

Report Criteria:  
Detail report type printed

Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
AC HOUSTON LUMBER C	014-647170	Leather work gloves	1	04/04/2017	29.99	.00	29.99	52615	05/05/2017
Total AC HOUSTON LUMBER CO:					29.99	.00	29.99		
ALSCO-AMERICAN LINE	LBO1148388	Shop towels for Street sho	1	04/03/2017	27.23	.00	27.23	52609	05/03/2017
	LBO1148388	Alsco - mats for Police Dep	1	04/03/2017	26.43	.00	26.43	52609	05/03/2017
	LBO1148388	Alsco - mats for City Hall L	1	04/03/2017	43.89	.00	43.89	52609	05/03/2017
	LBO1148389	Laundry and shop towels f	1	04/03/2017	39.22	.00	39.22	52609	05/03/2017
	LBO1148793	Shop towels for Street sho	1	04/17/2017	27.23	.00	27.23	52609	05/03/2017
	LBO1148793	Alsco - mats for Police Dep	1	04/17/2017	26.43	.00	26.43	52609	05/03/2017
	LBO1148793	Alsco - mats for City Hall L	1	04/17/2017	43.89	.00	43.89	52609	05/03/2017
	LBO1148794	Laundry and shop towels f	1	04/17/2017	45.89	.00	45.89	52609	05/03/2017
	LBO1149192	Shop towels for Street sho	1	05/01/2017	27.23	.00	27.23	52673	05/19/2017
	LBO1149192	Alsco - mats for Police Dep	1	05/01/2017	26.43	.00	26.43	52673	05/19/2017
	LBO1149193	Alsco - mats for City Hall L	1	05/01/2017	43.89	.00	43.89	52673	05/19/2017
	LBO1149193	Laundry and shop towels f	1	05/01/2017	87.08	.00	87.08	52673	05/19/2017
	LBO1149600	Alsco - mats for City Hall L	1	05/15/2017	43.89	.00	43.89	52673	05/19/2017
	LBO1149600	Alsco - mats for Police Dep	1	05/15/2017	26.43	.00	26.43	52673	05/19/2017
	LBO1149600	Shop towels for Street sho	1	05/15/2017	27.23	.00	27.23	52673	05/19/2017
	LBO1149600	Laundry and shop towels f	1	05/15/2017	92.75	.00	92.75	52673	05/19/2017
Total ALSCO-AMERICAN LINEN DIVISION:					655.14	.00	655.14		
ANIMAL SHELTER OF W	2681	Quarterly Invoice/ 2nd Q20	1	03/31/2017	350.00	.00	350.00	52616	05/05/2017
Total ANIMAL SHELTER OF WRV:					350.00	.00	350.00		
ATKINSON'S MARKET	03430802	Food for L.E.P.C meeting 4	1	04/13/2017	32.68	.00	32.68	52617	05/05/2017
	3427155	Atkinsons - Food for regula	1	04/06/2017	87.76	.00	87.76	52617	05/05/2017
Total ATKINSON'S MARKET:					120.44	.00	120.44		
AVENET, LLC	39782	Gov Office Annual Website	1	12/07/2016	500.00	.00	500.00	52618	05/05/2017
	39782	Extended storage plan - ad	2	12/07/2016	250.00	.00	250.00	52618	05/05/2017
Total AVENET, LLC:					750.00	.00	750.00		
BENZ, COLBY	TRAINING 6/	Per diem (meals and milea	1	05/09/2017	263.57	.00	263.57	52653	05/09/2017
Total BENZ, COLBY:					263.57	.00	263.57		
BLAINE COUNTY	286	GIS Salary & Benefits - 3rd	1	04/13/2017	4,537.80	.00	4,537.80	52619	05/05/2017
Total BLAINE COUNTY:					4,537.80	.00	4,537.80		
BLAINE COUNTY HOUSI	040417	Fiscal Year 2017 Fee for S	1	04/04/2017	7,500.00	.00	7,500.00	52620	05/05/2017
	2017-01	Property management serv	1	04/07/2017	425.25	.00	425.25	52620	05/05/2017
Total BLAINE COUNTY HOUSING AUTH:					7,925.25	.00	7,925.25		
BONNEVILLE COUNTY S	2017-502	Cost of training Tuition for	1	05/02/2017	600.00	.00	600.00	52610	05/03/2017
Total BONNEVILLE COUNTY SHERIFF:					600.00	.00	600.00		

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CASELLE, INC	80226	Contract Support & Mainte	1	05/01/2017	1,150.00	.00	1,150.00	52654	05/09/2017
Total CASELLE, INC:					1,150.00	.00	1,150.00		
CENTRAL DRUG SYSTE	265298	Random drug and alcohol t	1	04/05/2017	143.00	.00	143.00	52621	05/05/2017
Total CENTRAL DRUG SYSTEM, INC.:					143.00	.00	143.00		
CENTURYLINK	0052 489M-	Century Link - 489 - T1 Lin	1	05/01/2017	392.70	.00	392.70	52668	05/11/2017
	7601 844 B-	Century Link - 7601 April P	1	04/13/2017	113.24	.00	113.24	52590	05/02/2017
	7605 348B-	Century Link - 7605 April P	1	04/13/2017	184.05	.00	184.05	52590	05/02/2017
	844B-APRIL	Century Link - 3401 April P	1	04/13/2017	168.51	.00	168.51	52590	05/02/2017
Total CENTURYLINK:					858.50	.00	858.50		
CH2M HILL ENGINEERS,	4049107	Bitterroott area and Wildflo	1	04/12/2017	42,767.94	.00	42,767.94	52622	05/05/2017
	4049107A	City Engineering	1	04/12/2017	788.10	.00	788.10	52622	05/05/2017
	4049107A	Reimburseable - Diamond	2	04/12/2017	187.40	.00	187.40	52622	05/05/2017
	4049107A	Reimbursable - Elkhorn Sp	3	04/12/2017	483.10	.00	483.10	52622	05/05/2017
Total CH2M HILL ENGINEERS, INC.:					44,226.54	.00	44,226.54		
CITY OF KETCHUM	1210	Fire training at Ketchum Fir	1	04/06/2017	603.10	.00	603.10	52623	05/05/2017
Total CITY OF KETCHUM:					603.10	.00	603.10		
CONSTRUCTION SOLUTI	PAY APPLIC	Process Billing #6	1	03/03/2017	8,660.85	.00	8,660.85	52624	05/05/2017
Total CONSTRUCTION SOLUTIONS COMPANY:					8,660.85	.00	8,660.85		
COPY & PRINT	78082	2 boxes of copy paper, 1 r	1	04/03/2017	115.10	.00	115.10	52655	05/09/2017
	78156	Solar Yellow cardstock pap	1	04/05/2017	35.98	.00	35.98	52655	05/09/2017
	78257	2 Bxs of envelopes with B&	1	04/12/2017	210.86				
	78257	2 Bxs of envelopes with B&	2	04/12/2017	210.86-				
	78257	2 Bxs of envelopes with B&	3	04/12/2017	191.86	.00	191.86	52655	05/09/2017
	78432	Pens, whiteout, 11 X 17 pa	1	04/19/2017	227.55	.00	227.55	52655	05/09/2017
	78438	Pens, whiteout, 11 X 17 pa	1	04/20/2017	41.25	.00	41.25	52655	05/09/2017
	78470	2 Pks Blank Certificates, 1	1	04/26/2017	48.47	.00	48.47	52655	05/09/2017
Total COPY & PRINT:					660.21	.00	660.21		
COX COMMUNICATIONS	5301 MAY	Internet Service 100 Morni	1	05/09/2017	117.40	.00	117.40	52674	05/19/2017
	5301-APR-M	Internet Service 100 Morni	1	04/09/2017	117.40	.00	117.40	52591	05/02/2017
	7601- MAY	Internet Service 81 Elkhorn	1	05/01/2017	102.40	.00	102.40	52656	05/09/2017
Total COX COMMUNICATIONS:					337.20	.00	337.20		
CROSBY, WENDY	GFOA TRAI	Mileage advance for GFOA	1	05/19/2017	91.13	.00	91.13	52675	05/19/2017
	GFOA TRAI	Meals per diem for 4.5 day	2	05/19/2017	329.00	.00	329.00	52675	05/19/2017
Total CROSBY, WENDY:					420.13	.00	420.13		
CURTIS	327144	Replacement part for (1 Qt	1	03/22/2017	31.00	.00	31.00	52625	05/05/2017
Total CURTIS:					31.00	.00	31.00		
DICK YORK'S AUTO SER	73376	Oil change/vehicle inspecti	1	04/03/2017	54.51	.00	54.51	52626	05/05/2017

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	73376	Oil change/vehicle inspecti	2	04/03/2017	55.76	.00	55.76	52626	05/05/2017
	73467	Repair tire (nail in tire): Unit	1	04/13/2017	35.64	.00	35.64	52626	05/05/2017
Total DICK YORK'S AUTO SERVICE:					145.91	.00	145.91		
ELKHORN SPRINGS RES	214430	Quarterly Dues on A03	1	05/01/2017	704.04	.00	704.04	52657	05/09/2017
	214431	Quarterly Dues on A04	1	05/01/2017	704.04	.00	704.04	52657	05/09/2017
Total ELKHORN SPRINGS RESIDENTIAL:					1,408.08	.00	1,408.08		
FBI - LEEDA	200007217	Training class for Officer T.	1	04/24/2017	650.00	.00	650.00	52627	05/05/2017
Total FBI - LEEDA:					650.00	.00	650.00		
FEMLING, WALT	TRAINING 6/	Per diem (meals only) for 2	1	05/09/2017	76.50	.00	76.50	52658	05/09/2017
Total FEMLING, WALT:					76.50	.00	76.50		
FIRST RESPONDERS	59949	2 Polyester uniform shirts	1	02/02/2017	157.50	.00	157.50	52628	05/05/2017
	60239	2nd name tag for Officer K.	1	02/23/2017	11.00	.00	11.00	52628	05/05/2017
	60747,60705	Heat pressed Police scree	1	03/28/2017	261.00	.00	261.00	52628	05/05/2017
	60747,60705	3 pairs of uniform pants for	2	03/28/2017	149.97	.00	149.97	52628	05/05/2017
	60747,60705	2 Polyester uniform shirts	3	03/28/2017	135.90	.00	135.90	52628	05/05/2017
Total FIRST RESPONDERS:					715.37	.00	715.37		
GALLAGHER VEBA	MAY CONTR	May 2017 VEBA contributi	1	05/01/2017	4,042.86	.00	4,042.86	52608	05/03/2017
Total GALLAGHER VEBA:					4,042.86	.00	4,042.86		
GEM STATE PAPER	1124022-00	Paper towel rolls, kleenex ti	1	04/06/2017	196.70	.00	196.70	52629	05/05/2017
Total GEM STATE PAPER:					196.70	.00	196.70		
GEM STATE WELDERS S	250494	Monthly rental for oxygen a	1	03/30/2017	89.13	.00	89.13	52630	05/05/2017
Total GEM STATE WELDERS SUPPLY INC:					89.13	.00	89.13		
GRAINGER	9404113426	adjustable feet for air comp	1	03/31/2017	28.32	.00	28.32	52631	05/05/2017
Total GRAINGER:					28.32	.00	28.32		
GRANICUS, INC.	86425	Monthly Service May 2017	1	04/17/2017	601.12	.00	601.12	52592	05/02/2017
Total GRANICUS, INC.:					601.12	.00	601.12		
GREAT AMERICA FINAN	20501374	Kyocera Copier Lease - Fir	1	04/17/2017	105.00	.00	105.00	52593	05/02/2017
	20572256	Copier lease - Admin - Apri	1	04/28/2017	199.00	.00	199.00	52659	05/09/2017
	20572257	Copier lease - Police April	1	04/28/2017	89.00	.00	89.00	52659	05/09/2017
Total GREAT AMERICA FINANCIAL SVCS:					393.00	.00	393.00		
HARRIS & CO, PLLC	27016	Progress billing for audit of	1	04/03/2017	8,750.00	.00	8,750.00	52632	05/05/2017
Total HARRIS & CO, PLLC:					8,750.00	.00	8,750.00		
ICRMP	36A0218110	Member Contribution for po	1	04/15/2017	47,603.50	.00	47,603.50	52633	05/05/2017

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Total ICRMP:					47,603.50	.00	47,603.50		
IDAHO DEPT OF LABOR	Q1 2017	Cost reimbursement - 1st	1	04/21/2017	17.01	.00	17.01	52669	05/11/2017
Total IDAHO DEPT OF LABOR:					17.01	.00	17.01		
IDAHO NARCOTICS OFFI	900	Cost of Tuition: Idaho Narc	1	05/04/2017	250.00	.00	250.00	52652	05/05/2017
Total IDAHO NARCOTICS OFFICERS ASSOCIATION:					250.00	.00	250.00		
IDAHO POWER	0641-MAY	Juniper/Elkhorn Rd Light	1	05/04/2017	4.59	.00	4.59	52660	05/09/2017
	5059-APRIL	115 Angani Way 4 Sun Vall	1	04/24/2017	28.63	.00	28.63	52594	05/02/2017
	9457-APRIL	100 Arrowleaf cell / Sun Va	1	04/24/2017	30.15	.00	30.15	52594	05/02/2017
	9457-APRIL	100 Arrowleaf Fire/ Sun Va	2	04/24/2017	359.01	.00	359.01	52594	05/02/2017
	9457-APRIL	208 E Sun Valley Rd	3	04/24/2017	5.99	.00	5.99	52594	05/02/2017
	9457-APRIL	81 Elkhorn Rd	4	04/24/2017	821.72	.00	821.72	52594	05/02/2017
	9457-APRIL	Street Lights	5	04/24/2017	55.41	.00	55.41	52594	05/02/2017
	9457-APRIL	Traffic Lights	6	04/24/2017	25.77	.00	25.77	52594	05/02/2017
	9965-APRIL	115 Angani Way 3 Sun Vall	1	04/24/2017	15.54	.00	15.54	52594	05/02/2017
Total IDAHO POWER:					1,346.81	.00	1,346.81		
INREACH - DELORME	DL09704910	Monthly GPS dues: March	1	05/07/2017	210.30	.00	210.30	52676	05/19/2017
Total INREACH - DELORME:					210.30	.00	210.30		
INTEGRATED TECHNOL	69893	Contract base rate and cop	1	03/28/2017	328.93	.00	328.93	52595	05/02/2017
	69986	Contract base rate and cop	1	03/28/2017	30.05	.00	30.05	52595	05/02/2017
	71316	Contract base rate and cop	1	04/21/2017	60.50	.00	60.50	52595	05/02/2017
	71316	Printer cartridges: Cyan an	2	04/21/2017	197.62	.00	197.62	52595	05/02/2017
	71944	Contract base rate and cop	1	04/27/2017	291.47	.00	291.47	52611	05/03/2017
	72028	Contract base rate and cop	1	04/27/2017	30.05	.00	30.05	52611	05/03/2017
	72445	Xerox waste toner replace	1	05/03/2017	115.95	.00	115.95	52677	05/19/2017
	72946	CP2025 2 black cartridges	1	05/15/2017	228.00	.00	228.00	52677	05/19/2017
Total INTEGRATED TECHNOLOGIES:					1,282.57	.00	1,282.57		
INTERMOUNTAIN GAS C	0002-APR	100 Arrowleaf account 251	1	04/21/2017	203.38	.00	203.38	52596	05/02/2017
	0002-APRIL	81 Elkhorn account 146712	1	04/21/2017	150.62	.00	150.62	52596	05/02/2017
	0009-APRIL	81 Elkhorn account 423843	1	04/21/2017	196.62	.00	196.62	52596	05/02/2017
Total INTERMOUNTAIN GAS COMPANY:					550.62	.00	550.62		
ITD-SPECIAL PLATES	042517	Title (transfer) fee for regist	1	04/25/2017	5.00	.00	5.00	52634	05/05/2017
Total ITD-SPECIAL PLATES:					5.00	.00	5.00		
JOE'S BACKHOE SERVIC	230126	Street sweeper transport fr	1	04/13/2017	230.00	.00	230.00	52635	05/05/2017
Total JOE'S BACKHOE SERVICE:					230.00	.00	230.00		
JOHNSON, ADAM	TRAINING 6/	Per diem (meals only) 2 da	1	05/09/2017	102.00	.00	102.00	52661	05/09/2017
Total JOHNSON, ADAM:					102.00	.00	102.00		
KETCHUM COMPUTERS	13841	Wendy laptop setup, Wend	1	03/16/2017	580.00	.00	580.00	52636	05/05/2017

