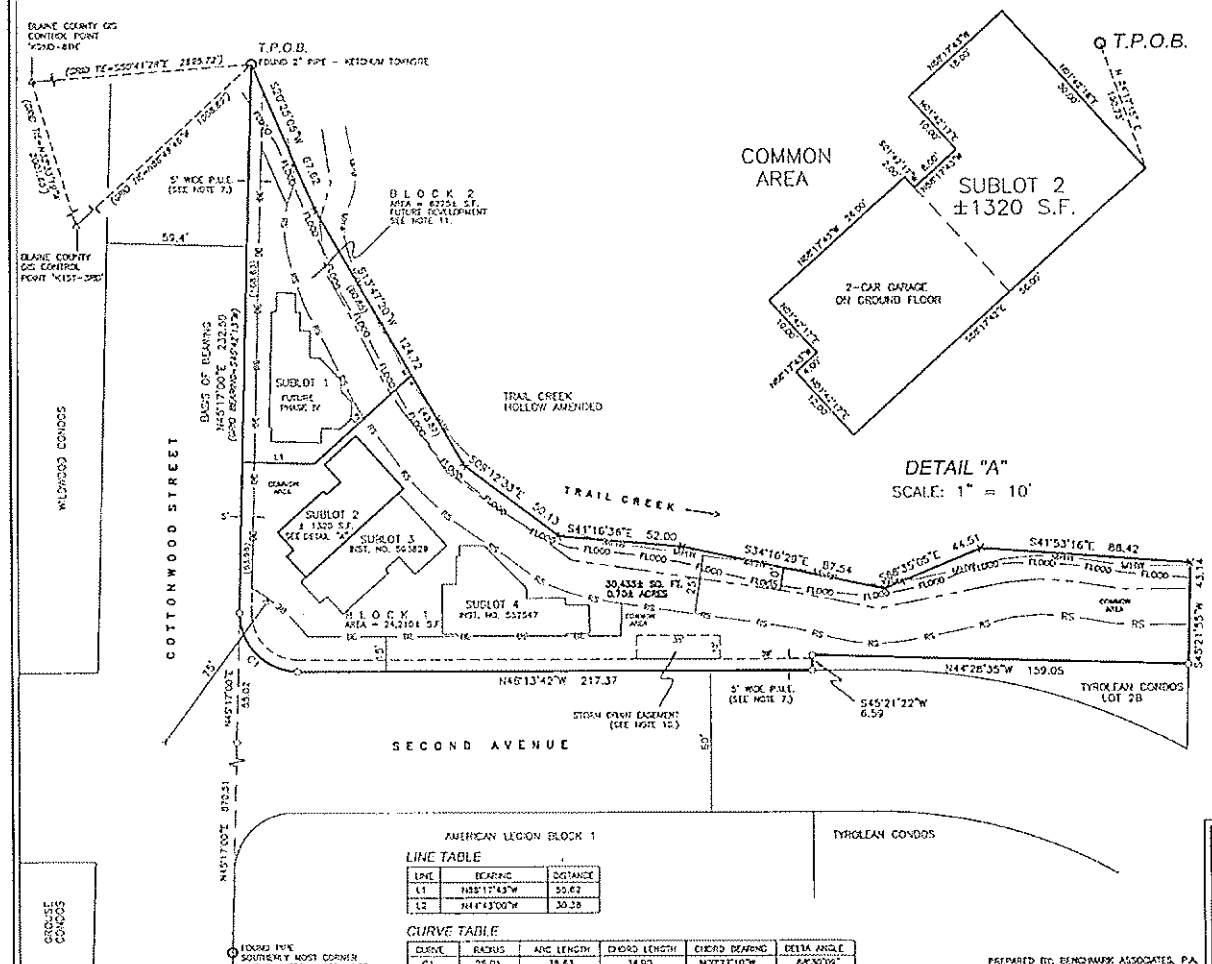
LOCATED WITHIN SECTION 18, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
CITY OF KETCHUM, BLAINE COUNTY, IDAHO

A TOWNHOUSE SUBDIVISION OF POWDER CREEK TOWNHOMES, WHEREIN SUBLOT 2 IS CREATED.

AUGUST 2012

LEGEND:

- PROPERTY BOUNDARY
- SUBLOT BOUNDARY
- BE — BUILDING ENVELOPE (PER PLAT)
- MHW (ORDINARY) HIGH WATER 8/14/2006
- RS — 25' WIDE SCENIC EASM. & RIPARIAN SETBACK
- 10' WIDE FISHERMAN'S ACCESS/NATURE STUDY EASM.
- FLOOD — 100-YEAR FLOOD PLAIN
- EASEMENT (SEE NOTES)
- (GRID TE=XXXXXX' XXXXXX') NAD 83(1992) IDAHO STATE PLANE CENTRAL ZONE GRID BRG. & DIST. BASED ON PUBLISHED PARAMETERS FOR BLAINE COUNTY CONTROL POINT "K157-3PD"
- FOUND PIPE - KETCHUM TOWNSITE
- FOUND 1/2" REBAR
- FT. LINES IN FINAL CREEK
- P.U.E. PUBLIC UTILITY EASEMENT



DETAIL "A"
SCALE: 1" = 10'

30 0 30 60 90

SCALE: 1" = 30'

NOTES:

1. Basis of Bearings is per the original plat of American Legion Subdivision, Instrument No. 385446. Refer to said plat for conditions and/or restrictions regarding this property.

2. The Declaration of CC&R's and Six Party Wall Agreement for the within townhouse plat has been recorded under Instrument No. 552546, records of Blaine County, Idaho.

3. All townhouse unit owners shall have mutual reciprocal easements for existing and future public and private utilities including, but not limited to, water, cable TV, sewerage, telephone, natural gas and electrical lines over, under and across their townhouse, sublots and common area for the repair, maintenance and replacement thereof.

4. The townhouse sublots are all considered together as one (1) land lot. The coverage requirements and other building regulations apply to the four (4) sublots as one parcel.

5. A ten foot (10') wide Fishermanly Access and Nature Study Easement exists along the westerly bank of Trail Creek which shall shift to follow any changes in the location of the creek bank.

6. A twenty-five foot (25') wide Scenic Easement and Riparian Setback (RS) exists along the westerly bank of Trail Creek. There shall be no construction of any fence, wall, deck or other structure within said easement. Said easement shall be measured from the Mean High Water mark.

7. A five foot (5) wide Public Utility Easement along Cottonwood Street and Second Avenue exists as shown hereon.

8. The 100-Yr Flood Plain area designated on this map is considered reasonable for regulatory purposes. However, Benchmark Associates neither represents, guarantees, warrants nor implies that areas outside of the designated flood plain area are safe and free from floods or flood danger. Flood information is based on the flood insurance study for: City of Ketchum, Idaho Community Number 160003 Panel No. 0401C March 17, 1997.

9. A phasing agreement is recorded as Instrument No. 552350, and amended as Instrument No. 565207, records of Blaine County, Idaho.

10. A Storm Drain Easement to benefit the City of Ketchum exists as shown hereon.

11. Block 2 is reserved for development and rehabilitation as Sublot 1 in compliance with the approved preliminary plat dated January 2008. Block 2 is subject to the Phasing Agreement recorded as Instrument No. 552350 and amended as Instrument No. 565207, records of Blaine County, Idaho.

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.

South Central Public Health District, RHS

Dated: _____

LINE TABLE

LINE	BEARING	DISTANCE
L1	N45°17'43"W	50.62
L2	N44°43'00"W	30.28

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00	38.63	34.93	N02°27'10"W	88°30'09"

PREPARED BY: BENCHMARK ASSOCIATES, P.A.

POWDER CREEK TOWNHOMES : PHASE III
LOCATED WITHIN
SECTION 18, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR: BOB SARCHET

PROJECT NO. 06070	DWG BY: DWS/CPL	FILE: 06070phase3.DWG
FINAL PLAT	DATE: 07/30/2012	SHEET: 1 OF 2

Final Plat
Attachment
A

IN RE:	)	
Powder Creek Townhomes	)	
Phase III Final Plat	)	KETCHUM PLANNING AND ZONING
	)	COMMISSION - FINDINGS OF FACT,
	)	CONCLUSIONS OF LAW AND DECISION
	)	
File Number: 12-083	)	

BACKGROUND FACTS

APPLICANT: Vanoff Enterprises, LTD

REQUEST: Final Plat of Townhouse Sublot 2

LOCATION: 300 Second Ave. South (Previously described as Block 2, Lot 1 American Legion Subdivision and now the Powder Creek Townhomes)

ZONING: Tourist (T) and Flood Plain (FP) Overlay Zone Districts

NOTICE: Notice is not required.

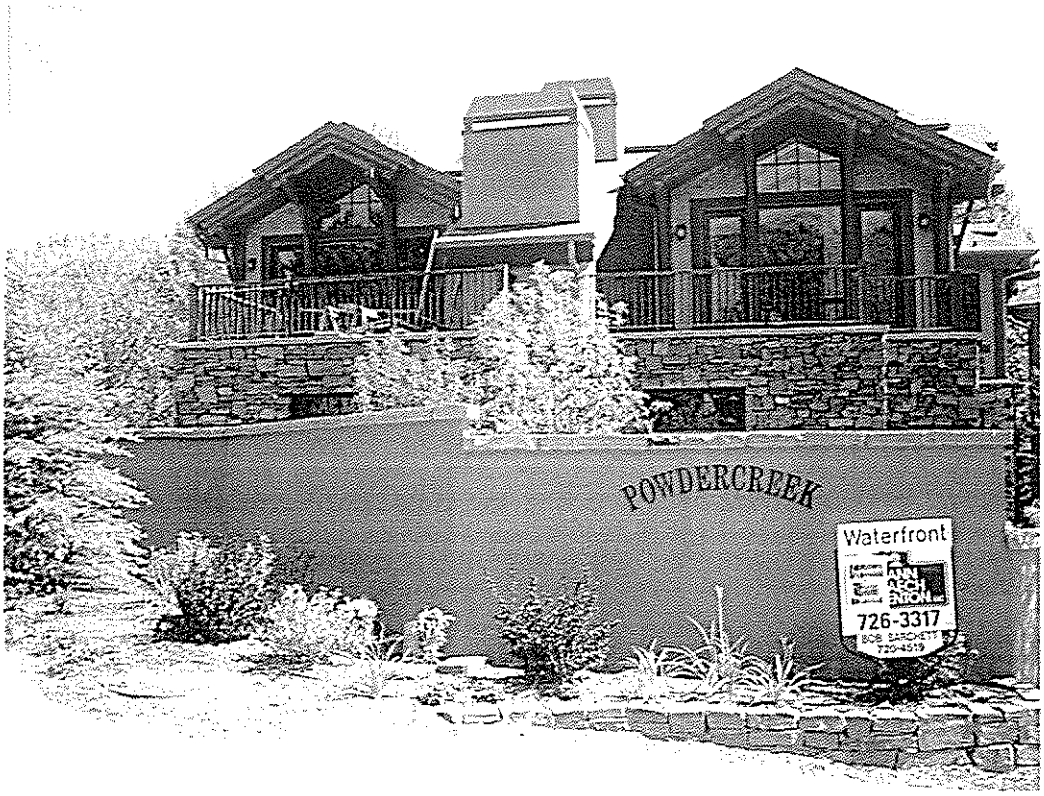
REVIEWER: Joyce Allgaier, Planning Manager

GENERAL FINDINGS OF FACT

1. The applicant is requesting final plat approval for one of the four units of the Powder Creek Townhomes. This action by the Planning and Zoning Commission will allow for a final plat to be recorded and allow for sale of the property. Presently there are three of the four units constructed in the Powder Creek development.
2. The subject property gained preliminary plat approval from the Ketchum City Council on April 23, 2007 and is subject to the Second Amendment to Phased Development Agreement, Instrument # 585207, recorded on February 16, 2011. To date the development was built in conformance with the development standards and approvals of the preliminary plat, including the installation of approved landscaping, completion of a required sidewalk and privacy wall, and the removal of constructions materials from the site. The developer <u>is still responsible</u> for the paving of a portion of Cottonwood Street from the curve on

P & Z Findings
Attachment D

Second Ave. to a point connecting to the driveway serving Sublot 2. The driveway for Sublot 2 must also be paved.



Sublot 2, on the left.

3. The subject unit for the proposed final plat is Sublot 2, consisting of 1,320 square foot sublot area, an attached residence and a two car garage.
4. The application represents a completed application that meets the submittal requirements and technical requirements for a draft final plat. The application has been reviewed by city staff and there were no objections to the approval of a final plat for the project.
5. Final plats are the last in a series of documentation to create new lots, townhouses, and condominiums. The process is such that applicants gain their preliminary plat approval for a townhouse development, gain building permit approvals, proceed to construct, and then come back to the city for final plat approval. This project has proceeded to this point and is in compliance with its preliminary approval.
6. Attachments to the September 10, 2012 Staff Report
   A - Proposed Final Plat dated July 16, 2012, prepared by Benchmark Associated, P.A.

B – Ketchum City Council Findings of Fact – Approval for Preliminary Plat
C - Second Amendment to Phased Development Agreement (Section 2, re. Phase III is applicable to this application.)

APPLICABLE EVALUATION STANDARDS FROM TITLE 16, CHAPTER 16.04

16.04.070 Townhouses.

D. The final plat procedure contained in subsection 16.04.030F of this chapter shall be followed. However, the final plat shall not be signed by the city clerk and recorded until the townhouse has received:

1. **A certificate of occupancy issued by the City of Ketchum; and**
2. **Completion of all design review elements as approved by the Planning and Zoning Administrator.**

The Council may accept a security agreement for any design review elements not completed on a case by case basis pursuant to Section 17.96.120 of Title 17, Ketchum Zoning Code.

Findings: The final plat will not be signed by the City Clerk until a certificate of occupancy for Sublot 2 has been issued by the Building Official; all design review elements are found in conformance with approved plans. Staff will inspect the building and site improvements prior to forwarding the final plat for signature. Any security necessary would be determined at the time the final plat proceeds to the city council.
Conclusion: This standard has been met with conditions.

H. General Applicability. All other provisions of this chapter and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse subdivisions.

Findings: The proposed plat must meet all ordinances, rules and regulations of the City through the Building Certificate of Occupancy and final plat approvals.
Conclusion: Utilities and improvements are installed to the unit in conformance to applicable codes and as required by the Water, Sewer, Fire, Street and Building Departments, with the exception of additional paving.

The garage serving this unit is contained within the building and is platted within the sublot lines.

STAFF RECOMMENDATION: Staff recommends approval of the final plat with the conditions as shown below.

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation organized under Article XII of the Idaho Constitution and the laws of the State of Idaho, Title 50, Idaho Code.

2. Under Chapter 65, Title 67 of the Idaho Code, the City has passed a land use and subdivision ordinance, Title 16.

3. The City of Ketchum Planning Department provided adequate notice of the time, place and summary of the applicant's proposal to be heard by the Commission for review of this application.

4. The proposed final plat **does** meet the standards of approval under Title 16, Chapter 16.04, subject to conditions of approval.

5. This approval is given for the final plat of Powder Creek Townhomes Phase III plans dated July 2012 by Benchmark Associates.

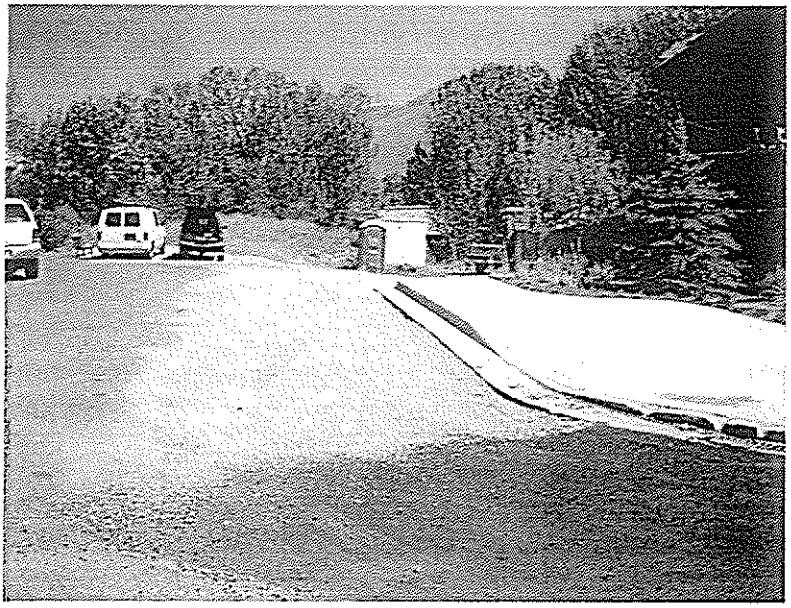
DECISION

THEREFORE, the Ketchum Planning and Zoning Commission **approves** this final plat application this 10th day of September, 2012, subject to the following conditions:

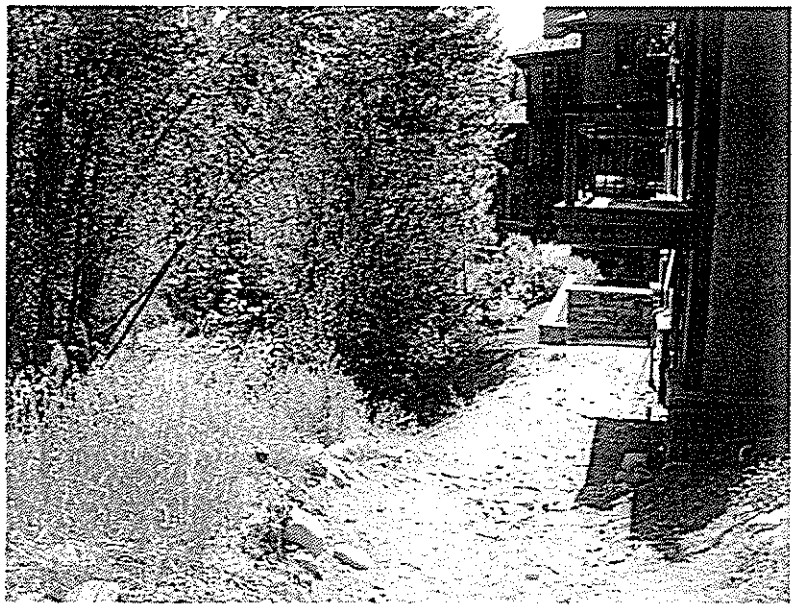
1. The developer shall install pavement on the section of Cottonwood Street from the curve where it connects to Second Avenue to a point where it meets the driveway and parking serving Sublot 2. Such pavement shall meet with the specifications of the Street Superintendent. Pavement shall be installed prior to the signing and filing of the final plat.
2. The developer shall install final landscaping and stream bank restoration along the Trail Creek riparian setback corridor. Such landscaping shall meet with the approval of the Planning Manager and be installed prior to the signing and filing of the final plat.
3. The Covenants, Conditions and Restrictions (CC&R's) shall be simultaneously recorded with the final plat, and the City will not now, nor in the future, determine the validity of the CC&R's;
4. The failure to record a final plat approved by the Council (once approved) within one (1) year after approval by the Council shall cause all approvals of said final plat to be null and void;
5. The recorded plat shall show a minimum of two Blaine County Survey Control Monuments with ties to the property and an inverse between the two

monuments. The Survey Control Monuments shall be clearly identified on the face of the map;

6. An electronic CAD file shall be submitted to the City of Ketchum prior to final plat signature by the City Clerk. The electronic CAD file shall be submitted to the Blaine County Recorder's office concurrent with the recording of the Plat containing the following minimum data:
    a. Line work delineating all parcels and roadways on a CAD layer/level designated as "parcel";
    b. Line work delineating all roadway centerlines on a CAD layer/level designated as "road"; and,
    c. Line work that reflects the ties and inverses for the Survey Control Monuments shown on the face of the Plat shall be shown on a CAD layer/level designated as "control";
7. All information within the electronic file shall be oriented and scaled to Grid per the Idaho State Plane Coordinate System, Central Zone, NAD1983 (1992), U.S. Survey Feet, using the Blaine County Survey Control Network. Electronic CAD files shall be submitted in a ".dwg", ".dgn" or ".shp" format and shall be submitted digitally to the City on a compact disc. When the endpoints of the lines submitted are indicated as coincidental with another line, the CAD line endpoints shall be separated by no greater than 0.0001 drawing units;
8. Sublot 2 shall be maintained according to the phased development agreement, design review, and plat approvals as herein or previously granted.



