



CITY COUNCIL AGENDA OF THE CITY OF KETCHUM, IDAHO
Monday, August 18, 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: Baird Gourlay – Sun Valley Economic Development.
3. COMMUNICATIONS FROM THE PUBLIC.
 - a. Communications from the public. *For items not on the agenda.*
4. PUBLIC HEARINGS.
 - a. Ordinance No. 1120, Approving Amendments to Ketchum Municipal Code, Title 17, Chapter 17.88 Floodplain Management Overlay Zoning District (to be repealed and replaced in its entirety), Section 17.64.010 Commercial Core District, I. Hotel Uses and Section 17.64.020 Commercial Core District, H. Historic Buildings.
5. AGREEMENTS AND CONTRACTS.
 - a. Agreement with Zions Bank Public Finance for Municipal Advisory Services – Sandra Cady, City Treasurer/Clerk.
6. ORDINANCES AND RESOLUTIONS.
 - a. Ordinance 1119 Adopting the FY2014-15 Budget (Second Reading) – Sandra Cady, City Treasurer/Clerk.
7. COMMUNICATIONS FROM THE PRESS.
8. CONSENT CALENDAR
 - a. Approval of minutes: August 4, 2014.
 - b. Recommendation to approve current bills and payroll summary.
 - c. Approval of the 2014-15 Liquor, Beer and Wine Licenses.
 - d. Findings of Fact , Conclusions of Law and Decision regarding:
 - i. 101 First Avenue Townhomes Townhouse Subdivision – Preliminary Plat.
 - ii. 171 East Avenue Townhomes – Preliminary Plat.
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 pzcomments@ketchumidaho.org.

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

Like us on [Facebook](#) and follow us on [Twitter](#).

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

August 14, 2014

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Jonas and City Councilors:

August 18, 2014 City Council Agenda Report

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

4. PUBLIC HEARINGS.

- a) Ordinance No. 1120, Approving Amendments to Ketchum Municipal Code, Title 17, Chapter 17.88 Floodplain Management Overlay Zoning District (to be repealed and replaced in its entirety), Section 17.64.010 Commercial Core District, I. Hotel Uses and Section 17.64.020 Commercial Core District, H. Historic Buildings – Rebecca Bundy, Senior Planner.

As part of an over-all review of the Zoning Code (Title 17) to make it a more user-friendly document and more in sync with current planning trends and Federal Emergency Management Agency (FEMA) requirements, staff has undertaken a thorough review of Chapter 17.88, Floodplain Management Overlay Zoning District (FP). As a stand-alone section of the code, it can be reviewed and modified as a discrete piece. In addition, this proposed code change removes the remaining references in Chapter 17.64 Community Core District (CC) to the Transfer of Development Rights section of the code that was removed in 2013.

The Planning and Zoning Commission conducted three (3) workshops regarding the proposed floodplain amendments on September 9, 2013, October 28, 2013 and February 10, 2014. On July 14, 2014, the Commission conducted a public hearing on the proposed amendments and recommended approval, with a few very minor revisions, to the City Council. Rebecca Bundy has provided a detailed 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 text changes amending Ketchum Municipal Code, Title 17, Chapter 17.88 Floodplain Management Overlay Zoning District (to be repealed and replaced in its entirety), Section 17.64.010 Commercial Core District, I. Hotel Uses and Section 17.64.020

Commercial Core District, H. Historic Buildings. The Council has the option of waiving the second and third readings, to continue the hearing to a date certain for a second reading or for further discussion or to deny the text amendments. We would recommend September 2nd, 2014 for second reading.

RECOMMENDED MOTION: *“Pursuant to Idaho Code §67-65, I move to APPROVE the first reading of Ordinance No. 1120 and a continuation of this hearing for a second reading to September 2, 2014, of the proposed text changes, amending Ketchum Municipal Code, Title 17, Zoning Code Title 17, Chapter 17.88 Floodplain Management Overlay Zoning District (to be repealed and replaced in its entirety), Section 17.64.010 Commercial Core District, I. Hotel Uses and Section 17.64.020 Commercial Core District, H. Historic Buildings”*

5. AGREEMENTS AND CONTRACTS.

- a) Agreement with Zions Bank Public Finance for Municipal Advisory Services – Sandra Cady, City Treasurer/Clerk.

The City has an opportunity to refund the City’s 2004 and 2006 IBBA Bonds with the Idaho Bond Bank Authority. Refunding the Ketchum 2004 Sewer Bonds will provide significant savings to the City.

Cameron Arial, Vice President of Zions Bank Public Finance would provide Municipal Advisory Services for a cost of \$15,000 which will be paid through the refunding. Sandy has provided a detailed staff report and a copy of the agreement in the packet for council review.

RECOMMENDATION: Staff respectfully recommends the City Council enter into an Agreement for Municipal Advisory Services with Zions Bank and for Zions Bank to work with the City Administrator and the City Attorney in refunding the 2004 and 2006 Wastewater Revenue Bonds.

RECOMMENDED MOTION: *“I move to authorize the Mayor to enter into an Agreement for Municipal Advisory Services with Zions Bank and for Zions Bank to work with the City Administrator and the City Attorney in refunding the 2004 and 2006 Wastewater Revenue Bonds.”*

This is a legislative matter.

6. ORDINANCES AND RESOLUTIONS.

- a) Ordinance 1119 Adopting the FY2014-15 Budget (Second Reading) – Sandra Cady, City Treasurer/Clerk.

Ordinance 1119 adopts the FY2014-2015 Budget by appropriating the various budgetary funds and authorizing the property tax levy. The budget totals \$18,930,218, which includes inter-fund transfers which represent monies that are essentially counted twice – once when initially received and again when received by the fund benefitting from the transfer. Subtracting

total inter-fund transfers of \$3,068,441 from total appropriations results in a total effective budget of \$15,861,777.

RECOMMENDATION: I respectfully recommend the City Council approve the second reading of Ordinance 1119, appropriating sums of money to the various budgetary funds for the FY2014-2015 budget, authorizing the property tax levy, and providing an effective date, and scheduling a third reading and adoption for August 26, 2014.

RECOMMENDED MOTION: *"I move to approve the second reading of Ordinance 1119, entitled the annual appropriation ordinance for the fiscal year beginning October 1, 2014, appropriating to the various budgetary funds, sums of money deemed necessary to defray all necessary expenses and liabilities within each fund for the ensuing fiscal year, authorizing a levy of a sufficient tax upon the taxable property and specifying the objects and purposes for which said appropriation is made, and providing an effective date; and scheduling a third reading and adoption for August 26, 2014."*

This is a legislative matter.

9. CONSENT CALENDAR.

- a) Approval of minutes: August 4, 2014.
Copies of the minutes from the August 4, 2014 Regular Council Meeting 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.
- c) Approval of the 2014-15 Liquor Beer & Wine Licenses.
A list of the Liquor, Beer & Wine Licensees has been included in the packet for Council review.
- d) Findings of Fact , Conclusions of Law and Decision regarding:
 - i. 101 First Avenue Townhomes Townhouse Subdivision – Preliminary Plat.
 - ii. 171 East Avenue Townhomes – Preliminary Plat.

Staff recommends approval of the Findings of Fact and Conclusions of Law and Decision for the preliminary plats. Materials have been provided in the packet for Council review.

Sincerely,



Katie Carnduff
Administrative Clerk



City of Ketchum

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

August 12, 2014

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Jonas and City Councilors:

Public Hearing re: Ordinance No. 1120, Approving Amendments to Ketchum Municipal Code, Title 17, Chapter 17.88 Floodplain Management Overlay Zoning District (to be repealed and replaced in its entirety), Section 17.64.010 Commercial Core District, I. Hotel Uses and Section 17.64.020 Commercial Core District, H. Historic Buildings

Introduction/History

As part of an over-all review of the Zoning Code (Title 17) to make it a more user-friendly document and more in sync with current planning trends and Federal Emergency Management Agency (FEMA) requirements, staff has undertaken a thorough review of Chapter 17.88, Floodplain Management Overlay Zoning District (FP). As a stand-alone section of the code, it can be reviewed and modified as a discrete piece. In addition, this proposed code change removes the remaining references in Chapter 17.64 Community Core District (CC) to the Transfer of Development Rights section of the code that was removed in 2013.

The Planning and Zoning Commission conducted three (3) workshops regarding the proposed floodplain amendments on September 9, 2013, October 28, 2013 and February 10, 2014. On July 14, 2014, the Commission conducted a public hearing on the proposed amendments and recommended approval, with a few very minor revisions, to the City Council. Those revisions have been incorporated into the attached ordinance.

Current Report

See attached staff report.

Financial Requirement/Impact

The proposed text changes will have no financial requirement or impact.

Recommendation

Staff respectfully recommends that the City Council conduct a first reading of the proposed text changes amending Ketchum Municipal Code, Title 17, Chapter 17.88 Floodplain Management Overlay Zoning District (to be repealed and replaced in its entirety), Section 17.64.010 Commercial Core District, I. Hotel Uses and Section 17.64.020 Commercial Core District, H. Historic Buildings. The Council has the option of waiving the second and third readings, to continue the hearing to a date certain for a second reading or for further discussion or to deny the text amendments. We would recommend September 2nd, 2014 for second reading.

Recommended Motion

“Pursuant to Idaho Code §67-65, I move to APPROVE the first reading of Ordinance No. 1120 and a continuation of this hearing for a second reading to September 2, 2014, of the proposed text changes, amending Ketchum Municipal Code, Title 17, Zoning Code Title 17, Chapter 17.88 Floodplain Management Overlay Zoning District (to be repealed and replaced in its entirety), Section 17.64.010 Commercial Core District, I. Hotel Uses and Section 17.64.020 Commercial Core District, H. Historic Buildings.”

Sincerely,

Rebecca F. Bundy
Senior Planner

**STAFF REPORT
KETCHUM CITY COUNCIL
REGULAR MEETING OF AUGUST 18, 2014**

REGARDING: Ordinance No. 1120, City-initiated text amendments to Ketchum Municipal Code, Title 17, Chapter 17.88 Floodplain Management Overlay Zoning District (to be repealed and replaced in its entirety), 17.64.010 Commercial Core District, I. Hotel Uses and 17.64.020 Commercial Core District, H. Historic Buildings.

NOTICE: Published on July 30, 2014, Idaho Mountain Express
Post in four (4) places within the City of Ketchum on August 1, 2014
Mailing on July 31, 2014 to political subdivisions and outside agencies

FROM: Rebecca F. Bundy, Senior Planner

ATTACHMENTS: A. Proposed Ordinance No. 1120
B. Public Comment
• Craig Johnson, dated February 7, 2014

BACKGROUND & EXPLANATION

As part of an over-all review of the Zoning Code (Title 17) to make it a more user-friendly document and more in sync with current planning trends and Federal Emergency Management Agency (FEMA) requirements, staff has undertaken a thorough review of Chapter 17.88, Floodplain Management Overlay Zoning District (FP). As a stand-alone section of the code, it can be reviewed and modified as a discrete piece. In addition, this proposed code change removes the remaining references in Chapter 17.64 Community Core District (CC) to the Transfer of Development Rights section of the code that was removed in 2013.

The Planning and Zoning Commission conducted three (3) workshops regarding the proposed floodplain amendments on September 9, 2013, October 28, 2013 and February 10, 2014. On July 14, 2014, the Commission conducted a public hearing on the proposed amendments and recommended approval, with a few very minor revisions, to the City Council. Those revisions have been incorporated into the attached ordinance.

Staff has initiated the floodplain code amendments to achieve the following goals:

- Fix errors, inconsistencies and correct capitalization;
- Clarify unclear language for ease of interpretation and clarity of process;
- Use language that is consistent with FEMA flood maps and studies;
- Add definitions as necessary;
- Add diagrams to clarify text;
- Add language to allow administrative review of minor projects;
- Add language to limit duration of approvals and terms for extensions of approvals;

- Add recommendations from FEMA flood insurance program manual to increase safety and lower flood insurance premiums; and
- Suggest options for higher regulatory standards to obtain a higher rating through Community Rating Service (CRS) points, thus possibly reducing flood insurance premiums by another 5%.

In the attached ordinance, please find the proposed code amendments in strike-out/underline format. Specifically, the suggested changes come in these areas:

1. **Throughout Chapter 17.88** - Capitalization has been corrected.
2. **Throughout Chapter 17.88** - The term “100-year flood” has been replaced with “1% chance annual flood”, and the term “500-year” had been replaced with “.2% chance annual” per FEMA’s recommendation.
3. **SECTION 17.88.020. STATEMENT OF PURPOSE, A., F. and N.:** Adds language to clarify the purpose of the floodplain code and corrects a typographical error.
4. **SECTION 17.88.030: METHODS OF REDUCING FLOOD LOSSES, B.:** Adds language to clarify that methods of flood loss reduction also pertain to substantially damaged/improved structures and for the lifetime of all structures.
5. **SECTION 17.88.040: DEFINITIONS:** Adds definitions to meet FEMA requirements and to clarify words used elsewhere in the chapter.
6. **SECTION 17.88.050: GENERAL PROVISIONS, B, C. and D.:** Adds language to clarify that landscaping changes in the riparian zone require design review, that Section C applies to the Floodway Subdistrict, that supporting calculations are required for certification to show that encroachments in the floodway shall not result in any increase in flood levels, and adding Section 8 that prohibits dumping in any water body in the city. Also adding language to clarify that elevation certificates shall only be required for structures located wholly or partially in the floodplain and at which points in the construction process those elevation certificates must be completed.
7. **SECTION 17.88.060: ADMINISTRATION:**
 - C. Applications:** Adds language to clarify the application procedure, such as timing of applications and information to be included on the application.
 - D. Duties and Responsibilities: 1.** Adds language giving the planning and zoning administrator the authority to process applications for a floodplain development permit or waterways design review for minor projects and the planning and zoning commission the authority to consider the remaining, more complicated applications.

- E. Criteria for Evaluation of Applications:** Adds language to clarify criteria for evaluation, including that written City approval shall be required for all work in the riparian setback, height above base flood elevation requirements, when a LOMA-F is required, foundation engineering requirements, no net rise requirements and wetland mitigation requirements.
- G. Terms of Approval:** Adds a new section to create terms of approval limiting duration of permit/approval validity and procedures for obtaining extensions to a valid permit/approval.
- H. Inspection Procedures:** Adds a new section to outline inspection procedures for floodplain development permits and waterways design review approvals.
8. **SECTION 17.88.070: PROVISIONS FOR FLOOD HAZARD REDUCTION:**
- A. General Standards:** Adds language to clarify the requirements for anchoring of structures, use of flood-resistant materials and requirements for drainage plans and development of base flood elevation studies for new subdivisions.
- B. Specific Standards:** Adds language to clarify requirements for construction in the floodplain in AO zones, for residential crawlspace construction, nonresidential, recreational vehicles and critical facilities.
- C. Floodways:** Adds language requiring supporting calculations for no net rise certification and limiting the uses allowed within the floodway.
9. **SECTION 17.88.080: ENFORCEMENT AND PENALTIES: A.:** Replaces the term “special construction permit” with language clarifying that this section applies to a floodplain development permit, waterways design review and/or stream alteration permit.
10. **SECTION 17.88.120: APPLICATION FOR EMERGENCY STREAM BANK STABILIZATION:** Replaces the one hundred and fifty dollar (\$150) fee with a fee as set by the city council.
11. **SECTION 17.64.010 COMMUNITY CORE DISTRICT, I. HOTEL USES:** Deletes Section 2. Designated Sending Areas Restricted, because it references the previously deleted Transfer of Development Rights section.
12. **SECTION 17.64.020 COMMUNITY CORE DISTRICT, H. HISTORIC BUILDINGS:** Deletes Section 1. Design Regulations, because it references the previously deleted Transfer of Development Rights section.

EVALUATION STANDARDS

1. Pursuant to Section 17.152.010 of Zoning Code Title 17, amendments to the zoning ordinance or the zoning map “shall be in accordance with the laws of the State of Idaho and all other applicable City Ordinances”.

Staff Analysis: The proposed amendments are in accordance with the laws of the State of Idaho and other applicable City Ordinances. The Council has the right to enact legislation dealing with this issue.

Recommendation: This standard will be met through the public hearing process.

2. Idaho’s Local Planning Act, Section 67-6511 states that ordinances establishing zoning districts shall be amended as follows; (a) Requests for an amendment to the zoning ordinance shall be submitted to the zoning or planning and zoning commission which shall evaluate the request to determine the extent and nature of the amendment requested.

Particular consideration shall be given to the effects of any proposed zone change upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction. (b) If the request is in accordance with the adopted plan, the ... commission may recommend and the governing board may adopt or reject the ordinance amendment under the notice and hearing procedures provided in Section 67-6509, Idaho Code.

Staff Analysis: The proposed code amendments will help to implement the provisions of the 2014 Ketchum Comprehensive Plan and the 2006 Downtown Master Plan by allowing for the following:

- Clarification of the code provisions;
- Greater protection of riverine habitat and ecosystems, surface water quality and groundwater quality;
- Preservation of quality natural systems – habitat, floodplain and water quality; and
- Greater protection of the health, safety and welfare of citizens with property in the floodplain.

No comments have been received from any political subdivisions.

Recommendation: This standard will be met.

ORDINANCE NUMBER 1120

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, AMENDING TITLE 17, CHAPTER 17.88 FLOODPLAIN MANAGEMENT OVERLAY DISTRICT (FP) BY REPEALING THE EXISTING CHAPTER IN ITS ENTIRETY AND ENACTING NEW CODE THAT ADDS NEW LANGUAGE, DELETES LANGUAGE, CLARIFYS DEFINITIONS, TERMS OF APPROVAL, ADMINISTRATION AND OTHER PROVISIONS; AND AMENDING TITLE 17, CHAPTER 17.64 COMMUNITY CORE DISTRICT (CC) BY DELETEDING REFERENCES TO TRANSFER OF DEVELOPMENT RIGHTS; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A CODIFICATION CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; PROVIDING A REPEALER CLAUSE; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City participates in the Federal Emergency Management Agency (FEMA)'s National Flood Insurance Program (NFIP) in order to protect the health, safety and welfare of its citizens and to ensure that flood insurance is available to them;

WHEREAS, FEMA has performed a review of the existing code and has provided the City with a list of required code amendments to bring the code into compliance with NFIP standards;

WHEREAS, the City participates in the NFIP's Community Rating System (CRS) program, which provides flood insurance rate reductions to the City's citizens based on the City's compliance with CRS standards, including code standards that exceed minimum NFIP requirements;

WHEREAS, City staff has aspired to clarify code language, streamline the development approval processes for smaller projects and ensure that terms of approval have limits, so that projects will be subject to current regulations, and ensure that the code aligns with State Statute;

WHEREAS, the Planning and Zoning Commission considered these text amendments in work sessions on September 9, 2013, October 28, 2013 and February 10, 2014; and,

WHEREAS, the Planning and Zoning Commission held a duly notice public hearing on the amendments and made a recommendation of approval to the City Council on July 14, 2014; and,

WHEREAS, the City Council held a duly noticed public hearing on this matter on August 18, 2014; and,

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

SECTION 1. Repeals CHAPTER 17.88, FLOODPLAIN MANAGEMENT OVERLAY DISTRICT (FP) in its entirety.

SECTION 2. Replaces the former CHAPTER 17.88, FLOODPLAIN MANAGEMENT OVERLAY DISTRICT (FP) with the attached ordinance, Exhibit "A".

SECTION 3. CHAPTER 17.64, COMMUNITY CORE DISTRICT (CC), Section 17.64.010.I Hotel Uses to be amended by deleting therefrom the stricken language and adding the underlined language hereinbelow, to wit:

1. *Number Of Floors: Hotels may build a fourth floor. If a site meets the criteria for five-story hotel site designation, a fifth floor may be built. Five-story hotels may only be approved via a planned unit development (PUD) as outlined in [title 16, chapter 16.08](#) of this code. However, with the exception of limited architectural elements, hotel projects may not request waivers to the mass and height specifications of subsection L9c of this section, building type 6 hotel.*
 - a. *Five-Story Hotel Site Designation Criteria: A property shall meet all of the following criteria to be designated as a five-story hotel site:*
 - (1) *Is located in subdistrict A, retail core.*
 - (2) *Is highly visible to visitors.*
 - (3) *Is convenient to walk to retail center.*
 - (4) *Is near the center town plaza, Main Street and Sun Valley Road.*
 - (5) *Contributes to the retail vibrancy.*
 - (6) *Is not located on Main Street between First Street and Sixth Street.*
 - (7) *Has a minimum lot area of thirty three thousand (33,000) square feet.*
 - (8) *Respects the general parameters of any massing studies which may be applicable in the area.*
- ~~2. *Designated Sending Areas Restricted: Without exception, hotels cannot build fourth or fifth floors in designated sending areas, as may be adopted by the city council.*~~
- ~~3.2.~~ *Employee Housing: Hotel developments are required to mitigate employee housing impacts at a ratio of twenty five percent (25%) of the total number of employees calculated by the following formula: One employee per hotel room or bedroom. A development agreement or other similar tool shall be utilized to outline employee housing commitments.*
- ~~4.3.~~ *Employee Housing Plan: The applicant shall provide an employee housing plan which outlines the number of employees, income categories and other pertinent data. The employee housing plan shall be the basis of the applicant's proposal for*

the mix of employee housing which addresses the range of employees needed to serve the hotel.

~~5.4.~~ *Alternate Means To Satisfy Square Footage: The city council may consider a request by the hotel developer to satisfy any required employee or community housing square footage by alternate means. Off site mitigation, payment of in lieu fees, land in lieu of units, or other considerations may be proposed by the hotel developer. Larger sites are encouraged to include employee and/or community housing on site. The city council has full discretionary power to deny said request.*

~~6.5.~~ *Development Agreement: Hotels shall enter into a development agreement with the city as part of the PUD approval process. Said development agreement may address the following subjects: community housing, hotel room uses and restrictions, public access on the property, alternatives and remedies if the hotel use ceases, and any other issue the planning and zoning commission or city council deems appropriate. Said development agreement shall follow the public hearing process as outlined in [title 16, chapter 16.08](#) of this code. Said development agreement shall be subject to sections [17.154.060](#), "Enforcement", and [17.154.070](#), "Modification And Termination", of this title.*

SECTION 4. CHAPTER 17.64, COMMUNITY CORE DISTRICT (CC), Section 17.64.020.H Historic Buildings to be amended by deleting therefrom the stricken language and adding the underlined language hereinbelow, to wit:

1. ~~*Design Regulations: Owners of properties that have entered into the TDR program by establishing TDRs are required to meet the secretary of interior's standards for the treatment of historic properties when renovating or modifying their building.*~~ *None.*

SECTION 5. 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 6. 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 7. PUBLICATION. This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, substantially in the form attached hereto as Exhibit "B," shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

SECTION 8. REPEALER CLAUSE. All City of Ketchum code sections, ordinances or resolutions or parts thereof, which are in conflict herewith are hereby repealed.

SECTION 9. 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 _____, 2014.

Nina Jonas, Mayor

ATTEST:

Sandra E. Cady, CMC
City Treasurer/Clerk

Exhibit A

Article I. Flood Damage Prevention

17.88.010: FINDINGS OF FACT:

- A. The flood hazard areas of Ketchum, Idaho, are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.
- B. These flood losses are caused by the cumulative effects of obstruction in areas of special flood hazard which increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately floodproofed, elevated or otherwise protected from flood damage also contribute to the flood loss.
- C. The Big Wood River and its tributaries and floodplains in Ketchum are important to the well being of its citizens as a source of recreation, fish and wildlife habitat, aesthetic beauty, a source of irrigation water as well as other economic and lifestyle values.
- D. The studies listed below are hereby adopted as the primary sources of flood hazard analysis:
 - 1. "Flood Insurance Study (FIS) For Blaine County, Idaho And Incorporated Areas", Flood Insurance Study ~~flood insurance study~~ numbers 16013CV001A and 16013CV002A, dated November 26, 2010, and any amendments thereto;
 - 2. Digital Flood Insurance Rate Maps ~~flood insurance rate maps~~ (DFIRMs) for Blaine County, Idaho, and incorporated areas: map number 16013CIND0A; map number 16013C0433E, community panel number 0433E; map number 16013C0434E, community panel number 0434E; map number 16013C0441E, community panel number 0441E; map number 16013C0442E, community panel number 0442E; map number 16013C0453E, community panel number 0453E; map number 16013C0461E, community panel number 0461E, and any amendments thereto; and
 - 3. Other flood hazard studies, as may be adopted by the city, will be utilized in determining flood hazard.
- E. Regulations pertaining to development on property affected by the 1% annual chance flood (100-year flood), as defined herein, are necessary in addition to those of the underlying zoning district in order to promote the health, safety and welfare of the citizens of and visitors to the City ~~city~~ of Ketchum, Idaho. (Ord. 1078, 2010: Ord. 702 § 1, 1997: Ord. 525 § 1, 1989: Ord. 278 § 1, 1978)

17.88.020: STATEMENT OF PURPOSE:

It is the purpose of this section to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

- A. To protect human life, ~~and health,~~ safety and welfare;
- B. To minimize expenditure of public money for costly flood control projects;
- C. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- D. To minimize prolonged business interruptions;
- E. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard;
- F. To help maintain a stable tax base by providing for the sound ~~second~~-use and development of areas of special flood hazard so as to minimize future flood blight areas;
- G. To ensure that potential buyers are notified that property is in an area of special flood hazard;
- H. To ensure that those who occupy the areas of special flood hazard assume the responsibility for their actions;
- I. To allow the river and creeks and their adjacent lands to convey floodwaters to minimize property damage;
- J. To regulate uses in the floodplain for the purpose of preserving, protecting, and enhancing the abundance and diversity of fish, wildlife and riparian resources;
- K. To protect, preserve and enhance the waterways and floodplains as a recreation resource;
- L. To provide a formal procedure for stream alteration permit applications;
- M. To restrict or prohibit uses which are injurious to health, safety or property in times of flood, which result in environmental damage, or that cause increased flood heights or velocities; and

- N. To guide development and city review of development in the floodplain and adjacent to waterways in order to establish the most appropriate building envelopes for lots existing and in new subdivisions. (Ord. 525 § 1, 1989; Ord. 278 § 1, 1978)

17.88.030: METHODS OF REDUCING FLOOD LOSSES:

In order to accomplish its purposes, this section includes methods and provisions for:

- A. Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or flood heights or velocities;
- B. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction, at time of substantial damage or substantial improvement and throughout their intended lifespan;
- C. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters;
- D. Controlling, filling, grading, dredging, and other development which may increase flood damage; and
- E. Preventing or regulating the construction of flood barriers which may unnaturally divert floodwaters or which may increase flood hazards in other areas. (Ord. 525 § 1, 1989; Ord. 278 § 1, 1978)

17.88.040: DEFINITIONS:

Unless specifically defined below, words or phrases used in this article shall be interpreted so as to give them the meanings they have in common usage and to give this article its most reasonable application.

