

AGENDA ITEM SUMMARY

DATE: 5/20/2013

DEPARTMENT: Legal

DEPT. HEAD SIGNATURE: _____

SUBJECT:

AIP Grant (AIP 38) and Resolution No. 2013-49

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code _____
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

I am enclosing a copy of a letter from Barry Luboviski, attorney for the Friedman Memorial Airport Authority, and a resolution authorizing a grant application for \$710,000 for a phasing and funding plan to implement airport improvements to bring the airport runway safety area in compliance with C-III standards.

Ned

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Caselle # _____
Budget Line Item # _____ YTD Line Item Balance \$ _____
Estimated Hours Spent to Date: _____ Estimated Completion Date: _____
Staff Contact: _____ Phone # _____
Comments:

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

___ City Attorney	___ Clerk / Finance Director	___ Engineer	___ Building
___ Library	___ Planning	___ Fire Dept.	___
___ Safety Committee	___ P & Z Commission	___ Police	___
___ Streets	___ Public Works, Parks	___ Mayor	___

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Make a motion to approve Resolution No. 2013-49 and to authorize the mayor to sign.

FOLLOW-UP REMARKS:

LUBOVISKI, WYGLE, FALLOWFIELD & RITZAU, P.A.

ATTORNEYS AT LAW

SUITE 205 • THE STATION
460 SUN VALLEY ROAD
P.O. BOX 1172
KETCHUM, IDAHO 83340-1172
(208) 726-8219
FAX (208) 726-3750

BARRY J. LUBOVISKI
JANET C. WYGLE
ROBERT I. FALLOWFIELD
LEE RITZAU

May 7, 2013

RECEIVED MAY 10 2013

Ned C. Williamson, Esq.
Hailey City Attorney
115 Second Avenue South
Hailey, ID 83333

Re: Friedman Memorial Airport/Grant of Federal Funds (AIP 38)

Dear Ned:

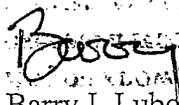
The Friedman Memorial Airport Authority, through its sponsors Blaine County and the City of Hailey, has applied for a federal grant. The grant is in the amount of \$710,000.00. The grant is to be used to develop a phasing and funding plan to implement airport improvement projects necessary to bring the airport's Runway Safety Area into compliance with the C-III standards.

As you know, in order for the Authority to receive the federal funds, the City of Hailey must execute a resolution authorizing the Application, adopting and ratifying the representations and assurances contained in the Application and authorizing the Mayor to execute the grant. To that end, I have enclosed a proposed Resolution authorizing Fritz and Mary to execute the necessary documentation on behalf of the City.

If the proposed Resolution authorizing receipt of the grant meets with your approval, I would appreciate it if you would present it to the City Council for its consideration as soon as possible. If the Council approves the Resolution, please send me an executed copy for transmittal to the FAA.

If you have any questions or if I can provide any further information, please do not hesitate to contact me at your earliest convenience. Thank you for your assistance.

Sincerely,

LUBOVISKI, WYGLE, FALLOWFIELD & RITZAU, P.A.

Barry J. Luboviski

BJL/jj
Enclosure

cc: Friedman Memorial Airport Authority

CITY OF HAILEY RESOLUTION NO. 2013-44
BEFORE THE CITY COUNCIL OF HAILEY, IDAHO

A RESOLUTION OF THE CITY OF HAILEY, AS CO-SPONSOR OF THE FRIEDMAN MEMORIAL AIRPORT, AUTHORIZING THE EXECUTION OF THE APPLICATION FOR FEDERAL ASSISTANCE DATED APRIL 4, 2013, AND THE STANDARD DOT TITLE VI ASSURANCES DATED APRIL 4, 2013, AND ADOPTING AND RATIFYING THE REPRESENTATIONS AND ASSURANCES CONTAINED THEREIN, AND FURTHER AUTHORIZING THE MAYOR OF THE CITY OF HAILEY TO RATIFY, ACCEPT AND EXECUTE THE GRANT OF FEDERAL FUNDS FOR A PROJECT AT, OR ASSOCIATED WITH, THE FRIEDMAN MEMORIAL AIRPORT (AIP-38).

WHEREAS, the City of Hailey, along with the County of Blaine, Idaho, as Sponsors of the Friedman Memorial Airport, have submitted a Project Application dated April 4, 2013 to the Federal Aviation Administration, U.S. Department of Transportation, for a grant of Federal funds for a project at, or associated with, the Friedman Memorial Airport, which Project Application has been approved by the FAA. Such project is to develop a phasing and funding plan to implement airport improvement projects necessary to bring the airport's Runway Safety Area into compliance with the C-III standards.

WHEREAS, the City Council hereby authorizes the execution of the Application for Federal Assistance dated April 4, 2013, and Standard DOT Title VI Assurances dated April 4, 2013, on its behalf, as Co-Sponsor of the Friedman Memorial Airport, along with Blaine County, Idaho, by Richard R. Baird, Airport Manager.

WHEREAS, the City Council hereby adopts and ratifies the representations and assurances contained in the Application for Federal Assistance, and the Standard DOT Title VI Assurances, both dated April 4, 2013.

WHEREAS, the City Council hereby authorizes the Mayor to ratify, accept and execute said Grant of Federal funds for the above-stated project, and as Co-Sponsor, further adopts and ratifies any terms and conditions of such Grant.

ADOPTED AND APPROVED this _____ day of _____, 2013.

By _____
Fritz Haemmerle
Mayor, City of Hailey

ATTEST:

Mary Cone
City Clerk

2013-44
RESOLUTION NO. _____ / Page 2

AGENDA ITEM SUMMARY

DATE: 5/20/2013 **DEPARTMENT:** Admin/PW/Legal **DEPT. HEAD SIGNATURE:** Heather Dawson

SUBJECT:

Woodside Boulevard Project – Change Order #32

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Motion to approve Change Order #32 for Woodside Boulevard Project, in the amount of \$6,250.88 for delays to the project attributable to the Intermountain Gas utilities.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

The Change Orders to the project are summarized below (this has not changed since previous report):

No. 001 - Straight line measurement method from crushed aggregate	no cost
No. 002 - Change aggregate type to better match existing driveways	no cost
No. 003 - Increase size of 3 concrete bike rack pads to 12'x12'	\$ 684.78
No. 004 - Remove Fox Acres storm drain culvert from contract	(2,000.00)
No. 005 - Add driveway approach asphalt, not accounted for in plans	247.12
No. 006 - Decrease removal of bituminous surface at bike path location	(43.88)
No. 007 - Remove culverts and extensions	(2,096.80)
No. 009 - Add lockable lids over manual drain valves	1,828.00
No. 010 - Changes in Concrete Specification, no cost change	
No. 011 - Obliterate Striping	5,250.00
No. 012 - Field Fit Storm Drain Culverts	1,134.81
No. 013 - Lower and Modify Manholes	4,368.00
No. 014 - Manhole Snouts	1,212.75
No. 015 - Full Width Reconstruction from Sta 76+66 to 78+36	6,063.76
No. 016 - Concrete Joints, no cost change	
No. 017 - Slotted Grates on select catch basins	173.25
No. 018 - Step in Lutheran Church Sidewalk to match grade	315.00
No. 019 - Additional Asphalt Removal and Placement from Sta 57 to 64	20,300.00
No. 020 - Additional Asphalt Removal and Placement south/Countryside	3,780.00
No. 021 - Slate Green Concrete Color	4,500.00
No. 022 - Change some concrete driveways to asphalt for consistency	(1,531.25)
No. 023 - Additional retaining walls in steep areas	15,553.00
No. 024 - Additional Grading to reduce slope in areas back-of-sidewalk	22,505.10
No. 025 - Hydroseed in undeveloped areas behind sidewalk in lieu of sod	(15,665.10)
No. 026 - Concrete foundation pads for cluster mailbox units	3,996.00
No. 027 - Additional Time (no cost change)	
No. 028 - Paver Steps (Additional work)	900.00
No. 029 - Driveway Strips (Inc bid items, pd via overrun per CSI)	1,667.25
No. 030 - Catch Basin height modification and water main repair	5,659.09
No. 031 - Water Utility Delays	3,837.48
No. 032 - Intermountain Gas Utility Delays	6,250.88

Subtotal Change Orders **\$ 88,889.24**

Water Fund Change Order

No. 008 - Irrigation System Installation	\$ 201,735.00
Reduction based on % estimate of irrigation system	(8,068.69)
Erwin Excavation contract for surface water pump installation	91,276.00
Irrigation System Design - Eggers	10,941.00

Subtotal Irrigation System **\$295,883.31**

Other Costs

- Civil Science Contract Amendment for Utility Coordination	9,600.00
- Idaho Power extension of power to traffic signal	7,707.00
- Walberg and Wiend Driveways contract w/Erwin Excavation	32,415.00
- Additional Costs paid to Erwin Excavation for driveways	5,808.60
- All Seasons Landscaping (work related to Driveways)	6,783.04
- Civil Science Costs above Contract Amount	
Jan 2013	2,400.00
Feb 2013	15,018.32
Mar 2013	7,620.00
April 2013	1,471.25
May 2013	1,427.50

Subtotal Other Costs **\$ 90,250.71**

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve Change Order #32 for Woodside Boulevard Project, in the amount of \$6,250.88 for delays to the project attributable to Intermountain Gas utilities

ACTION OF THE CITY COUNCIL:

Date _____
City Clerk _____

FOLLOW-UP:

*Ord./Res./Agmt./Order Originals:
Copies (all info.):

*Additional/Exceptional Originals to: _____
Copies

Change Order

No. 032

Date of Issuance: 5/15/2013 Effective Date: 5/15/2013

Project: Woodside Boulevard	Owner: City of Hailey	Owner's Contract No.: TDGII-C-07 DTFH61-11-G-00001
Contract: Woodside Boulevard Reconstruction Transportation Investment Generating Economic Recovery (TIGER) II Discretionary Grant		Date of Contract: JANUARY 2012
Contractor: Knife River – Northwest		Engineer's Project No.: 83-11-020

The Contract Documents are modified as follows upon execution of this Change Order:

Utility Delay Compensation

Description: It has been determined through the review of project records that Knife River is eligible for additional project compensation due to delays caused by Intermountain Gas along the Woodside Blvd project. The delay costs that have been reviewed and determined to be justifiable have been quantified via force account analysis as depicted on the attached Force Account Summary sheets.