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	13841	Install new solid state drive	2	03/16/2017	217.50	.00	217.50	52636	05/05/2017
	13841	CAD status install on new	3	03/16/2017	72.50	.00	72.50	52636	05/05/2017
	13841	Change backups, server ch	4	03/16/2017	253.75	.00	253.75	52636	05/05/2017
	13841	Change backups, server ch	5	03/16/2017	217.50	.00	217.50	52636	05/05/2017
	13841	Monitor issue for LEPC me	6	03/16/2017	290.00	.00	290.00	52636	05/05/2017
	13887	SVFD mailbox list change	1	04/01/2017	72.50	.00	72.50	52636	05/05/2017
	13887	Troubleshoot Granicus ser	2	04/01/2017	181.25	.00	181.25	52636	05/05/2017
	13887	Prepare Kim Orchards PC f	3	04/01/2017	72.50	.00	72.50	52636	05/05/2017
	13887	Clone Kim Orchards PC to	4	04/01/2017	181.25	.00	181.25	52636	05/05/2017
	13887	Troubleshoot Mayor's ipad	5	04/01/2017	72.50	.00	72.50	52636	05/05/2017
	13887	Abby GIS permissions	6	04/01/2017	36.25	.00	36.25	52636	05/05/2017
	13887	Server check and backups	7	04/01/2017	60.90	.00	60.90	52636	05/05/2017
	13887	Access issue at Police Dep	8	04/01/2017	60.90	.00	60.90	52636	05/05/2017
	13887	Email for Taan - FD	9	04/01/2017	59.45	.00	59.45	52636	05/05/2017
	13887	Permission for Police	10	04/01/2017	72.50	.00	72.50	52636	05/05/2017
Total KETCHUM COMPUTERS:					2,501.25	.00	2,501.25		
LAKESIDE INDUSTRIES	13001219MB	20 bags of cold patch.	1	03/31/2017	290.00	.00	290.00	52637	05/05/2017
Total LAKESIDE INDUSTRIES:					290.00	.00	290.00		
LES SCHWAB	1170037846	Tire repair for plow trucks	1	03/07/2017	117.00	.00	117.00	52638	05/05/2017
Total LES SCHWAB:					117.00	.00	117.00		
MAILFINANCE	N6503548	Postage machine lease pa	1	04/17/2017	261.15	.00	261.15	52597	05/02/2017
Total MAILFINANCE:					261.15	.00	261.15		
MCCI	10913	Laserfische Support Rene	1	03/23/2017	1,064.80	.00	1,064.80	52662	05/09/2017
Total MCCI:					1,064.80	.00	1,064.80		
METLIFE - GROUP BENE	APRIL COBR	COBRA -April, 2017	1	04/30/2017	41.04	.00	41.04	52605	05/02/2017
Total METLIFE - GROUP BENEFITS:					41.04	.00	41.04		
MOUNTAIN RIDES	10208	Quarterly Partnership Cont	1	05/01/2017	73,750.00	.00	73,750.00	52663	05/09/2017
Total MOUNTAIN RIDES:					73,750.00	.00	73,750.00		
NATIONAL BENEFIT SER	592905	FSA Plan administration fe	1	04/30/2017	75.00	.00	75.00	52612	05/03/2017
	592905	HRA Plan administration fe	2	04/30/2017	91.35	.00	91.35	52612	05/03/2017
	CP154976	FSAROL - 12/2016. DCAP,	1	03/31/2017	4,260.98	.00	4,260.98	52589	04/27/2017
	CP154976	FSA Rollover claim - March	2	03/31/2017	47.67	.00	47.67	52612	05/03/2017
	CP157192	DCAP claims - April 2017	1	04/30/2017	69.24	.00	69.24	52612	05/03/2017
	CP157192	FSA claims - March 2017	2	04/30/2017	1,946.07	.00	1,946.07	52612	05/03/2017
	CP157192	HRA claims - March 2017	3	04/30/2017	1,778.76	.00	1,778.76	52612	05/03/2017
Total NATIONAL BENEFIT SERVICES, LLC:					8,269.07	.00	8,269.07		
NORCO	21008760	Cylinder rent for April 2017	1	04/01/2017	61.20	.00	61.20	52678	05/19/2017
Total NORCO:					61.20	.00	61.20		
OFFICEBRIGHT, INC	4339	Office cleaning April 2017	1	04/24/2017	1,170.00	.00	1,170.00	52639	05/05/2017

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Total OFFICEBRIGHT, INC:					1,170.00	.00	1,170.00		
OLSEN, TRAVIS	TRAINING 6/	Per diem (meals only) 2 da	1	05/09/2017	76.50	.00	76.50	52664	05/09/2017
Total OLSEN, TRAVIS:					76.50	.00	76.50		
ORCHARD, KIM	TRAINING 5/	3 Days per Diem meals an	1	05/05/2017	296.38	.00	296.38	52665	05/09/2017
Total ORCHARD, KIM:					296.38	.00	296.38		
PERSI	LATE FEE	Employer Penalty Interest	1	04/14/2017	19.54	.00	19.54	4142017	05/05/2017
Total PERSI:					19.54	.00	19.54		
RADAR SHOP	RS-9730	Radar recertification and s	1	04/19/2017	267.97	.00	267.97	52640	05/05/2017
Total RADAR SHOP:					267.97	.00	267.97		
RAY, MONIQUE	040717	Refund of security deposit	1	04/07/2017	500.00	.00	500.00	52641	05/05/2017
	040717	Refund of pet deposit	2	04/07/2017	100.00	.00	100.00	52641	05/05/2017
	TRAINING 5/	Per diem for meals and mil	1	05/05/2017	282.74	.00	282.74	52666	05/09/2017
Total RAY, MONIQUE:					882.74	.00	882.74		
REGENCE BLUE SHIELD	APRIL COBR	Cobra - April, 2017	1	04/30/2017	601.10	.00	601.10	52607	05/03/2017
Total REGENCE BLUE SHIELD OF IDAHO:					601.10	.00	601.10		
RIVER RUN AUTO	6538-113229	AC fitting for street sweepe	1	03/29/2017	6.59	.00	6.59	52642	05/05/2017
Total RIVER RUN AUTO:					6.59	.00	6.59		
RIVIN, ABIGAIL	5/22 TRAINI	Travel advance for AICP E	1	05/22/2017	210.52	.00	210.52	52679	05/19/2017
Total RIVIN, ABIGAIL:					210.52	.00	210.52		
SAWTOOTH WOOD PRO	100120	Chain saw sharpening.	1	04/11/2017	41.18	.00	41.18	52643	05/05/2017
Total SAWTOOTH WOOD PRODUCTS, INC:					41.18	.00	41.18		
ST LUKE'S	418668974	Random drug/alcohol testin	1	04/04/2017	62.00	.00	62.00	52644	05/05/2017
Total ST LUKE'S:					62.00	.00	62.00		
STATE INSURANCE FUN	15869442	Payroll Report Premium 3/	1	05/05/2017	3,398.00	.00	3,398.00	52680	05/19/2017
Total STATE INSURANCE FUND:					3,398.00	.00	3,398.00		
STERLING CODIFIERS, I	19203	Code Supplement #17	1	03/07/2017	71.00	.00	71.00	52645	05/05/2017
Total STERLING CODIFIERS, INC.:					71.00	.00	71.00		
STEWART, CARTER	6/11 TRIANI	Per diem/Meals and mileag	1	05/31/2017	354.96	.00	354.96	52681	05/19/2017
Total STEWART, CARTER:					354.96	.00	354.96		

Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
SUN VALLEY AIR SERVIC	1% LOT MA	March 2017 1% Air Service	1	03/31/2017	42,712.34	.00	42,712.34	52671	05/11/2017
	1% LOT MA	March 2017 1% Air Service	2	03/31/2017	687.95-	.00	687.95-	52671	05/11/2017
	FEB 2017	February 2017 1% Air Serv	1	04/30/2017	52,938.78	.00	52,938.78	52671	05/11/2017
	FEB 2017	February 2017 1% Air Serv	2	04/30/2017	687.95-	.00	687.95-	52671	05/11/2017
Total SUN VALLEY AIR SERVICE BOARD:					94,275.22	.00	94,275.22		
SUN VALLEY CLEANERS,	03252017	Dry cleaning for Police unif	1	03/25/2017	127.80	.00	127.80	52646	05/05/2017
Total SUN VALLEY CLEANERS, INC:					127.80	.00	127.80		
SUN VALLEY MARKETIN	712	May 2017 payment - per co	1	05/01/2017	22,916.66	.00	22,916.66	52613	05/03/2017
Total SUN VALLEY MARKETING ALLIANCE:					22,916.66	.00	22,916.66		
TARGETSOLUTIONS LEA	18933	Training software to track a	1	03/31/2017	2,277.50	.00	2,277.50	52647	05/05/2017
Total TARGETSOLUTIONS LEARNING:					2,277.50	.00	2,277.50		
TRANSUNION RISK & AL	282427- APR	Person search online subs	1	05/01/2017	25.00	.00	25.00	52667	05/09/2017
Total TRANSUNION RISK & ALTERNATIVE DATA:					25.00	.00	25.00		
TREASURE VALLEY COF	2160:049792	Coffee for Admin - April	1	04/25/2017	24.04	.00	24.04	52648	05/05/2017
	2160:049792	Coffee for Community Dev	2	04/25/2017	24.04	.00	24.04	52648	05/05/2017
	2160:049792	Coffee for Fire Department	3	04/25/2017	24.04	.00	24.04	52648	05/05/2017
	2160:049792	Coffee for Police Departme	4	04/25/2017	24.04	.00	24.04	52648	05/05/2017
	2160:049792	Coffee for Streets Departm	5	04/25/2017	24.04	.00	24.04	52648	05/05/2017
	4899699	Coffee for Admin	1	02/28/2017	45.68	.00	45.68	52648	05/05/2017
	4899699	Coffee for Community Dev	2	02/28/2017	45.68	.00	45.68	52648	05/05/2017
	4899699	Coffee for Fire Department	3	02/28/2017	45.68	.00	45.68	52648	05/05/2017
	4899699	Coffee for Police Departme	4	02/28/2017	45.68	.00	45.68	52648	05/05/2017
	4899699	Coffee for Streets Departm	5	02/28/2017	45.68	.00	45.68	52648	05/05/2017
	4937510	Coffee for Admin	1	03/28/2017	24.04	.00	24.04	52648	05/05/2017
	4937510	Coffee for Community Dev	2	03/28/2017	24.04	.00	24.04	52648	05/05/2017
	4937510	Coffee for Fire Department	3	03/28/2017	24.04	.00	24.04	52648	05/05/2017
	4937510	Coffee for Police Departme	4	03/28/2017	24.04	.00	24.04	52648	05/05/2017
	4937510	Coffee for Streets Departm	5	03/28/2017	24.04	.00	24.04	52648	05/05/2017
Total TREASURE VALLEY COFFEE:					468.80	.00	468.80		
UNITED OIL	852286	Fuel for all Police departme	1	04/15/2017	702.54	.00	702.54	52598	05/02/2017
	852287	Fuel for all Fire department	1	04/15/2017	404.08	.00	404.08	52598	05/02/2017
	852288	April 2017 fuel purchases	1	04/15/2017	132.69	.00	132.69	52598	05/02/2017
	853401	Fuel for CD/Admin Vehicle	1	04/30/2017	35.21	.00	35.21	52670	05/11/2017
	853402	Fuel for all Police departme	1	04/30/2017	569.66	.00	569.66	52670	05/11/2017
	853403	Fuel for all Fire department	1	04/30/2017	247.31	.00	247.31	52670	05/11/2017
	853404	Fuel for Ford Escape	1	04/30/2017	25.37	.00	25.37	52670	05/11/2017
	854586	Fuel for all Police departme	1	05/15/2017	673.05	.00	673.05	52682	05/19/2017
	854587	Fuel for all Fire department	1	05/15/2017	232.03	.00	232.03	52682	05/19/2017
	854588	May 2017 fuel purchases	1	05/15/2017	46.27	.00	46.27	52682	05/19/2017
	854589	Fuel for Ford Escape	1	05/15/2017	29.97	.00	29.97	52682	05/19/2017
Total UNITED OIL:					3,098.18	.00	3,098.18		
VALLEY CO-OPS OMC/	X140196	2 pair work pants for Bill W.	1	04/18/2017	79.98	.00	79.98	52649	05/05/2017

Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total VALLEY CO-OPS OMC/:					79.98	.00	79.98		
VERIZON WIRELESS	9783934950	Wireless Service - Admin A	1	04/13/2017	141.13	.00	141.13	52599	05/02/2017
	9783934950	Wireless Service - CDD Ap	2	04/13/2017	172.77	.00	172.77	52599	05/02/2017
	9783934950	Wireless Service - Fire Apri	3	04/13/2017	282.25	.00	282.25	52599	05/02/2017
	9783934950	Wireless Service - Police A	4	04/13/2017	427.41	.00	427.41	52599	05/02/2017
	9783934950	Wireless Service - Streets	5	04/13/2017	137.38	.00	137.38	52599	05/02/2017
Total VERIZON WIRELESS:					1,160.94	.00	1,160.94		
VISION SERVICE PLAN	APRIL-COB	COBRA - April, 2017	1	04/19/2017	9.56	.00	9.56	52604	05/02/2017
Total VISION SERVICE PLAN:					9.56	.00	9.56		
WELLS FARGO BANK, N.	1804267	Amazon order: AAA batteri	1	03/27/2017	31.93	.00	31.93	52650	05/05/2017
	6197803	Amazon order: Drying towe	1	03/21/2017	72.00	.00	72.00	52650	05/05/2017
	69094	Residence Inn/Marriott: 4 n	1	04/09/2017	364.00	.00	364.00	52650	05/05/2017
	9307450	Amazon order: Wireless de	1	04/04/2017	72.84	.00	72.84	52650	05/05/2017
	APRIL INVOI	Wells Fargo minimum pay	1	04/07/2017	89.00-	.00	89.00-	52650	05/05/2017
	LOGSDON-R	Residence Inn/Marriott: 5 n	1	03/26/2017	455.00	.00	455.00	52650	05/05/2017
	MAR	8X8 March services	1	04/03/2017	303.95	.00	303.95	52650	05/05/2017
	MARCH TRA	Wort Hotel, 3 nights @ \$17	1	03/29/2017	525.78	.00	525.78	52650	05/05/2017
	TRAINING N	National Interagency fire ce	1	04/03/2017	400.00	.00	400.00	52650	05/05/2017
Total WELLS FARGO BANK, N.A.:					2,136.50	.00	2,136.50		
WHITE PETERSON	122741	Legal Services - General M	1	03/31/2017	2,500.00	.00	2,500.00	52651	05/05/2017
	24795-005M	Unforseen Legal Demands	1	03/31/2017	822.50	.00	822.50	52651	05/05/2017
Total WHITE PETERSON:					3,322.50	.00	3,322.50		
Grand Totals:					364,730.15	.00	364,730.15		