Area to be paved.



Area of bank restoration and landscaping

Findings of Fact **adopted** this 24th day of September, 2012.

Deborah Burns, Co-Chair
Or
Rich Fabiano, Co-Chair
Planning and Zoning Commission

City of Ketchum, Idaho

P.O. Box 2315 Ketchum, ID 83340 (208) 726-3841 Fax: (208) 726-8234

September 25, 2012

Mayor Hall and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Hall and City Councilors:

Consideration of a Contract for Services: South Gateway Evaluation of Water Supply

Attachment A:	County Ordinance 2009-08, Exhibit A
Attachment B:	Ketchum Code Section 16.12, Ketchum Area of City Impact
Attachment C:	County South Gateway Buildout Estimates
Attachment D:	Scope of Work South Gateway Water Supply Study
Attachment E:	Consultant Proposals

Introduction/History

The County is in the process of updating the Community Housing Overlay for the South Gateway area, shown on Attachment A to this report. This area is not currently in the City of Ketchum's Area of City Impact. It is an important area for future urban growth, as urban densities are planned. County and City staff agree that urban densities are most appropriate in cities. This area will be considered through the Comprehensive planning process as a potential addition to Ketchum's Area of City Impact.

The Area of City Impact (ACI) is established by Ordinance, and has been codified in the City's municipal code, Attachment B to this report. Note that the highway has been the dividing line between the cities of Sun Valley and Ketchum for the ACI's, with the City of Sun Valley's ACI on the east side of Highway 75 and Ketchum's on the west. Ketchum has met with Sun Valley planning staff, and they have not indicated an interest in annexing the South Gateway area, and have no objection at the staff level to this area being included in Ketchum's ACI.

Current Report

In order for the South Gateway area to develop at urban densities, water and sewer service would need to be provided. Urban densities currently under consideration by the County are shown in Attachment C to this report. Both water and sewer services need study and analysis. Recent land use applications discussed with County staff in the South Gateway area have indicated a potential

water supply problem. City staff, County staff and the Sun Valley Water and Sewer District have met to discuss a conceptual water study which would determine if the area can in fact be served by water. Staffs have discussed jointly funding such a study between the three entities.

Two proposals were solicited, based on the scope of work shown in Attachment D. Those proposals were from Wendy Pabich, Water Consultant, and Brockway Engineering. The two proposals are found in Attachment E to this report.

Blaine County and Ketchum staffs recommend proceeding with the Brockway report, based on the lower cost and the direct experience in this area of Brockway Engineering. The cost proposal is $8,776. Ketchum would pay for 1/3 of this cost, or $2,592.

Fiscal Requirement/Impact

This cost can be accommodated in the Professional Services line item of the Community and Economic Development Department.

Recommendation

I respectfully recommend the City Council approve a contract for services with Brockway Engineering, PLC for the South Gateway Evaluation of Water Supply Alternatives as outlined in the proposal dated in September 14, 2012 an amount not to exceed $2,592.

Recommended Motion:

I move to approve a approve a contract for services with Brockway Engineering, PLC for the South Gateway Evaluation of Water Supply Alternatives as outlined in the proposal dated in September 14, 2012 an amount not to exceed $2,592.

Sincerely,

LS

Lisa Horowitz
Community and Economic Development Director

ATTACHMENT A

South Gateway

09.29.2009

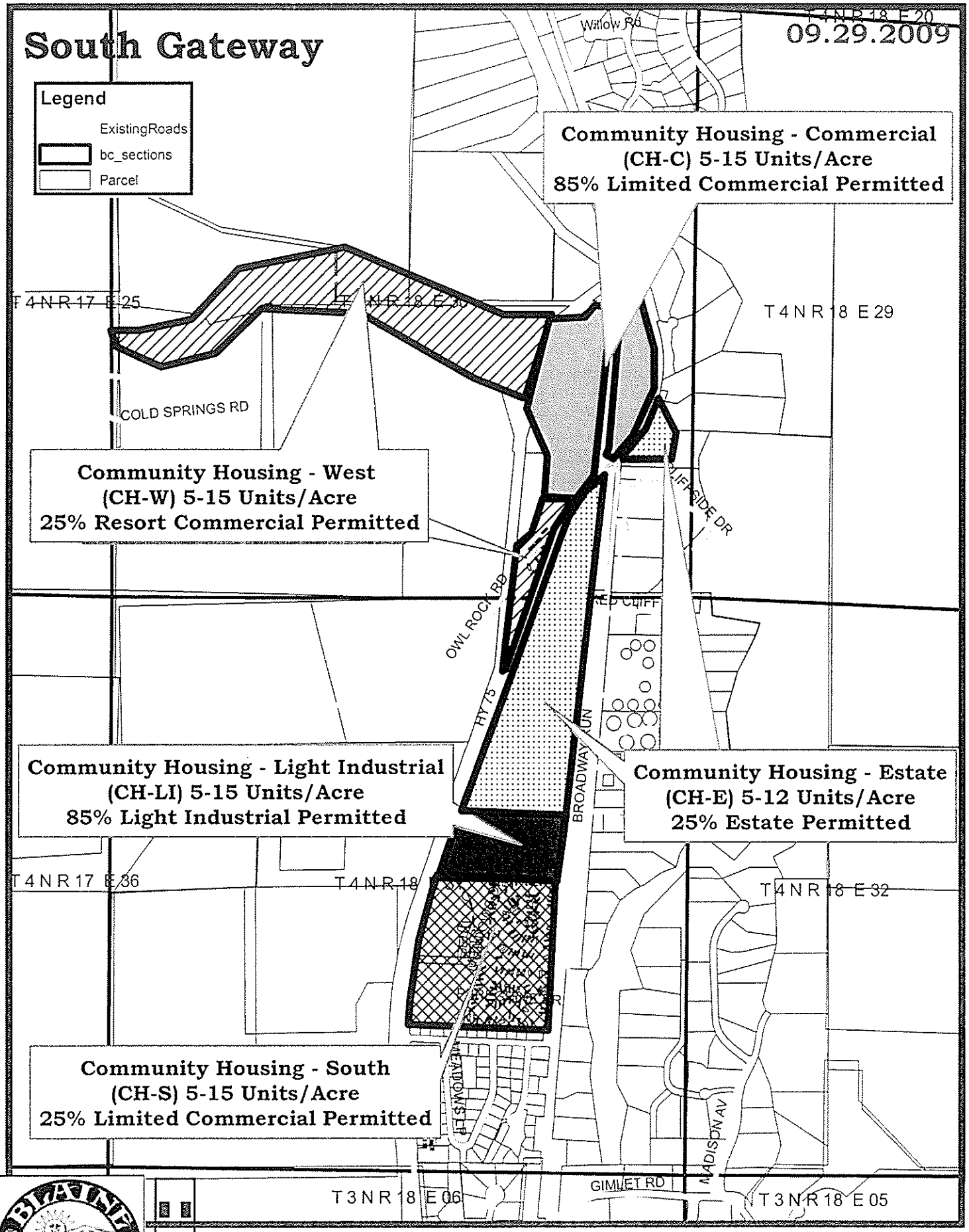


EXHIBIT A

0 435 870 1,740 2,610 3,480 Feet

This information is to be used ONLY for reference purposes and Blaine County is not responsible for any inaccuracies herein contained

Attachment B

Chapter 16.12

AREA OF CITY IMPACT

Sections:

16.12.010 Findings and Purpose.
16.12.020 Ketchum Area of City Impact Boundary.
16.12.030 Geographic Description of Four Areas in Area of City Impact.
16.12.040 Annexation, Area of Impact.
16.12.050 Applicable Plan Policies and Ordinances.
16.12.060 Processing of Land Use Applications in Ketchum's Area of City Impact.
16.12.070 Amendment of Plan Policies and Ordinances.
16.12.080 Renegotiation.

16.12.010 Findings and Purpose.

It is found and declared that:

A. Idaho Code Section 67-6526 provides a negotiation process by which jurisdictions shall adopt, by ordinance, a map identifying an area of city impact within the unincorporated area of the county and a separate ordinance providing for application of plans and ordinances for the area of city impact.

B. The cities of Ketchum and Sun Valley share a common boundary and, therefore, have potentially overlapping areas of city impact within the unincorporated area of Blaine County. The cities have mutually agreed upon a line of demarcation between the areas of impact of the cities as evidenced by the memorandum of agreement between the cities of Ketchum and Sun Valley, dated May 27, 1993, and as amended on November 18, 1993. Copies of the memorandum of agreement and subsequent amendments are located in the Ketchum planning department. (Ord. 750 § 1, 1999; Ord. 653 § 1, 1994; Ord. 651 § 1, 1994)

16.12.020 Ketchum Area of City Impact Boundary.

A. The Ketchum area of city impact is the area designated on the Ketchum area of city impact boundary map, fully incorporated in this section by reference, copies of which are available for inspection at the Ketchum planning department.

Boundary map was adopted on the 15th day of August, 1994, by Ordinance 653.

B. In case property under single ownership is divided by the boundary line of Ketchum's area of city impact, if such line divides such property so that one or both parts has a depth of three hundred (300) feet or less, such part shall be included in the jurisdiction within which the remainder and larger portion of the property is located. (Amended during 1999 codification; Ord. 651 § 2, 1994)

16.12.030 Geographic Description of Four Areas in Area of City Impact.

A. Area I. Within Section 36, T5N, R17E, B.M.
N1/2, NW1/4
SW1/4, NW1/4
W1/2, SW1/4

Within Section 1, T4N, R17E, B.M.
NW1/4, NW1/4
S1/2, NW1/4
SW1/4
Portion of SE1/4 west of Ketchum city limits

Within Section 12, T4n, R17E, B.M.
NW1/4
Portion of NE1/4 west of Ketchum city limits

B. Area II. Within Sections 10 and 15, T4N, R17E, B.M.
All property within three hundred (300) feet of Warm Springs Road

C. Area III. Within Section 11, T4N, R17E,B.M.
Patent portion of SE1/4 south of Ketchum city limits

Within Section 12, T4N, R17E, B.M.
Portion of SW1/4, SW1/4 southwest of Ketchum city limits

Within Section 13, T4N, R17E, B.M.
Portion of NE1/4, NW1/4 southwest of Ketchum city limits

D. Area IV. Within Section 19, T4N, R18E., B.M.
W1/2, SW1/4
SE1/4, SW1/4
Portion of SW1/4, SE1/4 west of State Highway 75 and south of Ketchum city limits

Within Section 25, T4N, R18E, B.M.
E1/2, SE1/4

Within Section 30, T4N, R18E, B.M.
Portion of Section 30 west of State Highway 75 and Sun Valley city limits

And also,

Sun Valley Company River Run property described as follows:
Within Section 18,T4N, R18E, B.M.
Portion of SW1/4, SW1/4 outside of Ketchum city limits

Within Section 24, T4N, R18E, B.M.
NE1/4, NE1/4

Within Section 19, T4N, R18E, B.M.
W1/2, NW1/4 (Ord. 653 § 3, 1994; Ord. 651 § 3, 1994)

16.12.040 Annexation, Area of Impact.

A. Annexation by the city shall be limited to those lands lying within its area of city impact. If the city wishes to annex lands outside of its area of city impact, it shall renegotiate its area of city impact boundary with Blaine County (and the city of Sun Valley if applicable).

B. Upon annexation of any portion of the area of city impact into the city of Ketchum, the provisions of this chapter shall no longer apply to such annexed portion. (Ord. 651 § 4, 1994)

16.12.050 Applicable Plan Policies and Ordinances.

A. **Comprehensive Plan.**

1. The Ketchum comprehensive plan, Ordinance 372, as amended, shall apply within the Ketchum area of city impact, Area III, and the Sun Valley Company River Run property in Area IV.
2. The Blaine County comprehensive plan shall apply within Ketchum's area of city impact, Areas I, II and IV, excluding the Sun Valley Company River Run property.

B. **Subdivision Plats.**

1. All subdivision plat applications including planned unit developments situated within Ketchum's area of city impact shall be submitted and receive approval from both the city and Blaine County as provided in Idaho Code Section 50-1306, excluding Area III and the Sun Valley Company River Run property in Area IV.
   a. The city of Ketchum's subdivision rules and regulations shall prevail with the exceptions that the more restrictive Blaine County environmental regulations, floodplain and hillside, contained in the Blaine County zoning ordinance shall prevail except in Area III and the Sun Valley Company River Run property in Area IV.
   b. Readjustment of lot lines and minor modifications to plats, as defined below, are exempt from the provisions of this subsection B.

   Definition. **"Readjustment of Lot Lines"** means a change or modification of the boundary lines between existing lots or parcels of land or between dwelling units which does not reduce the area, frontage, width, depth or building setback lines of such lot below the minimum zoning requirements and which does not create additional lots or dwelling units. "Readjustment of lot lines" is intended to include other minor changes to a subdivision, condominium or townhouse plat such as, but not limited to, notation changes, boundary shifts and removal of lot line(s), each of which do not reduce the area, frontage, width, depth or building setback lines of each lot below the minimum zoning requirements nor create additional lots or dwelling units.
2. Replats and amendments to plats defined in subsection B.1.b shall be required to submit an application and receive approval from Blaine County only.

C. **Zoning.**

1. The Blaine County zoning ordinance and zoning designations shall apply to Area I, Area II, Area IV, excluding the Sun Valley Company River Run property.

2. The city of Ketchum zoning ordinance shall apply to Area III and the Sun Valley Company River Run property in Area IV.
   a. Area III shall be designated General Residential - Low Density (GR-L) zoning.
   b. Area IV, the Sun Valley Company River Run property only, shall be designated Tourist (T) zoning.
   c. Any parcels or portions thereof within Area III and Area IV, the Sun Valley Company River Run property only, which are designated floodplain by an adopted FEMA map shall be subject to Floodplain Management Overlay (FP) Zoning District rules and regulations contained in Ketchum zoning number 208. A copy of all floodplain applications, supporting documents and required documentation including, but not limited to, elevation certificates shall be sent to Blaine County planning department. (Ord. 651 § 5, 1994)

16.12.060 Processing of Land Use Applications in Ketchum's Area of City Impact.

A. Within Areas I, II, IV, excepting the Sun Valley Company River Run property, Blaine County planning department shall send to Ketchum planning department copies of all county applications for rezones no later than fifteen (15) days prior to any county public hearing on such application. The city of Ketchum shall make any recommendations to Blaine County in writing and shall cite the Ketchum comprehensive plan policies, goals, objectives, provisions or other documentation supporting such recommendation. Such recommendation shall be received by Blaine County prior to or at such public hearing. Input from the city of Ketchum shall not be binding or controlling on the county but shall be treated as documentary evidence.

   All applications, permits and fees shall be submitted and processed by Blaine County only.

B. Within Area III and the Sun Valley Company River Run property in Area IV, Ketchum planning department shall send to Blaine County planning department copies of all city application(s) no later than fifteen (15) days prior to any city public hearing on such application(s). Blaine County shall make any recommendations to city of Ketchum in writing and shall cite the comprehensive plan policies, goals, objectives, provisions or other documentation supporting such recommendation. Such input from Blaine County shall not be binding or controlling on the city but shall be treated as documentary evidence.
   1. Existing Blaine County applications and permits shall remain in and be the sole responsibility of Blaine County.
   2. Any and all proposed changes/alterations to existing Blaine County permits shall be submitted to and processed by city of Ketchum. Once any change to an existing permit is requested by the applicant, all city of Ketchum processes, rules and regulations and fees shall apply. At such time, the original files and such request shall be transferred from Blaine County to city of Ketchum and such permits shall become the sole responsibility of city of Ketchum.

3. All new permits, applications and applicable fees shall be submitted to and processed by city of Ketchum. Such permits shall be the sole responsibility of city of Ketchum.
4. City of Ketchum shall provide written notice to Blaine County regarding all applications being processed by providing copies of said applications to the county planning department. (Ord. 651 § 6, 1994)

16.12.070 Amendment of Plan Policies and Ordinances.

All applications for county and city amendments to their respective comprehensive plans and implementing ordinances which apply within Ketchum's area of city impact shall be sent by the entity considering such amendment to the other entity according to the following referral process:

A. Referral Process.

1. Amendment of City Comprehensive Plan and Ordinances.

   a. Notice of all proposed amendments to the city of Ketchum comprehensive plan, subdivision ordinance and zoning ordinance shall be forwarded to the Blaine County planning department by the Ketchum planning department at least fifteen (15) days prior to any public hearing on such proposed amendment(s), when such amendment(s) is before the Ketchum planning and zoning commission and city council. The Blaine County planning department shall determine whether or not such amendment is in conflict with either the Blaine County comprehensive plan or Blaine County zoning ordinance. The Blaine County planning department shall notify the city of Ketchum of such determination in writing prior to or at such public hearing. Input from the county shall not be binding or controlling on the city of Ketchum but shall be treated as documentary evidence.

   b. The Ketchum planning department shall notify Blaine County planning department, in writing, of the city's action on such amendment(s) within fifteen (15) days following a final decision along with notice as to when the amendment will take effect in the city. Within thirty (30) days after the receipt of the amendment, the board of county commissioners or their designee shall determine if the amendment(s) has any affect on the area of city impact ordinance. If the determination is that the amendment(s) has no affect, then the Blaine County planning department shall, within fifteen (15) days, forward a written copy of the determination to the Ketchum planning department.

      If the determination is that the amendment(s) do affect the area of city impact ordinance, then the board of county commissioners shall either protest the amendment(s) and request renegotiation of the area of city impact ordinance or, if necessary, shall direct the Blaine County planning and zoning commission to schedule the

amendment(s) for public hearing as an amendment to the area of city impact ordinance.

2. Amendment of County Comprehensive Plan, Subdivision Ordinance or Zoning Ordinance.

   a. Notice of all proposed amendments to the county comprehensive plan, subdivision ordinance or zoning ordinance shall be forwarded to the Ketchum planning and zoning administrator at least fifteen (15) days prior to any public hearing on such proposed amendment(s). The Ketchum planning department shall determine whether or not such amendment is in conflict with one or more of the goals, objectives, policies or provisions of Ketchum comprehensive plan, subdivision ordinance zoning ordinance. The Ketchum planning department shall notify the Blaine County planning department of such determination in writing prior to or at such public hearing. Such input from the city shall not be binding or controlling on the county but shall be treated as documentary evidence.

   b. The Blaine County planning department shall notify Ketchum planning department, in writing, of the county's action on such amendment(s) within fifteen (15) days following a final decision along with notice as to when the amendment(s) shall take effect in the county. Within thirty (30) days after the receipt of the amendment, the city council or their designee shall determine if the amendment(s) has any affect on the area of city impact ordinance. If the determination is that the amendment(s) has no affect, then the Ketchum planning department shall, within fifteen (15) days, forward a written copy of the determination to the Blaine County planning department.