Materials: NA

Construction Requirements: NA

Method of Measurement: Measurement for delay costs attributed to Intermountain Gas will be based on Force Account analysis.

Basis of Payment:

Additional Work at Agreed Prices
 CO32

Intermountain Gas Utility Delay Compensation 6250.88 CA @ \$1.00/CA = \$6,250.88

Total Est. Increase = \$6,250.88

Total Increase in Contract = \$6,250.88

Attachments: (List documents supporting change):

See WCD#032-Intermountain Gas Utility Delay Compensation, See Force Account Summary sheets.

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ 4,232,884.05

[Increase] [Decrease] from previously approved Change Orders No. 0 to No. 31:

\$283,859.15

Contract Price prior to this Change Order:

\$ 4,516,743.20

[Increase] [Decrease] of this Change Order:

\$6,250.88

Contract Price incorporating this Change Order:

\$ 4,522,994.08

CHANGE IN CONTRACT TIMES:

Original Contract Times: Working days Calendar days

Substantial completion (days or date): Oct. 15, 2012

Ready for final payment (days or date): Nov. 30, 2012

[Increase] [Decrease] from previously approved Change Orders No. 0 to No. 30:

Substantial completion (days): Oct. 20, 2012

Ready for final payment (days): Nov. 30, 2012

Contract Times prior to this Change Order:

Substantial completion (days or date): Oct. 20, 2012

Ready for final payment (days or date): Nov. 30, 2012

[Increase] [Decrease] of this Change Order:

Substantial completion (days or date): Oct. 20, 2012

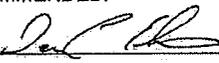
Ready for final payment (days or date): Nov. 30, 2012

Contract Times with all approved Change Orders:

Substantial completion (days or date): Oct. 20, 2012

Ready for final payment (days or date): Nov. 30, 2012

RECOMMENDED:

By: 
Engineer (Authorized Signature)

Date: 5/15/2013

ACCEPTED:

By: _____
Owner (Authorized Signature)

Date: _____

ACCEPTED:

By: _____
Contractor (Authorized Signature)

Date: _____

Approved by Funding Agency (if applicable): _____

Date: _____



Force Account Summary

ITD 0373 (Rev. 02-11)
Supply # 27-021608-0

Before completing, see instructions.

Project Number TDGII-C07. DTFH61-11-G-00001		Date February 25, 2013		Sheet of	
Key Number		Contractor KNIFE RIVER			
Item Number (Change Order Number)		Subcontractor(s) INTERMOUNTAIN GAS			
Type of Work UTILITY CONFLICTS		Work Authority Number	Contract Number	Funding Codes	

Description	(A) Prime	(B) Subcontractor(s)	Remarks/Final Totals
Labor From ITD 0370 Forms			
1. Int Gas RM Grade Crew 8/13/12	1,273.65		
2. Int Gas GR/GT Grade Crew 8/21/12	1,094.82		
3.			
4.			
5.			
6. Total Labor Columns A & B	\$2,368.47		
Equipment Rental From ITD 0371 Forms			
7. Int Gas RM Grade Crew 8/13/12	2,059.47		
8. Int Gas GR/GT Grade Crew 8/21/12	1,822.94		
9.			
10.			
11.			
12. Total Equipment Rental Columns A & B	\$3,882.41		
Materials From ITD 0372 Forms			
13.			
14.			
15.			
16.			
17.			
18. Total Materials Columns A & B			
19. Professional Services			
20. Total Lines 6, 12, 18, & 19	6,250.88		
21. Prime Overhead and Profit on Line 20(B)			
22. Total Lines 20 & 21	6,250.88		
23. Sheet Total (Line 22 Columns A + B)			\$6,250.88
24. Total from Sheet Number(s) _____			
25. Cumulative Total (Lines 23+24)			\$6,250.88

Prepared By TCS	Date 2/14/2013	Checked By DCE	Date 2/25/2013
Verified By	Date	Posted By	Date

Distribution: Original (white) and copy (yellow) to Contractor, with original returned to ITD after Contractor verification
Copy (pink) is retained by ITD until the original is returned

Labor Weekly Force Account



Before completing, see instructions on back.

Project Number TDGII-C07. DTFH61-11-G-00001	Key Number Item No. (Change Order No.)	Type of Work Int Gas RM Grade Crew 8/13/12	Week Ending Date 8/13/2012	Sheet of
Contractor KNIFE RIVER	Subcontractor	Work Authority Number	Contract Number	Funding Code

Name and Classification	Hours Worked on Dates Listed (MM/DD)							Labor			Fringe		Travel/Subsistence			
	8/7	8/8	8/9	8/10	8/11	8/12	8/13	Total R Hours	Total OT Hours	Rate	Amount	Rate	Amount	Expense	Prorate	Amount
(1) Name: Randy Merryman Class: Foreman/Operator							3.0	3.0		29.54	88.62	7.00	21.00			
(2) Name: Brian Able Class: Operator							3.0	3.0		29.20	87.60	7.00	21.00			
(3) Name: Ed Johnson Class: Laborer/Operator							3.0	3.0		29.20	87.60	7.00	21.00			
(4) Name: Camerino Lopez Class: Laborer/Operator							3.0	3.0		26.88	80.64	8.05	24.15			
(5) Name: Patrick Cunder Class: Truck Driver							3.0	3.0		24.98	74.94	10.95	32.85			
(6) Name: Shuffy Kalco Class: Truck Driver							3.0	3.0		24.98	74.94	10.95	32.85			
(7) Name: Rick Oden Class: Truck Driver							3.0	3.0		24.98	74.94	10.95	32.85			
(8) Name: Bob Wyatt Class: Truck Driver							3.0	3.0		24.98	74.94	10.95	32.85			
(9) Name: _____ Class: _____																
(10) Name: _____ Class: _____																

Prepared By	Date	(11) Total Labor Amount	(15) Total Fringe	(16) Total Travel/Subsistence
Checked By	Date	\$644.22	\$218.55	
Posted By	Date	(12) Payroll Insurance & Taxes (See Instructions) 34.90% x 644.22 = \$224.83 (Payroll %)	(17) Total of Items (11+15) \$862.77	
Comments		(13) 6% Markup on Item 12 Amount \$13.49	(18) 20% Markup on Item 17 \$172.55	(19) Sheet Total (14+16+17+18) \$1,273.65

Labor Weekly Force Account



Before completing, see instructions on back.

Project Number TDGII-C07. DTFH61-11-G-00001	Key Number	Item No. (Change Order No.)	Type of Work Int Gas GR/GT Grade Crew 8/21/12	Week Ending Date 8/21/2012	Sheet of
Contractor KNIFE RIVER	Subcontractor	Work Authority Number	Contract Number	Funding Code	

Name and Classification	Hours Worked on Dates Listed (MM/DD)							Labor			Fringe		Travel/Subsistence			
	8/15	8/16	8/17	8/18	8/19	8/20	8/21	Total R Hours	Total OT Hours	Rate	Amount	Rate	Amount	Expense	Prorate	Amount
(1) Name: Glenn Rice Class: Forman/Operator							3.0	3.0	29.54	88.62	7.00	21.00				
(2) Name: Camerino Lopez Class: Laborer							3.0	3.0	26.88	80.64	8.05	24.15				
(3) Name: Richard Pottenger Class: Laborer							3.0	3.0	24.98	74.94	8.05	24.15				
(4) Name: Patrick Cunder Class: Truck Driver							3.0	3.0	24.98	74.94	10.95	32.85				
(5) Name: Snuffy Kalco Class: Truck Driver							3.0	3.0	24.98	74.94	10.95	32.85				
(6) Name: Rick Oden Class: Truck Driver							3.0	3.0	24.98	74.94	10.95	32.85				
(7) Name: Bob Wyatt Class: Truck Driver							3.0	3.0	24.98	74.94	10.95	32.85				
(8) Name: Class: Name: Class: Name: Class: Name: Class: Name: Class:																
(10) Name: Class:																
Prepared By	Date	Hours Shown Are Agreeable to Both Parties as Evidenced by Daily Initials														
Checked By	Date	Contractor's Agent														
Posted By	Date	ITD's Agent														
Comments																
											(15) Total Fringe	(16) Total Travel/Subsistence				
											\$200.70	\$744.66				
											(17) Total of Items (11+15)					
											\$744.66					
											(18) 20% Markup on Item 17					
											\$148.93					
											(19) Sheet Total (14+16+17+18)					
											\$1,094.82					

Equipment Weekly Force Account

Rented or Contractor Owned



Before completing, see instructions on back.