Report Criteria:  
 Detail report type printed

Vendor Name	Invoice #	Invoice Date	Description	Account #	Budgeted	Dept.	Amount
AK PEST MANAGEMENT	3271	05/22/2017	1st application of weed abatement In City ROW	10-431-621	Yes	STR	3,875.00
AK PEST MANAGEMENT	3272	05/22/2017	weed abatement at Festival Meadows.	10-431-790	Yes	STR	350.00
AK PEST MANAGEMENT	3273	05/22/2017	Rodent and insect control City Hall,PD, and street	10-431-614	Yes	STR	675.00
ARBORCARE RESOURCES, INC	36453	05/15/2017	tree maintenance City Hall	10-431-620	Yes	STR	434.00
ARBORCARE RESOURCES, INC	36453	05/15/2017	Tree maintenance Elkhorn Fier Station.	10-431-620	Yes	STR	238.00
ASSOCIATION OF IDAHO CITIE	200001431	03/14/2016	2016 Conference: Adult delegate reistration fee - Alissa Weber	10-411-475	Yes	LEGI	345.00
ASSOCIATION OF IDAHO CITIE	200001431	03/14/2016	Adult full registration discount	10-411-475	Yes	LEGI	50.00-
ASSOCIATION OF IDAHO CITIE	200002955	05/05/2017	3 AIC budget manuals	10-415-310	Yes	ADM	45.00
ASSOCIATION OF IDAHO CITIE	MBRSHIP	05/17/2017	ICCTFOA New Membership Dues - Uhrig	10-415-480	Yes	ADM	45.00
ATKINSON'S MARKET	4381924	05/04/2017	Atkinsons - Food for regular council meeting 5/4/17	10-411-476	Yes	LEGI	44.18
ATKINSON'S MARKET	5222877	05/08/2017	Cleaning supplies for living quarters (soap, lint rollar, lysol wipes)	10-423-320	Yes	FIRE	32.33
BARRY EQUIPMENT & RENTAL	159565-1	04/19/2017	ToolCat repair parts and lubricants	10-431-595	Yes	STR	329.25
CED-KENT	3755-610064	04/26/2017	Replacement of fluorescent lights at Fire station (Qty:60)	10-423-595	Yes	FIRE	159.60
CHATEAU DRUG	1727211	05/18/2017	SCBA stencils for labeling the breathing apparatuses	10-423-320	Yes	FIRE	4.98
CITY OF KETCHUM	1308	05/09/2017	Epinephrine for medical kits (Old ones expired)	10-423-325	Yes	FIRE	36.82
CITY OF KETCHUM	1326	05/17/2017	10 cases of Class A foam for all Engines	10-423-595	Yes	FIRE	954.00
COMMUNITY SCHOOL	20308	04/27/2017	Reimbursment for damage to trailer by snow plow	10-431-595	Yes	STR	358.51
COPY & PRINT	78589	05/02/2017	Stamp for Rachel: "POLICE"	10-421-310	Yes	POLI	22.70
COPY & PRINT	78590	05/02/2017	Fire stamp for Rachel	10-423-310	Yes	FIRE	22.70
COPY & PRINT	78632	05/08/2017	1 case printer paper- Fire Department	10-423-310	Yes	FIRE	37.99
COPY & PRINT	78633	05/08/2017	1 case printer paper and 2 single pocket business card holders	10-415-310	Yes	ADM	40.37
COPY & PRINT	79189	05/22/2017	1 Bx expandable legal folders	10-415-310	Yes	ADM	52.61
COPY & PRINT	79207	05/24/2017	8 name tags for Admin and Community Devlopment	10-415-310	Yes	ADM	136.00
DICK YORK'S AUTO SERVICE	73502	05/04/2017	Repair tire (nail in tire): Unit SVPD4 (another tire had a nail in it).	10-421-600	Yes	POLI	35.64
FEDEX	5-784-58726	04/27/2017	Shipping cost: Radar shop (repair radar), First Responders (shirts to be heat pressed).	10-421-370	Yes	POLI	96.53
FIRST RESPONDERS	61237	04/25/2017	2 Pairs of uniform pants for R. Wayt	10-421-665	Yes	POLI	92.80
FIRST RESPONDERS	61237	04/25/2017	2 Polyester uniform shirts with embroidered name/patches for Officer C. Stewart	10-421-665	Yes	POLI	137.90
FIRST RESPONDERS	61371	05/08/2017	2 (long sleeve) uniform shirts with embroidered name/patches for Officer C. Stewart	10-421-665	Yes	POLI	131.50
FIRST RESPONDERS	61371	05/08/2017	Bulletproof vest for Officer: A.Johnson and C.Stewart	10-421-321	Yes	POLI	1,957.00
FLANNIGAN, NANCY	051017	05/10/2017	Mileage reimbursement for Prima training in Boise	10-415-470	Yes	ADM	156.20
GEM STATE PAPER	1133937-00	05/10/2017	12 oz hot cups, forks, spoons and paper towels	10-418-310	Yes	COM	203.88
GEM STATE WELDERS SUPPLY	172294,E250	04/30/2017	Monthly rental for oxygen and acetylene torch cylinders (2)	10-431-320	Yes	STR	15.60
GEM STATE WELDERS SUPPLY	172294,E250	04/30/2017	welding tank refill	10-431-320	Yes	STR	73.01
HARRIS & CO, PLLC	27563	04/30/2017	Finanicial Audit for Year End September 30, 2016	10-415-420	Yes	ADM	8,250.00
HENNESSY PROPERTY MANAG	1	04/27/2017	Unit #4 dry wall patch repair, primer & paint patch, materials	42-470-705	Yes	WFH	260.00
HIGH COUNTRY HEATING INC	32298	04/13/2017	Elkhorn Springs Condos - High Country Heating Inc.- Accessed heat pump and replaced capacit	42-470-705	Yes	WFH	237.00
IDAHO CHAPTER OF PRIMA	050517	05/05/2017	Idaho Chapter of PRIMA Spring 2017 - Flannigan	10-415-470	Yes	ADM	35.00
IDAHO LUMBER	678711	04/25/2017	plumbing street dept. washer & dryer	10-431-614	Yes	STR	39.00
IDAHO LUMBER	678711	04/25/2017	plumbing street dept. washer & dryer	10-431-614	Yes	STR	49.41
IDAHO LUMBER	679104	04/27/2017	plumbing street dept. washer & dryer	10-431-614	Yes	STR	9.49
IDAHO MOUNTAIN EXPRESS	12558750	03/29/2017	Legal Ord. 507	10-415-440	Yes	ADM	112.24
IDAHO MOUNTAIN EXPRESS	12559378	04/05/2017	Legal - 4/6 Council Meeting	10-415-440	Yes	ADM	270.71
IDAHO MOUNTAIN EXPRESS	12559395	04/12/2017	3/8 Legal for 3/9 P&Z	10-418-440	Yes	COM	255.53
IDAHO MOUNTAIN EXPRESS	12559395	04/12/2017	4/26 Display Ad for 5/11 P&Z	10-418-440	Yes	COM	356.40
IDAHO MOUNTAIN EXPRESS	12559395	04/12/2017	Bitterroot Road Public Meeting Ad	10-418-440	Yes	COM	237.60
IDAHO MOUNTAIN EXPRESS	12559395	04/12/2017	Planning Intern Job Ad	10-418-440	Yes	COM	183.25
IDAHO MOUNTAIN EXPRESS	12559395	04/12/2017	Publication for Ord 505	10-418-440	Yes	COM	153.64

Vendor Name	Invoice #	Invoice Date	Description	Account #	Budgeted	Dept.	Amount
IDAHO MOUNTAIN EXPRESS	12559395	04/12/2017	Publication for Ord 508	10-418-440	Yes	COM	113.16
IDAHO MOUNTAIN EXPRESS	12559395	04/12/2017	Publication for Ord 509	10-418-440	Yes	COM	115.92
IDAHO MOUNTAIN EXPRESS	12559395	04/12/2017	Publication for Ord 510	10-418-440	Yes	COM	95.68
IDAHO MOUNTAIN EXPRESS	12559663	04/19/2017	Legal Quarterly report	10-415-440	Yes	ADM	177.39
IDAHO MOUNTAIN EXPRESS	12559664,12	03/15/2017	Legal bid/April 19, 2017: Breathing air refill system (breathing air compressor)	10-423-320	Yes	FIRE	93.84
IDAHO MOUNTAIN EXPRESS	12559664,12	03/15/2017	Legal bid/March 15, 2017: Breathing air refill system (breathing air compressor)	10-423-320	Yes	FIRE	139.84
INTERNATIONAL CODE COUNCIL	1000778606	05/05/2017	Fire code books (2015 IFC, IWUIC, ECPA ,and Code Essentials)	10-423-920	Yes	FIRE	589.15
ITD-SPECIAL PLATES	F972	05/18/2017	License registration renewal for Engine 62	10-423-480	Yes	FIRE	23.00
KETCHUM COMPUTERS	13927	04/17/2017	Budget planning	10-415-427	Yes	ADM	72.50
KETCHUM COMPUTERS	13927	04/17/2017	Network switch failure at reception. Diagnose and replace switch	10-415-427	Yes	ADM	72.50
KETCHUM COMPUTERS	13927	04/17/2017	Server check, backups, budget, setup street's weather computers	10-415-427	Yes	ADM	145.00
KETCHUM COMPUTERS	13927	04/17/2017	Server check, Wendy phone email issue, quote printers	10-415-427	Yes	ADM	217.50
KETCHUM COMPUTERS	13927	04/17/2017	Setup new user at fire station, program and install wireless access point	10-423-427	Yes	FIRE	145.00
KETCHUM COMPUTERS	13964	04/29/2017	Change backups, check servers, install new printer	10-415-427	Yes	ADM	145.00
KETCHUM COMPUTERS	13964	04/29/2017	Computer inventory for all active PCs at City Hall	10-415-427	Yes	ADM	145.00
KETCHUM COMPUTERS	13964	04/29/2017	Computer inventory for all active PCs at Fire Department	10-423-427	Yes	FIRE	72.50
KETCHUM COMPUTERS	13964	04/29/2017	Server check, backups, printer and laptop install planning with Police	10-421-427	Yes	POLI	181.25
KETCHUM COMPUTERS	13964	04/29/2017	Troubleshoot Bill Dyer PC after malware event	10-418-420	Yes	COM	72.50
KETCHUM COMPUTERS	14034	05/16/2017	Email setup for Susan and Setup laptop for Bill	10-415-427	Yes	ADM	217.50
KETCHUM COMPUTERS	14034	05/16/2017	iPad setup for Jae, change backups, server check, and department head distribution list	10-415-427	Yes	ADM	217.50
KETCHUM COMPUTERS	14034	05/16/2017	Police laptop connection issue	10-421-427	Yes	POLI	36.25
KETCHUM COMPUTERS	14034	05/16/2017	Police laptop setup	10-421-427	Yes	POLI	72.50
KETCHUM COMPUTERS	14034	05/16/2017	Server check, change backups, and Wendy laptop mouse	10-415-427	Yes	ADM	145.00
LAWSON PRODUCTS	9304799945	03/18/2017	Misc bolts nuts and fasteners	10-431-320	Yes	STR	129.20
LAWSON PRODUCTS	9304799945	03/18/2017	Misc bolts nuts and fasteners	10-431-320	Yes	STR	139.58
LES SCHWAB	1170039534	05/15/2017	New tires for Engine 65	10-423-600	Yes	FIRE	1,966.38
MIICOR INC.	7475	04/24/2017	Email Archiver Update - 1 Year Update	10-415-740	Yes	ADM	449.10
MOSS GARDEN CENTER	142769	05/08/2017	weed abatement for City Hall	10-431-620	Yes	STR	35.97
MOSS GARDEN CENTER	142956	05/12/2017	City Hall landscaping	10-431-614	Yes	STR	27.96
MUNICIPAL EMERGENCY SERVICE	1127841	05/03/2017	28 new SCBA Airpacks (replacing old ones)	29-490-754	Yes	EXP	202,058.50
Neopost USA Inc	15125772	05/16/2017	2 Ink Cartridges for NEPOST postage machine	10-415-370	Yes	ADM	324.00
OFFICEBRIGHT, INC	4357	05/23/2017	Office cleaning May 2017	10-415-500	Yes	ADM	1,170.00
Ole Dan Tucker Fence Co.	5/6/17	05/06/2017	Fence repair Fairway 9/Lane Ranch from snow removal.	10-431-780	Yes	STR	2,559.00
Ole Dan Tucker Fence Co.	5/6/17	05/06/2017	Repair fence Dollar Rd reimbursed vehicle crash	10-431-780	Yes	STR	1,500.00
O'REILLY AUTO PARTS	4635-291994	04/25/2017	adhesive/motor oil	10-431-320	Yes	STR	20.97
O'REILLY AUTO PARTS	4635-291994	04/25/2017	compressor oil/vehicle wash brush	10-431-320	Yes	STR	27.98
O'REILLY AUTO PARTS	4635292180	04/26/2017	Light bulb for Engine 60	10-423-600	Yes	FIRE	4.78
PERSONAL SPORTSWEAR	4270	04/30/2017	24 Police hats with embroidery	10-421-665	Yes	POLI	297.95
PETTY CASH	020117	02/01/2017	Postage for package from PD	10-421-370	Yes	POLI	7.60
PETTY CASH	020817	02/08/2017	Postage for package from PD	10-421-370	Yes	POLI	3.75
PETTY CASH	021717	02/17/2017	Postage for package from FD	10-415-370	Yes	ADM	10.05
PETTY CASH	052417	05/24/2017	3 Release of Liability receipts for old vehicles	10-419-800	Yes	OTH	10.50
PIPECO,INC.	S2643776.00	04/18/2017	Plumbing parts for washer and dryer/street shop	10-431-614	Yes	STR	9.83
PIPECO,INC.	S2668906.00	05/08/2017	Plumbing parts for washer and dryer/street shop	10-431-614	Yes	STR	7.87
PIPECO,INC.	S2695587.00	05/25/2017	Sprinkler repair parts City Hall/ Street shop.	10-431-614	Yes	STR	16.44
PLATT ELECTRIC	NO44237	05/18/2017	Replacement and inventory light bulbs street shop and City Hall	10-431-614	Yes	STR	1,499.25
RIVER RUN AUTO	6538-114218	04/27/2017	Hydraulic filter and fuel cap/sweeper	10-431-591	Yes	STR	73.98

Vendor Name	Invoice #	Invoice Date	Description	Account #	Budgeted	Dept.	Amount
RIVER RUN AUTO	6538-114218	04/27/2017	Light bulb 2016 F-350	10-431-600	Yes	STR	25.00
RIVER RUN AUTO	6538-114218	04/27/2017	Peterbilt battery/grease	10-431-595	Yes	STR	172.93
RIVER RUN AUTO	6538-114218	04/27/2017	Sweeper battery and fluid pump	10-431-591	Yes	STR	110.93
RIVER RUN AUTO	6538-114218	04/27/2017	ToolCat service filters	10-431-595	Yes	STR	100.26
RIVER RUN AUTO	6538-114233	04/28/2017	Power window switch on T-3 passenger window	10-421-600	Yes	POLI	74.99
ROBERTS ELECTRIC, INC	400649	04/17/2017	Circuit for washer/dryer in machanical room. (living quarters)	10-423-585	Yes	FIRE	341.41
ROBRAHN, TAAN	SPRING SE	05/18/2017	Reimbursement of 30% of cost for books	10-423-470	Yes	FIRE	36.99
ROBRAHN, TAAN	SPRING SE	05/18/2017	Reimbursement of 30% of cost for tuition	10-423-470	Yes	FIRE	1,137.90
SILVER CREEK FORD	46003570	04/10/2017	Timing chain repair with engine tear down for unit: SVPD3	10-421-600	Yes	POLI	3,284.80
SIRCHIE FINGERPRINT LAB., IN	300090-IN	05/08/2017	2 packs of THC (marijuana) test kits.	10-421-320	Yes	POLI	45.85
SUN VALLEY CLEANERS, INC	4/25/17	04/26/2017	Dry cleaning for Police uniforms (3/28/17-4/14/17)	10-421-630	Yes	POLI	393.45
TREASURE VALLEY COFFEE	2160:050183	05/23/2017	Coffee for Admin - May	10-415-310	Yes	ADM	24.04
TREASURE VALLEY COFFEE	2160:050183	05/23/2017	Coffee for Community Development Department	10-418-310	Yes	COM	24.04
TREASURE VALLEY COFFEE	2160:050183	05/23/2017	Coffee for Fire Department	10-423-310	Yes	FIRE	24.04
TREASURE VALLEY COFFEE	2160:050183	05/23/2017	Coffee for Police Department	10-421-310	Yes	POLI	24.04
TREASURE VALLEY COFFEE	2160:050183	05/23/2017	Coffee for Streets Department	10-431-320	Yes	STR	24.04
UHRIG, MADDY	714967223	05/17/2017	Flowers for staff member- Maddy put on her personal card	10-421-321	Yes	POLI	101.40
VALLEY CO-OPS OMC/	18119/9	04/17/2017	Hydraulic fittings for plow trucks and inventory	10-431-595	Yes	STR	64.88
VALLEY CO-OPS OMC/	18619/9	05/09/2017	Landscape supplies	10-431-620	Yes	STR	73.97
WALKER SAND AND GRAVEL	444300,4444	02/20/2017	Snow removal at City storage area.	10-431-780	Yes	STR	131.75
WEIDNER FIRE	114883	04/28/2017	3 Boxes of hand/face wipes.	10-423-575	Yes	FIRE	52.10
WHITE PETERSON	4/30/17	04/30/2017	Legal Services - General Matters - Non-privileged	10-415-425	Yes	ADM	2,500.00
WHITE PETERSON	4/30/17	04/30/2017	Legal Services - Privileged	10-415-426	Yes	ADM	280.00
Grand Totals:							<u>246,243.30</u>

Finance Committee Chair, Brad DuFur: \_\_\_\_\_ Date : \_\_\_\_\_

**CITY OF SUN VALLEY  
CITY COUNCIL STAFF REPORT**

To: Honorable Mayor Peter Hendricks and City Council  
From: Jae Hill, AICP, CFM, Community Development Director  
Date: 1 June 2017  
Re: Ordinance 512 – “Event Center” Text Amendments

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The Planning & Zoning Commission has reviewed a request from George Kirk, the leasing agent of the vacant Elkhorn Springs Restaurant, to amend the municipal code to define “event centers” and permit that use in the Commercial Center (CC) and Service Commercial (SC) Zoning Districts. The Commission made no changes to the requested language, and unanimously concurred with Staff’s recommendation.

**SVMC § 9-1C-1: Definitions**

*EVENT CENTER: Facilities which provide for social gathering or activity, including banquets, conventions, conferences, seminars, product displays, private receptions or parties, recreation activities, retreats, reunions, and entertainment functions; such facilities may include overnight accommodations, and areas for food & beverage (including alcohol) preparation, sales and service. Event centers may not be rented or otherwise utilized for more than thirty days by the same party.*

**SVMC Table 9-2B-1: Allowed Uses in the Commercial Zoning Districts**

The proposed “event center” use would be permitted in the CC zone and conditionally permitted in the SC zone, as is common with other similar uses (restaurants, hotels, convention uses, etc.) in the zoning code.

**RECOMMENDED MOTION:** "I move to read, by title only, Ordinance 513, and to waive three readings."

**ALTERNATIVE ACTIONS:** Amend the recommendations, and approve as amended; or direct Staff to return with additional information/changes.



32 **SECTION 3: CODIFICATION.** The City Clerk is instructed pursuant to Section 1-1-3 of the City of Sun Valley  
33 Municipal Code to immediately forward this ordinance to the codifier of the official municipal code for  
34 proper revision of the code.

35

36 APPROVED BY THE SUN VALLEY CITY COUNCIL THIS **1st day of June, 2017.**

37

38

APPROVED:

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\_\_\_\_\_

41 ATTEST:

Peter Hendricks, Mayor

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City of Sun Valley

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\_\_\_\_\_

44 Nancy Flannigan, City Clerk

45 City of Sun Valley

**CITY OF SUN VALLEY**  
**PLANNING COMMISSION STAFF REPORT**

To: Planning Commission  
From: Jae Hill, AICP, CFM, Community Development Director  
Date: 1 May 2017  
Re: "Event Center" Text Amendments

---

Staff has received a request from the leasing agent of the old Elkhorn Springs Restaurant to amend the municipal code to define "event centers" and permit that use in the Commercial Center (CC) and Service Commercial (SC) Zoning Districts.

