

STAFF REPORT

TO: Hailey Mayor and City Council
FROM: Beth Robrahn, Planning Director 
RE: "Life Springs" Annexation Application
HEARING: August 25, 2008

Applicant: Life Church

Location: Tax Lots 7734, 6879 and 6880 (northwest corner of McKercher Boulevard and Highway 75)

Note

Ordinance Requirements and Comprehensive Plan policies are in bold type; staff analysis is in plain type.

Notice

Notice for the public hearing was published in the Wood River Journal and mailed to property owners within 300 feet, to public agencies, and to area media on August 6, 2008. Notice was posted on all boundaries of the subject property on August 18, 2008. (Exhibit "A")

Application

Life Church, represented by John Gaeddert of the Corporation for Land Planning and Engineering, has submitted an application for annexation of 10.68 acres comprising of Tax Lots 7734, 6879 and 6880.

A portion of the site is intended be used by the applicant for the construction of a church, approximately 6,000 square feet in size. The church may wish to expand an additional 6,000 square feet in the future.

The property is currently located in the County, within the Area of City Impact and is zoned R-1 (one residential lot per acre). The annexation application originally requested that the property be zoned as Transitional (TN) and Recreational Green Belt (RGB) upon annexation.

Procedural History

October 27, 2003

- Prior to submitting an annexation application, representatives of the applicant requested that the City extend services to the property to enable construction of a church. According to the minutes of that meeting the church had been denied a septic permit from South Central

Health District to develop in the County because the property is within 200 feet of a sewer system.

- The City denied the sewer extension request and suggested the applicant explore other options with the County (e.g., appeal the decision by the Health District on septic permit and then apply for a conditional use permit through the County) or to apply for annexation to the city.

April 27, 2004 – Applicant files an annexation application.

November 6, 2006 – Commission's first public hearing

- The Commission requested additional information from the applicant regarding the site and possibly some conceptual design of the building.

February 5, 2007 – Commission's second public hearing

- The applicant submitted a revised site plan showing lot lines removed, parking for the church being shifted to the west to mitigate impact on the church site of future extension of River Street, and Recreational Green Belt (RGB) and Transitional (TN) zoning. A draft Annexation Agreement was also submitted. The hearing was continued on the record to February 20, 2007.

February 20, 2007 – Commission's third public hearing

- Additional public comment was taken. The hearing was continued on the record to March 19, 2007.

March 19, 2007 – Commission's fourth public hearing

- Additional plans were presented by the applicant showing scenarios with variations on parcel size and zoning (Transitional (TN) zoning and General Residential (GR) zoning and limited uses within the annexation agreement).
- The applicant's scenarios did not include proposed uses, approximate number and size of lots, length and location of proposed water and sewer mains, length and location of proposed streets, alleys and sidewalks, easements or size and location of parks and open spaces.
- The Commission determined that the scenarios represented by the applicant failed to demonstrate to their satisfaction what plans the church had for the portions of the property that would not be developed as a church.
- The main concern of the Commission was the potential for office development outside of the established Business District.
- The Commission recommended denial of the application.

January 24, 2008

- The applicant submitted a schematic master plan for the 10.68 acres owned by the church to attempt to address the Commission's reasons for recommending denial of the application.
- This action initiated the process of scheduling the application for the Council's review.
- According to the Hailey Annexation Ordinance upon receipt of the Commission's findings of fact and conclusions of law a public hearing can be scheduled for the Council to review an application for annexation. The Commission's findings of fact and conclusions of law were

emailed to the Council on Friday February 22, 2007 and were included in the Council's packet for the scheduled March 10, 2008 public hearing.

March 10, 2008 – City Council's first public hearing

- There was an error in the notice for the public hearing scheduled for March 10, 2008. The Council moved to correct the noticing error.
- The application was noticed for the next possible Council meeting: April 14, 2008.

April 14, 2008 –

- The Council reviewed a schematic master plan submitted by the applicant which depicted the applicant's proposal to designate the property as Transitional (TN) zoning.
- Councilmember Burke stated that she would consider GR zoning only, that a horse property on the portion of the site at the corner of McKercher and Hwy 75, that the site is not the right location for an ice rink, that the site could be a good residential area given proximity to grocery, middle school, etc, with open space, and that the city should contain density.
- Councilmember Haemmerle stated that he preferred residential use over commercial or office use, that it is a mistake to push business uses farther north, that he would be willing to look at TN in annexation agreement, and that he does not agree with density outside of the city center.
- Councilmember Brown stated that she would not consider commercial or business use on the property, that she wants to protect downtown, that she is fine with residential uses (city should have density), that she wants snow storage included, an easement to the river, and a donation of the portion of the site at the corner of McKercher and Hwy 75 to the city and leaving a portion as open space, that she questioned the impact on water supply, but that she is willing to consider annexation.

Applicant's Master Plan Revisions

On July 2, 2008, the applicant submitted revisions to the schematic plan which shows the approximate number and size of lots and potential building footprints, length and location of proposed streets and sidewalks, easements and size and location of parks and open spaces. The revised plan shows four blocks:

- Block 1 – approximately 1.6 acres located at the corner of McKercher and Highway 75, General Residential (GR) zoning
- Block 2 – approximately 4.15 acres located east of Block 1 and south of the River Grove Ranch Subdivision, the proposed location of the church, General Residential (GR) zoning
- Block 3 - approximately 3.5 acres located east of River Street, Transitional (TN) zoning
- Block 4 – approximately 1.5 acres located east of River Street and south of Block 3 and designated as being deeded to the City of Hailey, no zoning designation proposed by the applicant
- A 22 foot landscape easements adjacent to Mountain View Subdivision, from Saddle Trail to Angela Drive.

- Relocation of three (3) of the historic forest service buildings to Block 2, pending acquiring the buildings from the current owner.
- A ten foot (10') pedestrian access easement between a portion of Block 2 and Block 3.

Previously the applicant offered 1.7 acres for the location of an ice rink to be operated by Hailey Ice. The Hailey Ice board members sent a letter to the applicant dated April 23, 2008 stating due to the Council's discussion on April 14 and neighbor issues the board was pursuing other options for located the ice rink.

The applicant is still proposing a portion of the site be zoned Transitional (Block 3). The land use associated with Transitional Zoning was the main issue the Commission had regarding the application's compliance with the Comprehensive plan, specifically Section 12.1, which reads as follows:

To manage and accommodate growth due to infill development and to control and/or limit expansive development within the City of Hailey, through flexible, responsive, and consistent controls, in order to provide for a community that is well-defined in terms of distinct boundaries, compact in terms of human scale elements and distances between structures and uses, and surrounded by and integrated with green space. To provide for alternative modes of transportation, sustainable economic development, a balanced mix of housing, serviceable annexations and adequate infrastructure.

There is a general list of uses that have been discussed by the Council as appropriate for the site include:

- Church
- Residential – single family and/or multifamily
- Park Space
- Open Space

The land use issues that have to be addressed in considering this application include:

- Appropriate buffers between Hailey and adjacent residential and equestrian uses to the west and north of the site.
- Appropriateness of allowing Professional Office uses outside of the areas currently zoned Business District and Limited Business Districts at the north end of Hailey.
- Intent of the Transitional District.

Department Head Comments

Department Comments were received by the Council on March 10, 2008 and April 14, 2008.

Water and Sewer:

Previous staff comments indicated there are adequate water and sewer services available to accommodate the proposed development of this property, whether developed with office or residential uses in addition to the church use.

Procedure and Standards for Council Review

Pursuant to Section 14.01.090, Council Review, of Hailey Ordinance No. 889, the Council's review shall include:

Conduct and Notice of Council Hearing. Upon receipt of the Commission's findings of fact and conclusions of law, the Council shall schedule a public hearing to review the application for annexation. Notice of the public hearing shall be conducted in the same manner as the notice for a Commission hearing pursuant to Section 14.01.070 of this Chapter. The Council shall have the right to request further information deemed necessary by the Council at any time during the proceedings.

Fiscal Impact. To assist the Council in the determination whether an annexation will have any negative fiscal impact, the Council may, in its sole and absolute discretion, require the applicant for annexation, at the applicant's sole expense, to submit a fiscal analysis or an updated fiscal analysis by a qualified and independent person or firm acceptable by the Council and in a format acceptable by the Council, to determine the proposed annexation's impact and to recommend the base amount of annexation fees. The Council retains the right to require further monetary or non-monetary contributions for any annexation. The applicant has the right to seek the City's approval of such a fiscal impact study at any point in the annexation process.

The Council should discuss how they want to assess the fiscal impact of this annexation application. If the Council wishes to move forward with the proposed annexation, a fiscal impact study may be required by the Council to be paid for by the applicant.

Findings. During the public hearing process of the application for annexation, the Council shall make its own findings of fact and conclusions of law to determine:

1. Whether the proposed application will be harmonious and in accordance with specific goals and policies of applicable components of the Hailey Comprehensive Plan, and The proposed Transitional Zoning of Block 3 should be discussed by the Council.

The Commission had issues with the proposed TN zoning; the Commission was concerned with continuing to allow business related uses outside of the Business District and wanted to limit the uses allowed in the TN zoning district for this property.

The Council discussed General Residential (GR) zoning as a more appropriate zoning designation in order to accommodate a church use while also providing a buffer between the county use to the north, the residential use west and the business use to the south and east.

In addition the portion of the property designated as Block 3 was discussed by the Council as being appropriate for residential use due to the proximity to the Wood River Middle School, Albertsons and other Business District uses.

Several sections of the Comprehensive Plan have goals and policies applicable to annexation, including Section 5, Land Use, Section 6, Economic Development, Section 8 Housing, Section 9, Public Facilities, Utilities, and Services and Section 12, Growth Management. Specific goals and policies from Section 12, Growth Management that address annexations include the following:

12.1 Goal: To manage and accommodate growth due to infill development and to control and/or limit expansive development within the City of Hailey, through flexible, responsive, and consistent controls, in order to provide for a community that is well-defined in terms of distinct boundaries, compact in terms of human scale elements and distances between structures and uses, and surrounded by and integrated with green space. To provide for alternative modes of transportation, sustainable economic development, a balanced mix of housing, serviceable annexations and adequate infrastructure.

A primary concern of the Commission was related to “control and/or limit expansive development”. The Commission felt that the application was not well defined.

Residential, church, open space, parks and recreational uses appear to be the most appropriate mix of uses which are compatible with the uses on adjacent properties and which would control the creep of office and other commercial uses north of the established Business zoning district.

The current Hailey zoning map shows TN zoning only within the Townsite Overlay (TO) between the Business (B) and General Residential (GR) zones. The subject area is not in keeping with this pattern of zoning. Properties currently located within the City of Hailey at the north and south ends of Main Street and adjacent to the Business zone are zoned Limited Business (LB), General Residential (GR) or Limited Residential (LR-1); this pattern of zoning is more applicable to the subject area. The following policies from the Land Use and Economic Development sections of the Comprehensive Plan also address this issue:

5.4.2. Enhance the Central Business District as defined in this plan, maintaining it as Hailey’s primary retail center. Consider ordinance amendments that will support a dynamic and vital downtown core. Expand the Business and like districts in accordance with the established Land Use Map.

d. Encourage the infill of existing Central Business District property, for example along River Street, with business and accessory residential uses prior to expanding the Business district. Discourage any further lengthening of the Central Business District.

5.4.5. Promote land use policies that protect and enhance new and existing neighborhoods in residential zoning districts. Encourage a diversity and mix

of residential housing throughout the city in order to create a fully integrated community.

- i. Consider additional (annexed) residential land uses to be most appropriate to the east and north of the existing city limits, to the west with consideration of floodplain and wetland areas, and least appropriate to the south (while the airport is in its current location).

6.1.1. The City of Hailey should have a Central Business District, as defined in this Plan, which should be the primary commercial center of the community. All regional commercial activity, with the exception of industry, should be concentrated in the Central Business District. The Central Business District of the City of Hailey should be the Business and Limited Business districts on or adjacent to Main Street, River Street, and First Avenue in the Hailey Original Townsite and should not extend east or west of those streets. Additionally, the Central Business District, until properly in filled, should not extend further south than the intersection of Third Avenue and Main Street or further north than McKercher Boulevard.

Because commercial creep north is a concern, a residential zoning district that identifies churches as a permitted use appears to be the more appropriate zoning choice for the subject area.

12.1.1 Policy: Ensure that growth does not outpace infrastructure, services or capacity of resources. The following implementation items are considered high priority for the City.

Implementation:

- e. **When considering annexations, evaluate the merits on which the property would benefit the City if annexed. For example, property with existing ground or surface water rights or other similar resources would be a greater benefit to the City than property without.**

The subject property does not have any water rights. A benefit to the City may be the ability to extend water and sewer services to the subject property, thereby eliminating the possibility of groundwater contamination or contamination of the Big Wood River from a septic system.

Other benefits proposed by the applicant include:

- Approximately one and a half (1.5) acres for use by the City.
- A 22 foot landscape easement adjacent to Mountain View Subdivision.
- Relocation of three (3) of the historic forest service buildings to the site, pending acquiring the buildings from the current owner.

The Council should determine whether these benefits are adequate. Over the course of the Commission's deliberation on the application, conservation easements were discussed. The landscape easement proposed by the applicant extends along the western boundary of the property from Empty Saddle Road to the northern boundary of the Mountain View Subdivision. A 10 foot pedestrian access easement is shown between a portion of Block 2 and Block 3. This easement stops at the boundary with Tax Lot 4563 and would not provide a connection to access

to adjacent BLM land. Therefore, for the easement to be beneficial, it would need to extend north, along the property line with Tax Lot 4563, to the northwest point of the property.

f. Ensure that existing infrastructure and proposed infrastructure provided by an applicant can accommodate any proposal for annexation.

There are no major concerns from City Departments regarding infrastructure capacity and the ability to accommodate the proposed development if all extensions of service and other mitigation measures are paid for by the applicant.

g. Continue to evaluate the adequacy of the City water supply to meet current and future demands. Where available, require sufficient water rights be provided by applicants for the uses proposed within lands considered for annexation.

The subject property does not have any water rights.

12.1.3. Policy: Support infill development, generally the preferred method of growth, while recognizing that expansion of city boundaries will also be required to accommodate various uses compatible with this Plan.

Implementation:

- a. Carefully analyze for general compliance with this Comprehensive Plan all applications for the expansion of city boundaries. Annexations and extension of full city infrastructure should occur only as infrastructure and city services can be feasibly provided.**

The Commission could not find that the application was in compliance with this policy of the Plan without more detail regarding the uses proposed for the subject property. The Commission had issues with the proposed TN zoning; the Commission was concerned with continuing to allow business related uses outside of the Business District and wanted to limit the uses allowed in the TN zoning district for this property. Whether the use should be further restricted on this portion of the site in order to support infill development within the existing Business district, was the main concern of the Commission.

General Residential (GR) zoning was discussed by the Commission and the Council as possibly being a more appropriate zoning designation in order to accommodate a church use while also providing a buffer between residential uses to the north and west.

The applicant has submitted a master plan of the site in an effort to provide more detail regarding the uses proposed for the subject property. 4.15 acres of the property is now proposed to be zoned GR and 1.5 acres to the city; however the applicant still proposes 3.5 acres as Transitional.

12.1.5. Policy: Ensure that development, both within current city limits and in future annexation areas, pays all cost associated with additional services required. Future growth should pay for itself.

Implementation:

- a. Based on information gained through the examination of levels and costs of services, maintain an appropriate method of calculating basic annexation fees, which may be augmented by site specific exactions or**

dedications.

- b. Consider site specific needs related to each annexation application and ensure the collection of fees, development of infrastructure, or other exactions appropriate to those needs.**

The Council should discuss how they want to assess the fiscal impact of this annexation application. If the Council wishes to move forward with the proposed annexation, a fiscal impact study may be required by the Council to be paid for by the applicant.

12.1.6. Policy: Ensure that community and neighborhood character is provided for future development through the use of innovative design, diversity of housing, and individuality of homes.