Project Number TDGII-C07. DTFH61-11-G-00001	Key Number	Item No. (Change Order No.)	Type of Work Int Gas RM Grade Grew 8/13/12		Week Ending Date 8/13/12	Sheet of	
Contractor KNIFE RIVER	Subcontractor	Work Authority		Contract Number			Funding Code

Equipment Description Make/Model/Size/Year	Owned <input type="checkbox"/> Rented <input type="checkbox"/>	Hours Worked on Dates Listed (MM/DD)							(1) Total Hours	(2) Hourly Rate*	(1) x (2) Operating Amount	(1) x (2) Standby Amount
		8/7	8/8	8/9	8/10	8/11	8/12	8/13				
644 J Deere Loader	OPER					3.0		3.0	75.09	225.27		
	STBY											
160 H Grader	OPER					3.0		3.0	90.98	272.94		
	STBY											
Ingersoll Roller	OPER					3.0		3.0	81.29	243.87		
	STBY											
Truck Tractor with Belly Dump Trailer	OPER					3.0		3.0	101.61	304.83		
	STBY											
Truck Tractor with Belly Dump Trailer	OPER					3.0		3.0	101.61	304.83		
	STBY											
Truck Tractor with Belly Dump Trailer	OPER					3.0		3.0	101.61	304.83		
	STBY											
Truck Tractor with Belly Dump Trailer	OPER					3.0		3.0	101.61	304.83		
	STBY											
	OPER											
	STBY											
	OPER											
	STBY											

Prepared By	Date	Contractor's Agent Daily Initials	Operating Subtotal (A) \$1,961.40
Checked By	Date	ITD's Agent Daily Initials	Standby Subtotal
Posted By	Date		5% of Line A (C) \$98.07
			15% of Line A (If Applicable) (D)
			Sheet Total (A + B + C + D) \$2,059.47

MR= Monthly Base Rate AT= Monthly Attachment Rate RA= Rate Adjustment Factor RF= Regional Adjustment Factor OC= Operating Costs

Work Change Directive

No: **CO 032**

Date of Issuance: 5/15//2013

Effective Date: 5/15/2013

Contract: Woodside Boulevard Reconstruction	Owner: CITY OF HAILEY	Owner's Project No.: TDGII-C-07 DTFH61-11-G-00001
Project: WOODSIDE BOULEVARD RECONSTRUCTION Transportation Investment Generating Economic Recovery (TIGER) II Discretionary Grant		Date of Contract: JANUARY 2012
Contractor: KNIFE RIVER – NORTHWEST		Engineer's Project No.: 83-11-020

Contractor is directed to proceed promptly with the following change(s):

Item No.	Description
C032	<p>Utility Delay Compensation <u>Description:</u> It has been determined through the review of project records that Knife River is eligible for additional project compensation due to delays caused by Intermountain Gas along the Woodside Blvd project. The delay costs that have been reviewed and determined to be justifiable have been quantified via force account analysis.</p> <p><u>Materials:</u> NA</p> <p><u>Construction Requirements:</u> NA</p> <p><u>Method of Measurement:</u> Measurement for delay costs attributed to Intermountain Gas utilities will be based on Force Account analysis.</p> <p><u>Basis of Payment:</u> Additional Work at Agreed Prices C032 Intermountain Gas Utility Delay Compensation <div style="text-align: right; margin-right: 50px;">6250.88 CA @ \$1.00/CA = \$6,250.88</div></p>

Attachments (list documents supporting change):

See attached Force Account Summary sheets.

Purpose for Work Change Directive:

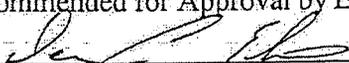
Authorization for Work described herein to proceed on the basis of Cost of the Work due to:

- Nonagreement on pricing of proposed change.
- Necessity to expedite Work described herein prior to agreeing to changes on Contract Price and Contract Time.

City of Hailey
2012 Woodside Boulevard Reconstruction
Document 00940

Estimated change in Contract Price and Contract Times:

Contract Price \$6,250.88 (increase/decrease) Contract Time 0 (increase/decrease)
days

Recommended for Approval by Engineer: 	Date 5/15/2013
Authorized for Owner by:	Date
Received for Contractor by:	Date
Received by Funding Agency (if applicable):	Date:

AGENDA ITEM SUMMARY

DATE: 05/16/2013

DEPARTMENT: Public Works

DEPT. HEAD SIGNATURE: 

SUBJECT: Elm St. 2013 Safe Route to School Sidewalk Improvements – Change Order No. 1

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Overview

The Elm St. Sidewalk project was revised to allow head in parking. The additional work consists of moving the sidewalk 3 feet closer to the R-O-W boundary, paving the entire roadway surface, and deleting the Vertical Curb without Gutter and substituting Standard Curb and Gutter to accommodate the now adjacent asphalt. Additional fill will be placed and the proposed sidewalk will be approximately two feet above existing grade at its largest fill.

A photo is included to show the impacts to the adjacent apple trees located in the R-O-W. Some tree branches will need to be removed to maintain acceptable clearances from obstructions on the sidewalk. The tree nearest the alley may be removed by the City as separate work to accommodate a request for an additional parking spot in the right of way for use by the adjacent property owner.

The cost of the additional quantities of Work Items is \$14,085.50 for a total project cost of \$113,697.00

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Caselle# _____

Budget Line Item # _____ YTD Line Item Balance \$ _____

Estimated Hours Spent to Date: _____ Estimated Completion Date: _____

Staff Contact: Jim Zarubica Phone # 788-9830 ext. 17

Comments:

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

<input type="checkbox"/> City Attorney	<input type="checkbox"/> Clerk / Finance Director	<input type="checkbox"/> Engineer	<input type="checkbox"/> Building
<input type="checkbox"/> Library	<input type="checkbox"/> Planning	<input type="checkbox"/> Fire Dept.	
<input type="checkbox"/> Safety Committee	<input type="checkbox"/> P & Z Commission	<input type="checkbox"/> Police	<input type="checkbox"/> Streets
<input checked="" type="checkbox"/> Public Works	<input type="checkbox"/> Parks	<input type="checkbox"/> Mayor	

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD: Motion to approve Change Order No. 1 and authorize the mayor to sign the order.

ADMINISTRATIVE COMMENTS/APPROVAL:

City Administrator _____ Dept. Head Attend Meeting (circle one) Yes No

ACTION OF THE CITY COUNCIL:

Date _____

City Clerk _____

FOLLOW-UP:

*Ord./Res./Agmt./Order Originals: Record

*Additional/Exceptional Originals to: _____

CHANGE ORDER

No. 1

DATE OF ISSUANCE 5/20/2013

EFFECTIVE DATE 5/20/2013

OWNER City of Hailey
 CONTRACTOR Barthworks LLC
 Contract: KN 12415 SR25 Elm St. Sidewalk & SH75 RFB
 Project: Elm St.
 OWNER's Contract No. _____ ENGINEER's Contract No. _____
 ENGINEER City of Hailey - Galena Engineering

You are directed to make the following changes in the Contract Documents:
 Description: Relocate sidewalk for local parking. Add asphalt paving

Reason for Change Order: Increase parking

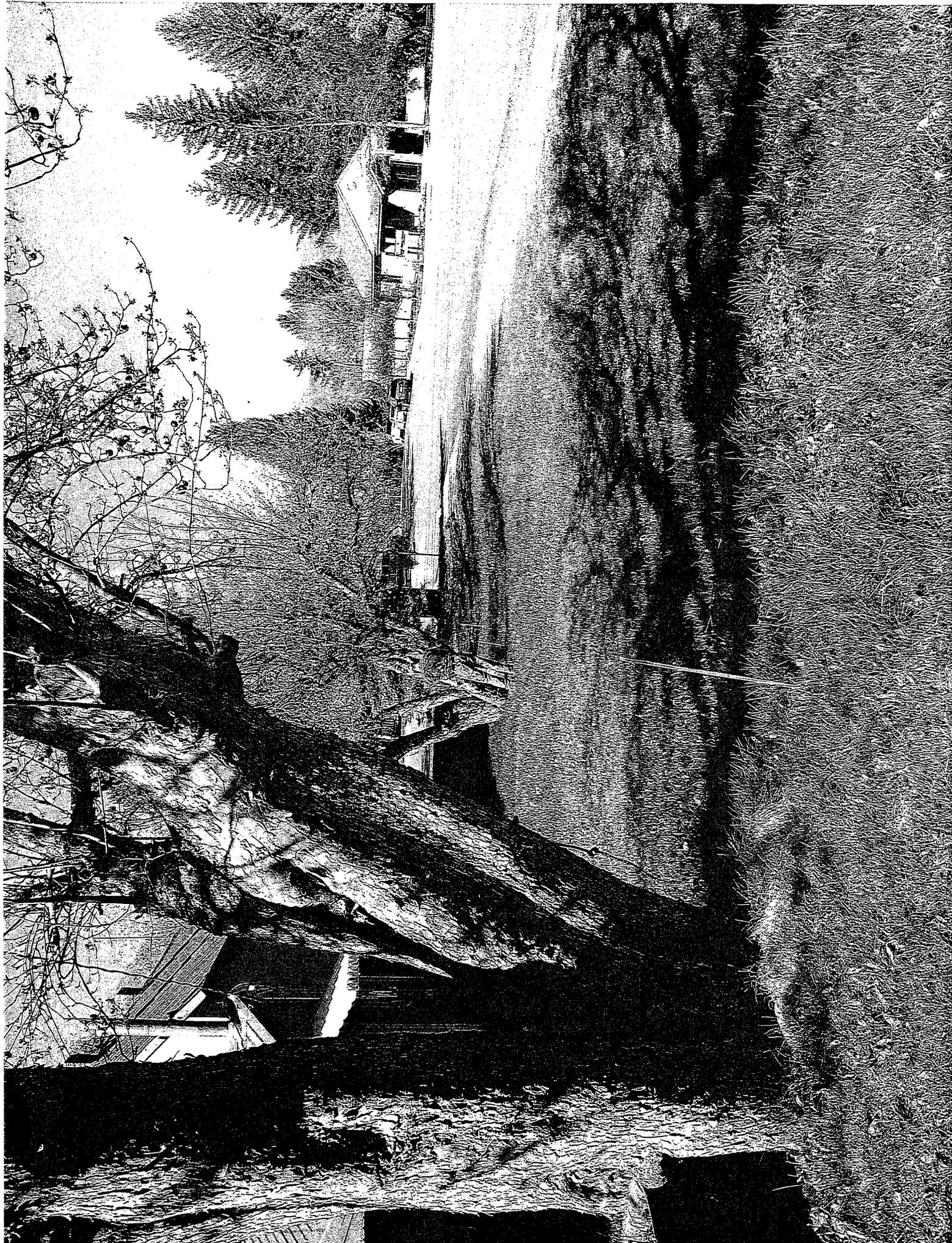
Attachments: (List documents supporting change) Photo Plan sheet 3 of 6

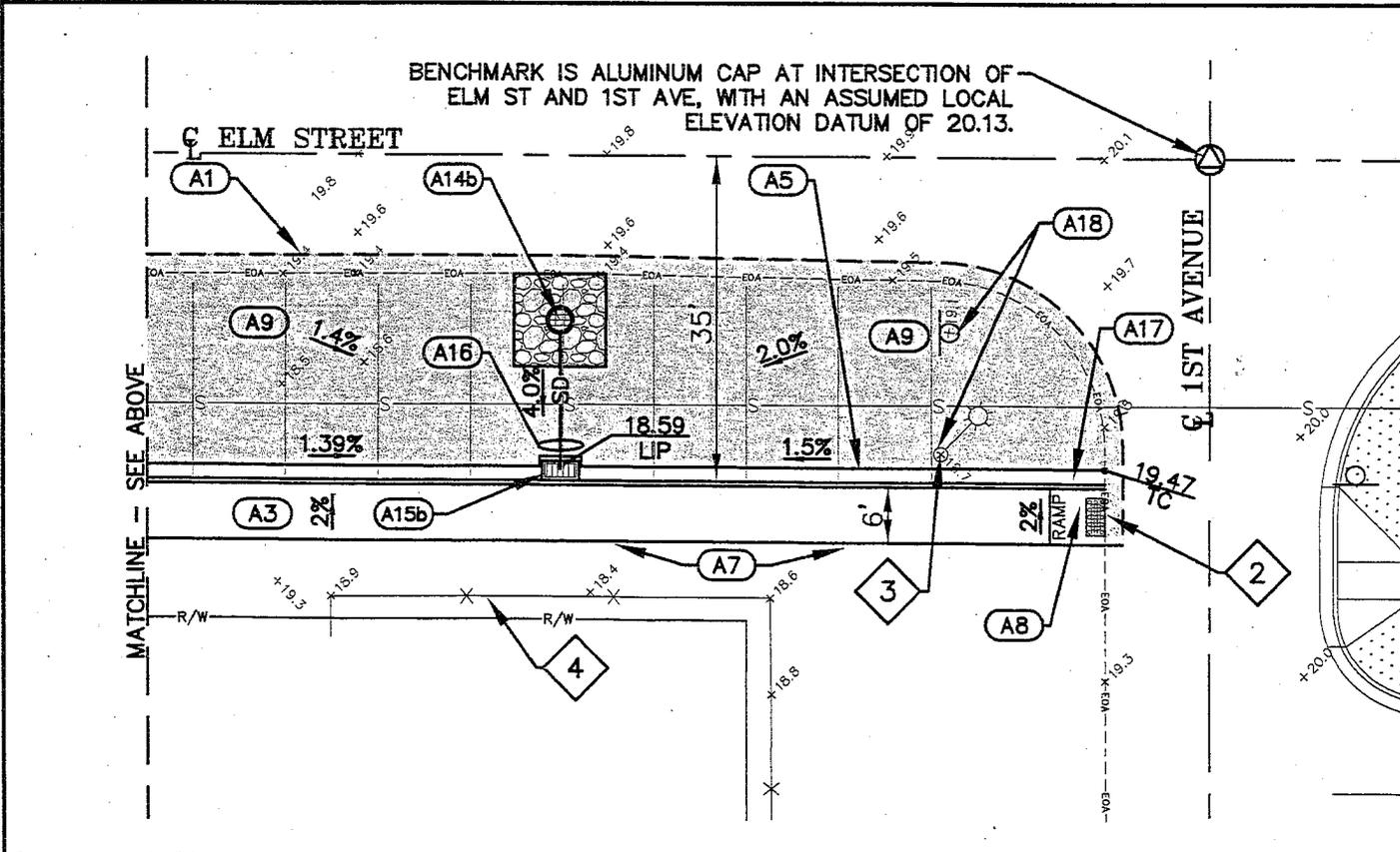
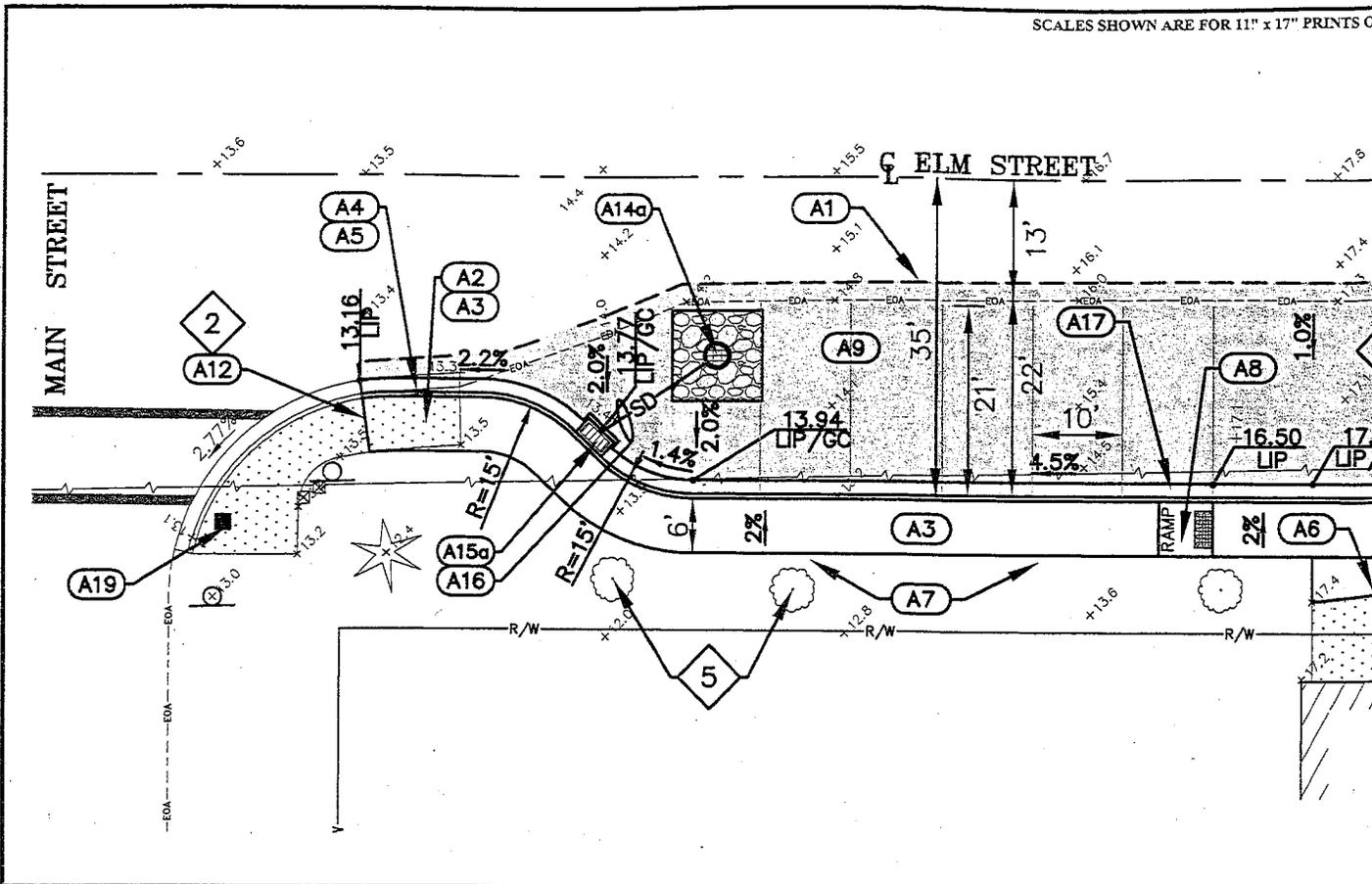
CHANGE IN CONTRACT PRICE:
Original Contract Price \$ <u>99,616.50</u>
Net Increase (Decrease) from previous Change Orders No. <u> </u> to <u> </u> : \$ <u>14,080.50</u>
Contract Price prior to this Change Order: \$ <u>99,616.50</u>
Net increase (decrease) of this Change Order: \$ <u>14,080.50</u>
Contract Price with all approved Change Orders: \$ <u>113,697</u>

CHANGE IN CONTRACT TIMES: <u>No change</u>
Original Contract Times: Substantial Completion: _____ Ready for final payment: _____ (days or dates)
Net change from previous Change Orders No. <u> </u> to <u> </u> : No. <u> </u> : Substantial Completion: _____ Ready for final payment: _____ (days)
Contract Times prior to this Change Order: Substantial Completion: _____ Ready for final payment: _____ (days or dates)
Net increase (decrease) this Change Order: Substantial Completion: _____ Ready for final payment: _____ (days)
Contract Times with all approved Change Orders: Substantial Completion: _____ Ready for final payment: _____ (days or dates)

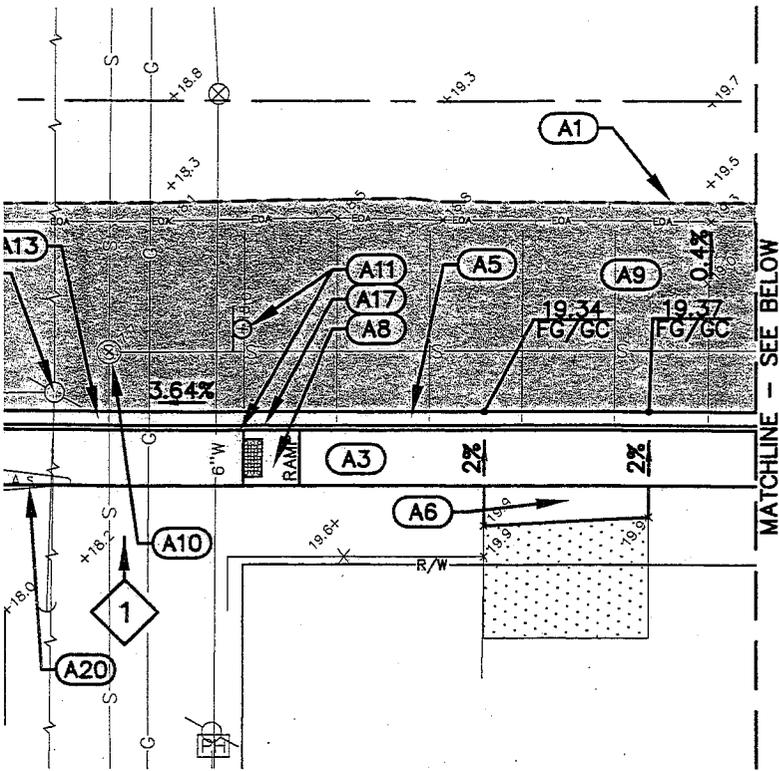
RECOMMENDED: _____ APPROVED: _____ ACCEPTED: _____
 By: [Signature] By: _____ By: [Signature]
 ENGINEER (Authorized Signature) OWNER (Authorized Signature) CONTRACTOR (Authorized Signature)
 Date: 5/15/13 Date: _____ Date: 5/15/13

EJCDC 1910-8-B (1996 Edition)
 Prepared by the Engineers Joint Contract Documents Committee and endorsed by The Associated General Contractors of America and the Construction Specifications Institute.