0.2% ANNUAL CHANCE FLOOD: The flood having a 0.2% chance of being equaled or exceeded in any given year. Also referred to as the 500-year flood.

1% ANNUAL CHANCE FLOOD: See BASE FLOOD.

AREA OF SHALLOW FLOODING: A designated AO or VO zone on the flood insurance rate map (FIRM). The base flood depths range from one to three feet (1' - 3'); a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and velocity flow may be evident. AO is characterized as sheet flow, and AH indicates ponding.

AREA OF SPECIAL FLOOD HAZARD: The land in the floodplain subject to a one percent (1%) or greater chance of flooding in any given year. Designation on maps always includes the letters

"A" or "V". The term "special flood hazard area", for the purposes of these regulations, is synonymous with the phrase "area of special flood hazard".

BASE FLOOD: The flood having one percent (1%) chance of being equaled or exceeded in any given year. Also referred to as the 100-year flood, the regulatory flood or the intermediate regional flood (IRF). Designation on maps always includes the letters "A" or "V".

BASE FLOOD ELEVATION (BFE): The water surface elevation of the 1% annual chance flood.

BASEMENT: Any area of a building having its floor sub-grade (below ground level) on all sides. A crawlspace that is not built to the specifications of Section 17.88.070B2c is considered a basement.

CRAWLSPACE: The unfinished area of a structure, enclosed by foundation walls, between the ground below and the floor system above. A crawlspace is generally under four feet (4') in height and unfinished. A crawlspace built to the specifications of Section 17.88.070B2c is not considered a basement. (See Section 17.88.070B2c, Figure 1: Preferred Crawlspace Construction.)

CRAWLSPACE, BELOW-GRADE: A crawlspace where the ground level in the enclosed space is below the lowest adjacent grade next to the building. (See Section 17.88.070B2c, Figure 2: Below-grade Crawlspace Construction.)

CRITICAL FACILITY: A facility for which even a slight chance of flooding might be too great. Critical facilities include, but are not limited to, schools, nursing homes, hospitals, police, fire and emergency response installations, or installations which produce, use or store hazardous materials or hazardous waste.

DEVELOPMENT: Any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, ~~or~~ drilling operations or permanent (root ball) removal of trees and large shrubs.

FERTILIZER: Any substance containing one (or more) recognized plant nutrient which is used for its plant nutrient content and which is designed for use or claimed to have value in promoting plant growth, and includes limes and gypsum. It does not include unmanipulated animal manure and vegetable organic waste derived material, or biosolids regulated under 40 CFR ~~part~~ Part 503.

FLOOD INSURANCE RATE MAP (FIRM): The official map on which the Federal Insurance Administration ~~federal insurance administration~~ has delineated both the areas of special flood hazard and risk premium zones applicable to the community.

FLOOD INSURANCE STUDY (FIS): The official report provided by the Federal Insurance

Administration ~~federal insurance administration~~ that includes flood profiles, the flood boundary-floodway map and the water surface elevation of the base flood.

FLOOD OR FLOODING: A general and temporary condition of partial or complete inundation of normally dry land areas from:

- A. The overflow of inland or tidal water; and/or
- B. The unusual and rapid accumulation or runoff of surface waters from any source.

FLOOD DAMAGE RESISTANT MATERIAL: Any building material capable of withstanding direct and prolonged contact with floodwaters (minimum 72 hours) without sustaining significant damage (i.e. damage requiring more than cleaning, sanitizing or resurfacing). Refer to Federal Emergency Management Agency (FEMA) Technical Bulletin 2 - 2008, Flood Damage Resistant Materials for more information.

FLOOD PROTECTION ELEVATION (FPE): An elevation that shall correspond to the elevation of the one percent (1%) chance flood (one hundred (100) year flood) plus any increased flood elevation due to floodway encroachment, plus any required freeboard. This is required by Idaho State Statute 46-1021. The Ketchum Municipal Code has more stringent requirements.

FLOODPLAIN: Any land area susceptible to being inundated by water from any source.

FLOODPROOFING: Any combination of structural and nonstructural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

FLOODWAY: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot (1'). This term is also referred to as the "regulatory floodway".

HIGHEST ADJACENT GRADE: The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

HABITABLE FLOOR: Any floor usable for living purposes, which includes working, sleeping, eating, cooking or recreation, or a combination thereof. A floor used only for garage, storage or access purposes is not a "habitable floor".

INTERMEDIATE REGIONAL FLOOD (IRF): See BASE FLOOD.

LOWEST ADJACENT GRADE: The lowest point of the ground level immediately next to a building.

LOWEST FLOOR: The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable nonelevation design requirements contained in Subsection ~~17.88.070B1b~~ 17.88.070B2c of this article.

MANUFACTURED HOME: A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes, the term "manufactured home" also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than one hundred eighty (180) consecutive days. For insurance purposes, the term "manufactured home" does not include park trailers, travel trailers, and other similar vehicles.

MANUFACTURED HOME PARK OR SUBDIVISION: A parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale.

MEAN HIGH WATER MARK: A water level corresponding to the natural or ordinary high water mark and is the line which the water impresses on the soil by covering it for sufficient periods of time to deprive the soil of its terrestrial vegetation and destroy its value for commonly accepted agricultural purposes.

NEW CONSTRUCTION: Structures for which the "start of construction" commenced on or after the effective date hereof.

ORGANIC FERTILIZER: A nonsynthetic fertilizer.

PESTICIDE:

- A. Any substance or mixture of substances intended for preventing, destroying, repelling, or mitigating any pest, plant, fungus or virus;
- B. Any substance or mixture of substances intended for use as a plant regulator, defoliant or desiccant; and
- C. Any nitrogen stabilizer.

Pesticide shall not include any article that is a "new animal drug" within the meaning of Section ~~section~~ 321(w) of Title ~~title~~ 21 of the United States Code, that has been determined by the secretary of Health and Human Services ~~health and human services~~ not to be a new animal drug by a regulation establishing conditions of use for the article, or that is an animal feed within the meaning of Section ~~section~~ 321(x) of Title ~~title~~ 21 of the United States Code bearing or containing a new animal drug.

RESTRICTED USE CHEMICAL: Any pesticide, pesticide use, soil sterilant, or fertilizer classified for restricted use by the United States Environmental Protection Agency (EPA) environmental protection agency. Restricted use pesticides typically may not be applied by anyone not licensed to apply restricted use pesticides.

RECREATIONAL VEHICLE: Means a vehicle that is:

- a. Built on a single chassis;
- b. Four hundred (400) square feet or less in size when measured at the largest horizontal projection;
- c. Designed to be self-propelled or permanently towable by a light duty truck; and
- d. Design primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

RIPARIAN ZONE: That area along the banks of any waterway twenty five feet (25') in width measured horizontally from the mean high water mark.

SOIL STERILANT: A chemical that temporarily or permanently prevents the growth of all plants and animals.

SPECIAL FLOOD HAZARD AREA: See AREA OF SPECIAL FLOOD HAZARD.

START OF CONSTRUCTION: Includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement or other improvement was within one hundred eighty (180) days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundation or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

STREAM ALTERATION: To obstruct, diminish, destroy, alter, modify, relocate, or change the natural existing shape of the stream channel or to change the direction of flow of water of any stream channel within or below the mean high water mark. It includes removal of material from the stream channel and emplacement of material or structures in the stream channel.

STRUCTURE: A walled and roofed building including a gas or liquid storage tank that is principally aboveground, as well as a manufactured home.

SUBSTANTIAL DAMAGE: Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT:

- A. Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure either:
1. Before the improvement or repair is started; or
 2. If the structure has been damaged and is being restored, before the damage occurred. For the purpose of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.
- B. The term does not, however, include either:
1. Any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions; or
 2. Any alteration of a structure listed on the National Register of Historic Places ~~national register of historic places~~ or the Idaho Historic Sites Inventory ~~a state inventory of historic places~~.

VARIANCE: A grant of relief from the requirements of this article which permits construction in a manner that would otherwise be prohibited by this article. (Ord. 997 § 1, 2006: Ord. 608 § 1, 1993: Ord. 525 § 1, 1989: Ord. 278 § 2, 1978)

17.88.050: GENERAL PROVISIONS:

- A. Establishment ~~Of The~~ of the Floodplain Management Overlay Zoning District: The Floodplain Management Overlay Zoning District ~~floodplain management overlay zoning district~~ is hereby established. The regulations of this district apply to all lands within the jurisdiction of the city that lie within the 1% annual chance 100-year floodplain boundaries as determined by the graphic representation shown on the Flood Insurance Rate Map ~~flood insurance rate map~~ (FIRM) and by the elevations of the ~~IRF~~ base flood contained in the Flood Insurance Study ~~flood insurance study~~ referred to hereinbelow in addition to the regulations contained in the underlying zoning district.
1. Establishment ~~Of The~~ of the Floodway Subdistrict ~~And The~~ and the Floodplain Subdistrict: The floodplain areas are divided into two (2) subdistricts: the Floodway Subdistrict ~~floodway subdistrict~~ and the Floodplain Subdistrict ~~floodplain subdistrict~~.

2. Rules For Interpretation ~~Of The~~ of the Floodplain Management Overlay Zoning District Boundaries ~~And The~~ and the Floodway Subdistrict ~~And The~~ and the Floodplain Subdistrict Boundaries: The Floodplain Management Overlay Zoning District ~~floodplain management overlay zoning district~~ boundaries are represented on the official zoning map of the city. However, the precise intermediate regional flood (IRF) location shall be determined by ~~on a~~ site survey and elevations as interpreted from the adopted Flood Insurance Rate Map ~~flood insurance rate map~~ and the Flood Insurance Study ~~flood insurance study~~. All land within the external boundary of the 1% annual chance 100-year floodplain and all parcels with any portion thereof affected by said 1% annual chance 100-year floodplain shall be considered to be within the Floodplain Management Overlay Zoning District ~~floodplain management overlay zoning district~~ governed thereby in addition to the underlying zoning district. The city may make necessary interpretations of the boundary based upon the recommendation of the city engineer or other expert.

3. Basis ~~For for~~ Establishing ~~The the~~ Areas ~~Of of~~ Special Flood Hazard: The areas of special flood hazard identified by the Federal Insurance Administration ~~federal insurance administration~~ in a scientific and engineering report entitled "The Flood Insurance Study (FIS) ~~For for~~ Blaine County, Idaho ~~And and~~ Incorporated Areas" with accompanying Digital Flood Insurance Rate Maps ~~digital flood insurance rate maps~~ (DFIRMs) bearing an effective date of November 26, 2010, to establish the areas of special flood hazard for land which has been or will be annexed into the city limits of the City ~~city~~ of Ketchum, Idaho, since the adoption of said study for the incorporated area of the city are hereby adopted by reference and declared to be a part of this article. The Flood Insurance Studies ~~flood insurance studies~~ are on file at the office of the city clerk, City Hall, 480 East Avenue North, Ketchum, Idaho.

B. Establishment ~~Of of~~ Waterways Design Review Subdistrict: The city hereby makes the following findings of fact with regard to establishing a Waterways Design Review Subdistrict ~~waterways design review subdistrict~~:

1. Flooding is aggravated by the collection of debris upstream of the many channel obstructions located in the floodplain areas. Such obstructions include bridges, fences, houses, trees, etc. The accumulation of debris has resulted in significantly higher water surface elevations upstream from the obstructions than would otherwise be expected. Obstructions can and tend to cause flooding to extend beyond anticipated FEMA 1% annual chance 100-year flood boundaries at points of debris accumulation which cannot be predicted.

2. All structures located roughly within the limits of the 0.2 % annual chance 500-year floodplain are subject to inundation, if not direct impact by the channel itself, during floods of return frequencies of ten (10) to twenty (20) years. This is

due to the tendency of the channel to change abruptly, often cutting a totally new channel in a few hours, during high water periods because the Big Wood River is wide, flat and has relatively shallow channel in many areas.

3. The levees built by the U.S. Army Corps of Engineers ~~army corps of engineers~~ are not considered by the corps to be adequately designed to be classified as permanent structures capable of withstanding a 1% annual chance ~~100-year~~ flood.
4. Encroachments (i.e., houses, fill, etc.) on floodplains reduce the flood carrying capacity and increase flood heights, thus increasing flood hazards beyond the encroachment. With every new structure or other development since the FEMA 1% annual chance ~~100-year~~ boundary was determined, the ability of the floodplain to function as originally assumed changes.
5. Historically, development adjacent to waterways has had a direct effect on methods chosen by owners to protect their property and often to the detriment of the natural stream by destroying or greatly altering fish and wildlife habitat and by unnaturally armoring the banks of the waterways to prevent erosion and, thus, future damage to manmade structures.
 - a. The purposes for which said subdistrict is established are as follows:
 - (1) To guide development adjacent to waterways toward the most appropriate building envelope for its particular site;
 - (2) To minimize the impact of development adjacent to waterways on adjacent properties upstream, downstream and across waterways;
 - (3) To review development plans for property adjacent to waterways to minimize the obstruction of the conveyance of floodwaters;
 - (4) To provide for the maintenance and/or enhancement of the riparian environment including wildlife habitat along waterways;
 - (5) To carry out the provisions of the comprehensive plan as well as health, safety and welfare with regard to properties adjacent to waterways;
 - (6) To warn that city review and approval is not going to prevent flooding and that ~~if~~ flooding may occur;
 - (7) To advise of flood hazards and studies and options available;

- (8) To review drainage/obstructions to flood carrying capacity and to advise on methods that may be used to moderate impact of the development; and
 - (9) To review landscaping and access for flood carrying capacity and preservation or enhancement of riparian vegetation.
- b. The Waterways Design Review Subdistrict ~~waterways design review subdistrict~~ is hereby established and shall be defined as including all those parcels of property within the city limits lying adjacent to or within twenty five feet (25') of the mean high water mark of the Big Wood River, Trail Creek and Warm Springs Creek and any and all channels, having year round or intermittent flow, thereof.
 - c. Development, as defined in Section section 17.88.06017.88.040 of this article, and construction or placement of buildings or structures, including additions to any such structures or buildings existing at the effective date hereof, and landscaping changes within the riparian zone, upon real property within the Waterways Design Review Subdistrict ~~waterways design review subdistrict~~ shall be subject to design review and shall require said approval under Section section 17.88.060 of this article, prior to issuance of a building permit, excavation/grading permit or commencement of any work associated with any such activity.
 - d. Applications for design review shall be made and processed according to the regulations contained in Chapter chapter 17.96 of this title and according to Section section 17.88.060 of this article.
- C. Uses Permitted: Due to the potential hazard to individuals as well as public health, safety and welfare, uses allowed in the Floodplain Management Overlay Zoning District ~~floodplain management overlay zoning district~~ are those which are permitted, conditional, and accessory as contained in the underlying zoning district; due to the sensitive ecology of the river system and riparian area and the detrimental impacts that uncontrolled use of pesticides and herbicides can create to both the river system and human health; ~~however,~~ and, due to the extremely hazardous nature of the floodway due to velocity of floodwaters carrying debris, potential projectiles and erosion potential, the following provisions apply, in addition to all others, ~~to the floodway subdistrict:~~
- 1. Encroachments in the floodway including fill, new construction, substantial improvements and other development are prohibited unless certification, with supporting calculations, by a registered professional hydraulic engineer is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge; and uses within

the floodway shall be restricted to those which are required by public necessity (for example, bridges, water pumps), recreational use (for example, paths), wildlife habitat improvements (for example, vegetation, nesting structures, pool/riffle improvements), and gravel extraction; provided, that the use/encroachment meets the approval of the Federal Emergency Management Agency ~~federal emergency management agency~~ and National Flood Insurance Program ~~national flood insurance program~~ and does not jeopardize the city's participation in the National Flood Insurance Program ~~national flood insurance program~~. New residential structures and residential substantial improvements are prohibited in the floodway.

2. If Subsection ~~subsection~~ D1 of this section is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Section ~~section~~ 17.88.070, "Provisions For Flood Hazard Reduction", of this article.
 3. No use of restricted use chemicals or soil sterilants will be allowed within one hundred feet (100') of the mean high water mark on any property within the city limits at any time.
 4. No use of pesticides, herbicides, or fertilizers will be allowed within twenty five feet (25') of the mean high water mark on any property within the city limits unless approved by the city arborist.
 5. All applications of herbicides and/or pesticides within one hundred feet (100') of the mean high water mark, but not within twenty five feet (25') of the mean high water mark, must be done by a licensed applicator and applied at the minimum application rates.
 6. Application times for herbicides and/or pesticides will be limited to two (2) times a year; once in the spring and once in the fall unless otherwise approved by the city arborist.
 7. The application of dormant oil sprays and insecticidal soap within the riparian zone may be used throughout the growing season as needed.
 8. It shall be unlawful to dump, deposit or otherwise cause any trash, landscape debris or other material to be placed in any stream, channel, ditch, pond or basin that regularly or periodically carries or stores water.
- D. General Notice Requirements: In order to provide reasonable notice to the public of the flood hazard potential within all areas of the ~~floodplain management overlay zoning district~~ Floodplain Management Overlay Zoning District, the following notice regulations

and requirements are hereby adopted for all real property and structures located within said district:

1. All subdivision plats shall identify and designate the 1% annual chance ~~100-year~~ floodplain boundary and the floodway boundary including a certification by a registered surveyor that the boundaries were established consistent with the FIRM map for the city or Blaine County, whichever applies. All subdivision plats shall contain a note or notes that warn prospective buyers of property that sheet flooding can and will occur and that flooding may extend beyond the floodway and floodplain boundary lines identified.
 2. All subdivision plats shall contain note(s) that refer to the required ~~twenty five~~ twenty-five foot (25') setback from all waterways called the riparian zone in which no development structure is permitted, and require that riparian vegetation shall be maintained in its natural state for the protection and stabilization of the river bank, and that removal of trees or other vegetation will be considered as part of the function of design review as set forth in Section ~~section~~ 17.88.060 of this article and Chapter ~~chapter~~ 17.96 of this title.
 3. Prior to issuance of any building permit for a structure located partially or wholly within the 1% annual chance floodplain, a pre-construction the elevation certificate shall be completed by a registered professional engineer, architect or surveyor and submitted to the City of Ketchum building inspector. The elevation certificate form shall be made available from the city. The certificate shall again be completed by the owner and/or his/her agents and submitted to the city upon completion of the foundation and construction of the lowest floor, and again prior to issuance of a certificate of occupancy or a final inspection by the building inspector to evidence the as built elevation of the lowest floor including basement.
 4. Each and every real estate agent, sales person and broker, and each and every private party who offers for sale a parcel of real property and/or structure within said district shall provide the prospective purchaser with notice that said real property and/or structure is located within said district.
 5. Prior to issuance of any floodplain development permit, the property owner or his or her authorized agent shall acknowledge by executed written affidavit that said property is located within the 1% annual chance ~~100-year~~ floodplain as defined herein and that a violation of the terms of this article shall cause the city to seek legal remedies.
- E. Compliance: No structure or land shall hereinafter be constructed, located, extended, converted, or altered without full compliance with the terms of this article and other

applicable regulations. Should the regulations specified in any other ordinance of Ketchum be less restrictive, the regulations of this section shall apply.

- F. Abrogation And Greater Restrictions: This section is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this section and another ordinance or section herein, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.
- G. Interpretation: In the interpretation and application of this section, all provisions shall be:
 - 1. Considered as minimum requirements;
 - 2. Liberally construed in favor of the governing body; and
 - 3. Deemed neither to limit nor repeal any other powers granted under state statutes.
- H. Warning And Disclaimer Of Liability: The degree of flood protection required by this section is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This section does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damage. This section shall not be deemed or construed to create liability on the part of the city, any officer or employee thereof, or the Federal Insurance Administration ~~federal insurance administration~~ for any flood damages that result from reliance on this section or any administrative decision lawfully made hereunder. (Ord. 1078, 2010: Ord. 997 § 2, 2006: Ord. 735 § 1, 1999: Ord. 702 § 2, 1997: Ord. 525 § 1, 1989: Ord. 278 § 3, 1978)

17.88.060: ADMINISTRATION:

- A. Establishment ~~Of~~ of Floodplain Development Permit: A floodplain development permit shall be obtained prior to issuance of a building or excavation/grading permit for any and all "development" as defined in Section ~~section~~ 17.88.040 of this article, and construction, including "stream alteration", as defined herein, within the ~~floodplain management overlay district~~ Floodplain Management Overlay District established in Subsection ~~subsection~~ 17.88.050A of this article.
- B. Establishment ~~Of~~ of Waterways Design Review: Approval of waterways design review shall be obtained prior to issuance of a building or excavation/grading permit and prior to commencement of construction for any and all "development" defined in Section ~~section~~ 17.88.040 of this article within the ~~waterways design review subdistrict~~

Waterways Design Review Subdistrict as defined in Subsection ~~subsection~~ 17.88.050B of this article.

- C. Applications: Applications shall be made on forms furnished by the city and may be made simultaneous with application for design review, where applicable, and prior to application for a building permit ~~or application for design review, where applicable~~. The application shall contain the following information and any additional information which may be reasonably required by the administrator or commission:
1. Engineer, owner of property, applicant if different than owner, address, phone, email address, etc.
 2. Fees as set by resolution of council.
 3. Vicinity map.
 4. Site plan(s), drawn to scale, showing:
 - a. Nature, location, dimensions and elevations of lot, including one foot (1') contours.
 - b. Location of existing and proposed structures, fill, storage of materials, ~~and drainage facilities~~ and infrastructure.
 - c. Location of existing channels and ditches and other significant natural features, boundaries of floodway and regulatory floodplain, including intermediate regional flood (IRF), elevation, and other site specific information from the studies referred to in Subsection ~~subsection~~ 17.88.050A3 of this article.
 - d. Location and elevations of adjacent streets, water supply and sewer lines, including private wells and/or septic systems.
 - e. Elevation of the lowest floor (including basement) of all structures existing and proposed partially or wholly located in the 1% annual chance floodplain, including elevation to which any structure has been or will be floodproofed.
 - f. Existing vegetation and proposed landscape plan, including identification of sizes and types of trees and other plants to be saved, removed, and/or planted.
 - g. Identification of the riparian zone and the "mean high water mark", as defined in Section ~~section~~ 17.88.040 of this article.

- h. Location of previous stream alterations upstream, downstream and along both banks from subject lot.
 - i. Location of drainageways intermittent and year round including potential overflow channels or channel movement.
 - j. Proposed excavation or land fill including resulting slope grades for the building pad(s), driveways, and any other element of the proposed development where excavation or fill will take place.
 - k. Drainage plan including off site improvements such as borrow ditches and culverts and including a plan for on and off site improvements to provide for unobstructed conveyance of floodwaters.
 - l. For any building in the floodplain with an area below the lowest floor that is below the base flood elevation and has a ceiling height of five feet (5') or greater, the building owner shall sign a nonconversion agreement, that shall run with the property, promising not to improve, finish or otherwise convert the area below the lowest floor to living area and granting the city the right to inspect the enclosed area at its discretion. Such agreement shall be recorded at Blaine County's Recorder's Office.
5. Description of proposed development.
 6. Specifications for building construction and materials, floodproofing, filling, grading, dredging, channel improvement/changes and utilities.
 7. Elevation certificate, prepared by a licensed surveyor or engineer and/or floodproofing certification prepared by a professional engineer for any existing and proposed residential and nonresidential structures located partially or wholly within the 1% annual chance floodplain. Said floodproofing methods shall meet the criteria in Subsection ~~subsection~~ 17.88.070B of this article.
 8. Copy of Letter of Map Amendment based on Fill (LOMA-F) application for any proposed fill in the floodplain. LOMA-F approval shall be obtained from FEMA prior to issuance of a floodplain development permit.
 9. Copies of applications sent to the U.S Army Corps of Engineers (USACE) ~~army corps of engineers~~ and Idaho Department of Water Resources (IDWR) ~~department of water resources~~ (stream alteration only). USACE and ISWR approvals shall be obtained prior to issuance of a stream alteration permit.
 - 9-10. Cross section of proposed work (stream alteration only).

~~10-11~~ Length of stream to be worked, type of work to be done, type of equipment to be used and starting and completion dates of work (stream alteration only).

~~11-12~~ A valley cross section showing stream channel, floodway limits, elevations of adjacent land areas, intermediate regional flood (IRF), proposed development, and high water information and a profile showing the slope of the bottom of the channel or flow line of the stream may be required upon review of all other material submitted (stream alteration only).

13. A No-net Rise Certificate, including supporting calculations, prepared by registered professional hydraulic engineer for any work proposed in the floodway.

D. Duties And Responsibilities: The planning and zoning administrator is hereby appointed to administer and implement this article in accordance with its provisions.

1. The planning and zoning administrator shall have the authority to consider and approve, approve with conditions, or deny applications for floodplain development permits and for waterways design review, as required herein, for minor projects that do not constitute substantial improvement/damage, including, but not limited to, small additions or structures located entirely outside the floodplain, interior remodels, small second story additions, replacement roofing, minor exterior changes or repair or minor landscaping and/or riparian enhancement changes that do not conflict with the requirements of this article nor impact any adjacent properties. Said approval shall be issued in writing by the planning and zoning administrator prior to issuance of a building permit, or commencement of any development. Should the planning and zoning administrator determine that the proposal cannot be considered a minor project, said proposal shall receive floodplain development permit/waterways design review approval before the planning and zoning commission prior to issuance of a building permit.

2. The Ketchum planning and zoning commission shall consider and approve, approve with conditions, or deny applications for all other floodplain development permits as required herein, for all other waterways design review as required herein and for stream alterations at a duly noticed meeting. The administrator shall provide written notice of said application to owners of property immediately adjacent to the subject property. Said notice shall inform adjacent property owners they may comment on the application during a period of not less than ten (10) days after mailing of the notice and prior to final action on said application.