      If the determination is that the amendment(s) do affect the area of city impact ordinance, then the city council shall either protest the amendment(s) and request renegotiation of the area of city impact ordinance or, if necessary, shall direct the Ketchum planning and zoning commission to schedule the amendment(s) for public hearing as an amendment to the area of city impact ordinance. (Ord. 651 § 7, 1994)

16.12.080 Renegotiation.

A. In accordance with Idaho Code Section 67-6526(d), the Ketchum city council or the board of Blaine County commissioners may request, in writing, to renegotiate any provision of this chapter at any time. Within thirty (30) days of receipt of such written requests by each party, a meeting between the two jurisdictions shall occur.

B. While renegotiation is occurring, the provisions of this chapter shall remain in effect until it is amended or a substitute ordinance is adopted by the city of Ketchum and Blaine County in accordance with the notice and hearing procedures provided in Idaho Codes or until a declaratory judgment from the district court is final. Provided, however, that this chapter or stipulated portions shall be of no further force and effect if both jurisdictions so agree by mutually adopted resolution. (Ord. 651 § 8, 1994)

ATTACHMENT C

Owner1	Prop_Adrs1	Lgl_Desc1	Total_Acre	on Meadows WW?	ASSUME REDEV?	Ttl units @12/acre	Ttl units @9/acre	Ttl units @7/acre
MEADOWS LLC THE		TL 6740 (QC South + 45 RVs)	6.636	40 RVs seasonal + 34 planned	YES-Quail Cr as approved	34	34	34
MEADOWS LLC THE		Quail Cr PUD Middle Phase future	5.570	38 Planned	YES-Quail Cr	38	38	38
DRASHNER-PRICE LLC	GARDNER-PRICE LLC	FR SWNE TL 6917, SEC 31	9.119	54 Planned	YES-Quail Cr	54	54	54
ACKER RANDALL L	102 S CLEAR CREEK IND DR	ANIMAL SUB	0.530	No	NO			
ACKER RANDALL	106 S CLEAR CREEK IND DR	ANIMAL SUB	0.440	No	NO			
MC DONALD JOHN H	105 MC DONALD LN	CLEAR CREEK LIGHT IND PARK	0.810	No	? - LI zone	9.72	7.29	5.67
MC DONALD JOHN H	117 MC DONALD LN	CLEAR CREEK LIGHT IND PARK	0.990	10 Equiv Cnx	MH - 8 / ? LI	11.88	8.91	6.93
MC DONALD JOHN H	109 MC DONALD LN	CLEAR CREEK LIGHT IND PARK	0.970	in Clr Crk	MH - 1 / ? LI	11.64	8.73	6.79
GOITIANDIA JOE	12507 STATE HIGHWAY 75	FR SWNE TL 6974, SEC 31	7.400	?	No. Clr Crk Disp			
MEADOWS LLC THE	13 BROADWAY RUN	FR E1/2 TL 7094	26.873	Yes	No.MH - 146 units			
JOHNSON DEANE F	12511 STATE HIGHWAY 75	FR SWNE TL 6918, SEC 31	1.460	No	YES	17.52	13.14	10.22
BOONE	12531 STATE HIGHWAY 75	LOT 1 BLK 1 MORSE SUB	2.570	No	YES	30.84	23.13	17.99
COLLIER/AYUB	12529 STATE HIGHWAY 75	LOT 2 BLK 1 MORSE SUB	2.380	No	YES	28.56	21.42	16.66
BRAMBLE PATCH	12547 STATE HIGHWAY 75	TL 8141	2.161	No	YES	25.932	19.449	15.127
BRAMBLE PATCH	12545 STATE HIGHWAY 75	TL 8142 & 8143	7.780	No	YES	93.36	70.02	54.46
GREGORY MCDONALD	12551 STATE HIGHWAY 75	TL 8234, 6937	1.465	No	YES	17.58	13.185	10.255
MULLINS	12553 STATE HIGHWAY 75	TL 6799	3.425	No	YES	41.1	30.825	23.975
INNES	12571 STATE HIGHWAY 75	TL 7828 &7829	4.960	No	YES	59.52	44.64	34.72
SUN VALLEY TRAILER PARKS I	12585 STATE HIGHWAY 75	TL 7185 - SUN TREE HOLLOW	2.100	No	MH - 23 units?	25.2	18.9	14.7
					TTL MKT RATE	499	406	343
					TTL CH	99.7704	81.1278	68.6994
					TOTAL UNITS	599	487	412
Cold Springs Gulch: Per "Draft "MOD Analysis" map (date unknown)			13.000	No	TTL MKT RATE	156	117	91
(25% slope polygon)					TTL CH	31.2	23.4	18.2
					TOTAL UNITS	187.2	140.4	109.2

Assumptions:

Quail Creek will develop at 126 total units as approved in PUD	Req' open space (acres)	11.5	9.3	7.9
Light industrial/commercial uses in LI subdistrict will not redevelop (Clear Cr Disposal, Animal Center)	Req' open space-Cold Spr Gulch	3.6	2.7	2.1
Meadows MH park will not redevelop				
CH-C subdistrict and Gypsy MH Park are served by SVWSD				

ATTACHMENT D

Lisa Horowitz

From:	Kathy Grotto [kgrotto@co.blaine.id.us]
Sent:	Thursday, September 06, 2012 4:37 PM
To:	wjpabich@gmail.com
Cc:	Tom Bergin; Lisa Horowitz; Derek Voss
Subject:	Water Supply Study
Attachments:	Ord. 2009-08 ExhibitA.pdf; South Gateway BO Estimates 9-6-12 for water study.xlsx; portion of ordinance draft for Water study.docx

Hi Wendy,

Nice speaking with you this morning. Thanks for your time and your interest in helping us with the water demand/supply study. Attached for your use in preparing a bid are the following three items:

1) Exhibit A, dated 9-29-09, which shows the Community Housing Overlay and the (5) subdistricts. The overlay boundaries are the geographic boundaries for the water study, with the following exceptions:

- CH-C subdistrict: This subdistrict (St. Lukes Med Center and McHanville properties along Hospital Drive) has been annexed into the Sun Valley Water and Sewer District. These properties are not included in the buildout numbers as they are already taken care of and should not be included in your study.

- CH-W subdistrict: The Cold Springs Gulch area up above the bench has not been considered for annexation into the SVWSD, so it needs to be included in the study. I have separate buildout numbers for that area. However, the Gypsy Trailer Park is already provided water by SVWSD, so is not included in the buildout and should not be included in your study.

2) Buildout estimates spreadsheet. The three estimate scenarios are based on (a) the current proposed density of 12 units per acre, (b) 25% less dense, at 9 units per acre, and (c) approximately 40% less, at 7 units per acre.

FYI, the 2010 census shows an average of 2.39 persons per household.

(Nothing in my buildout estimates includes the approximately 40 seasonal RV/Camper hookups or other water provision, but should perhaps be considered?)

3) DRAFT CH Overlay ordinance – Just the parts that I think are the most pertinent regulations for your purposes, including potential uses, bulk standards, open space requirements, etc. I think the lot coverage and open space requirements help to get to how much of the land could potentially be irrigated. I have a feeling that the maximum lot coverage may be decreased to 35% at least in some of the sub-districts, but not sure that makes a whole lot of difference, because that only refers to building coverage. So there could be parking lots, roads, etc that don't count as "lot coverage". We don't currently have a maximum impervious surface but maybe we should! I did include estimates for required common open space (1,000 s.f. per market rate unit) in the buildout spreadsheet. Hope that will help.

Please don't hesitate to contact me if you need any further information or clarification on any of the above. We look forward to receiving your bid next week. Our apologies for the short turn-around request. If that becomes problematic please let us know and we will work with you!

Thanks again.

Kathy Grotto
County Planner

Blaine County Land Use & Building Services
Phone: 788-5570 x 1157
218 South 1st Ave. Suite 208
Hailey, ID 83333

ATTACHMENT B

Evaluation of Water Supply Alternatives-Southern Gateway
City of Ketchum/Blaine County
Scope of Services

Brockway Engineering, PLLC
September 14, 2012

Overview

The City of Ketchum is considering including areas south of Ketchum in the Comprehensive Plan and are evaluating the alternatives for a reliable water supply for current and new developments. The area is approximately 2 miles south of the City including the St. Lukes Hospital area, Cold Springs Canyon, and the Meadows. The area includes the Community Housing Overlay and 5 subdistricts, excluding St. Lukes Medical Center and McHanville and the Gypsy Trailer Park which have been annexed into the Sun Valley Water and Sewer District. The Meadows trailer park area is served by a community well and other areas north of the trailer park and north of the commercial/light industrial area are proposed to be served by an expanded Meadows water supply facility. The plan anticipates development of domestic water supplies within the Comprehensive Plan density allowances with provisions for supplies for recreational facilities and irrigation water supplies for open and common spaces or sports facilities as identified in the CH-C, CH-E and CH-W subdistricts. Water supplies for limited commercial and light industrial uses are included.

Water supply alternatives likely to be considered area:
1. Sun ValleyWater and Sewer District
2. Ground water from individual wells
3. Expansion of the Meadows Water Supply System
4. City of Ketchum
5. New multiple domestic or municipal supply systems
6. Combinations of the above alternatives
7. Irrigation water supplies from surface sources (Big Wood River or Clear Creek)

The evaluation of the feasibility on-site or collective sewage disposal alternatives is not a part of this project..

Brockway Engineering will coordinate the project but may use other entities for work required to complete the project. Tasks required to complete the project are outlined as follows:

Tasks

1. Initial informational meeting(s) with City of Ketchum and Blaine County planning entities, data collection, and

2. Site inspection to investigate current ground water development sites including existing wells and locations of potential water supply demands.
3. Evaluate water supply demand based on proposed subdistricts, densities, population estimates and hydrologic considerations.
4. Preliminary evaluation of hydraulic feasibility of alternate water sources, sustainability of ground water supplies
5. Ground water and/or source volume, discharge rates, and consumptive use determination
6. Prepare a report describing the data acquired, analyses performed, and conclusions reached. The report will include an opinion as to whether the identified alternate water supply sources are adequate for the proposed project and recommendations for development including any water rights concerns.

Cost for Services

Estimated costs for services are tabulated on the attached man-day estimate. It is proposed to conduct this project on a time-and-materials basis with a not-to-exceed amount of $ 8776. This amount is believed to be reasonably conservative to cover anticipated contingencies. Itemized invoices will be submitted monthly and the client will be kept apprised of current and anticipated future costs.

Schedule

Brockway Engineering can begin the project on or about October 1, 2012. Anticipated duration to completion is 45 days.

CITY OF KETCHUM/BLAINE COUNTY SOUTHERN GATEWAY WATER SUPPLY
EVALUATION OF WATER SUPPLY ALTERNATIVES
Scope of Services and Man-Day Estimate for Engineering
Brockway Engineering, PLLC / September 14,2012

	TASK	PROJECT ENGR CEB	SENIOR ENGR CGB	DESIGN ENGINEER	HYDROL-OGIST	TECH	EXPENSES	TASK SUBTOT
		MAN-DAYS						
	TASK 1: INFORMATION MEETING(S)							
1	Meetings with City of Ketchum, Blaine County, data collection	0.75		0.75			$100	
2						0.5		
3								$1,966
	TASK 2: SITE INSPECTION							
4	Site visits to identify subdistrict limits, available wells and data			0.5		0.25		
5	potential water supply demands							
6								$530
	TASK 3: WATER SUPPLY DEMANDS							
7	Evaluate water supply demand based on Comp Plan subdistricts,			1				
8	densities, population estimates and hydrologic considerations.							
9								$832
	TASK 4: PRELIMINARY EVALUATION OF HYDRAULIC FEASIBILITY							
10	Preliminary analysis of hydraulic feasibility of alternatives		1	1				
11	Conduct aquifer evaluations(existing wells)and sustainability of ground water supplies							
12	Field data compilation and analysis			0.5		0.4		
13								$2,518
	TASK 5: GROUNDWATER/SURFACE WATER DIVERSION RATES AND VOLUMES							
14	Develop estimates of the range of diversion rates ,			0.5				
15	annual volume, and consumptive use.							$416
	TASK 6: REPORT AND MEETINGS							
16	Prepare feasibility report and supporting documents			0.75				
17	Meeting w/ client	0.5		0.5				
18								$1,716
19								
20								
21								
22								
	MAN-DAY TOTAL	1.25	1	5.5	0	1.15		
	DAILY RATE	$1,352	$1,088	$832	$712	$456		
	ESTIMATED COST	$1,690	$1,088	$4,576	$0	$524	$100	

TOTAL ESTIMATED COST FOR SERVICES	$7,978
ESTIMATED CONTINGENCY (10%)	$798
TOTAL ESTIMATED COST FOR SERVICES	$8,776

ATTACHMENT 6

water futures

Kathy Grotto
County Planner
Blaine County Land Use & Building Services
219 South 1st Ave, Suite 208
Hailey, ID 83333

September 10, 2012

Dear Ms. Grotto,

I am pleased to submit the enclosed bid to undertake a Water Demand and Supply Study for the Community Housing Overlay District. Please feel free to contact me with any questions or to discuss any part of this proposal. Thank you very much for considering Water Futures for this work.

Sincerely,

Wendy J. Pabich, Ph.D.
President
Water Futures, Inc.
wendy@waterfuturesinc.com

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Hailey, ID 83333
www.waterfuturesinc.com
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water futures

Blaine County Community Housing Overlay District
Water Demand/Supply Study
Proposal
September 10, 2012

GOAL:

To estimate the water demand of the Community Housing Overlay District under three different build-out scenarios, and to evaluate demand relative to available water supply in the area. The three scenarios are: (a) current proposed density of 12 units per acre, (b) 25% less dense, at 9 units per acre, and (c) approximately 40% less, at 7 units per acre.

TASKS:

Water Demand Analysis:

Current Uses

We will estimate existing water demand within the Overlay District, including existing groundwater and surface water uses. This will include evaluating IDWR, USGS and any relevant County records to identify and map existing groundwater wells and rights, and existing surface water rights. Where available, surface water delivery records, groundwater well pumping records, and other available water use data will be evaluated. In the absence of measured data, surface and ground water volumes available under existing water rights falling within the Overlay District will be evaluated. All data will be used to estimate current water demand within the Overlay District.

Projected Uses

GIS analysis will be used to estimate projected water demand under each of the three build-out scenarios. Various land use types will be distinguished within the Overlay District. Land use requirements of the Community Housing Overlay District Ordinance will be used to estimate total pervious areas (structures and roads) and allowable irrigated acreage. Water use coefficients will be estimated for each land use type and activity (residential (in-house and irrigation), veterinary hospital, industrial, etc.) using actual water use numbers for the Wood River Valley (derived from USGS data and municipal water delivery records) where possible. Averages derived from the literature will be used where actual data is not available. Projected water use under each of the three build-out

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scenarios will be calculated using these data, and likely presented as a range.

Total Uses
Current and projected water use will be summed to estimate total water demand for the Overlay District for each of three build-out scenarios.

Water Supply Analysis:
A groundwater model is necessary to accurately assess available water supply in in detail for the designated area. Further, there is great debate over what constitutes sustainable use relative to supply. However, we can and will evaluate available USGS data on aquifer properties, aquifer volume estimates, water budgets, tributary contributions, etc. to roughly estimate the volume of water in the aquifer beneath the Overlay District and the amount of recharge to the groundwater within the area. These estimates will allow us to provide context by which to evaluate projected water use demand.

Deliverable:
Our results will be summarized in a report that includes water demand projections under the three build-out scenarios, to the extent possible, an assessment of available water supply within the area, and a comparison of the two. The final report will include related maps and tables, as appropriate.

QUALIFICATIONS:

Please see attached CVs.

COST:

Not to exceed $10,000

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Wendy J. Pabich

P.O. Box 3814
Hailey, ID 83333
(208) 788-6097
wendy@waterfuturesinc.com

EDUCATION

Massachusetts Institute of Technology, Cambridge, MA
Ph.D., Environmental Engineering (biogeochemistry and hydrology), Parsons Water Resource Laboratory, 2001
M.S., Urban Studies & Planning, 1995
Duke University, Durham, NC
M.S., Geology (coastal), 1995
Dartmouth College, Hanover, NH
B.A., Geography (*cum laude*), 1988

CONSULTING AND APPLIED EXPERIENCE

Water Futures, Hailey, ID and Salem, MA (2005-present)
President

- Providing strategic technical and policy consulting services related to land and water conservation, sustainable water use, wastewater planning, water rights, and waste-to-energy issues.
- Developed and lead scientific strategy, built and managed research team, worked closely with legal counsel, fundraised, and built coalition in four-year effort to conduct robust due diligence and challenge $500 million worth of water rights in Idaho's Snake River Basin Adjudication for coalition of ranchers and conservation groups looking to protect agricultural and in-stream water rights.
- Client list includes county government, land trusts, ranching associations, canal companies, environmental non-profits, technology companies, private equity firms and private investors.
- Business development and administration, building/managing contract teams, high-level analysis, study design, project management and public presentations.

Blaine County Land, Water and Wildlife Levy Advisory Board (2009-present)
Inaugural Board Member

- From inception, envisioning, designing and managing program to properly invest $3.2 million in levy proceeds to conserve land, water, wildlife and working farms via a standardized and transparent process for consideration of eligible expenditures.
- Evaluating proposed conservation projects relative to levy goals, conservation merits, financial leverage, suitability of conservation partners, and strength of conservation instruments, and making funding recommendations to Board of Commissioners.
- Acting as technical lead and providing counsel on water issues.

Tetra Tech EM, Cambridge, MA (2003-2005)
Scientist and Project Manager

- Managed ecosystem restoration projects in New England, including NOAA salt marsh restoration and dam removal efforts, and state beach bacterial studies; developed nutrient management practice.
- Study design, fieldwork, analysis and project engineering.

- Client interface, budgeting, staff and subcontractor oversight, and overall project direction.

Independent Consultant, Marblehead, MA (1993-2005)

- Reviewed states' experiences with effluent trading in watersheds and synthesized requirements for successful program development.
- Analyzed state nitrogen loading policy, modeling and permitting.
- Provided technical review and testimony related to nitrogen load modeling and riverine response, environmental impact assessment, and permit conditions, including groundwater monitoring plans, for a proposed 1,800-home subdivision and wastewater treatment facility.
- Developed methodology to assess natural resource damages (NRD) to groundwater.
- Designed educational materials related to drinking water protection, groundwater/surface water interactions, and contaminate fate and transport.

Environmental Defense, Boston, MA (2001-2003)
Post-Doctoral Scientist, Oceans Program *(Advisor: Robert W. Howarth, Ph.D.).*

- Developed strategies to address anthropogenic nutrient loading to coastal system, evaluated nitrogen export from agricultural best management practices (BMPs), provided scientific input to national policy process including EPA's proposed Nutrient Criteria program, and evaluated nitrogen reduction opportunities under the U.S. Farm Bill.
- Acted as technical lead for a large, multi-institutional project to develop a pilot nutrient trading program for the Conestoga watershed in Pennsylvania.
- Assessed anthropogenic perturbations to the nitrogen cycle in the US.

Temple, Barker & Sloane (now Oliver Wyman), Lexington, MA (1989-1991; -93, part-time)
Research Associate/Consultant, Public Policy and Management Group

- Analyzed environmental regulatory issues including biological monitoring, risk communication, wastewater treatment facility financing, recycling markets, packaging, groundwater contamination, and SRF, RCRA and Superfund.
- Formal training in financial analysis, accounting, writing, analytical techniques, and public speaking.