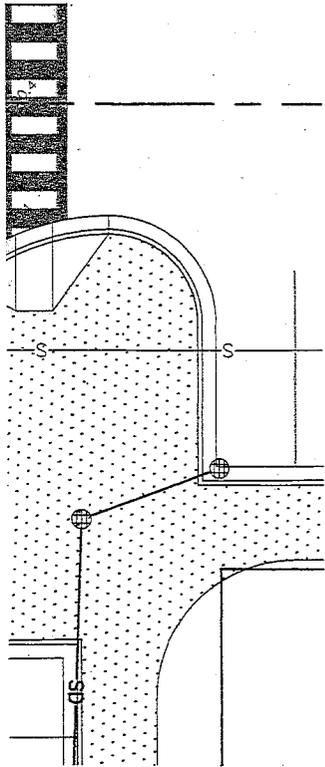




REVISIONS				GALENA ENGINEERING, INC. CIVIL ENGINEERS & LAND SURVEYORS 317 N. River Street Hailey, Idaho 83333 (208) 788-1705 (208) 788-4612 fax email galena@galena-engineering.com	REUSE OF DRAWINGS These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project without written agreement in writing with Galena Engineering, Inc..	CT DESIGNED BY 07/3 CT/SF DRAWN BY 05/1 SF CHECKED BY 05/1 FIELD BOOK
NO.	DATE	BY	DESCRIPTION			
▲	09/12/2012	SMF	ISSUE FOR PS&E			
▲	02/13/2013	SMF	ISSUE FOR BID			
▲	03/20/2013	SMF	FINAL ISSUE FOR BID			
▲	05/13/2013	SMF	CHANGE ORDER NO. 1			



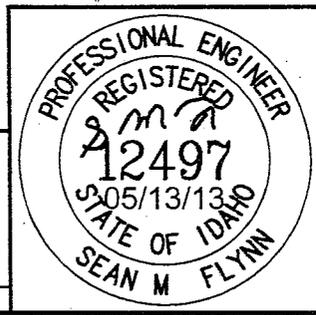
MATCHLINE - SEE BELOW



- 1 REGRADE ALLEY AS NECESSARY TO PROVIDE FOR A SMOOTH TRANSITION
- 2 MATCH EXISTING LINES AND GRADES
- 3 RETAIN AND PROTECT UTILITY POLE/AREA LIGHT
- 4 RETAIN AND PROTECT EXISTING FENCE
- 5 RETAIN AND PROTECT EXISTING TREES

- A1 SAWCUT A MINIMUM OF 24" OF EXISTING ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE
- A2 REMOVE AND DISPOSE OF EXISTING CONCRETE SIDEWALK
- A3 CONSTRUCT 6' WIDE CONCRETE SIDEWALK, DETAIL 1 SHEET 4
- A4 REMOVE AND DISPOSE OF EXISTING CONCRETE CURB AND GUTTER
- A5 CONSTRUCT 6" VERTICAL CONCRETE CURB AND GUTTER, DETAIL 1, SHEET 4
- A6 CONSTRUCT CONCRETE DRIVEWAY, DETAIL 5, SHEET 4
- A7 REGRADE AS NECESSARY TO PROVIDE FOR A SMOOTH TRANSITION TO EXISTING GROUND. COVER DISTURBED AREAS WITH 2" OF TOPSOIL AND REVEGETATE WITH GRASS SEED TYPICAL OF SURROUNDING AREA.
- A8 CONSTRUCT ADA COMPLIANT RAMP, DETAIL 2, SHEET 6.
- A9 CONSTRUCT ASPHALTIC CONCRETE ROADWAY, DETAIL 2, SHEET 4.
- A10 ADJUST SEWER MANHOLE RIM. ELEV = 17.87
CONSTRUCT HAILEY STANDARD CONCRETE COLLAR.
- A11 REMOVE, RETAIN, AND RESET EXISTING SIGN.
- A12 SAWCUT EXISTING CONCRETE SIDEWALK TO PROVIDE FOR A CLEAN VERTICAL EDGE.
- A13 INSTALL CONCRETE SIDEWALK VEHICLE APPROACH, DETAIL 4, SHEET 4.
- A14 INSTALL DRYWELL, DETAIL 1, SHEET 6
 - a. RIM=14.28
INV. IN=10.25
 - b. RIM=19.20
INV. IN=15.07
- A15 INSTALL PRIMARY CATCH BASIN DETAIL 1, SHEET 5
 - a. RIM=13.57
INV. OUT=10.57
 - b. RIM=18.39
INV. OUT=15.39
- A16 INSTALL 12" ADS N-12 STORM DRAIN PIPE. (SLOPE=2.0% MIN.)
- A17 INSTALL CURB TRANSITION, DETAIL 3, SHEET 4.
- A18 REMOVE STOP SIGN AND RESET ON POWER POLE.
- A19 INSTALL RECTANGULAR RAPID-FLASH BEACON. VERIFY LOCATION WITH CITY ENGINEER PRIOR TO INSTALLATION. DETAIL 3, SHEET 6.
- A20 RELOCATE EXISTING GAS MARKER

GRADING PLAN
SR2S KN12415 ELM ST. SIDEWALK & SH75 RRFB
 WITHIN SECTION 9, T2N., R18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
 PREPARED FOR THE CITY OF HAILEY



AGENDA ITEM SUMMARY

DATE: May 20, 2013 **DEPARTMENT:** Community Development **DEPT HEAD:** MA

SUBJECT: Wood River Middle School Annexation of Parcel 4 of a Replat of Maurer Subdivision, comprising a total of 0.62 acres

AUTHORITY: ID Code 67-65 LLUPA IAR _____ City Ordinance: Title 14, Annexation Procedures

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Findings Prepared:

Based on the Council's affirmative vote to annex Parcel 4 of the Replat of Maurer Subdivision into the City of Hailey, Findings of Fact and Conclusions of Law have been prepared for the Mayor's signature. Please refer to the Findings of Fact for detail on the Council decision.

Background:

Blaine County School District proposes to expand the Wood River Middle School to accommodate increased classroom space and to provide better facilities for current students and teachers. The footprint of the building expansion would fall outside of current City Limits onto Parcel 4 of a Replat of Maurer Subdivision, which is owned by the Blaine County School District and encompasses 0.62 acres (*Exhibit A in Staff Report*). Approximately 17.8 square feet of the proposed building expansion would be located on Parcel 4, which is currently within the jurisdiction of Blaine County (*Exhibit D in Staff Report*). 481 square feet of the proposed addition infringes on current setbacks and 17.8 square feet of that is outside of the City of Hailey. According the plat notes for this replatted subdivision, no structure can be built on this parcel (Parcel 4) until it has been annexed into the City of Hailey. In addition, the plat notes state that building height for this parcel, assuming it is annexed into the City, shall not exceed 25' from existing grade.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Caselle # _____
Budget Line Item # _____ YTD Line Item Balance \$ _____
Estimated Hours Spent to Date: _____ Estimated Completion Date: _____
Staff Contact: _____ Phone # _____
Comments: No fiscal impact is anticipated.

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> City Administrator | <input type="checkbox"/> Library | <input type="checkbox"/> Benefits Committee |
| <input checked="" type="checkbox"/> City Attorney | <input type="checkbox"/> Mayor | <input checked="" type="checkbox"/> Streets |
| <input checked="" type="checkbox"/> City Clerk | <input checked="" type="checkbox"/> Planning | <input type="checkbox"/> Treasurer |
| <input checked="" type="checkbox"/> Building | <input checked="" type="checkbox"/> Police | <input type="checkbox"/> _____ |
| <input checked="" type="checkbox"/> Engineer | <input checked="" type="checkbox"/> Public Works, Parks | <input type="checkbox"/> _____ |
| <input checked="" type="checkbox"/> Fire Dept. | <input checked="" type="checkbox"/> P & Z Commission | <input type="checkbox"/> _____ |

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve the Findings of Fact and Conclusions of Law for an annexation request from the Blaine County School District to annex Parcel 4 of a Replat of Maurer Subdivision, which is owned by the Blaine County School District and encompasses 0.62 acres into the City of Hailey to accommodate the expansion of the Wood River Middle School with additional classrooms and education facilities.

ADMINISTRATIVE COMMENTS/APPROVAL:

City Administrator _____ Dept. Head Attend Meeting (circle one) Yes No

ACTION OF THE CITY COUNCIL:

Date _____

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On May 6, 2013, the Hailey City Council considered an application for an annexation request from the Blaine County School District to annex Parcel 4 of a Replat of Maurer Subdivision, which is owned by the Blaine County School District and encompasses 0.62 acres into the City of Hailey to accommodate the expansion of the Wood River Middle School with additional classrooms and education facilities. The City Council, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

FINDINGS OF FACT

I. Notice

Notice for the public hearing on April 8, 2013 before the Planning and Zoning Commission was published in the Mountain Express on March 20, 2013 and mailed out to all Public Agencies on March 25. Notice for the public hearing on May 6, 2013 before the City Council was published in the Idaho Mountain Express on April 17, 2013 and mailed to Public Agencies on April 19, 2013.

II. Procedural History

The Planning and Zoning Commission considered this annexation on April 8, 2013 at the regular meeting of the Planning and Zoning Commission. At that meeting and public hearing, the Commission found this annexation request to be harmonious and in accordance with the specific goals and policies of applicable components of the Hailey Comprehensive Plan, and that the proposed annexation generally complies with the Hailey Comprehensive Plan. As such, the Planning and Zoning Commission unanimously voted to recommend approval of this annexation request and recommended the parcel be zoned General Residential if the annexation is approved by the City Council. The Findings of Fact and Conclusions of Law from that meeting have been signed by Chair Geoffrey Moore, outlining the decision of the Planning and Zoning Commission.