Implementation:

- a. Consider development standards that will promote and ensure compatibility between different types of residences in new subdivisions and annexations.**

The Commission had issues with the proposed TN zoning; the Commission was concerned with continuing to allow business related uses outside of the Business District and wanted to limit the uses permitted on this property.

General Residential (GR) zoning was discussed by the Commission and the Council as possibly being a more appropriate zoning designation in order to accommodate a church use while also providing a buffer between residential uses to the north and west.

The applicant has submitted a master plan of the site in an effort to provide more detail regarding the uses proposed for the subject property. The majority of the property is now proposed to be zoned GR or RGB, however the applicant still proposes 3.5 acres as Transitional.

2. Whether the proposed annexation generally complies with the Hailey Comprehensive Plan, and

The Council should determine if there is adequate evidence on specific goals and policies of the Comprehensive Plan to make findings that the proposal generally complies with the Comprehensive Plan.

3. To the 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.

The Council should discuss how they want to assess the fiscal impact of this annexation application. If the Council wishes to move forward with the proposed annexation, a fiscal impact study may be required by the Council to be paid for by the applicant.

Zoning Classification. If the Council finds general compliance with the Hailey Comprehensive Plan, the Council shall then consider the application for a zoning classification and consider any and all factors it deems, in its sole and absolute discretion, important to determine whether an application for annexation shall be granted or denied.

The applicant's revised plan proposes zoning designation of General Residential (GR) Transitional (TN) and 1.5 acres to the City of Hailey. The property is currently zoned in the

County for residential use. The property is bordered to the west and north by six unincorporated residential lots. Three of the lots are in Mountain View Subdivision and are adjacent to the existing Marketron property, located west of the subject property and separated by large trees and a change in grade. A large tax lot and two River Grove Ranch Subdivision lots are to the northwest, including outbuildings and corrals along the north property line. Albertson's, Marketron, Bigwood 4 Cinemas and State Highway 75 are located to the south and east of the project. The signalized McKercher/SH75 intersection is the main access into the property.

The purpose of the GR District is to provide areas for a variety of residential uses, and a limited number of other uses compatible with this type of residential development. The intent is to preserve the favorable amenities associated with a residential neighborhood.

Permitted uses for the GR District are limited to the following:

- a. Parks.
- b. Single Family Dwellings.
- c. Multi Family Dwellings.
- d. Churches.
- e. Schools.
- f. Home Occupations.
- g. Day Care Homes.
- h. Day Care Facilities.
- i. Manufactured Homes.

Conditional uses for the GR District are limited to the following:

- a. Bed and Breakfast Inns.
- b. Boarding and Rooming Houses.
- c. Day Care Centers provided no more than eighteen (18) children will be cared for at any one time.
- d. Public Service, Public Use and Public Utility Facilities.
- e. Semi-Public Uses.
- f. PWSF's or WCF's,, attached to street poles or mounted on existing buildings or structures, upon the issuance of a Wireless Permit in accordance with the provisions of Article VIII A of this Ordinance. (Freestanding and lattice towers are prohibited.)
- g. Above ground flammable and combustible liquid tanks utilized by a public use.
- h. Temporary Structures.
- i. Horses. A maximum of two (2) horses per acre on lots of one (1) acre minimum size.

Accessory uses for the GR District are limited to the following:

- a. Greenhouse/private.
- b. Garages.
- c. Storage buildings.
- d. Swimming pools.
- e. One Accessory Dwelling Unit on lots of 7,000 square feet or larger, accessory to a single family dwelling unit or to a non-residential Principal Building. Primary vehicular access to any accessory dwelling unit shall be from a City street or alley. All Accessory

Dwelling Units shall have adequate water and sewer services installed to meet City Standards.

The purpose of the TN District is to provide a buffer zone between residential and business areas. The zone provides for restricted business activities within residential areas which are directly adjacent to or across a street or alley from established business zones. Uses shall be limited to those that generate relatively little traffic. The residential integrity of the area shall be maintained by preserving the existing buildings and requiring new building designs in keeping with the residential nature of the area, and requiring adequate on-site parking. The term “Transitional” does not imply that the properties within the district will be transitioning from residential to business zoning.

Permitted uses for the TN District are limited to the following:

- a. Single Family Dwellings.
- b. Dwelling Units within Mixed Use Buildings.
- c. Home Occupations.
- d. Professional Offices
- e. Day Care Homes.
- f. Day Care Facilities.
- g. Manufactured Homes.
- h. Churches.
- i. Parks.

Conditional uses in the TN District are limited to the following:

- a. Multi Family Dwellings.
- b. Non profit recreation center.
- c. Bed and Breakfast Inn.
- d. Day Care Centers.
- e. Personal Services.
- f. Public Service, Public Use and Public Utility Facilities.
- g. Semi-Public Uses.
- h. PWSF's or WCF's, attached to street poles and mounted on existing buildings or structures, upon the issuance of a Wireless Permit in accordance with the provisions of Article VIIIA of this Ordinance. (Freestanding towers are prohibited.)
- i. Above ground flammable and combustible liquid tanks utilized by a public use.
- j. Temporary Structures.

Accessory uses in the TN District are limited to the following:

- a. Greenhouse/private.
- b. Storage buildings.
- c. One Dwelling Unit on lots of 7,000 square feet or larger, accessory to a Single Family Dwelling Unit or to a non-residential Principal Building. Primary vehicular access to any Accessory Dwelling Unit shall be from a City street or alley. All Dwelling Units shall have adequate water and sewer services installed to meet City Standards.

The Commission recommended denial of the application mainly due to concern over Professional Offices and Mixed Use Buildings being permitted uses in the TN zone and whether those permitted uses, if located on this site would conflict with the Comprehensive Plan policy of supporting infill development in the existing Business district. It is necessary for the Council to determine if use of the subject property should be regulated by the City and if so, what general uses are appropriate for the subject property.

If the Commission made negative findings related to the Comprehensive Plan under Section 14.01.080 and therefore did not make a recommendation on zoning classification for the property sought to be annexed, but the Council subsequently made favorable findings related to the Comprehensive Plan and wishes to proceed with the annexation, the Council shall remand the proceedings to the Commission for its recommendation on zoning classification.

The Commission recommended denial of the application. Therefore, if the Council makes favorable findings related to the Comprehensive Plan and proceeds with approval of the annexation, then the application will be required to be remanded to the Commission for its recommendation on zoning classification based on the Council's determination of the appropriate general uses for the subject property.

Decision. 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. 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 of the Hailey Zoning Ordinance.

Summary of Council Action

- The Council shall hold a public hearing to receive public comment.
- The Council should deliberate and make findings on the following standards as specified in the Hailey Annexation Ordinance and as discussed in this staff report:
 - 1) Whether the proposed application will be harmonious and in accordance with specific goals and policies of applicable components of the Hailey Comprehensive Plan, and
 - 2) Whether the proposed annexation generally complies with the Hailey Comprehensive Plan, and

- 3) To the 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.
 - The Council should determine how they want to assess the fiscal impact of this annexation application and whether a fiscal impact study will be required.
 - If the Council makes positive findings on findings related to Comprehensive Plan, compliance the fiscal impacts study could be done concurrently with the Planning and Zoning Commission's recommendation of the zoning classification.
- If the Council finds the application meets the above standards, it shall remand the application to the Commission for its recommendation on zoning classification.

STAFF REPORT

TO: Hailey City Council
FROM: Beth Robrahn, Planning Director 
RE: Final Plat – Quigley View Condominium Subdivision
HEARING: August 25, 2008

Applicant: J. Walt and Jenny Femling
Project: Quigley View Condominiums
Request: Final Plat
Location: Lots 1, 2 and 3, Del Norte Apartments Subdivision (631 E Croy St)
Zoning: Limited Residential (LR)

Note: Staff analysis is in lighter type.

Notice

Notice for the public hearing was published in the Wood River Journal and mailed to property owners within 300 feet on January 23, 2008.

Application

J. Walt and Jenny Femling, represented by Bruce Smith of Alpine Enterprises, Inc., has submitted an application for final plat approval of a 12-unit residential condominium project located at 631 E Croy St, east of 6th Avenue between Bullion and Croy Streets. As the application submitted is for a condominium project, the ground under and around the units would be owned and maintained by the condominium association. During preliminary plat the applicants proposed to provide 3 community housing units. The applicant submitted a concurrent Design Review application to do a remodel of the entire project which was approved by the Planning and Zoning Commission on October 16, 2006. The project is currently under construction.

The 12 unit project was constructed in the mid 1970's. It is an existing non-conforming use as it is located in the Limited Residential zoning district, which does not allow multi-family housing.

Procedural History

Section 2.4.1 of the Subdivision Ordinance allows for applications for platting condominium units in existing structures to be reviewed through the short plat procedure. In this procedure, the Hearing Examiner or Commission reviews the preliminary plat only. Upon approval of preliminary plat, the applicant submits a final plat for Council approval.

The application was heard by the Hailey Planning and Zoning Commission on October 16, 2006 and approved with the following conditions:

- a) **The final plat shall include a note stating that the subdivision is subject to the recorded CC&R's, along with the instrument numbers thereof.**
This has been met; see plat note 2.
- b) **Each unit shall be individually metered for water and each unit shall have a separate sewer service.**
This condition should be carried over.
- c) **The renovations and landscaping described in the community housing plan shall be completed prior to the recordation of the final plat. These improvements include but are not limited to:**
 - 1. **New siding and paint to match the neighboring market units.**
 - 2. **Installing Firewall between the units to meet the Building Code.**
 - 3. **Interior finishes upgrades as determined by BKHA and owner.**
 - 4. **New landscaping as shown in attached plan LA 1.0.**
 - 5. **New entry on end units as shown on plan to match market units.**
 - 6. **New pavement as shown on plan for walkways.**
This condition should be carried over.
- d) **Pursuant to Section 4.11.3.4 of the Subdivision Ordinance the parties shall execute an agreement incorporating the community housing plan.**
This condition should be carried over.
- e) **A new site plan shall be submitted prior to issuance of a Building Permit showing the location of drywells and revised snow storage.**
This condition has been met.
- f) **Sidewalk shall be constructed adjacent to the project or an in-lieu contribution shall be made; the location of the sidewalk shall be determined by the City Engineer and Staff.**
The applicant has not submitted plans for sidewalk improvements. This condition should be carried over.
- g) **Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 3.1 of the Subdivision Ordinance, requiring certain improvements.**
This condition should be carried over.

h) All improvements and other requirements shall be completed and accepted, or surety provided pursuant to Sections 2.3.7 and 5.9.1 of the Subdivision Ordinance, prior to recordation of the final plat.
This condition should be carried over.

i) The final plat must be submitted within one (1) calendar year from the date of approval of the preliminary plat, unless otherwise allowed for within a phasing agreement.
This condition has been met.

On January 8, 2007, the City Council considered the Community Housing Plan submitted by the applicant. The Council approved three (3) Community Housing Units at Income Category 4. At that time the Blaine County Housing Authority calculated the maximum sale price to be approximately \$172,000. The 2008 BCHA Community Housing Pricing Calculator sets the maximum price of a 2 bedroom unit in Category 4, assuming a \$50 per month Homeowners Association (HOA) due, at \$168,193. The maximum price with no HOA dues is \$176,348. According to BCHA there are several Hailey residents within Category 4 who have been qualified and are ready to buy.

The applicant is requesting an amendment to the Community Housing Plan for Council approval of an alternate deed restriction for resident workers, rather than the income deed restriction originally approved. The applicant proposes the sale price of the Community Housing units to be \$198,000. A letter and a revised housing plan from the applicant are attached. The proposed Community Housing Plan provides that the condominium assessments shall be limited and that the Condominium Declaration may not be amended without the consent of the Blaine County Housing Authority. The proposed Condominium Declaration refers to the Blaine Ketchum Housing Authority. The Condominium Declaration should be revised to insure that assessments shall be limited, that the Condominium Declaration may not be amended without the consent of the Blaine County Housing Authority and that the Blaine County Housing Authority is correctly identified.

The applicant is also requesting phased final plat approval to allow sale of the first eight (8) units completed in two (2) of the four (4) buildings to begin upon their tentative completion in October 2008.

The City could enter into a phasing agreement with the applicant that would allow a final plat to be recorded for the first two buildings, allowing for a subsequent final plat for the third building. Our ordinance allows for this procedure and was done for the Sweetwater development. This agreement has been added as a condition of approval (condition e) should the Council choose to allow phasing of the final plats of the buildings. The applicant is proposing one (1) community housing unit be included in the two (2) of the buildings proposed for the first phase and one (1) community housing unit be included in the third building proposed for the second phase.

Life/Safety Issues:

The location of the hydrant approved on the preliminary plat interferes with vehicular circulation on the site. The applicant relocated the fire hydrant at the request of the City; however the requested relocation was within an access and parking easement. The hydrant will be relocated by the City to a location off site as determined by the Fire Chief.

Standards of Evaluation:

Maximum Multi-Family Density – 1 unit per 1/10 acre.

SECTION 3 – PROCEDURE

3.3 Final Plat Approval.

The final plat, prepared by a Professional Land Surveyor, must be submitted within one (1) calendar year from the date of approval of the preliminary plat, unless otherwise allowed for within a phasing agreement or as otherwise provided herein. Plats not submitted for final approval within one (1) year or according to the phasing agreement, shall be considered expired and preliminary plat approval shall become null and void. The Council may extend the deadline for submitting the final plat upon holding a public hearing.

The Commission's approval of the preliminary plat was on October 16, 2006.

3.3.2 The administrator shall review the Final Plat application to ensure that the application submitted is consistent with the approved preliminary plat. The conditions imposed on the preliminary plat approval must be either completed or shown on plans or the plat prior to any public notice for final plat approval.

The final plat is consistent with the preliminary plat approved by the Commission. Conditions of preliminary plat approval have been met or are carried over.

SECTION 4 – DEVELOPMENT STANDARDS

Development standards were reviewed in detail during the preliminary plat approval process. Please refer to the preliminary plat Findings of Fact and Decision. No changes have been made to the plat since preliminary plat approval.

Condominiums shall not be subject to Section 4.10 of this Ordinance.

CONDOMINIUMS (Section 7 of the Subdivision Ordinance)

7.1 Plat Procedure. The Developer of a condominium project shall submit with the preliminary plat application as required by this Ordinance a copy of the proposed by-laws and condominium declarations of the proposed condominium development. The documents shall adequately provide for the control (including billing where applicable) and maintenance of all common utilities, common area, recreational facilities,

and Green Space. The Developer may submit a final plat application following inspection and approval by the Building Inspector of the footings and setbacks of the condominium building. Prior to final plat approval, the Developer shall submit to the City a copy of the final by-laws and condominium declarations to be recorded with the County Recorder, including the instrument number(s) under which each document was recorded.

Draft CC&R's have been submitted and address utilities and the maintenance of common areas. The City has not and will not in the future determine the enforceability or validity of the Declaration of Covenants, Conditions, and Restrictions or other private agreements.

7.2 Garages. All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular condominium units. Detached garages may be platted on separate sub-lots, provided that the ownership of detached garages is tied to specific condominium units on the condominium plat and in any owner's documents and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the condominium project.

Three 3-unit carports were approved in design review and are required to be completed prior to the recordation of a final plat.

7.3 Storage/Parking Areas. Condominium projects shall provide parking spaces according to the requirements of Article IX of the Hailey Zoning Ordinance No. 532, as amended.

Section 9.4.1 of the Zoning Ordinance requires 1.5 parking spaces per unit for multi-family projects; 18 spaces are required and proposed.

7.4 Construction Standards. All condominium project construction shall be in accordance with the International Building Code and International Fire Code as adopted.

The Building Official has verified that the building meets occupancy separation requirements.

7.5 General Applicability. All other provisions of this Ordinance and all applicable ordinances, rules and regulations of the City and all other governmental entities having jurisdiction shall be complied with by Condominium developments.

Upon meeting proposed conditions of approval, the proposed application does not appear to conflict with other provisions.