RESEARCH EXPERIENCE

Massachusetts Institute of Technology, Cambridge and Woods Hole, MA (1995-2001)
Research Assistant, Parsons Water Resources Laboratory (Harold F. Hemond)
Denitrification of anthropogenic nitrogen in groundwater: Measurement and Modeling using stable isotopic and mass balance approaches.
Committee: Harold F. Hemond (chair), Ivan Valiela (Marine Biological Laboratory), Sally Chisholm

- Designed and implemented field-based research project to evaluate rate of denitrification of anthropogenically-derived nitrogen in groundwater from fertilizer, atmospheric deposition, and septic waste, and to assess the role of nitrate and dissolved organic carbon (DOC) as controls on reaction rate using stoichiometry and stable isotopes.
- Investigated the relationship between vadose thickness and DOC to predictively model groundwater DOC concentrations. Developed kinetics model to predict groundwater denitrification rates.
- Designed, constructed, installed and sampled several fields of multi-level groundwater sampling wells, optimized methods for measurement of low level nitrate and ammonium,

and developed methods for analysis of N_2/Ar by gas chromatography in aqueous samples.

Massachusetts Institute of Technology, Cambridge, MA (1994)
Research Assistant, Energy Laboratory (Jefferson Tester)
Hydrothermally-Generated Electricity in the United States: An Industry Analysis.

- Analyzed extraction technology, market opportunities, and regulatory framework of domestic hydrothermal industry for U.S. Department of Energy, Geothermal Division.

MIT-Harvard Program on Negotiation, Cambridge, MA (Fall 1993)
Research Assistant (Lawrence Susskind)

- Developed and published role-playing case study to illustrate negotiation strategies in environmental regulation and compliance.

Duke University, Department of Geology, Durham, NC (1991-1993)
Research Assistant (Orrin Pilkey)
A Sedimentological Study of a Replenished Beach: Revere Beach, Massachusetts.

- Designed and implemented field-based research project to evaluate sediment transport mechanics of a beach replenishment project.
- Collected nearshore and beach samples and analyzed sedimentology to estimate transport pathways.
- Evaluated beach profiles to estimate erosion and deposition rates.
- Correlated transport pathways with theoretical model of transport on a log-spiral beach.

TEACHING EXPERIENCE

Massachusetts Institute of Technology, Civil and Environmental Engineering **(2008-2009)**
Lecturer and Project Supervisor, Evaluation of Dam Projects in Patagonia

- Responsible for curriculum, logistics, budget and teaching for year-long project course, including month-long expedition to Chilean Patagonia.
- Supervised five Masters of Engineering theses assessing impacts of five proposed hydro-electric dams on Rios Baker and Pasqua and 1,400 miles of transmission lines.
- Assessed carbon implications of proposal; modeled options for operational optimization of reservoirs at existing hydro-power facilities closer to Santiago; evaluated risks associated with Glacial Lake Outburst Floods (GLOFs) and flooding in the Rio Baker watershed; and analyzed potential water quality changes.
- Trekked up remote Rio Colonia valley to the Northern Patagonian Ice Field and ran the Rio Baker from ice to sea.

Massachusetts Institute of Technology, Civil and Environmental Engineering **(2002-2003)**
Lecturer and Project Supervisor, Big and Little Wood River Watershed Nitrogen Loading Assessment, Blaine County, Idaho

- Responsible for curriculum, logistics, budget and teaching for year-long project course; including month expedition to Idaho.
- Supervised three Masters of Engineering theses.
- Assessed nitrogen loading to two watersheds, developed land use-based mass balance GIS model of nitrogen loads and transport, evaluated appropriate management strategies, including nutrient trading and agricultural best management practices (BMPs), and conducted public outreach and education

Massachusetts Institute of Technology, Civil and Environmental Engineering **(1996)**
Teaching Assistant, Aquatic Chemistry Laboratory

Massachusetts Institute of Technology, Urban Studies and Planning **(Fall 1994)**
Teaching Assistant, Environmental Policy and Regulation

Duke University Marine Laboratory, Beaufort, NC (Summers 1992 and 1993)
Teaching Assistant, Biological Oceanography
Teaching Assistant, Marine Biology

Sierra Institute
Co-Instructor, Himalayan Field Studies Program, Ladakh, India (Fall 2005)

- Co-instructed semester-long undergraduate field courses in natural history, sustainable development, wilderness skills and environmental education.
- Extended backpacking through remote Himalayan terrain.

The Wild Gift, Sun Valley, Idaho (2003-present)
Advisor

- Advising on curriculum, mentoring students, participating in governance for organization helping to foster leaders focused on sustainable communities and preservation of wilds.
- Participated on three-week educational backpacking and river rafting adventure in the Wrangell St. Elias National Park in Alaska (summer 2003), and in the Boulder/White Clouds (summers 2006 and 2009).
- Mentored student working on sustainable design in urban housing projects.

ART AND FILMMAKING EXPERIENCE

Collaborative Art, Water Footprinting, *The Ripple Effect*, Peabody Essex Museum, Salem, MA (April 2012)

- Lead a collaborative art project with museum visitors to create an impressive wave sculpture representing the water footprint of one pair of blue jeans (over 2,000 gallons) as a means to reveal the hidden demands on water.

Producer, *The Devil Selling Crosses* (2009-present)

- Developing dramatic film based on real-life story of a charismatic, young American with a frontier dream who builds a sustainable tourism business and is caught in a war over dam-building in Patagonia—the last bastion of gaucho culture.
- Co-wrote film treatment and business plan; building production team and coalition of supporters (including NGOs, scientists, activists and celebrities); budgeting; organizing logistics; and fundraising.

Artist and Scientist-in-Residence, *Wade in the Water*, Colorado Art Ranch, Salida, CO (May 2010).

- Selected to participate in a one-month residency program to explore issues related to water, land use and the intersection between art and science.
- Joined in an Artposium to celebrate the mysteries of water through music, dance, art-making and writing.

Science Advisor, *Patagonia Rising* (2009)

- Developed initial film concept and provided scientific input to documentary film tracing the hydrologic cycle of the Baker River from ice to ocean, providing voice to the frontier

people caught in the crossfire of Chile's energy demands, and juxtaposing the pro-dam business sector with renewable energy experts, bringing awareness and solutions to this global conflict over water and power.

Exhibiting Painter (www.wendypabich.com), Hailey, ID (ongoing)

- Exhibiting member of Green Antelope Gallery (www.greenantelope.net), with ongoing exhibitions and individual showing (October 2009), Ketchum Arts Festival, Hailey Artists' Market.

Geography Intern, National Geographic Society, Washington, D.C. (Fall 1988)

- Chosen for nationally-competitive geography intern program.
- Created artwork and maps published in Traveler Magazine.

VOLUNTEER POSITIONS

Board of Directors, High Country News, Paonia, CO (2012-present)

- Newly-appointed board member charged with broad responsibility for promoting the mission, programs and public image of High Country News, an award-winning print and online magazine dedicated to coverage of natural resource, public lands, ranching, wildlife and communities of the West. Board holds legal, financial and governance responsibilities.

Wood River Valley Watershed Project, Hailey, Idaho (2005-2006)

- Co-initiator, organizer and fundraiser for $750,000 study of water quantity and quality in the Wood River Valley, initiated in response to development pressures; currently being undertaken by the US Geological Survey, Boise.
- Study is evaluating impact of changing land uses on surface and groundwaters, assessing water resource limitations, and providing a scientific basis for policy and planning decisions.

Massachusetts Executive Office of Environmental Affairs, Lakeville, MA. (1999-2000)
Task Force Member, Eel River Watershed Nutrient Technical Advisory Committee

Town of Marblehead Conservation Commission, Marblehead, MA (1995-2000)
Board Member and Vice Chair

- Charged with enforcing Massachusetts Wetlands Protection laws and evaluating and deciding on wetland permit applications.

Environmental Policy Intern, Office of Senator John Kerry, Boston, MA (Spring 1993)

CERTIFICATIONS

Wilderness First Responder (80 hr), Wilderness Medicine Institute
Level 1 Avalanche Training, American Avalanche Association
Open Water Diver, PADI

PUBLICATIONS

Pabich, Wendy J. (expected Fall 2012) *TAKING ON WATER: How One Water Expert Challenged Her Inner Hypocrite, Reduced Her Water Footprint (without Sacrificing a Toasty Shower), and Found Nirvana*, Sasquatch Books, Seattle, WA.

Pabich, Wendy J. (2008) *Idaho: An Explorer's Guide*. Countryman Press. Woodstock, VT., 384 p.

Bowan JL, Kroeger KD, Tomasky G, Pabich WJ, Cole ML, Carmichael RH and I Valiela. (2007) A review of land-sea coupling by groundwater discharge to New England estuaries: Mechanisms and effects. Applied Geochemistry 22:175-191

Colman JA, Masterson, Pabich WJ & Walter DA (2004) Effects of aquifer travel time on nitrogen transport to a coastal embayment. *Ground Water* 42(7):1069-1078.

Howarth RW, Boyer EW & Pabich WJ. (2002) Nitrogen Use in the United States from 1961 – (2000) and Potential Future Trends. *Ambio* 31:88-96.

Pabich WJ, Valiela I & Hemond HF (2001). Relationship between DOC concentration and vadose zone thickness and depth below water table in groundwater of Cape Cod, U.S.A. *Biogeochemistry*. 55: 247-268.

Valiela I, Bowen JD, Cole ML, Kroeger KD, Lawrence D, Pabich WJ, Tomasky G & Mazzilli S. (2001). Following up on a Margalevian concept: Interactions and exchanges among adjacent parcels of coastal landscapes. In: J.M. Gill, J.L. Pretus and T.T. Packard (eds.), *A Marine Science Odyssey into the 21st Century*. Scientia Marina 65 (Suppl. 2): 217-231.

Westgate EJ, Kroeger KD, Pabich WJ & Valiela I. (2000). Fate of anthropogenic nitrogen in a nearshore Cape Cod aquifer. *Biological Bulletin* 199:221-223.

Pabich WJ and Susskind L. (1999). *Chemco, Inc.: Negotiating Compliance Before the Fact.* In Negotiating Environmental Agreements: How to Avoid Escalating Confrontation, Needless Costs, and Unnecessary Litigation by L. Susskind and P.F. Levy

Pabich WJ, Hemond HF & Valiela I (accepted). Denitrification rates in groundwater, Cape Cod, USA: Control by nitrate and DOC concentrations. *Biogeochemistry*.

PRESENTATIONS

Taking on Water, Peabody Essex Museum, Salem, MA, April 15, 2012

Patagonia: Ice to Ocean. Chaffee Citizens for Sustainability. Salida, CO, May 19, 2010.

*Water Futures..*Central Colorado Humanists. Salida, CO, May 9, 2010.

Water: Waste Not, Want Not. Living Future 2009. Portland, OR, May 8, 2009.

The Future of Water. St. Luke's Hospital Brown Bag Series, Ketchum, ID, February 26, 2009.

Ladakh, Land of Many Passes: The Landscape and Economy of the Western Himalayas. Environmental Resource Center Armchair Adventure Series. Ketchum, ID, January 25, 2006.

Howarth RW, Boyer EW & Pabich WJ. *The Nation's Nitrogen Story.* N2001 The Second International Nitrogen Conference. Potomac, MD. October 16, 2001.

Pabich WJ, Hemond HF & Valiela I. *Denitrification rates in groundwater, Waquoit Bay watershed, Cape Cod, MA: Control by nitrate and DOC concentrations* (poster presentation). Gordon Conference. Forested Catchments: Hydrological, Geochemical, and Biological Processes, Andover, NH, July 24, 2001.

Pabich WJ & Howarth RW. *Human influences on the delivery of nitrogen to coastal systems.* American Society of Agronomy & Soil Science Society of America, Northeast Branch, Annual Meeting, W. Greenwich, RI, June 25, 2001.

Pabich WJ, Hemond HF & Valiela I. *Denitrification rates in groundwater, Waquoit Bay watershed, Cape Cod, MA: Control by nitrate and DOC concentrations.* ASLO 2001 Aquatic Sciences Meeting, Albuquerque, NM, February 14, 2001.

Pabich WJ. *Vadose zone thickness and depth below the water table as controls on DOC concentration in groundwater, Cape Cod.* Woods Hole Oceanographic Institution, Challenges in Coastal Groundwater Research, Spring 2000 Groundwater Seminar Series, April 25, 2000.

Pabich WJ. DOC and nitrogen in Cape Cod groundwater. U.S.Geological Survey Cape Cod Toxic Substances Hydrology Research Site Meeting. Westborough, MA, February 3, 2000.

Pabich WJ, Valiela I & Hemond HF. *Vadose zone thickness as a control on dissolved organic carbon (DOC) delivery to groundwater, Waquoit Bay watershed, Cape Cod.* ASLO 99 Conference, Santa Fe, NM, 1999.

Pabich WJ. *Kinetic modeling of denitrification in groundwater on Cape Cod.* MIT Parsons Laboratory, Aquatic Sciences Seminar Series, October 21, 1998.

Pabich WJ. *Measuring rates of denitrification in a sandy coastal aquifer.* MIT Parsons Laboratory, Aquatic Sciences Seminar Series, December 4, 1996.

PANEL DISCUSSIONS

Our River: A Panel Discussion on the Big Wood River, Sun Valley Center for the Arts, Ketchum, ID. October 14, 2010

Peak Water. Future in Review, Palos Verdes, CA. May 11-14, 2010.

The Promise of Biofuels. Renewable Energy Conference. Snake River Alliance. May 10, 2007. Ketchum, Idaho.

Water and Sustainability. Sun Valley Sustainability Conference. September 27-29, 2006.

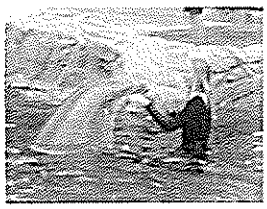
Perspective with Gene Dallago. KSVT TV Channel 13, *The Valley's Water Crisis with Drs. Wendy Pabich and Lee Brown.* March 2-9, 2006.

Interactions between the science and policy of nitrogen deposition. Gordon Conference. Forested Catchments: Hydrological, Geochemical, and Biological Processes. Andover, NH. July 24, 2001.

The Scientific/Policy Underpinnings of the Ecoregional Nutrient Criteria. EPA National Nutrient Criteria Stakeholders Meeting. Crystal City, VA. June 27, 2001.

Sunny Belinda Healey

Date of Birth: 26th May 1977



PO BOX 802 Bellevue, ID 83313
(c) 208.309.0034
healeysunny@hotmail.com

Research and Education Experience

2005-present	PhD. (ABD) Environmental Science and Engineering Università di Cagliari, Cagliari, Italy and University of Aveiro, Aveiro, Portugal. Internazionalizzato Ingegneria e Scienze Ambientali GIS, Remote Sensing, Desertification using GIS and Remote Sensing to complete research in the Tigray Region of Northern Ethiopia.
May-June 2003	Geology Summer Field Camp Sardinia, Italy
1999-2003	B.S. Geology Boise State University, Boise, Idaho USA. Geomorphology, Petrography, Petrology, Physical Geology, Structural Geology, Historical Geology, Hydrogeology, Honors Meteorology, Applied Hydrogeology, Mineralogy, Biology, Botany, Calculus II.

Professional Experience

Oct. 2003- Oct. 2004	Environmental Analyst DPRA, Inc San Marcos, California USA. GIS, Environmental Forensics, Env. Policy and Analysis, AEHS, International Society of Env. Forensics, Vapor Intrusion, Env. Site Assessments. Env. Litigation Support, Natural Resource Damage (NRD) reports. Prepared maps for the United States Environmental Protection Agency high priority sites, water conservation and water resource protection, research on water resources and water quality in the State of CA, water rights in CA, tribal water concerns, the California Water Plan, and State Water Resource Control Board (SWRCB) and Association of California Water Agencies (ACWA) activities. assisted in preparing 2D and 3D models, environmental real estate.
Oct. 2003-Oct. 2004	Committee Member Interstate Technology and Regulatory Council Vapor Intrusion Team Vapor Intrusion, Environmental Site Assessments, meetings in Atlanta, Georgia and Albuquerque, New Mexico to create a Vapor Intrusion Manual to be used by site managers across the country.
Dec. 2000- Jan. 2002	Water Rights Records Manager Idaho Department of Water Resources GIS, Water Rights, Snake River Basin Adjudication, managed day to day activities of water rights records including initiation of new system for storing records and research for lawyers, citizens, and internal affairs.
Mar. 2005- May 2005	English teacher: beginning level private lessons, Italian students.
Aug. 2005	Data Management and GIS Hydrocontrol, Bureau of Finance and Economic Development Physical Planning Department Mekelle, Ethiopia. Assisted in development and implementation of GIS database report, WebGIS and GIS training setup. Assisted in organizing a network of regional bureaus and associations to participate in a shared GIS database for the integrated territorial analysis.
May.2006- June 2006	Geology Summer Field Camp Teacher Assistant -Directed student field studies on the island of Sardinia, Italy. Corrected Geologic maps and reports, Assisted in teaching and coordination the geology field activities.

June 2006 – Sept. 2006	Coordinated Stage for ENSG in Paris, France remote sensing and GIS skills over project in Ethiopia.
Sept. 2006	Prepared Presentation -Highland 2006 International Environmental Conference Mekelle, Ethiopia; detailing field work, research, project coordination
May 2007 – Sept 2007	Ecological Monitoring & Land Stewardship Internship Lava Lake Foundation for Science and Conservation. Assisted with the collection of vegetation monitoring data in the Pioneer Mountain foothills, conducted land stewardship activities to assist with landscape scale conservation program ranging from riparian restoration to invasive weed management, created GIS maps, tested and compared organic herbicides.
Sept 2007- Present	Research Assistant Concerned Water Users Bellevue, Id -Water rights records research, data entry and analysis. Assist in creating and analyzing case files for support in the Snake River Basin Adjudication process. Take water measurements and assist in collecting field data. Attend CWU meetings. Create and analyze GIS maps.

Skills

Languages	English (mother tongue), Italian (good level), Spanish, (basic)
Computer	Microsoft Office, Arcview, ENVI, html, ArcGIS 9.0, ArcINFO, AutoCAD, Word, Excel, Access, Microsoft Project, TAS
Interests	Climbing, surfing, snowboarding, mountain biking, hiking, music, reading, poetry, language, photography, travel, health, animal and habitat conservation and protection.

Publications

-A.Marini, F. Muntoni, S. Healey, 2005, *Tridimensional Modeling for Sinkholes Analysis on the Mining Area of Aquaresi, Sardinina,* Earth Science Department, University of Cagliari –Italy.
-S.Healey, I. Petrisor, R. Morrison, 2004, *Vapor Intrusion –Forensic Approaches and Recent Developments*, Environmental Claims Journal, Vol. 16, No. 3-4. (2004), 237 Environmental Claims Journal, pp. 237-248 (12) –USA
-A.Marini, S. Healey, 2005, *3D/GIS applications in the "Parco Marino" National Park on the island of Asinara in Sardinia: a conservation preserve aquarium?* International Department of Engineering and Environmental Science, Universita di Cagliari, Cagliari, Italy 09127 ECO-IMAGINE Training Course "The Waterfront Management and GI" held in Estoril and Lisbon, Portugal.