According to Idaho Code §67-6525, following a public hearing and recommendation from the Planning and Zoning commission on an annexation request, the City Council is required to hold a public hearing to review the recommendation from the Commission. This public hearing was held on May 6, 2013.

III. Summary of Application

Blaine County School District proposes to expand the Wood River Middle School to accommodate increased classroom space and to provide better facilities for current students and teachers. The footprint of the building expansion would fall outside of current City Limits onto Parcel 4 of a Replat of Maurer Subdivision, which is owned by the Blaine County School District and encompasses 0.62 acres (*Exhibit A*). Approximately 17.8 square feet of the proposed building expansion would be located on

Parcel 4, which is currently within the jurisdiction of Blaine County. 481 square feet of the proposed addition infringes on current setbacks and 17.8 square feet of that is outside of the City of Hailey. According the plat notes for this replatted subdivision, no structure can be built on this parcel (Parcel 4) until it has been annexed into the City of Hailey. In addition, the plat notes state that building height for this parcel, assuming it is annexed into the City, shall not exceed 25' from existing grade.

With the building expansion crossing County lines into Parcel 4, annexation of 0.62 acres into the City of Hailey is required in order for this project to continue.

IV. Summary of Planning and Zoning Commission Findings of Fact

1. The proposed annexation will be harmonious and in accordance with specific goals and policies of applicable components of the Hailey Comprehensive Plan.
2. The proposed annexation generally complies with the Hailey Comprehensive Plan. Specifically, the request complies with the following sections of the Comprehensive Plan: 9.1, 11.1, 13.1, 15.11.1, 15.11.2.
3. The proposed annexation will have no substantial impact on city services
4. Given the size, location, and no foreseeable impact on city services, the Commission did not require the following studies: Traffic Study, Wildlife Study, Level I Environmental Study, Avalanche Study, Wetland Study, Fiscal Impact Study.

V. Summary of Planning and Zoning Commission Conclusions of Law

1. Adequate notice, pursuant to Section 11.3 of the Hailey Zoning Ordinance and Idaho Code Section 67-6512, was given for the public hearing.
2. Upon compliance with the conditions stated below, the application substantially meets the standards of evaluation set forth in Ordinance No. 889, Section 14.01.080 dictating the review of an annexation request by the Planning and Zoning Commission.
 - a. No roof line constructed on Parcel 4 shall exceed twenty-five (25') from existing grade
 - b. If annexation is approved, a Lot Line Adjustment to join Parcel 4 with Northridge Subdivision #4, Lot 2, Block 1 (Parcel No. RPH04760010020) must be filed, approved, and recorded before the Certificate of Occupancy for the building expansion is approved.
3. The Commissions finds this request in compliance with the Comprehensive Plan, citing the sections as listed above.

VI. Planning and Zoning Commission Recommendation to City Council

Based on the above Findings of Fact, the Commission recommends to City Council, by unanimous vote, approval of the annexation request from the Blaine County School District to annex Parcel 4 of a Replat of Maurer Subdivision, which is owned by the Blaine County School District and encompasses 0.62 acres into the City of Hailey to accommodate the expansion of the Wood River Middle School with additional classrooms and education facilities. The Planning and Zoning Commission recommends zoning this 0.62 acre parcel General Residential (GR).

VII. Standards for Evaluation: City Council Review

The procedure and standards of the Commission's review is established in Hailey Ordinance No. 889, Section 14.01.090, Council Review:

- **The City Council shall review the application during the public hearing process and makes its own Findings of Fact and Conclusions of Law to determine the following:**
 1. **Whether the proposed annexation will be harmonious and in accordance with specific goals and policies of applicable components of the Hailey Comprehensive Plan,**
 2. **Whether the proposed annexation would be in the best interests of the citizen of Hailey, and**
 3. **To what extent possible, whether the proposed annexation will have a negative fiscal impact upon the existing citizens of Hailey at the time of an annexation and in the future. [14.01.090 (C.1-3)]**
- **The council has the sole and absolute discretionary right to approve, approve with conditions or deny an application for annexation.**
- **In addition, the council is authorized to require, as a condition of approval, that the applicant and the city enter into an annexation agreement providing for the terms and conditions of an approved annexation.**
- **The Council may also require the applicant, as a condition of approval, to construct certain improvements, including but not limited to private and/or public utilities, facilities, recreational or other amenities and landscaping, and to pay such annexation fees or other monetary or non-monetary contributions as the Council deems necessary to protect the health, safety and general welfare of the citizens of Hailey.**
- **In the event the fees and/or contributions are not paid at the time of annexation approval, the Council shall require the applicant to provide security in the form of a performance bond, irrevocable letter of credit or cash equivalent acceptable to Hailey for one-hundred and fifty percent (150%) of the bona fide estimate of the cost of the improvements and one hundred percent (100%) of the fees and/or contributions within thirty (30) days of the date when the Council approves the application but before the effective date of any annexation ordinance.**

- Furthermore, the Council may, consistent with Idaho Code § 67-6537, require the applicant, as a condition to approval, to use all surface water appurtenant to the real property to be annexed as the primary water source for irrigation of the real property to be annexed.
- In the event a subsequent development proposal materially differs from the development shown in approved annexation, the annexation agreement shall provide that the proposed development may be denied, that the applicant shall be responsible for any increased annexation fees and/or that the property may be deannexed.
- There shall be no right of an appeal by an applicant or by an affected party from an adverse recommendation by the commission or from an adverse decision of the council on an annexation application.
- If the council elects to approve the application for annexation with or without conditions, the council shall also establish the appropriate zoning district(s) for the annexed property in accordance with the procedures set forth in Article XIV Hailey Municipal Code.

VIII. Impacts on City Services

The Blaine County School District does not plan to install any new water or sewer lines and will not add any additional capacity to our water and sewer system. There will be no new roads, no new lots, and no extensions of City infrastructure to serve this development. The school district does not plan to add any additional students.

1. *Drinking Water System.* No impact. Tom Hellen, Public Works Director, has reviewed the application and has no concerns.
2. *Wastewater Treatment.* No impact. Tom Hellen, Public Works Director, and Roger Parker, WWTP Superintendent, have reviewed the application and have no issues.
3. *Life Safety (Fire and Police).* No impact. Jeff Gunter, Police Chief, and Mike Baledge, Fire Marshal, have reviewed the application and they have no concerns.
4. *Traffic and Transportation.* No impact. There will be no additional students, buses, or additional traffic. Tom Hellen, Public Works Director, has reviewed the application and has no concerns.
5. *Building.* The Building Official, Jim Lynch, is working with the architect to ensure these plans comply with 2009 IBC. The building officials have no concerns with this application.

IX. Comprehensive Plan Compliance

The current Comprehensive Plan (2010) contains goals that are applicable to the annexation request from the Blaine County School District and illustrates how the

application is in compliance with the Comprehensive Plan. The following tables summarize these goals, which are taken from Section 13: “School Facilities and Transportation”; Section 15.11, “School Facilities”; Section 9, “Public Services, Facilities, and Utilities”; and Section 11, “Community Design.”

Compliance with Comprehensive Plan	
9.1	Plan for the long-term utilities, service and facility needs while minimizing impacts to the greatest extent possible
11.1	Establish a built environment that maintains human scale, retains interest, aesthetics, encourages various levels of interaction among all members of the community, and enhances the character of different neighborhoods
13.1	Encourage and facilitate the development of school facilities that are planned consistently with the city’s other land use policies
15.11.1	Coordinate and cooperate with the Blaine County School District in the master planning and development for new and expanded school district facilities within the City of Hailey to meet the educational goals established by the community.
15.11.2	Encourage the shared use of all public facilities in order to minimize potential burden on property tax payers and maximize opportunities for public use

X. Zoning for the Property Proposed for Annexation

- Current Blaine County Zoning for Parcel 4 of the Maurer Subdivision is Medium Density Residential (R-4).
- The Planning and Zoning recommends zoning this parcel General Residential (GR) for the following reasons:
 - Consistent with surrounding zone where the Middle School is located.
 - According to Article 4.3.2 of the Zoning Ordinance, a school is a permitted use in the GR zone.

XI. Studies and Research on the Property Proposed for Annexation

- Traffic Study: not required
- Wildlife Study: not required
- Level I Environmental Study: not required
- Contour Map depicting 15% and 25% slope lines:
 - Included in application. See attachments to report
- Avalanche Study: not applicable
- Wetland Study: not applicable
- Fiscal Impact Analysis: not required (City Council may require)

XII. Utilities and Relocation

- The city operates and maintains a water line through Parcel 4 and the property is currently used as emergency/pedestrian access. The new addition will not impact the water line.

- The water line was installed approximately 9 years ago when the School acquired the 0.62 acres in order to serve a fire hydrant on the southeast corner of the school's campus, adjacent to the existing tennis courts.

XIII. Lot Line Adjustment

- The Blaine County School District must submit a request for a Lot Line Adjustment in which the property line for Parcel 4 will vacated, combining Parcel 4 with the 20.82 acres currently owned by the School District.
- A building permit may be issued if the Lot Line Adjustment has been submitted. However, a Certificate of Occupancy will not be issued until the lots have been combined.

XIV. Plat Notes and Building Restrictions

- According to the plat containing Parcel 4, "A Replat of Maurer Sub'd," the following notes pertain to the any structures developed on Parcel 4
 - Note #10: Until annexed into the City of Hailey, no structure that requires a county building permit shall be constructed on Parcel 4
 - Note #11: No roof-line constructed on Parcel 4 shall exceed twenty-five feet (25') from existing grade.

XV. Comments from Blaine County Planning and Zoning

- Please refer to Exhibit B of this report

CONCLUSIONS OF LAW

Based upon the above Findings of Fact, the Hailey City Council makes the following Conclusions of Law:

1. Adequate notice, pursuant to Title 14 of the Annexation Ordinance of the Hailey Municipal Code and pursuant Idaho Code Section 67-6512, was given for the public hearings held before the Planning and Zoning Commission on April 8, 2013 and before the City Council on May 6, 2013.
2. Upon compliance with the conditions stated below, the application substantially meets the standards of evaluation set forth in Ordinance No. 889, Section 14.01.090.
 - a. The applicant is required to pay for all costs associated with the filing of an annexation ordinance and the preparation of the legal descriptions and map prepared in a draftsmen like manner that designates the boundaries of the annexed property to be recorded with the County Recorder pursuant to State Law; and,
 - b. The applicant shall submit a lot line adjustment to combine Parcel 4 of the Replat of the Maurer Subdivision with Lot 2, Block 1, Northridge Subdivision No. IV and receive approval before a certificate of occupancy can be issued for any new structure on the annexed property; and,

- c. Any development on the annexed property shall be subject to the original plat notes accompanying Parcel 4 of the Replat of the Maurer Subdivision including a building height limit of 25' and the requirement to annex the property into the City of Hailey before a certificate of occupancy is issued for any buildings or structures built on Parcel 4 of the Replat of the Maurer Subdivision.
3. After considering all testimony and evidence concerning this annexation request, the City Council concludes that this proposed annexation will be harmonious and in accordance with specific goals and policies of applicable components of the Hailey Comprehensive Plan, that the annexation would be in the best interests of the citizen of Hailey, and to what extent possible, the proposed annexation will not have a negative fiscal impact upon the existing citizens of Hailey at the time of an annexation and in the future.

DECISION

Based on the above Findings of Fact and Conclusions of Law, the City Council, by unanimous vote, approves of the annexation request from the Blaine County School District to annex Parcel 4 of a Replat of Maurer Subdivision, which is owned by the Blaine County School District and encompasses 0.62 acres into the City of Hailey to accommodate the expansion of the Wood River Middle School with additional classrooms and education facilities. This 0.62 acre parcel will be zoned General Residential (GR).

Signed this _____ day of May, 2013.

F.X. Haemmerle, Mayor of Hailey

Attest:

Mary Cone, City Clerk

EXHIBIT A

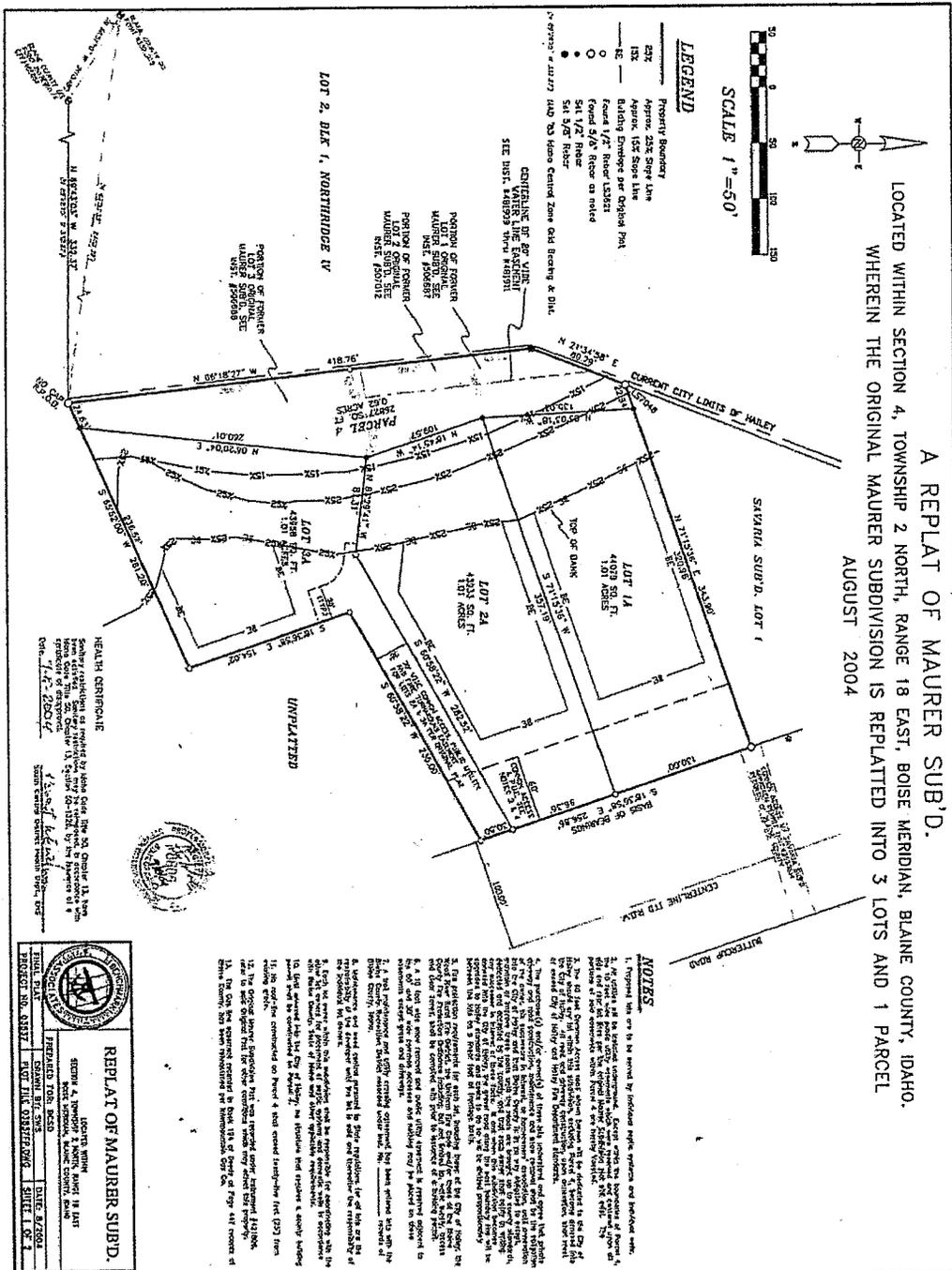


EXHIBIT B



BLAINE COUNTY LAND USE AND BUILDING SERVICES

219 1st Avenue South, Suite 208 Hailey, ID 83333
Planning & Zoning: 208-788-5570 • Building Department: 208-788-5573 • Fax 208-788-5576
www.blainecounty.org

March 28, 2013

Micah Austin
Community Development Director
City of Hailey

via e-mail

Dear Micah,

Thank you for the opportunity to comment on the proposed annexation of Parcel 4, Maurer Subdivision, into the City of Hailey. As plat note 10 indicates, annexation prior to construction on this parcel was anticipated. As such, the County supports the School District's application. In response to your specific questions, please see below:

1. What is the current zoning for this parcel? The city is recommending this parcel be zoned GR if annexed.
 - County zoning of this property is Medium Density Residential (R-4). GR zoning makes sense for the property once annexed.
2. What overlays, boundaries, or other County land use restrictions are currently in place for this parcel?
 - The property is not within any County overlay districts. The R-4 zoning district allows ag uses, single family and duplex residential as permitted uses. (A school use would require a conditional use permit.) The side and rear yard setbacks are 1 foot for every 2 feet of building height, with a minimum of 10 feet.
3. Any wildlife, environmental, or other concerns?
 - No.
4. Any other information that the County would like included in the record?
 - You noted that the Maurer Subdivision plat note 11 which limits roof height to 25 feet would be applicable. We expect the other Maurer Subdivision lot owners would appreciate this limit being retained for the school addition.
 - As we have discussed, a plat amendment that would make Parcel 4 of Maurer Sub a part of Lot 2, Block 1, Northridge Subdivision IV, is appropriate, with the plat title referencing the change to Parcel 4. A replat of Maurer Subdivision would not be required.

I hope this is responsive to your questions. Don't hesitate to contact me if I can be of further help.

Sincerely,

A handwritten signature in black ink, appearing to read "Kathy Grotto".

Kathy Grotto
Senior Planner

cc: Board of County Commissioners
Valdi Pace, Blaine County Assessor
Joel Hall, GIS Program Manager

EXHIBIT
C

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Blaine County School District No. 61
c/o Hawley Troxell Baris & Hawley LLP
540 Second Avenue North
P.O. Box 297
Kelchun, Idaho 83340

Instrument # 481908

HAILEY, BLAINE, IDAHO
2013-04-11 11:52:50 No. of Pages: 1
Recorded for: HAWLEY, TROXELL & BARIS
MARLENA RHEMANH Page 3 of 8
Ex-Officio Recorder Deputy
Index: EAS049775

(Space Above for Recorder's Use)

NON-EXCLUSIVE EASEMENT

FOR VALUE RECEIVED, and the payment of \$1.00, receipt of which is hereby acknowledged, Ada VanDooren, hereinafter "Grantor", of Hailey, Idaho, hereby grants unto Blaine County School District No. 61, whose address is 118 West Bullion, Hailey, Idaho 83333, a non-exclusive easement on, over and across real property described in Exhibit A, attached hereto and incorporated herein by reference, for construction, use, and maintenance of an underground water line.

1. The real property which is subject to this Non-exclusive Easement is described on the attached Exhibit A.

2. The purpose of this Non-exclusive Easement is to provide construction of a water line and the maintenance thereof, including appropriate ingress and egress for such Blaine County School District designated agents, personnel and equipment as may be necessary to construct and maintain said water line, to provide appropriate ingress and egress for such construction and maintenance, and to exercise all power delegated to the Blaine County School District or its agents for the care, supervision and control of such construction and maintenance.

3. This Non-exclusive Easement shall last until such time as the Blaine County School District takes title to the property on which the easement lies.

4. Grantee agrees to hold harmless and indemnify Grantor from any and all claims, liability and damages due to the negligence of Grantee or its agents in connection with this Non-exclusive Easement on account of the construction of the water line described herein.

5. Grantor, its successors and assigns, hereby consent that Grantee, its officers, agents or employees may at any time and all times, when necessary or convenient to do so, go over and upon Grantor's property in the vicinity of the easement and do and perform any

and all acts reasonably necessary or convenient to the carrying into effect the purposes for which this grant is made.

6. In the event of any action or proceeding brought by either party against the other under this Non-exclusive Easement, the prevailing party shall be entitled to recover all reasonable attorneys fees, including attorneys fees on appeal, and all costs of litigation.

7. This Non-exclusive Easement shall inure to and bind the heirs, successors, executors, administrators and assigns of the parties and shall constitute a covenant running with the real property described herein.