3. Specific duties and responsibilities shall include, but are not limited to:

~~1-a.~~ Permit Review:

- ~~a.~~(1) Review of all applications for proposed construction within the city to determine whether such construction is proposed, in whole or in part, within the floodplain management overlay district and/or the waterways design review district herein.
- ~~b.~~(2) Review all building permit, floodplain development permit and design review applications to determine that the permit requirements of this section have been satisfied.
- ~~c.~~(3) Review all floodplain development permit applications to determine that all necessary permits have been obtained from those federal, state or local governmental agencies from which prior approval is required.
- ~~d.~~(4) Review all floodplain development permit applications to determine that the proposed project shall be reasonably safe from flooding and if the proposed development adversely affects the velocity of flow and the flood carrying capacity of the area of special flood hazard. For the purposes of this section, "adversely affects" means that the cumulative effect of the proposed development when combined with all other existing and anticipated development will increase the water surface elevation of the base flood more than one foot (1') at any point.
- ~~e.~~(5) Review proposed development to assure that all necessary permits have been obtained from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act, as amended, or by wide-area agencies, prior to issuing a development permit. Contact for review and comment when found necessary. Other agencies such as may include Idaho Fish and Game, Idaho Department of Water Resources, Soil Conservation Service, Environmental Protection Agency EPA and U. S. Army Corps of Engineers. Such documentation shall be maintained on file with the floodplain development permit.
- (6) Notify, in riverine situations, adjacent communities and the State Coordinating Office prior to any alteration or relocation of a watercourse, submit copies of such notifications to FEMA and assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.

~~2-b.~~ Use Of Other Base Flood Data: When base flood elevation data has not been provided in accordance with subsection 17.88.050A3, "Basis For Establishing The Areas Of Special Flood Hazard", of this article, the administrator shall obtain,

review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source in order to administer Subsections 17.88.070B1, 17.88.070B2, "Residential Construction", 17.88.070B3, "Nonresidential Construction", and C, "Floodways", of this article.

3-c. Information To Be Obtained And Maintained:

a-(1) Where base flood elevation data is provided through the ~~flood insurance study~~ Flood Insurance Study or required as in Subsection D3b ~~subsection D2~~ of this section, obtain and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement.

b-(2) For all new or substantially improved floodproofed structures:

(1)(a) Verify and record the actual elevation (in relation to mean sea level); and

(2)(b) Maintain the floodproofing certifications required in Subsection ~~subsection-C7~~ of this section.

c-(3) Maintain in perpetuity for public inspection all records pertaining to the provisions of this section.

d-(4) Maintain in perpetuity records on all permits and appeals and report all variances to federal insurance administration.

4-d. Alteration Of Watercourses:

a-(1) Notify adjacent communities and all state agencies with jurisdiction over the special flood hazard areas identified in Subsection ~~subsection-17.88.050A~~ of this article and/or with jurisdiction over the corresponding watercourse, river, stream or tributaries prior to any alteration or riprapping, or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration ~~federal insurance administration~~.

b-(2) Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.

5-e. Interpretation ~~Of~~ of FIRM Boundaries: Make interpretations where needed as to the exact location of the boundaries of the areas of special hazard (for example,

where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Subsection ~~subsection~~ G of this section.

- E. Criteria For Evaluation Of Applications: The criteria of floodplain development permit applications, waterways design review applications, and stream alteration permit applications shall be as follows:
1. Preservation or restoration of the inherent natural characteristics of the river and creeks and floodplain areas. Development does not alter river channel.
 2. Preservation or enhancement of riparian vegetation and wildlife habitat, if any, along the stream bank and within the required minimum twenty five foot (25') setback or riparian zone. No construction activities, encroachment or other disturbance into the twenty five foot (25') riparian zone, ~~except for restoration,~~ shall be allowed at any time without written City approval per the terms of this ordinance.
 3. No development, other than development by the City ~~city~~ of Ketchum or development required for emergency access, shall occur within the twenty five foot (25') riparian zone with the exception of approved stream stabilization work. The planning and zoning commission may approve access to property where no other primary access is available. Private pathways and staircases shall not lead into or through the riparian zone unless deemed necessary by the planning and zoning commission.
 4. A landscape plan and time frame shall be provided to restore any vegetation within the twenty five foot (25') riparian zone that is degraded, not natural or which does not promote bank stability.
 5. New or replacement planting and vegetation shall include plantings that are low growing and have dense root systems for the purpose of stabilizing stream banks and repairing damage previously done to riparian vegetation. Examples of such plantings include: red osier dogwood, common chokecherry, serviceberry, elderberry, river birch, skunk bush sumac, Beb's willow, Drummond's willow, little wild rose, gooseberry, and honeysuckle.
 6. Landscaping and driveway plans to accommodate the function of the floodplain to allow for sheet flooding. Floodwater carrying capacity is not diminished by the proposal. Surface drainage is controlled and shall not adversely impact adjacent properties including driveways drained away from paved roadways. Culvert(s) under driveways may be required. Landscaping berms shall be designed to not

dam or otherwise obstruct floodwaters or divert same onto roads or other public pathways.

7. Impacts of the development on aquatic life, recreation, or water quality upstream, downstream or across the stream are not adverse.
8. Building setback in excess of the minimum required along waterways is encouraged. An additional ten foot (10') building setback is encouraged to provide for yards, decks and patios outside the twenty five foot (25') riparian zone.
9. The ~~bottom~~ top of the lowest floor of a building located in the 1% annual chance floodplain shall be a minimum of ~~one foot (1')~~ twenty-four inches (24") above the ~~RF~~ base flood elevation of the subject property. (See Section 17.88.070.B.2.c, Figures 1 and 2.)
10. The backfill used around the foundation in the floodplain shall provide a reasonable transition to existing grade but shall not be used to fill the parcel to any greater extent. Compensatory storage shall be required for any fill placed within the floodplain. A LOMA-F shall be obtained prior to placement of any additional fill in the floodplain.
11. All new buildings shall be constructed on foundations that are approved by a licensed professional engineer.
- ~~12.~~ Driveways shall comply with effective street standards; access for emergency vehicles has been adequately provided for.
- ~~13.~~ Landscaping or revegetation shall conceal cuts and fills required for driveways and other elements of the development.
- ~~14.~~ (Stream Alteration.) The proposal is shown to be a permanent solution and creates a stable situation.
- ~~15.~~ (Stream Alteration.) No increase to the 1% annual chance ~~100-year~~ floodplain upstream or downstream has been certified, with supporting calculations, by a registered Idaho hydraulic engineer.
- ~~16.~~ (Stream Alteration.) The recreational use of the stream including access along any and all public pedestrian/fisher's easements and the aesthetic beauty shall not be obstructed or interfered with by the proposed work.
- ~~17.~~ Wetlands shall not be diminished. Where development is proposed that impacts any wetland, first priority shall be to move development from the wetland area.

Mitigation strategies shall be proposed at time of application that replace the impacted wetland area with a comparable amount and/or quality of new wetland area or riparian habitat improvement.

- ~~1718.~~ (Stream Alteration.) Fish habitat shall be maintained or improved as a result of the work proposed.
- ~~1819.~~ (Stream Alteration.) The proposed work shall not be in conflict with the local public interest, including, but not limited to, property values, fish and wildlife habitat, aquatic life, recreation and access to public lands and waters, aesthetic beauty of the stream and water quality.
- ~~1920.~~ (Stream Alteration.) The work proposed is for the protection of the public health, safety and/or welfare such as public schools, sewage treatment plant, water and sewer distribution lines and bridges providing particularly limited or sole access to areas of habitation.

F. Conditions: Conditions of approval may include, but not be limited to:

1. Riparian vegetation and other landscaping is maintained in perpetuity as shown on approved plans.
2. As built certification shall be required to be submitted prior to occupancy of structure or upon completion of the proposed work (stream alteration).
3. Other permits (i.e., Idaho ~~Department of Water Resources~~ Department of Water Resources and U. S. ~~Army Corps of Engineers~~ Corps of Engineers) shall be obtained by the applicant prior to commencement of construction.
4. Restoration of damaged riparian vegetation within riparian zone shall be required prior to completion of the proposed project. A bond to assure such restoration may be required prior to commencement of such work.

G. Terms of Approval: The term of floodplain development permit, waterways design review or stream bank alteration approval shall be twelve (12) months from the date that findings of fact, conclusions of law and decision are adopted by the commission or upon appeal, the date the approval is granted by the council subject to changes in zoning regulations. Application must be made for a building permit (if required) with the Ketchum building department during the twelve (12) month term. Once a building permit (if required) has been issued, the approval shall be valid for the duration of the building permit. Unless an extension is granted as set forth below, failure to file a complete building permit application (if required) for a project in accordance with these provisions shall cause said approval to be null and void. The provisions of this section shall apply to those approvals obtained on or after (Insert date), 2014.

The city may, upon written request by the holder, grant a maximum of two (2) 12-month extensions to an unexpired approval. The first twelve (12) month extension shall be reviewed by the planning and zoning administrator and the chair of the planning and zoning commission. The second twelve (12) month extension shall be reviewed by the planning and zoning commission. Whether or not an extension is warranted shall be based on the following considerations:

1. Whether there have been significant amendments to the city's comprehensive plan, downtown master plan or ordinances which will apply to the subject approval;
2. Whether significant land use changes have occurred in the project vicinity which would adversely impact the project or be adversely impacted by the project;
3. Whether hazardous situations have developed or have been discovered in the project area; or
4. Whether community facilities and services required for the project are now inadequate.

If any of the foregoing considerations are found to exist with regard to the project for which an extension is sought, an extension may be granted with conditions of approval to remedy any unmet requirements, or the City may choose not to grant an extension. Otherwise the city shall approve such an extension. Said decision shall be issued in writing. No extensions shall be granted for an expired floodplain development permit or waterways design review approval.

H. Inspection Procedures:

1. For structures located wholly or partially in the regulatory floodplain:
 - a. Upon completion of the foundation and placement of the lowest floor, but prior to construction of exterior walls, or floodproofing by whatever construction means, it shall be the duty of the permit holder to submit to the floodplain administrator a certification of the elevation of the lowest floor or floodproofed elevation, as built, in relation to mean sea level. Said certification shall be prepared by or under the direct supervision of a registered land surveyor or professional engineer who is authorized to certify such information in the State, and certified by same. Any work undertaken prior to submission of the certification shall be at the permit holder's risk. A city planner and the building inspector shall perform a site inspection to verify the conditions noted on the elevation and/or floodproofing certificates.

b. The floodplain administrator shall review the lowest floor elevation and/or floodproofing certificates. Should these documents be found not in conformance with the requirements of this ordinance, the permit holder shall immediately cease further work and shall correct any deficiencies. Failure of the permit holder to submit the surveyed elevation and/or flood proofing certificate, and failure to correct said deficiencies required hereby, shall be the cause to issue a stop-work order for the project.

c. Prior to final building permit inspection and issuance of a certificate of occupancy, it shall be the duty of the permit holder to submit to the floodplain administrator a final construction, as built, complete FEMA elevation certification and/or as-built floodproofed elevation certification per the procedures outlined in Sections a and b above. A planner and the building inspector shall perform a site inspection to verify the conditions noted on the elevation and/or floodproofing certificates.

2. For Waterways Design Review projects:

Prior to final building permit inspection and issuance of a certificate of occupancy, planning staff shall conduct a site inspection to verify that the project was constructed per the approved Waterways Design Review plans and that all conditions of approval have been satisfied.

I. Variance Procedure:

1. General:

a. Generally, variances may be issued for ~~a~~ new construction and substantial improvements to be erected on a lot of one-half (1/2) acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, provided Subsection I2 ~~subsection G2~~ of this section has been fully considered. As the lot size increases beyond the one-half (1/2) acre, the technical justification required for issuing the variance increases.

b. Upon consideration of the factors of Subsection I2 ~~subsection G2~~ of this section and the purposes of this article, the commission may attach such conditions to the granting of variances as it deems necessary to further the purposes of this article.

2. Considerations: In passing upon such applications, the commission shall consider the planning and zoning administrator's recommendations, all technical

evaluations, and all relevant factors and standards specified in other sections herein and:

- a. The danger that materials may be swept onto other lands to the injury of others;
- b. Whether the structure is designed, constructed and placed upon the lot to minimize flood damage exposure and minimize the effect upon the danger to life and property due to flooding or erosion damage;
- c. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
- d. The importance of the services provided by the proposed facility to the community;
- e. The necessity to the facility of a waterfront location, where applicable;
- f. The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
- g. The compatibility of the proposed use with existing and anticipated development;
- h. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
- i. The safety of access to the property in times of flood for ordinary and emergency vehicles;
- j. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site;
- k. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities such as sewer, gas, electrical, and water systems, and streets and bridges; and
- l. Variances shall only be issued in accordance with the guidelines found at Section section 60.6, Code of Federal Regulations federal regulations (Title title 44 CFR), as set forth therein on the effective date hereof.

3. Conditions ~~For~~ for Variance:

- a. Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places or the Idaho Historic Sites Inventory ~~State Inventory of Historic Places~~, without regard to the procedures set forth in the remainder of this article.
- b. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
- c. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- d. A variance shall only be issued upon:
 - (1) A showing of good and sufficient cause;
 - (2) A determination that failure to grant the variance would result in exceptional hardship to the applicant; and
 - (3) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expenses, create nuisances, cause fraud on or victimization of the public as identified in Subsection 12 ~~subsection G2~~ of this section, or conflict with existing local laws or ordinances.
- e. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest flood elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.
- f. Variances as interpreted in the National Flood Insurance Program ~~national flood insurance program~~ are based on the general zoning law principle that they pertain to a physical piece of property; they are not personal in nature and do not pertain to the structure, its inhabitants, economic or financial circumstances. They primarily address small lots in densely populated residential neighborhoods. As such, variances from the flood elevations should be quite rare.
- g. Variances may be issued for nonresidential buildings in very limited circumstances to allow a lesser degree of floodproofing than watertight or dry floodproofing, where it can be determined that such action will have low damage potential, complies with all other variance criteria,

except ~~Subsection 3a~~~~subsection G3a~~ of this section, and otherwise complies with Subsections ~~subsections~~ 17.88.070A1 and A2 of this chapter.

~~h. Variances shall not be issued within a designated floodway if any increase in flood levels during the base flood discharge would result.~~

4. Appeals:

a. Appeals ~~From~~~~from~~ Planning ~~And~~~~and~~ Zoning Administrator: An appeal from any order, requirement, decision or determination of the planning and zoning administrator made in the administration or enforcement of this article may be taken by any affected person as that term is defined by Idaho Code Section ~~section~~ 67-6521, as it may be amended from time to time, or any officer or department of the city, to the planning and zoning commission by filing a notice of appeal in writing with the office of the planning and zoning administrator of the city in the manner prescribed herein:

(1) Action Required ~~By The~~ by the Planning And Zoning Administrator: The planning and zoning administrator shall certify that all procedural requirements have been satisfied and fees paid and transmit to the commission the original of all papers constituting the record in the case, together with the order, requirement, decision or determination of the planning and zoning administrator. The planning and zoning administrator shall maintain in perpetuity the records of all appeals and report any variances to the Federal Insurance Administration ~~federal insurance administration~~ upon request.

(2) Hearing ~~And~~~~and~~ Notice: The commission shall, following receipt of the planning and zoning administrator's certificate and the record of the case, set the matter for hearing and give notice of the date, time, place and purpose thereof and of the right to request a copy of the decision thereon, to the appellant, the planning and zoning administrator, and to any other affected person, as defined in Idaho Code Section ~~section~~ 67-6521, as that section may be amended from time to time, all in accordance with Idaho Code Section ~~section~~ 67-6501 et seq., as may be amended from time to time.

(3) Authority ~~Of~~~~of~~ Commission: Upon hearing the appeal, the commission shall consider the record, the order, requirement, decision or determination of the planning and zoning

administrator and the notice of appeal, together with oral presentation by the appellant and the planning and zoning administrator. The commission may affirm, reverse, or modify, in whole or in part, the order, requirement, decision or determination of the planning and zoning administrator.

(4) ~~Decision By~~ by Commission: The commission shall enter a decision within thirty (30) days after the hearing on appeal, which shall include its written findings of fact and conclusions of law separately stated. The commission shall transmit a copy of the decision to the appellant and any affected person who has requested a copy in writing, as defined in Idaho Code Section section ~~67-6521~~, as that section may be amended from time to time.

b. ~~Appeals From~~ from Planning ~~And~~ and Zoning Commission: An appeal from any order, requirement, decision or determination of the commission made in the administration or enforcement of this article may be taken by any affected person, as that term is defined by Idaho Code Section section ~~67-6521~~, as it may be amended from time to time, or any officer or department of the city, to the city council by filing a notice of appeal in writing with the office of the planning and zoning administrator of the city in the manner prescribed herein:

(1) ~~Action Required By The~~ by the Planning ~~And~~ and Zoning Administrator: The planning and zoning administrator shall certify that all procedural requirements have been satisfied and fees paid and transmit to the council the original of all papers constituting the record in the case, together with the order, requirement, decision or determination of the commission. Upon written request of the appellant or any affected person, as defined in Idaho Code Section section ~~67-6521~~, as that section may be amended from time to time, and the advance payment of the cost thereof, a verbatim transcript of the commission proceedings shall be prepared and transmitted to the council. The planning and zoning administrator shall maintain the records of all appeals and report any variances to the Federal Insurance Administration ~~federal insurance administration~~ upon request.

(2) ~~Hearing And~~ and Notice: The council shall, following receipt of the planning and zoning administrator's certificate and the record of the case, set the matter for hearing and give notice of the date, time, place and purpose thereof and of the right to request a copy of the decision thereon, to the appellant, the commission, and to

any other affected person, as defined in Idaho Code Section section-67-6521, as that section may be amended from time to time, all in accordance with Idaho Code Code Section section-67-6501 et seq., as may be amended from time to time.

- (3) Authority ~~Of~~ of Council: Upon hearing the appeal, the council shall consider only matters which were previously considered by the commission as evidenced by the record, the order, requirement, decision, or determination of the commission and the notice of appeal, together with oral presentation by the appellant and the commission. The council may affirm, reverse, or modify, in whole or in part, the order, requirement, decision or determination of the commission. Furthermore, the council may remand the application to the commission for further consideration with regard to specific criteria stated by the council.
 - (4) Decision ~~By~~ by Council: The council shall enter a decision within thirty (30) days after the hearing on appeal, which shall include its written findings of fact and conclusions of law separately stated. The council shall transmit a copy of the decision to the appellant and any affected person who has requested a copy in writing, as defined in Idaho Code Section section-67-6521, as that section may be amended from time to time.
- c. Time ~~For~~ for Filing Appeals: All appeals permitted or authorized by this article shall be taken and made in the manner and within the time limits as follows: The written notice of appeal shall be filed before five o'clock (5:00) P.M. of the fifteenth calendar day after the order, requirement, decision or determination of the planning and zoning administrator has been made or after findings of fact have been approved by the commission, whichever is applicable. The failure to physically file a notice of appeal with the planning and zoning administrator of the city within the time limits prescribed by this Subsection 14c~~subsection G4c~~ shall be jurisdictional and shall cause automatic dismissal of such appeal.
 - d. Fee ~~For~~ for Appeals: A fee equal to the expense of giving notice as required by Subsection 14a(2) or 14b(2)~~subsection G4a(2) or G4b(2)~~ of this section, as applicable, shall be paid within two (2) days after receipt from the planning and zoning administrator of the amount thereof. In the event the fee is not paid as required, the appeal shall not be considered filed.
 - e. Notice ~~Of~~ of Appeal; Form And Contents: The notice of appeal shall be in writing and in such form as shall be available from the office of the

planning and zoning administrator, which shall require to be set with specificity all bases for appeal, including the particulars regarding any claimed error or abuse of discretion. (Ord. 997 § 3, 2006: Ord. 941 § 1, 2004: Ord. 735 § 1, 1999: Ord. 608 § 2, 1993: Ord. 525 § 1, 1989: Ord. 278 § 4, 1978)

17.88.070: PROVISIONS FOR FLOOD HAZARD REDUCTION:

A. General Standards: In all areas of special flood hazard, the following standards are required:

1. Anchoring:

- a. All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
- b. All manufactured homes must likewise be anchored to prevent flotation, collapse or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over the top or frame ties to ground anchors (reference the Federal Emergency Management Agency's "Manufactured Home Installation In Flood Hazard Areas" guidebook for additional techniques).

2. Construction Materials ~~And~~ and Methods:

- a. ~~All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage. All structural and non-structural building materials utilized at or below the base flood elevation must be flood resistant. Flood damage resistant materials must be used for all building elements subject to exposure to floodwaters, including floor joists, insulation, and ductwork. If flood damage resistant materials are not used for building elements, those elements must be elevated above the base flood elevation. This requirement applies regardless of the expected or historical flood duration.~~
- b. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.
- c. Electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities shall be designed and/or otherwise elevated or

located so as to prevent water from entering or accumulating within the components during conditions of flooding.

3. Utilities:

- a. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system;
- b. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters; and
- c. On site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

4. Subdivision Proposals:

- a. All subdivision proposals shall be consistent with the need to minimize flood damage;
- b. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;
- c. All subdivision proposals shall have adequate drainage provided to ensure that the post-development stormwater (of a 25-year storm) discharge will not exceed the amount of runoff under pre-development conditions. Drainage plans and pre- and post-development hydrology calculations shall be prepared by a civil engineer licensed in the State of Idaho. ~~reduce exposure to flood damage;~~
- d. Require that base flood elevation data be provided or generated for all subdivision and PUD proposals ~~and other proposed developments. Base flood elevation shall be developed per FEMA hydrologic and hydraulic analysis methods and prepared by a qualified engineer licensed in the State of Idaho. United States Geological Survey (USGS) datum shall be used and identified on the plat and a permanent bench mark shall be identified and shown on the plat;~~
- e. All requirements of the Code of Federal Regulations, 44 CFR 60.3 shall be met; and

5. Review ~~Of~~ of Building Permits: Where elevation data is not available either through the Flood Insurance Study ~~flood insurance study~~ or from another

authoritative source (~~Subsection subsection~~ 17.88.060D3b of this article), applications for building permits shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available. Failure to elevate at least two feet (2') above grade in these zones may result in higher insurance rates.

B. Specific Standards: In all areas of special flood hazard where base flood elevation data has been provided as set forth in ~~Subsection subsection~~ 17.88.050A3, "Basis For Establishing The Areas Of Special Flood Hazard", or 17.88.060D3b, "Use Of Other Base Flood Data", of this article, the following provisions are required:

1. All construction in AO zones shall be designed and constructed with drainage paths around structures to guide water away from structures.

2. Residential Construction:

a. New construction and substantial improvement of any residential structure in any A1-30, AE and AH zone shall have the ~~bottom~~top of the ~~floor structure of the~~ lowest floor, including basement, elevated a minimum of ~~one foot (1')~~ twenty-four inches (24") above the base flood elevation.

b. New construction and substantial improvement of any residential structure in any AO zone shall have the lowest floor, including basement, elevated to or above the highest adjacent grade at least as high as the FIRM's depth number plus twenty-four inches (24").

c. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria (See Figure 1: Preferred Crawlspace Construction and Figure 2: Below-grade Crawlspace Construction):

(1) A minimum of two (2) openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. Openings shall be placed on at least two (2) walls to permit entry and exit of flood waters.

- (2) The bottom of ~~all openings~~ each flood vent opening shall be no higher than one foot (1') above the lowest adjacent exterior grade.
- (3) Openings may be equipped with screens, louvers, or other coverings or devices; provided, that they permit the automatic entry and exit of floodwaters.
- (4) Portions of the building below the base flood elevation shall be constructed with material resistant to flood damage.
- (5) The interior grade of a below-grade crawlspace (See Figure 2: Below-grade Crawlspace Construction) below the base flood elevation shall not be more than two feet (2') below the lowest adjacent exterior grade.
- (6) The height of a below-grade crawlspace, measured from the interior grade of the crawlspace to the top of the crawlspace foundation wall, shall not exceed four feet (4') at any point.
- (7) A below-grade crawlspace shall have an adequate drainage system that removes floodwaters from the interior area of the crawlspace within a reasonable time after a flood event.

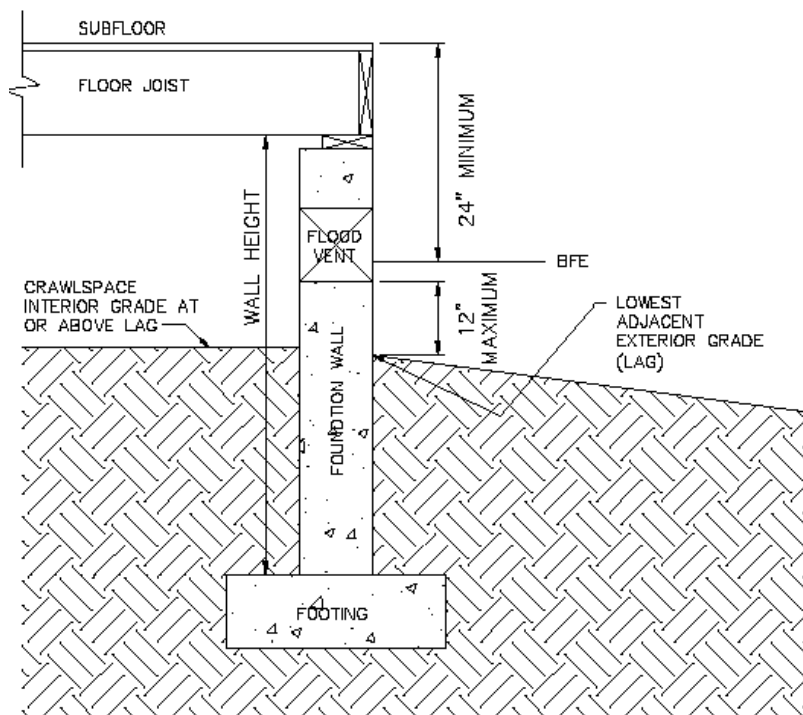


Figure 1: Preferred Crawlspace Construction

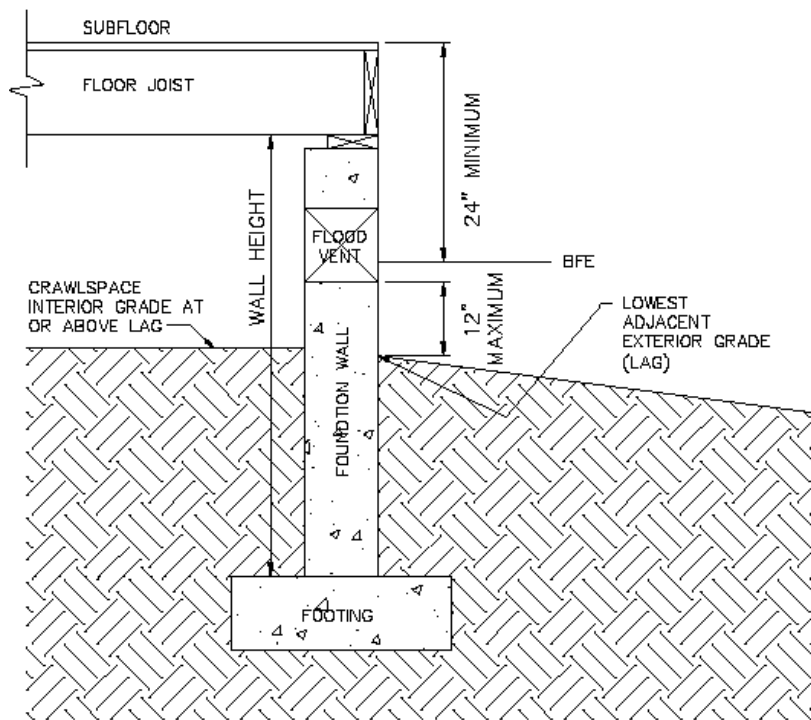


Figure 2: Below-grade Crawlspace Construction (Note: A below-grade crawlspace shall be subject to higher flood insurance rates through the NFIP.)