Recent Conference Proceedings, Workshops and Training

20 Jan – 22 Jan 2009	Idaho Water Users Association 71rst Annual Convention Boise, ID. An overview various issues concerning water in Idaho including: water supply outlook, effects of current policy practices, and water allocation strategies when irrigation supplies are low.
23 July – 10 Aug 2005	Strengthening Regional Planning in Tigray Phase II. GIS and Remote Sensing Training. University of Cagliari in collaboration with Bureau of Finance and Econonomic Development of Tigray Physical Planning Department; a joint venture with C. Lotti Associati S.P.A and Hydrocontrol.
7 July – 8 July 2005	Telerilevamento e Dissesto Idrogeologico stato dell'arte e normative Workshop Cittadella Universiaria di Monserrato Università di Cagliari
29 June - 1 July 2005	11th EC-GI & GIS Workshop, Poster Presentation ESDI: Setting the Framework Alghero, Sardinia
31 May - 6 June 2005	2005 Marie Curie Fellowship (Marie Curie Conference and Training Courses) ECO-IMAGINE Permanent Conference Training Course: "The Waterfront Manageent and GI", Lisbon, Portugal Convenors: GISIG/ICCOPS in collaboration with USIG –Association of Geographical Information Users; LNEC - National Laboratory of Civil Engineering; Portuguese Hydrographic Institute
16-26 May 2005	Triagolo di Balene Marine Campaign Carloforte, Sardinia, Sidi Bou Said, Tunis, Carthage, Bizerta, Tunisia Using Remote Sensing to locate, conserve and protect baleen habitat and species.
31 Mar. -3 Apr. 2005	Sand Dunes of Sardinia Workshop I , Piscinas, Sardinia: deposit eolici delle coste italiane ed il flusso dei sedmenti speaggia-duna. (Italy) Arbus-Hotel "Le Dune" Università di Cagliari,

Università di Genova e MIUR in collaboration con le Università degli Studi di: Bari, Catania, Chieti, Ferrara, Firenze, Milano, Napoli, Roma, Sassari e Treiste.

Professional Affiliations/Certifications

Golden Key International Honour Society
Surfrider Foundation Member
PADI open water diver
ETAC Environmental Training and Compliance:
40hr Hazardous Waste Workers Operations Level Health and Safety Certificate
24hr First Responders Operations Level Health and Safety Certificate

City of Ketchum, Idaho

P.O. Box 2315 Ketchum, ID 83340 (208) 726-3841 Fax: (208) 726-8234

September 26, 2012

Mayor Hall and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Hall and City Councilors:

Recommendation of Approval of a Contract for Services With the Sun Valley Marketing Board

Introduction/History
The Sun Valley Marketing Board was formed in June, 2010. The City has committed $450,000 from the 2012/2013 Local Option Tax (LOT) fund towards this organization for marketing efforts.

Current Report
The Marketing Board is proposing a scope of services as shown on Attachment A of the contract.

Financial Requirement/Impact
The contract for services with the Marketing Board includes a not to exceed figure of $450,000 for the purpose of providing marketing and promotional services for the Ketchum/Sun Valley area. Last year, an in-kind rent contribution of $6,000 was also included in the contract. The same provision is included this year. This in-kind contribution would come out of the contingency fund.

Recommendation
I respectfully recommend the City Council approve the attached contract for services with the Sun Valley Marketing Alliance.

Recommended Motion:
I move to approve the contract for services with Sun Valley Marketing Alliance.

Sincerely,

Lisa Horowitz
Community and Economic Development Director

CONSULTING AGREEMENT

THIS AGREEMENT, made and entered into this 12th day of October, 2012, by and between the CITY OF KETCHUM, IDAHO, (hereinafter referred to as "the City") and the SUN VALLEY MARKETING ALLIANCE, an Idaho nonprofit corporation with an IRS 501 (c)(6) designation, (hereinafter referred to as "SVMA").

FINDINGS

1. Ketchum is a municipal corporation duly organized and existing under the laws of the State of Idaho § 50-101 et seq.

2. SVMA is an Idaho non-profit corporation with an IRS 501(c)(6) designation engaged in the business of domestically and internationally marketing the Sun Valley, Idaho resort area (including Ketchum) as a destination resort.

3. Ketchum is a destination resort city as defined by Idaho Code § 50-1044 as it derives a major portion of its economic well-being from businesses catering to the recreational needs and meeting the needs of people traveling to the Sun Valley area. As a resort city Ketchum is eligible to and does collect a local option non-property tax.

4. Pursuant to Idaho Code § 50-301 and § 50-302, Ketchum is empowered to enter into contracts and take such steps as are reasonably necessary to maintain the peace, good government and welfare of the City and its trade, commerce and industry. Accordingly, Ketchum has the power as conferred by the State of Idaho, to provide directly for certain promotional activities to enhance the trade, commerce, industry, and economic well being of the City.

5. City Municipal Code Chapter 3.12 provides for the imposition of a non-property tax on the sales price of certain goods sold or otherwise transferred in Ketchum. Pursuant to the language of the Chapter, which was approved by the voters of Ketchum, the municipal sales tax revenue derived shall be used for, among other things, public transit, information, education and economic development activity.

6. The primary reason for the City to enter this contract is to increase visitors in order to increase Local Option Tax revenues, to wit: those generated by retail sales, ski tickets, lodging, and liquor by the drink in the City of Ketchum.

7. SVMA is to establish, implement, maintain, and operate a comprehensive marketing program for the Sun Valley resort area.

8. The Organizational Goals of SVMA are consistent with the purposes and findings of Municipal Code Chapter 3.12.

9. It is the intention of Ketchum to contract with SVMA to provide such services for consideration as hereinafter provided.

10. Ketchum has committed $450,000 towards this contract for services in their 2012/2013 budget, and a $6,000 in-kind rent payment as outlined in Section 4, herein.

11. SVMA desires to enter into an agreement with Ketchum to provide marketing services all as hereinafter provided.

NOW, THEREFORE, in consideration of the mutual promises and agreements set forth herein, it is agreed by and between the City and the SVMA as follows:

1. Services To Be Rendered.

1. SVMA agrees to provide Sun Valley resort area marketing services to the City as follows and as further set forth on Exhibit A, which is incorporated herein by reference. For the purposes of this Agreement, the "Sun Valley resort area" means the cities of Sun Valley and Ketchum, Idaho. The marketing services are:

    a. Strategic external marketing;

    b. Sun Valley resort area visitor services;

    c. Sun Valley resort area event support through existing marketing channels.

    d. Execution of Ride Sun Valley and US National Marathon event in July, 2013.

2. SVMA agrees that it shall provide, at its sole expense, all costs of labor, materials, supplies, business overhead and financial expenses, liability insurance, fidelity bonds, and all necessary equipment and facilities required to provide the services as set for in this Agreement.

3. Term. The term of this Agreement shall commence upon the day of its execution and shall terminate on the 30th day of September, 2013.

4. Consideration. In consideration for providing the services herein described the City agrees to pay to SVMA the total sum of FOUR HUNDRED AND

FIFTY THOUSAND DOLLARS ($450,000) payable in four equal quarterly installments. SVMA will provide the City at the end of each quarter during which SVMA performs services hereunder with an invoice setting forth the amount of the installment due for such month; the City shall pay SVMA the amount set forth in such invoice no later than thirty (30) days after the date of such invoice.

In kind rent at a rate of $1.00 per square foot for 1,000 square feet shall also be paid by the City to house the Visitors Center at 491 Sun Valley Road. Said rent shall be paid to the landlord, Ketchum Urban Renewal Agency (KURA), subject to the terms of the lease between SVMA and KURA.

a. In consideration and as part of this Agreement SVMA agrees to:

    i. Provide a quarterly report to the City including but not limited to:

        1. Performance measures, including progress towards annual targets

        2. Budget;

        3. Revenues (income);

        4. Operational updates for:

            a. External Marketing

            b. Visitor Services;

            c. Event Solicitation and Support

            d. Ride Sun Valley and US Marathon Nationals

    ii. Maintain complete records of all written, electronic and oral complaints received by it from tourists regarding air and ground transportation and tourist facilities in the Sun Valley resort area..

    iii. Exercise due diligence to obtain from member businesses and other entities all digital and printed promotional and informational material that may be reasonably available and cause that information to be distributed at the visitor center and/or on the website, as applicable

    iv. The SVMA will

1. present operational updates to the City twice per quater

2. present quarterly financial reports (YTD budget and current balance sheet) at the joint council meetings held each quarter; and

3. furnish to the City at SVMA's expense externally prepared financial reviews (actual P&L and yearend balance sheet) on an annual basis.

4. Make available to the City all SVMA financial information at any time for any reason.; and

v. Furnish SVMA's bylaws to the City and immediately advise the City in writing of any changes to the bylaws or changes to the organizational structure as set forth in Exhibit A.

b. Quarterly reports will be based on the government fiscal year of October 1st to September 30th. The quarterly reporting schedule will be as follows during Sun Valley and Ketchum City Council meetings as follows. The City of Ketchum reserves the right to revise this schedule with written notice to SVMA and the City of Sun Valley including requesting additional or interim reports:

i. Quarterly report for the first quarter: January X, 2013 (before Sun Valley City Council);

ii. Quarterly report for second quarter: April 15, 2013 (before Ketchum City Council);

iii. Quarterly report for third quarter: July X, 2013 (before Sun Valley City Council);

iv. Quarterly report for fourth quarter: October 21, 2013; before Ketchum City Council)

5. Termination. The City may, at its sole discretion, terminate this Agreement immediately upon written notice to SVMA with or without cause. In the event of such termination, The City shall have no further responsibility to make any payment to SVMA under this Agreement. The City reserves the right to request an independent audit under the provisions herein upon termination, and such audit obligation and cost on the part of SVMA shall survive any termination of the contract.

6. Equal Employment Opportunity. SVMA covenants that it shall not discriminate against any employee or applicant for employment because of race, religion, color, sex, or national origin.

7. Independent Contractor Status. The parties acknowledge and agree that SVMA shall provide its services for the fee specified herein in the status of independent contractor, and not as an employee of the City. SVMA shall create, direct, and control its own means and methods of performing this Agreement. SVMA and its agents, members, employees, and volunteers, shall not accrue leave, retirement, insurance, bonding, or any other benefit afforded to employees of the City. The sole interest and responsibility of the City under this Agreement is to assure itself that the services covered by this Agreement shall be performed and rendered by SVMA in a competent, efficient and satisfactory manner.

8. Hold Harmless Agreement. Any contractual obligation entered into or assumed by SVMA, or any liability incurred by reason of personal injury and/or property damage in connection with or arising out of SVMA's obligations pursuant to this Agreement shall be the sole responsibility of SVMA, and SVMA covenants and agrees to indemnify and hold the City harmless from any and all claims or causes of action arising out of SVMA's activities and obligations as set forth hereinabove, including, but not limited to, personal injury, property damage, and employee complaints.

9. Non-Assignment. This Agreement may not be assigned by or transferred by SVMA, in whole or in part, without the prior written consent of the City.

10. Mediation/Arbitration. In the event of any controversy, claim or dispute between the parties concerning this Agreement or the breach of this Agreement, including questions concerning the scope and applicability of this dispute resolution provision, the parties agree to participate in good faith in a mediation of said dispute in Blaine County, Idaho. If mediation is unsuccessful then the dispute shall be finally settled by binding arbitration in Blaine County Idaho, pursuant to the rules then applying of the American Arbitration Association and the laws of the State of Idaho. The decision or award in writing of the arbitrator shall be binding and conclusive on the parties to this Agreement. The arbitrator shall have no power to award punitive or exemplary damages.

11. Miscellaneous Provisions.

    a. Paragraph Headings. The headings in this Agreement are inserted for convenience and identification only and are in no way intended to describe, interpret, define or limit the scope, extent or intent of this Agreement or any of the provisions of the Agreement.

b. Provisions Severable. Every provision of this Agreement is intended to be severable. If any term or provision hereof is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of the remainder of the Agreement.

c. Rights and Remedies are Cumulative. The rights and remedies provided by this Agreement are cumulative and the use of any one right or remedy by any party shall not preclude nor waive its rights to use any or all other remedies. Any rights provided to the parties under this Agreement are given in addition to any other rights the parties may have by law, statute, ordinance or otherwise.

d. Successor and Assigns. This Agreement and the terms and provision hereof shall inure to the benefit of and be binding upon the heirs, personal representatives, successors and assigns of the parties hereto.

e. Entire Agreement. This Agreement contains the entire agreement between the parties respecting the matters herein set forth and supersedes all prior agreements between the parties hereto respecting such matters.

f. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Idaho.

g. Preparation of Agreement. No presumption shall exist in favor of or against any party to this Agreement as a result of the drafting and preparation of the document.

h. No Waiver. No waiver of any breach by either party of the terms of this Agreement shall be deemed a waiver of any subsequent breach of the agreement.

i. Amendment. No amendment of this Agreement shall be effective unless the amendment is in writing, signed by each of the parties.

j. Notices. Notices hereunder shall be by personal delivery or US Mail Certified/Return Receipt and shall be deemed effective upon such personal delivery or two (2) business days after mailing, whichever is later. Notices shall be provided as follows:

a. City: City of Ketchum
P.O. Box 2315
Ketchum, ID 83340

b. Consultant: SVMA

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first set forth above.

CITY OF KETCHUM, IDAHO	SVMA.
By:_____ Randy Hall Mayor	By:_____
DATE:_____	DATE:_____

Visit Sun Valley Performance Tracking

Measure	Benchmark (as of 9.30.12)	Industry Comparison	Annual Target	% Increase (annual)	YTD	% of Target Achieved	Source of Measurement	Cost of Measurement
1. Brand Awareness								
Share of Mind – California Skiers	1%	Needs Improvement					Survey Sampling International	$8,000/yr
Share of Mind – Washington Skiers	9%	Needs Improvement					As above	Included above
PR Ad Equivalency		Above Average					Vocus	$13,000/yr
2. Brand Engagement								
Facebook Fans		Above average		+10%			Internal	Staff time
Twitter Followers		Average		+13%			Internal	$180/yr
Website Visits		Average		+10%			Google Analytics	Staff time
E-Newsletter Open		Average		+ 6 points			Campaign Monitor	Included in cost
E-Newsletter Click Through		Average		+ 5 points			Campaign Monitor	As above
3. Sales Indicators								
Local Option Tax		N/A					City data	None
Skier Visits	383,000	Needs improvement					SVR	None
Weekend Occupancy - Winter	61%	Average					Member hotels	Staff time
Summer Occupancy		Above average					Member hotels	Staff time
4. Internal								
Membership	242	Needs improvement	275	+14%			Membership	Staff time

Visit SunValley

Sun Valley Marketing Alliance – Summary of Activities for 2012/2013

In 2012/2013, the Sun Valley Marketing Alliance (SVMA) will be focusing on four key areas for marketing:

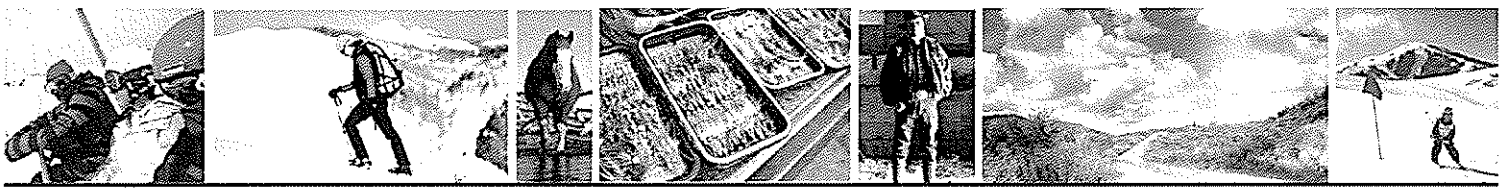
1. **Winter** – representing approximately 65% of the total marketing budget. Winter is the area requiring the greatest attention and improvement. There has been little to no growth over the past 10 years and businesses are suffering during January and February.
2. **Nordic** – representing approximately 5% of the total marketing budget. This is a small niche market and is much less expensive to access than alpine skiing. The campaign will focus on the overall Nordic experience in Sun Valley, using the hook of the Sun Valley Nordic Festival to tell the story of why Sun Valley is known as Nordic Town USA.
3. **Summer** – representing approximately 25% of the total marketing budget. The focus here will be on the unique combination of world-class recreational activities paired with world-class cultural experiences.
4. **Mountain Biking** – representing approximately 5% of the total marketing budget. Similar to Nordic, mountain biking is an easier market to target than the general summer audience. As well, it is more cost effective to reach out to a niche market. Following the success of last's year's campaign ("The Sun Valley Remedy"), we will be working to further Sun Valley's reputation as a mountain biking destination.

Geographic target markets for the winter and summer will be: Los Angeles, Seattle and Boise.

- Marketing efforts will be a mix of brand awareness, engagement and sales to ensure we are capturing people at all points in their vacation purchase decision process.

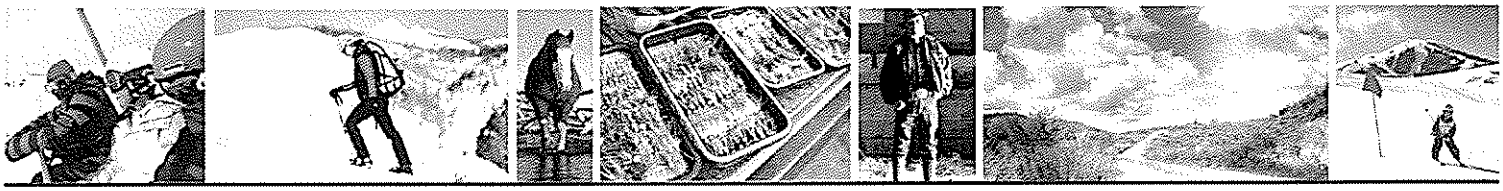
In addition to the key marketing campaigns, the SVMA will be:

- Ensuring brand integrity – everything that is being done to showcase Sun Valley to external audiences will be based on our brand style guidelines.
- Focusing on partnerships - both internal (i.e. Sun Valley Resort, Fly Sun Valley) to ensure efficiencies of effort and external (with like-minded companies) to extend marketing reach.
- Showing value to our members by ensuring dollars are focused as much as possible on the external marketplace.
- Focusing on securing stable funding to allow for long-term marketing programs and commitments.
- Soliciting 3rd party event producers who have their own existing fan-base and who are willing to take the financial risk of holding events in Sun Valley.
- Supporting event producers through marketing support within existing channels.



Visit SunValley

- Planning, promoting and executing the Ride Sun Valley Bike Festival featuring the US Marathon Mountain Bike National Championships June 29 – July 7, 2013
- Improving digital information available to visitors – both prior to and during their trip.
- Maintaining and enhancing the www.visitsunvalley.com website
- Promoting Sun Valley through Public Relations outreach
    - Media familiarization trips
    - Embed journalists for specific, key events
    - Distribute press releases about Sun Valley area events, offerings, and attractions
- Actively engaging Sun Valley in the Social Media conversation
    - Utilizing blog content to tell the Sun Valley story and drive engagement with the website
    - Attentive focus to Facebook content and information stream
    - Utilize Twitter to increase reach of quick relevant items such as deals, sightings, happenings
    - Populate YouTube and Vimeo with content generated in the Sun Valley area
    - Build on Pinterest presence as source of visual story telling and inspiration for the Sun Valley area
    - Continue to grow Instagram followers and presence to provide pithy, current snapshot of life in Sun Valley
    - Measure success and efficacy of efforts through metrics like post views, reader feedback statistics, monthly active fans, fan growth
- Operating a progressive, information and experience-rich Visitor Center
    - Staffing with knowledgeable and helpful employees
    - Utilizing state of the art technology to share information
    - Expanding hours and adjusting to best serve customer
- Conducting targeted research to both measure results and gauge competitive challenges and opportunities
- Communicating with members and key stakeholders to ensure knowledge and awareness of marketing programs and opportunities.
- Measuring overall success as determined by the attached metrics and targets.



City of Ketchum, Idaho

P.O. Box 2315 Ketchum, ID 83340 (208) 726-3841 Fax: (208) 726-8234

September 25, 2012

Mayor Hall and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Hall and City Councilors:

Recommendation of Approval of a Contract for Services With the Fly Sun Valley Alliance

Introduction/History
The City has budgeted $40,000 in the 2012/2013 LOT Fund for a contract with Fly Sun Valley Alliance to pursue air and ground travel opportunities.

Current Report
The scope of services is outlined as Exhibit A attached to the contract.