*EVENT CENTER: Facilities which provide for social gathering or activity, including banquets, conventions, conferences, seminars, product displays, private receptions or parties, recreation activities, retreats, reunions, and entertainment functions; such facilities may include overnight accommodations, and areas for food & beverage (including alcohol) preparation, sales and service. Event centers may not be rented or otherwise utilized for more than thirty days by the same party.*

The proposed definition of Event Center is a sort-of hybrid of a variety of uses currently allowed in the commercial zones – including overnight accommodations, food service and prep, and meeting space – but there are several key differences between this proposed use and the existing hotel, convention center, and restaurant uses enumerated in SVMC § 9-1C-1 [Definitions].

*HOTEL: The use of a site for visitors or overnight accommodations, including sleeping rooms, guest registration and lobby areas, and all other areas within the building devoted to the housing of local personnel or hotel equipment and supplies; and which has common reservation and cleaning services, combined utilities, and **on site management and reception services**. The word "hotel" shall also include motels, inns and lodges.*

The proposed "event center" use will not have on-site management and reception, as the entire facility would be rented by a single individual or group.

*CONVENTION USES: The use of a site for conventions, conferences, seminars, product displays, recreation activities, and entertainment functions, and including food and beverage preparation and service.*

This "convention uses" definition doesn't incorporate the types of events envisioned by the "event center" including the use as a short-term cooking school, corporate retreat center, and comprehensive wedding venue to include rooms for the bridal parties. **An alternative to the addition of "event center" would be to amend the "convention uses" definition to allow for this type of hybrid use.**

*RESTAURANT USES: The use of a site for the primary purpose of food preparation, having kitchen and cooking facilities, and where meals are **regularly served to the public for compensation**. The use includes, but is not limited to, cafes, coffee shops, delicatessens, diners, eateries, grills, pizza parlors, restaurants, retail bakeries; sushi bars, steakhouses, food stands, and catering facilities.*

While the facility will have food preparation space, it will not be operating as a restaurant “regularly served to the public for compensation.”

Use	District	
	SC	CC
Accessory uses	C	C
Art, art/cultural education, and entertainment uses	C	C
Art galleries and studios	P	P
Childcare facilities	C	C
Convention centers	C	P
Drinking establishments	P	P
Dwellings, multiple-family	C	P
Dwellings, townhouse	P	P
Helistop facility	C	C
Hotels	C	P
Outdoor sales and storage	-	C
Parking lots and structures, commercial	P	P
Performing arts/symphony center	-	C
Personal and professional services	P	P
Planned unit developments	C	C
Public mass transit (including, but not limited to, gondola)	C	C
Public service uses	P	P
Recreation uses, indoor	-	P
Recreation uses, outdoor <sup>1</sup>	C	C
Restaurants	P	P
Retail stores	C	P
Retail stores, limited	P	P
Schools	C	P
Timeshare units	-	C
Utilities	C	C

Figure 1 - Currently Allowed Uses in the SC and CC Zones

The proposed “event center” use would be permitted in the CC zone and conditionally permitted in the SC zone, as is common with other similar uses in the zoning code.

The restaurant and general store in the area were required as a part of the Elkhorn Springs Master Plan; the CC zoning requires 3% of the total floor area of a project be devoted to retail or service uses. The restaurant hasn’t been a viable entity for other than special events in many years, and this may bring some additional vitality to the area on a short-term basis.

Staff recommended the limitation of a maximum rental period, such that the property couldn’t be rented out as a long-term rental home; the applicant agreed to a 30-day limit.

Parking needs will be calculated on a *pro rata* basis per use: the required parking spaces per overnight room, restaurant use, and event space will all be calculated separately and then summed.

The proposed amendment to the Code should look at the relevance and necessity in the Code itself for this type of use, and should not be project specific, which is why Staff has not provided any detail drawings for the proposed layout of the existing structure – no formal application can be made for consideration, as the current use isn't precisely allowed under Code.

**RECOMMENDATION:** Staff recommends the addition of a definition for “event center” to 9-1C-1; the addition of “event center” to the table of permitted (CC) and conditionally-permitted (SC) uses in 9-2B-2.

**RECOMMENDED MOTION:** "I move to recommend, to the City Council the addition of a definition for “event center” to 9-1C-1; and the addition of “event center” to the table of permitted (CC) and conditionally-permitted (SC) uses in 9-2B-2, as recommended by Staff."

**ALTERNATIVE ACTIONS:** Amend the recommendations, and approve as amended; or direct Staff to return with additional information/changes.



120 2<sup>nd</sup> Avenue North  
Suite 206  
P.O. Box 4380  
Ketchum, Idaho 83340  
(208) 726-6560  
FAX (208) 726-6569

---

April 14, 2017

Jae Hill, AICP, CFM  
Community Development Director  
City of Sun Valley  
81 Elkhorn Road  
P.O. Box 416  
Sun Valley, ID 83353  
Via email: [jhill@svidaho.org](mailto:jhill@svidaho.org)

Dear Jae,

On behalf of Paul Hineman, et al, who are under contract to purchase the property commonly known as the Elkhorn Spring Restaurant, I am proposing the following text amendment to Title 9 Development Code within the City of Sun Valley:

1) Add a definition to Section 9-1C-1: Definitions as follows:

**EVENT CENTER: Facilities which provide for social gathering or activity, including banquets, conventions, conferences, seminars, product displays, private receptions or parties, recreation activities, retreats, reunions, and entertainment functions; such facilities may include overnight accommodations, and areas for food & beverage (including alcohol) preparation, sales and service. Event centers may not be rented or otherwise utilized for more than thirty days by the same party.**

2) Add Event Center to the List of Allowed Uses in the Commercial Zoning Districts contained in Table 9-2B-1 and make Event Center a Conditional Use in the SC zoning district and a Permitted Use within the CC zoning district.

The proponent desires to utilize the former Elkhorn Springs Restaurant as an Event Center. While Table 9-2B-1 currently provides for hotels, convention centers, drinking establishments, and restaurants as Permitted Uses, there is potential ambiguity surrounding combining the overnight accommodations with the convention center, drinking establishment, and restaurant uses in the same property. Adoption of the

proposed Text Amendment would serve to clear up any potential ambiguity and expressly permit CC zoned property to be utilized as such.

My understanding is that you will be providing the required notice for the proposed text amendment by the end of next week, so as to allow the matter to be heard by the Planning and Zoning Commission on May 11.

Please let me know if you require anything further.

Sincerely,

THE KIRK GROUP

George R. Kirk II  
Principal

**From:** [jgkelley@aol.com](mailto:jgkelley@aol.com)  
**To:** [Jae Hill](#)  
**Cc:** [Peter Hendricks](#); [Keith Saks](#); [Michelle Griffith](#); [Jane Conard](#); [Brad Dufur](#)  
**Subject:** Re: Elkhorn Springs Restaurant: Event Center proposal and noise issues  
**Date:** Wednesday, May 17, 2017 10:21:31 AM

---

Jae –

Thank you for writing as well. I'd like to follow-up with some observations about two items: First, the nature of the proposed "event center" use of the Elkhorn Springs Restaurant; and, second, the time of day to which the Sun Valley noise pollution ordinance applies.

I'm familiar with the zoning of the Elkhorn Village area, including my property, and the various uses allowed. There's an important practical difference between how uses under the current ordinance are generally conducted and what's being proposed as an event center. A restaurant, for example, is staffed with on-site administration and oversight that is intimate with the local setting in which the business operates and the local rules pertaining to operation. The same can be said about facilities used for hotels, conventions, social gatherings, etc. On-site managers can monitor and, if necessary, remediate the impacts of uses as they occur.

A wholly different type of use is contemplated for an events center at the Elkhorn Springs Restaurant. As noted in the staff report, "The proposed 'event center' use will not have on-site management and reception, as the entire facility would be rented by a single individual or group." People renting the facility will generally not be familiar with the setting of the restaurant, the impacts of certain uses and the requirements of city ordinances.

A potential solution might be to add some requirements in such cases where facilities are rented and there is no on-site management by the facility owners. These could include:

- Requiring that a rental contract include a copy of the city's noise ordinance and provide notice that a renter is responsible for complying with the ordinance
- Requiring the city's noise ordinance be prominently posted in a facility
- Requiring that a facility owner be held responsible for violations of the city's noise ordinance that occur at the facility

As regards the Sun Valley noise ordinance, I'd like to point out that the ordinance applies to noise at any time of day. The reference in section 4-4D-3B to a period from 11 p.m. to 7 a.m. is only for the purposes of determining "prima facie evidence of a violation" for amplified music, not for limiting the application of the section to those hours. Likewise, the reference in section 4-4D-3D (Yelling, Shouting, Singing) to a period from 11 p.m. to 7 a.m. does not limit its application to those hours. It reads more as an expression of sentiment, noting "particularly between the hours of eleven o'clock (11:00) P.M. and seven o'clock (7:00) A.M..."

I can assure you, however, that calling police to a wedding reception, family reunion or other such event is the very last thing I'd like to do – whether at 8 p.m., 10 p.m. or 11:15 p.m. It would be far preferable to have measures in place that ensure people who use facilities are aware of their responsibilities and, hopefully, calibrate their noise and impact accordingly.

Regards,

John

-----Original Message-----

From: Jae Hill <[jhill@svidaho.org](mailto:jhill@svidaho.org)>

To: [jgkelley@aol.com](mailto:jgkelley@aol.com)

Cc: Peter Hendricks <[PHendricks@svidaho.org](mailto:PHendricks@svidaho.org)>; Keith Saks <[KSaks@svidaho.org](mailto:KSaks@svidaho.org)>; Michelle Griffith

<mgriffith@svidaho.org>; Jane Conard <jconard@svidaho.org>; Brad Dufur <bdufur@svidaho.org>  
Sent: Tue, May 16, 2017 2:34 pm  
Subject: RE: Elkhorn Springs Restaurant: Event Center proposal and noise issues

Mr. Kelley,

Thank you for your comments regarding the proposed text amendments to Title 9 of the Sun Valley Municipal Code. Your email will be entered into the record for this decision.

The restaurant property, the adjacent lake, and the surrounding area – including your own property – are all zoned Commercial Center; similar uses which allow public gatherings (such as restaurants, convention centers, and hotels) are already permitted in that zone.

And in regards to noise pollution (SVMC § 4-4D): please contact the Sun Valley Police Department after 11:00pm or before 7:00am if there is amplified music or shouting/yelling on the restaurant property.

Please contact my department with any further questions.

Jae Hill, AICP, CFM  
Community Development Director  
City of Sun Valley  
81 Elkhorn Road  
P.O. Box 416  
Sun Valley, ID 83353  
o: 208.622.4438 x111  
m: 208.721.8215  
jhill@svidaho.org

**From:** jgkelley@aol.com [mailto:jgkelley@aol.com]  
**Sent:** Tuesday, May 16, 2017 1:11 PM  
**To:** Peter Hendricks <PHendricks@svidaho.org>; Keith Saks <KSaks@svidaho.org>; Michelle Griffith <mgriffith@svidaho.org>; Jane Conard <jconard@svidaho.org>; Brad Dufur <bdufur@svidaho.org>  
**Cc:** Jae Hill <jhill@svidaho.org>  
**Subject:** Elkhorn Springs Restaurant: Event Center proposal and noise issues

Dear Mayor Hendricks, Council President Saks and Council Members Griffith, Conard and DuFur:

I read with great concern the recent news report about the Elkhorn Springs Restaurant potentially becoming an events center. Some of the uses proposed for the building generate significant noise and disturbance for the many neighboring residences. I know this as a fact from living nearby and experiencing first-hand the impacts of certain events at the restaurant

Wedding receptions and parties held at the building are accompanied by extremely loud music. Whether live or recorded, this music not only escapes the building into outside areas, but it also penetrates into the interiors of neighboring residences.

Further, wedding receptions and parties often are accompanied by plenty of yelling, screaming, hooting and hollering: the sounds of people having a good time.

As you can imagine, the problem is particularly acute in the summer and fall, when doors and windows in the restaurant are opened for air circulation, guests are partying on the deck, and residents' windows are opened for enjoyment of the warm seasons.

I became even more concerned upon reading the May 1, 2017 staff report about adding "Event Center" as a permitted use in areas zoned "Commercial Center". Among the uses envisioned for the Elkhorn Springs Restaurant is a "comprehensive wedding venue..." It suggests that wedding receptions, and their accompanying noise, would be a primary objective of the business.

My comments are not an indictment of people joyously celebrating important milestones with friends and family. The important question in this case is: Are loud social gatherings and their impacts upon neighboring properties appropriate for what is overwhelmingly a residential area?

Real on-site experience with loud social functions at the Elkhorn Springs Restaurant demonstrates these uses at this location conflict with the Sun Valley noise ordinance, including the general provisions of the noise ordinance regarding public disturbance as well as the specific provisions of 4-4D-3B (Radios and Phonographs) and 4-4D-3D (Yelling, Shouting, Singing).

The attached Google satellite view illustrates the problematic location of the Elkhorn Springs Restaurant, as regards loud social functions. The long northern side of the building and its deck and the building's western side face triple-story condominium structures in what amounts to an amphitheater-like location. The condominium buildings trap and bounce noise throughout the neighborhood, compounding the noise issues associated with simply being close to the restaurant while such an event is occurring. Two ponds help carry the noise.

I support your interest in having the commercial buildings in Elkhorn Village utilized and contributing to the economic vitality of the city. I attended the November 29, 2016 City Council meeting when a potential use for the former general store was discussed and I agreed with your assessment that the use, as described, would be compatible with the residential nature of the location. Likewise, I would welcome several of the uses envisioned for the Elkhorn Springs Restaurant – corporate retreats, cooking schools, seminars and conferences.

But events that by their very nature produce extreme noise and violate the city's noise ordinance strike me as inappropriate. To date, such events at the Elkhorn Springs Restaurant have been infrequent. The building generally sits unused and events seem incidental to the operations of the current owner.

However, with the prospect of the facility re-purposed and marketed specifically for such events, the types of activities allowed under a new definition of "Event Center" in the municipal code deserve careful consideration to ensure the residential neighborhood is not adversely impacted.

Sincerely,

John Kelley  
106 Village Way, Unit 7  
Sun Valley, ID 83353  
208-721-0146  
jgkelley@aol.com

**From:** [Keith Saks](#)  
**To:** [Jae Hill](#); [Peter Hendricks](#)  
**Subject:** Event center use of Elkhorn Springs  
**Date:** Thursday, May 18, 2017 12:39:08 PM

---

Jae:

After considering the homeowner's concerns and receiving a response from Matt Johnson,

I agree that the existing ordinances regarding noise will prevail over allowable uses.

However, I believe that the better way to go is to leave the allowable uses intact and instead, accept applications on a case by case basis for a conditional use permit. In that way explicit conditions regarding noise or other matters could be made requirements if the CUP.

Since I will not be available to attend the June 1 council meeting, either in person or by phone, I request that this email be made part of the record.

Keith

Transmitted via iPhone

**CITY OF SUN VALLEY  
CITY COUNCIL STAFF REPORT**

To: Honorable Mayor Peter Hendricks and City Council  
From: Jae Hill, AICP, CFM, Community Development Director  
Date: 1 June 2017  
Re: Ordinance 513 – “Dormitory” Text Amendments

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On May 11<sup>th</sup>, the Planning & Zoning Commission reviewed a request from Michael Bulls, of Ruscitto/Latham/Blanton Architects, on behalf of the Sun Valley Company, to amend the code to allow dormitory uses in the CC and SC zoning districts. Dormitories are not an enumerated use in the Sun Valley Municipal Code (SVMC). The existing dormitory uses on the Sun Valley Company property are grandfathered, but new or replacement dorms must have the text amendment to be allowed.

The Commission made some changes to the initial request and to the subsequent Staff recommendation; their unanimously-recommended text amendment is as follows:

**SVMC § 9-1C-1: Definitions**

The Commission altered the proposed language and recommends the addition of “Dormitory” in SVMC § 9-1C-1, as:

*DORMITORY: Any structure, under joint occupation and single management, with associated sleeping quarters, restrooms, cooking facilities, and other common areas that are provided for persons who are affiliated with a company or institution, and who reside in said structure on a seasonal or temporary basis.*

**SVMC Table 9-2B-1: Allowed Uses in the Commercial Zoning Districts**

The Commission has also recommended adding “Dormitory” as a conditionally-permitted use in the Service Commercial (SC) zoning district, and as a permitted use in the Commercial Center (CC) zone. Dormitories are somewhat similar in density and character to hotels and residential uses permitted in those zones.

**SVMC § 9-3E-4: Required Number of Off-Street Parking Spaces**

The Commission recommends a requirement of 1 off-street parking space per every 4 sleeping beds, similar in nature to the “hotel” parking requirement of 1 space per every 3 beds. The Company states that this requirement matches a survey of their employees which found that 1 in 4 existing dorm residents have private vehicles.

**RECOMMENDED MOTION:** "I move to read, by title only, Ordinance 512, and to waive three readings."

**ALTERNATIVE ACTIONS:** Amend the recommendations, and read as amended; or direct Staff to return with additional information/changes.