23. Nonresidential Construction:

a. New construction and substantial improvement of any commercial, industrial, nonresidential portion of a mixed use or other nonresidential structure in any A1-30, AE and AH zone shall either have the ~~bottom~~ top of the floor structure of the lowest floor, including basement, elevated to twenty-four inches (24") above the base flood elevation or, together with attendant utility and sanitary facilities, shall:

- a(1) Be floodproofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water;
- b(2) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
- c(3) Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this article based on their development and/or review of the

structural design, specifications and plans. Such certifications shall be provided to the official as set forth in Subsection D3c(2) ~~subsection 17.88.060D3b~~ of this article;

- ~~e(4)~~ Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as described in Subsection B2c ~~subsection B1b~~ of this section; and
- e(5) Applicants floodproofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot (1') below the floodproofed level (e.g., a building constructed to the base flood level will be rated as one foot (1') below that level).

b. All new construction and substantial improvement of nonresidential structures within AO zones shall:

- (1) Have the lowest floor (including basement) elevated above the highest adjacent grade at least twenty-four inches (24") higher than the depth number specified in feet on the FIRM; or
- (2) Together with the attendant utility and sanitary facilities be completely floodproofed to that level to meet the floodproofing standard specified in Section 3a above.

34. Manufactured Homes: All manufactured homes to be placed or substantially improved within zones A1-30, AH, and AE shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is ~~at or~~ twenty-four inches (24") above the base flood elevation and be securely anchored to an adequately anchored foundation system in accordance with the provisions of Subsection ~~subsection~~ A1b of this section.

5. Recreational vehicles: All recreational vehicles to be place on a site within zones A1-30, AH, and AE shall meet the requirements of Section 4 above, or be placed on the site for less than one hundred and eighty (180) consecutive days and be fully licensed and highway ready.

6. Critical facilities shall be constructed on properly compacted soil and shall have the lowest floor (including basement) elevated at least twenty-four inches (24") above the elevation of the 0.2% annual chance flood. A critical facility shall have at lease one (1) access road connected to land outside the 0.2% annual chance floodplain that meets fire code access requirements. The top of the road must be no lower than six inches (6") below the elevation of the 0.2% annual chance flood.

- C. Floodways: Located within areas of special flood hazard established in Subsection ~~subsection~~ 17.88.050A of this article are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles, and erosion potential, the following provisions apply:
1. Prohibit encroachments, including fill, new construction, substantial improvements, and other development unless certification, with supporting calculations, by a registered professional hydraulic engineer is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge. Uses within the floodway shall be restricted to those which are required by public necessity (for example, bridges, water pumps), recreational use (for example, paths), wildlife habitat improvements (for example, vegetation, nesting structures, pool/riffle improvements), and gravel extraction; provided, that the use/encroachment meets the approval of the Federal Emergency Management and National Flood Insurance Program and does not jeopardize the city's participation in the National Flood Insurance Program. New residential structures and residential substantial improvements are prohibited in the floodway.
 2. If Subsection ~~subsection~~ C1 of this section is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this section.
 3. Be certified by a registered professional engineer, except in an existing mobile home park or existing mobile home subdivision. (Ord. 525 § 1, 1989; Ord. 278 § 5, 1978)

17.88.080: ENFORCEMENT AND PENALTIES:

- A. No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this article and other applicable regulations. The provisions of this article shall be enforced by one or more of the following methods:
1. Requirements of ~~special construction permit~~ floodplain development permit, waterways design review and/or stream alteration permit;
 2. Requirements of building permit;
 3. Inspection and ordering removal of violations;
 4. Criminal liability;
 5. Injunction; and

6. Civil enforcement.
- B. Enforcement shall further be administered according to ~~Chapter chapter~~ 17.156 of this title. (Ord. 525 § 1, 1989; Ord. 278 § 7, 1978)

Article II. Emergency Stream Bank Stabilization

17.88.090: TITLE:

This article shall be known and may be cited as the *CITY EMERGENCY STREAM BANK STABILIZATION ORDINANCE*. (Ord. 706 § 1, 1997)

17.88.100: GUIDELINES:

Guidelines for determining if an emergency for purposes of this article is imminent are as follows:

- A. The water equivalent measurements at Galena, Galena Summit, Dollar Hide and Lost Wood Divide as recorded by the National Resource Conservation Service (NRCS) SNOTEL sites; ~~soil conservation service~~ in Hailey, Idaho;
- B. The forecast temperatures available from the National Weather Service ~~national weather service~~;
- C. The flow of the Big Wood River as measured at the Hailey gauging station and recorded by the United States Geological Survey (USGS) in Boise, Idaho; and
- D. Failure to submit an application under Section section 17.88.120 of this article far enough in advance of the desired start date for bank stabilization work shall not be considered an emergency. (Ord. 706 § 2, 1997)

17.88.110: PROCEDURE:

To obtain an emergency bank stabilization permit, an applicant must submit an application as described in Section section 17.88.120 of this article and receive written approval to perform the bank stabilization work from at least two (2) Ketchum planning and zoning commissioners and the planning and zoning administrator. The planning and zoning commissioners and/or the administrator may consult a qualified engineer or professional regarding the proposed emergency bank stabilization work. A site inspection must be performed by the planning and zoning administrator and at least two (2) planning and zoning commissioners before approval can be granted. Under no circumstances shall bank stabilization work commence without the approvals required herein. ~~An application form must be submitted describing proposed bank stabilization work.~~ (Ord. 706 § 3, 1997)

17.88.120: APPLICATION FOR EMERGENCY STREAM BANK STABILIZATION:

The applicant shall first complete and submit an emergency bank stabilization application provided by the city which shall include, but not be limited to, the following information:

- A. Description of the emergency impact to public health, safety or welfare;
- B. Name of proposed contractor or executor of work;
- C. Description of proposed work;
- D. Nonrefundable application fee in the amount as set by the city council ~~of one hundred fifty dollars (\$150.00)~~; and
- E. A waiver from the Idaho Department of Water Resources ~~department of water resources~~ as specified under Idaho Code Section section 42-3808, and the stream channel alteration rules of the Idaho Water Resource Board ~~water resource board~~. (Ord. 706 § 4, 1997)

17.88.130: ACTION UPON SUBMITTAL OF STREAM BANK STABILIZATION APPLICATION:

Upon submittal of the application, the applicant shall contact the planning and zoning administrator to arrange for a site inspection. (Ord. 706 § 5, 1997)

17.88.140: SITE INSPECTION:

Upon receipt and review of a completed application, a site inspection shall be performed by the planning and zoning administrator and at least two (2) planning and zoning commissioners. Written findings of fact and conclusions of law granting or denying the application will be prepared for city records and the applicant upon the conclusion of the site inspection and within five (5) working days from the date of the decision. (Ord. 706 § 6, 1997)

17.88.150: BASIS FOR DENIAL OF AN EMERGENCY STREAM BANKSTABILIZATION PERMIT:

No permit shall be granted if the planning and zoning commission members determine that the proposed emergency stream bank stabilization work is contrary to the public health, safety or welfare or that it is contrary to adopted city policies regarding riparian areas and river systems. (Ord. 706 § 7, 1997)

17.88.160: CONDITIONS OF EMERGENCY STREAM BANK STABILIZATION APPROVAL:

Conditions which may be required for the granting of a permit include, but are not limited to, the following:

- A. The planning and zoning commissioners may require the applicant to post financial security, and enter into an agreement with the city, to mitigate possible impacts of the proposed bank stabilization work.
- B. The proposed work for the emergency stream bank stabilization work shall be conducted so as to minimize the impact on riparian vegetation and soil stability.
- C. If an emergency stream bank stabilization permit is granted, the applicant shall apply for a waterways design review/stream alteration permit under ~~article~~ Article I of this chapter within six (6) months from the date of the issuance of the emergency stream bank stabilization permit.
- D. If a waterways design review/stream alteration permit under Article ~~article~~ I of this chapter and all other applicable state and federal agency permits are granted, the applicant shall then complete restoration of the affected property to city and state standards by either March 31 of the year following the issuance of the emergency stream bank stabilization permit or by another date specified by the planning and zoning commissioners or other governmental agency.
- E. Copies of the approved emergency stream bank stabilization permit shall be posted on site throughout the duration of the stabilization work. (Ord. 706 § 8, 1997)

17.88.170: ENFORCEMENT:

- A. It is unlawful for any person, firm or corporation to:
 - 1. Fail to obtain a permit before commencing stream bank stabilization work.
 - 2. Perform stream bank stabilization work beyond that expressly allowed by the permit.
 - 3. Provide false documentation in connection with the work performed during stream bank stabilization.
- B. Any person, firm, or corporation violating any provision of this article shall, for each offense, be subject to the enforcement procedures established in Chapter ~~chapter~~ 17.156 of this title. (Ord. 706 § 9, 1997)

**Attachment B.
Public Comment**

- Craig Johnson, dated February 7, 2014

Craig M. Johnson

February 7, 2014

Deborah Burns, Co-Chair
Rich Fabiano, Co-Chair
Steve Cook, Commissioner
Michael Doty, Commissioner
Jeff Lamoureux, Commissioner
Planning and Zoning Commission
City of Ketchum

RE: Proposed Revisions to Floodplain Regulations

VIA EMAIL and USPS

Dear Planning and Zoning Commissioners,

We write to comment on the most recent Planning Department memorandum, dated February 10th, regarding proposed revisions to Chapter 17.88 of the Ketchum Municipal Code, the floodplain ordinance.

To briefly recap, in 2009 my wife and I finished our home at 220 Buss Elle Road in West Ketchum. It was built to LEED Gold and Energy Star standards, with solar electric and hot water panels on the roof, geothermal heating/cooling, ultra efficient building envelope insulation, energy saving lighting and appliances, drought resistant landscaping and locally sourced materials. It was one of the first LEED homes completed in the area. We complied with the floodplain crawlspace requirements then in effect for FEMA and City of Ketchum. We support the proposed changes in the February 10th memorandum regarding base flood elevation and floor elevations, provided the changes are applicable only to new construction, including additions but excluding any pre-existing part of a home or other structure.

We appreciate that the proposed addition to the definition of "Development" in Section 17.88.040, "or removal of vegetation" has been deleted from consideration by the Commission. This proposed change would have had the unintended consequence of effectively expanding the 25' wide riparian zone with respect to vegetation to include the entire 100 year floodplain. Section 17.88.060 (E)(5) provides that no "Development" shall occur in the 25' riparian zone and the scope of this section is clearly limited to the riparian zone. However, Section 17.88.050(B)(5)(c) provides that "Development" upon real property within the Waterways Design Review Sub-District shall be subject to design review and approval under 17.88.060. This section applies to the entire floodplain, including properties that are several hundred feet from the Big Wood River.

Planning and Zoning Commission
February 7, 2014
Page Two

To clear up a continuing ambiguity for owners of property in the floodplain, we respectfully request that the Commission and Council clarify the definition of "Development" in Section 17.88.040 by adding a sentence "Development shall not include the maintenance of landscaping outside the 25' wide riparian zone" (or similar clarifying language). The overly broad "*any manmade change*" definition of Development in Section 17.88.040 has resulted in conflicts with the Planning Department when we maintain landscaping in our yard and their interpretation is applicable to the landscape maintenance activities of every floodplain property owner. Based upon letters we have received from the Planning Department, their interpretation is an absolute restriction on any change whatsoever, including normal landscape maintenance activities. Their interpretation is not supported by the legislative history of the definition of Development and ignores several important competing interests. This conflict can easily be resolved by adding the clarifying language we suggest.

Our yard is located approximately 50-125' from the edge of the 25' wide riparian zone along the river. The continued ability to maintain and/or remove vegetation outside of the 25' wide riparian zone supports several important interests, including the ability to create a defensible fire protection zone around homes/structures in light of the recent threats of the Beaver Creek and Castle Rock fires, the ability to remove invasive vegetation such as knapweed, the reduction of groundwater consumption in the river basin by selectively thinning dense clusters of cottonwoods (one cottonwood consumes up to 200 gallons/day in summer months), the ability to keep the floodway clear and free of obstructions for the conveyance of floodwaters--an important FEMA policy, and the ability to create more open areas along the river useable for recreation.

Thank you for considering our request to clarify the floodplain code. Please call me at 206-399-5600 or email me at craig@cjohnson.com if you have any questions.

Sincerely,



Craig M. Johnson



Shawn L. Underwood

City of Ketchum, Idaho

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



August 4, 2014

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Jonas and City Councilors:

Recommendation to enter into an Agreement For Municipal Advisory Services with Zions Bank

Introduction/History

In December 2004 the City adopted Ordinance No. 946, authorizing and providing for the issuance of Sewer Revenue Bonds, Series 2004, in the principal amount of \$1,990,000, for the purpose of financing the acquisition of improvements to the sanitary sewer collection and treatment system of the City.

In April 2006 the City adopted Ordinance No. 982, authorizing and providing for the issuance of a parity lien Sewer Revenue Bond, Series 2006, in the principal amount of \$1,730,000 for the purpose of financing a portion of the costs of acquisition of improvements to the sanitary sewer system of the City.

The 2006 Sewer Revenue Bonds were issued through the Idaho Bond Bank Authority (IBBA): A bond bank is a state level entity which lends money to local governments within the state, with the goal of providing funds for their infrastructure needs and access to the capital markets at competitive interest rates.

Under the Idaho Bond Bank program "IBBA", a municipality obtains a loan from the Bond Bank secured by either the municipality's bond or a loan agreement with the Bond Bank. The Bond Bank pools several loans to municipalities into one bond issue. The municipalities then repay the loan, and those repayments are used to repay the revenue bonds. The Bond Bank can obtain better credit ratings, more attractive interest rates, and lower underwriting costs than municipalities could achieve individually. The Bond Bank is able to pledge certain state funds as additional security for its bonds, further reducing interest costs.

The Idaho Bond Bank Authority can open doors to municipalities that were previously barred from the capital markets due to the high costs of financing or challenging credit situations. The current underlying rating from Moody's Rating Agency is Aa1.

Current Report

Cameron Arial, Vice President of Zions Bank Public Finance informed me of the following:

The City's 2004 and 2006 IBBA bonds can be refunded for significant savings. Cameron had discussed this briefly with Gary Marks before his departure. Please see the summary below and the attached numbers. Zions Bank has a fairly sizable deal being put together now for a November competitive bond sale and could include this if the City would like. The deadline for applications is Aug. 31st and Zions Bank can prepare the application for City review.

Ketchum 2004 Sewer Ref

Refundable Par - \$1,170,000
New Issue Par - \$1,060,000
UW Spread - \$6.50/bond
COI - \$50,000
PV Savings – 7.686% or \$89,930
Gross Savings - \$98,495

Ketchum 2006 Wastewater Ref

Refundable Par - \$990,000
New Issue Par - \$905,000
UW Spread - \$6.50/bond
COI - \$25,000
PV Savings – 6.121% or \$60,599
Gross Savings - \$70,292

The Bond Bank application fee is due at application. Cameron has confirmed with the Bond Bank that only one application and fee is required to refund both bonds. This way there is only one application fee and the City will be able to consolidate the wastewater debt while also generating a substantial savings.

Attached is Zions standard engagement agreement. Please note that they will not charge a fee until they are successful in issuing the refunding bonds. Their costs have been included in the refunding analyses.

Financial Requirement/Impact

Application Fee of \$500.00, due with submittal of Application.
Municipal Advisory Services of \$15,000, which will be paid through the refunding.
Paying Agent fee is estimated at \$1,500 per year. (Trust is provided by a separate entity that the IBBA engages.)

Recommendation

I respectfully recommend the City Council enter into an Agreement for Municipal Advisory Services with Zions Bank and for Zions Bank to work with the City Administrator and the City Attorney in refunding the 2004 and 2006 Wastewater Revenue Bonds.

Recommended Motion

"I move to authorize the Mayor to enter into an Agreement for Municipal Advisory Services with Zions Bank and for Zions Bank to work with the City Administrator and the City Attorney in refunding the 2004 and 2006 Wastewater Revenue Bonds."

Sincerely,

A handwritten signature in cursive script that reads "Sandra E. Cady". The signature is written in black ink and is positioned below the word "Sincerely,".

Sandra E. Cady, CMC
City Treasurer/Clerk

**Agreement
for
Municipal Advisory Services**

THIS AGREEMENT, is being entered into as of the ___ day of _____, ____ by and between the CITY OF KETCHUM, BLAINE COUNTY, IDAHO, hereinafter the "City" and ZIONS BANK PUBLIC FINANCE, a division of Zions First National Bank, hereinafter "Zions".

WITNESSETH

WHEREAS, the City desires to receive professional advice from an independent Municipal Advisor; and

WHEREAS, Zions desires to provide such advice and service to the City; and

WHEREAS, Zions is an independent Municipal Advisory firm, fully registered as such with both the Securities Exchange Commission and with the Municipal Securities Rulemaking Board; and

WHEREAS, the City desires assistance from Zions relating to the following: (check all that apply)

- All financings of the City, including, but not limited to general obligation bonds, revenue bonds, lease revenue bonds, special assessment bonds, tax increment bonds, notes, and leases issued by the City, its Idaho Bond Bank Authority bonds, RDAs, and CDAs.
- Only the following financings _____ (please specify)
- Optional Services _____ (please specify)

NOW, THEREFORE, the City and Zions agree as follows:

1. Zions Bank Public Finance acknowledges that, under this Agreement, it has a fiduciary duty to the City and agrees to act in the City's best interests. Zions agrees to provide the following services to the City as requested:

(a) Render expert financial advice and assistance on fiscal matters pertaining to debt policies and procedures, the level and trend of fund balances, debt ratios, funding options, and the issuance and sale of the City's securities, including notes, bonds, leases, and other forms of securities or financings.

(b) Provide written advice and recommendations concerning financing structures including length of amortization, ratings and insurance, maturity schedules, interest rates, call provisions, premiums and discounts, security provisions, coverage covenants, and other terms of existing or proposed debt which Zions believes will be most satisfactory to the City's goals and objectives.

(c) Assist in the selection of other financing team members including, but not limited to, bond counsel, disclosure counsel, underwriter(s), trustees, paying agents, bond registrars, escrow agents, escrow verification agents, rating agencies, bond insurers, arbitrage rebate consultants, etc. Zions will quarterback the financing team with the task of keeping team members on schedule and within budget.

(d) Work cooperatively with the City's other financing professionals to the end that securities may be legally and successfully sold and issued. All other financing professionals will be paid by the City.

(e) Advise and assist in selecting the most advantageous method of sale.

(f) If a negotiated sale is deemed most advantageous to the City, Zions will assist in soliciting and analyzing underwriter proposals, and selecting the underwriter(s). Zions will also provide advice regarding the underwriter's compensation and the appropriateness of the yields, coupons, and other terms proposed by the underwriter(s).

(g) If a competitive sale is selected, Zions will coordinate with the provider of the electronic platform and provide all information necessary to offer the securities using this method. Zions will verify the calculation of the winning bidder and restructure the maturities to provide the City with its desired payment structure.

(h) Attend meetings as requested by the City to discuss and formulate plans about proposed financings. This may include public hearings and formal meetings of the City's governing body.

(i) Assist the City in its preparation of financing documents, data, etc. as may be required by any state or federal agency, rating agencies, bond insurers and underwriters.

(j) Assist with the preparation and review of an Official Statement, or other offering documents for each security issue, setting forth financial and other information about the City and the securities being offered for sale.

(k) Participate in a "Due Diligence" meeting of the City prior to the finalization and distribution of any Official Statement in an effort to ensure full and complete disclosure of all information which could be considered "material" to any purchaser of bonds. City understands that as a condition of marketing the bonds, it will be necessary to authorize and direct its appropriate officers to execute a certificate for insertion in the Official Statement and closing documents, confirming the truth and accuracy of all information contained in the Official Statement.

(l) Deliver the Official Statement or other offering document, together with the Notice of Sale, to underwriters or potential purchasers of the City's securities.

(m) Submit information concerning the proposed financing(s) to selected rating agencies in an effort to obtain favorable ratings on the City's financings.

If requested, Zions will organize, assist in the preparation of, and participate in the [Type of Entity's] presentations made to rating agencies, bond insurers, or investors in New York City, San Francisco, or other locations. The actual fees and related expenses of any such presentation are to be paid by the City.

(n) Coordinate the closing of the debt issue, including the transfer of funds and the delivery of the securities to the underwriter(s) or purchaser(s).

(o) Assist with post-closing compliance issues such as private use and tax-exemption issues, audits by regulators or federal agencies, arbitrage compliance, etc.

(p) Monitor market conditions to identify refunding opportunities for interest savings. Analyze purported savings in refunding proposals made by other market participants.

(q) Advice concerning bond elections, including tax impact calculations, voter information pamphlets, election strategy, and information for media packets, etc.

(r) Prepare studies regarding general plans, capital facility plans, impact fees, utility rates, tax increment studies, economic development studies, feasibility studies, business license fees, grants, and other studies as requested by the City.

Optional Services

(s) Draft the Preliminary Official Statement and the Final Official Statement.

(t) Perform the administrative functions of billing, collecting for special assessment areas. This includes keeping the accounting records and preparing periodic reports on the status of the assessments, reserve funds and payment histories of each property owner. Zions will also coordinate with the City's foreclosure trustee if needed.

(u) Assist in gathering, preparing and submitting information to the MSRB's EMMA repository all information necessary to comply with the City's continuing disclosure obligations. Zions will also monitor and help provide compliance with all material event notices that must be filed to comply with SEC regulation 15c2-12.

2. Zions hereby confirms that it is registered as a municipal advisor with the Securities Exchange Commission and Municipal Securities Rulemaking Board (the "MSRB"). Under MSRB Rule G-23, Zions will not serve as underwriter for any bonds to be issued in a financing for which we are acting as the City's Municipal Advisor.

In addition, Zions will not provide municipal advisory services to the City under this Agreement with respect to any commercial banking transaction between the City and Zions, including but not limited to bank loans and leases, lines of credit, liquidity facilities, letters of credit, credit cards or other forms of credit enhancement or direct purchases of the City's bonds or leases.

3. The City agrees that in consideration for the foregoing services to be performed by Zions, the City will do the following:

(a) The City will cooperate with Zions and will provide all information which is reasonably required to enable Zions to fulfill its duties to the City.

(b) The City will pass such ordinances and resolutions and perform such reasonable acts as may be necessary to assure compliance with all applicable laws, ordinances and constitutional provisions pertaining to the issuance of its securities and other related services.

(c) The City will furnish Zions with certified copies of all minutes from meetings and proceedings taken, affidavits of publications, etc., in connection with any of the securities issued by the City.

(d) The City will pay Zions for services herein outlined and other services incidental hereto in accordance with **Exhibit A** of this Agreement.

4. It is understood that the execution of this Agreement secures the services of Zions as the City's Municipal Advisor. Either party may cancel and terminate this Agreement, for any reason, 60 days prior to any anniversary date of the Agreement.

5. The information used in developing forecast assumptions will be derived from published information and other sources that Zions considers appropriate. However, Zions does not assume responsibility for the accuracy of such material. Forecasts are subject to many uncertainties; therefore, Zions does not represent that any projections of growth will be representative of the results that actually will occur.

6. Zions agrees to indemnify, save harmless and defend the City from all claims, damages, demands, actions, costs and charges, including attorney's fees, arising out of or by reason of Zions' negligent performance hereunder as such negligence may be determined by law.

7. Zions' services consist solely in providing expert and experienced assistance to municipalities as a municipal advisor and consultant. Zions does not render any legal, accounting or actuarial advice.

8. This Agreement constitutes the entire Agreement between the parties provided, however, that notwithstanding anything to the contrary herein, the parties agree that Zions may assign this Agreement at any time and without prior consent or notice, to its wholly-owned subsidiary, Zions Public Finance, Inc. ("ZPFI"), whereupon all duties, responsibilities, and liabilities hereunder shall be assumed and performed by ZPFI, and Zions duties, responsibilities, and liabilities hereunder shall thereupon cease. Zions or ZPFI will notify the City promptly following the occurrence of any such assignment.

9. This Agreement shall be interpreted under the laws of and enforced in the courts of the State of Idaho.

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

CITY OF KETCHUM
BLAINE COUNTY, IDAHO

By _____
Nina Jonas, Mayor

ATTEST:

ZIONS BANK PUBLIC FINANCE
A division of Zions First National Bank

By  _____
Cameron Arial, Municipal Advisor

Exhibit A

FEE Schedule

For Services outlined in Section 1(a) through 1(q) of the Agreement

For Tax, Revenue, and/or Bond Anticipation Notes, the City will pay Zions a fee equal to \$2.50 per \$1,000 of proceeds delivered.

For General Obligation Bonds, the City will pay Zions a fee equal to \$3.00 per \$1,000 of proceeds delivered.

For Revenue Bonds, the City will pay Zions a fee equal to \$4.00 per \$1,000 of proceeds delivered.

For Certificates of Participation, the City will pay Zions a fee equal to \$5.00 per \$1,000 of proceeds delivered.

For Tax Increment Bonds, the City will pay Zions a fee equal to \$7.00 per \$1,000 of proceeds delivered.

For Special Assessment Bonds, the City will pay Zions a fee equal to \$7.00 per \$1,000 of proceeds delivered.

It is understood that in no case will Zions charge less than \$15,000 for the municipal advisory services provided in conjunction with the issuance of bonds or notes in any of the above mentioned categories including structuring the issue, marketing the issue, and reviewing legal documents, etc.

It is understood that our fee will not be payable unless or until bonds are actually approved, issued and sold and the proceeds are available for your disposition.