Financial Requirement/Impact
The contract for services with Fly Sun Valley Alliance includes a not to exceed figure of $40,000 for the scope of services outlined in Attachment A. Previously the contract was paid in two installments, December and May.

If the ballot for 1% LOT increase is passed, funds will accrue approximately 45 days after the effective date, in February or March. Councilmember's raised the issue in the budget hearings that perhaps the City would want to reduce the amount of the contract if the 1% LOT passed. One option for the Council to consider is a month-to-month contract. This is what was recently adopted by the City of Sun Valley.

Recommendation
I respectfully recommend the City Council approve the contract for services with Fly Sun Valley Alliance.

Recommended Motion:
I move to approve the contract for services with Fly Sun Valley Alliance.

Sincerely,

Lisa Horowitz, Community and Economic Development Director

Attachment A

Fly Sun Valley

MISSION STATEMENT

It is the mission of Fly Sun Valley Alliance to retain, develop and improve air service access to the Wood River Valley and support airport operations, infrastructure and services for the benefit of visitors and residents.

Fly Sun Valley Alliance is an Idaho non-profit corporation. The volunteer board of directors is currently made up of private sector business and organization members, as well as public sector representatives from Friedman Memorial Airport and the cities of Hailey, Ketchum and Sun Valley.

SCOPE OF WORK: AIR SERVICE RETENTION, DEVELOPMENT, IMPROVEMENT

AIR SERVICE

Work with consultants, airlines and other partners to:

- Monitor/evaluate current service and research new opportunities for service efficacy and expansion
- Monitor/evaluate (bookings, P&L, etc) and negotiate contract for MRG program w/airlines.
- Coordinate marketing of the air service with partners via promotions, fare sales, campaigns, etc.
- Pursue new air service opportunities from new target markets
- Keep abreast of key air service/industry trends nationally and within our "competitive set"
- Maintain strong relationships with other key industry contacts: airlines, consultants, state and local officials, other air service program directors, etc

RESEARCH

- Develop and implement winter and summer air passenger surveys at SUN to determine travel trends, economic impact and other relevant data for use in decision making, public education, etc.
- Monitor/ track other air service related data within our "competitive set".
- Monitor/track monthly/YTD enplanement data and other air service related information.
- Work with Friedman Memorial Airport on reduction of leakage, airfare price comparisons, etc.

FUNDRAISING

- Manage and promote the **AIR SUPPORT BUSINESS SKI PASS** program with Sun Valley Resort
- Manage and promote the **REALTORS FOR AIR** program with Sun Valley Board of Realtors
- Pursue other fundraising opportunities as feasible (public, events, grants, etc).

COMMUNITY OUTREACH/EDUCATION

- Provide information and outreach to all key stakeholders and general community on importance of air service and FSVA programs that ensure we continue to retain and improve it.

KEY PEFORMANCE METRICS

1. **Retain 24,000 current seats on non-stop service from SEA and LAX in winter 2012/13 and summer 2013.**
2. **Reduce 2012-13 winter & summer MRG payout for contracted service by 20%, ($150,000) through combination of negotiated MRG cap, modification of schedule, and yield pricing mgmt, assuming the cost per trip identified by airline remains constant with prior year.**
3. **Conduct 1500 air passenger surveys in 2012-13 at SUN (in conjunction with professional research firm) and work with FMA and consultants on other research to utilize in decision-making to improve air service and enplanements.**
4. **Raise at least $150,000 in private sector funds for air service support program by 9/30/13.**

CONTRACT FOR SERVICES
(Fly Sun Valley Alliance)

THIS CONTRACT FOR SERVICES (the "Agreement") is made and entered into this _____ day of _____, 2012, by and between the CITY OF KETCHUM, an Idaho municipal corporation ("City") and FLY SUN VALLEY ALLIANCE, an Idaho nonprofit corporation ("Contractor").

RECITALS

WHEREAS, the City is a municipal corporation duly organized and existing under the laws of the State of Idaho; and

WHEREAS, the Contractor is an Idaho nonprofit corporation duly organized and existing under the laws of the State of Idaho; and

WHEREAS, pursuant to Idaho Code §50-301, the City is empowered to enter into contracts as may be deemed necessary to promote the welfare of the City and its residents; and

WHEREAS, it is deemed in the best interest of the City to acquire, by contract, certain services to be performed by the Contractor such as diversifying transportation options for destination travelers, including air and ground transportation; and

WHEREAS, funds allocated from the City in this contract shall not be used towards Minimum Revenue Guarantees; and

WHEREAS, if the voters pass an increase in the Local Option Tax which authorizes the use of LOT for Minimum Revenue Guarantees, this contract will be amended.

NOW, THEREFORE, on the basis of the foregoing recitals, and upon motion duly passed by the Ketchum City Council, the parties agree as follows:

1. Incorporation of Recitals. The Recitals set forth herein above are hereby incorporated into and made an integral part of this Agreement.

2. The Services. The Contractor shall provide administrative and management services reasonably necessary to support the Contractor in its efforts to support the City. Projects listed below are more fully described in Attachment A to this contract amendment.

3. Consideration. Ketchum agrees to pay shall pay Contractor the sum of $40,000 (FORTY THOUSAND DOLLARS) divided into twelve (12) equal installments.

4. Time of Performance. Contractor shall provide the Services in a professional and timely manner.

5. Independent Contractor. Ketchum and Contractor hereby agree that Contractor shall perform the Services exclusively as an independent contractor and not as employee or agent of Ketchum. The Parties do not intend to create through this Agreement any partnership, corporation, employer/employee relationship, joint venture or other business entity or relationship other than that of independent contractor. Contractor, its agents and employees shall not receive nor be entitled to any employment-related benefits from Ketchum including without limitation, workers compensation insurance, unemployment insurance, health insurance, retirement benefits or any benefit that Ketchum offers to its employees. Contractor shall be solely responsible for the payment of all payroll and withholding taxes for amounts paid to Contractor under this Agreement and for Contractor's payments for work performed in performance of this Agreement by Contractor, its agents and employees; and Contractor hereby releases, holds harmless and agrees to indemnify Ketchum from and against any and all claims or penalties, including without limitation the 100% penalty, which in any manner relate to or arise from any failure to pay such payroll or withholding taxes.

6. Compliance With Laws/Public Records. Contractor, its agents and employees shall comply with all federal, state and local laws, rules and ordinances. This Agreement does not relieve Contractor of any obligation or responsibility imposed upon Contractor by law. Without limitation, Contractor hereby acknowledges that all writings and documents, including without limitation email, containing information relating to the conduct or administration of the public's business prepared by Contractor for City regardless of physical form or characteristics may be public records pursuant to Idaho Code Section 9-337 *et seq.* Contractor further acknowledges that, subject to certain limitations, the public may examine and take a copy of all such public writings and records. Accordingly, Contractor shall maintain such writings and records in such a manner that they may be readily identified, retrieved and made available for such inspection and copying.

7. Notice. All notices, requests, demands or other communication required or provided for under this Agreement, other than instructions given by Ketchum pursuant to Paragraph 2 herein above shall be in writing. Notices to Ketchum and Contractor shall be addressed as follows:

KETCHUM:	**CONTRACTOR:**
CITY OF KETCHUM	_____
ATTN: CITY ADMINISTRATOR	_____
POST OFFICE BOX 2315	_____
KETCHUM, IDAHO 83340-2315	_____

8. Non-Assignment. Contractor hereby acknowledges that Ketchum has agreed to enter this Agreement based in part on Contractor's unique skills and reputation for professional work. Accordingly, Contractor may not assign or transfer in any manner this Agreement or any of Contractor' right, title or interest in or to this Agreement

without the prior written consent of Ketchum which may be withheld for any reason.

9. Amendments. This Agreement may only be changed, modified, or amended in writing executed by all parties.

10. Headings. The headings in the Agreement are inserted for convenience and identification only and are in no way intended to describe, interpret, define, or limit the scope, extent, or intent of this Agreement or any provision hereof.

11. Attorney Fees and Costs. In the event that either party hereto is required to retain the services of an attorney to enforce any of its rights hereunder, the non-prevailing party shall pay to the prevailing party all reasonable costs and attorney fees incurred in such enforcement, whether or not litigation is commenced and including reasonable costs and attorney fees on appeal.

12. No Presumption. No presumption shall exist in favor of or against any party to this Agreement as the result of the drafting and preparation of the document.

13. Governing Law. This Agreement shall be governed by the laws and decisions of the State of Idaho.

14. Entire Agreement. This Agreement contains the entire Agreement between the parties respecting the matters herein set forth and supersedes all prior Agreements between the parties hereto respecting such matter.

15. Execution and Fax Copies and Signatures. This Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

16. Authority. The parties executing this Agreement warrant, state, acknowledge, and affirm that they have the authority to sign the same and to bind themselves to the terms contained herein.

17. Term. This contract is a month-to-month contract, and can be terminated by either party.

18. Effective Date: This is an at-will relationship; either party can terminate this agreement at any time, by written notice of such termination. KETCHUM also makes no assertions as to the number of hours required to perform these tasks.

IN WITNESS WHEREOF, the parties have signed this Agreement the day and year first above written.

CITY OF KETCHUM,
an Idaho municipal corporation

FLY SUN VALLEY ALLIANCE
an Idaho nonprofit corporation

By:_____
Randy Hall, Mayor

By:_____
Its: _____

ATTEST:

_____
Sandra E. Cady, CMC
City Treasurer/Clerk

Reviewed and approved as to
form and content exclusively for the City of Ketchum:

By: _____
City Attorney

Recorded

REGULAR KETCHUM CITY COUNCIL MEETING
Monday, September 17, 2012 at 5:30 p.m.
Ketchum City Hall, Ketchum, Idaho

Present: Mayor Randy Hall
Council President Baird Gourlay
Councilor Nina Jonas
Councilor Michael David
Councilor Jim Slanetz

Also Present: Ketchum City Attorney Stephanie Bonney
Ketchum Community and Economic Development Director Lisa Horowitz
Ketchum Associate Planner Rebecca Bundy
Ketchum Police Chief Steve Harkins
Recording Secretary Sunny Grant

1. **The meeting was called to order by Mayor Randy Hall at 5:30pm.**

2. **Communications from Mayor and Councilors**
• Councilor Nina Jonas asked that the 1% option tax ballot measure ballot and JPA be on Ketchum's website. Mayor Randy Hall agreed.
• Councilor Michael David said the new Woodside roundabout was very efficient and worked well.

3. **Recognizing the service of Steve Hansen to the City of Ketchum**
Mayor Hall awarded a plaque of recognition to retiring Utilities Manager Steve Hansen. Ketchum's water system is tops in the state. Former long-time Ketchum City Administrator Jim Jaquet also said it was a pleasure to work with Hansen, who had been a dedicated City employee who had filled many roles, as needed, for 28 years.

Steve Hansen thanked all the people he had worked for and with, and his family for putting up with him during stressful times.

4. **Request to ratify an appointment to the Green Building Code Team**
CED Director Lisa Horowitz recommended the Council appoint Glen Carsten to the Green Building Code.

Councilor Jim Slanetz moved to ratify the appointment of Glen Carsten to the Green Building Code Team, seconded by Councilor Nina Jonas. Motion passed unanimously.

5. **Communications from the Public**
• Alex Sundali read a letter from the Sun Valley Ski Education Foundation thanking the Ketchum Parks & Recreation staff for their hard work, expertise and help with the SVSEF 2nd Annual *6 at Sochi* event in Ketchum's Town Square. Ketchum's Parks and Rec staff are committed to promoting a vibrant community, and really live the adage that "It takes a community to raise a child".
• Gary Hoffman said ITD's signage during recent Highway 75 improvements was awful.
Councilor Jonas agreed. Ketchum Police Officer Dave Kassner told Jonas the signage didn't have much planning.
• Hoffman said the intersection at Warm Springs Road and 10th Street was still the most dangerous in town.
CED Director Lisa Horowitz said the Transportation Committee would discuss potential short-term solutions for the 10th Street intersection.
• Mickey Garcia said 10th Street was a good location for a roundabout.

6. **Pump Station Building Project Contract for Services**
Ketchum Wastewater Plant Supervisor Dave Taylor asked Council to approve a Contract for Services with low bidder Lloyd Construction to build the reuse pump station building. The bid is lower than the engineer's estimate. Sun Valley City pays half the cost.

Councilor Nina Jonas moved to approve the Contract for Services with Lloyd Construction, Inc. to build the Pump Station Building, in an amount of $168,340, seconded by Councilor Jim Slanetz. Motion carried unanimously.

7. **Update on the Wagon Days Event**
Heather LaMonica Deckard said parade entry numbers are back up to pre Castle Rock Fire. Parade sponsorships were also up this year; and over 50 local businesses contributed to the parade. Over 80 volunteers donated 700

volunteer hours just on the parade. The Wagon Days committee includes staff from both Ketchum and Sun Valley. The parade storefront sold souvenirs, and was very successful in providing history and information.

Future Wagon Days weekends:

- Will probably include an Ore Wagon barn dance.
- Antiques Fair has been a financial struggle. People and vendors have suggested Forest Service Park be used instead for a Western Arts & Crafts Fair.
- More bleacher seating in front of Bank of America.
- RV Rally for the 50th Anniversary of Wagon Days. RVers from all over the country would be part of a group get-together.
- Shoshone-Bannock Tribe might get involved.
- Traditional fun activities, like a potato-eating contest
- Budweiser hitch for the 50th Anniversary

Comments from Council:

- Bands really liven up the parade.
- Work on trying to keep parade entries moving to eliminate long gaps.
- Ketchum Shootout needs some review and updating. Backdrop is great. Maybe a piano and old-fashioned melodrama.
- Put the Wagon Days storefront in the Visitors Center.

8. Communications from the Press

There were no comments from the press at this time.

9. Recognizing the volunteer service of Lorraine Wilcox to the Wagon Days Celebration

Mayor Randy Hall presented a plaque of recognition to Lorraine Wilcox for her 30 years of organizing the Ketchum Police Chief's horses and riders for their Wagon Days Parade entry.

10. Recreation and Public Purposes Patent Design and Engineering Contract Amendment

Also Present: *Wood River Land Trust Executive Director Scott Boettger*
S_2O Owner and Engineer Scott Shipley
Wood River Whitewater Park Committee member Jeff Smull
Hulen Meadows resident Jim Jaquet

Ketchum Parks and Recreation Director Jen Smith said the River Park at Sun Peak is a small part of the overall R&PP Patent that Ketchum applied for in 2008. BLM staff in early 2012 bifurcated the land exchange to allow Ketchum to contract with design/engineering firm S_2O to master plan the River Park. This is the amended contract with S_2O, which includes an environmental assessment. The EA totals $100,240, not including permits.

The Ketchum City Council recessed for 10 minutes to discuss a provision of the EA contract with S_2O.

After the recess, Council considered reviewing the contract after the presentation of River Park at Sun Peak Master Plan. S_2O Owner and Engineer Scott Shipley said the proposal before Council was the Environmental Assessment for the land transfer. The Master Plan is part of the land transfer from federal property to Ketchum property, and the EA is necessary to study any potential environmental impacts of anticipated uses on the floodplain, habitat, endangered species, etc. City Attorney Stephanie Bonney added that an EA would be needed regardless of what the Master Plan looks like. The Master Plan at this point is just conceptual. Jen Smith said the Master Plan at this point is not permission to proceed with anything. The Master Plan will not happen unless the City receives the R&PP patent. The BLM may want an EA on the whitewater park itself in the future.

The $100,240 cost of the EA will be split among whitewater park interested parties, the Land Trust, and the City of Ketchum. Contributions have already been received covering a large part of expenses to date.

Council President Baird Gourlay moved to approve the contract amendment with S_2O Design and Engineering to provide an environmental assessment in support of the R&PP project, seconded by Councilor Nina Jonas. Motion passed unanimously.

11. River Park at Sun Peak Master Plan

Ketchum Parks and Recreation Director Jen Smith thanked the Task Force and members of the public who had expressed interest in the project. The Master Plan is a concept plan only, outlining feasibility and costs to enable the City Council to make a policy decision on whether to proceed with the process.

S_2O is a whitewater park engineering team partnering with GeoEngineers river engineering company, Eggers landscape architecture, Benchmark Engineering, and Brockway Engineering on local hydraulics.

The R&PP property stretches from Lake Creek to Sun Peak, and is being transferred to Ketchum to provide sediment pond maintenance, recreation and other public purposes. The land transfer is in line with the community's desire to protect the floodplain, the local river environment and habitat, and increase outdoor recreation.

The River Park project is to provide restoration, recreation and preservation. The river splits into east and west channels, and drop structures currently exist. The Hulen Meadows Pond is one of three sediment traps created years ago as part of a Highway 75 project. The other two traps have filled in. The River Park Master Plan is designed to provide wildlife habitat; protect downstream property owners; and provide recreation for whitewater, swimming and tubing enthusiasts; hikers/bikers; dog walkers; fishermen, etc.

Shipley overviewed the Master Plan to date, including parking areas, restrooms/picnic and kids play area, ADA access to the pond, trails and two walking bridges, and whitewater park. Other planned areas include a kids splash feature using potable water that looks like a natural stream, a bouldering area, nature trail, and dog agility course. The project won't impact pristine wilderness areas upstream of Sage Road.

The whitewater park will be created with natural stone to take advantage of the full range of river flows. There will be both expert and beginner channels, and ADA access. The reach will be designed to create and enhance fish habitat. The Hulen Meadows pond can be used for instructional programs.

Occasional large numbers of people for whitewater events will stay on the east side of the river.

S_2O will do a number of studies before applying for county, state and federal permits.

PUBLIC COMMENT:

- Alan Reynolds said kids need a changing area. The Master Plan needs to indicate carrying capacity, and relate it to parking area. Keep the parking on the east side.
- Hulen Meadows resident Fred Beguin's property is surrounded by BLM land. He watches wildlife come down into the meadows in winter. He commended handicap access, but said there are no fish in the designated fishing areas. He suggested a second look at the parking plan. Beguin asked for an accurate annual maintenance cost, and said Ketchum would have to commit to manage the area, even if it isn't a financial success.
- Spencer Cordovano asked if a standing surfing wave could be included in the river.
- Scott Ribi said the pond was great to teach kids how to kayak.
- Gerry Moffatt supports Ketchum's River Park as a phenomenal facility for kids. He wants it to work for Hulen Meadows residents as well.
- Hulen Meadows resident Yancy Caldwell also asked for a standing surfing wave. He didn't expect the parking lot would have to accommodate a lot of cars most of the time.
- Hulen Meadows resident Gene Steiner said a whitewater park that S_2O had done had hundreds of thousands of commercial whitewater rafters and upwards of a million people per year.

Shipley said these stats were for a commercial whitewater theme park they had designed.

- Jim Grossman said the Wood River Valley was a four-season world-class destination resort in the "whitewater state". Ketchum needs a whitewater amenity to augment existing wilderness recreation. The park would be a winning economic and tourist benefit for Ketchum and its Parks Department.
- Hulen Meadows resident Dave Manookian said drivers already had to stop for people walking and hiking across the bridge. He cautioned Council that they would be liable when someone got hurt or killed on the bridge.
- Mickey Garcia said Hulen Meadows residents were fortunate their subdivision backed up to U.S.F.S. and BLM land, never to be developed. He would like more different kinds of drop structures and a standing surf wave.
- Jeff Smull said the River Park needs to be win-win for everyone. Parking is a huge issue that they will continue to work on. This area is the only public land in the Wood River Valley that touches the river and is accessible to the public; the park has to be natural and environmentally sound. The whitewater will attract people of all ages. The community is eager to help with the project, and is already contributing to a perpetual maintenance fund.
- Scott Boettger said this project actually started after the 2006 flood. The Land Trust wanted to restore the pond and the river.
- Glen Allison has two teen daughters who kayak. They go to the Cascade whitewater park, where there may be at most a dozen cars on a sunny Saturday in mid-summer.
- Leslie Rego doesn't want to live in a geriatric town. She wants a lot of activities for young people and families.
- Jima Rice liked most of the plan, but wants all the parking adjacent to the roadway, and bathrooms on the north and south end of the parking lot. The take-out spot should be close to the parking lot. There are no fish where the handicap access is currently planned. She wants to be sure wildlife habitat isn't replaced with a parking lot.