Signed: Ada Van Dooren
Ada VanDooren, Grantor

Dated: 3/24/03

STATE OF Idaho)
County of Blaine) ss.

On this 24th day of March, 2003, before me, the undersigned, a Notary Public in and for said county and state, personally appeared Ada VanDooren, known to me or proved to me upon satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

WITNESS my hand and official seal.



Frank R. Ottman
Notary Public for Idaho
Residing at Blaine Co.
Commission expires 1-25-07

EXHIBIT "A"

A water line easement located in a portion of Lots 1, 2, and 3 of Maurer Subdivision recorded on December 11, 1998 as Recording Number 421806 situated in a portion of the SW1/4 of the SE1/4 of Section 4, Township 2 North, Range 10 East, Boise Meridian, Blaine County, Idaho and more described as follows:

Commencing at a brass cap monument marking the southwesterly corner of said Lot 3, thence along the westerly line of said Lot 3 N06°18'27"W a distance of 264.74 feet to the POINT OF BEGINNING;

Thence 10.00 feet on each side of the following described line;

Leaving said westerly line N78°44'13"E a distance of 26.55 feet to a point;

Thence parallel and 25.00 feet East of the westerly Lot line for said Lots 2 and 3 N06°18'57"W a distance of 194.06 feet to a point from which a 5/8 inch rebar marking a northwesterly corner of said Lot 1 bears N21°34'58"E a distance of 36.35 feet; said point being the terminus of said line.

The sidelines of said easement to be lengthened or shortened to meet the boundary lines of said Lots.

Said easement contains 4412.36 square feet more or less and is subject to all existing easements and rights-of-ways of record or implied.

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Blaine County School District No. 61
c/o Hawley Troxell Ennis & Hawley LLP
540 Second Avenue North
P.O. Box 297
Ketchum, Idaho 83340

Instrument # 481910
HAILEY, BLAINE, IDAHO
2013-04-11 11:00:00 No. of Pages: 4
Recorded for: HAWLEY, TROXELL & ENNIS
SARINA BISHMAN Fee: 12.00
Ex-Officio Recorder, Deputy
Title: EASEMENTS

(Space Above for Recorder's Use)

NON-EXCLUSIVE EASEMENT

FOR VALUE RECEIVED, and the payment of \$1.00, receipt of which is hereby acknowledged, Stephen Thompson and Gwendolyn Thompson, hereinafter "Grantor", of Hailey, Idaho, hereby grants unto Blaine County School District No. 61, whose address is 118 West Bullion, Hailey, Idaho 83333, a non-exclusive easement on, over and across real property described in Exhibit A, attached hereto and incorporated herein by reference, for construction, use, and maintenance of an underground water line.

1. The real property which is subject to this Non-exclusive Easement is described on the attached Exhibit A.
2. The purpose of this Non-exclusive Easement is to provide construction of a water line and the maintenance thereof, including appropriate ingress and egress for such Blaine County School District designated agents, personnel and equipment as may be necessary to construct and maintain said water line, to provide appropriate ingress and egress for such construction and maintenance, and to exercise all power delegated to the Blaine County School District or its agents for the care, supervision and control of such construction and maintenance.
3. This Non-exclusive Easement shall last until such time as the Blaine County School District takes title to the property on which the easement lies.
4. Grantee agrees to hold harmless and indemnify Grantor from any and all claims, liability and damages due to the negligence of Grantee or its agents in connection with this Non-exclusive Easement on account of the construction of the water line described herein.
5. Grantor, its successors and assigns, hereby consent that Grantee, its officers, agents or employees may at any time and all times, when necessary or convenient to do so, go over and upon Grantor's property in the vicinity of the easement and do and perform any

and all acts reasonably necessary or convenient to the carrying into effect the purposes for which this grant is made.

6. In the event of any action or proceeding brought by either party against the other under this Non-exclusive Easement, the prevailing party shall be entitled to recover all reasonable attorneys fees, including attorneys fees on appeal, and all costs of litigation.

7. This Non-exclusive Easement shall inure to and bind the heirs, successors, executors, administrators and assigns of the parties and shall constitute a covenant running with the real property described herein.

Signed: [Signature] Dated: 3/26/03
Stephen Thompson, Grantor

Signed: [Signature] Dated: 3/27/03
Gwendolyn Thompson, Grantor

STATE OF Idaho)
County of Blaine) ss.

On this 27th day of March, 2003, before me, the undersigned, a Notary Public in and for said county and state, personally appeared Stephen Thompson, known to me or proved to me upon satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

WITNESS my hand and official seal.



[Signature]
Notary Public for Idaho
Residing at Blaine, ID
Commission expires 1-25-07

STATE OF Idaho)
) ss.
County of Blaine)

On this 27th day of March, 2003, before me, the undersigned, a Notary Public in and for said county and state, personally appeared Gwendolyn Thompson, known to me or proved to me upon satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

WITNESS my hand and official seal.



Ivan A. Latham
Notary Public for Idaho
Residing at Blaine Co.
Commission expires 1.01.07

EXHIBIT "A"

A water line easement located in a portion of Lots 1, 2, and 3 of Maurer Subdivision recorded on December 11, 1998 as Recording Number 421806 situated in a portion of the SW 1/4 of the SE 1/4 of Section 4, Township 2 North, Range 10 East, Boise Meridian, Blaine County, Idaho and more described as follows:

Commencing at a brass cap monument marking the southwesterly corner of said Lot 3, thence along the westerly line of said Lot 3 N06°18'27"W a distance of 264.74 feet to the POINT OF BEGINNING;

Thence 10.00 feet on each side of the following described line;

Leaving said westerly line N78°44'13"E a distance of 26.55 feet to a point;

Thence parallel and 25.00 feet East of the westerly Lot line for said Lots 2 and 3 N06°18'57"W a distance of 194.06 feet to a point from which a 5/8 inch rebar marking a northwesterly corner of said Lot 1 bears N21°34'58"E a distance of 36.35 feet, said point being the terminus of said line.

The sidelines of said easement to be lengthened or shortened to meet the boundary lines of said Lots.

Said easement contains 4412.36 square feet more or less and is subject to all existing easements and rights-of-ways of record or implied.

APR 07 2013

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Blaine County School District No. 61
c/o Hawley Troxell Ennis & Hawley LLP
540 Second Avenue North
P.O. Box 297
Ketchum, Idaho 83340

Instrument # 481911
HAILEY, BLAINE, IDAHO
2013-04-11 11:41:00 No. of Pages: 3
Recorded for: HAWLEY, TROXELL & ENNIS
MARSHA RHEMANN Fee: 8.00
Es-Org/Co Recorder, Deputy
Index in: BLAINE/COE

(Space Above for Recorder's Use)

NON-EXCLUSIVE EASEMENT

FOR VALUE RECEIVED, and the payment of \$1.00, receipt of which is hereby acknowledged, Randall Acker, hereinafter "Grantor", of Hailey, Idaho, hereby grants unto Blaine County School District No. 61, whose address is 118 West Bullion, Hailey, Idaho 83333, a non-exclusive easement on, over and across real property described in Exhibit A, attached hereto and incorporated herein by reference, for construction, use, and maintenance of an underground water line.

1. The real property which is subject to this Non-exclusive Easement is described on the attached Exhibit A.
2. The purpose of this Non-exclusive Easement is to provide construction of a water line and the maintenance thereof, including appropriate ingress and egress for such Blaine County School District designated agents, personnel and equipment as may be necessary to construct and maintain said water line, to provide appropriate ingress and egress for such construction and maintenance, and to exercise all power delegated to the Blaine County School District or its agents for the care, supervision and control of such construction and maintenance.
3. This Non-exclusive Easement shall last until such time as the Blaine County School District takes title to the property on which the easement lies.
4. Grantee agrees to hold harmless and indemnify Grantor from any and all claims, liability and damages due to the negligence of Grantee or its agents in connection with this Non-exclusive Easement on account of the construction of the water line described herein.
5. Grantor, its successors and assigns, hereby consent that Grantee, its officers, agents or employees may at any time and all times, when necessary or convenient to do so, go over and upon Grantor's property in the vicinity of the easement and do and perform any

and all acts reasonably necessary or convenient to the carrying into effect the purposes for which this grant is made.

6. In the event of any action or proceeding brought by either party against the other under this Non-exclusive Easement, the prevailing party shall be entitled to recover all reasonable attorneys fees, including attorneys fees on appeal, and all costs of litigation.

7. This Non-exclusive Easement shall inure to and bind the heirs, successors, executors, administrators and assigns of the parties and shall constitute a covenant running with the real property described herein.

Signed: Randall Acker
Randall Acker, Grantor

Dated: 4/4/03

STATE OF Idaho)
County of Blaine) ss.

On this 4 day of April, 2003, before me, the undersigned, a Notary Public in and for said county and state, personally appeared Randall Acker, known to me or proved to me upon satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

WITNESS my hand and official seal.



Anthony St. George
Notary Public for Idaho
Residing at PO 3239 Ketchum # 3340
Commission expires 06-27-08

EXHIBIT "A"

A water line easement located in a portion of Lots 1, 2, and 3 of Maurer Subdivision recorded on December 11, 1998 as Recording Number 421806 situated in a portion of the SW1/4 of the SE1/4 of Section 4, Township 2 North, Range 10 East, Boise Meridian, Blaine County, Idaho and more described as follows:

Commencing at a brass cap monument marking the southwesterly corner of said Lot 3, thence along the westerly line of said Lot 3 N06°18'27"W a distance of 264.74 feet to the POINT OF BEGINNING;

Thence 10.00 feet on each side of the following described line;

Leaving said westerly line N78°44'13"E a distance of 26.55 feet to a point;

Thence parallel and 25.00 feet East of the westerly Lot line for said Lots 2 and 3 N06°18'57"W a distance of 194.06 feet to a point from which a 5/8 inch rebar marking a northwesterly corner of said Lot 1 bears N21°34'58"E a distance of 36.35 feet, said point being the terminus of said line.

The sidelines of said easement to be lengthened or shortened to meet the boundary lines of said Lots.

Said easement contains 4412.36 square feet more or less and is subject to all existing easements and rights-of-ways of record or implied.

EXHIBIT D