FEE Schedule

For Studies Services outlined in Section 1(r) of the Agreement

If the City desires that Zions prepare a study as outlined in Section 1(r) above, the City will pay Zions an additional, mutually-agreed upon fee after the scope of the study has been determined.

Fee Schedule for Optional Services

For POS and OS Services outlined in Section 1(s) of the Agreement

If the City desires that Zions draft the preliminary official statement and final official statement, the City will pay Zions an additional fee of \$5,000 for each issue.

For Special Assessment Administration Services outlined in Section 1(t) of the Agreement

If the City desires that Zions administer the billing, collecting and accounting functions related to Special Assessment Areas, the City will pay Zions an additional, mutually-agreed upon fee after the scope of these services has been determined.

For Continuing Disclosure Services outlined in Section 1(u) of the Agreement

If the City desires that Zions prepare and file its continuing disclosure reports required by SEC Regulation 15c2-12, the City will pay Zions an additional, fee based on the following schedule:

Filing Fees ¹ :	Fee for Annual Financial Information Filing
Base Fee for all General Obligation Bonds Issued	<u>\$2,000.00</u>
Additional Bonds Issued:	
Lease Revenue Annual Appropriation Bonds (includes all lease revenue bonds issued).....	500.00
Revenue Bonds (includes all enterprise revenue bonds issued).....	1,500.00
Tax Increment Bonds (includes all tax increment bonds issued).....	1,500.00
Excise Tax Revenue Bonds (includes all excise revenue bonds issued).....	1,500.00
Other (includes all other bonds issued).....	500.00

¹ Zions reserves the right to increase the annual information filing fee (singularly or collectively for all types of bond issues) by not more than 2% per year for cost inflation factors. Zions will notify the City of these increases at each billing period.

Material Event Notice Filing Fees:

Fee for Late Filing.....	750.00
Fee for Material Event Filing.....	500.00

Annually, operating and financial information and audited financial statements will be submitted to the Electronic Municipal Market Access (“EMMA”). If the information is not filed within the specified timeframe, a Material Event Notice will be filed indicating the “late filing.”

When applicable, Zions Bank Public Finance would charge a filing fee for services rendered in the event of a Material Event Notice. A “Material Event” in which disclosure is required may consist of the following:

- (a) The Issuer shall give or cause to be given, notice of the occurrence of any of the following Listed Events with respect to the Bonds in a timely manner but not more than ten (10) Business Days after the event:
 - (i) Principal and interest payment delinquencies;
 - (ii) Unscheduled draws on debt service reserves reflecting financial difficulties;
 - (iii) Unscheduled draws on credit enhancements reflecting financial difficulties;
 - (iv) Substitution of credit or liquidity providers, or their failure to perform;
 - (v) Adverse tax opinions or the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds;
 - (vi) Defeasances;
 - (vii) Tender offers;
 - (viii) Bankruptcy, insolvency, receivership or similar proceedings; or
 - (ix) Rating changes.

- (b) The Issuer shall give or cause to be given, notice of the occurrence of any of the following Listed Events with respect to the Bonds in a timely manner not more than ten (10) Business Days after the Listed Event, if material:
 - (i) Mergers, consolidations, acquisitions, the sale of all or substantially all of the assets of the obligated persons or their termination;
 - (ii) Appointment of a successor or additional trustee or the change of the name of a trustee;
 - (iii) Non-payment related defaults;
 - (iv) Modifications to the rights of the owners of the Bonds;
 - (v) Bond calls; or
 - (vi) Release, substitution or sale of property securing repayment of the Bonds.

Idaho Bond Bank Authority

City of Ketchum, Idaho

\$1,070,000 Sewer Revenue Refunding Bonds, Series November 20, 2014

(Refund Series 2004)

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City of Ketchum, Idaho

\$1,990,000 Sewer Revenue Bonds

Series 2004

(Final Numbers)

Prior Original Debt Service

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
12/01/2014	95,000.00	3.450%	24,411.25	119,411.25	-
03/15/2015	-	-	-	-	119,411.25
06/01/2015	-	-	22,772.50	22,772.50	-
12/01/2015	100,000.00	3.550%	22,772.50	122,772.50	-
03/15/2016	-	-	-	-	145,545.00
06/01/2016	-	-	20,997.50	20,997.50	-
12/01/2016	100,000.00	3.700%	20,997.50	120,997.50	-
03/15/2017	-	-	-	-	141,995.00
06/01/2017	-	-	19,147.50	19,147.50	-
12/01/2017	105,000.00	3.700%	19,147.50	124,147.50	-
03/15/2018	-	-	-	-	143,295.00
06/01/2018	-	-	17,205.00	17,205.00	-
12/01/2018	110,000.00	3.750%	17,205.00	127,205.00	-
03/15/2019	-	-	-	-	144,410.00
06/01/2019	-	-	15,142.50	15,142.50	-
12/01/2019	115,000.00	3.800%	15,142.50	130,142.50	-
03/15/2020	-	-	-	-	145,285.00
06/01/2020	-	-	12,957.50	12,957.50	-
12/01/2020	120,000.00	3.900%	12,957.50	132,957.50	-
03/15/2021	-	-	-	-	145,915.00
06/01/2021	-	-	10,617.50	10,617.50	-
12/01/2021	125,000.00	4.000%	10,617.50	135,617.50	-
03/15/2022	-	-	-	-	146,235.00
06/01/2022	-	-	8,117.50	8,117.50	-
12/01/2022	125,000.00	4.050%	8,117.50	133,117.50	-
03/15/2023	-	-	-	-	141,235.00
06/01/2023	-	-	5,586.25	5,586.25	-
12/01/2023	130,000.00	4.125%	5,586.25	135,586.25	-
03/15/2024	-	-	-	-	141,172.50
06/01/2024	-	-	2,905.00	2,905.00	-
12/01/2024	140,000.00	4.150%	2,905.00	142,905.00	-
03/15/2025	-	-	-	-	145,810.00
Total	\$1,265,000.00	-	\$295,308.75	\$1,560,308.75	-

Yield Statistics

Base date for Avg. Life & Avg. Coupon Calculation	11/20/2014
Average Life	5.402 Years
Average Coupon	3.9862263%
Weighted Average Maturity (Par Basis)	5.402 Years

Refunding Bond Information

Refunding Dated Date	11/20/2014
Refunding Delivery Date	11/20/2014

Series 2004 Rev | SINGLE PURPOSE | 7/23/2014 | 11:30 AM

City of Ketchum, Idaho

\$1,990,000 Sewer Revenue Bonds

Series 2004

(Final Numbers)

Current Outstanding Debt Service

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
12/01/2014	95,000.00	3.450%	1,638.75	96,638.75	-
03/15/2015	-	-	-	-	96,638.75
Total	\$95,000.00	-	\$1,638.75	\$96,638.75	-

Yield Statistics

Base date for Avg. Life & Avg. Coupon Calculation	11/20/2014
Average Life	0.031 Years
Average Coupon	3.9862263%
Weighted Average Maturity (Par Basis)	0.031 Years

Refunding Bond Information

Refunding Dated Date	11/20/2014
Refunding Delivery Date	11/20/2014

City of Ketchum, Idaho

\$1,990,000 Sewer Revenue Bonds

Series 2004

(Final Numbers)

Debt Service To Maturity And To Call

Date	Refunded Bonds	Refunded Interest	D/S To Call	Principal	Coupon	Interest	Refunded D/S	Fiscal Total
12/01/2014	1,170,000.00	22,772.50	1,192,772.50	-	3.450%	22,772.50	22,772.50	-
03/15/2015	-	-	-	-	-	-	-	22,772.50
06/01/2015	-	-	-	-	-	22,772.50	22,772.50	-
12/01/2015	-	-	-	100,000.00	3.550%	22,772.50	122,772.50	-
03/15/2016	-	-	-	-	-	-	-	145,545.00
06/01/2016	-	-	-	-	-	20,997.50	20,997.50	-
12/01/2016	-	-	-	100,000.00	3.700%	20,997.50	120,997.50	-
03/15/2017	-	-	-	-	-	-	-	141,995.00
06/01/2017	-	-	-	-	-	19,147.50	19,147.50	-
12/01/2017	-	-	-	105,000.00	3.700%	19,147.50	124,147.50	-
03/15/2018	-	-	-	-	-	-	-	143,295.00
06/01/2018	-	-	-	-	-	17,205.00	17,205.00	-
12/01/2018	-	-	-	110,000.00	3.750%	17,205.00	127,205.00	-
03/15/2019	-	-	-	-	-	-	-	144,410.00
06/01/2019	-	-	-	-	-	15,142.50	15,142.50	-
12/01/2019	-	-	-	115,000.00	3.800%	15,142.50	130,142.50	-
03/15/2020	-	-	-	-	-	-	-	145,285.00
06/01/2020	-	-	-	-	-	12,957.50	12,957.50	-
12/01/2020	-	-	-	120,000.00	3.900%	12,957.50	132,957.50	-
03/15/2021	-	-	-	-	-	-	-	145,915.00
06/01/2021	-	-	-	-	-	10,617.50	10,617.50	-
12/01/2021	-	-	-	125,000.00	4.000%	10,617.50	135,617.50	-
03/15/2022	-	-	-	-	-	-	-	146,235.00
06/01/2022	-	-	-	-	-	8,117.50	8,117.50	-
12/01/2022	-	-	-	125,000.00	4.050%	8,117.50	133,117.50	-
03/15/2023	-	-	-	-	-	-	-	141,235.00
06/01/2023	-	-	-	-	-	5,586.25	5,586.25	-
12/01/2023	-	-	-	130,000.00	4.125%	5,586.25	135,586.25	-
03/15/2024	-	-	-	-	-	-	-	141,172.50
06/01/2024	-	-	-	-	-	2,905.00	2,905.00	-
12/01/2024	-	-	-	140,000.00	4.150%	2,905.00	142,905.00	-
03/15/2025	-	-	-	-	-	-	-	145,810.00
Total	\$1,170,000.00	\$22,772.50	\$1,192,772.50	\$1,170,000.00	-	\$293,670.00	\$1,463,670.00	-

Yield Statistics

Base date for Avg. Life & Avg. Coupon Calculation	11/20/2014
Average Life	5.838 Years
Average Coupon	3.9862263%
Weighted Average Maturity (Par Basis)	5.838 Years

Refunding Bond Information

Refunding Dated Date	11/20/2014
Refunding Delivery Date	11/20/2014

Series 2004 Rev | SINGLE PURPOSE | 7/23/2014 | 11:30 AM

Idaho Bond Bank Authority

City of Ketchum, Idaho

\$1,070,000 Sewer Revenue Refunding Bonds, Series November 20, 2014

(Refund Series 2004)

Summary Of Bonds Refunded

Issue	Maturity	Type	of Bond	Coupon	Maturity Value	Call Date	Call Price
Dated 12/15/2004 Delivered 12/15/2004							
Series 2004 Rev	12/01/2015	Serial	Coupon	3.550%	100,000	12/01/2014	100.000%
Series 2004 Rev	12/01/2016	Serial	Coupon	3.700%	100,000	12/01/2014	100.000%
Series 2004 Rev	12/01/2017	Serial	Coupon	3.700%	105,000	12/01/2014	100.000%
Series 2004 Rev	12/01/2018	Serial	Coupon	3.750%	110,000	12/01/2014	100.000%
Series 2004 Rev	12/01/2019	Serial	Coupon	3.800%	115,000	12/01/2014	100.000%
Series 2004 Rev	12/01/2020	Serial	Coupon	3.900%	120,000	12/01/2014	100.000%
Series 2004 Rev	12/01/2021	Serial	Coupon	4.000%	125,000	12/01/2014	100.000%
Series 2004 Rev	12/01/2022	Serial	Coupon	4.050%	125,000	12/01/2014	100.000%
Series 2004 Rev	12/01/2023	Serial	Coupon	4.125%	130,000	12/01/2014	100.000%
Series 2004 Rev	12/01/2024	Serial	Coupon	4.150%	140,000	12/01/2014	100.000%
Subtotal	-	-	-	-	\$1,170,000	-	-
Total	-	-	-	-	\$1,170,000	-	-

Idaho Bond Bank Authority

City of Ketchum, Idaho

\$1,070,000 Sewer Revenue Refunding Bonds, Series November 20, 2014

(Refund Series 2004)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
11/20/2014	-	-	-	-	-
03/15/2015	-	-	12,977.43	12,977.43	12,977.43
09/15/2015	95,000.00	2.000%	20,312.50	115,312.50	-
03/15/2016	-	-	19,362.50	19,362.50	134,675.00
09/15/2016	95,000.00	2.000%	19,362.50	114,362.50	-
03/15/2017	-	-	18,412.50	18,412.50	132,775.00
09/15/2017	100,000.00	1.500%	18,412.50	118,412.50	-
03/15/2018	-	-	17,662.50	17,662.50	136,075.00
09/15/2018	100,000.00	5.000%	17,662.50	117,662.50	-
03/15/2019	-	-	15,162.50	15,162.50	132,825.00
09/15/2019	105,000.00	1.500%	15,162.50	120,162.50	-
03/15/2020	-	-	14,375.00	14,375.00	134,537.50
09/15/2020	110,000.00	5.000%	14,375.00	124,375.00	-
03/15/2021	-	-	11,625.00	11,625.00	136,000.00
09/15/2021	115,000.00	5.000%	11,625.00	126,625.00	-
03/15/2022	-	-	8,750.00	8,750.00	135,375.00
09/15/2022	120,000.00	5.000%	8,750.00	128,750.00	-
03/15/2023	-	-	5,750.00	5,750.00	134,500.00
09/15/2023	125,000.00	5.000%	5,750.00	130,750.00	-
03/15/2024	-	-	2,625.00	2,625.00	133,375.00
09/15/2024	105,000.00	5.000%	2,625.00	107,625.00	-
03/15/2025	-	-	-	-	107,625.00
Total	\$1,070,000.00	-	\$260,739.93	\$1,330,739.93	-

Yield Statistics

Bond Year Dollars	\$5,916.81
Average Life	5.530 Years
Average Coupon	4.4067686%
Net Interest Cost (NIC)	2.2445115%
True Interest Cost (TIC)	2.0551430%
Bond Yield for Arbitrage Purposes	1.9396954%
All Inclusive Cost (AIC)	2.9139659%

IRS Form 8038

Net Interest Cost	1.8260768%
Weighted Average Maturity	5.720 Years

Idaho Bond Bank Authority

City of Ketchum, Idaho

\$1,070,000 Sewer Revenue Refunding Bonds, Series November 20, 2014

(Refund Series 2004)

Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	Dollar Price
09/15/2015	Serial Coupon	2.000%	0.360%	95,000.00	101.340%	96,273.00
09/15/2016	Serial Coupon	2.000%	0.560%	95,000.00	102.602%	97,471.90
09/15/2017	Serial Coupon	1.500%	0.830%	100,000.00	101.862%	101,862.00
09/15/2018	Serial Coupon	5.000%	1.160%	100,000.00	114.304%	114,304.00
09/15/2019	Serial Coupon	1.500%	1.500%	105,000.00	100.000%	105,000.00
09/15/2020	Serial Coupon	5.000%	1.740%	110,000.00	117.965%	129,761.50
09/15/2021	Serial Coupon	5.000%	1.980%	115,000.00	119.173%	137,048.95
09/15/2022	Serial Coupon	5.000%	2.190%	120,000.00	120.090%	144,108.00
09/15/2023	Serial Coupon	5.000%	2.360%	125,000.00	120.905%	151,131.25
09/15/2024	Serial Coupon	5.000%	2.480%	105,000.00	121.839%	127,930.95
Total	-	-	-	\$1,070,000.00	-	\$1,204,891.55

Bid Information

Par Amount of Bonds	\$1,070,000.00
Reoffering Premium or (Discount)	134,891.55
Gross Production	\$1,204,891.55
Total Underwriter's Discount (0.650%)	\$(6,955.00)
Bid (111.957%)	1,197,936.55
Total Purchase Price	\$1,197,936.55
Bond Year Dollars	\$5,916.81
Average Life	5.530 Years
Average Coupon	4.4067686%
Net Interest Cost (NIC)	2.2445115%
True Interest Cost (TIC)	2.0551430%

Idaho Bond Bank Authority

City of Ketchum, Idaho

\$1,070,000 Sewer Revenue Refunding Bonds, Series November 20, 2014

(Refund Series 2004)

Sources & Uses

Dated 11/20/2014 | Delivered 11/20/2014

Sources Of Funds

Par Amount of Bonds	\$1,070,000.00
Transfers from Prior Issue DSR Funds	152,338.10
Reoffering Premium	134,891.55

Total Sources **\$1,357,229.65**

Uses Of Funds

Deposit to Net Cash Escrow Fund	1,192,772.50
Deposit to Debt Service Reserve Fund (DSRF)	107,000.00
Costs of Issuance	50,000.00
Total Underwriter's Discount (0.650%)	6,955.00
Rounding Amount	502.15

Total Uses **\$1,357,229.65**

Idaho Bond Bank Authority

City of Ketchum, Idaho

\$1,070,000 Sewer Revenue Refunding Bonds, Series November 20, 2014

(Refund Series 2004)

Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	DSR	Existing D/S	Net New D/S	Fiscal Total
11/20/2014	-	-	-	-	-	-	-	-
12/01/2014	-	-	-	-	-	96,638.75	96,638.75	-
03/15/2015	-	-	12,977.43	12,977.43	-	-	12,977.43	109,616.18
09/15/2015	95,000.00	2.000%	20,312.50	115,312.50	-	-	115,312.50	-
03/15/2016	-	-	19,362.50	19,362.50	-	-	19,362.50	134,675.00
09/15/2016	95,000.00	2.000%	19,362.50	114,362.50	-	-	114,362.50	-
03/15/2017	-	-	18,412.50	18,412.50	-	-	18,412.50	132,775.00
09/15/2017	100,000.00	1.500%	18,412.50	118,412.50	-	-	118,412.50	-
03/15/2018	-	-	17,662.50	17,662.50	-	-	17,662.50	136,075.00
09/15/2018	100,000.00	5.000%	17,662.50	117,662.50	-	-	117,662.50	-
03/15/2019	-	-	15,162.50	15,162.50	-	-	15,162.50	132,825.00
09/15/2019	105,000.00	1.500%	15,162.50	120,162.50	-	-	120,162.50	-
03/15/2020	-	-	14,375.00	14,375.00	-	-	14,375.00	134,537.50
09/15/2020	110,000.00	5.000%	14,375.00	124,375.00	-	-	124,375.00	-
03/15/2021	-	-	11,625.00	11,625.00	-	-	11,625.00	136,000.00
09/15/2021	115,000.00	5.000%	11,625.00	126,625.00	-	-	126,625.00	-
03/15/2022	-	-	8,750.00	8,750.00	-	-	8,750.00	135,375.00
09/15/2022	120,000.00	5.000%	8,750.00	128,750.00	-	-	128,750.00	-
03/15/2023	-	-	5,750.00	5,750.00	-	-	5,750.00	134,500.00
09/15/2023	125,000.00	5.000%	5,750.00	130,750.00	-	-	130,750.00	-
03/15/2024	-	-	2,625.00	2,625.00	-	-	2,625.00	133,375.00
09/15/2024	105,000.00	5.000%	2,625.00	107,625.00	(107,000.00)	-	625.00	-
03/15/2025	-	-	-	-	-	-	-	625.00
Total	\$1,070,000.00	-	\$260,739.93	\$1,330,739.93	(107,000.00)	\$96,638.75	\$1,320,378.68	-

Idaho Bond Bank Authority

City of Ketchum, Idaho

\$1,070,000 Sewer Revenue Refunding Bonds, Series November 20, 2014

(Refund Series 2004)

Gross Debt Service Comparison

Date	Principal	Coupon	Interest	New D/S	OLD D/S	Savings	Fiscal Total
11/20/2014	-	-	-	-	-	-	-
12/01/2014	-	-	-	-	22,772.50	22,772.50	-
03/15/2015	-	-	12,977.43	12,977.43	-	(12,977.43)	9,795.07
06/01/2015	-	-	-	-	22,772.50	22,772.50	-
09/15/2015	95,000.00	2.000%	20,312.50	115,312.50	-	(115,312.50)	-
12/01/2015	-	-	-	-	122,772.50	122,772.50	-
03/15/2016	-	-	19,362.50	19,362.50	-	(19,362.50)	10,870.00
06/01/2016	-	-	-	-	20,997.50	20,997.50	-
09/15/2016	95,000.00	2.000%	19,362.50	114,362.50	-	(114,362.50)	-
12/01/2016	-	-	-	-	120,997.50	120,997.50	-
03/15/2017	-	-	18,412.50	18,412.50	-	(18,412.50)	9,220.00
06/01/2017	-	-	-	-	19,147.50	19,147.50	-
09/15/2017	100,000.00	1.500%	18,412.50	118,412.50	-	(118,412.50)	-
12/01/2017	-	-	-	-	124,147.50	124,147.50	-
03/15/2018	-	-	17,662.50	17,662.50	-	(17,662.50)	7,220.00
06/01/2018	-	-	-	-	17,205.00	17,205.00	-
09/15/2018	100,000.00	5.000%	17,662.50	117,662.50	-	(117,662.50)	-
12/01/2018	-	-	-	-	127,205.00	127,205.00	-
03/15/2019	-	-	15,162.50	15,162.50	-	(15,162.50)	11,585.00
06/01/2019	-	-	-	-	15,142.50	15,142.50	-
09/15/2019	105,000.00	1.500%	15,162.50	120,162.50	-	(120,162.50)	-
12/01/2019	-	-	-	-	130,142.50	130,142.50	-
03/15/2020	-	-	14,375.00	14,375.00	-	(14,375.00)	10,747.50
06/01/2020	-	-	-	-	12,957.50	12,957.50	-
09/15/2020	110,000.00	5.000%	14,375.00	124,375.00	-	(124,375.00)	-
12/01/2020	-	-	-	-	132,957.50	132,957.50	-
03/15/2021	-	-	11,625.00	11,625.00	-	(11,625.00)	9,915.00
06/01/2021	-	-	-	-	10,617.50	10,617.50	-
09/15/2021	115,000.00	5.000%	11,625.00	126,625.00	-	(126,625.00)	-
12/01/2021	-	-	-	-	135,617.50	135,617.50	-
03/15/2022	-	-	8,750.00	8,750.00	-	(8,750.00)	10,860.00
06/01/2022	-	-	-	-	8,117.50	8,117.50	-
09/15/2022	120,000.00	5.000%	8,750.00	128,750.00	-	(128,750.00)	-
12/01/2022	-	-	-	-	133,117.50	133,117.50	-
03/15/2023	-	-	5,750.00	5,750.00	-	(5,750.00)	6,735.00
06/01/2023	-	-	-	-	5,586.25	5,586.25	-
09/15/2023	125,000.00	5.000%	5,750.00	130,750.00	-	(130,750.00)	-
12/01/2023	-	-	-	-	135,586.25	135,586.25	-
03/15/2024	-	-	2,625.00	2,625.00	-	(2,625.00)	7,797.50
06/01/2024	-	-	-	-	2,905.00	2,905.00	-
09/15/2024	105,000.00	5.000%	2,625.00	107,625.00	-	(107,625.00)	-
12/01/2024	-	-	-	-	142,905.00	142,905.00	-
03/15/2025	-	-	-	-	-	-	38,185.00
Total	\$1,070,000.00	-	\$260,739.93	\$1,330,739.93	\$1,463,670.00	\$132,930.07	-

PV Analysis Summary (Gross to Gross)

Gross PV Debt Service Savings	116,130.74
Transfers from Prior Issue DSR Fund	(152,338.10)
Amount deposited into new DSR Fund	107,000.00
Contingency or Rounding Amount	502.15
Net Present Value Benefit	\$71,294.79
Net PV Benefit / \$1,170,000 Refunded Principal	6.094%
Net PV Benefit / \$1,070,000 Refunding Principal	6.663%

Refunding Bond Information

Refunding Dated Date	11/20/2014
Refunding Delivery Date	11/20/2014

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Idaho Bond Bank Authority

City of Ketchum, Idaho

\$935,000 Wastewater Revenue Refunding Bonds, Series November 20, 2014

(Refund Series 2006A)

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Idaho Bond Bank Authority

City of Ketchum, Idaho

\$1,730,000 Wastewater Revenue Bonds

Series 2006A

Prior Original Debt Service

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
03/15/2015	-	-	25,672.50	25,672.50	-
09/15/2015	85,000.00	5.000%	25,672.50	110,672.50	136,345.00
03/15/2016	-	-	23,547.50	23,547.50	-
09/15/2016	85,000.00	5.000%	23,547.50	108,547.50	132,095.00
03/15/2017	-	-	21,422.50	21,422.50	-
09/15/2017	90,000.00	4.000%	21,422.50	111,422.50	132,845.00
03/15/2018	-	-	19,622.50	19,622.50	-
09/15/2018	95,000.00	4.200%	19,622.50	114,622.50	134,245.00
03/15/2019	-	-	17,627.50	17,627.50	-
09/15/2019	100,000.00	4.250%	17,627.50	117,627.50	135,255.00
03/15/2020	-	-	15,502.50	15,502.50	-
09/15/2020	105,000.00	4.250%	15,502.50	120,502.50	136,005.00
03/15/2021	-	-	13,271.25	13,271.25	-
09/15/2021	110,000.00	4.200%	13,271.25	123,271.25	136,542.50
03/15/2022	-	-	10,961.25	10,961.25	-
09/15/2022	115,000.00	4.250%	10,961.25	125,961.25	136,922.50
03/15/2023	-	-	8,517.50	8,517.50	-
09/15/2023	120,000.00	4.300%	8,517.50	128,517.50	137,035.00
03/15/2024	-	-	5,937.50	5,937.50	-
09/15/2024	125,000.00	4.300%	5,937.50	130,937.50	136,875.00
03/15/2025	-	-	3,250.00	3,250.00	-
09/15/2025	130,000.00	5.000%	3,250.00	133,250.00	136,500.00
Total	\$1,160,000.00	-	\$330,665.00	\$1,490,665.00	-

Yield Statistics

Base date for Avg. Life & Avg. Coupon Calculation	11/20/2014
Average Life	6.272 Years
Average Coupon	4.3989236%
Weighted Average Maturity (Par Basis)	6.272 Years

Refunding Bond Information

Refunding Dated Date	11/20/2014
Refunding Delivery Date	11/20/2014

Idaho Bond Bank Authority

City of Ketchum, Idaho

\$1,730,000 Wastewater Revenue Bonds

Series 2006A

Current Outstanding Debt Service

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
03/15/2015	-	-	4,250.00	4,250.00	-
09/15/2015	85,000.00	5.000%	4,250.00	89,250.00	93,500.00
03/15/2016	-	-	2,125.00	2,125.00	-
09/15/2016	85,000.00	5.000%	2,125.00	87,125.00	89,250.00
Total	\$170,000.00	-	\$12,750.00	\$182,750.00	-