31 **SECTION 3.** Title 9, Chapter 3, Article E, Section 4 [REQUIRED NUMBER OF OFF-STREET PARKING SPACES] of the  
32 City's Municipal Code shall be amended by adding "Dormitory" as a use with a standard of "1 space per  
33 every 4 sleeping beds", and reordering the table as necessary.

34

35 **SECTION 4: CODIFICATION.** The City Clerk is instructed pursuant to Section 1-1-3 of the City of Sun Valley  
36 Municipal Code to immediately forward this ordinance to the codifier of the official municipal code for  
37 proper revision of the code.

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39 APPROVED BY THE SUN VALLEY CITY COUNCIL THIS **1st day of June, 2017.**

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APPROVED:

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44 ATTEST:

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Peter Hendricks, Mayor

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City of Sun Valley

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Nancy Flannigan, City Clerk

48 City of Sun Valley

**CITY OF SUN VALLEY**  
**PLANNING COMMISSION STAFF REPORT**

To: Planning Commission  
From: Jae Hill, AICP, CFM, Community Development Director  
Date: 1 May 2017  
Re: "Dormitory" Text Amendments

---

Staff has received a request from Michael Bulls, of Ruscitto/Latham/Blanton Architects, on behalf of the Sun Valley Company, to amend the code to allow dormitory uses in the CC and SC zoning districts. To accomplish this, a definition of the use must be added to the code, it must be added to the list of permitted uses in the districts, and standards for density and parking must be established.

While the current Sun Valley Village contains hundreds of existing dormitory units – in a variety of locations and configurations – there's no express standard for allowable numbers or types of units in the City of Sun Valley's Municipal Code. The Sun Valley Company intends to eventually demolish the Moritz Building (formerly the Moritz Hospital) and many of the extant dormitory units behind the Moritz. The existing units are grandfathered in their present locations, but large-scale renovation of the Village Core will require relocation of the units, and thus lose their existing nonconforming status.

The applicant has proposed the addition of "Dormitory", which is comprised of "Dormitory Units", in SVMC § 9-1C-1.

*DORMITORY: Any building or other structure proposed or built where group dormitory units with associated restrooms, cooking facilities, and other common areas are provided for persons affiliated with a company or institution, under joint occupation and single management, and who reside in said units on a seasonal or temporary basis.*

*DORMITORY UNIT: A room or group of closely associated rooms in which people sleep, which can also include permanent provisions for living, eating, and either sanitation or kitchen facilities but not both.*

The intent of this combination of definitions is to create a dormitory with sleeping rooms inside. A "dormitory unit", per the applicants' request, would not be a "dwelling unit" because it would not contain both a full kitchen and a restroom. Assuming the dormitory contained full living suites (ie "dwelling units") then those would be calculated separately under the number of allowable units permissible under code.

An issue with the proposed definition of "dormitory unit" is that technically all of the rooms in the dormitory are "closely associated" and therefore no upper maximum density limit of dormitory units would be established. Another issue is that it allows for a kitchen, but no restroom. Staff proposes revising the proposed definition to state:

***DORMITORY UNIT: Individual sleeping rooms within a dormitory, with a capacity of no more than three occupants, which can also include associated permanent provisions for living area and sanitation, but no cooking facilities.***

Thusly, all cooking facilities, common area, laundry facilities, and other shared uses – not contained in a “dormitory unit” would be contained within the “dormitory.”

The applicant has also proposed adding “Dormitory” as a conditionally-permitted use in the Service Commercial (SC) zoning district, and as a permitted use in the Commercial Center (CC) zone.

Use	District	
	SC	CC
Accessory uses	C	C
Art, art/cultural education, and entertainment uses	C	C
Art galleries and studios	P	P
Childcare facilities	C	C
Convention centers	C	P
Drinking establishments	P	P
Dwellings, multiple-family	C	P
Dwellings, townhouse	P	P
Helistop facility	C	C
Hotels	C	P
Outdoor sales and storage	_	C
Parking lots and structures, commercial	P	P
Performing arts/symphony center	_	C
Personal and professional services	P	P
Planned unit developments	C	C
Public mass transit (including, but not limited to, gondola)	C	C
Public service uses	P	P
Recreation uses, indoor	_	P
Recreation uses, outdoor <sup>1</sup>	C	C
Restaurants	P	P
Retail stores	C	P
Retail stores, limited	P	P
Schools	C	P
Timeshare units	_	C
Utilities	C	C

Figure 1 - Currently Allowed Uses in the SC and CC Zones

The applicant has further proposed a density for “dormitory units” as 75 units to the acre. For reference, the Sun Valley Lodge covers 1.21 acres and has 114 rooms, for 94 units/acre. In comparison to other allowed uses, the CC zone has no limitation on density of hotel rooms, and allows for 30 units/acre of compact dwellings. The height limit of the dormitories would be same as other non-hotel uses in the zone: 44 feet – high enough for a three-story structure. Maximum site coverage would be 75%, and setbacks of 15 feet required from any property other than those zoned RA or RS-1.

The final request is to provide a lower parking requirement than those of hotels or residential uses. The applicant has conducted a housing survey and found that approximately 1 in 4 dormitory residents has a vehicle, and has thereby proposed a standard of 0.5 spaces per sleeping room or 3 beds, which yields somewhere around 1 space per 4-6 residents, depending on the configuration of 2- or 3-bed rooms. **Staff proposes amending the request to simply state “1 on-site parking space per 4 beds.”**

The proposed amendment to the Code should look at the relevance and necessity in the Code itself for this type of use, and should not be project specific, which is why Staff has not provided any detail drawings for the proposed layout of the existing structure – no formal application can be made for consideration, as the current use isn’t precisely allowed under Code.

**RECOMMENDATION:** Staff recommends the addition of a definition for “dormitory” and “dormitory unit” to § 9-1C-1; the addition of “dormitory” to the table of permitted (CC) and conditionally-permitted (SC) uses in § 9-2B-2; the establishment of a density standard of 75 dormitory units to the acre in § 9-2B-3; and the establishment of a parking standard of 1 space per 4 beds for dormitories in § 9-3E-4; all as listed in the above report.

**RECOMMENDED MOTION:** "I move to recommend, to the City Council, the changes to Title 9 to allow for dormitory uses and relevant standards, as recommended by Staff in their report."

**ALTERNATIVE ACTIONS:** Amend the recommendations, and approve as amended; or direct Staff to return with additional information/changes.

April 14, 2017

DRAFT

Jae Hill  
Community Development Director  
City of Sun Valley  
P.O. Box 416, Sun Valley, ID83353  
(208) 622.3401

Re: City of Sun Valley Municipal Code Text Amendments

Sun Valley Company proposes the following text amendments to the City of Sun Valley Municipal Code to support future developments addressing its workforce housing needs.

**9-1C-1: DEFINITIONS**

ADD:

DORMITORY: Any building or other structure proposed or built where *group dormitory units* with associated restrooms, cooking facilities, and other common areas are provided for persons affiliated with a company or institution, under joint occupation and single management, and who reside in said units on a seasonal or temporary basis.

DORMITORY UNIT: A room or group of closely associated rooms in which people sleep, which can also include permanent provisions for living, eating, and either sanitation or kitchen facilities but not both.

**9-2B-2: ALLOWED USES**

TABLE 9-2B-1: ALLOWED USES  
IN THE COMMERCIAL ZONING DISTRICTS

ADD TO TABLE:

USE	SC	CC
DORMITORY	C	P

**9-2B-3: DIMENSIONAL STANDARDS**

TABLE 9-2B-2: SUMMARY DIMENSIONAL STANDARDS  
IN THE COMMERCIAL ZONING DISTRICTS

ADD TO TABLE:

STANDARD	SC	CC
Dormitory, dormitory units		75 units/acre

**9-3E-4: REQUIRED NUMBER OF OFF STREET PARKING SPACES**

A. REQUIRED NUMBER OF OFF STREET PARKING SPACES ARE AS FOLLOWS:

ADD TO CHART:

DORMITORY	½ on-site parking space for each sleeping room or for every 3 beds, whichever is greater.
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RUSCITTO LATHAM BLANTON  
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DISPLAY BOX: See definition of Sign, Display Box.

DISTURBED GRADE: To alter the position or arrangement of the terrain and its features.

DOG RUN: An enclosed area intended to contain a dog or dogs for exercise or any other purpose.

**DORMITORY:** Any building or other structure proposed or built where group dormitory units with associated restrooms, cooking facilities, and other common areas are provided for persons affiliated with a company or institution, under joint occupation and single management, and who reside in said units on a seasonal or temporary basis.

**DORMITORY UNIT:** A room or group of closely associated rooms in which people sleep, which can also include permanent provisions for living, eating, and either sanitation or kitchen facilities but not both.

DRINKING ESTABLISHMENT USES: The use of a site primarily for the sale or dispensing of alcohol by the drink or glass. The use includes, but is not limited to, bar, brewery, lounge, nightclub, and tavern.

DWELLING: Any building, or part thereof, occupied, in whole or in part, as the residence or living quarters of one or more persons, permanently or temporarily, continuously or transiently.

DWELLING, CLUSTERED SINGLE-FAMILY: An entire development of attached or detached single-family dwellings, designed and developed as an integrated unit by a single developer so as to permit a grouping or clustering of structures which relate to one another rather than to an arbitrarily determined lot size.

DWELLING, MULTIPLE-FAMILY: A dwelling designed to contain, or containing two (2) or more single-family living units, including, but not limited to, duplexes, condominiums, apartments, townhouses and rooming houses.

DWELLING, SINGLE-FAMILY: A building, including attached or detached carports and automobile garages, designed to be occupied by, and occupied not otherwise than by, one family.

DWELLING UNIT: Any building or other structure proposed or built for occupancy by people as their living quarters.

DWELLING UNIT, ACCESSORY: A detached or attached building, or portion thereof, used as a dwelling to house one or more persons and containing at least one bathroom and cooking facility (kitchen) separate from the primary dwelling.

DWELLING UNIT, COMPACT: A dwelling unit containing less than one thousand two hundred (1,200) square feet of interior living area measured from the inside of exterior walls, which is enclosed and for the exclusive use of the dwelling's occupant(s), not including garages.

DWELLING UNIT, TOWNHOUSE: Dwelling units erected generally in a row, each unit being separated from the adjoining unit or units by a party wall or walls, extending from the basement floor to the roof along the dividing townhouse subplot line, each unit having its own access to the outside, and no unit located over another unit in part or in whole.

EASEMENT: A grant by a property owner to specific persons or to the public to use land for specific purposes. Also, such a right acquired by prescription.

EIGHTY FIVE DEGREE CUTOFF TYPE OF LUMINAIRES: See definition of Luminaires, Eighty Five Degree Cutoff Type.

ENCLOSED: An area surrounded on more than two (2) sides by walls and on the top by a roof or similar covering.

ENGINEER: Any professional person who is licensed in the state of Idaho to practice professional engineering.

ENTRANCE SIGN: See definition of Sign: Sign, Entrance.

EQUESTRIAN USES: The use of a site for the keeping of horses, including stables and paddocks.

ERECT: To build, construct, attach, hang, place, suspend or affix and also includes the painting of wall signs and murals.

ERECTED: Includes built, constructed, reconstructed, moved upon or any physical operations on the premises required for a building. Excavation, fill, drainage and the like shall be considered a part of erection.

EXCAVATION: The disturbance of land, including clearing or removal of vegetation, soil grading, cutting, filling or paving.

EXISTING NATURAL TOPOGRAPHY: See definition of Grade, Record.

EXPOSED VERTICAL SURFACE: The distance from the lowest point on a wall to the highest point on an eaves, or the top of a wall with a flat roof.

EXTERIOR LIGHTING: See definition of Lighting, Exterior.

FAMILY: One or more persons living together and occupying a dwelling including a single set of culinary facilities as their residence or living quarters. The persons thus constituting a family may also include gratuitous guests and domestic servants.

FENCE: A structure which is intended to delineate a boundary, provide privacy or decorative screening, or form a barrier.

FILL: The deposition of any material that alters topography.

FINE ART: Sculpture, fountains or similar objects.

FLAG: Any state or national flag.

FLAG LOTS: Unit of land which, by virtue of its configuration, has the majority of its area at the rear portion of the unit, and which is connected to a street or other access by a narrow strip.

**9-2B-2: ALLOWED USES:**

Table 9-2B-1, in subsection C of this section, lists applicable land uses as permitted (P), conditional (C), or prohibited (—).

- A. All permitted and conditional uses shall be reviewed in accord with [chapter 3](#), "Design And Development Regulations", of this title.
- B. Conditional uses shall be reviewed in accord with the procedures for conditional uses set forth in [chapter 5](#), "Administration", of this title.
- C. Any use not explicitly listed in table 9-2B-1 of this subsection is prohibited in all commercial districts.

TABLE 9-2B-1  
ALLOWED USES IN THE COMMERCIAL ZONING DISTRICTS

Use	District	
	SC	CC
Accessory uses	C	C
Art, art/cultural education, and entertainment uses	C	C
Art galleries and studios	P	P
Childcare facilities	C	C
Convention centers	C	P
Dormitory	C	P
Drinking establishments	P	P
Dwellings, multiple-family	C	P
Dwellings, townhouse	P	P
Helistop facility	C	C
Hotels	C	P
Outdoor sales and storage	—	C
Parking lots and structures, commercial	P	P
Performing arts/symphony center	—	C
Personal and professional services	P	P
Planned unit developments	C	C
Public mass transit (including, but not limited to, gondola)	C	C
Public service uses	P	P
Recreation uses, indoor	—	P
Recreation uses, outdoor <sup>1</sup>	C	C
Restaurants	P	P
Retail stores	C	P
Retail stores, limited	P	P
Schools	C	P
Timeshare units	—	C
Utilities	C	C

Notes:

1. Involving no structures and not including skeet, trap, pistol and rifle ranges.

(Ord. 390, 4-19-2007)

**9-2B-3: DIMENSIONAL STANDARDS:**

A. Table Of Standards: Table 9-2B-2 of this subsection is a summary only of the dimensional standards for development in commercial districts. The table should be read in conjunction with the detailed requirements and explanations set forth in subsections B through K of this section. (Ord. 393, 7-5-2007)

TABLE 9-2B-2  
SUMMARY DIMENSIONAL STANDARDS IN  
THE COMMERCIAL ZONING DISTRICTS

Standard	Commercial Districts	
	SC	CC
Minimum density	6 units/acre	
Maximum density	21 units/acre	
Minimum density, compact units		9 units/acre
Maximum density, compact units		30 units/acre
Dormitory, dormitory units		75 units/acre
Minimum lot size	20,000 square feet	
Minimum average lot dimensions	100 feet	
Minimum street frontage	50 feet	
Minimum street frontage for flag lot	40 feet	
Maximum building height, including appurtenances and screened mechanical and exhaust systems for residential buildings <sup>1</sup>	44 feet	44 feet
Maximum building height, including appurtenances and screened mechanical and exhaust systems for commercial buildings <sup>2</sup>	44 feet	50 feet
Maximum building height, including appurtenances and screened mechanical and exhaust systems for hotel, performing arts/symphony center <sup>3</sup>	44 feet	64 feet
Minimum open site area	25 percent	25 percent

## Notes:

1. Refer to section [9-2B-4](#), "Alternative Compliance", of this article, for specific regulations for appurtenances that may exceed the maximum height limits.
2. For buildings which provide retail space on 100 percent of the ground floor, the maximum allowable building height shall be 50 feet. Retail store uses may include associated uses such as incidental storage, incidental offices, kitchenettes, bathrooms and other associated accessory uses (as determined by the director). Limited entrance lobbies, museums, covered parking, as well as vanpool and transit to serve the retail use may be allowed as determined by the director for direct access to an upper story residential or hotel use.
3. The maximum height for hotels or a performing arts/symphony center may be increased up to 70 feet through the alternative compliance process detailed in section [9-2B-4](#) of this article.

(Ord. 393, 7-5-2007; amd. Ord. 413, 7-17-2008, eff. 7-23-2008)

## B. Density:

**9-3E-4: REQUIRED NUMBER OF OFF STREET PARKING SPACES:**

A. Required number of off street parking spaces are as follows:

Accessory dwelling unit	Each unit shall have 1 parking space, either enclosed or not enclosed.
Art studios and galleries and childcare facilities	1 on site parking space for every 750 square feet of net usable floor area and a minimum of 2 on site employee parking spaces.
Convention facilities	1 on site parking space for every 500 square feet of net usable floor area.
Hotels	1 on site parking space for each sleeping room or for every 3 beds, whichever is greater, plus 1 on site employee parking space for every 5 sleeping rooms.
Dormitories	1/2 on site parking space for each sleeping room or for every 3 beds, whichever is greater.
Multiple-family dwelling unit and townhouse development in CC district	Each unit shall have at least the following:
	1. 2 <sup>1</sup> / <sub>2</sub> parking spaces for each dwelling unit containing more than 2,400 square feet of living area; or
	2. 1 <sup>1</sup> / <sub>2</sub> parking spaces for a unit containing between 1,200 square feet and 2,400 square feet of living area; or
	3. Deed restricted work force housing units which shall have at least 1 parking space, enclosed or unenclosed; or
	4. 1 <sup>1</sup> / <sub>2</sub> parking space for a compact dwelling unit (less than 1,200 square feet); and
	5. 1 <sup>1</sup> / <sub>2</sub> additional unassigned parking space for each dwelling unit.
	6. 1 parking space for deed restricted dwelling unit.
Performing arts centers, amphitheaters, education centers	1 on site parking space for every 4 seats or 1 on site parking space for every 60 square feet of net usable floor area in an auditorium or place for public assembly, whichever is greater.
Professional offices, retail and service uses, including restaurants and drinking establishments	1 on site parking space for every 250 square feet of net usable floor area, plus 1 additional on site employee parking space for every 750 square feet of net usable floor area.
Single-family dwelling unit	Each unit shall have at least 2 parking spaces, at least 1 of which shall be enclosed, with the exception of deed restricted work force housing units which shall have at least 1 parking space, enclosed or unenclosed.

Single-family dwelling unit in cluster arrangement, townhouse, or multi-family unit	Each unit shall have at least 2 parking spaces, at least 1 of which shall be enclosed; with the exception of deed restricted work force housing units which shall have at least 1 parking space, enclosed or unenclosed; and there shall be $\frac{1}{2}$ additional, unassigned on site parking space for each unit.
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- B. For uses that are not specified, the commission shall determine the required number of on site parking spaces based upon the following criteria:
1. Comparison of the particular use with those specified above;
  2. Uses in the vicinity of the property;
  3. A traffic study forecasting the expected traffic and parking needs expected from the use(s);
  4. The availability of on street, shared, and/or public parking within the vicinity of the use; and/or
  5. The availability of pedestrian and bicycle pathways, public transit, vanpooling or other alternative transportation to serve the use.
- C. One bicycle parking space shall be provided for every twenty five (25) vehicle parking spaces, except for single-family residences. (Ord. 382, 10-25-2006)

### **9-3E-5: PARKING REDUCTION:**

Alternatives to providing on site parking as set forth in this section are encouraged in all developments. Alternatives shall include, but not be limited to, shared use facilities, remote parking area with transit service, access to transit service (bus, rail, gondola, and trolley), pedestrian and bicycle facilities, and availability of other forms of automobile transportation such as carpool and vanpools.

- A. Conditions favorable to providing alternatives to on site parking are as follows:
1. Shared Use:
    - a. There are convenient pedestrian connections between separate properties;
    - b. The properties and/or uses are within one thousand feet (1,000') of each other;
    - c. The principal operating hours of the uses are not in substantial conflict with one another; or
    - d. Directional signs provide notice of the availability of parking.
  2. Alternative Transportation:

- a. There is a transit stop or regional pedestrian and bicycle path within one-fourth ( $\frac{1}{4}$ ) mile of the use;
  - b. There is a program for carpooling, vanpooling, or transit supported by the employer; or
  - c. The site is served by a park and ride lot or remote centralized parking with transit service.
- B. Where alternative modes of transportation are available or a parking study has demonstrated that parking as required by section [9-3E-4](#) of this article is not required, on site parking may be reduced as determined acceptable to the director and approved by the commission through a conditional use permit process. (Ord. 382, 10-25-2006)

**CITY OF SUN VALLEY  
CITY COUNCIL  
AGENDA REPORT**

**From:** Jae Hill, AICP, CFM, Community Development Director  
**Meeting Date:** 1 June 2017

**FINAL PLAT APPLICATION (SUBFP2017-110)**

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**APPLICANT:** Benchmark Associates, P.A. for Sun Valley Company

**LOCATION:** Diamond Back Townhomes: Sublots 20, 21, 23, and Tract H

**ZONING DISTRICT:** Multiple-Family Residential (RM-1) Zoning District

**REQUEST:** Final plat for *Diamond Back Townhomes: Sublots 20, 21, 23, and Tract H*. Building H is a duplex, containing Sublots 20 and 21; Sublot 23 is single-family unit Building K. Building J (between H & K) was the subject of SUBFP2017-016, which was previously approved by the Council.

**ANALYSIS:** The subject parcel, Parcel A Amended, was created for multi-family residential development as part of the White Clouds Subdivision through the City's approval of the project's Master Plan (MPD2006-03-017, MPD2014-02, & MPD2015-01), Zoning Map Amendments (Ordinance Nos. 468 & 493), Planned Unit Development (CUP2007-05, CUP2015-01), Design Review (DR2015-33), Preliminary Plat (SUBPP2014-04), and Plat Amendments (SUBPA2014-03, SUBPA2015-04, & SUBPA2016-04). Parcel A is one of five multi-family parcels created by the White Clouds Subdivision.

The property owner filed a preliminary plat application on January 7, 2014 to subdivide Parcel A into thirty-six townhome sublots with associated site improvements. The Planning & Zoning Commission recommended approval of the preliminary plat to the City Council on April 17, 2014 and the City Council approved the preliminary plat application on May 15, 2014. The subject Parcel A has been amended through Plat Amendments SUBPA 2014-03, SUBPA2015-04, and SUBPA 2016-04. These amendments have changed the number of sublots and reconfigured the types of dwelling units in order for the applicant to respond to market conditions. The most recent amendment, SUBPA 2016-04, was approved by City Council on October 2<sup>nd</sup>, 2016 and amended the preliminary plat (SUBPP2014-04) for *Diamond Back Townhomes* and the plat of *White Clouds Corrected* to increase the number of sublots from 31 to 33. The previously approved Master Plan (MPD 2015-01) allowed for a range of units from 26 to 36 for the subdivision in order to maintain flexibility in the design and construction process. The remaining ten townhomes (in six buildings) are at various stages of permitting and construction. The final plats will be submitted for the remaining sublots once they are complete.

Sublots 20, 21, and 23 are located on what is now Tract G, which was created as a remainder tract with Final Plat SUBFP2017-016. Tract G will measure 37,509 after this application creates the three Sublots and Tract H, which will measure at 91,245sf. The townhome units, created by this platting action, are in the City's Multiple-Family Residential (RM-1) Zoning District, which provides for medium density residential apartment, condominium, and/or townhouse dwellings as well as incidental uses. The project's proposed thirty-three townhome units complies with the maximum density of 14 dwelling units per acre allowed

within the RM-1 Zoning District. The proposed final plat exhibit shows the surveyed location, lot and townhome subplot boundaries, common area, private driveway, land use, zoning, notes, and related easements for the constructed townhome.

As per Municipal Code Section 9-4A-7B, Director's Review, the final plat for *Diamond Back Townhomes: Sublots 20, 21, 23, and Tract H* was reviewed by the Community Development Director for compliance with the approved preliminary plat design and all applicable conditions of approval. As permitted by the Development Code, the Director determined that the final plat did not differ significantly from the approved preliminary plat and did not require that the final plat be submitted to the Planning & Zoning Commission for its evaluation and decision in the same manner as required in the preliminary plat and plat amendment process. Additionally, the final plat application materials have been found to comply with all applicable standards and requirements of the City Code.

The White Clouds Development, Parcel A, Multi-Family Townhomes Preliminary Plat approval contains eleven specific conditions of approval, listed as follows:

1. *The Preliminary Plat and all aspects of the subdivision design shall conform to the project drawings stamped received by the City of Sun Valley on March 10, 2014 and reviewed by the Planning and Zoning Commission on March 20, 2014. Construction of improvements, facilities, private streets, driveways and public utility improvements shall be completed to the satisfaction of the City.*
2. *The applicant shall comply with all conditions and comments contained in the February 11, 2014 review and comment letter from the Sun Valley Fire Department. No changes shall be allowed to the Plat without prior approval of the Fire Chief and the Community Development Director.*
3. *To the satisfaction of the Community Development Director, in order to insure compliance with Title 7 of the City Code, the Developer shall provide, pay for, and install, or cause to be installed to City standards the following (as applicable) so as to insure that the City can provide necessary Municipal services and facilities:*
  - a. *Water distribution systems and appurtenances including fire hydrants, fire alarms and other fire control devices.*
  - b. *Sewer lines, pumps and appurtenant sewage collection and disposal devices, together with devices for the removal of materials and water from sewage not amenable to or capable of treatment or reduction by the sewer district's sewage treatment processes or prohibited by State or Federal laws or regulations.*
  - c. *Streets, curbs and gutters, street base coarse material, wearing coarse material, bridges, sidewalks, bicycle pathways, street signs, traffic control devices, intersection signals, vehicle turning and deceleration lanes (if applicable).*
  - d. *Storm drainage structures, lines and appurtenances, including culverts or other devices to enclose open ditches and to inhibit access to them by children, together with drainage easements sufficient to accommodate expected runoffs as determined according to generally accepted drainage accommodation principles.*
  - e. *Electrical distribution facilities, transformers and appurtenances, underground wiring, underground communication systems, wiring and underground cable television system and wiring.*



*approved final inspection and certificate of occupancy from the City Building Inspector or the Council has approved a financial guarantee of performance for completion of improvements pursuant to Code Section 9-4A-8.*

11. *This preliminary plat approval shall expire three hundred sixty five (365) days from the date of approval unless extended pursuant to Code Section 9-5A-9.*

In satisfaction of Conditions of Approval No. 1, 2, 3, and 5 of the preliminary plat approval, the Community Development Director reviewed the submitted final plat drawing and found that it conforms to the approved preliminary plat drawings, reviewed and approved by the City Council on May 15, 2014. The overall project's infrastructure improvements have been constructed to the satisfaction of the Community Development Director and Building Official. Although all the required public safety improvements and infrastructure are in place and available for Sublots 20, 21, and 23, the remaining townhome units are under construction. The applicant has requested that a final plat be approved for the completed townhome units so pending sales may commence.

As required by Condition No. 4 of the preliminary plat the applicant has complied and/or clarified as needed all applicable comments and conditions contained in the CH2MHill preliminary plat review comment letter dated March 7, 2014.

Pursuant to Condition No. 6, to the satisfaction of the Community Development Director and Building Official, a construction management plan was satisfactorily submitted to the City for review and was approved.

Condition No. 7 of the preliminary plat does not apply to the single-family townhome as this configuration has no party wall, but agreements are in place for the other units.

To satisfy Conditions No. 8, the applicant has submitted draft Declaration of Covenants, Conditions and Restrictions of White Clouds Townhomes. Proposed Condition No. 2 in the attached City Council Findings will reliably satisfy this preliminary plat requirement.

In regard to Condition No. 9 of the preliminary plat approval, the constructed townhome unit and all related site improvements have been completed in conformance with the City's design review approvals and building permits. As specified above, the townhome unit has received final inspection and a certificate of occupancy from the Building Official, which satisfies Condition No. 10.

Lastly, in regard to Condition No. 11, the preliminary plat was approved by the City Council on May 15, 2014, grading and building permit applications were soon thereafter reviewed and issued by the City, then substantially acted upon by the applicant. The Community Development Director extended the preliminary plat approval pursuant to Code Section 9-5A-9. The final plat application was submitted to the City on May 8, 2017. Thus, Condition No. 11 above is also satisfied.

Therefore, it can be found by the City Council that the submitted final plat conforms with the approved preliminary plat design and applicable conditions of approval required prior to City action on the final plat have been satisfied by the applicant. Draft City Council Findings of Fact, Conclusions of Law, Decision, and Conditions of Approval for the *Diamond Back Townhomes: Sublots 20, 21, 23, and Tract H* are attached.

**RECOMMENDATION:** Staff recommends approval of Final Plat Application No. SUBFP2017-110 for *Diamond Back Townhomes: Sublots 20, 21, 23, and Tract H*. The subject Final Plat was not reviewed by the Planning & Zoning Commission and is reviewed solely by the City Council.

**RECOMMENDED MOTION:** "I move to approve Final Plat Application No. SUBFP2017-010 for *Diamond Back Townhomes: Sublots 20, 21, 23, and Tract H*, pursuant to the Findings of Fact and Conditions of Approval."

**ALTERNATIVE ACTIONS:** Move denial of the application and draft findings supporting denial.

**ATTACHMENTS:**

1. Findings of Fact.
2. Application Materials.
3. Certificate of Occupancy.
4. CH2MHill Final Plat Review.

**SUN VALLEY CITY COUNCIL**

<b>FINAL PLAT</b>	)	<b>FINDINGS OF FACT/CONCLUSIONS</b>
<b>DIAMOND BACK TOWNHOMES:</b>	)	<b>OF LAW, DECISION AND</b>
<b>SUBLOTS 20, 21, &amp; 23, AND TRACT H</b>	)	<b>CONDITIONS OF APPROVAL</b>
<b>APPLICATION NO. SUBFP 2017-110</b>	)	

This subject final plat application for *Diamond Back Townhomes: Sublots 20, 21, 23, and Tract H* was presented to the Sun Valley City Council for consideration on June 1<sup>st</sup>, 2017 as a duly noticed public hearing. The City Council conducted a properly noticed public hearing, reviewed the Agenda Report, and heard the comments of City staff, the applicant's representatives, and the public. Based on the evidence presented, the City Council hereby approves the final plat with the following Findings of Fact and Conclusions of Law and subject to specific Conditions of Approval.

**FINDINGS OF FACT/CONCLUSIONS OF LAW**

1. The applicant for the *Diamond Back Townhomes: Sublots 20, 21, 23, and Tract H* is Benchmark Associates, P.A. for Sun Valley Company. The project area consists of existing Parcel A Amended within the Multi-Family Residential (RM-1) Zoning District of the White Clouds Subdivision. The final plat is directly associated with Plat Amendment Application Nos. SUBPA 2014-03, 2015-04, and 2016-04, Preliminary Plat Application No. SUBPP 2014-04, and Design Review Application No. DR 2015-33 for the construction of thirty-three townhome units with associated site improvements. Several of the units and the base subdivision infrastructure have been constructed. Construction continues on the remaining units, and final plats will be submitted for those remaining sublots once completed.
2. The subject parcel was created for multi-family residential development as part of the White Clouds Subdivision through the City's approval of the project's Master Plan, Zoning Map Amendment, Planned Unit Development, Preliminary Plat, and Final Plat. Parcel A is one of five (5) multi-family parcels created by the White Clouds Subdivision.
3. The application consists of a final plat map showing the surveyed location and legal description of the property boundary, uses, and the location of the new residential townhome sublots within Tract G of the *Diamond Back Townhomes: Sublot 22 and Tract G* plat approved in May 2017.
4. The property owner filed a preliminary plat application on January 7, 2014 to subdivide Parcel A into thirty-six townhome sublots with associated site improvements. The Planning & Zoning Commission recommended approval of the preliminary plat to the City Council on April 17, 2014 and the City Council approved the preliminary plat application on May 15, 2014. The subject Parcel A has been amended through Plat Amendments SUBPA2014-03, SUBPA2015-04, and SUBPA2016-04. These amendments have changed the number of sublots and reconfigured the types of dwelling units in order for the applicant to respond to market conditions. The most recent amendment, SUBPA 2016-04, was

recommended by the Planning & Zoning Commission on September 22, 2016 and approved by City Council on October 2, 2016 and amended the preliminary plat to increase the number of sublots from 31 to 33. Improvement and utility plans were reviewed and approved by the City and various building permits have been issued for the project. Construction commenced and the subject townhome unit is complete, receiving a Certificate of Occupancy. The significant infrastructure for the entire project has been completed and the driveway access specific to the unit is in place.

5. As per Municipal Code Section 9-4A-7B, Director's Review, the *Diamond Back Townhomes: Sublots 20, 21, 23, and Tract H* final plat was reviewed by the Community Development Director for compliance with the approved preliminary plat design and all applicable conditions of approval. As permitted by the Development Code, the Director determined that the final plat did not significantly differ from the approved preliminary plat and, based on the review and comments from the City's Contract Engineer (CH2MHill), did not require that the final plat be submitted to the Planning & Zoning Commission for its evaluation and decision in the same manner as required in the preliminary plat process.
6. The required criteria for City Council review of a proposed final plat are contained in City Code Section 9-4A-7C and are fully discussed below. Additionally, City Code Section 9-4B-3, Townhomes, sets forth provisions to provide for public health, safety, and welfare of purchasers and residents of townhome developments. Section 9-4B-3D-2 requires that a final plat shall not be approved by the City Council until all townhouse units have received an approved final inspection and certificate of occupancy from the City Building Inspector or the Council has approved a financial guarantee of performance for completion of improvements pursuant to Section 9-4A-8, Surety Agreements. The townhome units associated with this final plat is complete and has received a Certificate of Occupancy. All significant infrastructure for the townhome development is complete and construction continues on the remaining townhomes.
7. The subdivision includes extensive open common area and a private street/driveway system accessing the Diamond Back Road right-of-way. Snow storage, utility, and drainage easements exist on the property along Diamond Back Road and Clos Du Val Road. The Diamond Back Road public street right-of-way and path will be plowed clear of snow by the City and Trail Creek Road is currently plowed by Idaho Transportation Department. No avalanche or run-out areas exist on the project site.
8. The SVW&SD issued a will-serve letter for the overall White Clouds Subdivision as part of the Preliminary Plat review and action. A submitted and approved Water and Sewer Plan detailed nearby existing utility infrastructure and on-site improvements. These water and sewer improvements are now constructed and available. The project can be fully served by the constructed water and sewer utilities. All other applicable services and utilities were extended to the site as part of the overall White Clouds infrastructure implementation and are adequate to fully serve the townhome as well as the remaining townhome units under construction.
9. Considering and in accordance with the deviations and public benefits contained in the PUD approval for the overall White Clouds Development, the project design is consistent with Development Code

Sections 9-4A-5, Design, and 9-3H-4, Regulated Structures. The significant slopes, ridges, knolls, summits and hilltops of the White Clouds Land Use Planning Area were preserved and subdivided into open space and recreational zoned parcels. The remaining more developable portions of the area were subdivided into lots with single- and multi-family residential uses. No significant historical, natural, ecological, architectural, archeological, or scenic special sites lie on site or directly adjacent to Parcel A. No significant streams, lakes, or other natural bodies of water lie on or adjacent to the site. The significant slopes and hillsides lie off-site adjacent to the northwest in open space and recreation zoned parcels. Pursuant to the deviations allowed in regard to steep slopes by the PUD approved for the overall White Clouds project, the subdivision design is appropriate for multi-family development. No significant view or hillside scaring will occur to the larger prominent surrounding hillsides and no significant natural features or hilltops will be disturbed. In the RM-1 Zoning District, buildings on natural topography greater than fifteen percent (15%) are required to be designed in a manner to reduce visibility by using stepped building forms, natural color and materials, sloped roofs, and landscaping. This townhome project utilizes townhome units with pitched roof designs, placing the larger units at the less visible rear portion of the dug into existing grade. The project's use of natural stone and wood materials and mature screening landscaping further ensure compliance with hillside regulations. None of the proposed or constructed thirty-three townhome units skyline above adjacent hillsides or knolls. The townhome project complies with all applicable regulations and design criteria contained in the Development Code and is consistent with the intent and purpose of the Hillside Ordinance, the White Clouds Master Plan, and the White Clouds PUD.