7.6 The conversion by subdivision of existing units into Condominiums shall not be subject to Section 4.10 of this Ordinance.

As noted above, Section 4.10 is not applicable because the units are being converted into condominium units.

Summary and Suggested Conditions

The City Council shall hold a public hearing and approve, conditionally approve, or deny the final plat application. The following conditions are suggested to be placed on any approval of this application:

- a) The final plat submitted for signature shall include plat notes 1 through 4 as stated on the approved final plat.
- b) Each unit shall be individually metered for water and each unit shall have a separate sewer service.
- c) The renovations and landscaping described in the community housing plan shall be completed prior to the recordation of the final plat. These improvements include but are not limited to:
 1. New siding and paint to match the neighboring market units.
 2. Installing Firewall between the units to meet the Building Code.
 3. Interior finishes upgrades as determined by BKHA and owner.
 4. New landscaping as shown in attached plan LA 1.0.
 5. New entry on end units as shown on plan to match market units.
 6. New pavement as shown on plan for walkways.
 7. One community housing unit shall be available in each of the 3 buildings.
- d) Pursuant to Section 4.11.3.4 of the Subdivision Ordinance the parties shall execute an agreement incorporating the community housing plan prior to recording of the final plat. The Community Housing Plan should be reviewed and approved by the Blaine County Housing Authority.
- e) The parties shall execute a phasing agreement to allow a final plat to be recorded for the first two buildings and to allow for a subsequent final plat for the third building. One (1) community housing unit shall be included in each of the two (2) buildings proposed for the first phase and one (1) community housing unit shall be included in the third building proposed for the second phase. The phasing agreement shall be executed prior to recording of the final plat for the buildings in the first phase.
- f) Sidewalk shall be constructed adjacent to the project or an in-lieu contribution shall be made prior to recordation of a final plat before recordation of final plat regardless whether a phasing agreement is signed; if a sidewalk is constructed, the location of the sidewalk shall be determined by the City Engineer and Staff.
- g) Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 3.1 of the Subdivision Ordinance, requiring certain improvements.

- h) All improvements and other requirements shall be completed and accepted, or surety provided pursuant to Sections 3.3.7 and 5.9.1 of the Subdivision Ordinance, prior to recordation of the final plat.
- i) All provisions of the Zoning Ordinance #532, including but not limited to use regulations and parking requirements shall continue to be met. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Ordinance at the time of the new use.
- j) The final plat shall be recorded within one year of the date of final plat approval (unless otherwise provided for within a phasing agreement.) The final plat submitted for signature shall conform to the requirements found in Article 50-1301 (et. seq.) of the Idaho Code (as amended) and to the requirements set forth by Blaine County for digital plat submittals. The applicant shall provide the City with a letter-size or ledger-size photocopy of the recorded plat showing the instrument number and date of recordation.
- k) Any subdivision inspection fees due shall be paid prior to recording the final plat.
- l) The parking area shall have drywells installed to ensure adequate drainage.
- m) Three 3-unit carports shall be completed prior to the recordation of a final plat (if all three buildings are included in the final plat) **OR** prior to the recordation of the final plat for the second phase building.

**QUIGLEY VIEW CONDOMINIUMS
COMMUNITY HOUSING PLAN**

QUIGLEY VIEW CONDOMINIUMS, by SV FLYING SQUIRREL LLC., (the "Applicant") submits this its Amended Community Housing Plan, as part of its subdivision application for Quigley View Condominiums pursuant to Section 4.11 of the Subdivision Ordinance (the "Ordinance"); at the direction of the Hailey City Council at its January 8, 2007, meeting; pursuant to the Findings of Fact, Conclusions of Law and Decision thereon and thereafter, discussions with Hailey City staff members. Preliminary Plat approval was had for this 12-unit residential condominium conversion from rental project on October 16, 2006 by short plat procedure, pursuant to Section 2.4.1 of the Ordinance, under which the Council is required to review and approve a written community housing plan pursuant to Section 4.11.3.4.

1. General Requirements. (4.11.3.1.1)

a. Requirements Calculation.

Base number of Dwelling Units is 12
12 units x 20% = 2.4 Community Housing Units
Round up 2.4 units to three units
Total Number of CH units constructed is 3

b. Method. The Community Housing Units shall be constructed by the Applicant, one unit on each lot, 1, 2 & 3. All three units shall meet the income restriction requirement of Section 4.11.4.2.

c. Analysis of Standards.

Standard 4.11.4.1. All of the Community Housing Units, which exceed twenty percent (20%) of the actual number of the market rate Dwelling Units, shall be constructed on site.

Standard 4.11.4.2. The applicant offers each 955 square foot community housing unit not in accordance with this Standard and the commonly accepted BKHA limited income deed restriction, but an alternate plan. The actual sales price of the community housing units when sold by the Applicant to the initial Qualified Buyer shall be set to allow purchase by households with incomes ranging from category 4 to category 5, as defined by BKHA, and allowing purchase by households with incomes between 50% and 140% of AMI. The proposed sale price of each unit is One Hundred Ninety Eight Thousand (\$198,000) Dollars. Applicant now proposes this alternative plan, pursuant to section 4.11.5.1.2, which includes an alternate deed restriction and alternate price, due to economic viability and other practical considerations.

Applicant continues to propose that the Community Housing Units would be first made available to the Blaine County Sheriff Department employees and second to Hailey City Police Department employees and then to individuals who reside and work in Blaine County, as more fully described herein.

The three (3) Community Housing Units will be restricted to certain resident workers of Blaine County who (a) presently reside and work in Blaine County or who have employment offers pending in Blaine County, (b) do not own any other residential real property anywhere, and (c) have a personal net worth, as defined by the guidelines, of not more than two hundred percent of sales price of the Community Housing Unit which they have qualified to purchase as a resident worker. These resident workers shall be divided into (3) groups: Group 1 – individuals who are employed, or have employment offers pending with the Blaine County Sheriff's Department; Group 2 – individuals who are employed, or have employment offers pending with the City of Hailey Police Department; and Group 3 – anyone else who currently resides in Blaine County.

Phase I. Step 1. – Individuals who qualify as Group 1 buyers shall have two weeks from the date of issuance of occupancy permit hereon, to fill out and submit application along with a Five Hundred (\$500) Dollar fee. BKHA will verify qualification, and by lottery draw two (2) qualified, plus one (1) alternate. These individuals, in the order of their drawing shall pick the unit of their choice and within one (1) week sign a purchase and sale agreement to buy their unit. The application fee shall be applied to the earnest money due under the purchase and sale agreement. The application fee for individuals not drawn shall be refunded. The application fee shall not be refunded to those whose names are drawn but who do not sign a purchase and sale agreement, or who do not thereafter close on their selected unit.

Step 2. – If there are not two (2) individuals who qualify as Group 1 buyers, then the remaining units will be made available to Group 2 buyers in the same manner as described above.

Step 3. – If there are not two (2) individuals who qualify as Group 2 buyers, then the remaining units will be made available to Group 3 buyers in the same manner as described above.

Phase II. Procedure for sale of the single and final Community Housing Unit to be completed with Phase II shall repeat the selection of purchaser procedure utilized for the two units available in Phase I.

Standard 4.11.4.3. The sale of all three Community Housing Units shall be restricted to owner occupancy pursuant to the adopted guidelines of BKHA or its successor.

Standard 4.11.4.4. The three Community Housing Units shall be located one in each of the three residential buildings being converted from rental use to condominiums. The community housing units will be the same size and have the same exterior and landscaping as the market rate units. The units size, 955 square feet, exceeds BKHA category IV condominium size of 900 square feet.

Standard 4.11.4.5. The initial two (2) Community Housing Units are being completed together with the first six (6) Market Rate Units. The final Community Housing Unit will be completed together with the next final three (3) Market Rate Units, as Phase II of the project. Thus, the Community Housing Units will each be constructed and offered for sale before the issuance of the fifth certificate of occupancy for the Market Rate Units.

Standard 4.11.4.6. The deed restrictions for the Community Housing Units shall be in perpetuity.

Standard 4.11.4.7. The initial dues for the community housing units will be \$25 per month. The condominium declaration shall provide that assessments will be limited and that an amendment of the condominium declaration will require the consent of the BKHA or the City if assessments are proposed to exceed BKHA limitations.

Standard 4.11.4.8. The applicant does not propose an alternative to onsite provision of Community Housing Units as required by the Ordinance.

2. Construction of Onsite Community Housing Units. (4.11.3.1.2)

- a. Unit descriptions. Each Community Housing Unit, like each Market Rate Unit will be 955 square feet, with two bedrooms and two bathrooms. The Community Housing Units will be located in one of the two interior unit positions, and will not be end units. See attached schematic site plan and building floor plans.
- b. External Unit Design. The Community Housing Units and Market Rate Units will be indistinguishable from an exterior elevation perspective. The construction and landscape design materials will be identical.

- c. Schedule. Construction completion of building one, together with Community Housing Unit 1, has occurred. Construction completion of Building two, together with Community Housing Unit 2, will occur within eight (8) weeks. Construction of Building three, together with Community Housing Unit 3, will begin as Phase 2 in the Spring of 2009.
- d. Targeted Income Categories. The applicant will be targeting income categories 4 and 5 as defined by BKHA, but sale will be restricted only according the resident worker status as defined herein.
- e. Deed and CC&Rs. Draft deeds for the Community Housing Units, in accordance with BKHA guidelines, and draft Covenants, Conditions and Restrictions governing both the Market Rate and Community Housing Units will be provided upon approval of this alternative Community Housing Plan proposal.

QUIGLEY VIEW CONDOMINIUMS
FLYING SQUIRREL, LLC

FILE COPY

August 8, 2008

RECEIVED

City of Hailey City Council
C/O Ned Williamson
City Attorney

AUG 11 2008

Via Facsimile:

Re: Alternative Community Housing Plan / Quigley View Condominiums

Dear Ned,

Please accept this letter as our request for approval of an alternative community housing plan as part of an adjustment to overall plan for the above referenced project.

Quigley View Condominiums is a conversion development from existing rental apartments to for sale units, consisting of three (3) buildings of four (4) units each. In this regard the subdivision was submitted as a short plat and received preliminary plat approval on October 16, 2006. On January 8, 2007 Hailey City Council considered a Community Housing Plan, originally proposing four (4) deed restricted units restricted for sale to law enforcement, when the ordinance formula provided for only 2.4 units. Council preliminarily approved three units, to be sold as Income Category IV between \$180,000 and \$190,000 pursuant to the recommendation of BKHA.

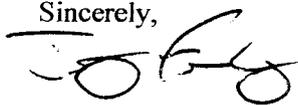
Market conditions have not improved since the date of preliminary plat approval, nor are current forecasts positive. Construction on only one of the three (3) buildings has been completed, with a second building to be completed and ready for occupancy by October of 2008. Construction on the third building will not begin until next Spring.

Given current market conditions, construction progress and legal jeopardy of Hailey's Inclusionary Housing Ordinance we are seeking amendments to the preliminary plat approval and the Community Housing Plan for this project. We are requesting phased final plat approval of for the project to allow sales to begin of the first eight units, including the two deed restricted affordable housing units. Secondly, we are requesting approval of an alternate affordable housing deed restriction, providing for resident worker, rather than standard BKHA income restriction. The proposed sale price of the units is \$198,000.

We would like an opportunity to present this request to City Council at the first possible opportunity to do so. A more formal proposed Community Housing Plan is attached hereto for the Council's consideration.

I look forward to your reply.

Sincerely,



J. Walt Femling

Encl.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On October 16, 2006, the Hailey Planning and Zoning Commission considered the application by J. Walt and Jenny Femling for Preliminary Plat approval of [REDACTED] Condominiums (formerly known as Del Norte Apartments). The application would subdivide Lots 1, 2 and 3, Del Norte Apartments Subdivision, located east of 6th Avenue between Bullion and Croy Streets. The Commission, 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

Notice

Notice for the public hearing was published in the Wood River Journal and mailed to property owners within 300 feet on September 27, 2006.

Application

J. Walt and Jenny Femling, represented by Bruce Smith of Alpine Enterprises, Inc., has submitted an application for preliminary plat approval of a 12-unit residential condominium project located at east of 6th Avenue between Bullion and Croy Streets. As the application submitted is for a condominium project, the ground under and around the units would be owned and maintained by the condominium association. The applicants have proposed to provide 4 community housing units. The applicant has submitted a concurrent Design Review application to do a "face-lift" on the entire project.

Section 2.4.1 of the Subdivision Ordinance allows for applications for platting condominium units in existing structures to be reviewed through the short plat procedure. In this procedure, the Hearing Examiner or Commission reviews the preliminary plat only. Upon approval, the applicant submits a final plat for Council approval. Because this project has a concurrent Design Review application, the Commission rather than the Hearing Examiner held the public hearing on the preliminary plat.

Standards

For each of the following pertinent standards of the Subdivision Ordinance (shown in bold print), the Commission makes the following Findings of Fact:

Bulk requirements:

Maximum height in the Limited Residential District is 30 feet.

Height of Building is defined as: The greatest vertical distance measured from the lowest point of record grade within any portion of the building footprint to the highest point of the roof surface thereof, exclusive of cupolas, chimneys up to ten (10) feet above the highest point of the roof surface, steeples, and spires.

Existing building height is 24 feet'; the proposed carports are 12' 3".

The applicant is hereby advised that height of building is from record (natural) grade, not from finished grade or finished floor.

Required setbacks are Front: 25'; Side and Rear: 1' for every 2' of building height for all portions of the building exceeding 20' in height, however, no side or rear yard shall be less than 10'

The residential buildings are existing with setbacks of 25' on the south side, 33' on the north side 17' on the west side and 44' on the east side; building height is 24'. The applicants are proposing to construct three 3-bay carports on the property; the carports are approximately 41' from the east property line.

The 12 unit project was constructed in the mid 1970's. It is non-conforming as it is located in the Limited Residential zoning district, which does not allow multi-family housing.

SECTION 4 – DEVELOPMENT STANDARDS

4.2 Sidewalks and Curbs.

4.2.1 Sidewalks, as required in all public street improvements, shall be a minimum of 5 feet wide, shall be constructed of concrete installed to City standards or shall be constructed of an alternative material as approved by the Hailey Planning and Zoning Commission and/or the Hailey City Council. The Council, following a recommendation by the Planning and Zoning Commission, may waive this requirement pending a finding that the installation of sidewalks within the development will provide a substantial burden to the developer and no reasonable benefit to either the public or the occupants of the development.

As noted above, the project was constructed in the mid 1970's. The Commission considered if and/or where sidewalks could be constructed in or adjacent to this project. They determined that sidewalks should be installed for the project or an in-lieu contribution be made. The location of sidewalks will be up to the City Engineer and Staff.

4.11 Inclusionary Community Housing.

The applicant has submitted a booklet that provides additional details and exhibits.

4.11.4 Standards. The applicant shall have the burden of establishing that the proposed Community Housing Plan meets the following standards:

4.11.4.1 The number of Community Housing Units shall be constructed on-site equivalent to a minimum of twenty percent (20%) of the actual number of lots or Dwelling Units approved, unless one or more alternatives under in Section 4.11.5 of this ordinance are approved.

The buildings are existing. The number of housing units needed to meet this requirement is 20%, or for this project 2.40 units; the applicant is proposing 4 units.

4.11.4.2 Community Housing Units shall be provided with sales prices that will allow the purchase of Community Housing Units by households with incomes between 50% and 140% of AMI. Unless otherwise approved in a Community Housing Plan, Income Categories to be served shall accommodate the range of Income Categories 2 through 6, with the average of all units equivalent to the approximate mid-point (approximately Income Category 4). The Income Categories to be served shall be determined based in part on the availability of Community Housing Units for the various Income Categories at the time projected for occupancy. The number and type(s) of Community Housing Units shall be appropriate to the location of the development and the type and design of the development (e.g. mixed use, single family, etc.).