Shipley said parking on the west side is ADA and family parking for about 25-35 cards. Parking on the east side is 80-100 spots. Most people will drive into the area and park where the PARKING sign is.

NO PARKING areas will be enforced by the City of Ketchum, which will maintain and operate the park.

Surfable waves will happen naturally at certain water level times. A standing surf wave needs a certain mid-range water level. An adjustable structure costing a couple million dollars can funnel the water to the right level, but won't look natural. It can cause flooding, and its use is very restricted by the Army Corps of Engineers.

The majority of out-of-town visitors will come during summer months, when they can do lots of things in the area. When water is high in a natural park, it's high everywhere and whitewater enthusiasts will disperse everywhere. There may be 40-50 kayakers in a day, but they don't paddle all day. The whitewater park will be designed for major events, if Ketchum chooses to have them, with minimal impact on Hulen Meadows.

Park maintenance—trails, landscaping, etc.—will fit into the City's Parks and Rec maintenance plan. When flood events happen, river maintenance will require removing sediment, which can be a valuable commodity.

ADA parking should be kept close to accessibility. The parking area can be reduced to 10-20 spots if preferred, but keep in mind the Wood River Valley's Wounded Warrior population.

Flow distribution with drop structures will provide the pond with fresher more-oxygenated water which could improve fishing. Hulen Meadows resident Jim Jaquet said fish will be where the water is flowing. The riparian zone will improve habitat and the pond will be deepened in the area where fishing is encouraged.

Councilor Nina Jonas moved to adopt the River Park at Sun Peak Master Plan, seconded by Council President Baird Gourlay. Motion carried unanimously.

Council President Baird Gourlay left the meeting at 8:24 p.m.

12. Agreement for Prosecution of City Misdemeanors with Frederick C. Allington, Esq.

City Attorney Stephanie Bonney said Allington's contract to prosecute misdemeanors has been revised to allow termination by either party with 60 days notice. Allington's price has remained the same for six years.

Idaho Statute does not require a bid process for professional services.

Councilor Jim Slanetz moved to accept the Agreement for Prosecution of City Misdemeanors with Frederick C. Allington Esq. Motion seconded by Councilor Michael David, and passed unanimously.

13. Geographic Information System Interlocal Agreement

Ketchum is in its fourth year of contracting with Blaine County for GIS services. City departments rely on Sam Young's expertise and skill, and consider it a good value.

Councilor Michael David moved to approve the Geographic Information System Interlocal Agreement for FY2012-13, in the amount of $14,231.99, seconded by Councilor Nina Jonas. Motion passed unanimously.

14. Resolution 12-016: Reappointing Deborah Burns to the Ketchum Planning and Zoning Commission for a term expiring on April 13, 2015.

Councilor Nina Jonas moved to pass Resolution 12-016 reappointing Deborah Burns to the Ketchum Planning and Zoning Commission for a term expiring on April 13, 2015. Motion seconded by Councilor Michael David, and passed unanimously.

15. CONSENT CALENDAR

a. **Approval of minutes from the 12:00 noon August 13, 2012, 4:00 p.m. August 13, 2012, and September 4, 2012 Council meetings**
b. **Recommendation to approve current bills and payroll summary**
c. **Recommendation to revoke certain LOT tax permits due to delinquency**

Councilor Nina Jonas moved to approve the Consent Calendar, seconded by Councilor Jim Slanetz. Motion passed unanimously.

ADJOURNMENT

Councilor Nina Jonas moved to adjourn at 8:51pm. Councilor Michael David seconded the motion, and it passed unanimously.

_____
Randy Hall
Mayor

ATTEST:

_____
Sandra E. Cady, CMC
City Clerk

Report Criteria:
Invoices with totals above $0 included.
Paid and unpaid invoices included.
[Report].GL Account Number = "0110000000"-"9449008022","9910000000"-"9911810000"

Vendor Name	Invoice Number	Description	Net Invoice Amount
GENERAL FUND			
01-2171-2000 P/R TAXES PBL--STATE W/H			
STATE TAX COMMISSION	PR0921120	State Withholding Tax Pay Period: 9/21/2012	7,764.00
01-2171-9000 P/R DEDUC PBL--HEALTH INSURANC			
III-A	PR0921121	Health Ins - Family Pay Period: 9/21/2012	6,112.00
III-A	PR0921121	Health Ins - Employee Pay Period: 9/21/2012	9,468.00
III-A	PR0921121	Health Ins - Employee + Spouse Pay Period: 9/21/2012	255.04
III-A	PR0921121	Health Ins - Employee + Spouse Pay Period: 9/21/2012	9,930.42
III-A	PR0921121	Health Ins - Family Pay Period: 9/21/2012	526.10
III-A	PR0921121	Health Ins - Family Pay Period: 9/21/2012	13,752.00
III-A	PR0921121	Health Ins - Employee + 1 Chld Pay Period: 9/21/2012	53.40
III-A	PR0921121	Health Ins - Employee + 1 Chld Pay Period: 9/21/2012	2,772.92
III-A	PR0921121	Health Ins - Employee + 2 Chld Pay Period: 9/21/2012	103.70
III-A	PR0921121	Health Ins - Employee + 2 Chld Pay Period: 9/21/2012	6,444.18
III-A	PR0921121	Health Ins - Family Pay Period: 9/21/2012	105.22
III-A	PR0921121	Health Ins - Family Pay Period: 9/21/2012	3,056.00
III-A	PR0921121	Health Ins - Family Pay Period: 9/21/2012	105.22
01-2172-1000 P/R DEDUC PBL--AFLAC INSURANCE			
AFLAC	PR0921120	AFLAC After-Tax Pay Period: 9/21/2012	145.33
AFLAC	PR0921120	AFLAC Pre-Tax Pay Period: 9/21/2012	700.89
01-2172-2000 P/R DEDUC PBL--LIFE & L.T.DISB			
LifeMap Billing	PR0921120	Long Term Disability Pay Period: 9/21/2012	1,017.36
01-2172-3000 P/R DEDUC PBL--DELTA DENTAL			
DELTA DENTAL PLAN OF IDAH	PR0921120	Dental Insurance - 1 Child Pay Period: 9/21/2012	148.83
DELTA DENTAL PLAN OF IDAH	PR0921120	Dental Insurance - Employee Pay Period: 9/21/2012	737.12
DELTA DENTAL PLAN OF IDAH	PR0921120	Dental Insurance - Spouse Pay Period: 9/21/2012	167.13
DELTA DENTAL PLAN OF IDAH	PR0921120	Dental Insurance - Spouse Pay Period: 9/21/2012	565.40
DELTA DENTAL PLAN OF IDAH	PR0921120	Dental Insurance - Family Pay Period: 9/21/2012	647.08
DELTA DENTAL PLAN OF IDAH	PR0921120	Dental Insurance - Family Pay Period: 9/21/2012	899.25
DELTA DENTAL PLAN OF IDAH	PR0921120	Dental Insurance - 2+ Child Pay Period: 9/21/2012	122.28
DELTA DENTAL PLAN OF IDAH	PR0921120	Dental Insurance - 2+ Child Pay Period: 9/21/2012	271.60
DELTA DENTAL PLAN OF IDAH	PR0921120	Dental Insurance - 1 Child Pay Period: 9/21/2012	51.96
01-2173-3000 P/R DEDUC PBL--PEBSCO			
NATIONWIDE RETIREMENT SOL	PR0921120	Nationwide Fire - 0035424-001 Pay Period: 9/21/2012	8,721.80
NATIONWIDE RETIREMENT SOL	PR0921120	Nationwide - 0026904-001 Pay Period: 9/21/2012	2,975.00
01-2174-0000 P/R DEDUC PBL--GARNISHMENTS			
CHILD SUPPORT SERVICES	PR0921120	Child Support Pay Period: 9/21/2012	269.68
01-2175-0000 P/R DEDUC PBL--PIONEER FED.CR.			
PIONEER FEDERAL CREDIT UNI	PR0921120	Pioneer Federal Credit Union Pay Period: 9/21/2012	3,171.00
01-2175-8000 P/R DEDUC PBL--EMPLOYEE CAF-MD			
NBS-NATIONAL BENEFIT SERVI	PR0921120	125 Medical Savings Pay Period: 9/21/2012	1,378.53
01-2175-9000 P/R DEDUC PBL--EMPLOYEE CAF-DC			
NBS-NATIONAL BENEFIT SERVI	PR0921120	125 Dependant Care Pay Period: 9/21/2012	484.92
Total :			82,923.36
LEGISLATIVE & EXECUTIVE			
01-4110-3100 OFFICE SUPPLIES & POSTAGE			
PITNEY BOWES - RESERVE ACC	5596888-SP12	Rental Invoice	37.11

Vendor Name	Invoice Number	Description	Net Invoice Amount
01-4110-4200 PROFESSIONAL SERVICES			
NBS-NATIONAL BENEFIT SERVI	388996	HRA Admin Fees	6.72
01-4110-4910 MYR/CNCL-TRAINING/TRAVEL/MTG			
HALL, RANDY	092612	Travel Expenses	169.28
01-4110-5100 TELEPHONE & COMMUNICATIONS			
HALL, RANDY	092612	Cell Phone Reimbursement 05/17/12 - 09/16/12	400.00
VERIZON WIRELESS, BELLEVUE	1119260691	ACCT. 365459737-00001	40.03
01-4110-7400 OFFICE FURNITURE & EQUIPMENT			
DELL MARKETING L.P.	XFX1R98K7	Battery	92.80
Total LEGISLATIVE & EXECUTIVE:			745.94
ADMINISTRATIVE SERVICES			
01-4150-3100 OFFICE SUPPLIES & POSTAGE			
ASSOCIATED BUSINESS FORMS	111306	Catering Permits	98.72
INTEGRATED TECHNOLOGIES	165720	Copier Maintenance	86.44
INTEGRATED TECHNOLOGIES	53646A	Copier Maintenance	55.94
INTEGRATED TECHNOLOGIES	C1D349	Copier Maintenance	7.14
INTEGRATED TECHNOLOGIES	C1D350	Copier Maintenance	27.36
PITNEY BOWES - RESERVE ACC	5596888-SP12	Rental Invoice	37.11
UNITED STATES POSTAL SERVI	167-10/21/2012	Bulk Mailing Permit #167	190.00
GREAT AMERICA LEASING COR	12740677	Copier Lease	39.65
01-4150-3600 COMPUTER SOFTWARE			
CASELLE, INC.	031411	Caselle Clarity = Phase II	2,250.00-
CASELLE, INC.	44272	Asset Management Software	2,000.00
US BANK	092612	Server Backup Software	690.00
01-4150-4200 PROFESSIONAL SERVICES			
CASELLE, INC.	43723	CONTRACT SUPPORT	895.67
COPY CENTER	270	RAI Pamphlets	425.00
COPY CENTER	282	Budget	1,915.57
COPY CENTER	288	Adopted Budget	1,915.57
GRANT, SUZANNE	091712	CC Minutes 09/17/12	337.50
NBS-NATIONAL BENEFIT SERVI	388996	HRA Admin Fees	10.60
MOUNTAIN DREAMWORKS	4198	Newsletter Design	975.00
01-4150-4800 DUES, SUBSCRIPTIONS & MEMBERSH			
ASSOCIATION OF IDAHO CITIES	07/17/12	2012-13 Memberrship Dues	1,078.00
ASSOCIATION OF PUBLIC TREA	8227	Dues for Sandra E. Cady	147.09
ASSOCIATION OF PUBLIC TREA	8294	Dues for Patricia Bennett	60.42
01-4150-4900 PERSONNEL TRAINING/TRAVEL/MTG			
BENNETT, PATRICIA	092412	Travel Expenses	466.17
CADY, SANDRA E.	092412	Travel Expenses	142.60
CARNDUFF, KATHLEEN	092412	Travel Expenses	142.60
SCHWARTZENBERGER, KATHLE	092412	Travel Expenses	142.60
01-4150-4902 TRAINNG/TRVL/MTG-CITY ADM/ASST			
GROVE HOTEL	190170	Lodging for Lisa Enourato	284.00
01-4150-5100 TELEPHONE & COMMUNICATIONS			
CENTURY LINK	2087260034189	ACCT. L-208-726-0034 189M	899.96

Vendor Name	Invoice Number	Description	Net Invoice Amount
CENTURY LINK	2087275060239	ACCT. 208-727-5060 239b	14.23
CENTURY LINK	2087880257262	ACCT. L-208-788-0257 262M	387.01
VERIZON WIRELESS, BELLEVUE	1119260691	ACCT. 365459737-00001	63.11
01-4150-5200 UTILITIES			
IDAHO POWER	5563550804-09	ACCT. 5563550804	76.41
01-4150-5900 REPAIR & MAINTENANCE-BUILDINGS			
TWO SWEEPS OF IDAHO	091412	Cleaned Chimney at 171 River St.	280.00
WAXIE SANITARY SUPPLY	73468812	Supplies	623.24
01-4150-7400 OFFICE FURNITURE & EQUIPMENT			
CDW GOVERNMENT, INC.	CXZZ620	Printer for Sandy	207.90
CDW GOVERNMENT, INC.	Q635531	Backup Media	253.89
CDW GOVERNMENT, INC.	Q694008	Network Switch	236.40
CDW GOVERNMENT, INC.	Q727611	Backup Media	387.57
CDW GOVERNMENT, INC.	Q821899	Network Switch	1,857.62
Total ADMINISTRATIVE SERVICES:			15,208.09
LEGAL			
01-4160-4200 PROFESSIONAL SERVICES			
MOORE SMITH BUXTON & TUR	43149	1536-39 - RPP Application	2,242.50
Total LEGAL:			2,242.50
COMMUNITY PLANNING/DEVELOPMENT			
01-4170-3100 OFFICE SUPPLIES & POSTAGE			
INTEGRATED TECHNOLOGIES	165720	Copier Maintenance	172.84
INTEGRATED TECHNOLOGIES	53646A	Copier Maintenance	111.84
INTEGRATED TECHNOLOGIES	C1D349	Copier Maintenance	14.28
INTEGRATED TECHNOLOGIES	C1D350	Copier Maintenance	54.72
PITNEY BOWES - RESERVE ACC	5596888-SP12	Rental Invoice	37.12
GREAT AMERICA LEASING COR	12740677	Copier Lease	79.38
01-4170-3160 OFFICE SUPPLIES/POSTAGE-HOTEL			
INTEGRATED TECHNOLOGIES	165720	Copier Maintenance	172.84
INTEGRATED TECHNOLOGIES	53646A	Copier Maintenance	111.84
INTEGRATED TECHNOLOGIES	C1D349	Copier Maintenance	14.28
INTEGRATED TECHNOLOGIES	C1D350	Copier Maintenance	54.72
PITNEY BOWES - RESERVE ACC	5596888-SP12	Rental Invoice	37.11
GREAT AMERICA LEASING COR	12740677	Copier Lease	79.30
01-4170-4200 PROFESSIONAL SERVICES			
GALENA ENGINEERING, INC.	1318.151-09/12	Miscellaneous Plat Checks	948.75
GRANT, SUZANNE	092412	P&Z Minutes 09/24/12	420.00
NBS-NATIONAL BENEFIT SERVI	388996	HRA Admin Fees	26.81
01-4170-4266 PROFESSIONAL SERVICES-ECON DEV			
MOUNTAIN RIDES	092612	Reimbursement for Transit Hub Meeting Expenses	238.07
LIMPOPO DESIGN	222	Mountain Rides Poster & Ad	37.50
ANTICIPATE	1387.5	Transit Hub Meetings	693.75
Total COMMUNITY PLANNING/DEVELOPMENT:			3,305.15

Vendor Name	Invoice Number	Description	Net Invoice Amount
CONTINGENCY			
01-4193-9930 GENERAL FUND OP. CONTINGENCY			
S2O DESIGN AND ENGINEERING	110083	Master Plan	2,449.70
Total CONTINGENCY:			2,449.70
CONTRACT FOR SERVICES			
01-4196-6200 CLEAR CREEK-GARBAGE BILLING			
CLEAR CREEK DISPOSAL	08/31/12	Money Collected	228.65
Total CONTRACT FOR SERVICES:			228.65
POLICE			
01-4210-3100 OFFICE SUPPLIES & POSTAGE			
PITNEY BOWES - RESERVE ACC	5596888-SP12	Rental Invoice	37.11
Total POLICE:			37.11
BUILDING			
01-4240-3200 OPERATING SUPPLIES			
INTEGRATED TECHNOLOGIES	165720	Copier Maintenance	86.44
INTEGRATED TECHNOLOGIES	53646A	Copier Maintenance	55.94
INTEGRATED TECHNOLOGIES	C1D349	Copier Maintenance	7.15
INTEGRATED TECHNOLOGIES	C1D350	Copier Maintenance	27.37
GREAT AMERICA LEASING COR	12740677	Copier Lease	39.65
01-4240-4200 PROFESSIONAL SERVICES			
NBS-NATIONAL BENEFIT SERVI	388996	HRA Admin Fees	3.72
01-4240-4900 PERSONNEL TRAINING/TRAVEL/MTG			
INTERNATIONAL CODE COUNCI	170963	Supplies	145.00
Total BUILDING:			365.27
Total GENERAL FUND:			107,505.77
WAGON DAYS FUND			
WAGON DAYS EXPENDITURES			
02-4530-2900 AWARDS			
MASON'S TROPHIES & GIFTS	63566	Plaque for Lorraine Wilcox	35.40
MASON'S TROPHIES & GIFTS	63675	Grand Marshal Plaque	11.63
SUN VALLEY EVENTS	383	Awards	194.27
EARL & CAROL HOLDING	092612	Wagon Days Award	300.00
02-4530-3100 OFFICE SUPPLIES & POSTAGE			
SUN VALLEY EVENTS	383	Office Supplies	24.07
02-4530-3200 OPERATING SUPPLIES			
JANE'S ARTIFACTS	10811	Wagon Days Supplies	68.80
JANE'S ARTIFACTS	10951	Wagon Days Supplies	21.10
KETCHUM-SUN VALLEY HISTO	2005-10	Grand Marshall Party	645.17
SUN VALLEY EVENTS	383	Operating Supplies	435.60

Vendor Name	Invoice Number	Description	Net Invoice Amount
02-4530-4200 PROFESSIONAL SERVICES			
LIVE AUDIO PRODUCTION	090112	Audio Visual Production for Wagon Days	2,100.00
SUN VALLEY EVENTS	383	Wagon Days Services	1,650.00
02-4530-4400 ADVERTISING & LEGAL PUBLICATIO			
SUN VALLEY EVENTS	383	Advertising	167.15
02-4530-4600 INSURANCE			
PRESIDIO GROUP, INC.	13847	Endorsement of Lane Mercantile as Additional Insured	54.00
Total WAGON DAYS EXPENDITURES:			5,707.19
Total WAGON DAYS FUND:			5,707.19
STREET MAINTENANCE FUND			
STREET			
04-4310-3200 OPERATING SUPPLIES			
CHATEAU DRUG CENTER	887536	Supplies	16.14
PITNEY BOWES - RESERVE ACC	5596888-SP12	Rental Invoice	37.12
TREASURE VALLEY COFFEE IN	2160:02946519	COFFEE	125.65
04-4310-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	711441	ACCT. 37269	917.59
04-4310-4200 PROFESSIONAL SERVICES			
NBS-NATIONAL BENEFIT SERVI	388996	HRA Admin Fees	25.54
ANN MCCLANAHAN	092012	Reimburse towing fee	125.00
04-4310-5100 TELEPHONE & COMMUNICATIONS			
VERIZON WIRELESS, BELLEVUE	1119260691	ACCT. 365459737-00001	89.83
04-4310-5200 UTILITIES			
IDAHO POWER	6471919866-09	ACCT. 6471919866	420.05
04-4310-6000 REPAIR & MAINT--AUTOMOTIVE EQU			
FREIGHTLINER OF IDAHO	126468	Parts & Supplies	39.90
SILVER CREEK FORD	13428	Parts	15.82
04-4310-6100 REPAIR & MAINT--MACHINERY & EQ			
METROQUIP, INC.	9999999	Duplicate Check issued to MQ to replace lost check --- MQ cashed voided check - sent a check back. - This check will balance out with the voided check.	3,837.28
NAPA AUTO PARTS	706283	Supplies	181.15
NAPA AUTO PARTS	706393	Supplies	79.83
PIPECO, INC.	115491	Supplies	10.72
RIVER RUN AUTO PARTS	6538-50109	Parts & Supplies	65.50
04-4310-6910 OTHER PURCHASED SERVICES			
AMERIPRIDE LINEN	2400167425	ACCT. 241076800	60.15
AMERIPRIDE LINEN	2400169215	ACCT. 241076800	29.97
NORCO	10244583	ACCT. 53271	210.18
04-4310-6920 SIGNS & SIGNALIZATION			
ECONO SIGNS LLC	10-904486	Signage	44.99
A.C. HOUSTON LUMBER CO.	14-134823	Supplies	16.78

Vendor Name	Invoice Number	Description	Net Invoice Amount
04-4310-6930 STREET LIGHTING			
IDAHO POWER	322623384-09/	ACCT. 322623384	5.40
IDAHO POWER	4083074003	ACCT. 4083074003	11.75
IDAHO POWER	528357116-09/	ACCT. 528357116	6.11
IDAHO POWER	5318579658-09	ACCT. 5318579658	5.89
IDAHO POWER	6471919866-09	ACCT. 6471919866	784.60
IDAHO POWER	9337189101-09	ACCT. 9337189101	42.01
04-4310-6950 MAINTENANCE & IMPROVEMENTS			
A.C. HOUSTON LUMBER CO.	14-140576	Supplies	6.84
LUTZ RENTALS	19385-1	Rental Equipment	47.52
LUTZ RENTALS	19397-1	Rental Equipment	43.20
04-4310-7400 OFFICE FURNITURE & EQUIPMENT			
DELL MARKETING L.P.	XFX3J6D18	Computer	888.00
Total STREET:			8,190.51
Total STREET MAINTENANCE FUND:			8,190.51
STREET CAPITAL IMPROVEMENT FND			
STREET CIP EXPENDITURES			
05-4310-7190 STREET IMPROVEMENTS			
SILVER CREEK ELECTRIC, INC.	2328	New Street Lights	4,600.00
Total STREET CIP EXPENDITURES:			4,600.00
Total STREET CAPITAL IMPROVEMENT FND:			4,600.00
FIRE & RESCUE FUND			
FIRE & RESCUE			
10-4230-3200 OPERATING SUPPLIES			
ATKINSONS' MARKET	1841-08/12	ACCT. 1841	76.03
INTEGRATED TECHNOLOGIES	165720	Copier Maintenance	43.22
INTEGRATED TECHNOLOGIES	53646A	Copier Maintenance	27.97
INTEGRATED TECHNOLOGIES	C1D349	Copier Maintenance	3.57
INTEGRATED TECHNOLOGIES	C1D350	Copier Maintenance	13.68
PITNEY BOWES - RESERVE ACC	5596888-SP12	Rental Invoice	18.56
GREAT AMERICA LEASING COR	12740677	Copier Lease	19.83
10-4230-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	711439	ACCT. 37267	173.50
10-4230-4200 PROFESSIONAL SERVICES			
NBS-NATIONAL BENEFIT SERVI	388996	HRA Admin Fees	23.68
10-4230-4900 PERSONNEL TRAINING/TRAVEL/MTG			
DURG'S AUTOMOTIVE REPAIR	1762	Repairs	217.50
10-4230-5100 TELEPHONE & COMMUNICATIONS			
UNITED COMMUNICATIONS CO	785604	Minitor Billing	73.24
10-4230-6100 REPAIR & MAINT--MACHINERY & EQ			
LUTZ RENTALS	19482-1	Sharpen Chain Saw	5.00
TG TECHNICAL SERVICES	5048	Calibration Gas	104.00
DETROIT INDUSTRIAL TOOL	468715	Supplies	133.27

Vendor Name	Invoice Number	Description	Net Invoice Amount
Total FIRE & RESCUE:			933.05
Total FIRE & RESCUE FUND:			933.05
AMBULANCE SERVICE FUND			
AMBULANCE SERVICE			
14-4260-3200 OPERATING SUPPLIES			
ATKINSONS' MARKET	1841-08/12	ACCT. 1841	18.49
INTEGRATED TECHNOLOGIES	165720	Copier Maintenance	43.22
INTEGRATED TECHNOLOGIES	53646A	Copier Maintenance	27.97
INTEGRATED TECHNOLOGIES	C1D349	Copier Maintenance	3.58
INTEGRATED TECHNOLOGIES	C1D350	Copier Maintenance	13.68
MOORE MEDICAL CORPORATIO	97420323	Custom Strap	174.64
NORCO	10113629	ACCT. 54794	100.40
NORCO	10193091	ACCT. 54794	139.10
NORCO	10244487	ACCT. 52355	29.76
NORCO	10245385	ACCT. 54794	204.60
NORTH AMERICAN RESCUE	108965	Supplies	145.78
PITNEY BOWES - RESERVE ACC	5596888-SP12	Rental Invoice	18.56
GREAT AMERICA LEASING COR	12740677	Copier Lease	19.82
14-4260-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	711439	ACCT. 37267	293.53
14-4260-4200 PROFESSIONAL SERVICES			
NBS-NATIONAL BENEFIT SERVI	388996	HRA Admin Fees	34.90
14-4260-4900 PERSONNEL TRAINING/TRAVEL/MTG			
DURG'S AUTOMOTIVE REPAIR	1762	Repairs	217.50
14-4260-5100 TELEPHONE & COMMUNICATIONS			
UNITED COMMUNICATIONS CO	785604	Minitor Billing	73.24
14-4260-6000 REPAIR & MAINT--AUTOMOTIVE EQU			
KETCHUM AUTOMOTIVE	54979	Repairs	51.70
14-4260-6100 REPAIR & MAINT--MACHINERY & EQ			
LUTZ RENTALS	19482-1	Sharpen Chain Saw	5.00
DETROIT INDUSTRIAL TOOL	468715	Supplies	133.26
Total AMBULANCE SERVICE:			1,748.73
Total AMBULANCE SERVICE FUND:			1,748.73
PARKS AND RECREATION FUND			
PARKS AND RECREATION			
18-4510-3100 OFFICE SUPPLIES & POSTAGE			
BUSINESS AS USUAL	108506	Office Supplies	165.50
PITNEY BOWES - RESERVE ACC	5596888-SP12	Rental Invoice	37.12
18-4510-3200 OPERATING SUPPLIES			
SYSCO	208100650	Supplies	80.93
SYSCO	208140437	Supplies	138.30
SYSCO	208300221	Supplies	299.59
SYSCO	209200283	Supplies	105.68

Vendor Name	Invoice Number	Description	Net Invoice Amount
ACTIVE NETWORK, INC.	11037992	Supplies	280.90
18-4510-3250 RECREATION SUPPLIES			
ATKINSONS' MARKET	1861-08/12	ACCT. 1861	227.21
LUTZ RENTALS	19007-1	Propane	4.80
TOY STORE	081512	Games	9.61
AMERICAN SOCCER COMPANY,	6185497	Recreation Supplies	102.03
18-4510-3280 YOUTH GOLF			
BIGWOOD GOLF @ THUNDERSP	67	Youth Golf	800.00
18-4510-3300 RESALE ITEMS-CONCESSION SUPPLY			
ATKINSONS' MARKET	1861-08/12	ACCT. 1861	21.35
SYSCO	209130104	Concession Supplies	492.62
SYSCO	209200283	Supplies	191.78
18-4510-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	707225	ACCT. 37268	582.79
UNITED OIL	710017	ACCT. 37268	604.88
UNITED OIL	711440	ACCT. 37268	149.74
18-4510-4200 PROFESSIONAL SERVICES			
CLEAR CREEK LAND CO. LLC	7965	Storage Unit	70.00
NBS-NATIONAL BENEFIT SERVI	388996	HRA Admin Fees	21.63
ACTIVE NETWORK, INC.	1005766	Setup and planning	500.00
18-4510-4210 PROFESSIONAL SERVCE-CITY TREES			
ARBOR CARE	26691	Tree Maintenance	45.00
ARBOR CARE	26692	Tree Maintenance	65.00
ARBOR CARE	26693	Tree Maintenance	85.00
ARBOR CARE	26694	Tree Maintenance	75.00
ARBOR CARE	26695	Tree Maintenance	95.00
BECK, ROB	2381	Tree Trimming	400.00
18-4510-4220 PROF.SERVC-CITY BEAUTIFICATION			
LILY & FERN	5286	Seasonal Flowers - September	3,448.56
18-4510-5100 TELEPHONE & COMMUNICATIONS			
SENTINEL FIRE & SECURITY, IN	161293	Quartelry Monitoring Fee	182.00
VERIZON WIRELESS, BELLEVUE	1119260691	ACCT. 365459737-00001	74.23
STAUFFACHER, JUERG	092412	Cell phone reimbursement	150.00
18-4510-5200 UTILITIES			
IDAHO POWER	1390712010-08	ACCT. 1390712010	32.50
IDAHO POWER	3732923535-08	ACCT. 3732923535	66.28
IDAHO POWER	4962654229-09	ACCT. 4962654229	10.46
18-4510-6000 REPAIR & MAINT--AUTOMOTIVE EQU			
RIVER RUN AUTO PARTS	6538-49866	Parts & Supplies	18.99
RIVER RUN AUTO PARTS	6538-49953	Parts & Supplies	32.98
RIVER RUN AUTO PARTS	6538-50482	Parts & Supplies	9.90
18-4510-6100 REPAIR & MAINT--MACHINERY & EQ			
SAWTOOTH WOOD PRODUCTS, I	75084	Supplies	61.63
SAWTOOTH WOOD PRODUCTS, I	75480	Supplies	19.50
18-4510-6950 MAINTENANCE & IMPROVEMENTS			
CHATEAU DRUG CENTER	883522	Supplies	51.27

Vendor Name	Invoice Number	Description	Net Invoice Amount
CHATEAU DRUG CENTER	886772	Supplies	12.33
A.C. HOUSTON LUMBER CO.	14-128757	Supplies	13.59
A.C. HOUSTON LUMBER CO.	14-135571	Supplies	10.41
A.C. HOUSTON LUMBER CO.	14-137564	Supplies	4.89
A.C. HOUSTON LUMBER CO.	14-137592	Supplies	5.38
A.C. HOUSTON LUMBER CO.	14-138831	Supplies	10.87
A.C. HOUSTON LUMBER CO.	14-139821	Supplies	15.80
A.C. HOUSTON LUMBER CO.	14-140154	Supplies	13.68
IDAHO LUMBER & HARDWARE	493521	Supplies	23.99
LUTZ RENTALS	19275-1	Sod Cutter	73.66
OHIO GULCH TRANSFER STATI	06-328022	Dump Charges	17.00
OHIO GULCH TRANSFER STATI	06-328047	Dump Charges	17.80
OHIO GULCH TRANSFER STATI	06-328193	Dump Charges	14.80
OHIO GULCH TRANSFER STATI	06-328231	Dump Charges	5.20
PIPECO, INC.	115014	Supplies	5.06
PIPECO, INC.	115488	Supplies	24.94
PIPECO, INC.	115514	Supplies	11.88
PIPECO, INC.	115520	Supplies	10.24
PIPECO, INC.	15835	Supplies	48.00
THOMAS PLUMBING & HEATIN	59528	Supplies	169.09
TRUSCO	3013	Parts	15.95
WEBB LANDSCAPING	6041	Supplies for Garden	18.98
18-4510-9930 PARK & REC FUND OP.CONTINGENCY			
ATKINSONS' MARKET	1861-08/12	ACCT. 1861	228.21
Total PARKS AND RECREATION:			10,581.51
Total PARKS AND RECREATION FUND:			10,581.51
LOCAL OPTION SALES TAX FUND			
LOCAL OPTION SALES TAX			
22-4910-4200 PROFESSIONAL SERVICES			
NBS-NATIONAL BENEFIT SERVI	388996	HRA Admin Fees	7.35
Total LOCAL OPTION SALES TAX :			7.35
Total LOCAL OPTION SALES TAX FUND:			7.35
WATER FUND			
WATER EXPENDITURES			
63-4340-3100 OFFICE SUPPLIES & POSTAGE			
PITNEY BOWES - RESERVE ACC	5596888-SP12	Rental Invoice	37.12
UNIFIED OFFICE SERVICES	146500	Office Supplies	30.76
63-4340-3200 OPERATING SUPPLIES			
CHATEAU DRUG CENTER	885891	Supplies	8.52
CHATEAU DRUG CENTER	887246	Supplies	15.55
D AND B SUPPLY	05/27/12-11041	ACCT. 11041	305.91
D AND B SUPPLY	52387-11041	ACCT. 11041	31.99-
A.C. HOUSTON LUMBER CO.	14-140389	Supplies	3.31
MASON'S TROPHIES & GIFTS	63565	Plaque for Steve Hansen	17.70
NORTHERN SAFETY CO., INC.	900121693	Supplies	52.56
NORTHERN SAFETY CO., INC.	900131907	Supplies	105.12-
PIPECO, INC.	115533	Supplies	7.17
TREASURE VALLEY COFFEE IN	2160:02937435	COFFEE	57.60

Vendor Name	Invoice Number	Description	Net Invoice Amount
UNIFIED OFFICE SERVICES	145582	Office Supplies	51.87
63-4340-3250 LABORATORY/ANALYSIS			
MAGIC VALLEY LABS, INC.	40318	Testing	1,779.00
63-4340-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	711443	ACCT. 37271	346.35
63-4340-3800 CHEMICALS			
GEM STATE WELDERS SUPPLY,I	E232075	Chemicals	444.00
63-4340-4200 PROFESSIONAL SERVICES			
CASELLE, INC.	43723	CONTRACT SUPPORT	895.66
NBS-NATIONAL BENEFIT SERVI	388996	HRA Admin Fees	29.75
63-4340-4900 PERSONNEL TRAINING/TRAVEL/MTG			
IDAHO RURAL WATER ASSOCIA	2026	Training	100.00
SANDERSON, ANGELA	092012	Travel Expenses for Caselle Conference	71.30
63-4340-5100 TELEPHONE & COMMUNICATIONS			
DIG LINE	43957	Locates	57.92
CENTURY LINK	2087250715195	ACCT. 208-725-0715 195B	46.02
CENTURY LINK	2087255045103	ACCT. 208-725-5045 103B	46.02
63-4340-6100 REPAIR & MAINT-MACH & EQUIP			
PIPECO, INC.	115653	Supplies	21.28
Total WATER EXPENDITURES:			4,288.26
Total WATER FUND:			4,288.26

WASTEWATER FUND
WASTEWATER EXPENDITURES

65-4350-3100 OFFICE SUPPLIES & POSTAGE			
FEDEX	2704729005	Shipping	92.75
PITNEY BOWES - RESERVE ACC	5596888-SP12	Rental Invoice	37.12
UNIFIED OFFICE SERVICES	146500	Office Supplies	30.76
UPS STORE #2444	4834	Shipping	13.35
65-4350-3200 OPERATING SUPPLIES			
A.C. HOUSTON LUMBER CO.	14-139970	Supplies	33.69
MASON'S TROPHIES & GIFTS	63565	Plaque for Steve Hansen	17.70
TREASURE VALLEY COFFEE IN	2160:02937376	COFFEE	72.95
UNIFIED OFFICE SERVICES	145582	Office Supplies	51.86
65-4350-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	711442	ACCT. 37270	401.07
65-4350-4200 PROFESSIONAL SERVICES			
CASELLE, INC.	43723	CONTRACT SUPPORT	895.67
MAGIC VALLEY LABS, INC.	40229	Testing	283.00
NBS-NATIONAL BENEFIT SERVI	388996	HRA Admin Fees	51.90
65-4350-4900 PERSONNEL TRAINING/TRAVEL/MTG			
SANDERSON, ANGELA	092012	Travel Expenses for Caselle Conference	71.30

Vendor Name	Invoice Number	Description	Net Invoice Amount
65-4350-5200 UTILITIES			
IDAHO POWER	2345750212-09	ACCT. 2345750212	11,519.17
65-4350-6000 REPAIR & MAINT-AUTO EQUIP			
NORTHWEST EQUIP SALES MAC	126051T	Supplies	157.64
65-4350-6100 REPAIR & MAINT-MACH & EQUIP			
McMASTER-CARR SUPPLY CO.	36528362	Supplies	322.76
WOOD RIVER WELDING, INC.	150057	Services	30.00
DYKMAN ELECTRICAL, INC.	296993	Supplies	498.85
65-4350-6900 COLLECTION SYSTEM SERVICES/CHA			
DIG LINE	43957	Locates	57.92
IDAHO BUREAU OF OCCUPATIO	091812	License Application for Matt Wilcox	96.00
NORTHERN SAFETY CO., INC.	900121693	Supplies	52.56
Total WASTEWATER EXPENDITURES:			14,788.02
Total WASTEWATER FUND:			14,788.02
WASTEWATER CAPITAL IMPROVE FND			
WASTEWATER CIP EXPENDITURES			
67-4350-7801 REUSE PUMP STATION			
COLUMBIA ELECTRIC SUPPLY	8819-518040	Supplies	713.75
PLATT	2362493	Reuse Water Project	123.14
STRATA	SV120043	Reuse Splitter Vault	1,077.50
67-4350-7802 REUSE ENGINEERING			
FORSGREN ASSOCIATES, INC.	212200	WW Reuse	1,254.27
FORSGREN ASSOCIATES, INC.	212201	WW Reuse	10,225.00
Total WASTEWATER CIP EXPENDITURES:			13,393.66
Total WASTEWATER CAPITAL IMPROVE FND:			13,393.66
PARKS/REC DEV TRUST FUND			
PARKS/REC TRUST EXPENDITURES			
93-4900-6800 KETCHUM ARTS COMMISSION			
PATRICK KILBY	091012	Utility Box Cover Art	1,000.00
LISA FLOWERS ROSS	091012	Utility Box Cover Art	1,000.00
GRANT OLSEN	091012	Utility Box Cover Art	1,000.00
RACHEL TEANNALACH	091012	Utility Box Cover Art	3,000.00
SIGNS APPLIED PROFESSIONAL	1792	Installation of Utility Box Cover Art	4,700.00
Total PARKS/REC TRUST EXPENDITURES:			10,700.00
Total PARKS/REC DEV TRUST FUND:			10,700.00
Grand Totals:			182,444.05

Vendor Name	Invoice Number	Description	Net Invoice Amount

Report Criteria:
Invoices with totals above $0 included.
Paid and unpaid invoices included.
[Report].GL Account Number = "0110000000"-"9449008022","9910000000"-"9911810000"