**Based upon the foregoing Findings of Fact, the City Council makes the following Conclusions of Law:**

1. Subject to appropriate conditions below, the subdivision conforms with all applicable requirements of Title 9, Development Code, and all other applicable ordinances and provisions of the City of Sun Valley City Code because the design of the townhome sublots with associated improvements complies with all applicable density, design, lot size, width, depth, shape, orientation, and use requirements. The final plat complies with all applicable regulations in effect for the proposed sublots within the applicable zoning district. The site is suitable for the proposed multi-family residential land use and is allowed by right within the RM-1 Zoning District. The applicant's thirty-three unit design represents development of the site with approximately one-third the development density allowed by Code. The proposed overall subdivision of the property to form thirty-three total townhome sublots and common area is in accordance with the uses and densities permitted within the RM-1 Zoning District.
2. The *Diamond Back Townhomes: Sublots 20, 21, 23, and Tract H* final plat is in accordance with the City of Sun Valley 2015 Comprehensive Plan Update which designates the area as Medium Density Residential. The subject property is currently designated as Medium Density Residential (up to 14 du/acre max.) by the Future Land Use Map of the 2015 Comprehensive Plan Update. The RM-1 Zoning District implements the Medium Density Residential designation of the Comprehensive Plan.
3. Essential public facilities and services, including but not limited to emergency services, transit, public street maintenance, housing, and schools, are available to support the proposed uses and density or

intensity without creating additional requirements at public costs for such public facilities and services.

4. The proposed subdivision will be accessed from the existing Diamond Back public roadway improvements. As required by the Fire Department and proposed by the applicant, the constructed driveway and access roadway improvements meet all minimum standards for such improvements as specified by Title 7 of the City Code. The existing Diamond Back Road and Trail Creek Road improvements provide direct access to the subdivision without the need for further construction of public streets or any additional right-of-way. Existing water and sewer infrastructure lies in close proximity and has been extended onto the site to adequately serve the new development. Proper Will Serve letters have been obtained for the project from the Sun Valley Water and Sewer District, Idaho Power, and Intermountain Gas Company. Snow plowing and clearing on the private driveway system will be provided by the property owners. No offsite improvements are needed to connect the subdivision with existing public services and utilities. Fire and police service are provided by the City. The development will have no significant impact on the financial capability of the City to provide municipal services.
5. It is determined that the proposed subdivision design complies with the specific design and improvement standards specified in Chapters 3 (Design and Development Regulations) and 4 (Subdivision Regulations) of Title 9 (Development Code) and with Title 7 (Engineering Standards and Design Practices) of the City Code. No significant historical, natural, ecological, architectural, or scenic special sites lie on or adjacent to the project site. No significant streams, lakes, or other natural bodies of water lie on site or directly adjacent. A site specific slope analysis was submitted as part of the project application and areas of any significant slope have been identified and quantified for the area on and adjacent to the proposed sublots. The significant slopes and hillsides lie off-site adjacent to the northwest in open space and recreation zoned parcels. Pursuant to the deviations allowed in regard to steep slopes by the PUD approved for the overall White Clouds project, the subdivision design is appropriate for multi-family development. No view or hillside scaring will occur to the larger prominent surrounding hillsides and no significant natural features or hilltops will be disturbed. No natural tree masses or unique rock or geological formations exist on the site and the area is not within an identified view corridor or skyline.
6. The Community Development Department and the City's contract engineer, CH2M Hill, have completed a comprehensive review of the final plat application and have determined that all required application materials have been satisfactorily submitted as per Development Code requirements. All aspects of the subdivision are consistent with the approved White Clouds Master Plan and the White Clouds PUD. The individual townhome sublots and surrounding site improvements are congruent with the size, nature, and character of existing and future development in the area. No significant negative impacts to the area, City, or natural environment have been identified due to the thirty-three lot townhome subdivision, including but not limited to, water quality, air quality, noise, vegetation, riparian corridors, hillsides, and other natural features. The final plat design minimizes impact on sensitive prominent hillsides and places development on the flatter, less visible areas of the site to minimize visual impacts on surrounding land uses. The townhomes placed higher on the site will be

dug into grade. The subdivision is not materially detrimental to the public health, safety, and welfare, and any significant impacts have been mitigated satisfactorily as a result of the project design as determined by the City Council. No significant negative impacts to the area or City due to the townhome sublots have been identified by staff nor have any comments or questions been received by the City during the noticed review and comment period for the City Council public hearing on the final plat application.

### DECISION

Therefore, based upon the foregoing Findings of Fact/Conclusions of Law, the Sun Valley City Council hereby approves the final plat for the *Diamond Back Townhomes: Sublots 20, 21, 23, and Tract H*, according to the final plat drawings, supporting plans, and documents submitted as part of the development application, subject to the following specific conditions of approval.

### CONDITIONS OF APPROVAL

1. The final plat for the *Diamond Back Townhomes: Sublots 20, 21, 23, and Tract H* shall be recorded by the applicant at the Office of the County Recorder and a copy of the recorded final plat document shall be submitted to the Community Development Department.
2. Prior to or concurrent with recordation of the Final Plat, the applicant shall record a final copy of the Declaration of Covenants, Conditions and Restrictions of Diamond Back Townhomes, which shall adequately provide for the control and maintenance of all commonly held facilities, garages, landscaping, parking, and/or open site areas for the newly completed townhome. A copy of the recorded Declaration shall be submitted to the Community Development Director.

Dated this 1<sup>st</sup> day of June, 2017

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Peter Hendricks, Mayor  
City of Sun Valley

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Date Findings of Fact signed

ATTEST:

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Nancy Flannigan, City Clerk  
City of Sun Valley

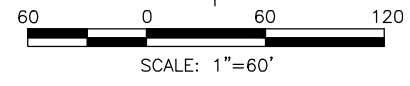
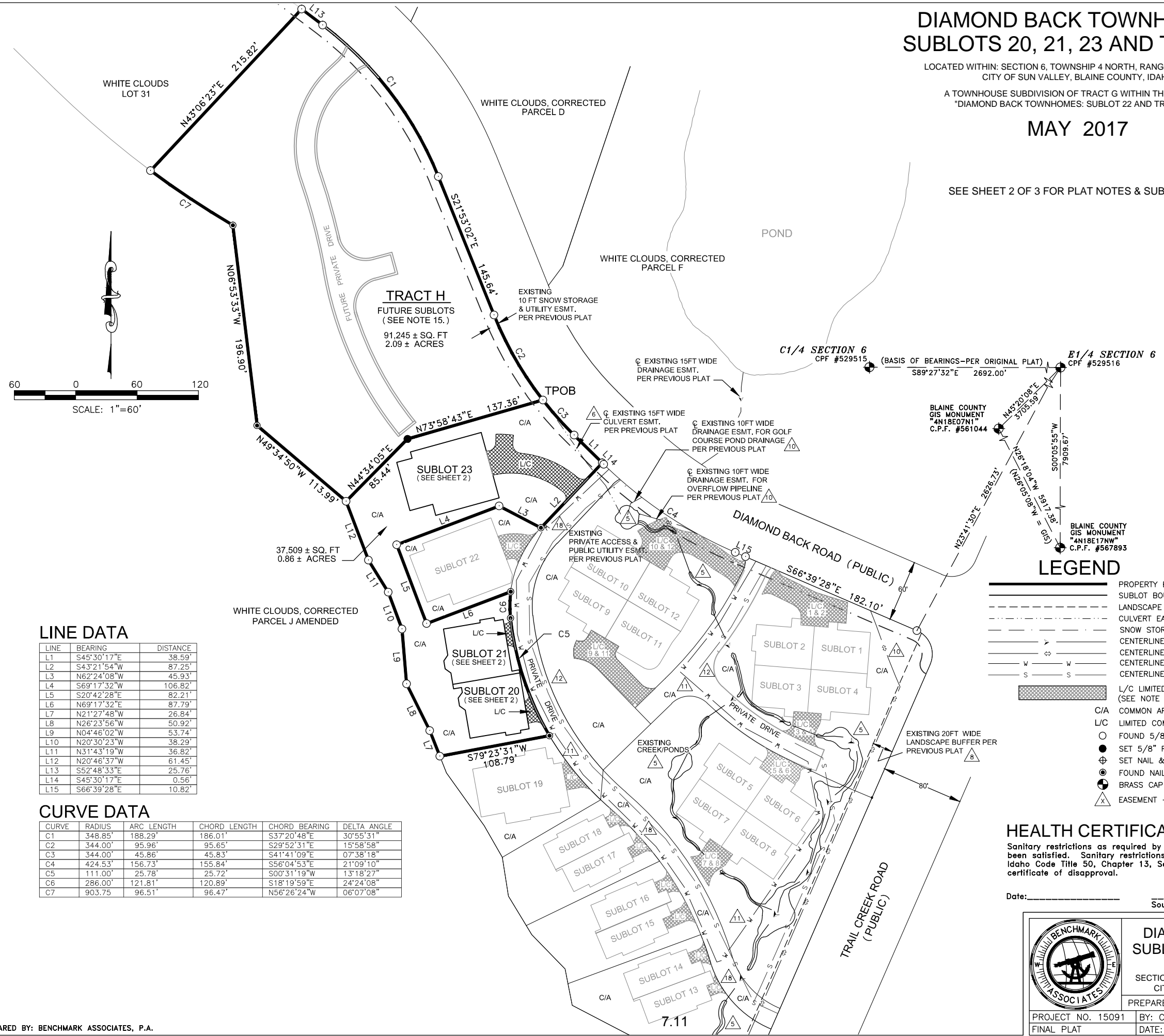
# DIAMOND BACK TOWNHOMES: SUBLOTS 20, 21, 23 AND TRACT H

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

A TOWNHOUSE SUBDIVISION OF TRACT G WITHIN THE PLAT OF  
"DIAMOND BACK TOWNHOMES: SUBLOT 22 AND TRACT G".

MAY 2017

SEE SHEET 2 OF 3 FOR PLAT NOTES & SUBLOT DETAILS.



### LINE DATA

LINE	BEARING	DISTANCE
L1	S45°30'17"E	38.59'
L2	S43°21'54"W	87.25'
L3	N62°24'08"W	45.93'
L4	S69°17'32"W	106.82'
L5	S20°42'28"E	82.21'
L6	N69°17'32"E	87.79'
L7	N21°27'48"W	26.84'
L8	N26°23'56"W	50.92'
L9	N04°46'02"W	53.74'
L10	N20°30'23"W	38.29'
L11	N31°43'19"W	36.82'
L12	N20°46'37"W	61.45'
L13	S52°48'33"E	25.76'
L14	S45°30'17"E	0.56'
L15	S66°39'28"E	10.82'

### CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	348.85'	188.29'	186.01'	S37°20'48"E	30°55'31"
C2	344.00'	95.96'	95.65'	S29°52'31"E	15°58'58"
C3	344.00'	45.86'	45.83'	S41°41'09"E	07°38'18"
C4	424.53'	156.73'	155.84'	S56°04'53"E	21°09'10"
C5	111.00'	25.78'	25.72'	S00°31'19"W	13°18'27"
C6	286.00'	121.81'	120.89'	S18°19'59"E	24°24'08"
C7	903.75'	96.51'	96.47'	N56°26'24"W	06°07'08"

### LEGEND

- PROPERTY BOUNDARY
- SUBLOT BOUNDARY
- LANDSCAPE BUFFER PER PREVIOUS PLAT (SEE NOTE 8.)
- CULVERT EASEMENT (SEE NOTE 6.)
- SNOW STORAGE & UTILITY ESMT. PER PREVIOUS PLAT
- CENTERLINE DRAINAGE ESMT. - WIDTH VARIES (SEE NOTE 5.)
- CENTERLINE 10' DRAINAGE ESMT. (SEE NOTE 10.)
- CENTERLINE 15' WATER LINE ESMT. (SEE NOTE 11.)
- CENTERLINE 15' SEWER LINE ESMT. (SEE NOTE 12.)
- L/C LIMITED COMMON AREA (SEE NOTE 4.)
- COMMON AREA
- LIMITED COMMON AREA
- FOUND 5/8" REBAR
- SET 5/8" REBAR
- SET NAIL & TAG IN PAVERS/CURB
- FOUND NAIL & TAG
- BRASS CAP
- EASEMENT - SEE SHEET 2

### HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a certificate of disapproval.

Date: \_\_\_\_\_ South Central Public Health District, REHS

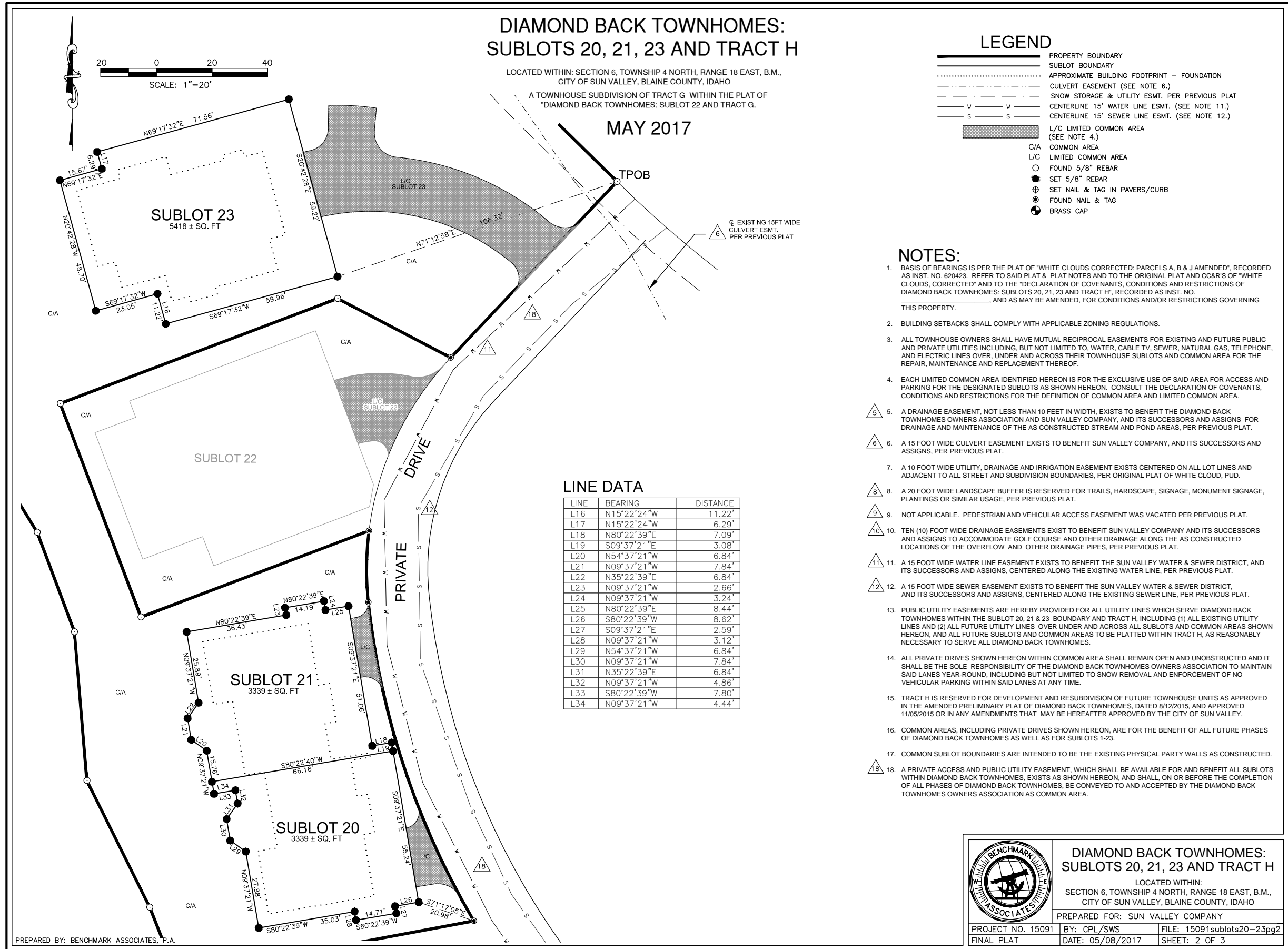


### DIAMOND BACK TOWNHOMES: SUBLOTS 20, 21, 23 AND TRACT H

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

PREPARED FOR: SUN VALLEY COMPANY

PROJECT NO. 15091	BY: CPL/SWS	FILE: 15091sublot22.dwg
FINAL PLAT	DATE: 05/08/2017	SHEET: 1 OF 3



## Preliminary Plat Review: Diamond Back Townhomes Sublots 20, 21, 23 and Tract H

TO: Jae Hill/City of Sun Valley

COPIES: Cinda Lewis/Benchmark Associates

FROM: Betsy Roberts  
Allan Schroeder

DATE: May 15<sup>th</sup>, 2017

We received the Preliminary Plat for the Diamond Back Townhomes Sublots 20, 21, and 23 and Tract H on May 10<sup>th</sup>, 2017. After review the following comments have been made:

Please provide the following with the Final Plat submittal:

1. Certification and Signature Sheet
2. Monuments symbol in Legend
3. Agency Approvals as necessary
4. Closure Report

See the Preliminary Plat Review Checklist for additional comments.