Yield Statistics

Base date for Avg. Life & Avg. Coupon Calculation	11/20/2014
Average Life	1.319 Years
Average Coupon	4.3989236%
Weighted Average Maturity (Par Basis)	1.319 Years

Refunding Bond Information

Refunding Dated Date	11/20/2014
Refunding Delivery Date	11/20/2014

Idaho Bond Bank Authority

City of Ketchum, Idaho

\$1,730,000 Wastewater Revenue Bonds

Series 2006A

Debt Service To Maturity And To Call

Date	Refunded Bonds	Refunded Interest	D/S To Call	Principal	Coupon	Interest	Refunded D/S	Fiscal Total
03/15/2015	-	21,422.50	21,422.50	-	-	21,422.50	21,422.50	-
09/15/2015	-	21,422.50	21,422.50	-	5.000%	21,422.50	21,422.50	42,845.00
03/15/2016	-	21,422.50	21,422.50	-	-	21,422.50	21,422.50	-
09/15/2016	990,000.00	21,422.50	1,011,422.50	-	5.000%	21,422.50	21,422.50	42,845.00
03/15/2017	-	-	-	-	-	21,422.50	21,422.50	-
09/15/2017	-	-	-	90,000.00	4.000%	21,422.50	111,422.50	132,845.00
03/15/2018	-	-	-	-	-	19,622.50	19,622.50	-
09/15/2018	-	-	-	95,000.00	4.200%	19,622.50	114,622.50	134,245.00
03/15/2019	-	-	-	-	-	17,627.50	17,627.50	-
09/15/2019	-	-	-	100,000.00	4.250%	17,627.50	117,627.50	135,255.00
03/15/2020	-	-	-	-	-	15,502.50	15,502.50	-
09/15/2020	-	-	-	105,000.00	4.250%	15,502.50	120,502.50	136,005.00
03/15/2021	-	-	-	-	-	13,271.25	13,271.25	-
09/15/2021	-	-	-	110,000.00	4.200%	13,271.25	123,271.25	136,542.50
03/15/2022	-	-	-	-	-	10,961.25	10,961.25	-
09/15/2022	-	-	-	115,000.00	4.250%	10,961.25	125,961.25	136,922.50
03/15/2023	-	-	-	-	-	8,517.50	8,517.50	-
09/15/2023	-	-	-	120,000.00	4.300%	8,517.50	128,517.50	137,035.00
03/15/2024	-	-	-	-	-	5,937.50	5,937.50	-
09/15/2024	-	-	-	125,000.00	4.300%	5,937.50	130,937.50	136,875.00
03/15/2025	-	-	-	-	-	3,250.00	3,250.00	-
09/15/2025	-	-	-	130,000.00	5.000%	3,250.00	133,250.00	136,500.00
Total	\$990,000.00	\$85,690.00	\$1,075,690.00	\$990,000.00	-	\$317,915.00	\$1,307,915.00	-

Yield Statistics

Base date for Avg. Life & Avg. Coupon Calculation	11/20/2014
Average Life	7.122 Years
Average Coupon	4.3989236%
Weighted Average Maturity (Par Basis)	7.122 Years

Refunding Bond Information

Refunding Dated Date	11/20/2014
Refunding Delivery Date	11/20/2014

Idaho Bond Bank Authority

City of Ketchum, Idaho

\$935,000 Wastewater Revenue Refunding Bonds, Series November 20, 2014

(Refund Series 2006A)

Summary Of Bonds Refunded

Issue	Maturity	Type	of Bond	Coupon	Maturity Value	Call Date	Call Price
Dated 5/11/2006 Delivered 5/11/2006							
Series 2006 IBBA Wastewater Rev	09/15/2017	Serial	Coupon	4.000%	90,000	09/15/2016	100.000%
Series 2006 IBBA Wastewater Rev	09/15/2018	Serial	Coupon	4.200%	95,000	09/15/2016	100.000%
Series 2006 IBBA Wastewater Rev	09/15/2019	Serial	Coupon	4.250%	100,000	09/15/2016	100.000%
Series 2006 IBBA Wastewater Rev	09/15/2020	Serial	Coupon	4.250%	105,000	09/15/2016	100.000%
Series 2006 IBBA Wastewater Rev	09/15/2021	Serial	Coupon	4.200%	110,000	09/15/2016	100.000%
Series 2006 IBBA Wastewater Rev	09/15/2022	Serial	Coupon	4.250%	115,000	09/15/2016	100.000%
Series 2006 IBBA Wastewater Rev	09/15/2023	Term 1	Coupon	4.300%	120,000	09/15/2016	100.000%
Series 2006 IBBA Wastewater Rev	09/15/2024	Term 1	Coupon	4.300%	125,000	09/15/2016	100.000%
Series 2006 IBBA Wastewater Rev	09/15/2025	Term 2	Coupon	5.000%	130,000	09/15/2016	100.000%
Subtotal	-			-	\$990,000	-	-
Total	-			-	\$990,000	-	-

Idaho Bond Bank Authority

City of Ketchum, Idaho

\$935,000 Wastewater Revenue Refunding Bonds, Series November 20, 2014

(Refund Series 2006A)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
11/20/2014	-	-	-	-	-
03/15/2015	-	-	12,474.31	12,474.31	-
09/15/2015	5,000.00	2.000%	19,525.00	24,525.00	36,999.31
03/15/2016	-	-	19,475.00	19,475.00	-
09/15/2016	-	-	19,475.00	19,475.00	38,950.00
03/15/2017	-	-	19,475.00	19,475.00	-
09/15/2017	85,000.00	1.500%	19,475.00	104,475.00	123,950.00
03/15/2018	-	-	18,837.50	18,837.50	-
09/15/2018	90,000.00	5.000%	18,837.50	108,837.50	127,675.00
03/15/2019	-	-	16,587.50	16,587.50	-
09/15/2019	95,000.00	1.500%	16,587.50	111,587.50	128,175.00
03/15/2020	-	-	15,875.00	15,875.00	-
09/15/2020	95,000.00	5.000%	15,875.00	110,875.00	126,750.00
03/15/2021	-	-	13,500.00	13,500.00	-
09/15/2021	100,000.00	5.000%	13,500.00	113,500.00	127,000.00
03/15/2022	-	-	11,000.00	11,000.00	-
09/15/2022	105,000.00	5.000%	11,000.00	116,000.00	127,000.00
03/15/2023	-	-	8,375.00	8,375.00	-
09/15/2023	115,000.00	5.000%	8,375.00	123,375.00	131,750.00
03/15/2024	-	-	5,500.00	5,500.00	-
09/15/2024	120,000.00	5.000%	5,500.00	125,500.00	131,000.00
03/15/2025	-	-	2,500.00	2,500.00	-
09/15/2025	125,000.00	4.000%	2,500.00	127,500.00	130,000.00
Total	\$935,000.00	-	\$294,249.31	\$1,229,249.31	-

Yield Statistics

Bond Year Dollars	\$6,646.18
Average Life	7.108 Years
Average Coupon	4.4273445%
Net Interest Cost (NIC)	2.4422555%
True Interest Cost (TIC)	2.2378363%
Bond Yield for Arbitrage Purposes	2.1463238%
All Inclusive Cost (AIC)	2.6214839%

IRS Form 8038

Net Interest Cost	2.0195523%
Weighted Average Maturity	7.210 Years

Idaho Bond Bank Authority

City of Ketchum, Idaho

\$935,000 Wastewater Revenue Refunding Bonds, Series November 20, 2014

(Refund Series 2006A)

Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	Dollar Price
09/15/2015	Serial Coupon	2.000%	0.360%	5,000.00	101.340%	5,067.00
09/15/2017	Serial Coupon	1.500%	0.830%	85,000.00	101.862%	86,582.70
09/15/2018	Serial Coupon	5.000%	1.160%	90,000.00	114.304%	102,873.60
09/15/2019	Serial Coupon	1.500%	1.500%	95,000.00	100.000%	95,000.00
09/15/2020	Serial Coupon	5.000%	1.740%	95,000.00	117.965%	112,066.75
09/15/2021	Serial Coupon	5.000%	1.980%	100,000.00	119.173%	119,173.00
09/15/2022	Serial Coupon	5.000%	2.190%	105,000.00	120.090%	126,094.50
09/15/2023	Serial Coupon	5.000%	2.360%	115,000.00	120.905%	139,040.75
09/15/2024	Serial Coupon	5.000%	2.480%	120,000.00	121.839%	146,206.80
09/15/2025	Serial Coupon	4.000%	2.640%	125,000.00	112.724%	140,905.00
Total	-	-	-	\$935,000.00	-	\$1,073,010.10

Bid Information

Par Amount of Bonds	\$935,000.00
Reoffering Premium or (Discount)	138,010.10
Gross Production	\$1,073,010.10
Total Underwriter's Discount (0.650%)	\$(6,077.50)
Bid (114.110%)	1,066,932.60
Total Purchase Price	\$1,066,932.60
Bond Year Dollars	\$6,646.18
Average Life	7.108 Years
Average Coupon	4.4273445%
Net Interest Cost (NIC)	2.4422555%
True Interest Cost (TIC)	2.2378363%

Idaho Bond Bank Authority

City of Ketchum, Idaho

\$935,000 Wastewater Revenue Refunding Bonds, Series November 20, 2014

(Refund Series 2006A)

Sources & Uses

Dated 11/20/2014 | Delivered 11/20/2014

Sources Of Funds

Par Amount of Bonds	\$935,000.00
Reoffering Premium	138,010.10
Transfers from Prior Issue DSR Funds	120,095.00

Total Sources **\$1,193,105.10**

Uses Of Funds

Deposit to Net Cash Escrow Fund	1,068,477.79
Deposit to Debt Service Reserve Fund (DSRF)	93,500.00
Costs of Issuance	25,000.00
Total Underwriter's Discount (0.650%)	6,077.50
Rounding Amount	49.81

Total Uses **\$1,193,105.10**

Idaho Bond Bank Authority

City of Ketchum, Idaho

\$935,000 Wastewater Revenue Refunding Bonds, Series November 20, 2014

(Refund Series 2006A)

Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	DSR	Existing D/S	Net New D/S	Fiscal Total
11/20/2014	-	-	-	-	-	-	-	-
03/15/2015	-	-	12,474.31	12,474.31	-	4,250.00	16,724.31	-
09/15/2015	5,000.00	2.000%	19,525.00	24,525.00	-	89,250.00	113,775.00	130,499.31
03/15/2016	-	-	19,475.00	19,475.00	-	2,125.00	21,600.00	-
09/15/2016	-	-	19,475.00	19,475.00	-	87,125.00	106,600.00	128,200.00
03/15/2017	-	-	19,475.00	19,475.00	-	-	19,475.00	-
09/15/2017	85,000.00	1.500%	19,475.00	104,475.00	-	-	104,475.00	123,950.00
03/15/2018	-	-	18,837.50	18,837.50	-	-	18,837.50	-
09/15/2018	90,000.00	5.000%	18,837.50	108,837.50	-	-	108,837.50	127,675.00
03/15/2019	-	-	16,587.50	16,587.50	-	-	16,587.50	-
09/15/2019	95,000.00	1.500%	16,587.50	111,587.50	-	-	111,587.50	128,175.00
03/15/2020	-	-	15,875.00	15,875.00	-	-	15,875.00	-
09/15/2020	95,000.00	5.000%	15,875.00	110,875.00	-	-	110,875.00	126,750.00
03/15/2021	-	-	13,500.00	13,500.00	-	-	13,500.00	-
09/15/2021	100,000.00	5.000%	13,500.00	113,500.00	-	-	113,500.00	127,000.00
03/15/2022	-	-	11,000.00	11,000.00	-	-	11,000.00	-
09/15/2022	105,000.00	5.000%	11,000.00	116,000.00	-	-	116,000.00	127,000.00
03/15/2023	-	-	8,375.00	8,375.00	-	-	8,375.00	-
09/15/2023	115,000.00	5.000%	8,375.00	123,375.00	-	-	123,375.00	131,750.00
03/15/2024	-	-	5,500.00	5,500.00	-	-	5,500.00	-
09/15/2024	120,000.00	5.000%	5,500.00	125,500.00	-	-	125,500.00	131,000.00
03/15/2025	-	-	2,500.00	2,500.00	-	-	2,500.00	-
09/15/2025	125,000.00	4.000%	2,500.00	127,500.00	(93,500.00)	-	34,000.00	36,500.00
Total	\$935,000.00	-	\$294,249.31	\$1,229,249.31	(93,500.00)	\$182,750.00	\$1,318,499.31	-

Idaho Bond Bank Authority

City of Ketchum, Idaho

\$935,000 Wastewater Revenue Refunding Bonds, Series November 20, 2014

(Refund Series 2006A)

Gross Debt Service Comparison

Date	Principal	Coupon	Interest	New D/S	OLD D/S	Savings	Fiscal Total
11/20/2014	-	-	-	-	-	-	-
03/15/2015	-	-	12,474.31	12,474.31	21,422.50	8,948.19	-
09/15/2015	5,000.00	2.000%	19,525.00	24,525.00	21,422.50	(3,102.50)	5,845.69
03/15/2016	-	-	19,475.00	19,475.00	21,422.50	1,947.50	-
09/15/2016	-	-	19,475.00	19,475.00	21,422.50	1,947.50	3,895.00
03/15/2017	-	-	19,475.00	19,475.00	21,422.50	1,947.50	-
09/15/2017	85,000.00	1.500%	19,475.00	104,475.00	111,422.50	6,947.50	8,895.00
03/15/2018	-	-	18,837.50	18,837.50	19,622.50	785.00	-
09/15/2018	90,000.00	5.000%	18,837.50	108,837.50	114,622.50	5,785.00	6,570.00
03/15/2019	-	-	16,587.50	16,587.50	17,627.50	1,040.00	-
09/15/2019	95,000.00	1.500%	16,587.50	111,587.50	117,627.50	6,040.00	7,080.00
03/15/2020	-	-	15,875.00	15,875.00	15,502.50	(372.50)	-
09/15/2020	95,000.00	5.000%	15,875.00	110,875.00	120,502.50	9,627.50	9,255.00
03/15/2021	-	-	13,500.00	13,500.00	13,271.25	(228.75)	-
09/15/2021	100,000.00	5.000%	13,500.00	113,500.00	123,271.25	9,771.25	9,542.50
03/15/2022	-	-	11,000.00	11,000.00	10,961.25	(38.75)	-
09/15/2022	105,000.00	5.000%	11,000.00	116,000.00	125,961.25	9,961.25	9,922.50
03/15/2023	-	-	8,375.00	8,375.00	8,517.50	142.50	-
09/15/2023	115,000.00	5.000%	8,375.00	123,375.00	128,517.50	5,142.50	5,285.00
03/15/2024	-	-	5,500.00	5,500.00	5,937.50	437.50	-
09/15/2024	120,000.00	5.000%	5,500.00	125,500.00	130,937.50	5,437.50	5,875.00
03/15/2025	-	-	2,500.00	2,500.00	3,250.00	750.00	-
09/15/2025	125,000.00	4.000%	2,500.00	127,500.00	133,250.00	5,750.00	6,500.00
Total	\$935,000.00	-	\$294,249.31	\$1,229,249.31	\$1,307,915.00	\$78,665.69	-

PV Analysis Summary (Gross to Gross)

Gross PV Debt Service Savings	69,588.65
Transfers from Prior Issue DSR Fund	(120,095.00)
Amount deposited into new DSR Fund	93,500.00
Contingency or Rounding Amount	49.81
Net Present Value Benefit	\$43,043.46
Net PV Benefit / \$990,000 Refunded Principal	4.348%
Net PV Benefit / \$935,000 Refunding Principal	4.604%

Refunding Bond Information

Refunding Dated Date	11/20/2014
Refunding Delivery Date	11/20/2014

City of Ketchum, Idaho

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



August 18, 2014

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Jonas and City Councilors:

Second Reading of Ordinance No. 1119 The FY 14-15 Annual Appropriations Ordinance

Introduction/History

Per Idaho Code 50-1003 the City Council of each city shall, prior to the commencement of each fiscal year, pass an Ordinance to be termed the Annual Appropriation Ordinance.

On August 4, 2014 the Council adopted Resolution No. 14-015 approving the proposed budget for Fiscal Year Beginning October 1, 2014 and ending September 30, 2015, containing the proposed expenditures and revenues necessary for all purposes for said fiscal year to be raised and appropriated within said City and providing for publication of Notice of Public Hearing and for Public Hearing Thereon.

Current Report

The City Council will hold a Public Hearing on August 26, 2014 at 5:30 p.m. for the purpose of considering and fixing a final budget and making appropriations to each office, department, service, agency, or institution and fund for the next fiscal year (2014-15) at which time any taxpayer may appear and be heard upon any part or parts of said budget.

The City Council will consider adopting Ordinance Number 1119, entitled the Annual Appropriation Ordinance for the Fiscal Year beginning October 1, 2014, appropriating to the various budgetary funds, sums of money deemed necessary to defray all necessary expenses and liabilities within each fund for the ensuring fiscal year, authorizing a levy of sufficient tax upon the taxable property and specifying the objects and purposes for which said appropriation is made, and providing an effective date.

Financial Requirement/Impact

The Fiscal Year 2014-15 City Budget provides budget authority for the services and projects the City anticipates to provide during the new fiscal year.

Recommendation

I respectfully recommend that the Ketchum City Council conduct the second reading of the Annual Appropriation Ordinance No. 1119.

Recommended Motion

"I move to approve the second reading of Ordinance No. 1119, AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, ENTITLED THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2014, APPROPRIATING TO THE VARIOUS BUDGETARY FUNDS, SUMS OF MONEY DEEMED NECESSARY TO DEFRAY ALL NECESSARY EXPENSES AND LIABILITIES WITHIN EACH FUND FOR THE ENSUING FISCAL YEAR, AUTHORIZING A LEVY OF A SUFFICIENT TAX UPON THE TAXABLE PROPERTY AND SPECIFYING THE OBJECTS AND PURPOSES FOR WHICH SAID APPROPRIATION IS MADE, AND PROVIDING AN EFFECTIVE DATE.

Sincerely,

A handwritten signature in cursive script that reads "Sandra E. Cady". The signature is written in black ink and is positioned to the left of the typed name.

Sandra E. Cady, CMC
City Treasurer/Clerk

ORDINANCE NO. 1119

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, ENTITLED THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2014, APPROPRIATING TO THE VARIOUS BUDGETARY FUNDS, SUMS OF MONEY DEEMED NECESSARY TO DEFRAY ALL NECESSARY EXPENSES AND LIABILITIES WITHIN EACH FUND FOR THE ENSUING FISCAL YEAR, AUTHORIZING A LEVY OF A SUFFICIENT TAX UPON THE TAXABLE PROPERTY AND SPECIFYING THE OBJECTS AND PURPOSES FOR WHICH SAID APPROPRIATION IS MADE, AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED by the Mayor and City Council of the City Ketchum, Blaine County, Idaho.

SECTION 1: That the sum of \$18,930,218 be, and the same is appropriated to defray the necessary expenses and liabilities of the City of Ketchum, Blaine County, Idaho for the fiscal year beginning October 1, 2014.

SECTION 2: That the City Council hereby appropriates each Fund as an independent fiscal and accounting group with a self-balancing set of accounts recording cash and/or other resources together with all related liabilities, obligations, reserves and equities which are segregated for the purpose of carrying on specific activities or attaining certain objectives.

SECTION 3: That the appropriation for the General Fund is made in the following amount to each specific division or function:

Legislative and Executive, Administrative, Legal, Community Planning and Development, Law Enforcement, Building Code, and Non-Departmental.

Total General Fund	5,402,308
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SECTION 4: That the appropriation for the Water and Wastewater Funds is made in the following amounts to each specific Fund, department or function:

Water Fund	1,627,134
Water Capital Improvement Fund	105,000
Wastewater Fund	2,204,459
Wastewater Capital Improvement Fund	318,000

Total Water and Wastewater Funds	4,254,593
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SECTION 5: That the appropriation for all Other Funds is made in the following amounts to each specific Fund, department or function:

Wagon Days Fund	104,561
Street Maintenance Fund	1,772,709
Street Capital Improvement Fund	25,000
Law Enforcement Capital Improvement Fund	0

Fire and Rescue Fund	900,008
Fire Capital Improvement Fund	0
Ambulance Services Fund	1,252,963
Parks and Recreation Fund	1,057,191
Parks & Recreation Capital Improvement Fund	0
Parks & Recreation Trust Fund	44,100
Local Option Tax Fund	2,167,758
LOT-Additional 1% Fund	1,586,882
GO Bond Debt Service Fund	150,145
Idaho Power Franchise Fund	125,000
In-Lieu Housing Fund	12,000
Police Trust Fund	5,000
Fire Trust Fund	0
Development Trust Fund	70,000
 Total Other Funds	 9,273,317

SECTION 6: That a general tax levy on all taxable property within the City of Ketchum be levied in an amount allowed by law for the general purposes for said City, for the fiscal year beginning October 1, 2014.

SECTION 7: All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 8: This ordinance shall take effect and be in force upon its passage, approval and publication in one issue of the Idaho Mountain Express, a newspaper of general circulation in the City of Ketchum, and the official newspaper of said City.

PASSED by the City Council and APPROVED by the Mayor of Ketchum this 26th day of August, 2014.

ATTEST:

Nina Jonas
Mayor

SANDRA E. CADY, CMC
City Clerk

Publish: Idaho Mountain Express
September 3, 2014

Ordinance No. 1119
Page 2



City Council

Regular Meeting

~ Minutes ~

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

Monday, August 4, 2014

5:30 PM

Ketchum City Hall

1. CALL TO ORDER

Mayor Nina Jonas called the meeting to order at 5:32 p.m.

2. COMMUNICATIONS FROM MAYOR AND COUNCILORS.

a. Communications from Mayor & Council

None

3. COMMUNICATIONS FROM THE PUBLIC.

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

Jon Duval commented on what he believed was an oversight in the funding for the innovation center in the 2014-15 FY Budget.

b. Presentation on Senior Project regarding 4th Street – Matthew McGraw, Wood River High School Senior.

Matthew McGraw at student a Wood River High School working on his Senior Project, wanted to attempt to make 4th Street better for walking and biking. Matthew outlined the great things and the problems associated with 4th Street. Matthew suggested changing the road to one way and adding full size bike lanes separated from the road by removable armadillos.

Councilor Anne Corrock clarified that the parking would be on one side and the bike lane would be on the other.

Council President Michael David asked if Matthew had suggestions for keeping drivers from making left hand turns off of 4th Street onto Main Street. Matthew suggested a trial run with a sign.

Mayor Nina Jonas clarified that Matthew is suggesting the bike lane be on the south side versus the north side because of the parking. Matthew said it would be more convenient for cars.

c. Update on the Big Wood River Bridge Project – Mike Pepper, KMP Planning.

Mike Pepper, KMP Planning, presented to the Mayor and Council on the proposed Big Wood River Bridge Project. The Project is designed as a bridge replacement project. They are widening the bridge to four lanes. Mayor Nina Jonas asked if there would still be parking at the end of the bridge. Mike Pepper said the parking would no longer be there, there will be guard rails to prevent people from driving and parking in that area. Mike Pepper briefed the Mayor and Council on the planning process that has been done in regards to the design of the bridge. The bridge will be about 30 feet longer than the current bridge, and will be about 3 feet higher. Wildlife passage under the bridge will be dramatically improved. Mayor Nina Jonas asked if they will be clearing vegetation on either side of the bridge. Steve Hunter, ITD, said the maintenance of the right-of-way will be the responsibility of the Idaho Transportation Department. Mike Pepper showed renderings of what the new bridge would look like, and said the construction is planned for 2016-2017.

Councilor Baird Gourlay asked if the construction could be done at night. Mike Pepper said some limited night work could be done during the project, but there is not a plan to do the major construction work done at night. They will have more information regarding that at the final design open house.

Mayor Nina Jonas asked if there was parking available on hospital drive for river access. Mike Pepper said there is on street parking.

Joyce Allgaier, Director of Planning and Building asked if there would be a painted bike lane for the shoulder. Mike Pepper said they are not planning on that, would prefer people use the bike path.

d. Update on Highway 75 Construction – Justin Price, Idaho Transportation Department.

Justin Price from the Idaho Transportation Department updated the council on the status of the construction taking place on Highway 75. The Idaho Transportation Department has completed Stage One and Two and are operating in Stage 3, which is the completion and the reconstruction of the northbound lanes. Traffic impacting work should be completed by mid-September as long as weather holds and there are no other delays.

4. PUBLIC HEARINGS.

a. 101 1st Avenue Townhomes, Townhouse Subdivision Preliminary Plat, Benchmark Associates – Rebecca Bundy, Senior Planner.

Joyce Allgaier, Director of Planning and Building, presented the request of a preliminary plat approval for 101 1st Avenue Townhomes. It is a proposed project of seven attached units. They have broken ground and have a building permit. The planning commission made a recommendation that the council approve the preliminary plat. The application meets with the standards and staff recommends approval by the City Council.

Councilor Anne Corrock asked how long the project would be in the right of way. Garth McClure answered that it would be through next summer.

Mayor Nina Jonas opened public comment, and there was no public comment.

Motion to approve the 101 First Avenue Townhomes, Townhouse Subdivision Preliminary Plat, finding the application meets with the applicable review standards with the conditions 1 – 7, as noted in the staff report:

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

5. COMMUNICATIONS FROM STAFF.

a. 171 East Avenue Townhomes, Townhouse Subdivision Preliminary Plat, Benchmark Associates – Rebecca Bundy, Senior Planner.

Joyce Allgaier, Director of Planning and Building, presented the request for a preliminary plat for 171 East Avenue Townhomes. The project is located south of the Lee Gilman office at the corner of 2nd and East Avenue. The Planning Commission recommended approval to the City Council. Staff found that the townhomes meet with review criteria and recommend approval of the preliminary plat.

Mayor Nina Jonas opened public comment, and there was no public comment.

Motion to approve the 171 East Avenue Townhomes Townhouse Subdivision Preliminary Plat, finding the application meets with the applicable review standards with the conditions 1-8, as noted in the staff report.

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

6. AGREEMENTS AND CONTRACTS.

a. Agreement with Zions Bank Public Finance for Municipal Advisory Services – Sandra Cady, City Treasurer/Clerk.