The applicants state that the price of the community housing units is currently planned to be \$190,000 which is between a category 4 and category 5. According to BKHA, the square footage requirement for a category I-III condominium is 750 square feet, while the square footage requirement for a category IV condominium is 900 square feet. Each proposed unit is 855 square feet. The BKHA is willing to waive this requirement, as stated in Michael David's letter, pages 1-2. BKHA has established a formula to calculate the maximum sales price for a unit based on several considerations, such as the category, the interest rate and the projected homeowner's association dues. According to BKHA, the interest rate is 6.79% and the association dues in the Hailey area should be approximately 8-10 cents per square foot, per month. For these units, the BKHA estimate would place the association dues at \$68.40 to \$88.50 per month. The applicant has estimated association dues of \$25 per month.

Using the BKHA formula for maximum sale price, Staff has calculated the maximum sales price to be slightly under \$160,000.

The applicant is also proposing that two of the community housing units would first be made available to the Blaine County Sheriff Department employees.

4.11.4.3 The sale of Community Housing Units shall be restricted to owner occupancy pursuant to the adopted guidelines of the Local Housing Authority, or other criteria set forth by the Council.

The units will be governed by the Blaine Ketchum Housing Authority and the Quigley View CC&R's. The Covenants are included in the booklet and provide additional details.

4.11.4.4 Community Housing Units on-site shall harmonize and be dispersed throughout any approved subdivision with Market Rate Units. The size of a Community Housing Unit and its bedroom sizes, exterior materials, design appearance and landscaping shall be similar to the Market Rate Units in the development. Unit size shall meet the minimum requirements of the adopted guidelines of the Local Housing Authority, except as otherwise allowed by the Council.

The 4 units proposed to be dedicated for community housing are all contained within the northern most building rather than being dispersed throughout the subdivision as this standard requires. The proposal shows carports being constructed for the remaining 8 market units in order to increase their marketability but not for the community housing units. The BKHA has stated that they do not feel that the social benefits of integrating the community housing units are lost by grouping them together. The community housing units will be the same size and have the same exterior and landscaping as the market rate units. The Fire Chief has been asked to review the site plan to determine whether adequate access would be available in the event that another 3 unit carport could be constructed for the northern most building.

4.11.4.5 On-site and off-site Community Housing Units shall be constructed and offered for sale before the issuance of the fifth (or multiples of five) certificate of occupancy for the Market Rate Units in the subdivision. (For example, in a project with ten Market Rate Units and two Community Housing Units, the first Community Housing Unit shall be constructed and offered for sale before the issuance of the fifth certificate of occupancy for the Market Rate Units, and the second Community Housing Unit shall be constructed and offered for sale before the issuance of the tenth certificate of occupancy for the Market Rate Units.) The developer may not post financial security in lieu of actual construction of the Community Housing Units to meet this standard.

The community housing units will be scheduled to be renovated first and offered for occupancy as per the requirements set forth by the BKHA.

4.11.4.6 The Deed Restriction for Community Housing Units shall be in perpetuity for individual(s) meeting criteria approved by the City of Hailey, or restricted as may be otherwise approved by the Council.

The BKHA Covenants are described in the booklet.

4.11.4.7 The dues or assessments that may be imposed by a homeowner's association against the Community Housing Units shall be controlled so that Community Housing Units shall remain affordable to the owner. Amendment of provisions for assessments in a subdivision's covenants, conditions and restrictions may require consent of the Local Housing Authority or City.

The applicant is suggesting that the initial dues for the community housing units will be a maximum of \$25 per month. The condominium declaration does not provide that assessments will be limited, nor does the condominium declaration provide that an amendment of the condominium declaration will require the consent of the BKHA or the City.

4.11.4.8 If a Community Housing Plan proposes an alternative to the provision of on-site Community Housing Units, the alternative shall comply with all applicable requirements described in Section 4.11.5.1.

N/A

CONDOMINIUMS (Section 7 of the Subdivision Ordinance)

- 7.1 By-laws.** The developer of a condominium project shall submit with the preliminary plat application as required by this Ordinance a copy of the proposed by-laws and condominium declarations of the proposed condominium development. Said documents shall adequately provide for the control (including billing where applicable) and maintenance of all common utilities, common area, recreational facilities, and open space. Prior to final plat approval, the developer shall submit to the City a copy of the final by-laws and condominium declarations which shall be approved by the Council and filed with the Blaine County Recorder, including the instrument number(s) under which each document was recorded.

Draft Covenants have been submitted. The City has not and will not in the future determine the enforceability or validity of the Declaration of Covenants, Conditions, and Restrictions or other private agreements. Section 2.07 addresses party walls which is a requirement for a town home development.

- 7.2 Garages.** All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular condominium units. Detached garages may be platted on separate sub-lots, provided that the ownership of detached garages is tied to specific condominium units on the condominium plat and in any owner's documents and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the condominium project.

Three 3-unit carports are proposed.

- 7.3 Storage/Parking Areas.** Condominium projects shall provide parking spaces according to the requirements of Article IX of the Hailey Zoning Ordinance No. 532, as amended.

Section 9.4.1 of the Zoning Ordinance requires 1.5 parking spaces for multi-family projects; 18 spaces are required and proposed.

- 7.4 Construction Standards.** All condominium project construction shall be in accordance with the International Building Code and International Fire Code as adopted.

- 7.5 General Applicability.** All other provisions of this Ordinance and all applicable ordinances, rules and regulations of the City and all other governmental entities having jurisdiction shall be complied with by Condominium developments.

- 7.6** The conversion by subdivision of existing units into Condominiums shall not be subject to Section 4.10 of this Ordinance.

CONCLUSIONS OF LAW AND DECISION

Based upon the above Findings of Fact, the Commission makes the following Conclusions of Law and Decision:

1. Adequate notice, pursuant to Section 2 of the Hailey Subdivision Ordinance, was given for the public hearing.
2. Upon compliance with the conditions noted below, the application substantially meets the standards of approval set forth in the Hailey Subdivision Ordinance.
3. The application for Preliminary Plat is approved by the Hailey Planning and Zoning Commission, with the following conditions:
 - a) The final plat shall include a note stating that the subdivision is subject to the recorded CC&R's, along with the instrument numbers thereof.
 - b) Each unit shall be individually metered for water and each unit shall have a separate sewer service.
 - c) The renovations and landscaping described in the community housing plan shall be completed prior to the recordation of the final plat. These improvements include but are not limited to:
 1. New siding and paint to match the neighboring market units.
 2. Installing Firewall between the units to meet the Building Code
 3. Interior finishes upgrades as determined by BKHA and owner.
 4. New landscaping as shown in attached plan LA 1.0.
 5. New entry on end units as shown on plan to match market units.
 6. New pavement as shown on plan for walkways.
 - d) Pursuant to Section 4.11.3.4 of the Subdivision Ordinance the parties shall execute an agreement incorporating the community housing plan.
 - e) A new site plan shall be submitted prior to issuance of a Building Permit showing the location of drywells and revised snow storage.
 - f) Sidewalk shall be constructed adjacent to the project or an in-lieu contribution shall be made; the location of the sidewalk shall be determined by the City Engineer and Staff.
 - g) Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 3.1 of the Subdivision Ordinance, requiring certain improvements.
 - h) All improvements and other requirements shall be completed and accepted, or surety provided pursuant to Sections 2.3.7 and 5.9.1 of the Subdivision Ordinance, prior to recordation of the final plat.

- i) The final plat must be submitted within one (1) calendar year from the date of approval of the preliminary plat, unless otherwise allowed for within a phasing agreement.

Signed this 6 day of Nov, 2006.



Kristin Anderson, Chair, Planning and Zoning

Attest:


Becky Mead, Administrative Assistant

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the 8th day of Nov, 2006, I served a true and correct filed copy of the within and foregoing document upon the parties named below, in the manner noted:

- U.S. Mail
 Via Facsimile
 Hand Delivered

J. Walt and Jenny Femling
PO Box 2273
Hailey, ID 83333

- U.S. Mail
 Via Facsimile
 Hand Delivered

Bruce Smith / Alpine Enterprises
PO Box 2037
Ketchum, ID 83340

CITY OF HAILEY

By _____
Becky Mead, Administrative Assistant

City of Hailey

115 MAIN STREET SOUTH
HAILEY, IDAHO 83333
Planning and Zoning Department

(208) 788-0813
Fax: (208) 788-2924

RECEIVED

AUG 12 2008

(BR)

August 6, 2008

Dear Property Owner:

The applicant for the agenda item(s) listed below has given City Staff your name and address as a required part of the application. This notice is issued to solicit comment on the matter from owners of nearby property.

The public hearing will be part of the Hailey City Council meeting on Monday, August 25, 2008, at **5:30 p.m.** in the second floor meeting room within Hailey City Hall, 115 Main Street South, Hailey, Idaho and will conduct a public hearing on an application by Walt and Jenny Femling for final plat approval of Quigley View Condominiums, currently Lots 1, 2, and 3, Del Norte Apartments Subdivision (631 E Croy St). The plat would create 12 condominium units in 3 existing buildings. The parcel is within the Limited Residential (LR-1) district. The application received preliminary plat approval by the Commission on October 16, 2006.

Any and all interested persons are invited to attend said hearing or submit their comments in writing to the Hailey City Offices at 115 South Main Street, Hailey, Idaho, 83333. Verbal comments may be time limited at the meeting. Correspondence in excess of two pages must be received by the Planning Department at least 4 days before the public hearing to be entered into the record at the hearing.

For special accommodations to participate in the noticed meeting, please contact Mary Cone at 788-4221 extension 11.

To whom it may concern:

We are in support of Walt & Jennie's project. It is beautiful and a wonderful addition to our neighborhood.

Thank you

Fred & Jennie Branshaw

700 E Croy



**Board of County Commissioners
Blaine County, Idaho**

206 First Avenue South, Suite 300

Hailey, Idaho 83333

August 21, 2008

Ms. Heather Dawson, City Administrator
City of Hailey
115 Main Street South
Hailey, Idaho 83333

Re: 2007-2008 Consolidated Countywide Dispatch Services

Dear Heather:

As you know from having attended, the 911 Users Group met yesterday to discuss the budget and service-level implications of the City of Hailey's proposal to contribute \$60,000 to fiscal year 2008-2009 funding for Consolidated Countywide Emergency Dispatch operations. Based on your proposal and those conversations I will be making recommendations on Tuesday to the County Commission regarding 2009 dispatch operations, and I will detail those here.

By way of background, the Blaine County Tentative Budget as adopted provides for two communicators per shift on all shifts, with personnel available to cover vacations, medical leave and other absences and some limited ability to cover for attrition and subsequent training time for new hires. This is a total of 11 communicators, one of whom is also assigned to maintain the Computer Aided Dispatch (CAD) system, which could easily be a full-time position in itself. There is no funding currently for a third dispatcher at any time, which is of concern to the first provider Police and Fire Chiefs and others who make up the 911 Users Group. They believe that the busiest shifts, which Mr. Greenlaw refers to as the "power shifts", should be covered by a third dispatcher. For seven day per week coverage of these shifts two additional communicators would be required, for a total of 13.

My proposal, as I discussed with you yesterday, is that the two cities that are not fully participating in the dispatch funding structure under the calls-for-service formula increase their proposed contributions enough to fully fund the 12th position, which would allow for the busiest shifts to be covered by the third communicator at least during the busiest days of the week. Our salary schedule market rate for a Dispatcher/Communications Specialist III, with full benefits, puts the incremental cost of that position at \$66,300, of which Hailey has already offered \$60,000 for a remaining need of \$6300 to fully fund the position. Based on the relative number of calls for service for Hailey and Bellevue, that additional contribution would be \$4700 (75%) and \$1600 (25%) respectively. I will recommend to the County Commission on Tuesday that this request be made of the two cities.

Even with the 12th communicator, the level of service for all agencies will be lowered somewhat, including for those agencies that have agreed to pay for the coverage provided by a 13-member service. Filling the 12th position will begin to address that issue, which is of significant concern to many.

Office of the County Administrator
Phone: (208) 788-5500 FAX: (208) 788-5569
mmcnees@co.blaine.id.us

The related issue you have asked about, and which has been discussed at great length is whether tiers of service can be provided based on how much each jurisdiction is willing to pay, which would theoretically free up communicators to provide the higher level where it is demanded. It is clear that in terms of emergency communications the answer from the members of the 911 Users Group is no, this is not a practical operational solution. There are two steps however available to lessen demand without affecting emergency communications or first responder safety, that if taken would serve as that "second tier" of service the city has asked for. First, I understand Chief Gunter suggested to Bob Greenlaw that his officers fully implement your mobile data capabilities, which would take the process of accessing the ISLETS system during such things as routine traffic stops out of the dispatch loop. Given the volume of this type of activity in Hailey, I believe this is an excellent suggestion that would have a real impact, and we agree it should be implemented. Secondly, I propose that the communicators not handle your administrative telephone lines during non-office hours. This would further free up the communicators for emergency communications work on behalf of all jurisdictions. This level of service as outlined here can be defined in a memorandum of understanding adopted by our respective governing bodies.

I believe what I have outlined here represents the best possible balance of objectives given the situation as it currently exists, and I will be recommending to the Blaine County Commission that they formalize it as their offer of service to the City of Hailey for the 2008-2009 fiscal year at Tuesday's meeting. I will let you know sometime tomorrow what time that discussion is scheduled to take place should you wish to participate. I hope this will resolve our remaining issues for FY 2008-2009, allowing us to then take on the longer term questions.

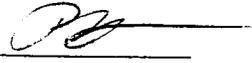
Sincerely,

Michael A. McNees
County Administrator

Cc: Blaine County Commissioners
911 Users Group Members

Office of the County Administrator
Phone: (208) 788-5500 FAX: (208) 788-5569
mmcnees@co.blaine.id.us

AGENDA ITEM SUMMARY

DATE: 8/25/08 DEPARTMENT: Engr DEPT. HEAD SIGNATURE: 

SUBJECT: Water & Wastewater Rates

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

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Attached are the recommended water and wastewater rates and connection fees for fiscal year 08/09.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Caselle # _____
Budget Line Item # _____ YTD Line Item Balance \$ _____
Estimated Hours Spent to Date: _____ Estimated Completion Date: _____
Staff Contact: Tom Hellen Phone # 788-9830 Ext 14
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:

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
Copies (all info.): _____
Instrument # _____

*Additional/Exceptional Originals to: _____
Copies (AIS only) _____

Draft 12-30-03

City Engineer Memo

To: Mayor Rick Davis
City Council Members

CC: Heather Dawson, City Administrator
Becky Stokes, Treasurer

From: Tom Hellen, City Engineer 

Date: 7/8/2008

Re: Water & Wastewater Rates – 2008-09 Budget

I have completed my annual review of the water and wastewater monthly user charges and connection fees. I have attached spreadsheets for each department showing the proposed rate structure and projected income.

While this shows a shortfall for the Water Department revenue it needs to be noted that the revenue forecast is based upon average use. Past experience has shown that the above average users do fill in this gap. I will emphasis that with this being the second year of using metered rates and with evidence of water conservation this spring we may come up short on revenue. Following this summer we will have a better handle on adjusting for this conservation. In order to lessen this possible impact I am recommending raising the bottom three rates by \$0.05 per 1,000 gallons. I did use adjust water use to reflect the averages we have seen during the last 12 months. The bond payment fee can be reduced to \$4.45 due to the increased number of users on the system. The connection fee shows an increase from \$4,113 to \$4,313, mainly due to the increase in infrastructure due to Sweetwater and Old Cutters and the Quigley Storage Tank completion.

I am recommending decrease to the wastewater monthly base user fee from \$14.61 to \$12.56 and an increase in the rate per 1,000 gallons from \$2.44 to \$2.60. For the average user of 6,000 gallons per month this results in a decrease from \$29.25 to \$28.16. The bond payment fee can be reduced to \$6.49 due to the increased number of users on the system. The connection fee shows an increase from \$3,295 to \$3,469, mainly due to the increase in infrastructure due to Sweetwater and Old Cutters.

The proposed Resolution is also attached for your review.

Rates for 08-09 Budget

Budget Year 2008/2009

| SYSTEM INCOME and EXPENSES | CURRENT BUDGET | BUDGET CHANGE | PROPOSED TOTAL |
|------------------------------------|-------------------|------------------|-------------------|
| Annual Payment: Bond/Loan | | | \$169,031 |
| Payment to Reserve Account | | | |
| Annual Fixed Operating Expenses | \$453,032 | (\$38,765) | \$414,267 |
| Annual Gallons Sold (in 1,000's) | 1,015,841 | (162,046) | 853,795 |
| Annual Gallons Pumped (In 1,000's) | 1,069,306 | (170,574) | 898,732 |
| Number of Connections | 3148 | 19 | 3167 |
| Annual Income | #REF! | #REF! | #REF! |
| Annual Variable Operating Expenses | \$604,489 | \$10,278 | \$614,767 |

| | | | |
|--|---------|--------|---------|
| Proposed Monthly Base Rate (zero (0) gallons) | \$10.01 | \$0.23 | \$10.24 |
| Proposed Monthly Bond Payment | | | \$4.45 |
| Base Rate per 1,000 gallons up to 30,000 gallons | \$0.40 | \$0.05 | \$0.45 |
| Rate per 1,000 gallons, 31,000 to 40,000 gallons | \$0.50 | \$0.05 | \$0.55 |
| Rate per 1,000 gallons, 41,000 to 50,000 gallons | \$0.60 | \$0.05 | \$0.65 |
| Rate per 1,000 gallons, 51,000 to 60,000 gallons | \$0.90 | \$0.00 | \$0.90 |
| Rate per 1,000 gallons, 61,000 to 70,000 gallons | \$1.20 | \$0.00 | \$1.20 |
| Rate per 1,000 gallons, 71,000 to 80,000 gallons | \$1.50 | \$0.00 | \$1.50 |
| Rate per 1,000 gallons, 81,000 to 90,000 gallons | \$1.80 | \$0.00 | \$1.80 |
| Rate per 1,000 gallons, 91,000 to 100,000 gallons | \$2.10 | \$0.00 | \$2.10 |
| Rate per 1,000 gallons, 101,000 to 150,000 gallons | \$2.25 | \$0.00 | \$2.25 |
| Rate per 1,000 gallons, 151,000 and above | \$2.50 | \$0.00 | \$2.50 |

| MONTHLY USEAGE (GALLONS) | MONTHLY RATE | | |
|--------------------------|--------------|--------|------------|
| 5,000 | \$12.01 | \$0.48 | \$12.49 |
| 10,000 | \$14.01 | \$0.73 | \$14.74 |
| 15,000 | \$16.01 | \$0.98 | \$16.99 |
| 20,000 | \$18.01 | \$1.23 | \$19.24 |
| 30,000 | \$22.01 | \$1.73 | \$23.74 |
| 40,000 | \$29.01 | \$0.23 | \$29.24 |
| 50,000 | \$35.51 | \$0.23 | \$35.74 |
| 60,000 | \$44.51 | \$0.23 | \$44.74 |
| 70,000 | \$56.51 | \$0.23 | \$56.74 |
| 80,000 | \$71.51 | \$0.23 | \$71.74 |
| 100,000 | \$110.51 | \$0.23 | \$110.74 |
| 200,000 | \$348.01 | \$0.23 | \$348.24 |
| 250,000 | \$473.01 | \$0.23 | \$473.24 |
| 500,000 | \$1,098.01 | \$0.23 | \$1,098.24 |
| 1,000,000 | \$2,348.01 | \$0.23 | \$2,348.24 |

| | | | |
|------------------------------|-------------|------------|-------------|
| Total Cash Requirement | \$1,057,522 | (\$28,488) | \$1,029,034 |
| Current Revenue | \$901,386 | (\$15,703) | \$885,683 |
| Excess (Shortage) of Revenue | (\$156,136) | \$12,785 | (\$143,351) |

Wastewater Rate Budget Year 2008/09

Based on Average Winter Water Use

| SYSTEM INCOME and EXPENSES | CURRENT BUDGET | BUDGET CHANGE | PROPOSED TOTAL |
|---------------------------------------|---------------------------|--------------------------|---------------------------|
| Annual Payment: Bond/Loan | \$241,517 | | \$241,517 |
| Payment to Reserve Account | | | |
| Annual Fixed Operating Expenses | \$560,888 | (\$69,645) | \$491,243 |
| Annual Gallons Treated (In 1,000's) | 287,533 | (34,504) | 253,029 |
| Number of Connections | 3062 | 38 | 3100 |
| Annual Income | \$1,098,093 | \$27,013 | \$1,125,106 |
| Annual Variable Operating Expenses | \$702,388 | (\$44,645) | \$657,743 |

| | | | |
|---|---------|----------|---------|
| Proposed Monthly Base Rate (zero (0) gallons) | \$14.61 | (\$2.05) | \$12.56 |
| Proposed Monthly Bond Payment | \$6.57 | (\$0.08) | \$6.49 |
| Base Rate per 1,000 gallons | \$2.44 | \$0.16 | \$2.60 |

| MONTHLY USEAGE (GALLONS) | MONTHLY RATE | | |
|---------------------------------|---------------------|----------|------------|
| 5,000 | \$26.81 | (\$1.25) | \$25.56 |
| 6,000 | \$29.25 | (\$1.09) | \$28.16 |
| 7,000 | \$31.69 | (\$0.93) | \$30.76 |
| 8,000 | \$34.13 | (\$0.77) | \$33.36 |
| 9,000 | \$36.57 | (\$0.61) | \$35.96 |
| 10,000 | \$39.01 | (\$0.45) | \$38.56 |
| 15,000 | \$51.21 | \$0.35 | \$51.56 |
| 20,000 | \$63.41 | \$1.15 | \$64.56 |
| 30,000 | \$87.81 | \$2.75 | \$90.56 |
| 50,000 | \$136.61 | \$5.95 | \$142.56 |
| 100,000 | \$258.61 | \$13.95 | \$272.56 |
| 200,000 | \$502.61 | \$29.95 | \$532.56 |
| 500,000 | \$1,234.61 | \$77.95 | \$1,312.56 |

| | | | |
|------------------------------|-------------|-------------|-------------|
| Total Cash Requirement | \$1,263,276 | (\$114,290) | \$1,148,986 |
| Current Revenue | \$1,122,093 | \$27,013 | \$1,149,106 |
| Excess (Shortage) of Revenue | (\$141,183) | \$141,303 | \$120 |

City of Hailey Water System Finances, 2008/2009

FILE: B:\PRODCSN\765.WB3
03/15/99 B.YEAGER

Revised: 07/08/2008
T. Hellen

Refer to Itemized Water System Component List

| |
|--|
| Based on Total Depreciation from 1985 |
|--|

| | | | |
|--|-------------------|--|---|
| Background Information | | | |
| Design Capacity of Water Supply and Storage System | 3055 | Design Capacity of Springs & Wells=10.8mg/d | 1425g/d per capita of peak demand from Carollo Water Report |
| Design Capacity of Distribution System | 5040 | 12,500 people w/in City Limits per Facility Plan Update by Keller | |
| Equivalent Connections to System | 3167 | 2.48 people per equivalent connection from Facility Plan Update by Keller | |
| Monthly User Charge | | Equivalent Connections Currently to system by Ray Hyde | |
| Operation and Maintenance Cost | \$1,041,135 | Per Ray Hyde | |
| Bond Retirement Cost | \$169,031 | Bond Payments to be made this year | |
| Monthly Bond Charge | \$4.45 | Monthly Bond Payment | |
| Connection Fee | | Installation Cost of each system component carried forward by ENR CCI values | |
| Gross System Value of Storage, Pumps & Spring System | \$8,036,291 | Installation Cost of each system component carried forward by ENR CCI values | |
| Gross System Value of Water Lines | \$12,440,421 | | |
| Remaining Supply System Bond Principle to be retired | \$2,400,000 | | |
| Remaining Water Line Bond Principle to be retired | \$0 | | |
| Net Storage, Pumps & Spring System Value | \$5,636,291 | Gross system value minus Bonds to be retired | |
| Net Water Line System Value | \$12,440,421 | Gross system value minus Bonds to be retired | |
| Supply System Connection Fee | \$1,844.94 | Net system value divided by the design capacity | |
| Distribution System Connection Fee | \$2,468.34 | Net system value divided by the design capacity | |
| Total Connection Fee | \$4,313.28 | Sum of both connection fees | |

City of Hailey Sewer System Finances, 2008/2009

FILE: R:\PRODOCS\4765.WB3
03/15/99 B.YEAGER

Revised: 07/08/2008
T. Hellen

Refer to Itemized Sewer System Component List

| |
|--|
| Based on Total Depreciation from 1985 |
|--|

Background Information

Design Capacity of Waste Water Treatment Plant 4444
Design Capacity of Interceptor Sewers 5040
Equivalent Connections to System 3100

Design Capacity of Plant=1.6mg/d
360g/d per E. C. of demand from Facility Plan Update by Keller & Associates
12,500 people w/in City Limits per Facility Plan Update by Keller
2.48 people per equivalent connection from Facility Plan Update by Keller

Monthly User Charge

Operation and Maintenance Cost \$1,162,422
Bond Retirement Cost \$241,517
Bond Retirement Monthly User Charge \$6.49

Bond Payments to be made this year

Operation, Maintenance & Bond Retirement Costs / EQ Connections/12

Connection Fee

Gross System Value of Treatment Plants \$8,411,168
Gross System Value of Interceptor System \$12,068,391

Installation Cost of each system component carried forward by ENR CCI values
Installation Cost of each system component carried forward by ENR CCI values

Remaining Treatment Plants Bond Principle to be retired \$2,914,064
Remaining Interceptor System Bond Principle to be retired \$820,936

\$4.5x10⁶ bond ratio'd by cost of improvements
\$4.5x10⁶ bond ratio'd by cost of improvements

Net Treatment Plant System Value \$5,497,104
Net Interceptor System Value \$11,247,455

Gross system value minus Bonds to be retired
Gross system value minus Bonds to be retired

Treatment Plant Connection Fee \$1,236.97
Interceptor System Connection Fee \$2,231.64

Net system value divided by the design capacity
Net system value divided by the design capacity

| | |
|-----------------------------|-------------------|
| Total Connection Fee | \$3,468.61 |
|-----------------------------|-------------------|

Sum of both connection fees

HAILEY RESOLUTION NO. 2008-__

A RESOLUTION OF THE HAILEY CITY COUNCIL APPROVING RATE ADJUSTMENTS FOR WATER AND SEWER USER FEES AND WATER AND SEWER CONNECTION FEES PURSUANT TO CHAPTER 13.04, HAILEY MUNICIPAL CODE

WHEREAS, the Mayor and the City Council of the City of Hailey have determined water conservation is a desired goal for the City of Hailey Water Department;

WHEREAS, the Mayor and the City Council of the City of Hailey have determined that establishing methods for metering water usage will assist the goal of water conservation;

WHEREAS, the Mayor and the City Council of the City of Hailey have amended Chapter 13.04 of the Hailey Municipal Code, Water and Sewer Systems, to establish procedures for determining both water and sewer user fees, and connection fees, establish new procedures and revised fees, and authorize a cross connection program;

WHEREAS, the construction and maintenance of municipal water and wastewater systems are valid proprietary functions of the City of Hailey;

WHEREAS, the mandatory connection to the municipal water and wastewater systems is a valid exercise of the police powers of the City of Hailey;

WHEREAS, the fees imposed by this resolution are segregated into separate funds and are not placed into the general fund for the City of Hailey;

WHEREAS, the connection fees imposed by this resolution are to be used for the replacement and depreciation of the water and wastewater systems, while the user fees imposed by this resolution are to be used to pay for indebtedness and general operating costs of the systems;

WHEREAS, the fees imposed by this resolution have been studied and recommended by the City Engineer and are intended to be reasonably related to the benefit conveyed to the residents of the City of Hailey;

WHEREAS, the user fees, including the meter rates, imposed by this resolution are intended to make the systems self-supporting, produce revenues for the payment of indebtedness and encourage the conservation of water;

WHEREAS, Hailey's Municipal Code Chapter 13 requires that the Hailey City Council review, and make appropriate adjustments to Hailey's water and sewer user fees, administrative fees and connection fees; and

WHEREAS, the Hailey City Council has reviewed the engineer's calculations which provide the rational basis for the establishment of water and sewer user fees and connection fees, which are established in this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY AS FOLLOWS:

Section 1. Adoption of Fees. The City Council of the City of Hailey hereby adopts the following fee schedule:

**SCHEDULE OF FEES & CHARGES
WATER & WASTEWATER**

1. Connection Fees.

Water Department: Water connection fees shall be \$4,313 per equivalent connection.

Wastewater Department: Wastewater connection fees shall be \$3,469 per equivalent connection.

2. Service Connection Inspection Fee.

Water Department: The inspection fee for a new water service connection shall be \$50.00.

Wastewater Department: The inspection fee for a new wastewater service connection shall be \$50.00.

3. Water Department User Base Monthly Charges.

Water user base monthly charge shall be \$14.69 per month, a set fee established by the Hailey City Council. The portion of that fee collected for bond reserve purposes shall be \$4.45 per connection per month. The portion of that fee for maintenance and operation shall be \$10.24 per connection per month.

4. Water Department User Monthly Charge – Non-Metered Accounts

Water user non-metered account monthly charge shall be \$43.99 per month, a set fee established by the Hailey City Council. The portion of that fee collected for bond reserve purposes shall be \$4.45 per connection per month. The portion of that fee for maintenance and operation shall be \$39.54 per connection per month.

5. Wastewater Department User Base Monthly Charges – Metered Accounts.

Wastewater user monthly charges shall total \$19.05 per month, a set fee established by the Hailey City Council. The portion of that fee collected for bond retirement purposes shall be \$6.49 per connection per month. The portion of that fee for system maintenance and operation shall be \$12.56 per connection per month.

6. Wastewater Department User Base Monthly Charges – Residential Non-Metered Accounts.

New construction residential Wastewater user monthly charges shall total \$34.65 per month, a set fee established by the Hailey City Council. The portion of that fee collected for bond retirement purposes shall be \$6.49 per connection per month. The portion of that fee for system maintenance and operation shall be \$28.16 per connection per month.

7. Metered Charge - Water. The Water user metered charge shall be as follows:

a. Single Family Residence

| | |
|--|--------|
| Base Rate per 1,000 gallons up to 30,000 gallons | \$0.45 |
| Rate per 1,000 gallons, 31,000 to 40,000 gallons | \$0.55 |
| Rate per 1,000 gallons, 41,000 to 50,000 gallons | \$0.65 |
| Rate per 1,000 gallons, 51,000 to 60,000 gallons | \$0.90 |
| Rate per 1,000 gallons, 61,000 to 70,000 gallons | \$1.20 |
| Rate per 1,000 gallons, 71,000 to 80,000 gallons | \$1.50 |
| Rate per 1,000 gallons, 81,000 to 90,000 gallons | \$1.80 |
| Rate per 1,000 gallons, 91,000 to 100,000 gallons | \$2.10 |
| Rate per 1,000 gallons, 101,000 to 150,000 gallons | \$2.25 |
| Rate per 1,000 gallons, 151,000 and above | \$2.50 |

b. Commercial

| | |
|--|--------|
| Base Rate per 1,000 gallons up to 30,000 gallons | \$0.45 |
| Rate per 1,000 gallons, 31,000 to 40,000 gallons | \$0.55 |
| Rate per 1,000 gallons, 41,000 to 50,000 gallons | \$0.65 |
| Rate per 1,000 gallons, 51,000 to 60,000 gallons | \$0.90 |
| Rate per 1,000 gallons, 61,000 to 70,000 gallons | \$1.20 |
| Rate per 1,000 gallons, 71,000 to 80,000 gallons | \$1.50 |
| Rate per 1,000 gallons, 81,000 to 90,000 gallons | \$1.80 |
| Rate per 1,000 gallons, 91,000 to 100,000 gallons | \$2.10 |
| Rate per 1,000 gallons, 101,000 to 150,000 gallons | \$2.25 |
| Rate per 1,000 gallons, 151,000 and above | \$2.50 |

c. Multi-Family (Per Unit)

| | |
|--|--------|
| Base Rate per 1,000 gallons up to 30,000 gallons | \$0.45 |
| Rate per 1,000 gallons, 31,000 to 40,000 gallons | \$0.55 |
| Rate per 1,000 gallons, 41,000 to 50,000 gallons | \$0.65 |
| Rate per 1,000 gallons, 51,000 to 60,000 gallons | \$0.90 |
| Rate per 1,000 gallons, 61,000 to 70,000 gallons | \$1.20 |
| Rate per 1,000 gallons, 71,000 to 80,000 gallons | \$1.50 |
| Rate per 1,000 gallons, 81,000 to 90,000 gallons | \$1.80 |
| Rate per 1,000 gallons, 91,000 to 100,000 gallons | \$2.10 |
| Rate per 1,000 gallons, 101,000 to 150,000 gallons | \$2.25 |
| Rate per 1,000 gallons, 151,000 and above | \$2.50 |

d. Irrigation Charge (For separate irrigation accounts):

| | |
|--|--------|
| Base Rate per 1,000 gallons up to 30,000 gallons | \$0.45 |
| Rate per 1,000 gallons, 31,000 to 40,000 gallons | \$0.55 |
| Rate per 1,000 gallons, 41,000 to 50,000 gallons | \$0.65 |

| | |
|--|--------|
| Rate per 1,000 gallons, 51,000 to 60,000 gallons | \$0.90 |
| Rate per 1,000 gallons, 61,000 to 70,000 gallons | \$1.20 |
| Rate per 1,000 gallons, 71,000 to 80,000 gallons | \$1.50 |
| Rate per 1,000 gallons, 81,000 to 90,000 gallons | \$1.80 |
| Rate per 1,000 gallons, 91,000 to 100,000 gallons | \$2.10 |
| Rate per 1,000 gallons, 101,000 to 150,000 gallons | \$2.25 |
| Rate per 1,000 gallons, 151,000 and above | \$2.50 |

8. Metered Charge – Wastewater. The Wastewater use metered charge shall be as follows:

| | |
|-----------------------------------|--------|
| a. <u>Single Family Residence</u> | |
| Rate per 1,000 gallons | \$2.60 |
| c. <u>Commercial</u> | |
| Rate per 1,000 gallons | \$2.60 |
| c. <u>Multi-Family</u> | |
| Rate per 1,000 gallons | \$2.60 |

9. Reduction in Water and Wastewater User Base Charges.

Water Charges: Water user base charge for persons qualifying under Hailey Municipal Code Section 13.04.130(C) shall be \$8.60 per month. The portion of that fee collected for bond reserve purposes shall be \$4.45 per month and for maintenance and operation shall be \$4.15 per month.

Wastewater Charges: Wastewater user base charge for persons qualifying under Hailey Municipal Code Section 13.04.130(C) shall be \$12.96 per month. The portion of that fee collected for bond retirement purposes shall be \$6.49 per month. The portion of that fee for system maintenance and operation shall be \$6.47 per month.

10. Private Water and Wastewater System Inspection Fee.

Water Department: The inspection fee for a new private water system shall be \$50.00.

Wastewater Department: The inspection fee for a new private wastewater system shall be \$50.00.

11. Administrative Fees.

Discontinuance Administrative Fee – Non-payment: The Administrative fee for a discontinuance notice shall be \$25.00.

Recommencement Fee – Non-payment: The Recommencement fee for recommencing a service terminated for non-payment shall be \$50.00.

Owner Requested Discontinuance Fee: The fee for an owner requested discontinuance of service shall be \$25.00.

Owner Requested Recommencement Fee: The fee for an owner requested recommencement of service shall be \$50.00.

Water Conservation Violation Discontinuance Fee: The discontinuance fee for violating Hailey Municipal Code Section 13.08.010 shall be \$50.00.

Water Conservation Violation Recommencement Fee: The recommencement fee for violating Hailey Municipal Code Section 13.08.010 shall be \$50.00.

~~Section 2. Effective Date.~~ The fees adopted by this Resolution shall be effective on September 26, 200~~8~~³

Passed this _____ day of ^{August}~~July~~, 2008.

Rick Davis, Mayor, City of Hailey

ATTEST:

Mary Cone, City Clerk

City of Hailey Fiscal Year 2008/2009 Amended Budget
SUMMARY ALL FUNDS

| GENERAL FUND OPERATING REVENUE | | | | | |
|---------------------------------------|--------------------|--------------------|--------------------|-----------|------------------|
| Account Title | FYE 2007 Actual | FYE 2008 Budget | FYE 2009 Proposed | % Change | Increase |
| General Government Taxes | \$1,622,460 | \$1,714,797 | \$1,814,411 | 5% | \$99,614 |
| Fines, Fees, and Permits | \$340,284 | \$633,625 | \$508,005 | -25% | (\$125,620) |
| Franchise Fees | \$292,445 | \$290,000 | \$316,500 | 8% | \$26,500 |
| LOT, Interest, Donations, and Misc. | \$636,891 | \$513,000 | \$544,000 | 6% | \$31,000 |
| State Sales, Highway, & Liquor Taxes | \$1,181,333 | \$1,015,000 | \$1,043,119 | 3% | \$28,119 |
| Revenue from Leases and Contracts | \$278,973 | \$252,273 | \$324,791 | 22% | \$72,518 |
| SUBTOTAL Operating Revenue | \$4,352,386 | \$4,418,695 | \$4,550,826 | 3% | \$132,131 |

| GENERAL FUND OPERATING EXPENSES | | | | | |
|--|--------------------|--------------------|--------------------|--------------|--------------------|
| Account Title | FYE 2007 Actual | FYE 2008 Budget | FYE 2009 Proposed | % Change | Amount Increase |
| Legislative | \$71,991 | \$116,518 | \$242,915 | 108% | \$126,397 |
| Administration (CEO and Finance) | \$286,441 | \$302,617 | \$284,460 | -6% | (\$18,157) |
| Planning | \$235,429 | \$266,287 | \$227,875 | -14% | (\$38,412) |
| Building | \$164,590 | \$195,480 | \$186,216 | -5% | (\$9,265) |
| Fire | \$565,747 | \$549,230 | \$484,007 | -12% | (\$65,222) |
| Police | \$1,212,663 | \$1,311,309 | \$1,416,223 | 8% | \$104,915 |
| Animal Control | \$33,229 | \$0 | \$0 | 0% | \$0 |
| Library | \$416,470 | \$448,773 | \$477,307 | 6% | \$28,534 |
| Public Works & Engineering | \$177,724 | \$207,150 | \$92,035 | -56% | (\$115,114) |
| Streets | \$1,119,198 | \$1,115,947 | \$1,036,090 | -7% | (\$79,857) |
| Parks | \$158,590 | \$201,151 | \$163,698 | -19% | (\$37,453) |
| Undesignated Local Option Tax Expenses | \$25,000 | \$0 | \$0 | | \$0 |
| SUBTOTAL Operating Expenses | \$4,467,072 | \$4,714,461 | \$4,610,827 | -2.2% | (\$103,635) |
| OPERATING DEFICIT COVERED BY FUND BALANCE | (\$114,686) | (\$295,766) | (\$60,000) | | \$235,766 |

| | | | | | |
|--|--------------------|--------------------|--------------------|------------|------------------|
| Capital Projects from Local Option Tax | | \$0 | \$0 | 0% | \$0 |
| Capital Projects from Department Expense Budgets | | \$0 | \$0 | 0% | \$0 |
| Capital Projects from In Lieu Park Fee Reserves | \$53,839 | \$0 | \$0 | 0% | \$0 |
| Capital Projects from Capital Improvement Plan | \$237,540 | \$2,587,660 | \$3,392,706 | 31% | \$805,046 |
| General Obligation Bond Fund Expense (City Hall) | \$195,426 | \$190,625 | | -100% | (\$190,625) |
| SUBTOTAL General Capital Expenses | \$486,805 | \$2,778,285 | \$3,332,706 | 20% | \$614,421 |
| TOTAL GENERAL FUND EXPENSE BUDGET | \$4,953,877 | \$7,492,746 | \$7,943,533 | 6% | \$510,787 |

| Account Title | FYE 2007 Actual | FYE 2008 Budget | FYE 2009 Proposed | % Change | Increase |
|------------------------------------|-----------------|-----------------|-------------------|----------|------------|
| WATER USER FUND | | | | | |
| Water User Revenues | \$1,127,086 | \$1,117,136 | \$1,031,431 | -8% | (\$85,705) |
| Water Bond (DEQ SRF Loan) Revenue | \$176,723 | \$169,031 | \$169,031 | 0% | (\$7,692) |
| Water Bond (DEQ SRF Loan) Expense | \$169,031 | \$169,031 | \$169,031 | 0% | \$0 |
| Water User Expenses | \$789,406 | \$1,117,136 | \$1,031,431 | -3% | (\$85,705) |

| | | | | | |
|-----------------------------|-------------|-------------|-------------|-----|-------------|
| WASTEWATER USER FUND | | | | | |
| Wastewater User Revenues | \$1,040,989 | \$1,263,964 | \$1,151,385 | -9% | (\$112,579) |
| Wastewater Bond Revenues | \$240,611 | \$241,517 | \$241,517 | 0% | \$906 |
| Wastewater Bond Expenses | \$241,517 | \$241,517 | \$241,517 | 0% | \$0 |
| Wastewater User Expenses | \$763,921 | \$1,263,964 | \$1,151,385 | -9% | (\$112,579) |

| | | | | | |
|-------------------------------|-----------|-----------|-----------|----|----------|
| WATER REPLACEMENT FUND | | | | | |
| Water Replacement Revenue | \$305,354 | \$441,300 | \$455,600 | 3% | \$14,300 |
| Water Replacement Expenses | \$261,387 | \$375,500 | \$375,500 | 0% | \$0 |

| | | | | | |
|------------------------------------|-----------|-----------|-----------|----|-----|
| WASTEWATER REPLACEMENT FUND | | | | | |
| Wastewater Replacement Revenues | \$167,568 | \$243,000 | \$243,000 | 0% | \$0 |
| Wastewater Bond Revenues | \$118,178 | \$118,178 | \$118,178 | 0% | \$0 |
| Wastewater Bond Expenses | \$118,178 | \$118,178 | \$118,178 | 0% | \$0 |
| Wastewater Replacement Expenses | \$300,435 | \$243,000 | \$243,000 | 0% | \$0 |

| | | | | | |
|--------------------------------------|--------------------|---------------------|---------------------|-----------|------------------|
| TOTAL CITY BUDGET - ALL FUNDS | \$7,597,752 | \$11,021,072 | \$11,273,574 | 2% | \$252,502 |
|--------------------------------------|--------------------|---------------------|---------------------|-----------|------------------|

| GENERAL FUND OPERATING REVENUE | | | | | | |
|--|--------------------|--------------------|--------------------|--------------------|--------------------|---------------|
| Account Title | 06/2007 Budget | 06/07 Actual | 07/2008 Budget | 08/09 Budget | Amnt Increase | % Change |
| General Government Taxes | | | | | | |
| 31001 Property Tax | \$1,611,065 | \$1,614,240 | \$1,707,797 | \$1,807,411 | \$99,614 | 5.8% |
| 31910 Penalty and Interest on Taxes | \$5,500.00 | \$8,219.80 | \$7,000.00 | \$7,000 | \$0 | 0.0% |
| Subtotal Taxes | \$1,616,565 | \$1,622,460 | \$1,714,797 | \$1,814,411 | \$99,614 | 5.8% |
| Fines, Fees and Permits | | | | | | |
| 32205 Alcoholic Catering Licenses | \$1,000.00 | \$1,640.00 | \$1,500.00 | \$1,640 | \$140 | 9.3% |
| 32208 Auto Transportation Drivers Licenses | \$1,000.00 | \$0.00 | \$175.00 | \$0 | (\$175) | -100.0% |
| 32234 Banner Fees | \$4,000.00 | \$5,400.00 | \$5,500.00 | \$5,600 | \$100 | 1.8% |
| 32210 Building Permits | \$412,000.00 | \$141,592.75 | \$370,000.00 | \$242,000 | (\$128,000) | -34.6% |
| 32211 Business Licenses | \$32,000.00 | \$33,575.00 | \$42,000.00 | \$43,000 | \$1,000 | 2.4% |
| 32298 Copies and Miscellaneous Rev | \$2,000.00 | \$1,359.20 | \$2,000.00 | \$2,000 | \$0 | 0.0% |
| 32220 Encroachment Permits | \$18,000.00 | \$8,400.00 | \$16,200.00 | \$10,600 | (\$5,600) | -34.6% |
| 32290 Fire Code Permits | \$65,000.00 | \$16,822.55 | \$40,000.00 | \$26,150 | (\$13,850) | -34.6% |
| 32294 Subdivision Inspection Permits | \$10,000.00 | \$450.00 | \$1,000.00 | \$650 | (\$350) | -35.0% |
| 32257 Library Fines and Memberships | \$15,000.00 | \$17,066.45 | \$16,000.00 | \$17,000 | \$1,000 | 6.3% |
| 31911 Motor Vehicle Fines | \$50,000.00 | \$39,165.71 | \$50,000.00 | \$51,000 | \$1,000 | 2.0% |
| 32265 Park Reservation Fees | \$12,000.00 | \$13,725.00 | \$13,000.00 | \$13,500 | \$500 | 3.8% |
| 32209 Police Security Assistance Rev | \$1,000.00 | \$7.00 | \$1,000.00 | \$12,000 | \$11,000 | 1100.0% |
| 32212 Police Traffic Education Program | \$30,000.00 | \$23,170.00 | \$15,000.00 | \$42,000 | \$27,000 | 180.0% |
| 32280 R.V. Dump Box Donations | \$250.00 | \$216.86 | \$250.00 | \$265 | \$15 | 6.0% |
| Misc Donations, Prop Sales, Flex Adj | | \$3,549.61 | | \$0 | \$0 | #DIV/0! |
| 32286 Sign Permits | \$2,000.00 | \$3,080.00 | \$2,500.00 | \$2,600 | \$100 | 4.0% |
| 32296 Zoning applications | \$65,000.00 | \$31,064.06 | \$58,500.00 | \$38,000 | (\$20,500) | -35.0% |
| Subtotal Fines, Fees and Permits | \$720,250 | \$340,284 | \$634,625 | \$508,005 | (\$126,620) | -20.0% |
| Interest, Donations, & L.O.T. | | | | | | |
| 32413 Interest Earned | \$114,121.00 | \$170,567.99 | \$121,000.00 | \$152,000 | \$31,000 | 25.6% |
| 32211 L.O.T. Operational Revenue | \$425,000.00 | \$415,179.52 | \$360,000.00 | \$360,000 | \$0 | 0.0% |
| 32215 Donations - Fireworks | \$22,000 | \$27,484 | \$22,000 | \$22,000 | \$0 | 0.0% |
| 32415 Refunds and Reimbursements | \$10,000.00 | \$23,660.02 | \$10,000.00 | \$10,000 | \$0 | 0.0% |
| Subtotal Interest & Misc. | \$571,121 | \$636,891 | \$513,000 | \$544,000 | \$31,000 | 6.0% |
| Franchises | | | | | | |
| 32235 Idaho Power Franchise Fees | \$45,000.00 | \$34,568.15 | \$45,000.00 | \$49,500 | \$4,500 | 10.0% |
| 32230 Cable T.V. Franchise | \$75,000.00 | \$76,271.67 | \$75,000.00 | \$81,000 | \$6,000 | 8.0% |
| 32236 Intermountain Gas Franchise | \$70,000.00 | \$98,440.70 | \$90,000.00 | \$103,500 | \$13,500 | 15.0% |
| Rubbish Hauling Franchise | \$75,000.00 | \$83,164.35 | \$80,000.00 | \$82,500 | \$2,500 | 3.1% |
| Subtotal Franchises | \$265,000 | \$292,445 | \$290,000 | \$316,500 | \$26,500 | 9.1% |
| State Shared Taxes | | | | | | |
| 31009 Sales Tax Revenue from County | \$90,000.00 | \$109,140.63 | \$100,000.00 | \$101,119 | \$1,119 | 1.1% |
| 33510 State Liquor Tax Apportionment | \$110,000.00 | \$149,161.00 | \$110,000.00 | \$110,000 | \$0 | 0.0% |
| 33550 State Sales Tax | \$450,000.00 | \$625,992.85 | \$505,000.00 | \$530,000 | \$25,000 | 5.0% |
| 33570 State Shared Highway Tax | \$300,000.00 | \$297,038.53 | \$300,000.00 | \$302,000 | \$2,000 | 0.7% |
| Subtotal State Taxes | \$950,000 | \$1,181,333 | \$1,015,000 | \$1,043,119 | \$28,119 | 2.8% |
| Operating Contracts | | | | | | |
| 32417 Mutual Aid Reimbursements | \$2,000.00 | \$27,813.15 | \$5,000.00 | \$5,000 | \$0 | 0.0% |

2008/2009 City of Hailey General Fund Revenue

| Account Title | 06/2007 Budget | | 07/2008 Budget | | 08/2009 Proposed | | Amnt Increase |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------|
| | | | | | | | |
| 34001 County Animal Control | \$28,725.00 | \$19,037.76 | \$0.00 | \$0 | \$0 | \$0 | |
| 34002 BCSD School Officer Contract | \$0.00 | | \$0.00 | \$0 | \$65,000 | \$65,000 | |
| 34003 Rubbish Bookkeeping Contract | \$75,000.00 | \$83,164.35 | \$80,000.00 | \$82,500 | \$2,500 | \$2,500 | 3.1% |
| 34004 FMAA/TA Airprot Security Contract | \$160,839.00 | \$148,957.70 | \$167,273.00 | \$172,291 | \$5,018 | \$5,018 | 3.0% |
| Subtotal Operating Contracts | \$266,564 | \$278,973 | \$252,273 | \$324,791 | \$72,518 | \$72,518 | 28.7% |
| TOTAL OPERATING REVENUE | \$4,389,500 | \$4,352,386 | \$4,419,695 | \$4,550,826 | \$131,131 | \$131,131 | 3.0% |
| GENERAL FUND CAPITAL EXPANSION REVENUE | | | | | | | |
| 33560 Grants | \$254,000 | \$255,127 | \$0 | \$0 | \$0 | \$0 | |
| 32211 Spring Canyon Sewer Services Agreement | \$0 | \$0 | \$0 | \$250,000 | \$250,000 | \$250,000 | |
| 32240 Park in Lieu Fees | \$72,380 | \$61,190 | \$24,000 | \$25,000 | \$1,000 | \$1,000 | 4.2% |
| 32240 Annexation Fees | | | \$287,000 | \$875,125 | \$588,125 | \$588,125 | 204.9% |
| 32241 Development Impact Fees | | | \$535,375 | \$99,875 | (\$435,500) | (\$435,500) | -81.3% |
| SUBTOTAL - Contract Revenue | \$326,380 | \$316,317 | \$846,375 | \$1,250,000 | \$403,625 | \$403,625 | 47.7% |
| BOND REVENUE | | | | | | | |
| 11-45-31010 1993 GO Library Bond | \$193,620 | | \$190,625 | | (\$190,625) | (\$190,625) | -100.0% |
| 11-15-31010 L.I.D. Bond Revenue | \$0 | | | | \$0 | \$0 | |
| 11-40-31010 1993 Street Refunding Bond | \$0 | | | | \$0 | \$0 | |
| SUBTOTAL General Bond Revenue | \$193,620 | | \$190,625 | \$0 | (\$190,625) | (\$190,625) | -100.0% |
| Budgeted Fund Balance | | | | | | | |
| Fund Balance applied to Operating Deficit | \$127,741 | | \$300,766 | \$60,000 | (\$240,766) | (\$240,766) | -80.1% |
| Fund Balance applied to Depts Cap Projects | \$177,099 | | | \$0 | \$0 | \$0 | |
| Fund Balance - Park In-Lieu Fees | \$195,000 | | | \$0 | \$0 | \$0 | |
| Fund Balance - APW/Lindio/MS Sch Annex Fees | \$1,250,000 | | \$1,250,000 | | (\$1,250,000) | (\$1,250,000) | -100.0% |
| Fund Balance applied to CIP | | | \$809,035 | \$2,011,427 | \$1,202,392 | \$1,202,392 | 148.6% |
| Fund Balance - Fireworks Endowment | \$119,495 | | \$124,838 | \$131,279 | \$6,441 | \$6,441 | 5.2% |
| Fund Balance - Baltimore Traffic Imprvmnts | \$67,000 | | \$0 | | \$0 | \$0 | |
| SUBTOTAL - CIP Fund Balance | \$1,936,335 | | \$2,484,639 | \$2,142,706 | (\$341,933) | (\$341,933) | -13.8% |
| TOTAL EXPANSION REVENUE | \$2,456,335 | | \$3,521,639 | \$3,392,706 | (\$128,933) | (\$128,933) | -3.7% |
| TOTAL GENERAL FUND REVENUE | \$7,132,196 | | \$7,941,334 | \$7,943,533 | | | 0.0% |

City of Hailey
Legislative Budget-10
Fiscal Year 2008/2009

| | 2006/07 Budget | 2006/07 Actual | 2007/08 Budget | 2008/09 Budget | Amnt Increase | % Increase |
|---|--------------------|---------------------|---------------------|---------------------|---------------------|-------------|
| A Budget - Salaries & Benefits | | | | | | |
| 10-41110 P&Z Commissioners | \$9,300.00 | \$7,500.00 | \$13,500.00 | \$13,500.00 | \$0.00 | 0% |
| 10-41111 Council Member | \$6,180.00 | \$6,180.00 | \$9,600.00 | \$9,600.00 | \$0.00 | 0% |
| 10-41112 Council Member | \$6,180.00 | \$6,180.00 | \$9,600.00 | \$9,600.00 | \$0.00 | 0% |
| 10-41113 Council Member | \$6,180.00 | \$6,180.00 | \$9,600.00 | \$9,600.00 | \$0.00 | 0% |
| 10-41114 Council Member | \$6,180.00 | \$6,180.00 | \$9,600.00 | \$9,600.00 | \$0.00 | 0% |
| SUBTOTAL - Salaries | \$34,020.00 | \$32,220.00 | \$51,900.00 | \$51,900.00 | \$0.00 | 0% |
| 10-41121 Fica | \$2,602.53 | \$1,749.42 | \$3,970.35 | \$3,970.35 | \$0.00 | 0% |
| 10-41122 Persi Retirement | \$3,794.08 | \$2,033.38 | \$5,788.15 | \$5,788.15 | \$0.00 | 0% |
| 10-41124 Worker's Comp Insurance | \$680.40 | \$80.69 | \$1,038.00 | \$103.80 | (\$934.20) | -90% |
| 10-41126 Health Insurance - Medical & Dental | \$5,784.00 | \$4,923.76 | \$24,240.00 | \$25,968.00 | \$1,728.00 | 7% |
| SUBTOTAL - Benefits | \$12,861.01 | \$8,787.25 | \$35,036.50 | \$35,830.30 | \$793.80 | 2% |
| A BUDGET TOTAL SALARIES & BENEFITS | \$46,881.01 | \$41,007.25 | \$86,936.50 | \$87,730.30 | \$793.80 | 1% |
| - B Budget - Operating & Maintenance | | | | | | |
| 10-41723 Training | \$1,600.00 | \$189.77 | \$1,600.00 | \$1,600.00 | \$0.00 | 0% |
| 10-41724 Travel Expenses | \$500.00 | \$813.29 | \$500.00 | \$500.00 | \$0.00 | 0% |
| 10-41707 Fireworks Expenses | \$22,000.00 | \$36,494.47 | \$22,000.00 | \$22,000.00 | \$0.00 | 0% |
| 10-41707 Animal Shelter Contract | \$6,000.00 | \$2,563.15 | \$16,000.00 | \$16,000.00 | \$0.00 | 0% |
| 10-41707 Blaine County Housing Authority Contract | | | \$0.00 | \$6,000.00 | \$6,000.00 | 100% |
| 10-41707 Mountain Rides (LOT) | | | \$30,000.00 | \$70,000.00 | \$40,000.00 | 133% |
| 10-41707 Chamber of Commerce (LOT) | \$10,000.00 | \$16,155.00 | \$10,000.00 | \$75,500.00 | \$65,500.00 | 655% |
| 10-41707 Contracts to outside parties (SIEDO) (LOT) | \$5,000.00 | \$1,342.00 | \$3,500.00 | \$0.00 | (\$3,500.00) | -100% |
| 10-41537 Grants continued (Sustain Blaine) (LOT) | | | \$0.00 | \$3,000.00 | \$3,000.00 | 100% |
| 10-41537 Grant Match (Historic Preservation Grant) | \$3,000.00 | \$3,049.00 | \$2,500.00 | \$2,500.00 | \$0.00 | 0% |
| 10-41215 Council & Board meeting expenses & suppli | \$3,000.00 | \$656.48 | \$6,000.00 | \$6,000.00 | \$0.00 | 0% |
| B BUDGET TOTAL OPERATING & MAINTENANCE | \$51,100.00 | \$61,263.16 | \$92,100.00 | \$203,100.00 | \$111,000.00 | 121% |
| TOTAL DEPARTMENT EXPENSES | \$97,981.01 | \$102,270.41 | \$179,036.50 | \$290,830.30 | \$111,793.80 | 62% |
| 25% Water User Fund | (\$12,995.25) | (\$10,666.70) | (\$31,259.12) | (\$23,957.57) | \$7,301.55 | -23% |
| 25% Waste Water User Fund | (\$12,995.25) | (\$10,666.70) | (\$31,259.12) | (\$23,957.57) | \$7,301.55 | -23% |
| Capital Improvement Reserves | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| 50% General Fund - TOTAL OPERATING BUDGET | \$71,990.51 | \$80,937.02 | \$116,518.25 | \$242,915.15 | \$126,396.90 | 108% |

City of Hailey
POLICE Budget - 25
Fiscal Year 2008/2009

| Acct. # | Account Title | 06/07 Budget | 06/07 Actual | 07/08 Budget | 08/09 Budget | Amnt. Increase | % Increase |
|---|--|-----------------------|-----------------------|-----------------------|-----------------------|--------------------|------------|
| POLICE DEPARTMENT BUDGET | | | | | | | |
| A Budget - Salaries & Benefits | | | | | | | |
| 25-41110 | Chief of Police | \$74,225.13 | | \$80,000.00 | \$82,708.00 | \$2,708.00 | 3% |
| 25-41110 | Assistant Chief | \$61,698.45 | | \$63,549.40 | \$70,035.06 | \$6,485.65 | 10% |
| 25-41110 | Lieutenant | \$61,698.45 | | \$63,549.40 | \$61,786.82 | (\$1,762.59) | -3% |
| 25-41110 | Sergeant | \$52,761.98 | | \$54,344.84 | \$53,560.00 | (\$784.84) | -1% |
| 25-41110 | Corporal | \$45,912.88 | | \$47,290.27 | \$50,774.88 | \$3,484.61 | 7% |
| 25-41110 | Detective | \$45,912.88 | | \$47,290.27 | \$50,774.88 | \$3,484.61 | 7% |
| 25-41110 | Senior Patrol Officer | \$45,912.88 | | \$47,290.27 | \$48,708.98 | \$1,418.71 | 3% |
| 25-41110 | Senior Patrol Officer | \$43,582.87 | | \$44,890.36 | \$48,708.98 | \$3,818.62 | 9% |
| 25-41110 | Senior Patrol Officer | \$43,582.87 | | \$44,890.36 | \$48,708.98 | \$3,818.62 | 9% |
| 25-41110 | Senior Patrol Officer | \$43,582.87 | | \$44,890.36 | \$48,708.98 | \$3,818.62 | 9% |
| 25-41110 | BCSD Officer | \$43,582.87 | | \$44,890.36 | \$46,232.99 | \$1,342.64 | 3% |
| 25-41110 | Previously funded by L.O.T - Patrol Officer | \$43,582.87 | | \$44,890.36 | \$46,232.99 | \$1,342.64 | 3% |
| 25-41110 | Position funded by L.O.T - Patrol Officer | \$43,582.87 | | \$44,890.36 | \$46,232.99 | \$1,342.63 | 3% |
| 25-41110 | Officers Pay from FMAA Security Contract | \$128,083.20 | | \$131,925.00 | \$135,882.75 | \$3,957.75 | 3% |
| 25-41110 | Administrative & Grants Officer | \$38,285.70 | \$735,636.53 | \$39,434.27 | \$40,588.48 | \$1,154.21 | 3% |
| 25-41111 | Security Overtime Pay | | | | \$10,000.00 | \$10,000.00 | #DIV/0! |
| 25-41111 | Overtime Pay | | \$29,191.58 | \$30,000.00 | \$10,000.00 | (\$20,000.00) | -67% |
| 25-41114 | Phone Reimbursement | | | | \$1,440.00 | \$1,440.00 | #DIV/0! |
| 25-41121 | SubTOTAL - Benefit Salaries | \$802,405.90 | \$764,828.11 | \$829,125.50 | \$898,619.76 | \$69,494.26 | 3% |
| 25-41122 | Fica | \$61,384.05 | \$56,385.42 | \$63,428.10 | \$68,744.41 | \$5,316.31 | 8% |
| 25-41124 | Persi Retirement | \$86,098.15 | \$79,752.19 | \$88,965.17 | \$96,283.87 | \$7,318.70 | 8% |
| 25-41126 | Worker's Comp Insurance | \$32,096.24 | \$19,016.72 | \$33,165.02 | \$30,630.27 | (\$2,534.75) | -8% |
| 25-41128 | Health Insurance - Medical & Dental | \$63,624.00 | \$80,128.00 | \$78,780.00 | \$90,888.00 | \$12,108.00 | 15% |
| 25-41128 | Health Insurance for Airport Security Contra | \$11,568.00 | | \$12,120.00 | \$12,984.00 | \$864.00 | 7% |
| 25-41128 | Unemployment Insurance | \$1,000.00 | \$0.00 | \$1,000.00 | \$1,000.00 | \$0.00 | 0% |
| 25-41128 | SUBTOTAL - Benefits | \$255,770.44 | \$235,282.33 | \$277,458.29 | \$300,630.55 | \$23,072.26 | 8% |
| A BUDGET | TOTAL SALARIES & BENEFITS | \$1,058,176.34 | \$1,000,110.44 | \$1,106,583.78 | \$1,199,150.31 | \$92,566.52 | 5% |
| B Budget - Operating & Maintenance | | | | | | | |
| 25-41211 | Office Supplies | \$2,250.00 | \$1,584.22 | \$2,250.00 | \$2,250.00 | \$0.00 | 0% |
| 25-41213 | Postage | \$250.00 | \$94.65 | \$250.00 | \$250.00 | \$0.00 | 0% |
| 25-41215 | Department Supplies | \$3,500.00 | \$3,868.57 | \$3,500.00 | \$2,500.00 | (\$1,000.00) | -29% |
| 25-41217 | Training Supplies | \$1,200.00 | \$0.00 | \$1,200.00 | \$1,200.00 | \$0.00 | 0% |
| 25-41313 | SUBTOTAL - Supplies | \$7,200.00 | \$5,547.44 | \$7,200.00 | \$6,200.00 | (\$1,000.00) | -14% |
| 25-41313 | Professional Services (Legal, Eng, Etc) | \$50,000.00 | \$43,710.88 | \$41,200.00 | \$42,848.00 | \$1,648.00 | 4% |
| 25-41315 | Professional Services - Advocates FSDV | \$2,500.00 | | \$2,500.00 | \$0.00 | (\$2,500.00) | -100% |
| 25-41315 | Medical Services | \$500.00 | \$0.00 | \$750.00 | \$750.00 | \$0.00 | 0% |
| 25-41319 | Advertising & Publishing Services | \$500.00 | \$711.00 | \$500.00 | \$500.00 | \$0.00 | 0% |
| 25-41323 | Printing Services | \$100.00 | \$0.00 | \$100.00 | \$100.00 | \$0.00 | 0% |
| 25-41325 | Service Contracts | \$1,500.00 | \$93.87 | \$1,500.00 | \$1,500.00 | \$0.00 | 0% |
| 25-41405 | SUBTOTAL - Services | \$55,100.00 | \$44,515.75 | \$46,550.00 | \$45,698.00 | (\$852.00) | -2% |
| 25-41411 | Equipment Maintenance | \$2,750.00 | \$350.00 | \$2,750.00 | \$2,750.00 | \$0.00 | 0% |
| 25-41411 | Office Equipment Repair & Maintenance | \$2,950.00 | \$2,775.57 | \$2,950.00 | \$2,950.00 | \$0.00 | 0% |
| 25-41413 | Building Repair & Maintenance | \$900.00 | \$290.42 | \$900.00 | \$900.00 | \$0.00 | 0% |
| 25-41415 | Auto Repair & Maintenance | \$8,000.00 | \$4,797.80 | \$8,000.00 | \$9,000.00 | \$1,000.00 | 13% |
| 25-41417 | Radio Repair & Maintenance | \$1,425.00 | \$1,029.93 | \$1,425.00 | \$1,425.00 | \$0.00 | 0% |
| 25-41417 | SUBTOTAL - Repair & Maintenance | \$16,025.00 | \$9,243.72 | \$16,025.00 | \$17,025.00 | \$1,000.00 | 6% |

