



CITY COUNCIL AGENDA OF THE CITY OF KETCHUM, IDAHO
Monday, December 1, 2014, beginning at 5:30 p.m.
480 East Avenue, North, Ketchum, Idaho

1. CALL TO ORDER
2. COMMUNICATIONS FROM MAYOR AND COUNCILORS.
 - a. Communications from Mayor & Council
 - b. Communications from Council Liaisons: Michael David: Ketchum Community Development Corporation and Mountain Rides; Jim Slanetz: Blaine County Housing Authority.
3. COMMUNICATIONS FROM THE PUBLIC.
 - a. Communications from the public. *For items not on the agenda.*
 - b. Bicycle Pedestrian Master Plan - Short Term Technical Assistance Grant Co-Sponsorship – Sarah Michael, District 4 Mobility Manager, Community Transportation Association of Idaho.
4. PUBLIC HEARINGS.
 - a. School House Residences Townhouse Subdivision, Preliminary Plat, located at 300 W. 6th Street, Ketchum Townsite, Lot 1, Block 74 – Morgan Brim, Senior Planner.
5. COMMUNICATIONS FROM STAFF.
 - a. Ketchum Arts Commission Annual Report – Jen Smith, Director of Parks and Recreation.
 - b. Discussion of Taxi License Application, Approval Process and Enforcement – Suzanne Frick, City Administrator.
6. ORDINANCES AND RESOLUTIONS.
 - a. Ordinance 1123: Ketchum Cemetery District Right-of-Way Vacation – Linda Haavik, Interim Director of Planning and Building.
 - b. Ordinance 1124: Wick Strasse Street Right-of-Way Vacation – Linda Haavik, Interim Director of Planning and Building.
 - c. Resolution 14-024: Establishing dates for all regular Planning and Zoning Commission meetings for 2015 – Rebecca Bundy, Senior Planner.
 - d. Resolution 14-025: Establishing dates for all regular City Council Meetings for 2015 – Sandra Cady, City Treasurer/Clerk.
7. COMMUNICATIONS FROM THE PRESS.
8. CONSENT CALENDAR
 - a. Approval of minutes: October 6, 2014 and October 20, 2014.
 - b. Recommendation to approve current bills and payroll summary.
 - c. Findings of Fact , Conclusions of Law and Decision regarding:
 - i. Cemetery Vacation.
 - ii. Wick Strasse Street Vacation.
 - d. Kith and Kin Security Agreement for water service line improvements on North Washington Avenue.
9. ADJOURNMENT.

If you need special accommodations, please contact the City of Ketchum in advance of the meeting.

This agenda is subject to revisions and additions. 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 by calling 726-3841.

Your participation and input is greatly appreciated. We would like to make this as easy as possible and familiarize you with the process. If you plan to speak, please follow the protocol below.

- Please come to the podium to speak.
- Stand approximately 4-6 inches from the microphone for best results in recording your comments.
- Begin by stating your name.
- Please avoid answering questions from audience members. All questions should come from City officials.
- Public comments will be limited by a time determined by the Mayor.
- You may not give your time to another speaker.
- If you plan to show a slide presentation or video, please provide a copy to the City Clerk by 5:00 p.m. on the meeting date.

Please note that all people may speak at public hearings.

Public comment on other agenda items is at the discretion of the Mayor and City Council.

Public comments may also be sent via email to participate@ketchumidaho.org

Visit www.ketchumidaho.org and sign up for notifications on agendas, meeting packets, dates and more.

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Thank you for your participation.

We look forward to hearing from you!



City of Ketchum

P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340

November 26, 2014

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Jonas and City Councilors:

December 1, 2014 City Council Agenda Report

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

3. COMMUNICATIONS FROM THE PUBLIC.

- b) Bicycle Pedestrian Master Plan – Short Term Technical Assistance Grant Co-Sponsorship – Sarah Michael, District 4 Mobility Manager, Community Transportation Association of Idaho.

The working group of the Bicycle Pedestrian Master Plan would like to apply for a technical assistance grant from New Mobility West. This is a short Term Technical Assistance Grant, not to exceed 5 months. There is no matching dollar requirement but a staff person would need to be assigned to participate. The grant would be jointly sponsored by the City of Hailey and Mountain Rides.

There are two parts to the grant application: 1) Request for \$5,000-\$7,000 to fund a follow-up contract with Harmony Consulting which did the original Bike Ped Master Plan. Harmony would assist in prioritizing the list of bike ped projects and in the development of a capital improvement plan; and 2) Have the New Mobility West Technical Assistance team come to Blaine County for 3 days to provide ideas about Main Street designs in Hailey and Ketchum which would improve bike pedestrian safety and mobility. In the case of Ketchum, they could conduct a peer review of the work that the City has already undertaken regarding a 3 lane design.

The summary of the Grant Proposal has been provided in the packet for council review.

4. PUBLIC HEARINGS.

- a) School House Residences Townhouse Subdivision, Preliminary Plat, located at 300 W. 6th Street, Ketchum Townsite, Lot 1, Block 74 – Morgan Brim, Senior Planner.

Peter Wolff is requesting approval of a preliminary plat townhouse subdivision at 300 West 6th Street. Morgan Brim, Senior Planner, has provided a detailed staff report in the packet for council review.

RECOMMENDATION: Staff respectfully recommends that the City Council approve the Schoolhouse Residences Townhouse Subdivision Preliminary Plat.

RECOMMENDED MOTION: *"I move to approve the Schoolhouse Residences Townhouse Subdivision Preliminary Plat with conditions 1-7."*

5. COMMUNICATIONS FROM STAFF.

- a) Ketchum Arts Commission Annual Report – Jen Smith, Director of Parks and Recreation.

Jen Smith, Director of Parks and Recreation, will update the council on the activities of the Ketchum Arts Commission. Jen has provided a staff report in the packet for council review.

RECOMMENDATION: Staff respectfully recommends the City Council invite KAC to present a budget request in April 2015 at the beginning of FY2015-16 budget planning session with the support of the Parks and Recreation Department.

RECOMMENDED MOTION: *None*

- b) Discussion of Taxi License Application, Approval Process and Enforcement – Suzanne Frick, City Administrator.

Suzanne Frick, City Administrator, has provided a copy of the taxicab application packet for council review.

RECOMMENDATION: None

RECOMMENDED MOTION: *None*

6. ORDINANCES AND RESOLUTIONS.

- a) Ordinance 1123 – Ketchum Cemetery District Right-of-Way Vacation – Linda Haavik, Interim Director of Planning and Building.

The Ketchum Cemetery District petitioned the City to vacate small portions of Tenth Street, Walnut Avenue and the alley within Ketchum Townsite, Block 94. The Ketchum Planning and Zoning Commission considered the petition for vacation, and recommended approval as modified. The Ketchum City Council held a public hearing on November 17, 2014 and approved the petition for vacation as it had been modified and instructed that an ordinance and the required quit claim deeds be prepared. Linda Haavik, Interim Director of Planning Building has provided a staff report and a copy of Ordinance 1123 in the packet for council review.

RECOMMENDATION: Staff respectfully recommends that the City Council conduct a first reading of the proposed ordinance to vacate the subject portions of the rights-of-way of Tenth Street, Walnut Avenue and the alley within Block 94, Ketchum Townsite.

RECOMMENDED MOTION: *“I move to approve the first reading of Ordinance 1123, vacating a portion of the alley lying within Block 94, a portion of 10th Street lying adjacent to Ketchum Cemetery District Property on the north, a portion of 10th Street lying between Ketchum Cemetery District property and Block 94, and a portion of Walnut Avenue lying between Block 94 and Block 50 all within the original townsite of Ketchum, Idaho; abandoning said rights of way, and reverting said rights of way to the adjoining landowner; and establishing the effective date hereof; and schedule a second reading for December 15, 2014.”*

- b) Ordinance 1124: Wick Strasse Street Right-of-Way Vacation – Linda Haavik, Interim Director of Planning and Building.

TBDBV, LLC and BV, LLC – Dennis Hanggi, Glen H. Hamilton Trust petitioned the City to vacate the Wick Strasse Street right of way located within the Bavarian Village Subdivision in West Ketchum. The Ketchum Planning and Zoning Commission recommended approval of the petition for vacation. The Ketchum City Council held a public hearing on November 17, 2014, and approved the petition for vacation including the recordation of the Special Covenants, Conditions and Restriction to which the City is named as a third party beneficiary and instructed that an ordinance and the required quit claim deeds be prepared. Linda Haavik has provided a staff report and a copy of the ordinance in the packet for council review.

RECOMMENDATION: Staff respectfully recommends that the City Council conduct a first reading of the proposed Ordinance to vacate the subject Wick Strasse right-of-way within the Bavarian Village Subdivision.

RECOMMENDED MOTION: *“I move to approve the first reading of Ordinance Number 1124, vacating Wick Strasse right of way contained within the plat of Bavarian Village Subdivision, located within the City of Ketchum, Idaho, and recorded under instrument number 139821 records of Blaine County, Idaho; abandoning said right of way, and reverting said right of way to the adjoining landowners; and establishing the effective date; and scheduling a second reading for December 15, 2014.”*

- c) Resolution 14-024: Establishing dates for all regular Planning and Zoning Commission meetings for 2015 – Rebecca Bundy, Senior Planner.

The resolution sets the dates for the regular Planning and Zoning Commission meetings for the 2015 calendar year. Rachel Martin, Planning Technician, has provided a staff report and a copy of the resolution in the packet for council review.

RECOMMENDATION: Staff respectfully recommends that the City Council approve Resolution Number 14-024 setting the 2015 regular meeting dates of the Planning and Zoning Commission.

RECOMMENDED MOTION: *"I move to approve Resolution Number 14-024 establishing the dates for all regular Planning and Zoning Commission meetings for 2015."*

- d) Resolution 14-025: Establishing dates for all regular City Council Meetings for 2015 – Sandra Cady, City Treasurer/Clerk.

The resolution sets the dates for the regular City Council meetings for the 2015 calendar year. Sandra Cady has provided a staff report and a copy of the resolution in the packet for council review.

RECOMMENDATION: Staff respectfully recommends that the City Council adopt Resolution 14-025.

RECOMMENDED MOTION: *"I move to approve Resolution Number 14-025, establishing the dates for all regular City Council meetings for 2015."*

8. CONSENT CALENDAR.

- a) Recommendation to approve minutes: October 6, 2014 and October 20, 2014.

The October 6, 2014 and October 20, 2014 minutes have been provided in the packet for 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.

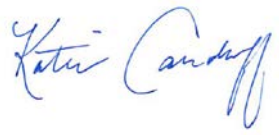
- b) Findings of Fact, Conclusions of Law and Decision regarding:
 - i. Cemetery Vacation.
 - ii. Wick Strasse Street Vacation.

Copies of the Findings of Fact, Conclusions of Law and Decision regarding the Cemetery Vacation and the Wick Strasse Street Vacation have been provided in the packet for council review.

- c) Kith and Kin Security Agreement for water service line improvements on North Washington Avenue.

Rebecca Bundy has provided the agreement in the packet for council review.

Sincerely,



Katie Carnduff
Administrative Clerk

New Mobility West Community Assistance Grant – Application Due Dec 5, 2014

Grant Request from the Wood River Valley: The Cities of Ketchum, Hailey and Mt Rides on behalf of the Blaine County Bicycle Pedestrian Working Group

Completion of the Blaine County Community Bicycle and Pedestrian Master Plan and Main(s) Street Re-Visioning

Blaine County, Cities within the Wood River Valley, the Blaine County Recreation District, and other stakeholders developed the Blaine County Community Bicycle Pedestrian Master Plan. The Master Plan includes implementation steps for specific projects and improvements but does not prioritize the list of the projects within each city or the county nor does it provide detailed costs for these improvements. The Plan also does not address the mobility challenges posed by the current design of Highway 75 which serves as the Main Streets of the Cities of Bellevue, Hailey and Ketchum.

Part 1 of the Technical Assistance grant is to help prioritize the list of capital improvement projects and estimated costs for the projects contained within the Master Plan. We are seeking \$5,000 to \$7,000 in funding to hire Harmony Consulting, the contractor who developed the Master Plan, to assist in the prioritization of bicycle pedestrian projects and to estimate the costs of these improvements. A capital improvement plan would enable each jurisdiction to budget and seek grants to implement the Master Plan.

Part 2 of the Technical Assistance grant is to follow-up on The Mobility Training in Boise, Idaho in November 5-7, 2014 which was attended by the Wood River Valley Team and resulted in the realization that one of the greatest impediment to mobility is the design of and traffic on Highway 75 going through the Cities of Bellevue, Hailey, and Ketchum. The design of Main Street for the safety to bicycle and pedestrian travel was not addressed in the Bicycle Pedestrian Master Plan. The Technical Assistance team from New Mobility West would specifically look at the Main Streets of the City of Hailey and the City of Ketchum, including the work which has been done in Ketchum, and recommend design options or changes in existing plans which could increase the safety and mobility of residents and visitor in crossing the streets on foot or bicycle as well as improve access to Main Street businesses.



City of Ketchum

P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340

November 25, 2014

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho 83340

Mayor Jonas and City Councilors:

RE: Consideration of the application by Peter Wolff for Schoolhouse Residences Townhouse Subdivision Preliminary Plat. Located at 300 W. 6th Street, Ketchum Townsite, Lot 1, Block 74. Property is zoned GR-L, General Residential - Low Density.

Introduction/History

Peter Wolff, with 300 West 6th Street LLC is requesting approval of a preliminary plat townhouse subdivision for the purposes of constructing two detached townhouse units. The property is located at 300 W. Sixth Street. For further information please refer to attached staff report.

Current Report

See attached staff report.

Financial Requirements/Impacts

No substantial financial impacts are anticipated.

Recommendation

Staff respectfully recommends the City Council approve the Schoolhouse Residences Townhouse Subdivision Preliminary Plat.

Recommended Motion

"I move to approve the Schoolhouse Residences Townhouse Subdivision Preliminary Plat with conditions 1-7."

Sincerely,

Morgan Brim, AICP
Senior Planner



**STAFF REPORT
KETCHUM CITY COUNCIL
REGULAR MEETING OF DECEMBER 1, 2014**

- APPLICANTS:** 300 West 6th Street, LLC
- REPRESENTATIVE:** Peter Wolff
- PROJECT:** Schoolhouse Residences Townhouse Subdivision
- FILE NO.:** 14-094
- REQUEST:** Preliminary plat approval for a two (2) unit attached townhouse development with each unit on a separate subplot.
- LOCATION:** 300 West 6th Street (Lot 1, Block 74, Ketchum Townsite)
- ZONING:** GR-L, General Residential - Low Density
- NOTICE:** Adjacent property owners were mailed a notice on Wednesday, August 20, 2014 regarding the Planning and Zoning Commission public hearing on September 8, 2014. Further notice of the City Council public hearing is not required.
- REVIEWER:** Morgan Brim, AICP, Senior Planner
- ATTACHMENTS:**
- A. Application, dated August 14, 2014, including:
 - Application Form
 - Draft Townhome Declaration Schoolhouse Residences
 - B. Reduced scale preliminary plat, dated November 19, 2014
 - C. Planning and Zoning Commission Findings of Fact, signed September 22, 2014

BACKGROUND

1. The subject property is located in the General Residential – Low Density (GR-L) Zone District and the lot is 8,229 square feet in size. In the GR-L Zone District, two townhouse units are allowed on a lot that is at least 8,000 square feet in size. Townhouses may be arrayed in a duplex configuration or as two separate detached residential units. In this district, a 35 foot building height is allowed. The vicinity of the subject property is developed with a variety of housing – single family, duplex, and multi-family in the greater area. There is undeveloped land, commonly known as the Simplot Lot and the Higgins property, located across 3rd Avenue, to the northeast.

2. The Planning and Zoning Commission approved design review of the project and recommended approval of the Preliminary Plat to the City Council, with Findings of Fact signed on September 22, 2014, subject to 11 conditions (See attachment C).
3. The applicant has fulfilled obligations of conditions # 7-9 and 11 of the Commission's recommended conditions (See the Commission's recommended conditions in Attachment C). These conditions established requirements for submitting a final infrastructure construction and stormwater plan, obtaining permits to work in the City right-of-way, submission of a final and complete plan set to the Department of Planning and Building and the revegetation/stabilization of the site if construction failed to commence before October 31, 2014.
4. The applicant is proposing two residential dwelling units on the property. One unit is proposed with an approximate size of 2,992 square feet and the other unit will contain a size of approximately 2,628 square feet. The proposed development will replace a demolished single family structure that was previously located on the property.
5. City departments reviewed the plans and convened in a Development Review Group meeting to discuss the proposed development with the applicant present. The following staff observations and requirements are in place and the applicant was put on notice of these provisions.

Civil/utility/infrastructure-related:

- Each unit must be served by separate water meters, and separate water and sanitary sewer service lines.
- A storm water management plan designed by a licensed civil engineer has been required as part of the building permit application to address on-site storm water retention, design of the storm water along the alley, 3rd Avenue and 6th Street.
- A utility plan designed by a licensed civil engineer has been required as part of the building permit application.
- The location of the proposed driveway points of access to the property is acceptable.
- No curb, gutter or sidewalk is required in this zone district; however better pedestrian connections are needed in this part of the community. The applicant has worked with staff to find a solution by providing a decomposed gravel path, separated from the street by a grass planting strip, along 6th Street. The condition of the alley has been confirmed and any change to the alley shall not impact drainage or access for other properties utilizing the alley.
- The applicant has obtained applicable permits for work in the city right-of-way prior to excavation. Said work has now been completed.

Fire:

- Fire hydrant locations are acceptable and no additional hydrants are necessary.

- Addresses have been approved by the fire chief.

General:

- Separate building permits have been issued for each of the townhouse units.
- A demolition permit was approved and issued for the single family structure that was recently demolished on the property.

ZONING CODE REQUIREMENTS

Note: For ease of describing and discussing the two proposed units, "Powder Day", (easterly, accessed from 3rd Avenue) will be referred to as Unit 1 and "Groomed Run" (westerly, accessed from the alley) will be referred to as Unit 2. Later these will become sublots.

FLOOR AREA:

Existing: As noted above, an existing single family house on the lot will be demolished.

Proposed:

Unit 1:	Proposed 2,992 sq.ft.
Unit 2:	Proposed 2,628 sq.ft.
Total:	TOTAL 5,620 sq.ft.

LOT AREA: 8,229 square feet

LOT COVERAGE: Building Lot Coverage:

Unit 1:	Proposed 1126 sq.ft. (Anticipated 26.0% coverage of subplot)
Unit 2:	Proposed 1130 sq.ft. (Anticipated 28.6% coverage of subplot)
Total:	TOTAL 2256 sq.ft.

27.4% Lot Coverage proposed for the parent parcel (35% percent allowed on the entire parent parcel).

BUILDING HEIGHT: Unit 1: 35'-0" Unit 2: 35'-0" (3 stories proposed, 35 feet is allowed.)

SETBACKS:

Note: For the purposes of evaluating setbacks – 3rd Avenue is considered the front yard, 6th Street and the internal lot line yard are considered the side yard, and the alley is considered the rear yard.

PROPOSED SETBACKS:

FRONT: 15 feet **REAR:** 15 feet **SIDE:** 12 feet

REQUIRED SETBACKS:

FRONT: 15 feet **REAR:** 12 feet **SIDE:** 12 feet

CURB CUT: 22 feet of driveway curb-cut is proposed per driveway or 40 percent for each frontage (35 percent allowed). Driveway width should be reduced to 19 feet.

PARKING SPACES: 4 proposed (4 required in total, 2 per unit)

EVALUATION STANDARDS

16.04.070 TOWNHOUSES.

B. Owner’s Documents. 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) 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.

Staff Analysis: The applicant has made a complete preliminary plat application including draft CC&R’s. The final documents shall be recorded with the final plat.

Recommendation: This standard has been met.

C. Preliminary Plat Procedure.

1. The subdivider may apply for preliminary plat approval from the commission pursuant to Section 16.04.030.D herein at the time application is made for design review approval pursuant to Chapter 17.96. The Commission may approve, deny or conditionally approve said preliminary plat upon consideration of the action taken on the application for design review of the project.

2. The preliminary plat, other data, and the commission’s findings shall not be transmitted to the council until construction of the project has commenced under a valid building permit issued by the Ketchum building inspector. The council shall act on the preliminary plat pursuant to Section 16.04.030.E.

Staff Analysis: The Commission has reviewed and recommended approval of the project’s design review and preliminary plat applications (#14-078 & 14-094). Building permits (#14-075 & 14-076) have been issued by the building inspector and construction has commenced on the project.

Recommendation: This standard has been met.

D. Final Plat Procedure.

1. The final plat procedure contained in Section 16.040.030.F herein shall be followed. However, the final plat shall not be signed by the City Clerk and recorded until the townhouse has received:

- a. An approved life safety inspection for the building shell and all common areas from the Ketchum Building Official; and,
- b. Completion of all design review elements as approved by the Planning and Zoning Administrator.

2. 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.

Staff Analysis: This application is for preliminary plat.

Recommendation: This standard does not apply to the preliminary plat application.

E. Garage. 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.

Staff Analysis: Each unit has an attached garage, and the garages are tied to each unit.

Recommendation: This standard has been met.

F. 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.

Staff Analysis: All other ordinances and regulations shall be followed. The townhouse proposal reflects good layout and planning for the two units as the development relates to the parent parcel, its location and orientation, and the neighborhood.

Recommendation: This standard shall be met and continued compliance with all established operating conditions will be required.

RECOMMENDED CONDITIONS

Note: The Planning and Zoning Commission recommended approval of the preliminary plat, subject to 11 conditions. Following the Commission's decision to recommend approval, the applicant has fulfilled obligations of conditions #7-9 and 11. The conditions recommended by staff below do not include these completed conditions.

1. 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;
2. 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;
3. 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;
4. 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"; and,
5. 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.
6. The applicant shall provide a copy of the recorded final plat to the Department of Planning and Building for the official file on the application.
7. All requirements of the Fire, Utility, Building, Planning and Public Works departments of the City of Ketchum shall be met.

Attachment A

Application Form dated August 14, 2014 and Draft Townhome Declaration Schoolhouse Residences

Number: 14-094

CITY OF KETCHUM SUBDIVISION APPLICATION

NAME OF PROPOSED SUBDIVISION: SCHOOLHOUSE RESIDENCES TOWNHOMES

OWNER OF RECORD: PETER WOLFF DBA 300 6TH ST. W., LLC

ADDRESS OF OWNER: 141 CITATION WAY, STE. 7, HAILEY, ID 83333

REPRESENTATIVE OF OWNER: BRUCE SMITH, PCS; ALPINE ENTERPRISES

CONTACT: Owner: ___ Representative: X Phone No.: 208-727-1988
Mailing Address: PO BOX 2037, KETCHUM

LEGAL DESCRIPTION: (attach if necessary):
LOT 1, BLOCK 74, KETCHUM TOWNSITE

STREET ADDRESS: 300 W. 6TH ST.

SUBDIVISION FEATURES: Number of Lots: 2 SUBLOTS
Number of Dwelling Units: 2

Total land area in acres or square feet: ± 8229 SQ. FT.

Current Zoning District: GR-L Proposed Zoning District: GR-L

Overlay District: Flood ___ Avalanche ___ Pedestrian ___ Mountain ___

Type: Condominium ___ Land ___ PUD ___ Townhouse X

Adjacent land in same ownership in acres or square feet: NONE

Easements to be dedicated on final plat: (describe briefly): UTILITIES

Proposed and existing exterior lighting: (described briefly): LOW VOLT, DOWNCAST

IMPROVEMENTS TO BE INSTALLED PRIOR TO FINAL PLAT APPROVAL:

Streets Paved	Yes <u>X</u>	No ___	Water Supply:	Ketchum Municipal	<u>X</u>
Curbs & Gutters	Yes ___	No <u>X</u>		Private Wells	___
Sidewalks	Yes ___	No <u>X</u>			
Street Lights	Yes ___	No <u>X</u>	Sewer System:	Public	<u>X</u>
Street Signs	Yes ___	No <u>X</u>		Septic	___
Fire Hydrant(s)	Yes ___	No <u>X</u>		Cesspool	___
Extend Water Lines	Yes <u>X</u>	No <u>SERVICES</u>	Power:	Underground	<u>PROPOSED</u>
Extend Sewer Lines	Yes <u>X</u>	No <u>SERVICES</u>		Overhead	<u>EXISTING</u>

ATTACHMENTS TO COMPLETE APPLICATION:

- Copies of Articles of Incorporation and By-Laws of Homeowners Associations and/or Condominium Declarations
- Copy of current title report and owner's recorded deed to the subject property
- Six (6) copies of preliminary plat; one (1) 11x17 copy; and, a CD or email of the electronic copy (.pdf) of the plat

The Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Subdivision Application in which the City of Ketchum is the prevailing party to pay the reasonable attorney fees, including attorney fees on appeal, and expenses of the City of Ketchum. I hereby certify that all information requested, as submitted, is prepared to the best of my ability and knowledge and I request that this application be processed for consideration as a subdivision.

Signature of Owner/Representative: BRUCE S., ALPINE ENTERPRISES Date: 14 AUG 14

Pursuant to Resolution No. 08-123, any direct costs incurred by the City of Ketchum to review this application will be the responsibility of the applicant. Costs include but are not limited to: engineer review, attorney review, legal noticing, and copying costs associated with the application. The City will require a retainer to be paid by the applicant at the time of application submittal to cover said costs. Following a decision or other closure of an application, the applicant will either be reimbursed for unexpended funds or billed for additional costs incurred by the City.

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Lawson Laski Clark & Pogue, PLLC
PO Box 3310
Ketchum, ID 83340

(space above line for recorder's use)

**TOWNHOME DECLARATION
SCHOOLHOUSE RESIDENCES**

THIS DECLARATION IS MADE AS OF _____, 2014 BY PETER WOLFF LLC,
A WASHINGTON LIMITED LIABILITY COMPANY ("DECLARANT")

ARTICLE I

RECITALS

A. Declarant is the owner of certain property located in the City of Ketchum, County of Blaine, State of Idaho, which is more particularly described as Lot 1 in Block 74 of the CITY OF KETCHUM, according to the official plat thereof, records of Blaine County, Idaho ("Property").

B. Declarant is constructing, or has constructed multistory townhouse residential dwelling units on the Property so that each Townhome is located on a separate parcel of land.

C. Declarant hereby declares that all of the Property shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the Property and be binding on all parties having any rights, title or interest in the Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof.

ARTICLE II

INTERPRETATION

2.1 Declarant is Original Owner. Declarant is the original Owner of the Property and all improvements located thereon and will continue to be deemed the Owner thereof except as conveyances or documents changing such Ownership regarding specifically described lots within the Property are filed of record.

2.2 Captions and Schedules. Captions given to the various Articles and Sections herein are for convenience only and are not intended to modify or affect the meaning of any of the substantive provisions hereof. Any schedules or exhibits referred to herein and attached hereto shall be deemed incorporated herein by reference as though fully set forth where such reference is made.

2.3 Definitions.

2.3.1 "Declarant" shall mean Peter Wolff LLC, a Washington limited liability company.

2.3.2 "Declaration" shall mean this Townhome Declaration and any amendments thereof.

2.3.3 "Owner" shall mean and refer to the record Owner, whether one or more persons or entities, of fee simple title to any Townhome including contract purchasers, but excluding those having such interests merely as security for the performance of an obligation.

2.3.4 "Persons" shall include natural persons, partnerships, corporations, associations and personal representatives.

2.3.5 "Plat" shall mean the final plat for the Schoolhouse Residences recorded in the official records of Blaine County, Idaho concurrently herewith.

2.3.6 "Property" shall mean and refer to the real property described in Article I, paragraph A above.

2.3.7 "Sublot" shall mean and refer to any one of the parcels which constitute a portion of the Property.

2.3.8 "Townhome" shall mean the single-family residential unit located on a Sublot.

2.4 Owner Consent or Approval. Whenever any of the provisions of this Declaration required the consent or approval of, or a decision by, the Owners, then, unless otherwise expressly provided herein, the consent, approval or affirmative decision of all of the Owners shall be deemed to be required.

ARTICLE III

PROPERTY RIGHTS

3.1 Sublots. Subject to the provisions of this Declaration, each Owner shall have the right to own, use and enjoy the Sublot owned by said Owner.

3.2 Easements

3.2.1 Right to Use. Subject to the provisions of this Declaration, each Owner shall have the right to use, enjoy and receive the benefit of any easements created hereunder.

3.2.2 Driveway Easement. There is hereby created upon, across and over each Sublot, in the location identified on the Plat a mutual, reciprocal driveway access easement to allow for access to the parking garages included in each townhome.

3.2.3 Utility Easement. There is hereby created an easement upon, across, over, through and under the Property for ingress, egress, installation, replacement, repair and maintenance of all utilities and service lines and systems including, but not limited to, water, sewers, gas, telephones, electricity, television, cable, or communication lines and systems for those utilities initially installed by the Declarant.

3.2.4 Easement for Owner Duties. There is hereby reserved to Declarant and each Owner, or their duly authorized agents and representatives, such easements as are necessary to perform the duties and obligations of the Owners as set forth herein.

3.2.5 Easement for Encroachments. Each Sublot is hereby declared to have an easement over the adjoining Sublot for the purpose of accommodating any encroachment due to engineering errors, errors in original construction, settlement or shifting of any building located on any Sublot, or any other similar cause, and any encroachment due to building overhang or projection. There shall be valid easements for the maintenance of said encroachment so long as they shall exist, and the rights and obligations of the Owner shall not be altered in any way by said encroachment, settling or shifting; provided, however, that in no event shall a valid easement for encroachment be created in favor of an Owner or Owners if said encroachment occurred due to the willful act or acts with full knowledge of said Owner or Owners. In the event any building or improvement on a Sublot is partially or totally destroyed, and then repaired or rebuilt, the Owners agree that minor encroachments over the adjoining Sublot shall be permitted, and that there shall be valid easements for the maintenance of said encroachments so long as they shall exist. The foregoing encroachment shall not be construed to be encumbrances affecting the marketability of title to either Sublot.

3.2.6 Easement Over Sublots. There is hereby reserved to each Owner an easement over the adjoining Sublot to the extent reasonably necessary to permit said Owner to repair, maintain and improve the improvements on said Owner's Sublot; and to permit said Owner to move personal property in and out of the improvements on said Owner's Sublot. Provided, each Owner shall utilize only such portion of the other Sublot, and only for such duration as is reasonably necessary to accomplish a permitted purpose and in a manner that will not unnecessarily disturb the peaceful enjoyment of the other Sublot by the Owner thereof; and at said Owner's sole expense, repair any damage caused to the other Sublot and improvements to as near the original condition as reasonably practicable.

ARTICLE IV

ALTERATIONS, NUISANCES, ETC.

4.1 Alterations. No improvements, alterations, repairs, change of paint colors, excavations, changes in grade or other work which in any way alters the exterior of any Sublot or the improvements located thereon from its natural or improved state as of completion of the construction of the original improvements shall be made or done without the prior written approval of the Owner of the adjoining Sublot. No building, fence, wall, residence, or other structure shall be constructed or erected, altered, made or done without the prior written approval of the Owner of the adjoining Sublot. In the event an Owner fails to approve, modify or

disapprove in writing an application submitted within thirty (30) days after plans and specifications in writing have been submitted to such Owner, approval will be deemed denied.

4.2 Nuisances. No nuisance shall be permitted to exist or operate upon any Sublot or improvement thereon so as to be detrimental to any other Sublot or property in the vicinity thereof or to its occupants.

4.3 Maintenance of the Property.

4.3.1 Joint Responsibilities. The Owners shall retain a third party property manager to control and manage, for and on behalf of each Owner, the maintenance, repair and replacement of all the exterior portions of each Townhome, including, but not limited to, roofing, siding, exterior painting, driveways, hardscape and all landscaping and irrigation systems in a uniform manner, in first class condition and in a good state of repair. In addition to the foregoing, the property manager shall control and maintain the following: stoops, porches, balconies, railings, siding, stucco, window frame and/or trim, any exterior fencing that is located on a property line, and the exterior painting (or other appropriate external care of all buildings and other improvements) of both Townhomes including all the exterior painting of all doors (including without limitation all entry, siding, sliding, and garage doors), all in a manner and with such frequency as is consistent with good property management.

4.3.2 Cost of Joint Maintenance. The cost of joint maintenance shall be shared equally by the Owners. The Owners shall set up a separate bank account for the purpose of joint maintenance (the "Maintenance Account") and fund the Maintenance Account in advance for all anticipated joint maintenance expenses. In the event an Owners fails or refuses to fund the Maintenance Account, the other may fund the entire maintenance costs, and, in such case, shall have a claim for contribution against the other Owner for one-half of the costs actually expended on necessary maintenance and repairs, including lien rights as set forth in Section 4.3.4, below.

4.3.3 Owner Responsibilities. Except for the performance of maintenance work to be performed by the property manager as specifically set forth in the Section 4.3.1, above, each Owner is responsible for all maintenance, repair and replacement of all improvements on the Owner's Sublot, and shall keep the Sublot owned by him/her, and all improvements therein or thereon in good order and repair and free of debris, including, but not limited to, the following: plumbing, electrical lines on each Sublot up to the meter, gas and electric meters, windows (even if broken from an outside source), all doors (including without limitation entry, siding, sliding, storm and garage doors), door hardware such as knobs and locks, keys, garage mechanical system, window and door screens, doorbells, door siding and door pans, telephone and television lines or other lines servicing solely a Sublot, weather stripping, chimney cleaning, dryer vents and cleaning, and each Townhome's fire system.

4.3.4 Lien. The Owner incurring the costs and who has a right to contribution pursuant to this Section 4.3 shall have a lien upon the Sublot of the non-contributing Owner and may prepare a written notice of lien setting forth the amount of such costs, and identifying the Sublot upon which the costs in question were incurred and the name of the Owner thereof. The lien for such costs shall attach upon recordation of the notice of lien. Such lien shall be prior to any declaration of homestead recorded after the recording of this Declaration. The lien shall

continue until fully paid or otherwise satisfied. When the lien has been fully paid or satisfied, a further notice releasing the lien shall be recorded. The lien may be foreclosed in the same manner as provided in the laws of the State of Idaho for the foreclosure of lien on real property, or as otherwise provided by law. In any such foreclosure, the Owner of the Sublot being foreclosed upon shall be required to pay the costs, expenses and reasonable attorney's fees in connection with the preparation and recordation of the notice of lien and in connection with the foreclosure. The costs expended for which the lien is filed shall also be the personal and individual debt of the defaulting Owner and suit to recover a money judgment (together with all costs, expenses and reasonable attorney's fees) therefor may be maintained without foreclosing or waiving the lien.

4.4 Zoning Regulations. Zoning regulations, building regulations, environmental regulations and other similar governmental regulations applicable to the Property shall be observed. In the event of any conflict between any provision of such governmental regulations and the restrictions of this Declaration, the more restrictive provisions shall apply.

ARTICLE V

INSURANCE

5.1 Insurance by Owner. The Owners of each Sublot shall obtain fire insurance, with extended coverage (including vandalism, malicious mischief, debris removal, cost of demolition, windstorm and water damage) endorsement in an amount as near as practicable to the full insurable replacement value (without deduction for depreciation), together with comprehensive liability insurance, with respect to the Sublot. All such policies shall name the Owner of the adjoining Townhome as co-insured and shall not be cancelled without thirty (30) days notice to the other Owner.

5.2 Reconstruction. In the event of damage or destruction by fire or other casualty to either Sublot or improvement thereof, the Owner thereof shall, upon receipt of the insurance proceeds, repair or rebuild such damage or destroyed portions of the Sublot and improvements in a good workmanlike manner substantially the same as the original plans and specifications of said property.

ARTICLE VI

GENERAL PROVISIONS

6.1 Duration. The covenants and restrictions of this Declaration shall run with the land and bind the land for a term commencing on the date hereof and ending upon the written revocation of all of the Owners.

6.2 Amendment. This Declaration may not be amended without the written consent of all of the Owners. Any amendment must be recorded.

6.3 Enforcement. Each Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens or charges now or hereafter imposed by the provisions of this Declaration. Failure to enforce any covenant or

restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. The prevailing party in any such proceeding shall be entitled to recover costs of suit, including reasonable attorney fees.

6.4 Severability. The invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions, which shall remain in full force and effect.

6.5 Notices for All Purposes. Any notice permitted or required to be delivered under the provisions of this Declaration may be delivered either personally or by mail. If delivery is made by mail, any such notice shall be deemed to have been delivered seventy-two (72) hours after a copy has been deposited in the United States mail, postage prepaid, for first-class mail, addressed to the person entitled to such notice at the most recent address given by such person in writing, for the purpose of service of such notice. All notices to Declarant shall be delivered to Declarant at the following address:

[Insert address]

Mailing addresses may be changed from time to time by a notice in writing.

6.6 Arbitration. Any disagreement between or among any Owner or Owners and/or the Declarant with respect to the interpretation or application of this Declaration or the obligations arising thereunder shall be determined by arbitration. Such arbitration shall be conducted, upon request of the Owner or Declarant desiring arbitration, before three arbitrators (unless the parties to such arbitration agree to one arbitrator) designated by the American Arbitration Association and in accordance with the rules of such Association. The arbitrators designated and acting under this Declaration shall make their decision in strict conformity with such rules and shall have no power to depart from or change any of the provisions thereof. In accordance with such rules, the arbitrators shall determine the controversy in accordance with the laws of the State of Idaho as applied to the facts found by them. The expense of arbitration proceedings conducted hereunder shall be borne equally by the parties to such arbitration. All arbitration proceedings hereunder shall be conducted in the City of Ketchum, Idaho. Judgment upon the award rendered may be entered in any court having jurisdiction thereof.

DATED this _____ day of _____, 2014.

Peter Wolff, LLC

By: _____
Peter Wolff, Manager

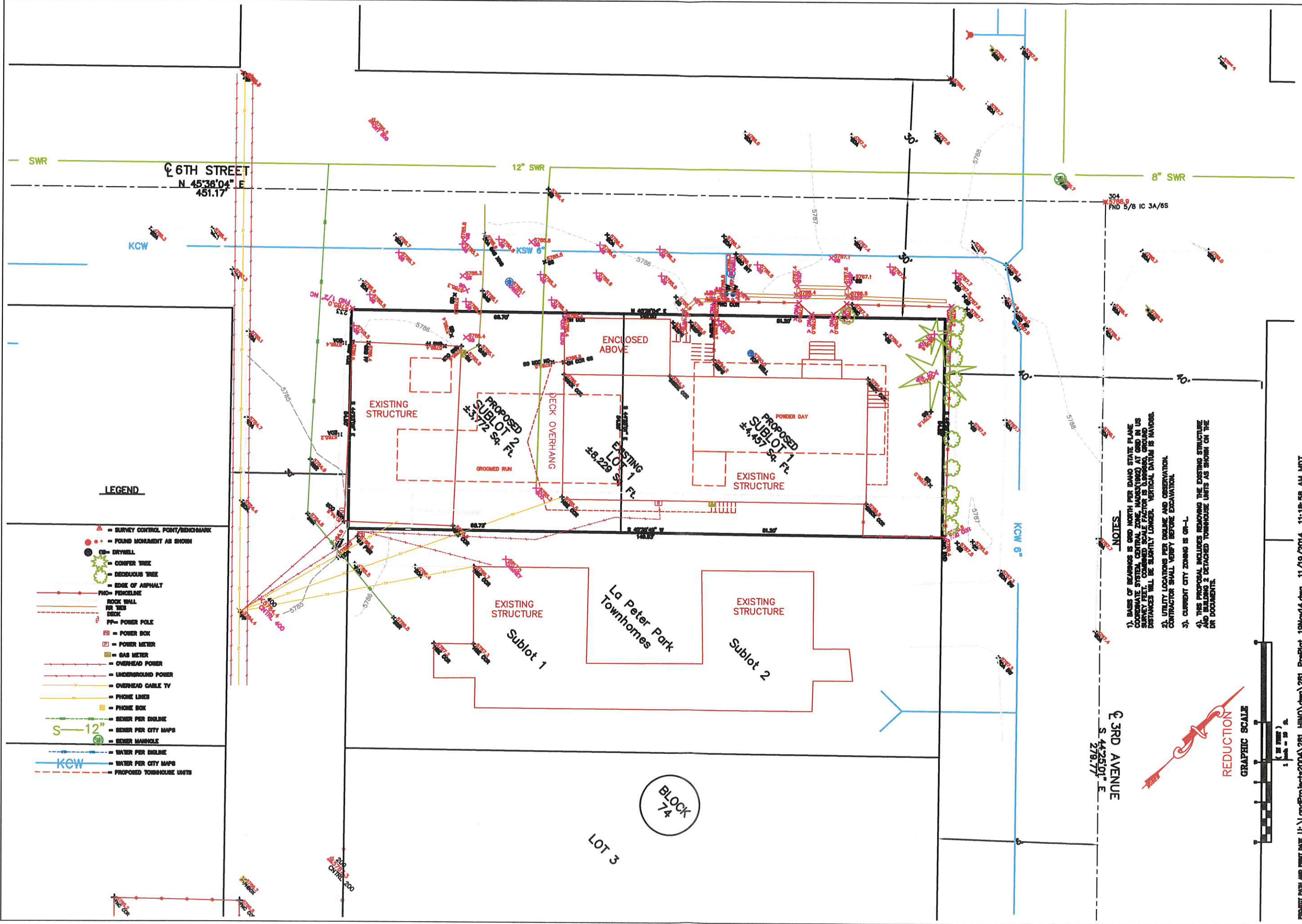
State of Idaho)
) ss.
County of)

On this ____ day of _____, in the year of 2014, before me, a Notary Public in and for said State, personally appeared, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Notary Public for Idaho
Residing at _____
My Commission expires _____

DRAFT

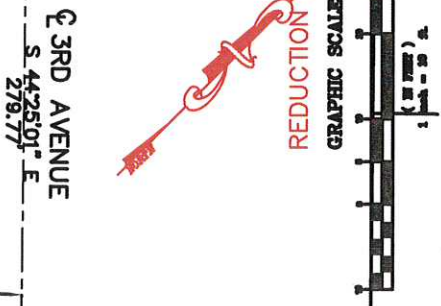
Attachment B
Reduced scale preliminary plat, dated November 19, 2014



LEGEND

- ▲ SURVEY CONTROL POINT/BENCHMARK
- FOUND MONUMENT AS SHOWN
- DRYWELL
- CONIFER TREE
- DECIDUOUS TREE
- EDGE OF ASPHALT
- FENCELINE
- ROCK WALL OR TIE
- DECK
- PP— POWER POLE
- POWER BOX
- POWER METER
- GAS METER
- OVERHEAD POWER
- UNDERGROUND POWER
- OVERHEAD CABLE TV
- PHONE LINES
- PHONE BOX
- SEWER PER ENCLINE
- SEWER PER CITY MAPS
- SEWER MANHOLE
- WATER PER ENCLINE
- WATER PER CITY MAPS
- PROPOSED TOWNHOUSE UNITS

- NOTES**
- 1) BASIS OF BEARINGS IS GRID NORTH PER IDAHO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(1983) AT GRID IN US SURVEY FEET. COMBINED SCALE FACTOR IS 0.999999999. DISTANCES WILL BE SLIGHTLY LONGER. VERTICAL DATUM IS NAVD83.
 - 2) UTILITY LOCATIONS PER ENCLINE AND OBSERVATION. CONTRACTOR SHALL VERIFY BEFORE EXCAVATION.
 - 3) CURRENT CITY ZONING IS CR-L.
 - 4) THIS PROPOSAL INCLUDES REMOVING THE EXISTING STRUCTURE AND BUILDING 2 DETACHED TOWNHOUSE UNITS AS SHOWN ON THE DR DOCUMENTS.



PROJECT PATH AND PRINT DATE U:\Lands\Projects\2004\281_HINO\dwg\281_Prel\Plot_18Nov14.dwg 11/19/2014 11:18:58 AM MDT

Alpine Enterprises Inc.
 Surveying, Mapping and Natural Hazards Consulting
 280 River St. E., Lower Level
 P.O. Box 2037, Ketchum, ID 83340 USA
 (208) 727-1986 727-1987 fax
 email: alpine7@mindspring.com

REVISIONS	NO	DATE	BY
ADD 10' P.U.L.E.	1	10NOV14	BS

18Nov14

Sheet 1 of 1

A PRELIMINARY PLAT SHOWING
SCHOOLHOUSE RESIDENCES TOWNHOMES
 A TOWNHOUSE SUBDIVISION OF LOT 1, BLK 74, KETCHUM TOWNSITE
 WITHIN S13, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR 300 6th St. West, LLC

Attachment C
Planning and Zoning Commission Findings of Fact, signed September 22, 2014

IN RE:)	
)	
Schoolhouse Residences)	KETCHUM PLANNING AND ZONING
Design Review and)	COMMISSION - FINDINGS OF FACT,
Townhouse Subdivision)	CONCLUSIONS OF LAW AND DECISION
)	
File Number: 14-078)	

BACKGROUND FACTS

OWNERS: 300 West 6th Street, LLC

REPRESENTATIVE: Peter Wolff

REQUEST: Design Review approval of a detached, two-unit townhouse development and Townhouse Preliminary Plat Subdivision

LOCATION: 300 W. 6th Street (Lot 1, Block 74, Ketchum Townsite)

NOTICE: Adjacent property owners (mailed August 20, 2014)

ZONING: General Residential – Low Density (GR-L)

OVERLAY: None

REVIEWER: Joyce Allgaier, Director of Planning and Building

FLOOR AREA:
 Existing: As noted above, an existing single family house on the lot will be demolished.
 Proposed:
 Unit 1/PD: Proposed 2,992 sq.ft.
 Unit 2/GR: Proposed 2,628 sq.ft.
Total: TOTAL 5,620 sq.ft.

LOT AREA: 8,229 square feet

LOT COVERAGE: Building Lot Coverage:
 Unit 1/PD: Proposed 1126 sq.ft. (anticipated 26.0% coverage of subplot)
 Unit 2/GR: Proposed 1130 sq.ft. (anticipated 28.6% coverage of subplot)
Total: TOTAL 2256 sq.ft.

27.4% Lot Coverage proposed for the parent parcel (35% percent allowed on the entire parent parcel).

BUILDING HEIGHT: Unit 1: 35'-0" Unit 2: 35'-0" (3 stories proposed, 35 feet is allowed.)

SETBACKS:

(For the purposes of evaluating setbacks – 3rd Avenue is considered the front yard, 6th Street and the internal lot line yard are considered the side yard, and the alley is considered the rear yard.)

PROPOSED SETBACKS:

FRONT: 15 feet **REAR:** 15 feet **SIDE:** 12 feet

REQUIRED SETBACKS:

FRONT: 15 feet **REAR:** 12 feet **SIDE:** 12 feet

CURB CUT: 22 feet of driveway “curb cut” is proposed per driveway or 40 percent for each frontage (35 percent allowed). Driveway width should be reduced to 19 feet.

PARKING SPACES: 4 proposed (4 required in total, 2 per unit)

GENERAL FINDINGS OF FACT

1. The subject property is located in the General Residential – Low Density (GR-L) Zone District and the lot is 8,229 square feet in size. In the GR-L Zone District, two townhome units are allowed on a lot that is at least 8,000 square feet in size. (Townhomes may be arrayed in a duplex configuration or as two separate detached residential units.) In this district, a 35 foot building height is allowed. The vicinity of the subject property is developed with a variety of housing – single family, duplex, and multi-family in the greater area. There is undeveloped land (commonly known as the Simplot Lot and the Higgins property) located across 3rd Avenue, to the northeast.

2. The applicant is proposing two residential dwelling units on the property. One unit is proposed as approximately 2,992 square feet in size and the other is proposed for approximately 2,628 square feet in size. The development would replace an existing, older single family structure that has been used as a residence and childcare center.

3. Pre-application design review was conducted on August 11, 2014 before the Planning and Zoning Commission. While nonbinding, pre-application design review represents a valuable “first step” in the review of a conceptual plan for a project where project objectives, ideas and concerns are exchanged. The following observations and concerns were raised by the Commission and have been addressed by the applicant in this final design review application.

- Street design to address parking and improve pedestrian movements in this important, high-pedestrian neighborhood gateway.

The applicants worked closely with city staff to develop a design that accomplishes the above and addresses stormwater drainage. Public works and street staff evaluated the context of the development, connections, and character of the neighborhood. The revised design includes a 4 foot wide decomposed granite walkway, a +/- 8 foot green strip, and an additional +/- 8 foot compacted road base section adjacent to the road.

This should result in a much more defined area for parking and walking, and improved aesthetics. Staff would like to see the plan dimensioned and amend the walkway so that it curves toward the alley and 3rd Avenue to make a more direct connection.

- Redesign alley curb cut to allow for better radius.

No change was made to the plan and the Commission approved the curb cuts as drawn.

- Stormwater plan to keep water on-site.

The applicants worked with public works and streets staff to design the plan as shown on page L-2. There is one location where the drywell drains to a catch basin in the city r-o-w. Prior to the meeting, staff confirmed that the design is acceptable to the city engineer. A final infrastructure construction drawing will need to be submitted to the city engineer for approval.

- Building height with regard for the neighborhood context. The Commission especially was concerned with and wanted better perspectives in order to understand the how the architecture, facade layering, inflection, materials and landscaping could help reduce the impact of the building, especially on the 3rd Avenue/6th Street corner frontage.

More detailed perspective drawings have been submitted that better illustrate how the building architectural details, materials, fencing and layout assist in breaking up the massing of the structure in the streetscape. A revised and clearer landscaping plan also shows additional plantings that help ameliorate the impact of the height. The applicants also presented a materials board to the Commission, which was approved.

4. City departments reviewed the plans and convened in a Development Review Group meeting to discuss the proposed development with the applicant present. The following staff observations and requirements are in place and the applicant is put on notice of these provisions.

Civil/utility/infrastructure-related:

- Each unit must be served by separate water meters, and separate water and sanitary sewer service lines.
- A storm water management plan designed by a licensed civil engineer is required to address on-site storm water retention, design of the storm water along the alley, 3rd Avenue and 6th Street.
- A utility plan designed by a licensed civil engineer is required.
- The location of the proposed driveway points of access to the property is acceptable.
- No curb, gutter or sidewalk is required in this zone district; however better pedestrian connections are needed in this part of the community. The applicant has worked with staff to find a solution. The condition of the alley shall be confirmed and any change to the alley shall not impact drainage of access for other properties utilizing the alley.
- Applicable permits for work in the city right of way are required prior to excavation in the right of way and such work should be completed prior to October 1, 2014 (September 15 preferred).

Fire:

- Fire hydrant locations are acceptable and no additional hydrants are necessary.
- Addresses must be approved by the fire chief.
- Pre-demolition use of the existing structure on the site for Fire Department practice, may be allowed through a special agreement with the department.

General:

- New addresses must be attained from the Planning and Building Department prior to building permit issuance.
- Two separate building permits – one per unit – will be required.
- A demolition permit is required (because the building is less than 50 years old, no special noticing is required for the demolition to be approved), a security deposit is required to ensure best practices restoration of the site after demolition.
- A townhouse subdivision application is required.

5. Attachments to the September 8, 2014 staff report:

- A. Application (including narrative, plan set, preliminary townhouse plat)
- B. Aerial photograph of subject property and neighborhood

Regulatory Taking Notice: Applicant has the right, pursuant to section 67-8003, Idaho Code, to request a regulatory taking analysis.

EVALUATION STANDARDS

“YES, NO, or N/A”:

17.96.090(B)(1) SITE DESIGN:

YES The site’s significant natural features such as hillsides, mature trees and landscaping shall be preserved. Cuts and fills shall be minimized and shall be concealed with landscaping, revegetation and/or natural stone material.

Finding: The site is relatively flat and has been previously altered with the construction of the existing structure and landscaping. There is an approximate 3 foot grade change from east to west. The applicant is not proposing, nor does it appear necessary to propose any significant cut and fill or significant site disturbance. The applicant also notes that the mature trees will be preserved to the greatest extent possible. The 3rd Avenue spruce will not be saved.

Conclusion: This standard can be met.

17.96.090(B)(2) COMPATIBILITY:

YES a. The structure shall be compatible with the townscape and surrounding neighborhoods with respect to height, bulk, setbacks and relationship to the street.

Finding: The surrounding neighborhood contains primarily one and two-story duplexes and single family homes, with some 3-story buildings in the greater vicinity. The two new structures are proposed to be three stories, and at 35 feet, represents the maximum height allowed in the zoning district. Entrance is off the street and alley, similar to existing homes in the neighborhood. Setback requirements have been met. The lot coverage is not exceeded. The proposed design has a residential vernacular with sloped roofs and a residential scale.

Conclusion: The architecture does lend itself to breaking up the facades and providing visual interest to the buildings. As noted earlier, preservation of the mature trees and new landscaping will be important to helping the new structures blend into the setting. The roof lines are very regular and constant without inflection to neighboring properties. Staff feels that these buildings can be found to be compatible.

YES b. **The project's materials, colors and signing shall be compatible with the townscape, surrounding neighborhoods and adjoining structures.**

Finding: The homes in the surrounding neighborhood use stained wood, wood shingles, stucco, log siding, stone, and concrete as building materials. Colors tend to be natural tones of brown, green and shades of grey. This project proposes colors that are natural earth-toned and materials that are common in Ketchum and consistent with development in the vicinity.

Conclusion: These proposed architectural materials are consistent with materials used in the surrounding townscape and neighborhood. No signage is proposed for the project. This standard can be met.

YES c. **Consideration shall be given to significant view corridors from surrounding properties.**

Finding: The neighborhood is established with many two story structures and tall, mature trees. There are intermittent views typically found from private property, including the subject property and neighboring property, and from public ways.

Conclusion: It does not appear that views will be materially changed by this proposal. There is approximately 16 feet of space between the two structures that can provide some light, air, and break-up of the building mass. This standard can be met.

N/A d. **Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.**

Finding: The lot contains no significant landmarks.

Conclusion: This standard does not apply.

17.96.090(B)(3) ARCHITECTURAL QUALITY:

YES a. **Consideration shall be given to natural light reaching public streets, sidewalks and open spaces.**

Finding: The proposed buildings are set back to meet or exceed the required setbacks. Along 6th Street and 3rd Avenue there is additional right of way area that will provide distance before shadows are cast on the streets.

Conclusion: Natural light will reach public streets and open spaces, although some shading of 6th Avenue may occur in the winter. This standard can be met.

YES b. **The building character shall be clearly defined by use of sloped roofs, parapets, cornices or other architectural features.**

Finding: Proposed roof lines are different for each unit, with one being flat and the other being slightly sloped. A variety of materials are proposed including vertical wood siding, natural stone, vertical metal siding and metal roofing.

Conclusion: Greater detailed perspective drawings with shadow study have been provided that assist in better understanding the architecture. There appears to be ample variety of materials and layering of architectural details that make the buildings interesting and help to reduce massing. This standard can be met.

YES c. **There shall be continuity of materials, colors and signing within the project.**

Finding: The buildings are proposed to be constructed of similar type materials. No signage is proposed for the project.

Conclusion n: The proximity of the buildings constructed of different but like materials – from the same genre of natural/mountain/organic materials - will complement each other and reinforce the effect that is trying to be achieved on the site. This standard can be met.

YES d. **There shall be continuity among accessory structures, fences, walls and landscape features within the project.**

Finding: The site plan and schematics show common low fences, stone walkways, and common courtyard materials. Each unit has an accessory structure of similar materials. Per Section 17.124 of the Ketchum Municipal Code, any new fence shall be a maximum of four (4) feet tall within thirty (30) feet of the front property line on 3rd Avenue.

Conclusion: The applicant and Commission should further discuss the potential height of fences along 6th Street. Staff had some concerns that a 6 foot tall fence could be proposed here (because it is allowed in the side yard) and in this situation may not lend itself to the neighborhood setting. Staff feels that the mix of materials, landscape, fence and accessory building heights, and the use of secondary accessory structures with related materials, helps to link the site together. More detail regarding architectural detail and landscaping has been provided for final review. This standard can be met. At building permit submittal, fence plans, dimensions and elevations shall be provided for review and approval by Planning Division staff prior to issuance of a building permit.

YES e. **Building walls which are exposed to the street shall be in scale with the pedestrian.**

Finding: At 35 feet tall, both buildings could read as tall for the streetscape. Staff does feel that the variety of materials, additional horizontal and landscaping make the buildings more pedestrian friendly. The resulting level of architectural articulation could be achieved to be in scale with the pedestrian.

Conclusion: This standard can be met.

YES f. **Building walls shall provide undulation/relief thus reducing the appearance of bulk and flatness.**

Finding: Two detached buildings (with a 16 foot separation between them) on the site will help to break up the mass versus if the buildings were connected. Additionally, the use of decks, materials, accessory structures, one story elements, and fences help to add diversity to how the buildings read.

Conclusion: This standard can be met.

YES g. **Exterior lighting shall not have an adverse impact upon other properties and/or public streets.**

Finding: Exterior lighting on the building is shown that meet with the dark sky provisions. Cut sheets are provided that minimize light pollution or shed on adjoin properties; in keeping with the dark sky provisions of the zoning code.

Conclusion: This standard can be met.

YES h. **Garbage storage areas and satellite receivers shall be screened from public view.**

Finding: The applicant has stated that garbage and recycling will be stored within the garages. Satellite receivers should be addressed by the applicant.

Conclusion: This standard can be met.

YES i. **Utility, power and communication lines within the development site are concealed from public view where feasible.**

Finding: Utility, power and communication lines within the development site will be underground and concealed from view. The utility meters will be located unobtrusively on the eastern, side wall of each structure.

Conclusion: This standard can be met.

YES j. **Door swings shall not obstruct or conflict with pedestrian traffic.**

Finding: There is ample room for passage around door swings. Door swings shall be reviewed for compliance with the International Building Code at building permit submittal.

Conclusion: This standard can be met and a proposed condition that Ketchum City Engineer, Utilities, Fire and Building Department requirements shall be met.

YES k. **Building design should include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or to adjacent properties.**

Finding: Entryway areas are protected.

Conclusion: This standard can be met.

YES l. **Exterior siding materials shall be of natural wood or masonry origin or similar quality. Metal siding is discouraged in all zoning districts.**

Finding: Wood and metal are proposed to be used in the architectural palette. Ketchum has many situations where "metal siding" is used to achieve positive building aesthetics.

Conclusion: This standard can be found to be met.

17.96.090(B)(4) CIRCULATION DESIGN:

YES a. **Pedestrian, equestrian and bicycle access which is adequate to satisfy demands relative to development size shall be provided. These accesses shall be located to connect with existing and anticipated easements and pathways.**

Finding: Pedestrian and bicycle access is consistent with the typical residential uses in the neighborhood. The street serves only the general vicinity and is safe for walking and biking. Each residence will provide a pedestrian access walkway to the entry door from 6th Street and from individual driveways.

Conclusion: This standard can be met.

N/A b. **The building(s) is primarily accessed from the public sidewalk for the majority of the individual uses proposed. It is the intent to promote exterior circulation with numerous connections to the public sidewalk and exposure to the street. This includes utilizing arcades, courtyards and through block connections. (Commercial buildings only)**

Finding: This application is not for a commercial project.

Conclusion: This standard does not apply.

YES c. **Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.**

Finding: Unit 1, "Powder Day" is proposed to be served by a curb cut from 3rd Avenue and Unit 2, "Groomed Run" takes vehicular access from the alley. Both accesses are acceptable however greater clarity on the dimensions of the driveway from the alley is needed. Each residence will provide a pedestrian access walkway to the entry door, accessed from a driveway and from the street. Safety is not expected to be compromised by the development. No signage is proposed.

Conclusion: This standard can be met.

YES d. **Parking areas have functional aisle dimensions, backup space and turning radius.**

Finding: The alley that will serve this development is a dead end (at this point) and serves an estimated 6 residential units. Access from the alley is preferred over a new curb cut on 6th Street. It should be noted that only 15 feet for outside car parking space is shown where 18 is standard. Staff does not find this to be an issue, as alleys are commonly used for parking and the development meets its on-site required parking requirements. The Commission may approve a wider driveway width through design review. Staff does not object to a wider driveway off the alley but would like the final drawings to reflect the dimension.

Conclusion: This standard can be met.

YES e. **Location of parking areas is designed for minimum adverse impact upon living areas within the proposed development and minimizes adverse impact upon adjacent properties with regard to noise, lights and visual impact.**

Finding: The other properties in the neighborhood that take access from the alley and 3rd Avenue have similar points of access to what is being proposed. It is not likely that negative

impacts with arise from the parking design with the exception of what is noted in the paragraph d, above.

Conclusion: This standard can be met.

YES f. **Curb cuts are located away from major intersections and off high volume roadways where possible.**

Finding: The driveway accesses points are located an adequate distance from intersections. Streets and Public Works staff did not find the 3rd Avenue driveway an issue.

Conclusion: This standard can be met.

YES g. **Adequate unobstructed access for emergency vehicles, snow plows, garbage trucks and similar service vehicles to all necessary locations within the proposed project is provided.**

Finding: The driveways are 22 feet wide (where 19 is allowed) as noted in other review criteria. The Commission may allow a wider driveway if deemed to be more efficient. The access off the alley would function better with 22 feet to improve the radius. The Streets Department and Fire Departments have reviewed the site layout and have expressed no concern with the design from a city operations or emergency vehicle standpoint. It should be noted that the city does not plow this alley and it is maintained by the homeowners in the neighborhood.

Conclusion: This standard can be met.

YES h. **The project is designed so as to provide adequate snow storage areas or removal for snow cleared from the parking areas and roadways within the project. (50 percent)**

Finding: The project provides on-site snow storage areas of 756 square feet where 436 square feet is required. (50% of the proposed driveway and circulation area is required.)

Conclusion: This standard has been met.

17.96.090(B)(5) LANDSCAPE QUALITY:

YES a. **Substantial landscaping is to be provided, which is in scale with the development and which provides relief from and screening of hard surfaces. Total building surface area and street frontage will be considered when determining whether substantial landscape is being provided. (Landscaping shall be defined as trees, shrubs, planters, hanging plants, ground cover and other living vegetation).**

Finding: The landscaping plan has been revised to show more vegetation at the 6th Street and 3rd Avenue frontages and corner to assist with buffering and making the building height more compatible. Staff feels that the applicants improved the integration of the landscape plan with the buildings, well beyond the original proposal.

Conclusion: This standard can be met.

YES b. **Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and compliment the neighborhood and townscape. Consideration should be given to the use of native, drought-resistant plant materials.**

Finding: The plant species specified are used commonly, are drought-resistant and grow well in the Ketchum area.

Conclusion: This standard can be met.

YES c. The preservation of existing significant trees, shrubs and important landscape features (mapped in accordance with Site Design, Paragraph 1) shall be encouraged.

Finding: The landscaping plan indicates the loss of some existing vegetation, especially the mature conifer along 3rd Avenue. Additional materials, and better-placed landscaping will improve the site over the original plan.

Conclusion: This standard can be met.

YES d. Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate shall be encouraged.

Finding: Substantial trees exist on the site and new plantings are proposed along the side and rear lot lines, to buffer the adjacent lot.

Conclusion: This standard can be met.

17.96.090(B)(6) ENERGY DESIGN:

YES a. Consideration shall be given to proper solar orientation within the project. Recognition shall be given to the solar benefits of adjoining properties. (A sun chart as a means of understanding the solar possibilities and limitations shall be encouraged)

Finding: The applicant should be prepared to address these criteria beyond what has been provided.

Conclusion: This standard can be met.

17.96.090(B)(7) PUBLIC AMENITIES:

N/A a. Pedestrian amenities are encouraged for all projects and shall be required for commercial uses. Amenities may include, but are not limited to benches and other seating, kiosks, telephone booths, bus shelters, trash receptacles, restrooms, fountains, art, etc. The use of "Ketchum Streetscape Standards" shall be encouraged.

Finding: The proposed design is a small scale residential project. The applicant has voluntarily offered to install a walkway that will improvement walkability, connectivity and safety in the vicinity.

Conclusion: This standard has been met.

17.96.090(B)(8) GREEN BUILDING:

YES a. Consideration shall be given to green building features within the project. Recognition shall be given to projects that achieve the United States Green Building Council's LEED Certification or earn the Environmental Protection Agency's Energy Star Label.

Projects are encouraged to consider energy conservation, indoor air quality, water use, location, waste reduction, recycling, and use of sustainable construction materials.

Finding: The project will be required to comply with the City of Ketchum's adopted building codes, including the "Green Building Code" component. The applicant has stated that he intends to meet or exceed the City's required Silver rating.

Conclusion: This standard can be met.

16.04.070 TOWNHOUSES.

B. Owner's Documents. 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) 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.

Finding: The applicant has made a complete preliminary plat application including draft CC&R's. The final documents shall be recorded with the final plat.

Conclusion: This standard has been met.

C. Preliminary Plat Procedure.

1. The subdivider may apply for preliminary plat approval from the commission pursuant to Section 16.04.030.D herein at the time application is made for design review approval pursuant to Chapter 17.96. The Commission may approve, deny or conditionally approve said preliminary plat upon consideration of the action taken on the application for design review of the project.

2. The preliminary plat, other data, and the commission's findings shall not be transmitted to the council until construction of the project has commenced under a valid building permit issued by the Ketchum building inspector. The council shall act on the preliminary plat pursuant to Section 16.04.030.E.

Finding: The applicant has applied for Design Review approval from the Commission concurrently with the application for Townhouse Subdivision. Staff will not transmit the preliminary plat, other data, and the commission's findings shall not be transmitted to the council until construction of the project has commenced under a valid building permit issued by the Ketchum building inspector.

Conclusion: This standard has been met.

D. Final Plat Procedure.

1. The final plat procedure contained in Section 16.040.030.F herein shall be followed. However, the final plat shall not be signed by the City Clerk and recorded until the townhouse has received:

- a. An approved life safety inspection for the building shell and all common areas from the Ketchum Building Official; and,

b. Completion of all design review elements as approved by the Planning and Zoning Administrator.

2. 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.

Finding: This application is for preliminary plat.

Conclusion: This standard does not apply to the preliminary plat application.

E. Garage. 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.

Finding: Each unit has an attached garage, and the garages are tied to each unit.

Conclusion: This standard has been met.

F. 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.

Finding: All other ordinances and regulations shall be followed. The townhouse proposal reflects good layout and planning for the two units as the development relates to the parent parcel, its location and orientation, and the neighborhood.

Conclusion: This standard shall be met.

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 zoning code, Title 17.
3. The Commission has authority to hear the applicant's Design Review and Townhouse Subdivision Application pursuant to Chapters 17.96 and 16.04 of Ketchum Municipal Code Titles 16 and 17.
4. The City of Ketchum Planning Department provided adequate notice for the review of this application.
5. The project **does** meet the standards of approval under Chapter 17.96 of Zoning Code, Title 17 and Chapter 16.04, of Subdivision Code, Title 16, subject to conditions of approval.
5. This approval is given for Schoolhouse Townhomes, Townhouse Subdivision, preliminary plat, dated August 14, 2014, by Alpine Enterprises, Inc. and Design Review plans, dated August 20, 2014, by Circle West Architects.

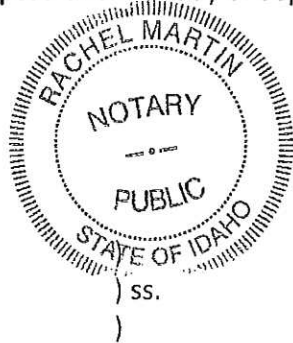
DECISION

THEREFORE, the Ketchum Planning and Zoning Commission **approves** this Preliminary Plat Townhouse Subdivision and Design Review Application this Monday, September 8th, 2014, subject to the following conditions:

1. 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;
2. 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;
3. 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;
4. 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"; and,
5. 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.
6. The applicant shall provide a copy of the recorded final plat to the Department of Planning and Building for the official file on the application.
7. That a final infrastructure construction and stormwater plan (within the City right-of-way on Sixth and Third Streets) drawn and stamped by licensed civil engineer in the State of Idaho be submitted and found acceptable to the city engineer. (Such plan shall include final walkway design, shoulder design, final driveway dimensions and materials, and stormwater plan.)

8. All requirements of the Fire, Utility, Building, Planning and Public Works departments of the City of Ketchum shall be met.
9. Applicable permits for work in the city right of way are required prior to excavation in the right of way and such work should be completed prior to October 1, 2014 (September 15 preferred). The Public Works Department may approve of other timing considering the time of year.
10. A revised final and complete plan set shall be provided to the Department of Planning and Building. At building permit submittal, fence plans, dimensions and elevations shall be provided for review and approval by Planning Division staff prior to issuance of a building permit.
11. If a building permit is not obtained and construction has not commenced by October 31, 2014, the applicant shall revegetate and otherwise restore any disturbed areas with perennial vegetation or other ground cover found sufficient by the Planning Director to stabilize soil by October 31, 2014.

Findings of Fact **adopted** this 22nd day of September, 2014.



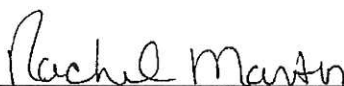


 Planning and Zoning Commission

STATE OF IDAHO
)
 County of Blaine)

On this 22nd day of September, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Deborah Burns, known or identified to me to be the person whose name is subscribed to the within instrument.

WITNESS my hand and seal the day and year in this certificate first above written.



 Notary Public for Idaho
 Residing at: Blaine County
 Commission Expires: November 5, 2019



City of Ketchum

P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340

November 21, 2014

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Jonas and City Councilors:

2014 Annual Report: Ketchum Arts Commission

Introduction/History

The Ketchum Arts Commission (KAC) was created in 2007 and is a recommending committee that serves at the pleasure of the City Council. The KAC was formally placed under the auspices of the Parks & Recreation Department in 2010 because it receives budget and functional support through the department.

An existing part-time staff position within the department (Events & Park Reservations Coordinator) was expanded in 2013 to include additional administrative support for the KAC. Sharon Arms holds the new position as Arts & Events Coordinator. The KAC continues to receive substantial staff support through the department director, Parks & Natural Resources Superintendent, and Parks Division staff.

A Power Point presentation will be offered by KAC Chair, Claudia McCain, that will showcase the KAC's many accomplishments over the past year and future plans associated with the integration of arts and culture into the community's life.

Current Report

A Power Point presentation will include topics such as:

- Purpose, mission and vision, governance and policy, budget and finances, current membership;
- Current and future projects (including a showcase of public art both exhibited and owned by the city of Ketchum); and recognition for the KAC's work.

The KAC respectfully requests City Council input and approval of its various projects.

Financial Requirement/Impact

The KAC has utilized approximately \$12,000 of budgeted funds from various line items within the Parks & Recreation Fund for execution of its projects and efforts. As indicated above, the commission receives substantial staff support from the department.

A Trust Fund was created in 2012 for the KAC to which the city dedicated \$12,000 for projects. The Trust Fund is utilized to secure restricted donations and grant monies as well as expense for the KAC's efforts (the KAC has a very successful history of fundraising for projects). This Trust Fund was largely depleted in FY2013-14 and was recently augmented by funds through the Parks & Recreation Department that were budgeted in FY2014-15 for the maintenance of a Transportation Hub, a project which was not executed; therefore, funds were diverted for the KAC's projects. Operational funds and staffing support continue to come from the Parks & Recreation Department's budget.

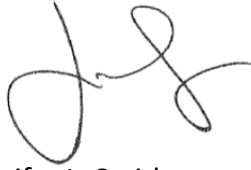
Recommendation

It is respectfully recommended that the KAC be invited to present a budget request of the City Council in April 2015 at the beginning of FY2015-16 budget planning session with the support of the Parks & Recreation Department.

Recommended Motion

No recommended motion.

Sincerely,



Jennifer L. Smith
Director of Parks & Recreation



Claudia McCain
Ketchum Arts Commission Chair

TAXICAB/LUXURY LIMOUSINE PACKET INSTRUCTION SHEET

Numbers 1 and 2: Each member of a partnership, corporation or association is required to fill out a copy of the questions on Page 1 of the application.

Number 4: Minimum of 3 vehicles required for each Taxicab.
Minimum of 1 vehicle required for each Limousine.

Numbers 5,6, and 8: Does not apply to Limousines.

Upon the return of the application the following is due:

1. Completed application including fee.
2. Completed vehicle license applications including fees.
3. Proof of Liability Insurance.
4. Pictures of vehicles.
5. Rate card.
6. Vehicle Inspection Sheets.

Failure to do so will result in your application being considered incomplete and will not be processed.

APPLICATION FOR CITY OF KETCHUM

NON-EXCLUSIVE LUXURY LIMOUSINE

OR NON-EXCLUSIVE TAXICAB

1. Applicant:

Name: _____

Date of Birth: _____ Social Security Number: _____

Business Address: _____

Physical Address: _____

Mailing Address: _____

Business Telephone: _____

Emergency Telephone:(i.e.: home, or cell) _____

If partnership also list:

Names and Addresses of each Partner: _____

If corporation also list:

Names and Addresses of Stockholders: _____

2. For each person listed above, please answer each of the following questions:

(*See instruction sheet)

Owner of Business: Yes _____ or No _____

Conviction, deferred sentence or withheld judgement of felony or misdemeanor within the last three years:

Yes _____ or No _____

If yes, explain on separate sheet.

Have you had a taxicab/luxury limousine license, permit or franchise revoked by any other governmental jurisdiction within the preceding ten years?

Yes _____ or No _____

Have you within the preceding ten years been convicted of operating a taxicab/luxury limousine without automobile insurance?

Yes _____ or No _____

3. Operating Manager Taxicab/Luxury Limousine Business:

Name: _____

Physical Address: _____

Mailing Address: _____

Telephone: _____

4. Number of vehicle licenses applied for at time of making this application

(*See instruction sheet) _____

ATTACH TAXICAB/LUXURY LIMOUSINE VEHICLE LICENSES OR APPLICATIONS FOR LICENSES.

5. Does the applicant's taxicab business have a central two-way radio dispatch system?

(*See instruction sheet for limousines.) Yes _____ or No _____

If yes, please describe the system, location and operations:

6. The applicant shall provide service at least from 7:00 a.m. to 3:00 a.m. every day of the year.

(*See instruction sheet for limousines.) Yes _____ or No _____

7. Attach proof of liability insurance in compliance with Ketchum Municipal Codes: for taxicabs, 5.08.160.I, for limousines, 5.08.020.I.

8. Proposed taxicab color scheme and lettering. (Attach drawings or photograph to show compliance with Ketchum Municipal Code 5.08.210)

If limousine please attach photograph of each vehicle.

9. Attach a rate card or sticker (not less than 6" x 8"), printed in legible type, stating the taxicab/luxury limousine charges.

10. For renewals the date the current franchise expires is: _____

The applicant hereby swears under oath that the information set forth in this application is true and correct, that the applicant has read and familiarized himself with Ketchum Municipal Code Chapter 5.08, Article I for luxury limousines and Article II for taxicab and hereby agrees to comply fully therewith.

DATED this _____ day of _____, _____.

Signature of Applicant

OFFICIAL USE ONLY

1. Receipt of application, including fee, on the _____ day of _____.
2. Fingerprints, including fee, on the _____ day of _____.
(FINGERPRINTS NOT REQUIRED IF THIS IS A RENEWAL APPLICATION.)
3. Application forwarded to Ketchum Police Chief on the _____ day of _____, _____.
4. Application approved by Ketchum Police Chief on the _____ day of _____, _____.
5. Application to be placed on City Council Agenda on the _____ day of _____, _____.
6. License granted _____ or denied _____ on the _____ day of _____, _____.
7. License issued on the _____ day of _____, _____.



City of Ketchum

P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340

November 25, 2014

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Jonas and City Councilors:

Ordinance 1123: Ketchum Cemetery District Right-of-way Vacation

Introduction/History

The Ketchum Cemetery District petitioned the City to vacate small portions of Tenth Street, Walnut Avenue and the alley within Ketchum Townsite, Block 94. The Ketchum Planning and Zoning Commission considered the petition for vacation in January, July and August of 2014, recommending approval as the petition was modified through the process. The Ketchum City Council held its duly noticed public hearing on November 17, 2014. Upon consideration, hearing and deliberation, the Council unanimously (4-0) approved the petition for vacation as it had been modified through the process and instructed that an ordinance and the required quit claim deeds be prepared. Please see Consent Calendar: Findings, Conclusions and Decision: Cemetery Vacation for further information.

Draft Ordinance

See attached draft ordinance.

Financial Requirement/Impact

The requested vacations are minimal and are, generally, areas already maintained by the Cemetery. As part of the vacation request, the Cemetery has agreed to provide two (2) trail connections and a sewer easement. Construction and maintenance of those trails may have a small financial impact on the City in the future.

Recommendation

Staff respectfully recommends that the City Council conduct a first reading of the proposed ordinance to vacate the subject portions of the rights-of-way of Tenth Street, Walnut Avenue and the alley within Block 94, Ketchum Townsite.

Recommended Motion

"I move to approve the first reading of Ordinance No. 1123, Ketchum Cemetery District Right-of-way Vacation, and to continue this ordinance for a second reading on December 15, 2014."

Sincerely,

Linda Haavik, Interim Director

Ketchum Planning and Building Department

ORDINANCE NUMBER 1123

AN ORDINANCE VACATING A PORTION OF THE ALLEY LYING WITHIN BLOCK 94, A PORTION OF 10TH STREET LYING ADJACENT TO KETCHUM CEMETERY DISTRICT PROPERTY ON THE NORTH, A PORTION OF 10TH STREET LYING BETWEEN KETCHUM CEMETERY DISTRICT PROPERTY AND BLOCK 94, AND A PORTION OF WALNUT AVENUE LYING BETWEEN BLOCK 94 AND BLOCK 50 ALL WITHIN THE ORIGINAL TOWNSITE OF KETCHUM, IDAHO; ABANDONING SAID RIGHTS OF WAY, AND REVERTING SAID RIGHTS OF WAY TO THE ADJOINING LANDOWNER; AND, ESTABLISHING THE EFFECTIVE DATE HEREOF.

WHEREAS, the City of Ketchum conducted duly noticed public hearings and provided notice on the petition for vacation by the Ketchum Cemetery District pursuant to Ketchum Municipal Code §16.04.050 and Idaho Code §50-1324 and 50-311;

WHEREAS, the City of Ketchum has determined that the portions of 10th Street lying adjacent to Ketchum Cemetery District property on the north, 10th Street lying between Ketchum Cemetery District property and Block 94, and Walnut Avenue lying between Block 94 and Block 50 all within the Original Townsite of Ketchum, more specifically described in Exhibit A attached hereto and made a part hereof, have not been opened or used by the public for five (5) or more years for vehicular access, and adjacent property owners have access to their properties from other public street, I.C. §50-1321;

WHEREAS, the petitioner, Ketchum Cemetery District, will dedicate a ten (10) foot wide sewer easement for the benefit of the City of Ketchum along the west side of the Cemetery property adjacent to SH75;

WHEREAS, the petitioner, Ketchum Cemetery District, will dedicate a ten (10) foot wide public non-motorized access easement over portion of District-owned Lots 3 and 5, Block 94, Original Townsite of Ketchum and a five (5) foot wide public non-motorized access easement along the south boundary of the District property to memorialize historic public trail use in this area; and,

WHEREAS, the City of Ketchum has determined it is in the best interests of the public and the City of Ketchum to accept the public easements as proposed by the Petitioner and to vacate said street and alley rights of way, more specifically described in Exhibit A; and that such vacation will not impair the rights of the adjoining landowners,

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO AS FOLLOWS:

SECTION 1. All that portion of the alley lying within Block 94, Original Townsite of Ketchum, more specifically described in Exhibit A, is hereby vacated and abandoned and reverts to Petitioner.

SECTION 2. All that portion of 10th Street lying adjacent to Ketchum Cemetery District property on the north, Original Townsite of Ketchum, more specifically described in Exhibit A, is hereby vacated and abandoned and reverts to Petitioner.

SECTION 3. All that portion of 10th Street lying between Ketchum Cemetery District property and Block 94, Original Townsite of Ketchum, more specifically described in Exhibit A, is hereby abandoned and reverts to Petitioner.

SECTION 4. All that portion of Walnut Avenue lying between Block 94 and Block 50, Original Townsite of Ketchum, more specifically described in Exhibit A, is hereby vacated and abandoned and reverts to Petitioner.

SECTION 5. Petitioner shall dedicate a ten (10) foot wide sewer easement for the benefit of the City of Ketchum along the west side of the Cemetery property adjacent to SH75.

SECTION 6. Petitioner shall dedicate a ten (10) foot wide public non-motorized access easement over portion of District owned Lots 3 and 5, Block 94, Original Townsite of Ketchum and a five (5) foot wide public non-motorized access easement along the south boundary of the District property.

SECTION 7. SAVINGS AND SEVERABILITY CLAUSE. It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid for any reason by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 8. CODIFICATION CLAUSE. The City Clerk is instructed to immediately forward this ordinance to the codifier of the official municipal code for proper revision of the code.

SECTION 9. PUBLICATION. This Ordinance shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

SECTION 10. REPEALER CLAUSE. All City of Ketchum code sections, ordinances or resolutions or parts thereof, which are in conflict herewith are hereby repealed.

SECTION 11. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, and approved
by the Mayor this _____ day of _____, 2015.

Nina Jonas, Mayor

ATTEST:

Sandra E. Cady, CMC
City Treasurer/Clerk

EXHIBIT A

TO BE INSERTED HERE

SPECIFIC LEGAL DESCRIPTIONS FOR THE 4 PIECES

(LEGALS HAVE BEEN REQUESTED FROM BENCHMARK & ARE ALSO NEEDED FOR THE
QUIT CLAIM DEEDS)



City of Ketchum

P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340

November 25, 2014

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Jonas and City Councilors:

Ordinance 1124: Wick Strasse Street Right-of-way Vacation

Introduction/History

TBDBV, LLC, and BV, LLC – Dennis Hanggi, Glen H. Hamilton Trust petitioned the City to vacate the Wick Strasse Street right of way located within the Bavarian Village Subdivision in West Ketchum. The Ketchum Planning and Zoning Commission considered the petition for vacation in September of 2014 and recommended approval of the petition. The Ketchum City Council held its duly noticed public hearing on November 17, 2014. Upon consideration, hearing and deliberation, the Council unanimously (4-0) approved the petition for vacation including the recordation of the Special Covenants, Conditions and Restriction to which the City is named as a third party beneficiary and instructed that an Ordinance and the required quit claim deeds be prepared. Please see Consent Calendar, Findings of Fact, Conclusions of Law and Decision: Wick Strasse Street Vacation for further details of the approval.

Draft Ordinance

See attached Ordinance.

Financial Requirement/Impact

Wick Strasse Street has been privately maintained in the past. The property affected by the vacation is currently vacant. The ROW does not provide public vehicular or non-motorized access to any other properties or public space. The Street Department would prefer not to maintain and perform snow removal on the dead end street in the future. The applicant indicated its desire to grant the water right currently associated with the property to the benefit of the City, as connection to the municipal water system will be required of all future development. The application for transfer of such right is expected to be in process before the Council will consider the third reading of the draft Ordinance.

November 25, 2014

Mayor Jonas and City Councilors

Ordinance 1124: Wick Strasse Street Right-of-way Vacation

Page 2

Recommendation

Staff respectfully recommends that the City Council conduct a first reading of the proposed Ordinance to vacate the subject Wick Strasse right-of-way within the Bavarian Village Subdivision.

Recommended Motion

"I move to approve the first reading of Ordinance No. 1124, Wick Strasse Street Right-of-way Vacation and to continue this Ordinance for a second reading on December 15, 2014."

Sincerely,



Linda Haavik, Interim Director

Ketchum Planning and Building Department

ORDINANCE NUMBER 1124

AN ORDINANCE VACATING WICK STRASSE RIGHT OF WAY CONTAINED WITHIN THE PLAT OF BAVARIAN VILLAGE SUBDIVISION, LOCATED WITHIN THE CITY OF KETCHUM, IDAHO, AND RECORDED UNDER INSTRUMENT NUMBER 139821 RECORDS OF BLAINE COUNTY, IDAHO; ABANDONING SAID RIGHT OF WAY, AND REVERTING SAID RIGHT OF WAY TO THE ADJOINING LANDOWNERS; AND, ESTABLISHING THE EFFECTIVE DATE HEREOF.

WHEREAS, the City of Ketchum conducted duly noticed public hearings and provided notice on the petition for vacation by TBDBV, LLC, BV, LLC – Dennis Hanggi, Glen H. Hamilton Trust, pursuant to Ketchum Municipal Code §16.04.050 and Idaho Code §50-1324 and 50-311;

WHEREAS, the City of Ketchum has determined that the Wick Strasse right of way within the Plat of Bavarian Village Subdivision has not been opened or used by the public for five (5) or more years for vehicular access, that it is not being used for access by the City; that it does not provide vehicular or non-motorized access to any other properties, and that access to prior development utilizing this right of way was developed and maintained by the property owners before the development was razed;

WHEREAS, the Petitioners have proposed to grant easements necessary to create a private drive and cul de sac to provide access to the adjacent Lot 5, 6, 7, and 8, Bavarian Village Subdivision for future development and have agreed that access to these lots shall be limited to the private drive and not permitted from any adjacent city street;

WHEREAS, the Petitioners will facilitate the transfer of water rights associated with the well that exists on Lot 6 of Bavarian Village Subdivision to the City of Ketchum recognizing that future development of the property will require connection to the City of Ketchum central water system;

WHEREAS, the Petitioners proposed and the City finds acceptable the recordation of Declarations of Special Covenants, Conditions and Restrictions which name the City as a third party beneficiary to ensure installation of required utilities prior to issuance of a building permit for any of the properties bordering Wick Strasse Street; and

WHEREAS, City of Ketchum has determined that it is in best interests of the public to vacate said Street and such vacation will not impair the rights of the adjoining landowners or the public,

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO AS FOLLOWS:

SECTION 1. All of Wick Strasse Right of Way contained within the Plat of Bavarian Village Subdivision, located within the City of Ketchum, Idaho, and recorded under Instrument Number 139821, Records of Blaine County, Idaho, is hereby vacated and abandoned and reverts back to the adjoining landowners pursuant to Idaho Code §50-1324 and 50-311.

SECTION 2. SAVINGS AND SEVERABILITY CLAUSE. It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid for any reason by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 3. CODIFICATION CLAUSE. The City Clerk is instructed to immediately forward this ordinance to the codifier of the official municipal code for proper revision of the code.

SECTION 4. PUBLICATION. This Ordinance shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

SECTION 5. REPEALER CLAUSE. All City of Ketchum code sections, ordinances or resolutions or parts thereof, which are in conflict herewith are hereby repealed.

SECTION 6. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, and approved by the Mayor this _____ day of _____, 2015.

Nina Jonas, Mayor

ATTEST:

Sandra E. Cady, CMC
City Treasurer/Clerk



City of Ketchum
P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340

December 1, 2014

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Jonas and City Councilors:

2015 Ketchum Planning and Zoning Commission Meeting Dates

Introduction/History

Each year the City Council passes a resolution setting the dates for the regular Planning and Zoning Commission meetings.

Current Report

Attached is Resolution Number 14-026 setting the regular Planning and Zoning Commission meeting dates for 2015.

Financial Requirement/Impact

The City of Ketchum fiscal year 2014/2015 budget has appropriated \$21,000 for compensation of Planning and Zoning Commission members for their time and expertise.

Recommendation

I respectfully recommend that the City Council approve Resolution Number 14-024 setting the 2015 regular meeting dates of the Planning and Zoning Commission and authorizing the Mayor to sign said resolution.

Suggested Motion

"I move to approve Resolution Number 14-024 and authorize the Mayor to sign said resolution."

Sincerely,

Rachel Martin
Planning Technician

RESOLUTION NO. 14-024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, ESTABLISHING THE DATES FOR ALL REGULAR PLANNING AND ZONING COMMISSION MEETINGS FOR 2015.

WHEREAS, regular meetings of the Planning and Zoning Commission shall be held on the second and fourth Mondays of each month at 5:30 p.m. at Ketchum City Hall unless such date is a holiday, in which the meeting shall be held on the following Tuesday; and,

WHEREAS, pursuant to Idaho Code § 67-2343(1), any public agency that holds meetings at regular intervals of at least once per calendar month scheduled in advance over the course of the year may satisfy this meeting notice by giving meeting notices at least once each year of its regular meeting schedule; and,

WHEREAS, the City Council has determined that listing all regular meetings of the Planning and Zoning Commission to be held in 2015 would be beneficial to the residents of and visitors to the City of Ketchum.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO that the regular meetings of the Planning and Zoning Commission for 2015 are as follows:

Monday, January 12, 2015
Monday, January 26, 2015
Monday, February 09, 2015
Monday, February 23, 2015
Monday, March 09, 2015
Monday, March 23, 2015
Monday, April 13, 2015
Monday, April 27, 2015
Monday, May 11, 2015
Tuesday, May 26, 2015
Monday, June 08, 2015
Monday, June 22, 2015

Monday, July 13, 2015
Monday, July 27, 2015
Monday, August 10, 2015
Monday, August 24, 2015
Monday, September 14, 2015
Monday, September 28, 2015
Monday, October 12, 2015
Monday, October 26, 2015
Monday, November 09, 2015
Monday, November 23, 2015
Monday, December 14, 2015
Monday, December 28, 2015

This Resolution will be in full force and effect upon its adoption this 1st day of December, 2014.

CITY OF KETCHUM, IDAHO

ATTEST:

Mayor Nina Jonas

Sandra E. Cady, CMC
City Treasurer/Clerk



City of Ketchum

P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340

December 1, 2014

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Jonas and City Councilors:

Resolution Number 14-025

Establishment of 2015 City Council Meeting Dates

Introduction/History

Each year, pursuant to Idaho Code § 67-2343(1), the Ketchum City Council establishes the regular City Council meeting dates for the upcoming calendar year.

Attached is Resolution Number 14-025 for the Mayor and Council's consideration.

Current Report

It has been determined that listing all regular meetings to be held in 2015 would be beneficial to the residents of and visitors to the City of Ketchum.

Recommendation

I respectfully recommend that the City Council adopt Resolution Number 14-025.

Recommended Motion

"I move to approve Resolution No. 14-025, establishing the dates for all regular City Council meetings for 2015."

Sincerely,

Sandra E. Cady, CMC
City Treasurer/Clerk

RESOLUTION NUMBER 14-025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO,
ESTABLISHING THE DATES FOR ALL REGULAR CITY COUNCIL MEETINGS FOR
2015.

WHEREAS, regular meetings of the City Council shall be held on the first and third Mondays of each month at 5:30 p.m. at Ketchum City Hall unless such date is a holiday, in which the meeting shall be held on the following Tuesday; and

WHEREAS, pursuant to Idaho Code §67-2343(1), any public agency that holds meetings at regular intervals of at least once per calendar month scheduled in advance over the course of the year may satisfy this meeting notice by giving meeting notices at least once each year of its regular meeting schedule; and

WHEREAS, the City Council has determined that listing all regular meetings to be held in 2015 would be beneficial to the residents of and visitors to the City of Ketchum.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO that the regular meetings of the City Council for 2015 are as follows:

January 5, 2015	July 6, 2015
January 20, 2015 (Tuesday)	July 20, 2015
February 2, 2015	August 3, 2015
February 17, 2015 (Tuesday)	August 17, 2015
March 2, 2015	September 8, 2015 (Tuesday)
March 16, 2015	September 21, 2015
April 6, 2015	October 5, 2015
April 20, 2015	October 19, 2015
May 4, 2015	November 2, 2015
May 18, 2015	November 16, 2015
June 1, 2015	December 7, 2015
June 15, 2015	December 21, 2015

This Resolution will be in full force and effect upon its adoption this 1st day of December, 2014.

CITY OF KETCHUM, IDAHO

Nina Jonas, Mayor

ATTEST:

Sandra E. Cady, CMC
City Treasurer/Clerk



City Council

Regular Meeting

~ Minutes ~

480 East Avenue North
Ketchum, ID 83340
<http://ketchumidaho.org/>

Monday, October 6, 2014

5:30 PM

Ketchum City Hall

Present: Mayor Nina Jonas
Council President Michael David
Councilor Baird Gourlay
Councilor Jim Slanetz
Councilor Anne Corrock

Also Present: Suzanne Frick, City Administrator
Stephanie Bonney, City Attorney
David Kassner, Police Chief
Robyn Mattison, Public Works Director/City Engineer
Jennifer Smith, Director of Parks and Recreation
Mick Mummert

1. CALL TO ORDER

Mayor Nina Jonas called the meeting to order at 5:33 p.m.

2. COMMUNICATIONS FROM MAYOR AND COUNCILORS.

a. Communications from Mayor & Council

Councilor Baird Gourlay commented on the speed limit south of town. He is concerned about it being a speed trap.

Councilor Anne Corrock would like to move towards making the budget a more readable document.

Councilor Jim Slanetz informed the council the Bike/Ped Plan will be on the council agenda October 20th for adoption.

Mayor Nina Jonas said the City of Ketchum is being awarded the 2014 Community Transportation Association of Idaho's Organization of the Year.

Mayor Nina Jonas said that she went to D.C. with others from the community last week to get support for the Boulder White Clouds Resolution. They met with USDA, Department of the Interior and the Council on Environmental Quality.

b. Recognition of Carter Ramsey for his years of service on the Blaine County Housing Authority.

Mayor Nina Jonas commended Carter Ramsey's hard work on the Blaine County Housing Authority as the City of Ketchum's representative.

c. **Nomination of Erin Kelso to the Blaine County Housing Authority.**

Mayor Nina Jonas nominated Erin Kelso to the Blaine County Housing Authority.

Motion to nominate Erin Kelso to the Blaine County Housing Authority.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael David, Council President
SECONDER:	Baird Gourlay, Councilor
AYES:	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

3. **COMMUNICATIONS FROM STAFF.**

a. **Update on Wastewater Energy Efficiency Cohort – Robyn Mattison, Public Works Director/City Engineer.**

Robyn Mattison, Public Works Director/City Engineer, said the City was invited to participate in a two year Wastewater Energy Efficiency Cohort with Idaho Power. Robyn explained the project and the goals of the department. Mick Mummert, Wastewater Lead Operator, spoke regarding the suggestions made by Idaho Power and the changes that have been implemented. Robyn reviewed the energy savings that have been achieved to date of about 15%.

4. **AGREEMENTS AND CONTRACTS.**

a. **Task Order with Zions Bank Public Finance for Water and Sewer User Rate Analysis – Robyn Mattison, Public Works Director/City Engineer.**

Robyn Mattison, Public Works Director/City Engineer, is proposing a rate study to do an analysis to determine what the water and sewer rates should be. She is recommending the city go forward with a task order with Zions Bank Public Finance. Robyn went over the timeline for the study with the Council they will start right away and the new rates will be presented to the council in late February or March so that the April first bill will reflect the new rates. Robyn clarified that any increase of five percent or more requires a public hearing.

Motion to approve the task order for a Water and Sewer User Rate Analysis with Zions Bank Public Finance for the amount of \$19,480.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael David, Council President
SECONDER:	Jim Slanetz, Councilor
AYES:	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

b. **Contract for services with the Animal Shelter of the Wood River Valley – Dave Kassner, Police Chief.**

Dave Kassner, Police Chief, presented the contract to the Mayor and Council, the contract is the same as the previous year.

Council Jim Slanetz asked about the Animal Shelter giving the dogs rabies shots, the agreement references state law which does not exist.

Dave Kassner clarified that the department tries to contact pet owners before they are transferred to the Animal Shelter.

Mayor Nina Jonas asked what happens if the shelter does not have room for the animal. Dave said in that case the animals would be boarded at the Sun Valley Animal Center.

Councilor Jim Slanetz requested the agreement reflect the owner is responsible for any veterinary costs.

The council requested clarification on the licensing being done by the Animal Shelter.

Mayor Nina Jonas requested the quarterly reports be distributed to the Mayor and Council.

The council agreed that there were changes to be made to the contract and would like to revisit the issue at a future meeting.

c. Contract for services with Blaine County for law enforcement services – Dave Kassner, Police Chief.

Dave Kassner, Police Chief, presented the contract to the Mayor and Council. The increase in the amount is mostly due to personnel services.

Councilor Anne Corrock asked for clarification on the flexibility to the Council, if they could still make changes to the level of service provided. Dave said they can make changes to the contract, and it would be reflected in the cost.

Councilor Jim Slanetz asked about costs associated if a major crime is committed in Ketchum. Dave said that additional costs would be covered from the Police Trust Fund.

Dave Kassner said there may be a need for an additional patrol officer in Ketchum in the future.

Mayor Nina Jonas requested monthly reporting on the police department.

Motion to authorize Mayor Jonas to sign the 2014/15 law enforcement contract with Blaine County for the sum of \$1,353,224.

RESULT:	AUTHORIZED [UNANIMOUS]
MOVER:	Michael David, Council President
SECONDER:	Baird Gourlay, Councilor
AYES:	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

d. Extension of Assignment Lease Agreement with The Community Library Association, Inc. for buildings at Forest Service Park - Jen Smith, Director of Parks and Recreation.

Jen Smith, Director of Parks and Recreation, presented the Extension Agreement to the Mayor and Council. There are still some issues to work out regarding the lease. A new lease will be proposed at the November 3, 2014 Council Meeting.

Motion to approve for Mayor Jonas' signature an extended assignment lease for buildings at Forest Service Park to The Community Library Association, Inc.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael David, Council President
SECONDER:	Jim Slanetz, Councilor
AYES:	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

5. CONSENT CALENDAR

Mayor Nina Jonas said that the business promo video invoice should be on the KURA agenda for approval.

Motion to approve the consent calendar with the amendment to switch the video to the URA.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jim Slanetz, Councilor
SECONDER:	Michael David, Council President
AYES:	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

- a. Recommendation to approve current bills and payroll summary.
- b. Approval of 2014-15 Liquor, Beer and Wine Licenses.

6. EXECUTIVE SESSION to discuss:

- a. Litigation pursuant to Idaho Code §§67-2345 1(f).

Motion to go into executive session to discuss litigation pursuant to Idaho Code §§67-2345 1(f).

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael David, Council President
SECONDER:	Jim Slanetz, Councilor
AYES:	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

7. ADJOURNMENT.

Councilor _____ motioned to adjourn at ____ p.m. Councilor _____ seconded , the motion passed unanimously

Nina Jonas
Mayor

ATTEST:

Sandra E. Cady, CMC
City Clerk



City Council

Regular Meeting

~ Minutes ~

480 East Avenue North
Ketchum, ID 83340
<http://ketchumidaho.org/>

Monday, October 20, 2014

5:30 PM

Ketchum City Hall

Present: Mayor Nina Jonas
Council President Michael David
Councilor Baird Gourlay
Councilor Jim Slanetz
Councilor Anne Corrock

Also Present: Suzanne Frick, City Administrator
Paul Fitzer, City Attorney
Robyn Mattision, Public Works Director/City Engineer
Mike Elle, Fire Chief
Dave Kassner, Police Chief.

1. CALL TO ORDER

Mayor Nina Jonas called the meeting to order at 5:34 p.m.

2. COMMUNICATIONS FROM MAYOR AND COUNCILORS.

a. Communications from Mayor & Council

Councilor Anne Corrock suggested the council work on strategic planning.

Councilor Jim Slanetz commented on giving out flu shots to employees; he feels it is a personal decision rather than a personnel decision. Councilor Slanetz also commented that they had a street party and raised \$2,500 for improvements to the skatepark.

Councilor Baird Gourlay updated the Council on the Airport.

Mayor Nina Jonas said that Smith will be moving to three different locations, Portland, Clearfield, Utah, Parsippany, New Jersey; the move will be completed by 2018.

b. Appointments & Proclamations:

i. Ketchum Events Commission Appointments – Jen Smith, Parks and Recreation Director.

Jen Smith, Director of Parks and Recreation, is recommending appointment of Tony Parkhill and Anna Svigdal to the Ketchum Events Commission and is also recommending confirmation of Suzanne Frick's role on the board.

Motion to approve Anna Svigdal and Tony Parkhill appointment to the Special Events Committee along with Suzanne Frick.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Baird Gourlay, Councilor
SECONDER:	Michael David, Council President
AYES:	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

3. COMMUNICATIONS FROM THE PUBLIC.

a. Communications from the public. For items not on the agenda.

Jason Miller, Mountain Rides, updated the council on the transportation hub, it is moving forward and they will be rebidding the project in February or March.

b. Wood River Valley Studio Tour regarding use of the Visitor Center – Suzanne Hazlett.

Gary Lipton, KURA Commissioner, presented the idea of having the Wood River Studio Tour use the Visitor Center and Park for their event next year. The KURA approved the use Visitor Center. Suzanne Hazlett said the artists would be doing demonstrations and engaging the community. There will be a mosaic installation in the Visitor Center and the event would take place August 18-23, 2015.

The Council all felt it would be a great idea.

c. Update on Ketchum Energy Advisory Commission initiatives and projects-Aimee Christensen.

Aimee Christiansen gave an update on the Ketchum Energy Advisory Commission. Aimee highlighted the community goals of the committee including resilience, economy, and environment. Idaho Power has created a Wood River Renewable Energy Working Group, and they are currently evaluating three different types of product. The Commission has provided a series of Town Halls. The City budgeted \$25,000 for the KEAC in the current budget year and the commission will be using that for a city solar demonstration project at the Ore Wagon Museum.

d. Visit Sun Valley Quarterly Report – Arlene Schieven, Executive Director VSV.

Arlene Scheiven, Visit Sun Valley, presented the quarterly report to the Council. The local option tax numbers for the quarter are up 3% year to date and Sun Valley's are up 3.5%. The room nights sold were up for June, July, and August, and down in September. Website visits were up 46%, and all social media properties showed increases. Arlene gave public relation highlights, and said the winter advertising started in October rather than November this year. They completed a review of the website and are looking to enhance it and move towards a responsive format. Arlene went over the current initiatives that Visit Sun Valley is working on.

e. Blaine County Bike and Pedestrian Master Plan Presentation and Resolution 14-023 – Jason Miller.

Jason Miller presented the Bike/Ped Master Plan which was made possible by a collaboration of all the cities, the county, and Mountain Rides. He is requesting a resolution in support of the plan. The plan will be kept by Mountain Rides, but is a collaborative document. After the plan is adopted the next step is getting identified representatives from each group to start working to implement projects.

Councilor Anne Corrock asked if this is the physical part of implementing the plan, or does it include education. Jason clarified that Phase 1 is focused on infrastructure, and the needs that are in each community.

Councilor Baird Gourlay asked for clarification of wayfinding. Jason said they did not get into the details of wayfinding, and clarified that the plan boundaries do not include the dirt piece of the biking. Councilor Gourlay suggested they put some directions to certain rides.

Motion to approve Resolution 14-023 approving and adopting the Blaine County Bicycle and Pedestrian Master Plan.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jim Slanetz, Councilor
SECONDER:	Michael David, Council President
AYES:	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

4. AGREEMENTS AND CONTRACTS.

a. Contract for Services with the Animal Shelter – Dave Kassner, Police Chief.

Dave Kassner, Police Chief, introduced Joanne Dixon, Animal Shelter Executive Director, to address any questions the Council may have.

Councilor Jim Slanetz commented that the contract has been changed to say that the owners are responsible for costs. Councilor Slanetz asked for clarification on why the rabies vaccinations are required; Joanne Dixon said they do everything they can to locate the owner before they vaccinate.

Motion to authorize Mayor Jonas to sign the 2014-15 Cooperative Agreement with the Wood River Animal Shelter for the amount of \$2,000 to provide facilities and services for the care and safe housing of animals found in the City of Ketchum.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Baird Gourlay, Councilor
SECONDER:	Jim Slanetz, Councilor
AYES:	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

b. Snow Hauling Contracts – Robyn Mattison, Public Works Director/City Engineer.

Robyn Mattison, Public Works Director/City Engineer presented the contracts, which are with trucking companies to remove snow from the city. The same contract and rate has been used for several years.

Councilor Anne Corrock asked if there is an RFP put out to all contractors, or if it stays with the same ones every year. Robyn clarified that they have stayed with the same ones every year.

Councilor Baird Gourlay commented on the fuel surcharge in the contract, even though the cost of gas has gone down 25%.

Motion to approve the contract with Joe's Backhoe Service, Inc., S. Erwin Excavation Inc., Sawtooth Construction dba Earthworks LLC., Hiatt Trucking Inc., Rick's Excavation Inc., Anderson Asphalt Paving, All Seasons Landscaping, Bald Mountain Excavation and Lunceford Excavation, Inc. with the caveat that Robyn will look into the surcharge for fuel.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Baird Gourlay, Councilor
SECONDER:	Jim Slanetz, Councilor
AYES:	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

c. Comprehensive Service Agreement with Banyan Technologies, Inc. for SCADA Support – Robyn Mattison, Public Works Director/City Engineer.

Robyn Mattison, Public Works Director/City Engineer presented the Agreement. The SCADA support system is basically the brains of the system, and provides information for the operators. It is very important to keep the system up and running. The contract is for continued service of the SCADA system, it is the same cost and service provided as last year.

Motion to approve the service agreement with Banyan Technologies Inc. for the amount of \$8,803.00.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jim Slanetz, Councilor
SECONDER:	Michael David, Council President
AYES:	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

d. Contract with Blaine County Ambulance District, Mike Elle, Fire Chief.

Mike Elle, Fire Chief said this is the same contract that is signed each year to provide medical services in North Blaine County. There is a 3% increase over last year in the contract. The contract is for readiness not for response.

Councilor Anne Corrock commented the City is subsidizing it for about \$100,000.

Mike clarified that the City is one of five contractors with the Blaine County Ambulance District.

Motion to approve the emergency medical services agreement.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael David, Council President
SECONDER:	Baird Gourlay, Councilor
AYES:	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

Mike Elle encouraged people to get flu shots to cut down on Ebola calls. The department is prepared, they have weekly planning meetings and are using the CDC guidelines.

e. GIS Agreement with Blaine County – Rebecca Bundy, Senior Planner.

Rebecca Bundy, Senior Planner explained that this is a renewal for the GIS Services provided by Sam Young at the city every Tuesday. The work that Sam does makes the rest of the staff's work much more efficient.

Motion to approve the GIS Interlocal Agreement between the City of Ketchum and Blaine County in the amount of \$16,224.92 for the provision of GIS services for fiscal year 2014-15 and authorize the Mayor to sign the agreement.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael David, Council President
SECONDER:	Anne Corrock, Councilor
AYES:	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

f. Bald Mountain Lodge Development Agreement Extension – Rebecca Bundy, Senior Planner.

Rebecca Bundy, Senior Planner, said Bald Mountain Lodge is requesting a 12 month extension for timelines A, B, and C per addendum #2 to the original September 2010 Bald Mountain Lodge Development Agreement. Timeline A would require a building permit application by May 7, 2015. The city has received public comment in support of the extension. Rebecca went through the project milestones and the current project timing requirements; all timelines are being extended by one year. Rebecca also went over the waivers granted by the PUD. Staff is recommending that the council approve an extension and require a building permit to be applied for by May 31, 2015, and construction commence by November 2015, and if the permit is not filed and construction does not begin within the timeframes, project timelines revert to Timeline C of the original agreement.

Jim Garrison thanked the City for their patience; the groundbreaking planning is underway right now.

Steve Burnstead, Bald Mountain Lodge, LLC, they have been engaged with the Aspen Company, which is owned by the Crowne Family. The Aspen Company is self-financed. Steve said this is the last and final time they will ask the Council for an extension.

Mike Kerby, Bald Mountain Lodge, LLC, thanked the council for their patience. The only condition Aspen Company requested was that the entitlements stay in place for the additional year.

Councilor Anne Corrock clarified that they are requesting approval of option 1.

Dick Fenton commented on the need for competitive high quality hotels.

Harry Griffith said the new hotel would be the single most important economic driver. The direct economic impact is worth about seven million dollars on average per year, the impact on visitor spending is worth about 64 million per year and will create more than 100 permanent jobs. Harry encouraged the City to approve the extension.

Public comments:

Lee Chubb requested assurance regarding water considerations.

Mickey Garcia supports approval of the extension

Jed Gray, Vice President of the Sun Valley Board of Realtors and board member of the Western Mountain Alliance of Realtors, commented on ski resort competition. He encouraged the council to approve the extension approval of option 1.

Mary Jane Conger commented on the need to consider transportation.

Elizabeth Grabher encouraged the council to pass option 1

Bob Jonas asked about the exception of employee and workforce housing.

Olin Glenne, owner of Sturtevant's urged the council approve option 1.

Brian Barsotti commented on the difficulty on building a hotel in Ketchum.

Erik Vorm, Cornerstone Bar and Grill, urged council to approve the extension as requested.

Closed public comment

Jim Garrison clarified that when the application was made Galena Engineering did a report showing there was sufficient capacity in both First Street and Washington Street Lines. Jim also said there will be transportation services, and there is bus stop in front of the property.

Council President Michael David encouraged them to think about where the employees will be living. There is not enough housing in the north valley. Councilor Jim Slanetz commented that it will put a lot of pressure on the City and URA to work on housing. In this instance the benefits outweigh the impacts, but he is concerned about setting a president.

Motion to direct staff to draft the amendment to the development agreement per the applicants request for option A.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Baird Gourlay, Councilor
SECONDER:	Jim Slanetz, Councilor
AYES:	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

g. Freis Right of Way Encroachment Agreement – Rebecca Bundy, Senior Planner.

Rebecca Bundy, Senior Planner, presented the agreement. The applicant is proposing to extend East Avenue about ten feet to the north, replace the crumbling railroad tie retaining wall with a concrete retaining wall and provide some drainage improvements.

Motion to approve the right of way encroachment proposed by Jay Freis.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Anne Corrock, Councilor
SECONDER:	Baird Gourlay, Councilor
AYES:	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

h. MASSV Tolling Agreement – Stephanie Bonney, City Attorney.

Paul Fitzer, City Attorney presented the MASSV Tolling Agreement.

Council President Michael David clarified that at the previous meeting's executive session they discussed potential litigation. MASSV was going to sue the City of Ketchum and the council tried to find a way to minimize the damages. The amount is based on what had been spent so far to cover the city and what MASSV had spent, and allows them to move forward to defend against the lawsuit.

Mayor Nina Jonas clarified that a lawsuit was going to be brought against the City for failure to provide insurance, when the City had told MASSV they would indemnify them for the event.

Councilor Anne Corrock was concerned this is structured with the 17,500 number going forward. Paul Fitzer clarified the number is low if the city goes to trial, but there is a lot to go before we get there.

Councilor Baird Gourlay added that ICRMP is covering the city for its part. Suzanne Frick, City Administrator clarified that ICRMP has agreed to cover the city, however they have not agreed to cover MASSV.

Councilor Anne Corrock clarified that if we get to the end of the 17,500 the council will discuss it again, and MASSV could then bring suit. Paul clarified that rather than fight them now, there is a good chance the city will never have to fight them. Councilor Gourlay commented that it is well worth it to avoid fighting a lawsuit.

Suzanne Frick added that there is considerable value in MASSV and the City combining forces.

Motion to approve the tolling agreement between MASSV and the City of Ketchum.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael David, Council President
SECONDER:	Baird Gourlay, Councilor
AYES:	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

5. ORDINANCES AND RESOLUTIONS.

a. Ordinance 1122 – Sewer Revenue Refunding Bond Ordinance – Stephanie Bonney, City Attorney.

Paul Fitzer, City Attorney, presented the Ordinance 1122. The proposal is to issue refunding bonds, interest rates are at record lows and if the city refinances the 2004 and 2006 sewer bonds and reissues them it will save about \$220,000.

Motion to waive the three readings of Ordinance 1122 and read Ordinance 1122 by title only.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Baird Gourlay, Councilor
SECONDER:	Jim Slanetz, Councilor
AYES:	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

Motion to adopt Ordinance 1122 authorizing and providing for the issuance of a sewer revenue refunding bond, series 2014, in a principal amount not to exceed \$2,160,000, for the purpose of refunding the city's outstanding sewer revenue bond, series 2004 and parity lien sewer refunds; providing revenue bond, series 2006; providing for the collection and application of sewer revenues to pay the principal of and interest on the bond; establishing funds; providing for the form, execution, registration, maturity, and payment of the bond; providing covenants relating to the bond and the tax-exempt status of the interest on the bond; approving a form of loan agreement between the city and the Idaho Bond Bank Authority; providing for related matters; approving a summary of this ordinance for publication; and providing an effective date.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Baird Gourlay, Councilor
SECONDER:	Michael David, Council President
AYES:	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

6. CONSENT CALENDAR.

Motion to approve the consent calendar.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Baird Gourlay, Councilor
SECONDER:	Michael David, Council President
AYES:	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

7. EXECUTIVE SESSION to discuss:

- a. Personnel - pursuant to Idaho Code §§67-2345 1(b).

Motion to go into executive session to discuss personnel pursuant to Idaho Code §§67-2345 1(b).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael David, Council President
SECONDER:	Jim Slanetz, Councilor
AYES:	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

8. ADJOURNMENT.

Councilor Baird Gourlay motioned to adjourn at ____ p.m. Councilor Jim Slanetz seconded , the motion passed unanimously

Michael David
Council President

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"- "9449008045", "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	PR1128141	State Withholding Tax Pay Period: 11/28/2014	5,779.00
01-2171-4000 P/R TAXES PBL -- WORKERS COMP			
STATE INSURANCE FUND	10454393	Workmen's Comp	16,213.00
01-2171-9000 P/R DEDUC PBL--HEALTH INSURANC			
III-A	PR1128141	Health Ins - Family Pay Period: 11/28/2014	12,339.12
III-A	PR1128141	Health Ins - Employee Pay Period: 11/28/2014	20,808.00
III-A	PR1128141	Health Ins - Employee + Spouse Pay Period: 11/28/2014	350.68
III-A	PR1128141	Health Ins - Employee + Spouse Pay Period: 11/28/2014	28,811.12
III-A	PR1128141	Health Ins - Family Pay Period: 11/28/2014	473.49
III-A	PR1128141	Health Ins - Family Pay Period: 11/28/2014	30,847.80
III-A	PR1128141	Health Ins - Employee + 1 Chld Pay Period: 11/28/2014	40.05
III-A	PR1128141	Health Ins - Employee + 1 Chld Pay Period: 11/28/2014	4,137.90
III-A	PR1128141	Health Ins - Employee + 2 Chld Pay Period: 11/28/2014	62.22
III-A	PR1128141	Health Ins - Employee + 2 Chld Pay Period: 11/28/2014	8,550.08
III-A	PR1128141	Health Ins - Family Pay Period: 11/28/2014	157.83
III-A	PR1128141	Health Ins - Family Pay Period: 11/28/2014	9,254.34
III-A	PR1128141	Health Ins - Family Pay Period: 11/28/2014	105.22
01-2172-1000 P/R DEDUC PBL--AFLAC INSURANCE			
AFLAC	PR1128141	AFLAC Pre-Tax Pay Period: 11/28/2014	754.78
AFLAC	PR1128141	AFLAC After-Tax Pay Period: 11/28/2014	178.47
01-2172-2000 P/R DEDUC PBL--LIFE & L.T.DISB			
LifeMap Billing	PR1128141	Long Term Disability Pay Period: 11/28/2014	1,139.42
01-2172-3000 P/R DEDUC PBL--DELTA DENTAL			
DELTA DENTAL PLAN OF IDAH	PR1128141	Dental Insurance - 1 Child Pay Period: 11/28/2014	148.83
DELTA DENTAL PLAN OF IDAH	PR1128141	Dental Insurance - Employee Pay Period: 11/28/2014	867.20
DELTA DENTAL PLAN OF IDAH	PR1128141	Dental Insurance - Spouse Pay Period: 11/28/2014	222.84
DELTA DENTAL PLAN OF IDAH	PR1128141	Dental Insurance - Spouse Pay Period: 11/28/2014	791.56
DELTA DENTAL PLAN OF IDAH	PR1128141	Dental Insurance - Family Pay Period: 11/28/2014	601.06
DELTA DENTAL PLAN OF IDAH	PR1128141	Dental Insurance - Family Pay Period: 11/28/2014	959.20
DELTA DENTAL PLAN OF IDAH	PR1128141	Dental Insurance - 2+ Child Pay Period: 11/28/2014	61.14
DELTA DENTAL PLAN OF IDAH	PR1128141	Dental Insurance - 2+ Child Pay Period: 11/28/2014	162.96
DELTA DENTAL PLAN OF IDAH	PR1128141	Dental Insurance - 1 Child Pay Period: 11/28/2014	51.96
01-2173-3000 P/R DEDUC PBL--NATIONWIDE			
NATIONWIDE RETIREMENT SOL	PR1128141	Nationwide Fire - 0035424-001 Pay Period: 11/28/2014	924.58
NATIONWIDE RETIREMENT SOL	PR1128141	Nationwide - 0026904-001 Pay Period: 11/28/2014	954.86
01-2174-0000 P/R DEDUC PBL--GARNISHMENTS			
CHILD SUPPORT SERVICES	PR1128141	Child Support Pay Period: 11/28/2014	269.68
01-2175-0000 P/R DEDUC PBL--PIONEER FED.CR.			
PIONEER FEDERAL CREDIT UNI	PR1128141	Pioneer Federal Credit Union Pay Period: 11/28/2014	1,800.00
01-2175-8000 P/R DEDUC PBL--EMPLOYEE CAF-MD			
NBS-NATIONAL BENEFIT SERVI	PR1128141	125 Medical Savings Pay Period: 11/28/2014	1,032.55
01-2175-9000 P/R DEDUC PBL--EMPLOYEE CAF-DC			
NBS-NATIONAL BENEFIT SERVI	PR1128141	125 Dependant Care Pay Period: 11/28/2014	650.00
Total :			149,500.94

LEGISLATIVE & EXECUTIVE

Vendor Name	Invoice Number	Description	Net Invoice Amount
01-4110-3100 OFFICE SUPPLIES & POSTAGE			
CHATEAU DRUG CENTER	1293535	Supplies	21.84
01-4110-3200 OPERATING SUPPLIES			
MARTIN, RACHEL	112114	Card	6.38
SUN VALLEY NATURAL SPRING	27869	Water Cooler & Bottles for Meeting Room	29.72
US BANK	10/27/14	Flowers	51.84
01-4110-4200 PROFESSIONAL SERVICES			
NBS-NATIONAL BENEFIT SERVI	474330	Admin Fees	14.46
01-4110-4910 MYR/CNCL-TRAINING/TRAVEL/MTG			
US BANK	10/27/14	Meeting & Travel Expenses - Mayor Jonas	138.06
01-4110-5100 TELEPHONE & COMMUNICATIONS			
VERIZON WIRELESS, BELLEVUE	9735410805	ACCT. 365459737-00001	107.01
Total LEGISLATIVE & EXECUTIVE:			369.31
ADMINISTRATIVE SERVICES			
01-4150-3100 OFFICE SUPPLIES & POSTAGE			
COPY & PRINT, L.L.C.	61189	Office Supplies	25.92
COPY & PRINT, L.L.C.	61432	Office Supplies	4.45
COPY & PRINT, L.L.C.	61679	Office Supplies	440.53
COPY & PRINT, L.L.C.	61757	Office Supplies	32.18
GREAT AMERICA LEASING COR	16142219	Copier Lease	64.85
INTEGRATED TECHNOLOGIES	9232	Copier Maintenance	50.00
INTEGRATED TECHNOLOGIES	9369	Copier Maintenance & Supplies	48.11
INTEGRATED TECHNOLOGIES	9378	Copier Maintenance & Supplies	15.13
SUN VALLEY NATURAL SPRING	27869	Water Cooler & Bottles for Meeting Room	29.72
UNIFIED OFFICE SERVICES	192573	Office Supplies	18.37
UNIFIED OFFICE SERVICES	1933351	Office Supplies	39.99
01-4150-4200 PROFESSIONAL SERVICES			
NBS-NATIONAL BENEFIT SERVI	474330	Admin Fees	20.44
01-4150-4400 ADVERTISING & LEGAL PUBLICATIO			
EXPRESS PUBLISHING, INC.	2196-10/14	Acct. 2196	306.20
01-4150-4800 DUES, SUBSCRIPTIONS & MEMBERSH			
ASSOCIATION OF PUBLIC TREA	103394	Kathleen Schwartzenberger Membership	100.00
01-4150-4902 TRAINNG/TRVL/MTG-CITY ADM/ASST			
ASSOCIATION OF IDAHO CITIES	5273014	AIC District Meetings - Suzanne Frick	25.00
ENOURATO, LISA	111814	Travel Expenses	114.80
US BANK	10/27/14	SVED - Lisa Enourato	420.00
01-4150-5100 TELEPHONE & COMMUNICATIONS			
CENTURY LINK	1318716380	ACCT. 74754376	83.63
CENTURY LINK	2087260034189	ACCT. L-208-726-0034 189M	908.36
CENTURY LINK	2087880257262	ACCT. L-208-788-0257 252M	388.36
VERIZON WIRELESS, BELLEVUE	9735410805	ACCT. 365459737-00001	295.68
01-4150-5110 COMPUTER NETWORK			
CDW GOVERNMENT, INC.	QS83556	Server Supplies	1,512.60
MIICOR CONSULTING	6037	Barracuda Message Archiver	449.10

Vendor Name	Invoice Number	Description	Net Invoice Amount
01-4150-5150 COMMUNICATIONS			
US BANK	10/27/14	Facebook Ads	8.99
US BANK	10/27/14	Email Marketing Book	95.00
US BANK	10/27/14	Dropbox Pro	99.00
US BANK	10/27/14	Constant Contact	8.00
QUIGLEY MAP STUDIO	2014-36	Ore Wagon Museum Rack Cards	90.00
01-4150-5200 UTILITIES			
IDAHO POWER	2203990334-11	ACCT. 2203990334	103.50
INTERMOUNTAIN GAS	441150-10/14	ACCT. 10249500-001-4	114.74
01-4150-5900 REPAIR & MAINTENANCE-BUILDINGS			
WAXIE SANITARY SUPPLY	74903392	Supplies	495.62
Total ADMINISTRATIVE SERVICES:			6,408.27
LEGAL			
01-4160-4270 CITY PROSECUTOR			
ALLINGTON, ESQ., FREDERICK	120198	Monthly Prosecutor Payment	3,660.17
Total LEGAL:			3,660.17
COMMUNITY PLANNING/DEVELOPMENT			
01-4170-3100 OFFICE SUPPLIES & POSTAGE			
CHATEAU DRUG CENTER	1293724	Supplies	9.49
COPY & PRINT, L.L.C.	61189	Office Supplies	179.83
COPY & PRINT, L.L.C.	61432	Office Supplies	8.89
COPY & PRINT, L.L.C.	61592	Office Supplies	8.90
COPY & PRINT, L.L.C.	61665	Office Supplies	33.78
COPY & PRINT, L.L.C.	61680	Office Supplies	29.78
GREAT AMERICA LEASING COR	16142219	Copier Lease	129.70
INTEGRATED TECHNOLOGIES	9369	Copier Maintenance & Supplies	96.23
INTEGRATED TECHNOLOGIES	9378	Copier Maintenance & Supplies	30.25
01-4170-4200 PROFESSIONAL SERVICES			
HAAVIK CONSULTING, LLC	1094	Interim Planning & Building Director - October Services	2,180.00
HAAVIK CONSULTING, LLC	1097	Interim Planning & Building Director - November Services	4,110.00
KETCHUM COMPUTERS, INC.	10920	Computer Maintenance	325.00
NBS-NATIONAL BENEFIT SERVI	474330	Admin Fees	28.02
01-4170-4210 PROFESSIONAL SERVICES - IDBS			
DIVISION OF BUILDING SAFETY	112414	October Building Permit Fees	7,567.00
DIVISION OF BUILDING SAFETY	112414	October Plan Check Fees	3,744.00
01-4170-4400 ADVERTISING & LEGAL PUBLICATIO			
EXPRESS PUBLISHING, INC.	2196-10/14	Acct. 2196	338.76
01-4170-4500 GEOGRAPHIC INFO SYSTEMS			
BLAINE COUNTY CLERK/RECOR	226	GIS Salary Reimburesment	4,056.23
01-4170-4900 PERSONNEL TRAINING/TRAVEL/MTG			
BRIM, MORGAN	112114	Reimbursement for Moving Expenses	3,000.00
Total COMMUNITY PLANNING/DEVELOPMENT:			25,875.86

Vendor Name	Invoice Number	Description	Net Invoice Amount
POLICE			
01-4210-4200 PROFESSIONAL SERVICES			
NBS-NATIONAL BENEFIT SERVI	474330	Admin Fees	.36
01-4210-4250 PROF.SERVICES-BCSO CONTRACT			
BLAINE COUNTY CLERK/RECOR	200964	BCSO Law Enforcement Services	112,768.67
Total POLICE:			112,769.03
Total GENERAL FUND:			298,583.58
WAGON DAYS FUND			
WAGON DAYS EXPENDITURES			
02-4530-3200 OPERATING SUPPLIES			
PERRY'S	083014	Wagon Days Supplies	100.89
Total WAGON DAYS EXPENDITURES:			100.89
Total WAGON DAYS FUND:			100.89
STREET MAINTENANCE FUND			
STREET			
04-4310-3200 OPERATING SUPPLIES			
BUSINESS AS USUAL	122540	Toner	202.70
CENTRAL DRUG SYSTEM, INC.	238373	Testing	21.75
04-4310-3400 MINOR EQUIPMENT			
LUTZ RENTALS	43056	Rental Equipement	25.28
NAPA AUTO PARTS	795476	Supplies	36.94
RIVER RUN AUTO PARTS	6538-79793	Supplies	6.17
RIVER RUN AUTO PARTS	6538-79816	Supplies	58.99
04-4310-3500 MOTOR FUELS & LUBRICANTS			
LUTZ RENTALS	42763	Propane	13.21
SCHAEFFER MFG. CO.	MU2867-INV1	Oil	2,526.00
UNITED OIL	775771	ACCT. 37269	831.58
UNITED OIL	778359	ACCT. 37269	2,815.85
UNITED OIL	782085	ACCT. 37269	1,918.07
04-4310-4200 PROFESSIONAL SERVICES			
NBS-NATIONAL BENEFIT SERVI	474330	Admin Fees	39.66
04-4310-5100 TELEPHONE & COMMUNICATIONS			
CENTURY LINK	1318716380	ACCT. 74754376	6.90
VERIZON WIRELESS, BELLEVUE	9735410805	ACCT. 365459737-00001	153.34
04-4310-5200 UTILITIES			
IDAHO POWER	2204882910-11	ACCT. 2204882910	388.78
INTERMOUNTAIN GAS	84471-10/14	ACCT. 10249500-001-4	27.46
INTERMOUNTAIN GAS	85667-10/14	ACCT. 10249500-001-4	26.67
04-4310-6000 REPAIR & MAINT--AUTOMOTIVE EQU			
NAPA AUTO PARTS	794526	Supplies	127.29
NAPA AUTO PARTS	795393	Supplies	219.69

Vendor Name	Invoice Number	Description	Net Invoice Amount
04-4310-6100 REPAIR & MAINT--MACHINERY & EQ			
A.C. HOUSTON LUMBER CO.	14-434899	Supplies	59.94
A.C. HOUSTON LUMBER CO.	14-434929	Supplies	10.00-
FREIGHTLINER OF IDAHO	160705	Parts & Supplies	15.70
FREIGHTLINER OF IDAHO	161106	Parts & Supplies	497.56
NAPA AUTO PARTS	794004	Supplies	5.97
NAPA AUTO PARTS	794134	Supplies	109.90
NAPA AUTO PARTS	794135	Supplies	13.68
NAPA AUTO PARTS	795478	Supplies	118.59
NAPA AUTO PARTS	795481	Supplies	149.52
RIVER RUN AUTO PARTS	6538-79351	Supplies	8.85
RIVER RUN AUTO PARTS	6538-79353	Supplies	2.66
RIVER RUN AUTO PARTS	6538-79756	Supplies	47.40
WESTERN STATES EQUIPMENT	PC040222728	Parts	94.97
04-4310-6910 OTHER PURCHASED SERVICES			
AMERIPRIDE LINEN	2400369673	ACCT. 241076800	39.78
AMERIPRIDE LINEN	2400371514	ACCT. 241076800	80.08
04-4310-6920 SIGNS & SIGNALIZATION			
ECONO SIGNS LLC	10-918451	Signage	100.20
ECONO SIGNS LLC	10-918650	Signage	52.06
04-4310-6930 STREET LIGHTING			
IDAHO POWER	2200059315-11	ACCT. 2200059315	5.40
IDAHO POWER	2200506786-11	ACCT. 2200506786	7.35
IDAHO POWER	2201174667-11	ACCT. 2201174667	8.76
IDAHO POWER	2202627564-11	ACCT. 2202627564	22.85
IDAHO POWER	2203027632-11	ACCT. 2203027632	6.20
IDAHO POWER	2204882910-11	ACCT. 2204882910	768.96
IDAHO POWER	2205963446-11	ACCT. 2205963446	88.38
04-4310-6950 MAINTENANCE & IMPROVEMENTS			
A.C. HOUSTON LUMBER CO.	14-434393	Supplies	43.36
ANDERSON ASPHALT PAVING	5034	Asphalt	1,523.00
ROAD WORK AHEAD CONST. SU	27896	De-Icing Pellets	918.00
SWARCO INDUSTRIES, INC.	90039713	Supplies	332.36
Total STREET:			14,557.81
Total STREET MAINTENANCE FUND:			14,557.81
FIRE & RESCUE FUND			
FIRE & RESCUE			
10-4230-2530 EMPLOYEE MEDICAL SERVICES			
ST. LUKES	1571-11/14	Vaccinations	563.00
10-4230-3200 OPERATING SUPPLIES			
CHATEAU DRUG CENTER	1291501	Supplies	2.75
CHATEAU DRUG CENTER	1294140	Supplies	7.59
COPY & PRINT, L.L.C.	61189	Office Supplies	12.96
COPY & PRINT, L.L.C.	61432	Office Supplies	2.22
EXPRESS PUBLISHING, INC.	2196-10/14	Acct. 2196	369.66
GREAT AMERICA LEASING COR	16142219	Copier Lease	32.43
INTEGRATED TECHNOLOGIES	9369	Copier Maintenance & Supplies	24.05
INTEGRATED TECHNOLOGIES	9378	Copier Maintenance & Supplies	7.56

Vendor Name	Invoice Number	Description	Net Invoice Amount
L.N. CURTIS & SONS	3151466-00	Supplies	1,963.90
L.N. CURTIS & SONS	3153046-00	Supplies	20.08
L.N. CURTIS & SONS	3153683-00	Supplies	589.55
UNIFIED OFFICE SERVICES	190260	Office Supplies	3.25
UNIFIED OFFICE SERVICES	190260	Office Supplies	26.98
10-4230-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	778357	ACCT. 37267	394.70
UNITED OIL	782083	ACCT. 37267	158.38
10-4230-4200 PROFESSIONAL SERVICES			
NBS-NATIONAL BENEFIT SERVI	474330	Admin Fees	31.38
10-4230-4900 PERSONNEL TRAINING/TRAVEL/MTG			
ANCONA, TOM	110714	FDIC Registration	1,095.00
ANCONA, TOM	110914	Travel Expenses	1,224.30
BINNIE, ED	110714	FDIC Registration	1,145.00
10-4230-5100 TELEPHONE & COMMUNICATIONS			
BLAINE COUNTY EMERGENCY	KFD2015	Radio Fees	480.00
GEM STATE COMMUNICATIONS	128964	Antenna & Handsets	88.00
ROCKY MOUNTAIN ELECTRIC &	1643	Raven System	1,249.50
10-4230-5900 REPAIR & MAINTENANCE-BUILDINGS			
TJ'S ELECTRONICS	111314	Electronic Permit	32.50
VIRTUAL it iNC.	6185	Cisco Service Agreement	229.92
10-4230-6000 REPAIR & MAINT--AUTOMOTOVE EQU			
RIVER RUN AUTO PARTS	6538-77844	Supplies	34.80
RIVER RUN AUTO PARTS	6538-77850	Supplies	64.98
WINDYCITY ARTS, INC.	2014-787	Decals	243.25
10-4230-6100 REPAIR & MAINT--MACHINERY & EQ			
TG TECHNICAL SERVICES	8992	Sensors	664.57
Total FIRE & RESCUE:			10,762.26
Total FIRE & RESCUE FUND:			10,762.26
AMBULANCE SERVICE FUND			
AMBULANCE SERVICE			
14-4260-2530 EMPLOYEE MEDICAL SERVICES			
ST. LUKES	1571-11/14	Vaccinations	563.00
14-4260-3200 OPERATING SUPPLIES			
CHATEAU DRUG CENTER	1291501	Supplies	2.74
CHATEAU DRUG CENTER	1294140	Supplies	7.59
COPY & PRINT, L.L.C.	61189	Office Supplies	12.96
COPY & PRINT, L.L.C.	61432	Office Supplies	2.22
EXPRESS PUBLISHING, INC.	2196-10/14	Acct. 2196	369.66
GREAT AMERICA LEASING COR	16142219	Copier Lease	32.42
INTEGRATED TECHNOLOGIES	9369	Copier Maintenance & Supplies	24.06
INTEGRATED TECHNOLOGIES	9378	Copier Maintenance & Supplies	7.56
L.N. CURTIS & SONS	3151466-00	Supplies	1,963.91
L.N. CURTIS & SONS	3153046-00	Supplies	20.08
L.N. CURTIS & SONS	3153683-00	Supplies	589.54
MOORE MEDICAL CORPORATIO	82607409	Supplies	230.01

Vendor Name	Invoice Number	Description	Net Invoice Amount
NORCO	14255409	ACCT. 54794	232.50
PRAXAIR/WHITMORE	49691992	Operating Supplies	46.50
ST. LUKES	IN03115	Medical & Pharmacy Supplies	533.11
UNIFIED OFFICE SERVICES	190260	Office Supplies	3.25
14-4260-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	778357	ACCT. 37267	251.35
UNITED OIL	782083	ACCT. 37267	255.07
14-4260-4200 PROFESSIONAL SERVICES			
NBS-NATIONAL BENEFIT SERVI	474330	Admin Fees	50.93
14-4260-5100 TELEPHONE & COMMUNICATIONS			
BLAINE COUNTY EMERGENCY	KFD2015	Radio Fees	480.00
GEM STATE COMMUNICATIONS	128964	Antenna & Handsets	88.00
ROCKY MOUNTAIN ELECTRIC &	1643	Raven System	1,249.50
14-4260-5900 REPAIR & MAINTENANCE-BUILDINGS			
TJ'S ELECTRONICS	111314	Electronic Permit	32.50
VIRTUAL it iNC.	6185	Cisco Service Agreement	229.92
14-4260-6000 REPAIR & MAINT--AUTOMOTIVE EQU			
PACIFIC STEEL & RECYCLING	874297	Ski Rack for Amb23	171.50
RIVER RUN AUTO PARTS	6538-77844	Supplies	34.80
RIVER RUN AUTO PARTS	6538-77850	Supplies	64.97
WINDYCITY ARTS, INC.	2014-787	Decals	243.25
Total AMBULANCE SERVICE:			7,792.90
Total AMBULANCE SERVICE FUND:			7,792.90
PARKS AND RECREATION FUND			
PARKS AND RECREATION			
18-4510-3100 OFFICE SUPPLIES & POSTAGE			
OFFICE VALUE	518702-001	Supplies	91.90
OFFICE VALUE	518702-002	Supplies	3.99
OFFICE VALUE	520856-001	Office Supplies	2.00
18-4510-3200 OPERATING SUPPLIES			
CHATEAU DRUG CENTER	1193900	Supplies	15.19
CHATEAU DRUG CENTER	1199891	Supplies	1.20
CHATEAU DRUG CENTER	1230079	Supplies	17.09
CHATEAU DRUG CENTER	1234819	Supplies	16.14
CHATEAU DRUG CENTER	1279425	Supplies	1.25
CHATEAU DRUG CENTER	1279509	Supplies	6.64
CHATEAU DRUG CENTER	1280857	Supplies	2.40
CHATEAU DRUG CENTER	1286279	Supplies	14.24
CHATEAU DRUG CENTER	1293259	Supplies	35.54
CHATEAU DRUG CENTER	1294222	Supplies	15.26
CHATEAU DRUG CENTER	1295491	Supplies	68.38
SYSCO	604816695	Supplies	52.60-
SYSCO	604946998	Concession & Supplies	166.25
INTERMOUNTAIN DESIGN INC.	43664	Stools	237.00
18-4510-3250 RECREATION SUPPLIES			
CHATEAU DRUG CENTER	1296213	Supplies	21.84
KEARNEY, JOHN	112114	Birdseed & Parts Reimbursement	97.62

Vendor Name	Invoice Number	Description	Net Invoice Amount
18-4510-3300 RESALE ITEMS-CONCESSION SUPPLY			
SYSCO	604220047	Concession & Supplies	31.34-
SYSCO	604946998	Concession & Supplies	419.02
SYSCO	604948071	Concession & Supplies	56.04
SYSCO	605380598	Concession & Supplies	105.28-
18-4510-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	775770	ACCT. 37268	394.82
UNITED OIL	782084	ACCT. 37268	160.68
18-4510-4200 PROFESSIONAL SERVICES			
INTEGRATED TECHNOLOGIES	8803	Copier Maintenance	32.34
NBS-NATIONAL BENEFIT SERVI	474330	Admin Fees	38.89
18-4510-5100 TELEPHONE & COMMUNICATIONS			
CENTURY LINK	1318716380	ACCT. 74754376	4.82
VERIZON WIRELESS, BELLEVUE	9735410805	ACCT. 365459737-00001	68.39
18-4510-5200 UTILITIES			
CLEAR CREEK DISPOSAL	845005	ACCT. 56339	87.31
IDAHO POWER	2203313446-11	ACCT. 2203313446	5.40
INTERMOUNTAIN GAS	429779-10/14	ACCT. 10249500-001-4	14.76
18-4510-6950 MAINTENANCE & IMPROVEMENTS			
SILVER CREEK SUPPLY	S1409126.001	Supplies	47.67
Total PARKS AND RECREATION:			1,954.85
Total PARKS AND RECREATION FUND:			1,954.85
LOCAL OPTION SALES TAX FUND			
LOCAL OPTION SALES TAX			
22-4910-4200 PROFESSIONAL SERVICES			
NBS-NATIONAL BENEFIT SERVI	474330	Admin Fees	6.42
22-4910-6060 EVENTS/PROMOTIONS			
EXPRESS PRINTING INC	229665	Halloween Posters	22.50
KEARNEY, JOHN	111714	Pond Hockey Tournament	1,000.00
K. WATERS	14-0118	Nightmare on Main & Tree Lighting Poster	330.00
CHOCOLATE MOOSE	111414	Event Sponsorship - Gingerbread Village	500.00
22-4910-6080 MOUNTAIN RIDES			
MOUNTAIN RIDES	768	Monthly Payment	45,833.33
Total LOCAL OPTION SALES TAX :			47,692.25
Total LOCAL OPTION SALES TAX FUND:			47,692.25
LOT-ADDITIONAL1% FUND			
LOT-ADDITIONAL 1%			
25-4910-4220 SUN VALLEY AIR SERVICE BOARD			
SUN VALLEY AIR SERVICE BOA	111314	October 2014 Additional 1%	121,737.85
Total LOT-ADDITIONAL 1%:			121,737.85

Vendor Name	Invoice Number	Description	Net Invoice Amount
Total LOT-ADDITIONAL1% FUND:			121,737.85
WATER FUND			
WATER EXPENDITURES			
63-4340-3200 OPERATING SUPPLIES			
AMERIPRIDE LINEN	2400371501	ACCT. 241076901	21.40
AMERIPRIDE LINEN	2400371502	ACCT. 241076900	75.85
CHATEAU DRUG CENTER	1279425	Supplies	1.25
D AND B SUPPLY	11041-11/08/14	Supplies- Acct. 11041	251.94
FEDEX	3400019383	Shipping	97.16
PIPECO, INC.	137922	Supplies	16.93
UNIFIED OFFICE SERVICES	192929	Office Supplies	43.31
63-4340-3400 MINOR EQUIPMENT			
CHATEAU DRUG CENTER	1288114	Supplies	15.19
CHATEAU DRUG CENTER	1288413	Supplies	10.44
63-4340-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	775773	ACCT. 37271	558.90
UNITED OIL	778360	ACCT. 37270	42.33
UNITED OIL	778361	ACCT. 37271	472.11
UNITED OIL	782086	ACCT. 37270	47.81
UNITED OIL	782087	ACCT. 37271	482.56
63-4340-4200 PROFESSIONAL SERVICES			
NBS-NATIONAL BENEFIT SERVI	474330	Admin Fees	36.87
ZIONS BANK PUBLIC FINANCE	112014	Water & Sewer User Rate Analysis	8,000.00
63-4340-4900 PERSONNEL TRAINING/TRAVEL/MTG			
IDAHO BUREAU OF OCCUPATIO	111214	Renewal Licenses for Dave Rambo	90.00
IDAHO BUREAU OF OCCUPATIO	112114	License Renewals for Kellen Chatterton	90.00
63-4340-5100 TELEPHONE & COMMUNICATIONS			
CENTURY LINK	1318716380	ACCT. 74754376	11.97
CENTURY LINK	2087250715195	ACCT. 208-725-0715 195B	109.00
CENTURY LINK	208725505103	ACCT. 208-725-5045 103b	48.01
VERIZON WIRELESS, BELLEVUE	9735316496	ACCT. 965494438-00001	22.21
63-4340-5200 UTILITIES			
DIG LINE	50425	Locates	80.11
INTERMOUNTAIN GAS	408540-10/14	ACCT. 10249500-001-4	16.35
INTERMOUNTAIN GAS	428883-10/14	ACCT. 10249500-001-4	64.75
63-4340-6000 REPAIR & MAINT-AUTO EQUIP			
NAPA AUTO PARTS	794794	Supplies	26.34
RIVER RUN AUTO PARTS	6538-78685	Supplies	2.00
RIVER RUN AUTO PARTS	6538-78828	Supplies	14.95
RIVER RUN AUTO PARTS	6538-79060	Supplies	14.95
RIVER RUN AUTO PARTS	6538-79426	Supplies	29.90
RIVER RUN AUTO PARTS	6538-79478	Supplies	129.95
RIVER RUN AUTO PARTS	6538-79483	Supplies	24.95
RIVER RUN AUTO PARTS	6538-79569	Supplies	159.95
DIAMOND D WELDING	778	Dump Truck Repair	710.00
63-4340-6100 REPAIR & MAINT-MACH & EQUIP			
McMASTER-CARR SUPPLY CO.	16212473	Supplies	144.60
PIPECO, INC.	133410	Supplies	31.27

Vendor Name	Invoice Number	Description	Net Invoice Amount
PIPECO, INC.	140972	Supplies	119.80
PLATT	F524337	Supplies	83.31
Total WATER EXPENDITURES:			12,198.42
Total WATER FUND:			12,198.42
WATER CAPITAL IMPROVEMENT FUND			
WATER CIP EXPENDITURES			
64-4340-7651 WA METERS TO FLAT RATE CUSTMRS			
WILRO PLUMBERS LLC	6361	Plumbing Service	214.41
64-4340-7800 CONSTRUCTION			
JOE'S BACKHOE SERVICES	17831	New Waterline	1,500.00
LUNCEFORD EXCAVATION, INC.	5716	Excavation	2,090.00
Total WATER CIP EXPENDITURES:			3,804.41
Total WATER CAPITAL IMPROVEMENT FUND:			3,804.41
WASTEWATER FUND			
WASTEWATER EXPENDITURES			
65-4350-3200 OPERATING SUPPLIES			
A.C. HOUSTON LUMBER CO.	14-435789	Supplies	20.99
AMERIPRIDE LINEN	2400371500	ACCT. 241021000	158.14
AMERIPRIDE LINEN	2400371501	ACCT. 241076901	21.41
D AND B SUPPLY	11041-10/06/14	ACCT 11041	29.99
D AND B SUPPLY	11041-10/13/14	ACCT 11041	72.98
D AND B SUPPLY	11041-100414	ACCT 11041	122.96
NORTH CENTRAL LABORATORI	346863	Supplies	198.68
PIPECO, INC.	140745	Gloves	8.46
TREASURE VALLEY COFFEE IN	2160:03828218	Supplies	10.54
UNIFIED OFFICE SERVICES	192929	Office Supplies	252.77
UPS STORE #2444	11/05/14	Shipping	39.55
65-4350-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	775772	ACCT. 37270	209.34
UNITED OIL	778360	ACCT. 37270	42.33
UNITED OIL	782086	ACCT. 37270	47.81
65-4350-4200 PROFESSIONAL SERVICES			
ANALYTICAL LABORATORIES, I	32315	Supplies	354.00
CENTRAL DRUG SYSTEM, INC.	238373	Testing	52.25
NBS-NATIONAL BENEFIT SERVI	474330	Admin Fees	65.27
65-4350-5100 TELEPHONE & COMMUNICATIONS			
CENTURY LINK	1318716380	ACCT. 74754376	12.83
VERIZON WIRELESS, BELLEVUE	9735316496	ACCT. 965494438-00001	100.60
65-4350-5200 UTILITIES			
IDAHO POWER	2202158701-11	ACCT. 2202158701	6,179.71
INTERMOUNTAIN GAS	190060-10/14	ACCT. 10249500-001-4	95.70
INTERMOUNTAIN GAS	190643-10/14	ACCT. 10249500-001-4	207.05
INTERMOUNTAIN GAS	311322-10/14	ACCT. 10249500-001-4	8.40
INTERMOUNTAIN GAS	408540-10/14	ACCT. 10249500-001-4	16.35
INTERMOUNTAIN GAS	497118-10/14	ACCT. 10249500-001-4	2.08

Vendor Name	Invoice Number	Description	Net Invoice Amount
65-4350-6000 REPAIR & MAINT-AUTO EQUIP			
McMASTER-CARR SUPPLY CO.	16416763	Supplies	811.57
65-4350-6100 REPAIR & MAINT-MACH & EQUIP			
A.C. HOUSTON LUMBER CO.	14-435789	Supplies	8.99
CHATEAU DRUG CENTER	1295823	Supplies	22.77
CHATEAU DRUG CENTER	1296214	Supplies	7.59
COLOR HAUS, INC.	158769	Paint	7.44
McMASTER-CARR SUPPLY CO.	16416763	Supplies	60.79
McMASTER-CARR SUPPLY CO.	16720017	Supplies	150.26
PLATT	F524337	Supplies	83.30
PLATT	F534924	Supplies	164.26
65-4350-6900 COLLECTION SYSTEM SERVICES/CHA			
AMERIPRIDE LINEN	2400371500	ACCT. 241021000	27.91
DIG LINE	50425	Locates	80.11
INTERMOUNTAIN GAS	408540-10/14	ACCT. 10249500-001-4	5.07
PLATT	F524337	Supplies	29.40
TREASURE VALLEY COFFEE IN	2160:03828218	Supplies	1.86
UNIFIED OFFICE SERVICES	192929	Office Supplies	15.28
UNITED OIL	775772	ACCT. 37270	136.60
UNITED OIL	778360	ACCT. 37270	14.94
UNITED OIL	782086	ACCT. 37270	16.88
VERIZON WIRELESS, BELLEVUE	9735316496	ACCT. 965494438-00001	41.83
ZIONS BANK PUBLIC FINANCE	112014	Water & Sewer User Rate Analysis	5,000.00
Total WASTEWATER EXPENDITURES:			15,017.04
Total WASTEWATER FUND:			15,017.04
WASTEWATER CAPITAL IMPROVE FND			
WASTEWATER CIP EXPENDITURES			
67-4350-7600 MACHINERY AND EQUIPMENT			
XYLEM WATER SOLUTIONS U.S.	3556814107	UV Lamps	8,608.97
Total WASTEWATER CIP EXPENDITURES:			8,608.97
Total WASTEWATER CAPITAL IMPROVE FND:			8,608.97
PARKS/REC DEV TRUST FUND			
PARKS/REC TRUST EXPENDITURES			
93-4900-6800 KETCHUM ARTS COMMISSION			
F-STOP	884183	Frames	29.85
Total PARKS/REC TRUST EXPENDITURES:			29.85
Total PARKS/REC DEV TRUST FUND:			29.85
DEVELOPMENT TRUST FUND			
DEVELOPMENT TRUST EXPENDITURES			
94-4900-8042 300 W.6TH STREET-DEMO SECURITY			
300 W 6TH STREET, LLC	111714	Demo Security Agreement Refund	45,000.00

Vendor Name	Invoice Number	Description	Net Invoice Amount
Total DEVELOPMENT TRUST EXPENDITURES:			45,000.00
Total DEVELOPMENT TRUST FUND:			45,000.00
Grand Totals:			587,841.08

Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

[Report].GL Account Number = "0110000000"- "9449008045", "9910000000"- "9911810000"

IN RE:)	
)	
Ketchum Cemetery District,)	KETCHUM CITY COUNCIL - FINDINGS
Petition to Vacate)	OF FACT, CONCLUSIONS OF LAW
City Rights of Way)	AND DECISION
)	

BACKGROUND FACTS

APPLICANT: Ketchum Cemetery District, Peter Flood, President

REPRESENTATIVE: Garth McClure, Benchmark Associates

REQUEST: Request to vacate two portions of Tenth Street, a portion of Walnut Avenue and a small portion of the alley behind Ketchum Townsite, Block 94.

NOTICE: All requirements of notice have been met. Legal notice was published in the Mountain Express, a newspaper of general circulation, on October 29, 2014 and November 5, 2014. A notice of the public hearing regarding this matter was mailed by certified mail to property owners within 300 feet of the boundaries of the subject property on November 4, 2014.

ZONING: The subject areas proposed for vacation are located in several zone districts. These include the following: Recreation Use (RU), Limited Residential (LR), and Tourist 4000 (T-4000)

REVIEWER: Rebecca F. Bundy, Senior Planner

Regulatory Taking Notice: Applicant has the right, pursuant to section 67-8003, Idaho Code, to request a regulatory taking analysis.

GENERAL FINDINGS OF FACT

1. The applicant is petitioning the City of Ketchum to vacate certain portions of rights of way for their use in implementing the long range plans of the Ketchum Cemetery District (the Cemetery). The purpose of the vacation request is noted in the application, **Exhibit C** of the staff report. The land areas that are the subject of this request are shown on attached **Exhibit A**. These areas are all portions of City right-of-way and are generally of an unimproved nature with some portions presently in a maintained condition (primarily as lawn) by the Cemetery. Most of subject area is grass or sage-covered slope.

2. The Planning and Zoning conducted public hearings on this application on January 27, 2014, July 14, 2013 and August 25, 2014. Through that hearing process, the original vacation request (vacation of all of 10th Street to the northeast side of the cemetery property, all of the alley behind Block 94, half of Walnut Avenue to the southeast of the property and a portion of

10th Street to the south of the property) has been reduced to small portions of 10th Street and the alley to the northeast side of the cemetery property and small portions of Walnut Avenue to the southeast and 10th Street to the south of the property. These are areas currently maintained by the Cemetery. (See **Exhibit B** of the staff report.)

3. The Cemetery is proposing to grant a five (5) foot wide pedestrian easement along the south side of the property to provide public access between the north end of Walnut Avenue and Highway 75. In addition, the Cemetery has agreed to dedicate a ten (10) foot wide public access easement across Lots 3 and 4, Block 94 for a primitive trail to connect the north end of Walnut Avenue with the existing trail that traverses the hillside. (That trail currently runs across Lots 1 and 2, Block 94, private property that is likely to develop in the future.) Dedication of said trail has been made a condition of approval. (See **Exhibit E** of the staff report.)

4. In 2004, the City entered into a lease agreement, **Exhibit F** of the staff report, with the Ketchum Cemetery District for the use of two townsite lots - Lots 7 and 8, Block 94, Ketchum Townsite. No change to the lease is proposed at this time.

5. City Staff finds the proposed areas, as modified through the process, for vacation acceptable with the conditions as proposed.

6. Exhibits to the November 17, 2014 staff report:

- A. Preliminary Plat, Current Vacation Request, Benchmark Associates, dated August 27, 2014
- B. Vacation Exhibit, Benchmark Associates, dated August 27, 2014
- C. Application Form, dated July 22, 2013
- D. Original Proposed Vacation Exhibit, Benchmark Associates, dated October 22, 2013
- E. Trail Exhibit
- F. Land Lease, dated September 20, 2004
- G. Public Comments
 - Mary Ann Davidson, stamped "received" on November 10, 2014

CONSIDERATIONS & RECOMMENDATION

1. City department staff have conducted site visits to the property, met with applicant representatives, and evaluated the value and potential purposes of the land proposed for vacation. Engaged in this review were representatives from the Fire Department, Streets Department, Utilities Department, and Parks and Recreation Department. This report reflects comments and concerns from those departments as well as those of the Planning and Building Department.

- The Public Works Director notes that there are utilities in the vicinity, none of which would be compromised if a vacation were approved. A 10 foot easement for an existing sewer line is shown on the plan and is found to be acceptable to the Public Works

director. The final plat would need to show the easement and provide any plat note language necessary to convey the appropriate use and rights to the City of Ketchum.

- Streets, Utilities and Planning staff feel that only a portion of the Walnut Avenue right of way is acceptable for vacation. Staff would like to see a majority of the originally proposed area remain in City ownership for the purposes of storm water management and access. The current request is acceptable to City staff.
- Staff has no issue with vacating the low-lying portions of 10th Street and Walnut Ave that are currently mowed by the Cemetery or in sage (bottom of Walnut). The Council felt comfortable with the vacation of 10th Street with a condition that an easement for public use be placed on a portion of the vacated area and on Lots 3 and 4, Block 94. (This area is shown in attached **Exhibit A.**)
- All public rights of way and lands are entrusted to the City for the good of the community and should be evaluated with a long term perspective. Staff is supportive of the areas proposed, as modified through the process, for vacation. It would be helpful in deliberating any future vacation petitions to better understand the goals of the Ketchum Cemetery's master plan in evaluating such vacation.
- A request had been made in the May 1, 2014 letter, requesting an amendment to the lease agreement with the city, but that request has been rescinded.

2. At their August 25, 2014 public hearing on this request, the Planning and Zoning Commission recommended approval of the vacation request, as modified through the process, to the City Council.

PROCESS AND CRITERIA FOR REVIEW

The Planning and Zoning Commission is a recommending body to the City Council on right of way vacations and has recommended approval of the current application, as modified through the process. The City Council has conduct a duly-noticed public hearing on the matter. Title 16, Subdivision Ordinance, Ketchum Municipal Code offers the following for Vacations and Dedications:

16.04.050: VACATIONS AND DEDICATIONS:

- A. *Application: Any property owner desiring to vacate an existing public street, alley or easement right of way, or desiring to dedicate a street or alley right of way shall file an application with the administrator. Upon receipt of the completed application and other information reasonably required by the administrator, the date of acceptance of the application shall be affixed on the application. Thereafter, such application shall be placed upon the commission agenda for consideration at a regular meeting of the commission, and the procedures followed for such vacations shall comply with Idaho Code sections 50-1321, 50-1325 and 50-1306(A), including subsequent amendment or codification.*

- B. *Commission Action: The commission shall consider the application and testimony of the applicant and such other information as may come before it with regard to the proposed vacation or dedication. The commission shall consider the interests of the adjacent property owners, public utilities, conformance of the proposal with the comprehensive plan and the future development of the neighborhood, and shall make its recommendations for accepting or rejecting such application. If dedication of a street is accepted, recommendations for improvements to be made prior to the acceptance shall be made by the commission.*
- C. *Council Action: In considering an application for vacation of an existing street, alley or easement right of way, the council shall establish a date for public hearing and give such notice as required by law. The council shall hear and consider the public testimony, applicant testimony, recommendations of the commission, and any other information as may be brought before the council. Whenever the council vacates an existing public street, the city shall provide adjacent property owners with a quitclaim deed for the vacated street as prescribed by law. Such vacation shall become effective upon delivery of such deed(s). When considering an application for dedication to the public of a street, alley or easement right of way, the council may require certain improvements be constructed or performance bond furnished prior to acceptance of the dedication. To complete the acceptance of any dedication, the council shall accept same by resolution or by approval of a final subdivision plat.*
- D. *Exemptions: The provisions of this section shall not apply to the widening of any street which is shown in the comprehensive plan or the dedication of non-vehicular easements to the city. (Ord. 316 § 5, 1979)*

Findings:

1. The portions of the rights of way considered for vacation have not been opened or used by the public for five (5) or more years for vehicular access, and adjacent property owners have access to their properties from other public streets, per I.C. 50-1321.
2. Portions of the rights of way considered for vacation have been used by the Cemetery District for mowed lawn and by the City for its sewer line. Such uses may continue after vacation occurs.
3. With the dedication of the public easements as recommended conditions of approval, the vacation is found to be in the public interest.
4. The City hereby waives any right to the right-of-way adjacent to City-owned properties, specifically Lot 8, Block 94, Ketchum Townsite.

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 City Council for review of this application.

4. The proposed vacation **does** meet the standards of approval under Idaho Code Section 50-311 and Ketchum Subdivision Code Title 16, Chapter 16.04.050, subject to conditions of approval.

DECISION

THEREFORE, the Ketchum City Council **approves** the request of Ketchum Cemetery District to vacate only those portions of the Tenth Street and Walnut Avenue shown on attached **Exhibit A** subject to the following conditions:

1. The applicant shall submit a final plat reflecting the resulting property line alterations to adjoining parcels, and meeting all other statutory and Ketchum code requirements for vacations and re-plats (or lot line shifts).
2. The applicant shall dedicate a ten (10) foot wide public non-motorized access easement over portions of (Cemetery-owned) Lots 3 and 4, Block 94 in a mutually agreed upon location, and a five (5) foot access easement along the south boundary. No fence is allowed at this time. Such access easement would include a provision for the allowance of dogs. The area for this easement is as shown in attached **Exhibit A**.
3. The applicant shall dedicate a ten (10) foot utility easement along the western boundary (adjacent to State Highway 75) of the Cemetery property for the purposes of the City’s sewer main line that is presently located there, and for future repair and replacement. Such easement may stipulate that, should the City alter the above ground of condition of the easement area for its purposes, that the City will return the land to its pre-work condition.
4. The applicant shall provide the required quit claim deed(s) to the City for review and approval by the City Attorney prior to City’s creation and approval of the ordinance formalizing the street vacation.

Findings of Fact **adopted** this 1st day of December, 2014.

Mayor Nina Jonas

STATE OF IDAHO)
) ss.
County of Blaine)

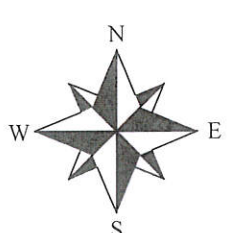
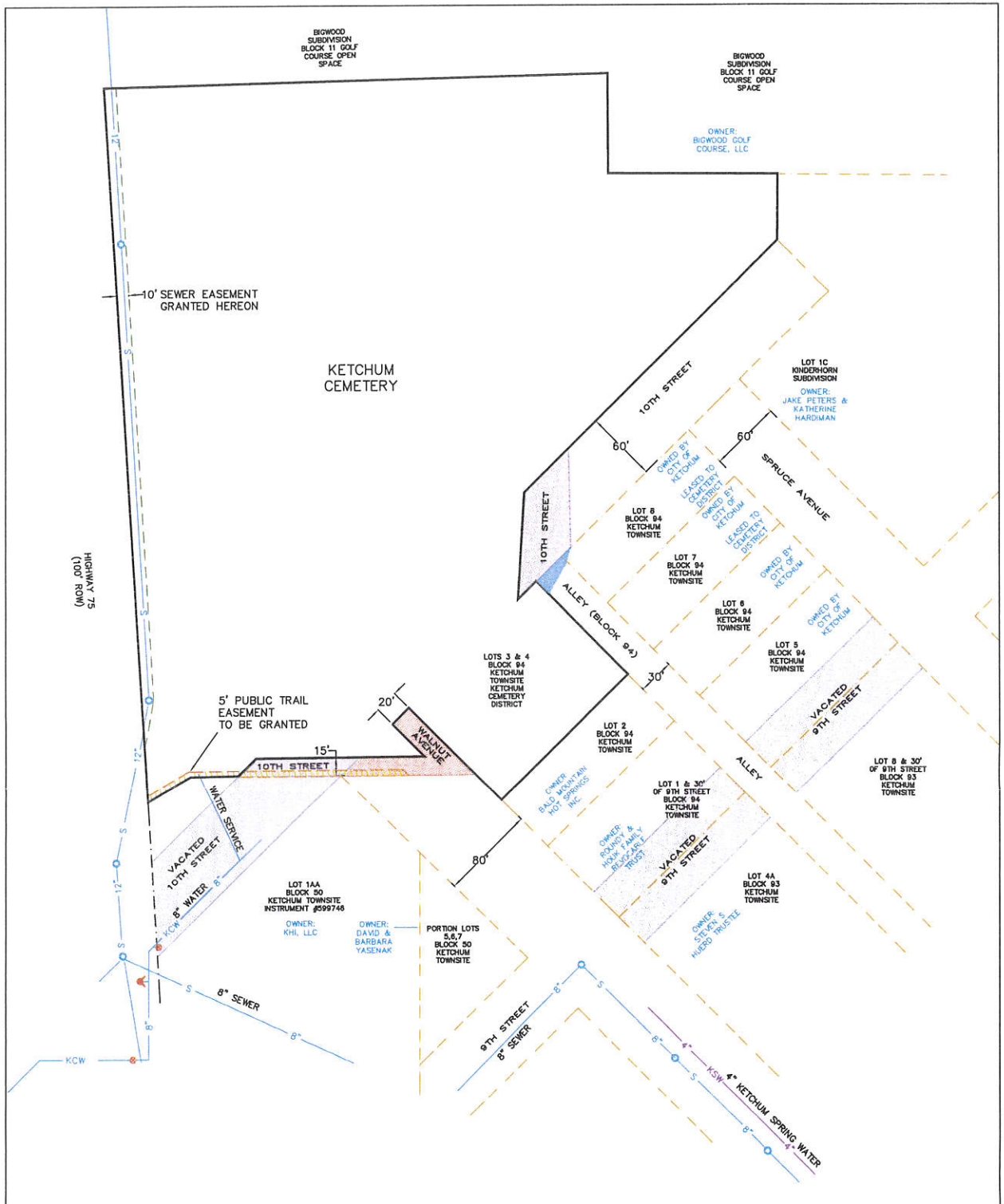
On this 1st day of December, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Nina Jonas, known or identified to me to be the person whose name is subscribed to the within instrument.

WITNESS my hand and seal the day and year in this certificate first above written.

Notary Public for Idaho

Residing at:

Commission Expires:



SCALE: 1" = 80'

LEGEND

- TENTH STREET ROW TO BE VACATED
- WALNUT AVENUE ROW TO BE VACATED
- ALLEY ROW TO BE VACATED
- FORMERLY VACATED ROW'S
- PUBLIC TRAIL EASEMENT

- CEMETERY PROPERTY BOUNDARY
- ADJOINER
- EXISTING SEWER LINE
- 10' SEWER EASEMENT

received
10/31/14

PREPARED BY: BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 - 100 BELL DRIVE, KETCHUM,
IDAHO, 83340
PHONE (208)726-9512 FAX (208)726-9514
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**KETCHUM CEMETERY DISTRICT
PRELIMINARY PLAT**

LOCATED WITHIN:
SEC. 17 & 18, T.4N., R.18E., AND SEC. 12 & 13, T.4N.,
R.17E., B.M., CITY OF KETCHUM, BLAINE CO., IDAHO

PREPARED FOR: KETCHUM CEMETERY DISTRICT

VACATION EXHIBIT	DWG BY: JPG/CPL	12262 Street Vacation W&S
PROJECT NO. 12262	DATE: 08/27/2014	SHEET 1 OF 2

EXHIBIT A

IN RE:)	
)	
Wick Strasse Street,)	KETCHUM CITY COUNCIL - FINDINGS
Petition to Vacate)	OF FACT, CONCLUSIONS OF LAW
City Rights of Way)	AND DECISION
)	

BACKGROUND FACTS

APPLICANT: TBDBV, LLC; BV, LLC – Dennis Hanggi and Glen H. Hamilton Trust, owners of Lots 1 and 5-8, within the subject subdivision.

REPRESENTATIVE: Benchmark Associates

REQUEST: Request to vacate the Wick Strasse Street right of way (adjacent to Lots 5-8, Bavarian Village Subdivision).

NOTICE: All requirements of notice have been met. Legal notice was published in the Mountain Express, a newspaper of general circulation, on October 29, 2014 and November 5, 2014. A notice of the public hearing regarding this matter was mailed by certified mail to property owners within 300 feet of the boundaries of the subject property on November 4, 2014.

ZONING: The subject area proposed for vacation is located in the General Residential – High Density Zone District (GR-H).

REVIEWER: Rebecca F. Bundy, Senior Planner

Regulatory Taking Notice: Applicant has the right, pursuant to section 67-8003, Idaho Code, to request a regulatory taking analysis.

GENERAL FINDINGS OF FACT

1. The applicant is petitioning the City of Ketchum to vacate the full portion of the Wick Strasse Street right of way. This right of way (which is partially paved) served as a driveway and parking court for what was once the Bavarian Village housing complex. Bavarian Village has since been razed and the property is vacant, with the exception of a water pump house.
2. The Planning and Zoning Commission conducted a public hearing on this application on September 22, 2014, and recommended approval to the City Council, subject to the proposed conditions below.
3. Based on discussions with the applicant and Idaho Power representatives, there are reportedly utilities (notably water lines and underground electric lines and related facilities) that are located on the subject property but have not been mapped by the applicant.

4. The applicants do not have a development plan (subdivision, PUD, multi-family etc.) proposed in conjunction with the requested vacation petition. Presently, lots that adjoin the Wick Strasse Street right of way are under ownership of the applicants, with Lot 5 belonging to Glen H. Hamilton Trust, Lot 6 belonging to TBDBV, LLC, and Lots 7 and 8 belonging to BV, LLC. Considering that all of the parcels in the subdivision are legally defined lots, they may be sold separately (except Lot 1) and change ownership at any time. With this in mind the city needs to ensure that all of the properties upon development can be served with city utilities, adequate access and meet city and applicable codes. (Lots 2, 3 and 4 are unaffected by the vacation, as they have access from Rember Street or Bird Drive.) According to the proposed plat, Lots 5, 6, 7, and 8 have frontage on the proposed new private road and gain area within each re-platted lot.) The applicant has submitted Declarations of Special Covenants, Conditions and Restrictions which name the City as a third party beneficiary to Section 1.C Declarant's Responsibility for Construction, which requires installation of all required utilities prior to issuance of a building permit for any of the properties bordering Wick Strasse Street. This document has been reviewed by the City Attorney to ensure that it adequately ensures installation of the utility lines and protects the City.

5. The owners within the subdivision currently possess a well, that was to be located in a one hundred (100) square foot Lot 1 at the southwest corner of Lot 6, but in actuality straddles the lot line between Lots 4 and 6. Upon development of the now vacant lots, the lots will be required to be served by Ketchum's municipal water service lines, and the well should be abandoned.

The City Council found that the applicant is amenable to said transfer and is researching his water right; therefore, prior to issuance of a building permit for any lot served by the currently named Wick Strasse Street or abandonment of the well, whichever comes first, the applicant shall transfer the water right for that well to the City. The means for said transfer shall be reviewed and approved by the City Attorney.

6. To better understand the developability of the land, the tables below provide an itemization based upon the zoning parameters of the GR-H Zoning District, if Wick Strasse Street were to be vacated as requested, with some assumptions. Those assumptions include a maximum FAR of 1.4, that units would be 1,800 square feet in size, maximum 35 foot height (likely needed to achieve maximum FAR), and calculated on developable lot area (excludes areas committed to a public or private street, alley, fire lane, private driveway easement). Many scenarios are possible and these assumptions are not moderate or the extreme, but they are possible. **Table 1** illustrates the developability of all of the lots within the Bavarian Village. **Table 2** illustrates only those lots (Lots 5, 6, 7, and 8) that would take access from Wick Strasse Street if vacated. (Lots 6 and 8 have frontage on Bird Drive, however, with Wick Strasse as a public street or vacated, upon development the City would require access from Wick Strasse versus Bird Drive to manage curb cuts and vehicular turning movements.) The potential of a high number of new units is very possible and must be considered.

The vacation of Wick Strasse Street results in a total of 5,719 square feet of lot area being added to Lots 5, 6, 7 and 8. This additional lot area results in an additional development

potential of about 8,000 square feet of gross floor area on those lots. Total possible development, assuming vacation of Wick Strasse Street as requested, is summarized below:

Table 1

Bavarian Village - Total Possible Development			
	Area (sf)	Max FAR	Possible GFA
Lot 2	9078	1.4	12709.2
Lot 3	9078	1.4	12709.2
Lot 4	9047	1.4	12665.8
Lot 5	10115	1.4	14161
Lot 6	11444	1.4	16021.6
Lot 7	9365	1.4	13111
Lot 8	11168	1.4	15635.2
Max possible GFA			97013 sf
Assume 1800 sf/unit			53.9 possible units

Table 2

Possible Development Accessed by Wick Strasse			
	Area (sf)	Max FAR	Possible GFA
Lot 5	10115	1.4	14161
Lot 6	11444	1.4	16021.6
Lot 7	9365	1.4	13111
Lot 8	11168	1.4	15635.2
Max possible GFA			58928.8 sf
Assume 1800 sf/unit			32.7 possible units

7. Attachments to the November 17, 2014 staff report:
 - A. Applicant's Submittal:
 - ROW Vacation Application
 - Applicant's Exhibit A & B
 - Draft Declarations of Special Covenants, Conditions and Restrictions, received November 10, 2014
 - Lawson letter dated, January 27, 2014
 - Lawson letter dated, July 11, 2014
 - B. Correspondence from the public for the Planning and Zoning Commission's September 22, 2014 public hearing. No comment has been received for the City Council hearing.
 - Cheryl Concannon, email, 9/11/14
 - Clyde Holt, email, 9/11/14
 - Elizabeth Insinger, email, 9/12/14

CONSIDERATIONS & RECOMMENDATION

1. All public rights of way and lands are entrusted to the City for the good of the community and should be evaluated with a long term perspective. Wick Strasse Street has been privately maintained in the past, and the Street Department would prefer not to maintain and perform snow removal on the dead end street in the future. In addition, the property contains a well, located on the lot line between Lots 4 and 6, that would be required to be abandoned upon application for building permits for those lots. The applicant discussed with the Council the possibility of granting that water right to the City and has agreed to initiate the process for doing so.
2. City staff have conducted site visits to the property, met with applicant representatives, and evaluated the value and potential purposes of the land proposed for vacation and the impact of the proposed vacation. Engaged in this review were representatives from the Fire Department, Streets Department, Utilities Department, and Parks and Recreation Department. One key concern of staff has to do with who would actually build the access road or driveway, and utilities to serve the adjoining lots. That has been determined in the Declarations of Special Covenants, Conditions and Restrictions to the City Attorney's satisfaction as follows, "Declarant's Responsibility for Construction. Declarant shall construct and install the right-of way described in paragraph A and the utility lines and facilities described in paragraph B, before the issuance by the City of a building permit for any improvement on the Property. As an incident of the work the well house on Lot 1 shall be removed. Declarant shall bear all costs related to the installation, operation, maintenance, repair and replacement of such right-of-way and utility facilities located in the Easement Area, shall repair to the original specifications any damage resulting from such use and shall provide as-built plans for all such improvements and facilities to the Owners within thirty (30) days after the date of completion of construction of same. An infrastructure construction plan shall be developed and submitted to the City before the commencement of any work by Declarant."

PROCESS AND CRITERIA FOR REVIEW

The Planning and Zoning Commission is a recommending body to the City Council on right of way vacations and has recommended approval of the current application. The City Council has conducted a duly-noticed public hearing on the matter. Title 16, Subdivision Ordinance, Ketchum Municipal Code offers the following for Vacations and Dedications:

16.04.050: VACATIONS AND DEDICATIONS:

- A. *Application: Any property owner desiring to vacate an existing public street, alley or easement right of way, or desiring to dedicate a street or alley right of way shall file an application with the administrator. Upon receipt of the completed application and other information reasonably required by the administrator, the date of acceptance of the application shall be affixed on the application. Thereafter, such application shall be placed upon the commission agenda for consideration at a regular meeting of the commission, and the procedures followed for such vacations shall comply with Idaho*

Code sections 50-1321, 50-1325 and 50-1306(A), including subsequent amendment or codification.

- B. Commission Action: The commission shall consider the application and testimony of the applicant and such other information as may come before it with regard to the proposed vacation or dedication. The commission shall consider the interests of the adjacent property owners, public utilities, conformance of the proposal with the comprehensive plan and the future development of the neighborhood, and shall make its recommendations for accepting or rejecting such application. If dedication of a street is accepted, recommendations for improvements to be made prior to the acceptance shall be made by the commission.*
- C. Council Action: In considering an application for vacation of an existing street, alley or easement right of way, the council shall establish a date for public hearing and give such notice as required by law. The council shall hear and consider the public testimony, applicant testimony, recommendations of the commission, and any other information as may be brought before the council. Whenever the council vacates an existing public street, the city shall provide adjacent property owners with a quitclaim deed for the vacated street as prescribed by law. Such vacation shall become effective upon delivery of such deed(s). When considering an application for dedication to the public of a street, alley or easement right of way, the council may require certain improvements be constructed or performance bond furnished prior to acceptance of the dedication. To complete the acceptance of any dedication, the council shall accept same by resolution or by approval of a final subdivision plat.*
- D. Exemptions: The provisions of this section shall not apply to the widening of any street which is shown in the comprehensive plan or the dedication of non-vehicular easements to the city. (Ord. 316 § 5, 1979)*

Findings:

1. This application has been made by the owner of all properties abutting the public right-of-way proposed for vacation, and said request for vacation has been adequately noticed, per I.C. 50-1321.
2. Portions of the right of way considered for vacation have been used by the surrounding properties for access and utility easements. Such uses may continue after vacation occurs.
3. The vacation has been found in the public interest because access issues, water rights, and development of the road/installation of utilities to each of the lots have been addressed to the Council's satisfaction.

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 City Council for review of this application.

4. The proposed vacation **does** meet the standards of approval under Idaho Code Section 50-311 and Ketchum Subdivision Code Title 16, Chapter 16.04.050, subject to conditions of approval.

DECISION

THEREFORE, the Ketchum City Council **approves** the request of TBDBV, LLC; BV, LLC – Dennis Hanggi and Glen H. Hamilton Trust, to vacate City right-of-way for Wick Strasse Street as shown in attached Attachment A, Exhibits A and B, subject to the following conditions:

1. Vehicular access to the lots contiguous with the currently named Wick Strasse Street, whether in its present location or in a future location, shall come off of said street and not off of Bird Drive.
2. Prior to issuance of a building permit for any lot served by the currently named Wick Strasse Street, the property owner shall submit civil engineered drawings, stamped by an engineer licensed in the State of Idaho, for street and utility improvements to serve all properties served by the Wick Strasse easement. Said drawing shall be reviewed and approved by the Public Works Director prior to issuance of building permit.
3. Prior to issuance of a building permit for any lot served by the currently named Wick Strasse Street or abandonment of the well on Lot 1, whichever comes first, the applicant shall transfer the water right for that well to the City. The means for said transfer shall be reviewed and approved by the City Attorney.

Findings of Fact **adopted** this 1st day of December, 2014.

Mayor Nina Jonas

STATE OF IDAHO)
) ss.
County of Blaine)

On this 1st day of December, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Nina Jonas, known or identified to me to be the person whose name is subscribed to the within instrument.

WITNESS my hand and seal the day and year in this certificate first above written.

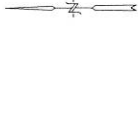
Notary Public for Idaho

Residing at:

Commission Expires:

Attachment A:

- Exhibit A
- Exhibit B



NOTES:

1. Refer to the original plot of: BAVARIAN VILLAGE SUBDIVISION for restrictions and conditions affecting this property.
2. Boundary lines and easements shown herein are per plat.
3. A Title Search has not been performed.
4. A Title Policy has not been submitted to Bancorak Associates, Inc. Any restrictions or conditions shown on this map are contained within said policy may not appear on this map. It is the responsibility of the owner or agent to request or furnish said information.
5. Utilities shown herein are per surface evidence only. Location of underground utilities and services should be confirmed prior to excavation or design.
6. Elevations from NGVD 29.
7. Building walls shown herein are outside face of building unless otherwise noted.

LEGEND:

PROPERTY BOUNDARY	---
FENCE	-X-X-
UTILITY LINES	---
COSE PARALLEL	---
APPROXIMATE SINK MAIN	---
APPROXIMATE WATER MAIN	---
LIGHT POLE	○
SECURITE TREE	●
OVERHEAD WEE	○
BUSH	○

EXHIBIT A

WICK STRASSE VACATION EXHIBIT

LOCATED WITHIN: IOWA COUNTY, IOWA.

SEC. 13, T4N, R10E

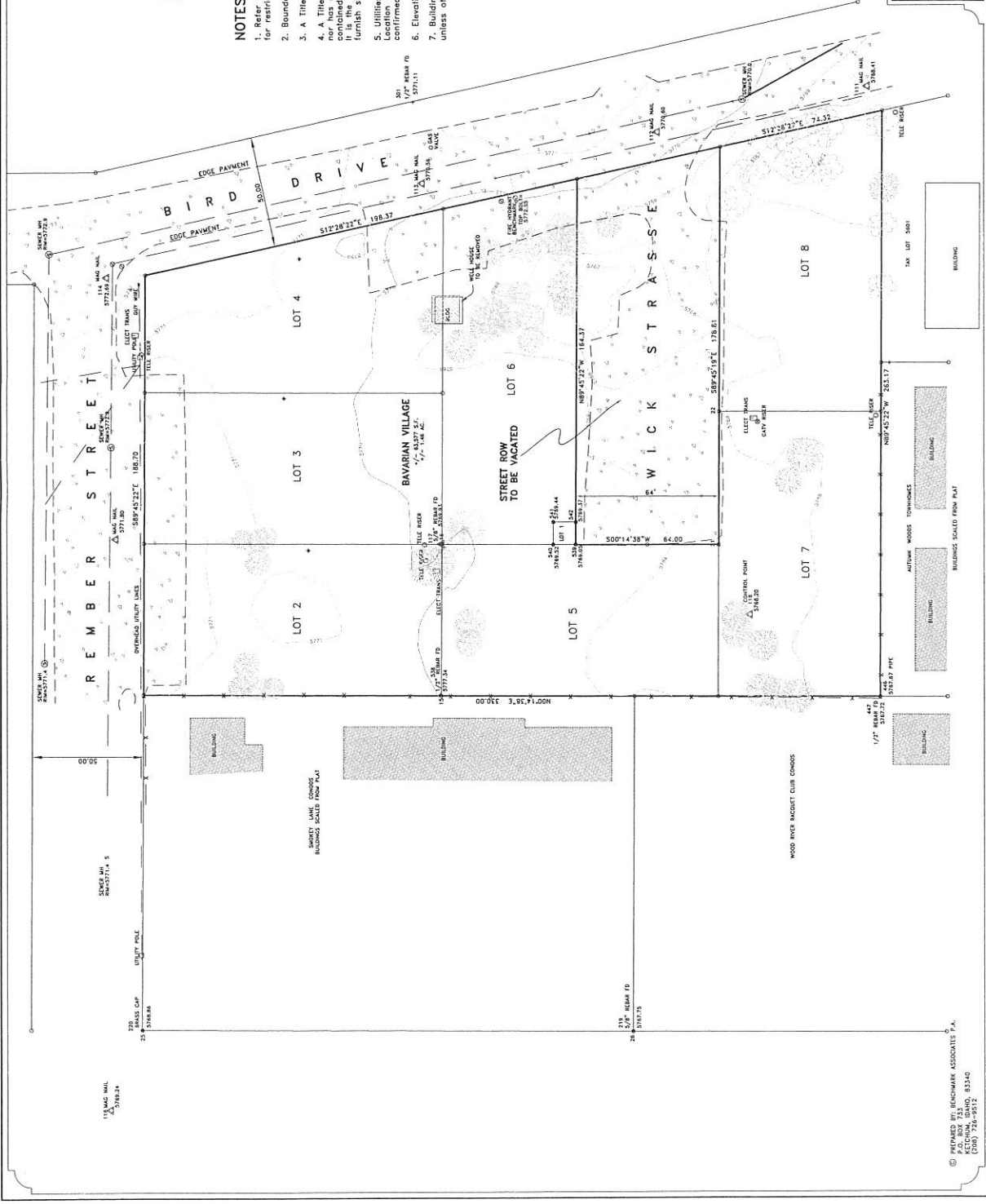
PREPARED FOR: DONALD HANCOCK

A SITE MAP

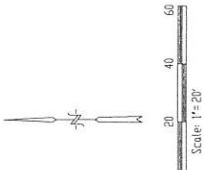
PROJECT NO. 12151 FILE: 12151-WALDING CO-DRD FILE: 00451.CAD

DATE: 01/07/2013

CO-DRD FILE: 00451.CAD



© PREPARED BY: BANCORAK ASSOCIATES P.A.
 KETCHIKAN, IOWA, 53140
 (508) 734-1512



NOTES:

1. Refer to the original plat of: BAVARIAN VILLAGE SUBDIVISION for restrictions and conditions affecting this property.
2. Boundary lines and easements shown hereon are per plat.
3. A Title Search has not been performed.
4. A Title Policy has not been submitted to Benchmark Associates, nor has a Title search been requested. Certain information contained herein may not appear on this map. It is the responsibility of the owner or agent to request or furnish said information.
5. Utilities shown hereon are per surface evidence only. All utility services should be confirmed prior to excavation or design.
6. Elevations from NOVD 29.
7. Building walls shown hereon are outside face of building unless otherwise noted.
8. A 26 foot wide and 60 foot diameter Private Access and Public Utility Easement is granted within Lots 5, 6, 7 & 8 to benefit Lots 5, 6, 7 & 8 as shown hereon.

LEGEND:

- PROPERTY BOUNDARY
- FENCE
- OVERHEAD UTILITY LINES
- UNDERGROUND UTILITY LINES
- EASEMENT LINE (SEE NOTE 8.)
- WATER MAIN
- LIGHT POLE
- DECIDUOUS TREE
- EVERGREEN TREE
- BUSH

**RIGHT-OF-WAY
TO BE DEEDED TO
ADJOINING LOTS**

EXHIBIT B

**WICK STRASSE
VACATION EXHIBIT**

LOCATED WITHIN:
SEC. 15, T4N, R7E, B.M., BLAINE COUNTY, IDAHO.

PREPARED FOR: DENNIS HANGGI
A SITE MAP
PROJECT NO.: 13151
DATE: 05/17/2014

PREPARED BY: BENCHMARK ASSOCIATES P.A.
P.O. BOX 733
BOZEMAN, MT. 59710
(208) 724-9512



© PREPARED BY: BENCHMARK ASSOCIATES P.A.
P.O. BOX 733
BOZEMAN, MT. 59710
(208) 724-9512



City of Ketchum

P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340

November 25, 2014

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Jonas and City Councilors:

Consideration re: Kith and Kin Second Security Agreement

FILE NUMBER: 14-049

OWNER: Jesse Sheue

REQUEST: Post a security deposit for installation of a new metered water service line from the City main in North Washington Avenue and abandonment of the existing service line from 500 North Washington Avenue per the requirements of Design Review #14-049 and Building Permit #14-085.

LOCATION: 520 North Washington Avenue (Ketchum Townsite, Lot 7, Block 15)

ZONING: Community Core (CC), Subdistrict C – Urban Residential

ATTACHMENTS:

A. Security Agreement

Introduction/History

As a condition of design review approval the Developer is required to provide installation of a new metered water service line from the City main in North Washington Avenue and abandon the existing service line from 500 North Washington Avenue, with building occupancy expected this winter/spring. However, installation of the main in the City right-of-way cannot be performed until spring due to cold temperatures. The developer is required to deposit with the city one and one half times the cost of installation of the main and abandonment of the existing service, a total of \$4500.00.

Current Report

The Security Agreement covers the following:

- The Developer shall complete the required water main installation and abandonment of the existing service from 500 North Washington Avenue on or before **July 15, 2015**, or the city shall complete work and be reimbursed for costs by the security deposit. If the total costs are less than the amount of the Deposit, the City agrees to reimburse the Developer for the difference. However, if the costs are greater than the amount of the Deposit, the Developer agrees to fully reimburse and hold harmless

the City for additional costs of the work within thirty (30) days of being presented an invoice by the City.

- If the Developer completes the required water main installation and abandonment of the existing service from 500 North Washington Avenue on or before **July 15, 2015**, the Ketchum City Clerk will reimburse the Deposit to the Developer upon receiving written notice by the Ketchum Planning and Building Department that work is complete, inspected and approved.

Financial Requirement/Impact

There is no financial requirement or impact associated with this agreement. A Security Agreement is intended to help protect the City in the event that the proposed constructions were ever to pose an issue for the City.

Recommendation

Staff respectfully recommends that the City Council authorizes the Mayor to sign the agreement by approving the Consent Agenda.

Sincerely,

A handwritten signature in blue ink that reads "Rebecca F. Bundy". The signature is fluid and cursive, with the first name being the most prominent.

Rebecca F. Bundy
Senior Planner

**Attachment A:
Second Security Agreement**



SECOND SECURITY AGREEMENT

THIS SECOND AGREEMENT made and entered into this ____ day of November 2014, by and between JESSE SHEUE, hereinafter referred to as "Developer", and the CITY OF KETCHUM, IDAHO, a municipal corporation, hereinafter referred to as "City".

WHEREAS, the Developer is required to construct or post security for construction of the following improvements by applicable ordinances of the City of Ketchum and the laws of the State of Idaho, to-wit:

New metered water service line from the City main line in Washington Avenue to 520 Washington Avenue and abandonment of the existing service line from 500 Washington Avenue.

WITNESSETH:

That the Developer covenants and agrees to post security for construction of the above described improvements and the City agrees to accept said security, each in accordance with the terms and conditions of this Agreement.

That the Developer, simultaneously with the execution of this Agreement, gives a Deposit, at a value of 150% of said improvements, to the City, which will be held in the City of Ketchum Planning and Zoning Trust Fund as security for complete performance and construction of the above described improvements upon the following terms and conditions:

1. That the Developer shall complete construction of said improvements on or before **July 15, 2015**, or said amount shall be due and payable to the City of Ketchum, and said Deposit may be drawn by the City of Ketchum to the full amount thereof.

2. That said Deposit shall be made in the name of the JESSE SHEUE, the developer, and all control of said Trust Fund shall be held by the City of Ketchum, a municipal corporation.

3. That in the event the Developer fails or refuses to complete said improvements on or before the date set forth in paragraph number 1 hereinabove, the City shall have the right to redeem said Deposit and apply the proceeds thereof to construction of said improvements.

4. In case of default by the Developer, if the total cost of constructing said improvements is less than the amount of the Deposit, the City agrees to reimburse the Developer for the difference between the actual cost and the amount of the Deposit. However, if the cost of installing said improvements is greater than the amount of the Deposit, the Developer agrees to fully reimburse and hold harmless the City for any and all additional costs incurred by the City installing and constructing said improvements within thirty (30) days of being presented an invoice by the City.

5. That in the event the Developer completes construction of said improvements on or before the date set forth in paragraph number 1 hereinabove, the Ketchum City Clerk shall release the Deposit to the Developer upon receiving written notice by the Ketchum Planning and Building Department that said improvements have been installed according to applicable specifications and that the same has been inspected and approved. Also, the Planning and Building Department may so authorize release of an appropriate proportion of the amount held as security upon completion, inspection and approval of a discrete portion of construction provided sufficient security is retained in compliance with all applicable standards, ordinances and laws.

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

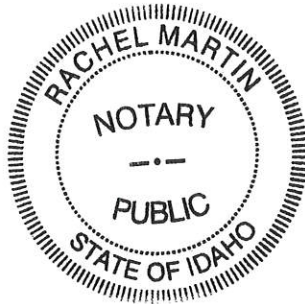
DEVELOPER:

CITY OF KETCHUM:



JESSE SHEUE

NINA JONAS, MAYOR



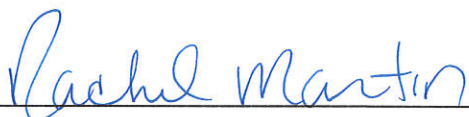
ATTEST:

Sandra E. Cady
City Clerk

STATE OF IDAHO)
) ss.
County of Blaine)

On this 21st day of November, 2014, before me, a Notary Public in and for said State, personally appeared Jesse Sheue, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

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



Notary Public
Residing at: Blaine County
Commission expires: NOV 5, 2019

Rebecca Bundy

From: Pat Cooley
Sent: Friday, November 21, 2014 2:13 PM
To: Rebecca Bundy
Cc: Robyn Mattison; Dave Rambo; esheue@gmail.com
Subject: 520 Washington

Dear Rebecca.

As per our conversation today with regards to Jesses Restaurant at 520 Washington. The plan by the Sheue family is to extend the existing non conforming water line farther into their property from 500 Washington Ave and install a frost free hydrant for winter construction. The water service will continue through the property and into the new restaurant building. This is only temporary and required due to the late date not allowing digging in the City's streets and right of ways.

Next spring the line between properties will be abandoned and a new metered service will be installed. In order to protect the city's interest I propose a bond in an amount to insure connection from where the water meter vault will be placed to the existing curb stop for that property.

The amount to complete the work is \$3,000.00 dollars. This amount was derived from two identical excavation estimates. One from Joes Back Hoe Service and the other from Lunceford Excavation. The concrete bid came from Gibbs Construction.

In the event that this project does not come to completion the bond will be enough to cover the city's cost of disconnecting the common line between properties.

Please feel free to contact me with any questions.

Thank you.

Pat

Pat Cooley
Utilities Services Supervisor
City of Ketchum
208-720-7978
pcooley@ketchumidaho.org

JESSE W SHEUE
JANE V SHEUE
P O Box 900
Ketchum, ID 83340-0900

1053

92-379/1241 3369
7778170600

11/21/14

Date

Pay to the
Order of

City of Ketchum

\$4500.⁰⁰

four thousand five hundred dollars & 00/100

Dollars

Security
Features
Details on
Back.

WELLS FARGO Wells Fargo Bank, N.A.
Idaho
wellsfargo.com

For Bond for Water line

[Signature]

⑆ 124103799⑆ 7778170600⑈ 01053