Cameron Arial, Vice President of Zions Bank Public Finance presented a proposal to refinance the 2004 and 2006 Wastewater Revenue Bonds. Cameron outlined the potential savings that could be realized if the Bonds are refinanced. Cameron said they recommend the City use the Idaho Bond Bank Authority (IBBA) to refinance the bonds, the benefits of using the IBBA are lower up-front issuance costs, lower interest rates, a streamlined process, and increased marketability. The gross savings could be potentially a 4.3% - 5.4% savings for a gross savings of over \$100,000. Refinancing the debt would boost the debt service coverage for the City.

Mayor Nina Jonas asked if refinancing would help the City's rating, and Cameron said it will.

Council President Michael David clarified that the other municipalities you are pooled with is just a matter of timing.

Council President Michael David asked what is the downside to refinancing the bonds. Cameron said the cost, as well as potential market risk.

The Council requested that this item be discussed further at the August 18th meeting so that it could be reviewed by the new City Administrator Suzanne Frick.

b. Art in Public Places Agreement with Sun Valley Company – Jennifer Smith, Director of Parks and Recreation.

Jennifer Smith, Director of Parks and Recreation and representing the Ketchum Arts Commission presented an Art in Public Places Agreement with Sun Valley Company, the agreement is in regards to a project to wrap a gondola car in original art. Ralph Harris was chosen as the artist, Stephanie Bonney, the City Attorney recommended not accepting a couple of the changes by Sun Valley Company, but would defer to the council's decision. Jennifer's recommendation and the Ketchum Arts Commission's recommendation is to approve the agreement. The cost of the project is covered through donor funding. The car will be displayed in Town Square through the Jazz Jamboree and then taken back to River Run and hung back on the line.

Councilor Anne Corrock asked for clarification of Stephanie Bonney's concerns. Mayor Nina Jonas said that Stephanie's concerns were in regards to the liability covering everything while the gondola was in town square, including what might be done by Sun Valley Company's employees.

Motion To: *Approve the Art in Public Places Agreement regarding the gondola car "Cover Art" project for Mayor Jonas' signature.*

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

7. ORDINANCES AND RESOLUTIONS.

a. Resolution 14-015 Providing for Publication of Notice of Public Hearing and Public Hearing for the 2014-15 Fiscal Year Budget – Sandra Cady, City Treasurer/Clerk.

Sandra Cady, City Treasurer/City Clerk, presented Resolution Number 14-015 to the Mayor and Council. The resolution approves the proposed budget and provides for the notice of public hearing. The proposed budget includes the changes made by the Council at the previous meeting. The proposed budget includes an increase of 18% for health insurance, a 2% COLA for employees except for fire fighters, 3.8% COLA for the firefighters, a reduction of 52% for the Health HRA and funding for 3 firefighters that were previously funded by a two year grant. After the Resolution is adopted only reductions can be made to the proposed budget. The Public Hearing is scheduled for August 26, 2014.

Council President Michael David felt it was important to provide the remaining \$28,000 funding for the Ketchum Innovation Center. Councilor Baird Gourlay suggested that the City use money from contingency. Council President Michael David suggested splitting the funding between Contingency and the Fund Balance. Sandra Cady said that the Fund Balance would be 17.1% if that change was made.

Public Comment:

Phylis Shafran, Ketchum Resident would like to know how much the attorney's cost the City a year, and encouraged the City to find someone local. She also wanted to know the justification for the Mayor and Council receiving full medical benefits.

Motion to approve Resolution Number 14-015 approving the proposed budget for the fiscal year beginning October 1, 2014 and ending September 30, 2015, containing the proposed expenditures and revenues necessary for all purposes for said fiscal year to be raised and appropriated within said City and providing for publication of notice of public hearing and for public hearing thereon, and amend the resolution to allocate an additional \$14,000 from contingency and \$14,000 from the fund balance to cover the Ketchum Innovation Center Costs.

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

b. Ordinance 1119 Adopting the FY2014-15 Budget (First Reading) – Sandra Cady, City Treasurer/Clerk.

Sandra Cady, City Treasurer/Clerk, presented Ordinance 1119 adopting the FY2014-15 Budget, and recommended the Mayor and Council approve the first reading.

Motion to approve the first reading of Ordinance 1119, entitled the annual appropriation ordinance for the fiscal year beginning October 1, 2014, appropriating to the various budgetary funds, sums of money deemed necessary to defray all necessary expenses and liabilities within each fund for the ensuing fiscal year, authorizing a levy of a sufficient tax upon the taxable property and specifying the objects and purposes for which said appropriation is made, and providing an effective date; and scheduling a second reading for August 18, 2014.

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

8. **COMMUNICATIONS FROM THE PRESS.**

9. **CONSENT CALENDAR**

- a. **Approval of minutes: July 21, 2014.**
- b. **Recommendation to approve current bills and payroll summary.**
- c. **Approval of the 2014-15 Liquor, Beer and Wine Licenses.**
- d. **Contract for Services with Karen Jacobsen for the City's Bollard Sleeve and Concrete Stamp Project (part of the Transit Center Project.)**
- e. **Contract for Services with Randi McIntee for the City's Tree Grate project (part of the Transit Center Project.)**
- f. **Contract for Services with Kim Frank for the City's Tree Grate Project (part of the Transit Center Project.)**

Jennifer Smith, Parks and Recreation Director, clarified that the funding for the Transit Hub Art projects come from the Ketchum Arts Commission Trust Fund.

Motion to approve the consent calendar.

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

10. **ADJOURNMENT.**

Motion to adjourn at 8:10 p.m.

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

Nina Jonas
Mayor

ATTEST:

Sandra E. Cady, CMC
City Clerk

Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

[Report].GL Account Number = "0110000000"- "9449008022", "9910000000"- "9911810000"

Vendor Name	Invoice Number	Description	Net Invoice Amount
GENERAL FUND			
01-3200-1110 BEER LICENSES			
CASINO, INC.	080414	Refund of Liquor License	200.00
01-3200-1120 LIQUOR LICENSES			
CASINO, INC.	080414	Refund of Liquor License	560.00
Total :			760.00
LEGISLATIVE & EXECUTIVE			
01-4110-3100 OFFICE SUPPLIES & POSTAGE			
COPY & PRINT, L.L.C.	59633	Power Strip	44.78
COPY & PRINT, L.L.C.	59647	Office Supplies	11.59
01-4110-3200 OPERATING SUPPLIES			
ATKINSONS' MARKET	1856-07/14	ACCT. 1856	15.73
SUN VALLEY NATURAL SPRING	27755	Water Cooler & Bottles for Meeting Room	23.47
01-4110-4200 PROFESSIONAL SERVICES			
PECKHAM & MCKENNEY	071514	Administrator Recruitment	2,847.95
01-4110-4910 MYR/CNCL-TRAINING/TRAVEL/MTG			
US BANK	07/25/14	Lodging for Anne Corrock	166.00
US BANK	07/25/14	Mayor Meeting Expenses - R&PP Dinner	78.98
US BANK	07/25/14	Mayor Meeting Expenses - Energy Committee	78.80
01-4110-5100 TELEPHONE & COMMUNICATIONS			
COX COMMUNICATIONS	1240103601290	ACCT. 001 2401 036012901	107.11
Total LEGISLATIVE & EXECUTIVE:			3,374.41
ADMINISTRATIVE SERVICES			
01-4150-3100 OFFICE SUPPLIES & POSTAGE			
ATKINSONS' MARKET	1856-07/14	ACCT. 1856	5.53
CHATEAU DRUG CENTER	1245183	Supplies	37.96
COPY & PRINT, L.L.C.	59461	Office Supplies	10.85
COPY & PRINT, L.L.C.	59609	Office Supplies	14.43
COPY & PRINT, L.L.C.	59646	Parchment Paper	137.56
COPY & PRINT, L.L.C.	59912	Office Supplies	21.85
GREAT AMERICA LEASING COR	15586836	Copier Lease	40.77
INTEGRATED TECHNOLOGIES	309	Copier Maintenance & Supplies	33.89
INTEGRATED TECHNOLOGIES	425	Copier Maintenance & Supplies	9.90
INTEGRATED TECHNOLOGIES	531	Copier Maintenance & Supplies	86.43
SUN VALLEY NATURAL SPRING	27755	Water Cooler & Bottles for Meeting Room	23.47
UNIFIED OFFICE SERVICES	187345	Office Supplies	13.10
UNIFIED OFFICE SERVICES	187466	Office Supplies	39.99
US BANK	07/25/14	Vinyl Letters	2.42
US BANK	07/25/14	Gift for Ray Silver	102.60
US BANK	07/25/14	Pizza for Ray Silver Party	278.69
US BANK	07/25/14	Cake for Ray Silver Party	61.34

Vendor Name	Invoice Number	Description	Net Invoice Amount
US BANK	07/25/14	Copy Supplies	6.90
01-4150-4200 PROFESSIONAL SERVICES			
CASELLE, INC.	59261	CONTRACT SUPPORT	322.89
INTEGRATED TECHNOLOGIES	1026	Copier Maintenance & Supplies	50.00
KETCHUM COMPUTERS, INC.	10590	Computer Maintenance	243.75
MURRAY, JO	808	Public Relation Services	6,473.70
US BANK	07/25/14	Constant Contact	61.75
LIBBY MAYNARD DESIGN	1378	Graphic Design	3,177.99
ACCELA	7334	Media Traq Monthly Subscription	475.00
01-4150-4902 TRAINNG/TRVL/MTG-CITY ADM/ASST			
US BANK	07/25/14	Lodging Credit	157.07-
01-4150-5100 TELEPHONE & COMMUNICATIONS			
CENTURY LINK	1309015374	ACCT. 74754376	88.36
CENTURY LINK	2087263841862	ACCT. 208-726-3841 862b	1,153.02
COX COMMUNICATIONS	1240102722230	ACCT. 001 2401 027222301	312.69
01-4150-5110 COMPUTER NETWORK			
US BANK	07/25/14	Return	313.50-
01-4150-5200 UTILITIES			
CLEAR CREEK DISPOSAL	823368	ACCT. 951449	60.00
CLEAR CREEK DISPOSAL	824051	ACCT. 960	59.86
IDAHO POWER	2200749261-07	ACCT. 2200749261	1,521.91
IDAHO POWER	2203855230-07	ACCT. 2203855230	91.15
INTERMOUNTAIN GAS	102495000014-	ACCT. 10249500-001-4	33.76
01-4150-5900 REPAIR & MAINTENANCE-BUILDINGS			
ATKINSONS' MARKET	1856-07/14	ACCT. 1856	11.85
KEARNEY PAINTING, JOHN	072514	Upstairs Offices	2,557.47
WAXIE SANITARY SUPPLY	74728925	Supplies	1,071.13
Total ADMINISTRATIVE SERVICES:			18,223.39
COMMUNITY PLANNING/DEVELOPMENT			
01-4170-3100 OFFICE SUPPLIES & POSTAGE			
COPY & PRINT, L.L.C.	59461	Office Supplies	32.57
COPY & PRINT, L.L.C.	59609	Office Supplies	43.27
GREAT AMERICA LEASING COR	15586836	Copier Lease	122.32
INTEGRATED TECHNOLOGIES	309	Copier Maintenance & Supplies	101.69
INTEGRATED TECHNOLOGIES	425	Copier Maintenance & Supplies	29.71
INTEGRATED TECHNOLOGIES	531	Copier Maintenance & Supplies	259.29
US BANK	07/25/14	Memory Card	6.54
US BANK	07/25/14	Vinyl Letters	3.62
01-4170-3200 OPERATING SUPPLIES			
ATKINSONS' MARKET	1856-07/14	ACCT. 1856	16.59
01-4170-4200 PROFESSIONAL SERVICES			
ATKINSONS' MARKET	1856-07/14	ACCT. 1856	25.00
CHATEAU DRUG CENTER	1238976	Supplies	3.32
GRANT, SUZANNE	072014	P&Z Minutes 07/14/14	270.00
GRANT, SUZANNE	072814	P&Z Minutes 07/28/14	180.00
US BANK	07/25/14	Oregon APA Job Posting	75.00
US BANK	07/25/14	APA Job Posting	200.00

Vendor Name	Invoice Number	Description	Net Invoice Amount
01-4170-4970 TRAINING/TRAVEL/MTG-P&Z COMM			
ATKINSONS' MARKET	1856-07/14	ACCT. 1856	18.97
Total COMMUNITY PLANNING/DEVELOPMENT:			1,387.89
CONTINGENCY			
01-4193-9930 GENERAL FUND OP. CONTINGENCY			
MURRAY, JO	810	R&PP Outreach	111.12
US BANK	07/25/14	Infrastructure/Fiber	939.86
US BANK	07/25/14	Infrastructure	301.18
Total CONTINGENCY:			1,352.16
POLICE			
01-4210-4200 PROFESSIONAL SERVICES			
IDAHO STATE POLICE	072814	Fingerprint Processing	83.00
Total POLICE:			83.00
BUILDING			
01-4240-3200 OPERATING SUPPLIES			
ATKINSONS' MARKET	1856-07/14	ACCT. 1856	8.28
ATKINSONS' MARKET	1856-07/14	ACCT. 1856	20.24
COPY & PRINT, L.L.C.	59461	Office Supplies	16.28
COPY & PRINT, L.L.C.	59609	Office Supplies	21.64
GREAT AMERICA LEASING COR	15586836	Copier Lease	61.15
INTEGRATED TECHNOLOGIES	309	Copier Maintenance & Supplies	50.83
INTEGRATED TECHNOLOGIES	425	Copier Maintenance & Supplies	14.85
INTEGRATED TECHNOLOGIES	531	Copier Maintenance & Supplies	129.64
US BANK	07/25/14	Coffee	10.66
US BANK	07/25/14	Vinyl Letters	1.81
01-4240-4210 PROFESSIONAL SERVICES-IDBS			
DIVISION OF BUILDING SAFETY	080414	July Building Permit Fees	9,443.00
DIVISION OF BUILDING SAFETY	080414	July Plan Check Fees	5,219.00
Total BUILDING:			14,997.38
STREET			
01-4310-6950 MAINTENANCE & IMPROVEMENTS			
CONCRETE CONSTRUCTION SU	S21759	Patch	153.00
CONCRETE CONSTRUCTION SU	S21773	Patch	204.00
Total STREET:			357.00
Total GENERAL FUND:			40,535.23
STREET MAINTENANCE FUND			
STREET			
04-4310-3200 OPERATING SUPPLIES			
ATKINSONS' MARKET	1856-07/14	ACCT. 1856	309.99
RIVER RUN AUTO PARTS	6538-75398	Supplies	15.96

Vendor Name	Invoice Number	Description	Net Invoice Amount
TREASURE VALLEY COFFEE IN	2160:03716855	COFFEE	150.00
04-4310-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	770471	ACCT. 37269	2,097.55
UNITED OIL	771815	ACCT. 37269	2,408.66
04-4310-4200 PROFESSIONAL SERVICES			
YORK'S AUTO SERVICE, DICK	62528	Towing	65.00
YORK'S AUTO SERVICE, DICK	62550	Towing	65.00
04-4310-4900 PERSONNEL TRAINING/TRAVEL/MTG			
CHRISTIANSEN, BRIAN	080414	Training Expenses	18.00
ERICKSON, JADE	080414	Training Expenses	18.00
SHULER, REED	080414	Training Expenses	18.00
04-4310-5100 TELEPHONE & COMMUNICATIONS			
CENTURY LINK	1309015374	ACCT. 74754376	5.13
COX COMMUNICATIONS	1240120518270	ACCT. 001 2401 205182701	88.20
04-4310-5200 UTILITIES			
INTERMOUNTAIN GAS	102495000014-	ACCT. 10249500-001-4	15.42
INTERMOUNTAIN GAS	102495000014-	ACCT. 10249500-001-4	15.53
INTERMOUNTAIN GAS	119369000011-	ACCT. 11936900-001-1	5.23
04-4310-6100 REPAIR & MAINT--MACHINERY & EQ			
FASTENAL COMPANY	IDJER49696	Supplies	10.64
KENWORTH SALES COMPANY	JERIN1005292	Supplies	346.46
METROQUIP, INC.	24447	Parts	793.77
METROQUIP, INC.	24462	Supplies	1,291.53-
METROQUIP, INC.	24493	Supplies	86.73
METROQUIP, INC.	24496	Supplies	1,183.97
NAPA AUTO PARTS	782448	Supplies	76.02-
NAPA AUTO PARTS	783393	Supplies	4.00
NAPA AUTO PARTS	783434	Supplies	3.76
RIVER RUN AUTO PARTS	6538-75404	Supplies	19.90
SNAKE RIVER HYDRAULICS	242377	Supplies	557.16
US BANK	07/25/14	Parts for the Dakota	356.84
04-4310-6910 OTHER PURCHASED SERVICES			
AMERIPRIDE LINEN	2400341459	ACCT. 241076800	69.25
AMERIPRIDE LINEN	2400343303	ACCT. 241076800	34.59
NORCO	14056616	ACCT. 53271	219.48
04-4310-6920 SIGNS & SIGNALIZATION			
PLATT	E663303	Supplies	22.67
04-4310-6930 STREET LIGHTING			
IDAHO POWER	2201013857-07	ACCT. 2201013857	29.01
IDAHO POWER	2204535385-07	ACCT. 2204535385	181.56
IDAHO POWER	2206773224-07	ACCT. 2206773224	10.88
04-4310-6950 MAINTENANCE & IMPROVEMENTS			
ANDERSON ASPHALT PAVING	4885	Asphalt	14,175.00
IDAHO ASPHALT SUPPLY, INC.	5-266661	Road Oils	14,583.95
IDAHO ASPHALT SUPPLY, INC.	5-266662	Road Oils	4,859.70
IDAHO ASPHALT SUPPLY, INC.	5-266663	Road Oils	4,854.85
IDAHO ASPHALT SUPPLY, INC.	5-266664	Road Oils	14,870.10
IDAHO ASPHALT SUPPLY, INC.	5-267287	Road Oils	1,462.75

Vendor Name	Invoice Number	Description	Net Invoice Amount
IDAHO ASPHALT SUPPLY, INC.	5-267501	Road Oils	2,371.65-
JOHNNY B TRANSPORT	266661	Spreader	2,448.53
JOHNNY B TRANSPORT	266662	Road Oils	871.49
JOHNNY B TRANSPORT	266663	Demurrage	931.49
JOHNNY B TRANSPORT	267287	Spreader	2,188.35
RIVER RUN AUTO PARTS	6538-75516	Supplies	36.44
RIVER RUN AUTO PARTS	6538-75517	Supplies	18.22
WALKER SAND AND GRAVEL	14327	Road Materials	3,335.11
Total STREET:			70,123.12
Total STREET MAINTENANCE FUND:			70,123.12

FIRE & RESCUE FUND**FIRE & RESCUE****10-4230-3200 OPERATING SUPPLIES**

ALSCO - AMERICAN LINEN DIVI	LBO1175464	Cleaning Services	15.22
ALSCO - AMERICAN LINEN DIVI	LBO1179737	Cleaning Services	14.78
ATKINSONS' MARKET	1841-05/14	ACCT. 1841	75.65
ATKINSONS' MARKET	1856-07/14	ACCT. 1856	4.15
CASCADE FIRE EQUIP. CO.	60310	Uniforms	199.65
CHATEAU DRUG CENTER	1225265	Supplies	4.74
CHATEAU DRUG CENTER	1227091	Supplies	4.75
CHATEAU DRUG CENTER	1227121	Supplies	18.99
CHATEAU DRUG CENTER	1232835	Supplies	1.89
CHATEAU DRUG CENTER	1233839	Supplies	16.14
CHATEAU DRUG CENTER	1239987	Supplies	2.04
CHATEAU DRUG CENTER	1240633	Supplies	11.57
COPY & PRINT, L.L.C.	59461	Office Supplies	8.14
COPY & PRINT, L.L.C.	59609	Office Supplies	10.82
GREAT AMERICA LEASING COR	15586836	Copier Lease	30.58
INTEGRATED TECHNOLOGIES	2206	Toner	29.75
INTEGRATED TECHNOLOGIES	309	Copier Maintenance & Supplies	25.42
INTEGRATED TECHNOLOGIES	425	Copier Maintenance & Supplies	7.43
INTEGRATED TECHNOLOGIES	531	Copier Maintenance & Supplies	64.82
L.N. CURTIS & SONS	3147661-02	Supplies	1,041.85
L.N. CURTIS & SONS	3148828-00	Supplies	50.86
US BANK	07/25/14	Vinyl Letters	.91
US BANK	07/25/14	USB Drive	10.49
US BANK	07/25/14	Ink Cartridge	50.98
US BANK	9643	Coffee	10.67

10-4230-3500 MOTOR FUELS & LUBRICANTS

UNITED OIL	771813	ACCT. 37267	213.60
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10-4230-4900 PERSONNEL TRAINING/TRAVEL/MTG

ATKINSONS' MARKET	1841-05/14	ACCT. 1841	71.29
PERRY'S	10052	Meeting Lunch	98.25
PERRY'S	10066	Meeting Lunch	24.00

10-4230-5100 TELEPHONE & COMMUNICATIONS

GLOBALSTAR USA	5748588	ACCT. 1.10022032	21.17
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10-4230-6100 REPAIR & MAINT--MACHINERY & EQ

ELEPHANT'S PERCH	494251	Bike Tube	2.99
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Vendor Name	Invoice Number	Description	Net Invoice Amount
10-4230-6910 OTHER PURCHASED SERVICES			
MTE COMMUNICATIONS	56983-08/14	DSL	17.08
Total FIRE & RESCUE:			2,160.67
Total FIRE & RESCUE FUND:			2,160.67
AMBULANCE SERVICE FUND			
AMBULANCE SERVICE			
14-4260-3200 OPERATING SUPPLIES			
ALSCO - AMERICAN LINEN DIVI	LBO11175464	Cleaning Services	15.22
ALSCO - AMERICAN LINEN DIVI	LBO11179737	Cleaning Services	14.77
ATKINSONS' MARKET	1841-05/14	ACCT. 1841	75.65
ATKINSONS' MARKET	1856-07/14	ACCT. 1856	4.14
CASCADE FIRE EQUIP. CO.	60310	Uniforms	199.65
CHATEAU DRUG CENTER	1225265	Supplies	4.75
CHATEAU DRUG CENTER	1227091	Supplies	4.74
CHATEAU DRUG CENTER	1232835	Supplies	1.90
CHATEAU DRUG CENTER	1233839	Supplies	16.14
CHATEAU DRUG CENTER	1237655	Supplies	22.74
CHATEAU DRUG CENTER	1239987	Supplies	2.03
CHATEAU DRUG CENTER	1240633	Supplies	11.57
CHATEAU DRUG CENTER	124481	Supplies	19.88
COPY & PRINT, L.L.C.	59461	Office Supplies	8.14
COPY & PRINT, L.L.C.	59609	Office Supplies	10.81
GREAT AMERICA LEASING COR	15586836	Copier Lease	30.58
INTEGRATED TECHNOLOGIES	2206	Toner	29.75
INTEGRATED TECHNOLOGIES	309	Copier Maintenance & Supplies	25.42
INTEGRATED TECHNOLOGIES	425	Copier Maintenance & Supplies	7.42
INTEGRATED TECHNOLOGIES	531	Copier Maintenance & Supplies	64.82
L.N. CURTIS & SONS	3147661-02	Supplies	1,041.84
L.N. CURTIS & SONS	3148828-00	Supplies	50.85
NORCO	14034313	ACCT. 54794	118.44
NORCO	14035157	ACCT. 54794	111.55
NORCO	14056529	ACCT. 52355	29.76
NORCO	14057497	ACCT. 54794	232.50
US BANK	07/25/14	Coffee	10.66
US BANK	07/25/14	Vinyl Letters	.90
US BANK	07/25/14	USB Drive	10.49
US BANK	07/25/14	Ink Cartridge	50.99
VIDACARE	144560	Supplies	1,181.28
14-4260-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	771813	ACCT. 37267	481.00
14-4260-5100 TELEPHONE & COMMUNICATIONS			
GLOBALSTAR USA	5748588	ACCT. 1.10022032	21.17
14-4260-6100 REPAIR & MAINT--MACHINERY & EQ			
ELEPHANT'S PERCH	494251	Bike Tube	3.00
14-4260-6910 OTHER PURCHASED SERVICES			
MTE COMMUNICATIONS	56983-08/14	DSL	17.09
Total AMBULANCE SERVICE:			3,931.64

Vendor Name	Invoice Number	Description	Net Invoice Amount
Total AMBULANCE SERVICE FUND:			3,931.64
PARKS AND RECREATION FUND			
PARKS AND RECREATION			
18-4510-3200 OPERATING SUPPLIES			
CHATEAU DRUG CENTER	1244942	Supplies	40.04
SYSCO	604273761	Supplies	257.55
SYSCO	604415202	Supplies	110.98
18-4510-3250 RECREATION SUPPLIES			
CHATEAU DRUG CENTER	124486	Supplies	16.14
KEARNEY, JOHN	072514	River Trip	375.00
US BANK	07/25/14	Boulder Mountain Clayworks	120.00
WEBB LANDSCAPING	24811	Supplies	16.85
18-4510-3300 RESALE ITEMS-CONCESSION SUPPLY			
ATKINSONS' MARKET	1861-07/14	ACCT. 1861	58.23
COSTCO WHOLESALE	07/26/14	Acct. 7003-7311-0006-9410	454.26
SYSCO	604273761	Supplies	639.66
SYSCO	604415202	Supplies	835.08
18-4510-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	770470	ACCT. 37268	655.20
UNITED OIL	771814	ACCT. 37268	652.96
18-4510-4200 PROFESSIONAL SERVICES			
CLEAR CREEK DISPOSAL	824345	ACCT. 56339	68.28
CLEAR CREEK DISPOSAL	824346	ACCT. 56339	114.90
CLEAR CREEK DISPOSAL	824347	ACCT. 56339	99.00
CLEAR CREEK DISPOSAL	824348	ACCT. 56339	99.00
CLEAR CREEK LAND CO. LLC	10352	Storage Unit	70.00
KETCHUM COMPUTERS, INC.	10585	Computer Maintenance	180.00
MERRICK CONSTRUCTION, INC.	9941	Patch Concrete	520.00
18-4510-5100 TELEPHONE & COMMUNICATIONS			
CENTURY LINK	1309015374	ACCT. 74754376	6.74
CENTURY LINK	2087263841862	ACCT. 208-726-3841 862b	80.00
18-4510-5200 UTILITIES			
IDAHO POWER	2206452274	ACCT. 2206452274	547.08
INTERMOUNTAIN GAS	115345000018-	ACCT. 11534500-001-8	19.50
INTERMOUNTAIN GAS	807350253157-	Acct. 80735025-315-7	2.06
18-4510-6000 REPAIR & MAINT--AUTOMOTIVE EQU			
RIVER RUN AUTO PARTS	6538-75021	Supplies	68.43
18-4510-6100 REPAIR & MAINT--MACHINERY & EQ			
RIVER RUN AUTO PARTS	6538-75585	Supplies	17.30
18-4510-6950 MAINTENANCE & IMPROVEMENTS			
A.C. HOUSTON LUMBER CO.	14-407775	Supplies	16.24
BIG WOOD LANDSCAPE, INC.	1613	Topsoil	13.00
CHATEAU DRUG CENTER	1238720	Supplies	2.40
CHATEAU DRUG CENTER	1240235	Supplies	.90
PIPECO, INC.	136846	Supplies	52.45
PIPECO, INC.	137073	Supplies	24.79
PIPECO, INC.	137311	Supplies	22.19