City of Hailey
POLICE Budget - 25
Fiscal Year 2008/2009

| Acct. # | Account Title | 06/07 Budget | 06/07 Actual | 07/08 Budget | 08/09 Budget | Amt. Increase | % Increase |
|--|--|-----------------------|-----------------------|-----------------------|-----------------------|----------------------|--------------|
| POLICE DEPARTMENT BUDGET | | | | | | | |
| 25-41703 | Uniforms | \$8,000.00 | \$6,292.83 | \$8,000.00 | \$7,000.00 | (\$1,000.00) | -13% |
| 25-41709 | Insurance Premiums & Deductibles | \$500.00 | \$0.00 | \$500.00 | \$500.00 | \$0.00 | 0% |
| 25-41711 | Dues & Subscriptions | \$800.00 | \$682.45 | \$800.00 | \$800.00 | \$0.00 | 0% |
| 25-41713 | Telephone & Communications | \$5,500.00 | \$3,183.41 | \$5,500.00 | \$5,500.00 | \$0.00 | 0% |
| 25-41719 | Gasoline & Oil | \$17,000.00 | \$16,118.46 | \$18,000.00 | \$24,000.00 | \$6,000.00 | 33% |
| 25-41723 | Personnel Training | \$5,000.00 | \$800.00 | \$7,000.00 | \$5,000.00 | (\$2,000.00) | -29% |
| 25-41724 | Travel Expenses | \$3,000.00 | \$4,173.06 | \$4,000.00 | \$3,000.00 | (\$1,000.00) | -25% |
| 25-41733 | Investigative Expenses | \$6,425.00 | \$2,695.91 | \$4,500.00 | \$4,500.00 | \$0.00 | 0% |
| 25-41739 | Vehicle Towing Charges | \$600.00 | \$200.00 | \$900.00 | \$900.00 | \$0.00 | 0% |
| 25-41741 | BCSO - Dispatch (formerly teletype rental) | \$2,500.00 | \$2,500.00 | \$2,500.00 | \$60,000.00 | \$57,500.00 | 2300% |
| 25-41747 | Prevention Program | \$500.00 | \$0.00 | \$500.00 | \$500.00 | \$0.00 | 0% |
| 25-41775 | Records Management System (RMS) | \$0.00 | \$63,454.67 | \$29,000.00 | \$26,000.00 | (\$3,000.00) | -10% |
| | Equipment Rental | \$1,250.00 | \$1,450.00 | \$1,250.00 | \$1,250.00 | \$0.00 | 0% |
| | SUBTOTAL - Misc. Operating Expense | \$51,075.00 | \$101,550.79 | \$82,450.00 | \$138,950.00 | \$56,500.00 | 69% |
| B BUDGET | TOTAL - OPERATING & MAINTENANCE | \$129,400.00 | \$160,857.70 | \$152,225.00 | \$207,873.00 | \$55,648.00 | 37% |
| C - R BUDGET - Capital Replacement | | | | | | | |
| 25-41533 | Computers & Copier Expenses | \$1,000.00 | \$2,349.07 | \$500.00 | \$1,200.00 | \$700.00 | 140% |
| 25-41529 | Police Vehicles and Radar Trailer (L.O.T.) | \$35,000.00 | \$35,205.77 | \$35,000.00 | \$6,000.00 | (\$29,000.00) | -83% |
| 25-41527 | Firearms, Vests, Etc | \$2,000.00 | \$14,139.83 | \$2,000.00 | \$2,000.00 | \$0.00 | 0% |
| C - R BUDGET | TOTAL CAPITAL REPLACEMENT | \$38,000.00 | \$51,694.67 | \$37,500.00 | \$9,200.00 | (28,300.00) | -75% |
| C - X BUDGET - Capital Expansion | | | | | | | |
| 25-41529 | Ballistic Shields for 5 Police Cars | \$50,000.00 | | \$15,000.00 | | (\$15,000.00) | -100% |
| C - EX BUDGET | TOTAL CAPITAL EXPANSION | \$50,000.00 | | \$15,000.00 | | (\$15,000.00) | -100% |
| | TOTAL DEPARTMENT BUDGET | \$1,275,576.34 | \$1,212,662.81 | \$1,311,308.78 | \$1,416,223.31 | \$104,914.52 | 8% |
| | To Capital Expansion & Grants Fund | (\$50,000.00) | | (\$15,000.00) | | | |
| General Fund TOTAL OPERATING BUDGET | | \$1,225,576.34 | \$1,212,662.81 | \$1,296,308.78 | \$1,416,223.31 | \$104,914.52 | 9.25% |

To: Mayor Davis and Hailey City Council
From: Heather Dawson, City Administrator
Date: August 19, 2008, for August 25, 2008 City Council Meeting

Local Option Tax Budget – 4 Year Tax Term

| Department | 2006-2007 Budget | 2007-2008 Budget | 2008-2009 Initially Proposed Budget | 2008-2009 Newly Proposed Budget |
|--|------------------|------------------|-------------------------------------|---------------------------------|
| Hailey Chamber of Commerce | \$10,000 | \$10,000 | \$65,500 | \$75,500 |
| <u>Police</u> 2 Additional Officers – now 1 | \$120,000 | \$130,000 | \$65,500 | \$65,500 |
| <u>Parks</u> Maintenance Employee 2006; Signs proposed with initial 08/09 | \$30,000 | -0- | \$10,000 | \$0 |
| Sidewalk/Street Maintenance | \$22,000 | 0 | 0 | -0- |
| WR Rideshare Contract | \$8,000 | \$30,000 | \$70,000 | \$70,000 |
| Fire officer in 2006 (unfilled until 2007, then paid from general funds) | \$50,000 | 0 | 0 | -0- |
| Strobe Light Pedestrian Crosswalks 2006-2008, Radar trailer for traffic planning and enforcement in 2008-09 | \$20,000 | \$50,000 | 0 | -6,000- |
| Downtown Beautification & Tourism | \$25,000 | 0 | 0 | -0- |
| Economic Development – SIEDO and/or Sustain Blaine | -0- | -0- | \$9,000 | \$3,000 |
| <u>Streets</u> Snow Removal Equipment 4-yr purchase | \$140,000 | \$140,000 | \$140,000 | \$140,000 |
| TOTAL | \$425,000 | \$360,000 | \$360,000 | \$360,000 |

Some expenses authorized in 1st year were not executed and were instead carried over to 2nd year. As such, the Chamber of Commerce Contract for Services was actually \$51,000 in the 2nd year. Now, Chamber expects to not fully spend the \$51,000, which has been allocated to Police Chief's purchase of radar trailer for traffic planning and enforcement.

CITY OF HAILEY ORDINANCE NO. 1015

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, ENTITLED THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2008 AND ENDING SEPTEMBER 30, 2009, APPROPRIATING THE SUM OF \$11,273,574.00 TO DEFRAY THE EXPENSES AND LIABILITIES OF THE CITY OF HAILEY FOR SAID FISCAL YEAR; AUTHORIZING A LEVY OF A SUFFICIENT TAX UPON THE TAXABLE PROPERTY WITHIN THE CITY OF HAILEY; SPECIFYING THE OBJECTS AND PURPOSES FOR WHICH SAID APPROPRIATION IS MADE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HAILEY, IDAHO AS FOLLOWS:

SECTION 1. The sum of \$11,273,574.00 shall be, and the same is hereby, appropriated to defray the necessary expenses and liabilities of the City of Hailey, Idaho, for the fiscal year beginning October 1, 2008 and ending September 30, 2009.

SECTION 2. The objects and purposes for which such appropriation is made, and the amount of each object and purpose, are as follows:

GENERAL FUND EXPENDITURES

| | |
|------------------------------|-----------------------|
| Legislative | \$ 242,915.00 |
| Administrative | 284,460.00 |
| Planning Dept. | 227,875.00 |
| Building Dept. | 186,216.00 |
| Fire Dept. | 484,007.00 |
| Police Dept. | 1,416,224.00 |
| Library | 477,307.00 |
| Public Works and Engineering | 92,035.00 |
| Street Dept. | 1,036,090.00 |
| Parks & Recreation Dept. | 163,698.00 |
| Capital Improvement Plan | 3,332,706.00 |
| <u>Total Expenditures</u> | <u>\$7,943,533.00</u> |

WATER & SEWER EXPENDITURES

| | |
|--------------------------------|-----------------------|
| Water Fund Expenditures | \$1,031,430.00 |
| Water Bond Expenditures | 169,031.00 |
| Sewer Fund Expenditures | 1,151,385.00 |
| Sewer Bond Expenditures | 359,695.00 |
| Water Replacement Expenditures | 375,500.00 |
| Sewer Replacement Expenditures | 243,000.00 |
| <u>Total Expenditures</u> | <u>\$3,330,041.00</u> |

| | |
|-------------------------------------|------------------------|
| <u>TOTAL EXPENDITURES ALL FUNDS</u> | <u>\$11,273,574.00</u> |
|-------------------------------------|------------------------|

SECTION 3. A general tax levy on all taxable property within the City of Hailey shall be levied in an amount allowed by law for the general purposes of said City for the fiscal year beginning October 1, 2008 and ending September 30, 2009.

SECTION 4. All ordinances and/or portions or parts of ordinances in any way inconsistent with or in conflict with this Ordinance are hereby repealed.

SECTION 5. This Ordinance shall be in full force and effect from and after its passage, approval and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS 25th DAY OF August, 2008.

Richard L. Davis, Mayor, City of Hailey

ATTEST:

Mary Cone, City Clerk

Publish: Wood River Journal September 3, 2008..

L-2 Worksheet (must be attached to the L-2 form)

| | | |
|--|-------------------------|----------------|
| District Name: CITY OF HAILEY | Enter Year: 2008 | |
| Computation of 3% budget increase: | | |
| Enter the "Highest Non-Exempt P-Tax Budget plus P-Tax Replacement \$" from the "Maximum Budget and Foregone Amount Worksheet". | | (1) 1,708,559 |
| Multiply line 1 by 3%. | | (2) 51,257 |
| New Construction & Annexation budget increases: | | |
| Enter the 2008 value of new construction roll for each county. | (A) 39,316,359 | |
| | (B) | |
| | (C) | |
| | (D) | |
| Total of New Construction Roll Value for the District: | | |
| Enter the 2008 value of annexation from the County | (A) 687,070 | (3) 39,316,359 |
| Enter the 2008 value of annexation from Operating Property. | (B) | |
| Total Annexation Value: | | |
| Enter the total 2007 approved non-exempt levy rate. | (5) 0.001189778 | (4) 687,070 |
| New Construction Roll budget increase (multiply line 3 by line 5). | | (6) 46,778 |
| Annexation budget increase (multiply line 4 by line 5). | | (7) 817 |
| Foregone Amount: | | |
| Enter the total available foregone amount here. | | (8) - |
| Maximum Allowable Non-exempt Property Tax Budget: | | |
| Add lines 1+2+6+7+8. | | (9) 1,807,411 |
| Property Tax Replacement: | | |
| Enter yearly amount of the agricultural equipment replacement money. | (10) 139 | |
| Enter recovered Homeowner's Exemption property tax. ** | (11) 109 | |
| Enter recaptured QIE. | (12) - | |
| Enter the total of lines 10, 11, and 12: (Must match col. 5 budget total of L-2). | | (13) 248 |
| Maximum Allowable Non-exempt Property Tax to be Levied: | | |
| Subtract line 13 from line 9. | | (14) 1,807,163 |

Note: Information is available from your County Clerk(s).
 The amount on line 13 must match the total of column 5 on the L-2 form.
 Amount in column 6, "subtotal" row, of the L-2 cannot exceed the amount in Line 14.

**Recovered Homeowners Exemption Breakdown for L-2:
 City of Hailey - \$97 Bond - \$12



DISTRICT RECAP

AS OF 07/18/2008 9:25 am

I, JOLYNN DRAGE, AUDITOR IN AND FOR THE COUNTY OF BLAINE, STATE OF IDAHO, DO HEREBY CERTIFY THE VALUATION OF ALL PROPERTY ENTERED UPON THE PRIMARY NON-OCCUPANCY ASSESSMENT ROLLS FOR THE YEAR 2008, FOR HAILEY CITY AS FOLLOWS.

| | Market Value | Dist Exemption | Homeowner | Hardship | Increment | Miscellaneous Exemption | Speculative Land | Taxable Value |
|--------------------|---------------|----------------|--------------|----------|-----------|-------------------------|------------------|---------------|
| Real Property | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Personal Property | 1,558,364,061 | 0 | -176,780,368 | 0 | 0 | 0 | 399,254 | 1,381,184,439 |
| Manufactured Homes | 17,275,963 | 0 | 0 | 0 | 0 | 0 | 0 | 17,275,963 |
| | 127,270 | 0 | -42,650 | 0 | 0 | 0 | 0 | 84,620 |
| | 1,575,767,294 | 0 | -176,823,018 | 0 | 0 | 0 | 399,254 | 1,398,545,022 |



DISTRICT RECAP
AS OF 07/18/2008 9:25 am

I, JOLYNN DRAGE, AUDITOR IN AND FOR THE COUNTY OF BLAINE, STATE OF IDAHO, DO HEREBY CERTIFY THE VALUATION OF ALL PROPERTY ENTERED UPON THE **PRIMARY NON-OCCUPANCY** ASSESSMENT ROLLS FOR THE YEAR **2008**, FOR **HAILEY BONDS** AS FOLLOWS.

| | Market Value | Dist Exemption | Homeowner | Hardship | Increment | Miscellaneous Exemption | Speculative Land | Taxable Value |
|--------------------|---------------|----------------|--------------|----------|-----------|-------------------------|------------------|---------------|
| Real Property | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Personal Property | 1,558,364,061 | 0 | -176,780,368 | 0 | 0 | 0 | 399,254 | 1,381,184,439 |
| Manufactured Homes | 17,275,963 | 0 | 0 | 0 | 0 | 0 | 0 | 17,275,963 |
| | 127,270 | 0 | -42,650 | 0 | 0 | 0 | 0 | 84,620 |
| | 1,575,767,294 | 0 | -176,823,018 | 0 | 0 | 0 | 399,254 | 1,398,545,022 |