This document met the intent of a preliminary submittal and we find no fatal flaws. We recommend continuing with the project development.

**PRELIMINARY PLAT CHECK LIST**

**For: The City of Sun Valley**

1	<b>Subdivision Name:</b>	Diamond Back Townhomes: Sublot 20, 21, 23 and Tract H
2	<b>Reviewer:</b>	Allan Schroeder
3	<b>Date:</b>	May 11 <sup>th</sup> , 2017
4	<b>Sheet Title and Preamble:</b>	Located within: Section 6, Township 4 North, Range 18 East, B.M., City of Sun Valley, Blaine County, Idaho.  A townhouse subdivision of Tract G within the plat of "Diamond Back Townhomes: Sublot 22 and Tract G"
5	<b>Basis of Bearing:</b>	OK, Per original plat. See Page 2, Note 1
6	<b>North Arrow:</b>	OK
7	<b>Scale and Legend:</b>	Scale is OK, Legend missing monument point style
8	<b>Plat Closure:</b>	Will be included in Final submittal.
9	<b>Total Area:</b>	Total Land Area shown in SF and acres
10	<b>Monuments:</b>	OK
11	<b>Land Corners:</b>	OK
12	<b>Initial Point:</b>	OK. True Point of Beginning is identified
13	<b>Street Names &amp; Width:</b>	OK
14	<b>Easements:</b>	Existing: 10' Snow Storage Easement, 15' Culvert Easement, 10' Golf Course Pond Drainage Easement, 10' Pipeline overflow Easement, Private Access & Public Utility Easement.
15	<b>Lot &amp; Block Numbers:</b>	OK
16	<b>Lot Dimensions:</b>	OK
17	<b>Curve &amp; Line Tables:</b>	OK
18	<b>Certifications:</b>	Health Certificate shown.
19	<b>Certificate of Owner:</b>	None shown. Provide with final plat submittal.
20	<b>Certificate of Surveyor:</b>	None shown. Provide with final plat submittal.
21	<b>Sanitary Restriction:</b>	OK. Covered in Health Certificate
22	<b>Agency Approvals:</b>	None shown. Provide with final plat submittal.
23	<b>Public Dedication:</b>	None Indicated
24	<b>Common Areas:</b>	OK

Notes: Final Plat shall include the following: Certification Sheet and Closure Reports.



City of SUN VALLEY  
BUILDING DEPARTMENT

P.O. BOX 415 SUN VALLEY, IDAHO 83353 208-622-4438

APPROVED   
DISAPPROVED   
REINSPECTION  
REQUIRED   
C.O.   
TEMP C.O.

### FIELD INSPECTION REPORT

PERMIT NO <b>2016-032</b>	PROJECT <input type="checkbox"/> SFR <input type="checkbox"/> MFR <input type="checkbox"/> COMM. <input type="checkbox"/> OTHER
LOCATION STREET <b>120 Clark Duval</b>	WHEN WANTED <b>11 AM 5/25/17</b>
PROJECT NAME <b>S.V.CO.</b>	PHONE <b>720-5673</b>
CONTRACTOR <b>Destry</b>	INSPECTION REQUESTED <b>Final</b>
ELECT PERMIT # <b>5/24/17</b> DATE	
PLUMB PERMIT # <b>5/25/17</b> DATE	
HVAC PERMIT # <b>5/25/17</b> DATE	
FUEL-GAS PERMIT # <b>5/25/17</b> DATE	

*Handwritten notes:*  
Vandalism  
Banned on file

Vandalism  
 Quiet please  
 Insulation Certificate  
 Smoke & CO Detectors  
 Address Posted  
 Fire Sprinkler final  
 Elevator Phone  
 Temporary class at Main Landsc./Receipt  
 install ponds.  
 Utilities to be painted  
 Drop Ceiling Mech Room Ready  
 Bottom Landsc of each Temporary  
 Whole House Ventilation is installed  
 Smoke & CO Detectors Placed  
 Temporary GFCI to 6/2/17

DEPT REP \_\_\_\_\_ OWNER REP \_\_\_\_\_  
 DATE **5/25/17** *[Signature]* **Destry Silversen**

APPROVED  DISAPPROVED   
 REINSPECTION REQUIRED  C.O.

APPROVED  DISAPPROVED   
 REINSPECTION REQUIRED  C.O.



City of SUN VALLEY  
 BUILDING DEPARTMENT  
 P.O. BOX 416 SUN VALLEY, IDAHO 83353 208-622-7612

City of SUN VALLEY  
 BUILDING DEPARTMENT  
 P.O. BOX 416 SUN VALLEY, IDAHO 83353 208-622-4438

FINAL INSPECTION REPORT

FIELD INSPECTION REPORT

PERMIT NO. 2016-001  
 LOCATION: STREET 1324 134 day drive  
 PROJECT NAME S.V.CO.  
 CONTRACTOR [Signature]  
 INSPECTION REQUESTED [Signature]  
 SMOKE DETECTORS  TEMPERED GLASS  RISE/RUN   
 HANDRAILS/GUARDS  ATTIC/CRAWL ACCESS  DRIVEWAY   
 ADDRESS  LANDSCAPING  BUILDING EXTERIOR  P&Z BOND Y/N   
 ELECT PERMIT # 5/17/17 DATE 5/17/17  
 PLUMB PERMIT # 5/17/17 DATE 5/17/17  
 HVAC PERMIT # 5/17/17 DATE 5/17/17  
 FUEL GAS PERMIT # [blank] DATE [blank]

PERMIT NO. 2016-032  
 LOCATION: STREET 120 class oval  
 PROJECT NAME S.V.CO.  
 CONTRACTOR [Signature]  
 INSPECTION REQUESTED [Signature]  
 ELECT PERMIT # [blank] DATE [blank]  
 PLUMB PERMIT # [blank] DATE [blank]  
 HVAC PERMIT # [blank] DATE [blank]  
 FUEL GAS PERMIT # [blank] DATE [blank]

Landscaping Plants, Boulders  
 Pest Control  
 Alarm Support, Key box, sprinkler, Alarms  
 Air Balance class of rated  
 Mechanical Room Deep Cleaning 134  
 134 Dept. 5/12/17, 5/12/17 1412 fresh

Design Review - 2015-33  
 Fire Sprinkler final permits, Alarms  
 Rafter Blotter  
 Air Balance  
 Class A Ceiling Bunkers  
 Landscaping Boulders  
 Pest Control Plants, Temporal Plants Key  
 Spunway Mats

DEPT REP [Signature] DATE 5/22/17  
 OWNER REP [Signature]

DEPT REP [Signature] DATE [blank]  
 OWNER REP [Signature]

## CONSULTING AGREEMENT

This Agreement, dated as of May 22, 2017 is between Ketchum Computers, Inc., P. O. Box 5186, Ketchum, ID 83340 ("*CONSULTANT*"), and City of Sun Valley, P.O. Box 416, Sun Valley, Idaho 83353 ("*CLIENT*") collectively (the "parties").

### RECITALS

WHEREAS *CLIENT* desires to retain *CONSULTANT* to render consulting and advisory services for *CLIENT* on the terms and conditions set forth in this Agreement and *CONSULTANT* desires to be retained by *CLIENT* on such terms and conditions.

NOW, THEREFORE, *CLIENT* and *CONSULTANT* agree as follows:

1. Retention of Consultant; Services to be Performed. *CLIENT* hereby retains *CONSULTANT* for the term of this Agreement to perform the following consulting services for *CLIENT* ("Services"):

IT Services: Network, Server and Workstation consulting/maintenance

In rendering Services hereunder, *CONSULTANT* shall be acting as an independent contractor and not as an employee or agent of *CLIENT*. As independent contractors, neither *CONSULTANT* nor *CLIENT* shall have any authority, express or implied, to commit or obligate the other in any manner whatsoever, except as specifically authorized from time to time in writing (which may include email) by an authorized representative of *CONSULTANT* or *CLIENT*, as the case may be, which authorization may be general or specific. Nothing contained in this Agreement shall be construed or applied to create a partnership. *CONSULTANT* shall be responsible for the payment of all federal, state or local taxes payable with respect to all amounts paid to *CONSULTANT* under this Agreement. The following individuals at *CLIENT*, and none others, are authorized representatives for the purpose of assigning tasks to *CONSULTANT*:

Mayor  
City Administrator  
City Clerk  
City Treasurer

2. Compensation for Consulting Services. For Services hereunder, *CLIENT* shall pay to *CONSULTANT* a fee of \$145 per hour. There will be a fee increase starting Oct 1, 2017 of \$155 per hour. The minimum time to be billed for any one day for work performed at *CONSULTANT'S* location will be one half hour. The minimum time to be billed for any one day for work performed at *CLIENT'S* location will be one hour. Overtime as defined by any hours worked outside 8:00 am to 5:00 pm Monday through Friday is billed at time and a half. Bills will be sent electronically to the following email address: [wcrosby@svidaho.org](mailto:wcrosby@svidaho.org)

3. Expenses. *CLIENT* shall reimburse *CONSULTANT* for all reasonable travel and other out-of-pocket expenses incurred by *CONSULTANT* in rendering Services hereunder. Travel expenses shall include the cost of any travel by personal vehicle to a location more than 40 miles from *CONSULTANT'S* primary work location in Hailey, Idaho, the costs of any travel requiring public transportation, the costs of meals, and the costs of necessary lodging. The costs of time required for traveling shall be paid for all time *CONSULTANT* is away from *CONSULTANT'S* primary work location, but excluding any time spent on personal business or at a place of temporary lodging. *CLIENT* shall pay such reimbursement within 30 (thirty) days after receipt of appropriate receipts or documentation of the expenses.

4. Billing. *CONSULTANT* shall invoice *CLIENT* when work is completed or the 1<sup>st</sup> and 15<sup>th</sup> of the month for ongoing work, providing a listing of labor terms and expenses. Payment on invoices so provided shall be due not later than forty-five (45) days from presentation of invoice.

5. Confidential Information. Confidential information of any nature that either party acquires regarding any aspect of the other party's business shall be treated in strict confidence. Confidential Information includes any

information disclosed by either party (the “Disclosing Party”), to the other party (the “Receiving Party”) either directly or indirectly, in writing, orally, electronically, or by inspection of tangible objects, which is designated as “Confidential,” “Proprietary” or some similar designation or should be reasonably understood to be confidential or proprietary in that its unauthorized disclosure would be harmful to the party that owns the information. Information so obtained shall not be divulged, furnished or made accessible to third parties without the written permission of the other party to this Agreement.

This Agreement shall impose no obligation on the Parties with respect to maintaining the confidence of Confidential Information of the Disclosing Party that: (a) is or becomes generally known or available to the public other than as a result of a breach of this Agreement by the Recipient; (b) is known by Recipient at the time of disclosure and is not subject to restriction; (c) that is the same as or substantially the same as information independently developed by Recipient; (d) becomes available to Recipient on a non-confidential basis from a third party provided that such third party is not to Recipient’s knowledge bound by a confidentiality agreement or other legal or fiduciary obligation of secrecy to the Disclosing Party; or (e) is required by law, judicial order (subject to an appropriate protective order), or the rules of any nationally-recognized stock exchange on which Recipient’s stock is traded, to be disclosed.

Both parties retain the right to do business with third parties in matters that may be competitive with the interests of the other party to this Agreement. However, the confidentiality constraints above shall be binding and have precedence over these business matters. Upon termination of this Agreement, the terms of this paragraph shall remain in effect.

6. Ownership of Intellectual Property. *CONSULTANT* grants and assigns to *CLIENT* all rights to use any work product and to develop, manufacture, market or otherwise commercialize any product based on, directly related to or directly making use of the Services. *CLIENT* shall be responsible for verifying any property rights of other parties prior to use of any work product provided under this Agreement. *CLIENT* acknowledges that the use of any design, advice, drawing or other service provided by *CONSULTANT*, its employees and agents does not relieve *CLIENT*’s responsibility to execute sufficient testing and judgment to ensure that any resulting product is suitable for usage in *CLIENT*’s market.

7. Software Licensing. It is the sole responsibility of *CLIENT* to obtain legal licenses for all software.

8. Term and Termination.

(a) Unless terminated at an earlier date in accordance with Section 8(b), this Agreement shall commence as of the date first written above and shall continue for one year.

(b) This Agreement shall be terminated when either party gives written notice to the other party of the intent to terminate this Agreement. *CONSULTANT* shall be entitled to receive from *CLIENT* all fees and expenses incurred up to the date of termination in accordance with the billing procedures set forth in Section 4.

9. Limitations on Liability. Except as a result of negligence or willful misconduct, neither party shall be liable for any indirect, incidental, punitive, special or consequential damages whatsoever, including without limitation, any such damages for loss for business profits, for business interruption, for personal injury, loss of business information, data loss, damage to reputation or for any other pecuniary or other loss whatsoever. Except as expressly provided herein, there are no warranties, express or implied, by operation of law or otherwise, for any services furnished hereunder.

***CONSULTANT* DISCLAIMS ANY AND ALL IMPLIED WARRANTIES INCLUDING THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURCHASE.**

10. Disputes. Any action based on this Agreement, including disagreement, disputes regarding the terms and conditions, alleged breaches of contract, and remedies under contract, shall be governed by the laws of the State of Idaho and shall be adjudicated exclusively by a court of competent jurisdiction in Blaine County, Idaho. Prior to the filing of any action, the parties agree to mediate in good faith the dispute with the American Arbitration Association (AAA) or any other mutually acceptable mediator. If either party employs attorneys to enforce any rights arising out

of or relating to this Agreement, the prevailing party shall be entitled to recover its reasonable attorneys' fees, costs and other reasonable and related expenses.

11. Miscellaneous.

(a) Entire Agreement. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof. This Agreement supersedes any and all prior agreements, oral or written, between the parties with respect to the subject matter hereof.

(b) Severability. If any provision of this Agreement is for any reason declared to be invalid or unenforceable, the validity and enforceability of the remaining provisions shall not be affected thereby. Such invalid or unenforceable provision shall be deemed modified to the extent necessary to render it valid and enforceable, and if no modification shall render it valid and enforceable, this Agreement shall be construed as if not containing such provision and the rights and obligations of the parties shall be construed and enforced accordingly.

(c) Amendment, Waiver, Modification or Termination. No amendment, waiver or termination or modification of this Agreement shall be binding unless it is in writing and signed by both *CONSULTANT* and *CLIENT* and dated subsequent to the date hereof. Performance of work by *CONSULTANT* and/or acceptance of payment by *CONSULTANT* for work performed and/or work to be performed for *CLIENT* beyond the scope of this Agreement does not constitute acceptance by *CONSULTANT* of amendments or modifications to this Agreement nor shall they be binding. No failure or delay by either party in exercising any right, power or privilege hereunder will operate as a waiver thereof, nor will any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any other right, power, or privilege hereunder.

(d) Assignment. This Agreement and the rights and obligations of the parties hereunder shall not be assignable by either party without prior written consent of the other party.

(e) Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, personal representatives and, to the extent permitted by subsection (d), successors and assigns of the parties hereto.

(f) Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed to be an original, and all of which, when taken together, shall constitute one and the same instrument.

IN WITNESS WHEREOF, *CLIENT* and *CONSULTANT* have executed this Agreement as of the date set forth in the first paragraph.

Ketchum Computers, Inc.

By:

Date: \_\_\_\_\_

\_\_\_\_\_  
Todd Mandeville, Partner

City of Sun Valley

By:

Date: \_\_\_\_\_

\_\_\_\_\_  
Peter Hendricks, Mayor

Attest: \_\_\_\_\_

Nancy Flannigan – City Clerk