Vendor Name	Invoice Number	Description	Net Invoice Amount
STAUFFACHER, JUERG	071714	Reimbursement for Maintenance Supplies from Home Depot	40.36
WOOD RIVER LOCK SHOP	6216	Keys	17.40
FOUR SEASONS SPA & POOL, LL	49376	Filters for Splash Park	120.00
Total PARKS AND RECREATION:			6,433.97
Total PARKS AND RECREATION FUND:			6,433.97
LOCAL OPTION SALES TAX FUND			
LOCAL OPTION SALES TAX			
22-4910-4200 PROFESSIONAL SERVICES			
ASSOCIATED BUSINESS FORMS	536	Tax Books	1,894.77
UNIFIED OFFICE SERVICES	186965	Office Supplies	288.71
22-4910-4220 SUN VALLEY AIR SERVICE BOARD			
SUN VALLEY AIR SERVICE BOA	072414	May 2014 Additional 1%	73,078.18
Total LOCAL OPTION SALES TAX :			75,261.66
Total LOCAL OPTION SALES TAX FUND:			75,261.66
WATER FUND			
WATER EXPENDITURES			
63-4340-3200 OPERATING SUPPLIES			
AMERIPRIDE LINEN	2400337104	ACCT. 241076901	19.46
AMERIPRIDE LINEN	2400340809	ACCT. 241076901	19.46
AMERIPRIDE LINEN	2400340810	ACCT. 2400340810	69.59
AMERIPRIDE LINEN	2400344502	ACCT. 241076901	19.46
AMERIPRIDE LINEN	2400344503	ACCT. 241076900	79.53
CHATEAU DRUG CENTER	1236178	Supplies	8.52
USA BLUEBOOK	401970	Supplies	200.75
63-4340-3250 LABORATORY/ANALYSIS			
MAGIC VALLEY LABS, INC.	48445	Testing	68.00
63-4340-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	770472	ACCT. 37270	23.89
UNITED OIL	770473	ACCT. 37271	590.56
UNITED OIL	771816	ACCT. 37270	65.03
UNITED OIL	771817	ACCT. 37271	691.35
63-4340-3800 CHEMICALS			
GEM STATE WELDERS SUPPLY,I	E239559	Chemicals	198.00
GEM STATE WELDERS SUPPLY,I	E239617	Chemicals	108.00
GEM STATE WELDERS SUPPLY,I	E239742	Chemicals	564.00
GEM STATE WELDERS SUPPLY,I	E239807	Chemicals	213.75
63-4340-4200 PROFESSIONAL SERVICES			
BANYAN TECHNOLOGY INC.	19973	Troubleshoot	225.51
CASELLE, INC.	59261	CONTRACT SUPPORT	322.89
KETCHUM COMPUTERS, INC.	10587	Computer Maintenance	165.00
YORK'S AUTO SERVICE, DICK	62504	Towing	325.00
63-4340-4900 PERSONNEL TRAINING/TRAVEL/MTG			
IDAHO RURAL WATER ASSOCIA	3227	Training	100.00
IDAHO RURAL WATER ASSOCIA	3234	Training	100.00

Vendor Name	Invoice Number	Description	Net Invoice Amount
RAMBO, DAVE	073014	Repairing withouth Replacing 08/14/14	30.00
RAMBO, DAVE	080114	Training - Leak Detection 08/21/14	30.00
TOGNONI, GIO	080114	Training - Repairing withouth Replacement - 081314	30.00
TOGNONI, GIO	080114	Training - Leak Detection 08/21/14	30.00
63-4340-5100 TELEPHONE & COMMUNICATIONS			
CENTURY LINK	1309015374	ACCT. 74754376	7.61
DATATEL	205150	Phone Repairs & Services	42.50
63-4340-5200 UTILITIES			
DIG LINE	49867	Monthly Fee	77.81
IDAHO POWER	2202458903-07	ACCT. 2202458903	84.15
IDAHO POWER	2203658592-07	ACCT. 2203658592	17,499.08
IDAHO POWER	2206786259-07	ACCT. 2206786259	53.01
INTERMOUNTAIN GAS	102495000014-	ACCT. 10249500-001-4	19.01
INTERMOUNTAIN GAS	102495000014-	ACCT. 10249500-001-4	.93
INTERMOUNTAIN GAS	102495000014-	ACCT. 10249500-001-4	15.53
63-4340-6000 REPAIR & MAINT-AUTO EQUIP			
CAR DOCTOR	6679	Vehicle Repairs	664.80
RIVER RUN AUTO PARTS	6538-75239	Supplies	5.90
63-4340-6100 REPAIR & MAINT-MACH & EQUIP			
CAR DOCTOR	6684	Vehicle Repairs	712.60
PIPECO, INC.	136591	Supplies	12.89
PIPECO, INC.	136633	Supplies	25.20
PIPECO, INC.	136695	Supplies	10.61
PIPECO, INC.	137524	Supplies	15.03
63-4340-6910 OTHER PURCHASED SERVICES			
PETROLEUM STORAGE TANK F	21062	Annual Renewal Statement	75.00
Total WATER EXPENDITURES:			23,619.41
Total WATER FUND:			23,619.41
WATER CAPITAL IMPROVEMENT FUND			
WATER CIP EXPENDITURES			
64-4340-7650 WATER METERS			
FERGUSON ENTERPRISES, INC.	595343	Parts & Supplies	1,097.96
64-4340-7800 CONSTRUCTION			
H.D. FOWLER COMPANY	13696865	Supplies	212.92
H.D. FOWLER COMPANY	13696906	Supplies	405.84
LUNCEFORD EXCAVATION, INC.	5563	Crushed Rock	242.68
LUNCEFORD EXCAVATION, INC.	5565	Excavation	576.98
SILVER CREEK SUPPLY	S1401285.001	Supplies	265.05
Total WATER CIP EXPENDITURES:			2,801.43
Total WATER CAPITAL IMPROVEMENT FUND:			2,801.43
WASTEWATER FUND			
WASTEWATER EXPENDITURES			
65-4350-3200 OPERATING SUPPLIES			
AMERIPRIDE LINEN	2400337104	ACCT. 241076901	19.46

Vendor Name	Invoice Number	Description	Net Invoice Amount
AMERIPRIDE LINEN	2400340808	ACCT. 241021000	92.50
AMERIPRIDE LINEN	2400340809	ACCT. 241076901	19.46
AMERIPRIDE LINEN	2400344501	ACCT. 241021000	92.50
AMERIPRIDE LINEN	2400344502	ACCT. 241076901	19.46
D AND B SUPPLY	07/30/14 - 1104	Supplies- Acct. 11041	85.98
ENVIRONMENTAL RESOURCE A	730097	Supplies	191.81
USA BLUEBOOK	411055	Supplies	37.98
65-4350-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	385988	ACCT. 37270	2,944.43
UNITED OIL	770472	ACCT. 37270	142.93
UNITED OIL	771816	ACCT. 37270	135.22
65-4350-3800 CHEMICALS			
GEM STATE WELDERS SUPPLY,I	E239560	Chemicals	243.00
GEM STATE WELDERS SUPPLY,I	E239616	Chemicals	243.00
GEM STATE WELDERS SUPPLY,I	E239684	Chemicals	243.00
GEM STATE WELDERS SUPPLY,I	E239743	Chemicals	45.00-
GEM STATE WELDERS SUPPLY,I	E239808	Chemicals	483.24
65-4350-4200 PROFESSIONAL SERVICES			
CASELLE, INC.	59261	CONTRACT SUPPORT	322.89
KETCHUM COMPUTERS, INC.	10587	Computer Maintenance	165.00
65-4350-4900 PERSONNEL TRAINING/TRAVEL/MTG			
OXFORD SUITES BOISE	163841	Lodging for Dave Taylor	250.00
65-4350-5100 TELEPHONE & COMMUNICATIONS			
CENTURY LINK	1309015374	ACCT. 74754376	8.49
DATATEL	205150	Phone Repairs & Services	42.50
65-4350-5200 UTILITIES			
IDAHO POWER	2202703357-07	ACCT. 2202703357	32.81
IDAHO POWER	2206786259-07	ACCT. 2206786259	53.02
INTERMOUNTAIN GAS	102495000014-	ACCT. 10249500-001-4	2.06
INTERMOUNTAIN GAS	102495000014-	ACCT. 10249500-001-4	3.65
INTERMOUNTAIN GAS	102495000014-	ACCT. 10249500-001-4	.92
INTERMOUNTAIN GAS	102495000014-	ACCT. 10249500-001-4	4.46
INTERMOUNTAIN GAS	102495000014-	ACCT. 10249500-001-4	4.08
65-4350-6000 REPAIR & MAINT-AUTO EQUIP			
LES SCHWAB	11700172064	Flat Repair	36.94
RIVER RUN AUTO PARTS	6538-75017	Supplies	8.75
65-4350-6100 REPAIR & MAINT-MACH & EQUIP			
A.C. HOUSTON LUMBER CO.	14-404940	Supplies	62.97
A.C. HOUSTON LUMBER CO.	14-406156	Supplies	9.99
A.C. HOUSTON LUMBER CO.	14-406515	Supplies	12.18
A.C. HOUSTON LUMBER CO.	14-408139	Supplies	10.54
ATKINSONS' MARKET	1856-07/14	ACCT. 1856	62.12
BOLEN'S CONTROL HOUSE, INC.	S1230299.001	Parts & Supplies	68.39
BROOKS WELDING	9899	Services	20.00
CHARLIE'S HEATING &	14-288	Refrigerator Repair	117.50
CHATEAU DRUG CENTER	1236275	Supplies	2.84
LUTZ RENTALS	38789	Rental Equipement	56.43
LUTZ RENTALS	38878	Rental Equipement	51.30
LUTZ RENTALS	38919	Rental Equipement	79.92
LUTZ RENTALS	39038	Rental Equipement	59.94

Vendor Name	Invoice Number	Description	Net Invoice Amount
NITRO-GREEN	28910	Spraying	650.00
NITRO-GREEN	28912	Spraying	300.00
PIPECO, INC.	136865	Supplies	1.53
PIPECO, INC.	137341	Supplies	15.12
US BANK	07/25/14	Parts	29.48
US BANK	07/25/14	Parts	184.83
XYLEM WATER SOLUTIONS U.S.	3556796754	Sensor Switch	127.63
XYLEM WATER SOLUTIONS U.S.	3556797160	Amps	439.00
65-4350-6900 COLLECTION SYSTEM SERVICES/CHA			
AMERIPRIDE LINEN	2400340808	ACCT. 241021000	16.32
AMERIPRIDE LINEN	2400344501	ACCT. 241021000	16.32
DIG LINE	49867	Monthly Fee	77.81
INTERMOUNTAIN GAS	102495000014-	ACCT. 10249500-001-4	.33
UNITED OIL	770472	ACCT. 37270	8.43
UNITED OIL	771816	ACCT. 37270	22.95
USA BLUEBOOK	405697	Supplies	186.23
Total WASTEWATER EXPENDITURES:			8,574.64
Total WASTEWATER FUND:			8,574.64
WASTEWATER CAPITAL IMPROVE FND			
WASTEWATER CIP EXPENDITURES			
67-4350-7804 AERATION BLOWER UPGRADE/REPLAC			
BANYAN TECHNOLOGY INC.	19971	Blower Programming	914.82
Total WASTEWATER CIP EXPENDITURES:			914.82
Total WASTEWATER CAPITAL IMPROVE FND:			914.82
PARKS/REC DEV TRUST FUND			
93-3700-7200 JAZZ IN THE PARK			
WILL CALDWELL PRODUCTION	080414	Jazz in the Park Donations	4,000.00
Total :			4,000.00
PARKS/REC TRUST EXPENDITURES			
93-4900-6200 PARK MEMORIAL BENCH/TREES			
SONNTAG RECREATION, LLC	14129	Memorial Bench	889.00
93-4900-7300 KETCH'EM ALIVE			
WILL CALDWELL PRODUCTION	080414	Ketch'em Alive Donations	6,000.00
Total PARKS/REC TRUST EXPENDITURES:			6,889.00
Total PARKS/REC DEV TRUST FUND:			10,889.00
Grand Totals:			245,245.59

Vendor Name	Invoice Number	Description	Net Invoice Amount
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Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

[Report].GL Account Number = "0110000000"- "9449008022", "9910000000"- "9911810000"

<u>Company</u>	<u>Beer Consumed on Premises</u>	<u>Beer Not to be Consumed on Premises</u>	<u>Wine Consumed on Premises</u>	<u>Wine Not to be Consumed on Premises</u>	<u>Liquor</u>	<u>Approved by Council for 2014-15</u>
Zinc	X				X	7/21/2014
Rasberry's Restaurant	X	X	X	X		7/21/2014
Zinc	X		X			7/21/2014
Java on Fourth	X		X			7/21/2014
Vintage Restaurant	X		X			7/21/2014
Video West		X		X		7/21/2014
Casino Inc	X				X	7/21/2014
KB's Burritos	X		X			8/4/2014
Rico Pizza & Pasta					X	8/18/2014
Irving's Red-Hots	X					8/18/2014

BEER, WINE AND LIQUOR-BY-THE DRINK LICENSE APPLICATION

To the City Council, Ketchum, Idaho Year Applying for August 1, 2014 - July 31, 2015
The undersigned a Corporation, Partnership, Individual, does hereby make application for a license to sell during the year 2014-2015, the following:

Table with 2 columns: License Type and Fee. Includes categories for BEER LICENSE, WINE LICENSE, and LIQUOR LICENSE with specific sub-options and their corresponding fees.

Total Due: \$ 560.00

STATE LICENSE NO. COUNTY LICENSE NO. (copies attached)

Within the City of Ketchum, Idaho, at the place of business described below, and tenders herewith the license fee as provided by law. The following is a true and correct statement of the nature, place, ownership and management of the business for which this application is made and of the qualifications of the applicant:

Name of Applicant Richard Albright - Funkbright Inc.
D/B/A Ricos Pizza & Pasta
Mailing Address Box 1743 K. Id. 83340
Phone Number 208. 726. 7426

Physical Address of business where license will be displayed 200 N MAIN

Record owner of the property CASINO INC

Has the applicant, or any partner of his, or any member of the applying partnership, or the active manager of the applying partnership, or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxicating liquor, or has any one of them within three years forfeited, or suffered the forfeiture of, a bond for his appearance to answer charges of any such violation? NO

Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within five years? Yes No

If Applicant Is A Partnership or Corporation: Is the corporation authorized to do business in Idaho? yes (If a corporation, attach list of names and addresses) Richard & Amy Albright box 1743 K. Id. 83340

If a partnership, give the names and addresses of all partners:

The undersigned hereby acknowledges and consents that the license(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Applicant Richard Albright Relation to Business Pres.

Subscribed and sworn to before me this day of

Kathleen Schwab-Fambauer Notary Public or City Clerk or Deputy

License Fee Received \$ 560.00 K.S.

License No. 450A

Approved by City of Ketchum, ID By Mayor

Aug 18, 14

BEER, WINE AND LIQUOR-BY-THE DRINK LICENSE APPLICATION

To the City Council, Ketchum, Idaho

Year Applying for August 1, 2014 - July 31, 2015

The undersigned a Corporation, Partnership, Individual, does hereby make application for a license to sell during the year 2014-2015, the following:

- 1. BEER LICENSE
 - Draft or Bottled or Canned Beer, to be consumed on premises \$ 200.00
 - Bottled or Canned Beer, NOT to be consumed on premises \$ 50.00
- 2. WINE LICENSE
 - Wine, to be consumed on premises: \$ 200.00
 - Wine, NOT to be consumed on premises: \$ 200.00
- 3. LIQUOR LICENSE
 - Liquor by the drink \$ 560.00

Total Due: \$ 100 - 6mo

STATE LICENSE NO. COUNTY LICENSE NO. (copies attached)

Within the City of Ketchum, Idaho, at the place of business described below, and tenders herewith the license fee as provided by law. The following is a true and correct statement of the nature, place, ownership and management of the business for which this application is made and of the qualifications of the applicant;

Name of Applicant Jill Rubin
 D/B/A IRVING'S Red-Hots
 Mailing Address P.O. Box 663 Sun Valley, Id 83353
 Phone Number 208-720-1664

Physical Address of business where license will be displayed 201 Pieabo St Ketchum

Record owner of the property Edelweiss Condo.

Has the applicant, or any partner of his, or any member of the applying partnership, or the active manager of the applying partnership, or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxicating liquor, or has any one of them within three years forfeited, or suffered the forfeiture of, a bond for his appearance to answer charges of any such violation? NO

Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within five years? Yes NO

If Applicant Is A Partnership or Corporation: Is the corporation authorized to do business in Idaho? NO (If a corporation, attach list of names and addresses)

If a partnership, give the names and addresses of all partners:

The undersigned hereby acknowledges and consents that the license(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Applicant Jill Rubin Relation to Business OWNER

Subscribed and sworn to before me this ___ day of _____.

Harleen Schwabberger
Notary Public or City Clerk or Deputy

License Fee Received \$ 100.00 KS.

License No. _____

Approved by City of Ketchum, ID _____

By _____ Mayor

Aug 18, 14

IN RE:)
))
101 First Avenue Townhomes) **KETCHUM CITY COUNCIL**
Townhouse Subdivision) **- FINDINGS OF FACT,**
Preliminary Plat) **CONCLUSIONS OF LAW AND DECISION**
))
File Number: 14-040)

BACKGROUND FACTS

APPLICANTS: Ketchum Partners, LLC
REPRESENTATIVE: Garth McClure, Benchmark Associates
PROJECT: 101 First Avenue Townhomes
FILE NO.: 14-040
REQUEST: Preliminary plat approval for a seven (7) unit attached townhouse development, with each unit on a separate subplot, and associated common area.
LOCATION: 101 First Avenue South (Sun Valley Athletic Club Subdivision, Lot 1A)
ZONING: Community Core (CC), Subdistrict C – Urban Residential
NOTICE: Property owners within 300 feet were mailed notice on May 21, 2014 and agencies were mailed on May 22, 2014. Published in the Idaho Mountain Express on May 7, 2014 for a May 27, 2014 meeting and continued on the record to June 9, 2014.
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. This application is for construction of a seven (7) unit attached townhouse development in the Community Core, Subdistrict C. Each two (2) story unit, with access to a third story roof deck, will be located on its own subplot. Vehicular access and some landscaped area will be designated as common area. The applicant has chosen Building Type 4 – Multi-family Home as the building type.

2. The total lot area is 16,512 square feet. Sublot sizes are as follows, with the remaining area left as common area:
 - Sublot 1: 1,545 square feet
 - Sublot 2: 1,879 square feet
 - Sublot 3: 2,105 square feet
 - Sublot 4: 1,262 square feet
 - Sublot 5: 2,105 square feet
 - Sublot 6: 1,980 square feet
 - Sublot 7: 1,232 square feet
3. The Planning and Zoning Commission has recommended approval of the Preliminary Plat to the City Council, with Findings of Fact signed on June 23, 2014.
4. This project has received Design Review approval, with Findings of Fact signed on May 27, 2014. At that time, the project's utilities, grading and drainage were carefully reviewed, and conditions of approval relating to those issues were placed.
5. This townhouse subdivision application was routed to City department heads and the City Engineer on May 22, 2014. The only additional comment not addressed at Design Review, from the City Engineer, was that the applicant should consider consolidating sewer services into common trenches to limit the number of street cuts required. The applicant has been made aware of this recommendation.
6. A draft Townhome Declaration has been submitted, and a plat note has been provided, that grant mutual reciprocal easements for existing and future public utilities, including, but not limited to, water, cable TV, sewerage, telephone, natural gas and electrical lines over, under and across the townhouse sublots and common area for the repair, maintenance and replacement thereof.
7. Attachments to the August 4, 2014 staff report:
 - A. Application, dated March 25, 2014, including:
 - Application Form
 - DRAFT Townhome Declaration, dated April 24, 2014
 - B. Reduced scale preliminary plat, dated March 26, 2014
 - C. 101 First Avenue Townhomes, Preliminary Plat, Planning and Zoning Commission Findings of Fact, signed June 23, 2014

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.

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 received Design Review approval from the Commission with Findings of Fact signed on May 27, 2014. The Commission has recommended approval of the Preliminary Plat to the City Council, with Findings of Fact signed on June 23, 2014. Construction has commenced under building permit #14-030.

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 at the basement level, 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.

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 subdivision ordinance, Title 16.
3. The City of Ketchum Planning and Building 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 preliminary plat **does** meet the standards of approval under Title 16, Chapter 16.04, subject to conditions of approval.
5. This approval is given for the preliminary plat of 101 First Avenue Townhomes Subdivision, plans dated March 26, 2014, by Benchmark Associates.

DECISION

THEREFORE, the Ketchum City Council **approves** this preliminary plat application this 4th day of August, 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. This approval is given for the preliminary plat of Sublots 1 - 7, 101 First Avenue Townhomes plans dated March 26, 2014, by Benchmark Associates;

3. The failure to obtain final plat approval by the Council of an approved preliminary plat within one (1) year after approval by the Council shall cause all approvals of said preliminary plat to be null and void;
4. The 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;
5. 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,
6. 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.
7. The applicant shall provide a copy of the recorded final plat to the Planning and Building Department for the official file on the application.

Findings of Fact **adopted** this 18th day of August, 2014.

Nina Jonas
Mayor

STATE OF IDAHO)
) ss.
County of Blaine)

On this 18th day of August, 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:

IN RE:)
)
171 East Avenue Townhomes) KETCHUM CITY COUNCIL
Preliminary Plat) - FINDINGS OF FACT,
) CONCLUSIONS OF LAW AND DECISION
)
File Number: 14-016)

BACKGROUND FACTS

APPLICANTS: Greg and Karen Strimple

REPRESENTATIVE: Garth McClure, Benchmark Associates

REQUEST: Preliminary plat approval for a two (2) unit attached townhouse development with each unit on a separate subplot.

LOCATION: 171 East Avenue South (Ketchum Townsite, Lot 7A, Block 22)

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

NOTICE: Adjacent property owners and outside agencies/political subdivisions were mailed notice on February 11, 2014.

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. This application is for construction of a two (2) unit attached townhouse development in the Community Core, Subdistrict C. Unit A consists of 2,831 square feet of living space, plus two (2) car garage, and Unit B consists of 2,665 square feet of living space, plus two (2) car garage. The proposed building will be located on a 5,502 square foot lot. The applicant has chosen Building Type 4 – Multi-family Home as the building type.
2. The Planning and Zoning Commission has recommended approval of the Preliminary Plat to the City Council, with Findings of Fact signed on April 28, 2014.
3. This project has received Design Review approval, with Findings of Fact signed on April 28, 2014. At that time, the project’s utilities, grading and drainage were carefully reviewed, and conditions of approval relating to those issues were placed.

4. Planning staff has met with representatives of the Fire, Street and Utility Departments and the City Engineer regarding this development. Most of the issues discussed have been resolved through the Design Review process. However, the alley will drain to the north and then into a catch basin directed to a drywell on the subject property in order to maintain a twenty-five foot separation between the drywell and the existing Ketchum Spring Water supply line. As a condition of approval, a drainage easement from the alley run-off to the proposed drywell, benefitting the City of Ketchum, shall be granted on the final plat.
5. A draft Townhome Declaration has been submitted that grants mutual reciprocal utility and access easements to each of the subplot owners. Proposed utility locations are shown on the civil engineer's drawing submitted with the design review application. Water supply is proposed to come from East Avenue to one meter located at the front, approximate center of the building. Sewer is proposed to exit each unit to the north into the East Avenue sewer main. The power lines in the alley are proposed to be undergrounded, and the building will be served from a new underground electrical vault at the northwest corner of the property. The civil engineering plan also shows roof and site drainage directed to a drywell at the southwest corner of the property. As a condition of approval, the final plat Townhome Declaration shall also mention roof and site drainage in its list of reciprocal utility easements.
6. Attachments to the August 4, 2014 staff report:
 - A. Application, dated February 4, 2014, including:
 - Application Form
 - DRAFT Townhome Declaration 171 East Avenue Townhomes
 - B. Reduced scale preliminary plat, dated January 8, 2014
 - C. 171 East Avenue Townhomes, Preliminary Plat, Planning and Zoning Commission Findings of Fact, signed April 28, 2014

APPLICABLE EVALUATION STANDARDS FROM TITLE 16, CHAPTER 16.04

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.

Staff Analysis: The applicant has received design review approval from the Commission, with Findings of Fact signed on April 28, 2014. The Commission has recommended approval of the Preliminary Plat to the City Council, with Findings of Fact signed on April 28, 2014. Construction has commenced under building permit #14-035.

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.

Recommendation: 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 subdivision ordinance, Title 16.
3. The City of Ketchum Planning and Building 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 preliminary plat **does** meet the standards of approval under Title 16, Chapter 16.04, subject to conditions of approval.

DECISION

THEREFORE, the Ketchum City Council **approves** this preliminary plat application this 4th day of August, 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. This approval is given for the preliminary plat of Sublots 1 and 2, 171 East Avenue Townhomes plans dated January 2014, by Benchmark Associates;
3. The failure to obtain final plat approval by the Council of an approved preliminary plat within one (1) year after approval by the Council shall cause all approvals of said preliminary plat to be null and void;
4. The 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;
5. 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,
6. 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.
 7. A drainage easement from the alley run-off to the proposed drywell, benefitting the City of Ketchum, shall be granted on the final plat;
 8. At final plat, the Townhome Declaration shall also mention roof and site drainage in its list of reciprocal utility easements.

Findings of Fact **adopted** this 18th day of August, 2014.

 Nina Jonas
 Mayor

STATE OF IDAHO)
) ss.
 County of Blaine)

On this 18th day of August, 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: