

**AGENDA OF THE
HAILEY CITY COUNCIL MEETING
Monday, January 8, 2024 * Hailey City Hall Meeting Room**

ACTION ITEM = a vote may occur but is not required to be taken

ACTION ITEM.....

Hailey City Council Meetings are open to the public. Participants may join our meeting virtually or in-person.

Via teleconference: +1 (872) 240-3311, **Access Code:** 543-667-133

Via One-touch: United States [tel:+18722403311,,543667133#](tel:+18722403311,543667133#),

From your computer, tablet or smartphone: <https://meet.goto.com/CityofHaileyCityCouncil>

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/543667133>

5:30 p.m. - CALL TO ORDER Open Session for Public Concerns

CONSENT AGENDA (Old Business):

CA 001	Motion to ratify the Mayors signature on a grant letter of support to Mountain Rides: Federal transit Administration 5311 and 5399 Grants ACTION ITEM	1
CA 002	Motion to ratify the Mayors signature on a grant letter of support to Mountain Rides: Cares Act one-time funding grant ACTION ITEM	4
CA 003	Motion to ratify the Mayors signature on a lease agreement with Tanner Investments, LLC for a three-month lease for property located at Block 1, Sweetwater PUD Subdivision for the purposes of storage of vehicles towed from the public rights of way as part of municipal snow removal activities. ACTION ITEM	7
CA 004	Motion to approve claims for expenses due for payment in January 2024, incurred in December, 2023 ACTION ITEM	13
CA 005	Motion to approve minutes of December 11, 2023 and to suspend reading of them ACTION ITEM	62
CA 006	Motion to approve unaudited Treasurer’s report from November 2023 ACTION ITEM	70

ADJOURN MEETING

CALL TO ORDER

OATH OF OFFICE TO COUNCIL MEMBERS:

OO 007	Martha Burke, Juan Martinez and Dustin Stone Oaths of Office ACTION ITEM	78
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MAYOR AND COUNCIL REMARKS

ELECTION OF COUNCIL PRESIDENT

CP 008	Council President election ACTION ITEM	(no documents)
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APPOINTMENTS AND AWARDS:

AA 009	Consideration of Resolution 2024-____, appointing of Jordan Fitzgerald to the Hailey Planning and Zoning Commission ACTION ITEM	80
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PUBLIC HEARING:

[PH 010](#) Consideration of a Final Plat Application by Quigley Farm & Conservation Community, LLC, c/o Hennessy Company, wherein Block 11, Quigley Farm Subdivision Large Block Plat is subdivided into two (2) lots, and Parcel D. This project is located within the Neighborhood Business (NB), Peri-Urban Agriculture (PA), and Recreational Greenbelt (RGB) Zoning Districts **ACTION ITEM**..... 83

[PH 011](#) Consideration of a Final Plat Application by Quigley Farm & Conservation Community, LLC, c/o Hennessy Company, wherein Block 15, Quigley Farm Subdivision Large Block Plat is subdivided into four (4) lots, and Parcel E. This project is located within the General Residential (GR) and Recreational Greenbelt (RGB) Zoning Districts **ACTION ITEM** 100

OLD BUSINESS:

[OB 012](#) 3rd Reading of Ord. No. 1331, Planned Unit Development Application by Darin and Kathleen Barfuss for the proposed Star Light Lane Subdivision at 1371 Silver Star Drive (Hailey FR S 1/2 TL 7731 & TL 7732 Sec 16 2N 18E). **ACTION ITEM**..... 119

[OB 013](#) 2nd Reading of Ordinance No. 1336, Title 16/Title 17 Cottage, and Detached Townhouse Developments. **ACTION ITEM**..... 162

[OB 014](#) 2nd/3rd Reading of Ordinance No. 1337, Title 17 Sidewalk In-Lieu Code Amendments. **ACTION ITEM**196

[OB 015](#) Discussion of the proposed Water Department office building **ACTION ITEM**..... 201

OB 000 Matters & Motions from Executive Session, if any. **ACTION ITEM** (no documents)

STAFF REPORTS: Staff Reports Council Reports Mayor’s Reports
SR 000

EXECUTIVE SESSION: Real Property Acquisition under IC 74-206 (1)(c) or Pending & Imminently Likely Litigation under (IC 74-206(1)(f)) or Personnel Matters under (IC 74-206(1)(b))

Matters & Motions from Executive Session or Workshop
Next Ordinance Number - 1338 Next Resolution Number- 2024-001

AGENDA ITEM SUMMARY

DATE: 01/08/2024 **DEPARTMENT:** Admin **DEPT. HEAD SIGNATURE:** LH

SUBJECT:

Motion to ratify letter supporting Mountain Rides Federal transit Administration 5311 Grant

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code _____
(IFAPPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Hailey provides many grant support letters for Mountain Rides. The Federal Transit 5311 and 5399 Grant programs fund public transit operations and capital investment.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Budget Line Item # _____ YTD Line Item Balance \$ _____
Estimated Hours Spent to Date: _____ Estimated Completion Date: _____
Staff Contact: _____ Phone # _____
Comments: _____

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

___ City Attorney	___ Finance	___ Licensing	<u>X</u> Administrator
___ Library	___ Community Development	___ P&Z Commission	___ Building
___ Police	___ Fire Department	___ Engineer	___ W/WW
___ Streets	___ Parks	___ Public Works	___ Mayor

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to ratify the Mayors signature on a letter supporting Mountain Rides Federal transit Administration 5311 and 5339 Grants

ACTION OF THE CITY COUNCIL:

Date _____

City Clerk _____

FOLLOW-UP:

*Ord./Res./Agrmt./Order Originals: Record
Copies (all info.): _____
Instrument # _____

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

December 14, 2023

Idaho Transportation Department
Public Transportation Office
11331 W. Chinden Boulevard
Building 8
Boise, Idaho 83714

Re: Mountain Rides' Grant Applications for FY2025 and FY2026

Dear Grant Evaluation Team:

Please accept this letter in support of Mountain Rides' applications for FY2025/FY2026 grant funding to support public transportation operations and capital investment via the Federal Transit Administration's 5311 Program and 5339 Program, respectively, as administered by the Idaho Transportation Department's Public Transportation Office.

The City of Hailey endorses Mountain Rides' applications and encourages you to view them favorably.

The City of Hailey embraces public transportation as a strategic imperative. The City invests significantly in Mountain Rides through annual appropriations of local funding. The upshot is that public transportation helps energize the economy and enhance our quality of life. Of particular consequence is Mountain Rides availability and accessibility as a transportation alternative that serves to mitigate the impacts of a shortage of affordable workforce housing in the region. To these ends, Mountain Rides serves residents, commuters, and visitors, and enjoys support throughout the region, as evidenced by its 700,000+ riders during the fiscal year just ended.

To underwrite strong, safe, and efficient operations and growth, Mountain Rides counts on the federal operating and capital funding it is seeking.

Thank you for looking favorably on Mountain Rides' applications for funding and for supporting public transportation in Hailey, Ketchum, Sun Valley, Bellevue, Blaine County, and District 4. Funding opportunities like these are vital to Mountain Rides' success.

Respectfully,



Martha Burke
Mayor

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 01/08/2024 **DEPARTMENT:** Admin **DEPT. HEAD SIGNATURE:** LH

SUBJECT:

Motion to ratify letter supporting Mountain Rides CARES Grant

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code _____
(IFAPPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Hailey provides many grant support letters for Mountain Rides. The CARES Grant supports operation of NEMT service between the Wood River Valley and Twin Falls.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Budget Line Item # _____ YTD Line Item Balance \$ _____
Estimated Hours Spent to Date: _____ Estimated Completion Date: _____
Staff Contact: _____ Phone # _____
Comments: _____

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

____ City Attorney	____ Finance	____ Licensing	<u> X </u> Administrator
____ Library	____ Community Development	____ P&Z Commission	____ Building
____ Police	____ Fire Department	____ Engineer	____ W/WW
____ Streets	____ Parks	____ Public Works	____ Mayor

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to ratify the Mayors signature on a letter supporting Mountain Rides CARES Grant.

ACTION OF THE CITY COUNCIL:

Date _____

City Clerk _____

FOLLOW-UP:

*Ord./Res./Agrmt./Order Originals: Record *Additional/Exceptional Originals to: _____
Copies (all info.): _____ Copies (AIS only) _____
Instrument # _____

December 22, 2023

Idaho Transportation Department
Public Transportation Office
11331 W. Chinden Boulevard
Building 8
Boise, Idaho 83714

Re: Mountain Rides' Grant Application for CARES Act Funding

Dear Grant Evaluation Team:

Please accept this letter in support of Mountain Rides' application for FY2025 and FY2026 grant funding to support public transportation – specifically, operation of NEMT service between the Wood River Valley and Twin Falls, Idaho – via the CARES Act One-time Funding Opportunity, as administered by the ITD's Public Transportation Office.

The City of Hailey supports Mountain Rides' application and encourages you to view it favorably.

The City of Hailey regards public transportation as a strategic priority. The City makes significant investments in Mountain Rides through annual appropriations of local funding. As a result, public transportation helps energize the economy and enhance our quality of life.

Of particular significance is Mountain Rides' on-demand NEMT service, which, over the past year, has become a highly demanded service, providing access for people in the Wood River Valley to essential, non-emergency medical services in Twin Falls. As demand for those medical services continues to grow, Mountain Rides' NEMT service becomes even more important, especially for those whose condition precludes their driving to Twin Falls in a personal auto.

Mountain Rides, having exhausted local funding opportunities in underwriting the nascent NEMT service to date, must have the CARES funding contemplated herein to carry on with the NEMT service beyond the next few months and into the next couple of years.

Thank you for looking favorably on Mountain Rides' application for funding and for supporting public transportation in Hailey, Ketchum, Sun Valley, Bellevue, Blaine County, and District 4. Funding opportunities like this one are critical to Mountain Rides' success and sustainability.

Respectfully,



Martha Burke
Mayor

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 1/08/2024

DEPARTMENT: PW - Streets

DEPT. HEAD SIGNATURE: BY

SUBJECT: Motion to adopt Resolution 2024-____, ratifying the Mayor’s signature on a lease agreement with Tanner Investments, LLC, for a three-month lease of property located at Block 1, Sweetwater PUD Subdivision for the purposes of storage of vehicles towed from the public right of way as part of municipal snow removal activities. **ACTION ITEM**

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

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

In previous years during snow removal, towed vehicles were taken to the Hailey Wastewater Treatment Plant property. This winter, the City has contracted with a towing company outside of Hailey and needs a short-term vehicle storage lot. Staff identified more convenient locations at the Hailey Park and Ride for vehicles towed in the north side of town and has contracted with Tanner Investments to temporarily lease a property in Woodside for vehicles towed in south Hailey.

A copy of the signed agreement is attached.

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

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

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

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to adopt Resolution 2024-____, ratifying the Mayor’s signature on a lease agreement with Tanner Investments, LLC, for a three-month lease of property located at Block 1, Sweetwater PUD Subdivision for the purposes of storage of vehicles towed from the public right of way as part of municipal snow removal activities. **ACTION ITEM**

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./Agrmt./Order Originals: Record
Copies (all info.): _____
Instrument # _____

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

**CITY OF HAILEY
RESOLUTION NO. 2024-**

**RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HAILEY
AUTHORIZING THE RATIFICATION OF A LEASE AGREEMENT WITH TANNER
INVESTMENTS LLC FOR A THREE-MONTH LEASE OF PROPERTY LOCATED AT
BLOCK 1, SWEETWATER PUD, FOR STORAGE OF VEHICLES TOWED DURING
MUNICIPAL SNOW REMOVAL ACTIVITIES.**

WHEREAS, the City of Hailey has identified a temporary site to store towed vehicles and increase efficiency during snow removal.

WHEREAS, the City of Hailey and Tanner Investments LLCs have agreed to the terms and conditions of the lease agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, that the City of Hailey ratifies the lease agreement between the City of Hailey and Tanner Investments LLC and that the Mayor's signature is on the attached agreement is authorized.

Passed this 8th day of January, 2024.

City of Hailey

Martha Burke, Mayor

ATTEST:

Mary Cone, City Clerk

LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into this 25th day of December, 2023, by and between **Tanner Investments LLC**, whose address is P.O. Box 353, Hailey, ID 83333 hereinafter referred to as "Lessor", and the City of Hailey hereinafter referred to as "Lessee".

RECITALS:

- A. Lessor is the owner of real property in Blaine County, Idaho described as Block 1, Sweetwater PUD Subdivision. ("Property").
- B. The parties desire to herein provide the terms and conditions pursuant to which the Lessee shall lease from the Lessor the Property described as follows:

The property owner has a shipping container and a few piles of soil/gravel material onsite, which shall remain unmodified by the Lessee.

The Lessee will use the property for temporary storage of vehicles removed as a result of snow towing efforts from the public right of way. The Lessee will be responsible for any required permitting, snow removal, or any other needs in order to operate the property as stated. Once a vehicle has been towed to the property, the owner of said vehicle shall have temporary access in order to remove said vehicle from the property.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties hereby agree as follows:

- 1. **Premises.** Lessor hereby leases to the Lessee, and the Lessee hereby leases from the Lessor, the hereinabove described Leased Premises.
- 2. **Term.** The Term of this Lease shall be for a fixed period of three months, from December 25th 2023 to and including the March 25th 2023, and if mutually desired, continuing thereafter on a month to-month basis during which it may be terminated at any time by either party upon not less than thirty (10) days prior written notice to the other party. ("Lease Term")
- 3. **Rent.** As rent for the Leased Premises during the Term of this Lease, and the Renewal Term, shall be \$1000.00 per month, payable in advance on the 1st of each month of the Lease Term.
- 4. **Use of Premises.** The Lease Premises shall be used exclusively for storage of vehicles towed from the public rights of way as part of snow removal requirements.
- 5. **Maintenance.** Lessee agrees to maintain the Leased Premises, including fences and gates in its current condition and free of noxious weeds, trash, and debris.

6. **Improvements.** Lessee understands and agrees that it will take possession of the Leased Premises at the commencement of the Lease Term, and shall be solely responsible for the acquisition and installation of all equipment, furnishings and improvements Lessee deems necessary for its business purposes.

7. **Indemnification.** Lessee shall save and hold Lessor harmless from any claim or cause action, for property damage, personal injury or death, or other loss, including reasonable attorney's fees and costs, arising, or resulting or arising from the possession and use of the Leased Premises by the Lessee, its employees, agents, customers, or invitees, Lessee shall, at all times during the term hereof and at its own cost and expense, procure and continue in force a Policy of General Liability Insurance covering the Leased Premises, and naming the Lessor as an Additional Insured, insuring against liability for injury and/or death of any person or for property damages arising from, or in any way connected with, the use, operation, or condition of the Leased Premises. Such liability insurance policy shall be in an amount of not less than **ONE MILLION DOLLARS (\$1,000,000.00)** combined single limit coverage for bodily injury, death, and property damage. The limits of such insurance shall not, however, limit the liability of Lessee for any such claim of personal injury, death, or damages.

8. **Lessee's Personal Property.** The risk of loss, damage, destruction, theft, or other casualty to any personal property used or stored upon the Leased Premises by or with the consent and approval of the Lessee shall be solely on the Lessee, or the owners thereof, and not on the Lessor.

9. **Possession.** Lessee shall be given possession of the Leased Premises at the commencement of the Lease Term.

10. **Default and Remedies.**

(a) The doing of any of the following by the Lessee shall constitute an event of default under the terms of this Lease:

(i) Failure of Lessee to pay any sums required to be paid hereunder, where such failure continues for fifteen (15) days after receipt of written notice thereof by the Lessor.

(ii) Failure to perform any obligation as required or conditioned by any of the covenants or agreements contained in this Lease within a reasonable time, but in no event later than thirty (30) days after written notice by the Lessor to the Lessee, specifying Lessee's failure to perform such obligations.

11. **Surrender of the Premises.** Upon the Termination or expiration of the Lease Term, the Leased Premises shall be surrendered by the Lessee to the Lessor. All personal property including furnishings, fixtures and equipment belonging to the Lessee shall be promptly and carefully removed upon surrender by the Lessee, and the Lessee shall repair any damage to the

Leased Premises caused by such removal or by the original installation of said personal property. Should Lessee fail to make such repairs, Lessor, after fifteen (15) days written notice to the Lessee, may undertake such repairs at Lessee's expense.

12. Compliance with Law. Lessee shall occupy and use the Leased Premises in accordance with all applicable ordinances and statutes, and Lessee shall be responsible for obtaining any and all permits and licenses which may be required for the conduct of its business thereon.

13. Waiver. Waiver of a breach of any provision of this Lease by any party in any particular instance shall not be deemed a waiver of any other breach of this Lease.

14. Quiet Enjoyment. So long as the Lessee is not in default, Lessor warrants and covenants that, during the term hereof and any holdover tenancy, Lessee shall have the exclusive right to possession and the quiet enjoyment of the Leased Premises, and shall have, hold, and enjoy the Leased Premises without interference by the Lessor.

15. Venue. The venue of any action arising out of the execution or breach of this Lease shall be in the district court of Idaho.

IN WITNESS WHEREOF, the parties hereto have executed this Lease Agreement on the day and year first written above.

"LESSOR"

Tanner Investments LLC

By: _____

Its: _____

"LESSEE"

City of Hailey

By: _____

Its: _____

Return to Agenda

AGENDA ITEM SUMMARY

DATE 01/08/2024 DEPARTMENT: Finance & Records **DEPT. HEAD SIGNATURE:** MHC

SUBJECT

Council Approval of Claims costs incurred during the month of December 2023 that are set to be paid by contract for January 2024.

AUTHORITY: ID Code 50-1017 IAR _____ City Ordinance/Code _____

BACKGROUND:

Claims are processed for approval three times per month under the following procedure:

1. Invoices received, approved and coded to budget by Department Head.
2. Invoice entry into data base by finance department.
3. Open invoice report and check register report printed for council review at city council meeting.
4. Following council approval, mayor and clerk sign checks and check register report.
5. Signed check register report is entered into Minutes book.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

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

Payments are for expenses incurred during the previous month, per an accrual accounting system.

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:

___ City Attorney ___ Clerk / Finance Director ___ Engineer ___ Mayor
___ P & Z Commission ___ Parks & Lands Board ___ Public Works ___ Other

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Review reports, ask questions about expenses and procedures, approve claims for payment.

FOLLOW UP NOTES:

Report Criteria:

- Includes all check types
- Includes unprinted checks

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Amount
12/28/2023	CDPT		0	AFLAC	1	-222.76
12/28/2023	CDPT		0	DELTA DENTAL PLAN OF I	2	-964.51
12/28/2023	CDPT		0	REGENCE BLUE SHIELD	3	-4,813.21
12/28/2023	CDPT		0	NCPERS GROUP LIFE INS	6	-136.00
12/28/2023	CDPT	01/03/2024	1516	PERSI	7	-39,293.22
12/28/2023	CDPT	01/03/2024	1514	MOUNTAIN WEST BANK	8	-40,165.93
12/28/2023	CDPT		0	IDAHO STATE TAX COMMI	9	-5,098.00
12/28/2023	CDPT	01/03/2024	1513	A.W. REHN & ASSOCIATE	21	-1,091.64
12/28/2023	CDPT	01/03/2024	56167	CALIFORNIA STATE DISBU	24	-346.15
12/28/2023	CDPT		0	VSP	26	-146.99
12/28/2023	CDPT	01/03/2024	1515	Nationwide 457/Roth	34	-2,468.68
12/28/2023	CDPT	01/03/2024	56168	CHILD SUPPORT RECEIP	36	-493.94
12/28/2023	PC	01/04/2024	1424	ARELLANO, NANCY	8005	-1,466.20
12/28/2023	PC	01/04/2024	1425	CARRILLO-SALAS, DALIA	8209	-1,516.78
12/28/2023	PC	01/04/2024	1426	CONE, MARY M HILL	8009	-1,769.51
12/28/2023	PC	01/04/2024	1427	HOROWITZ, LISA	8049	-2,894.06
12/28/2023	PC	01/04/2024	1428	POMERLEAU, JENNIFER	8207	-1,411.27
12/28/2023	PC	01/04/2024	1429	STOKES, BECKY	8013	-2,449.35
12/28/2023	PC	01/04/2024	1430	DAVIS, ROBYN K	8060	-1,742.74
12/28/2023	PC	01/04/2024	1431	DYER, ASHLEY MAUREEN	8401	-1,552.94
12/28/2023	PC	01/04/2024	1432	JOHNSON, MICHELE	8110	-544.03
12/28/2023	PC	01/04/2024	1433	PARKER, JESSICA L	8111	-1,815.56
12/28/2023	PC	01/04/2024	1434	RODRIGUE, EMILY THERE	8115	-1,675.81
12/28/2023	PC	01/04/2024	1435	TRAN, TUYEN	8205	-1,289.62
12/28/2023	PC	01/04/2024	1436	BALEDGE, MICHAEL S	9054	-2,489.45
12/28/2023	PC	01/04/2024	1437	BOATMAN, MICHAEL L	9006	-54.02
12/28/2023	PC	01/04/2024	1438	BUMGARDNER, JEFFREY	9201	-102.51
12/28/2023	PC	01/04/2024	1439	CHASE, AMANDA LUISE	9036	-1,422.98
12/28/2023	PC	01/04/2024	1440	EMERICK, DANIELLE A	9206	-1,154.08
12/28/2023	PC	01/04/2024	1441	ERVIN, CHRISTIAN C	8185	-1,889.69
12/28/2023	PC	01/04/2024	1442	GRANT, DARYL ERNEST	9126	-366.06
12/28/2023	PC	01/04/2024	1443	HAIRSTON, KEITH GUY	9025	-691.84
12/28/2023	PC	01/04/2024	1444	HERNANDEZ, ADAN	9027	-80.80
12/28/2023	PC	01/04/2024	1445	HERNANDEZ, BRYAN	9033	-51.72
12/28/2023	PC	01/04/2024	1446	HOOVER, JAMES THOMA	9047	-1,943.52
12/28/2023	PC	01/04/2024	1447	MAYNE, EARL JAMES	9124	-565.94
12/28/2023	PC	01/04/2024	1448	MURPHY, JOSHUA Z	9011	-511.29
12/28/2023	PC	01/04/2024	1449	PALLAS, MARTIN L	9111	-72.61
12/28/2023	PC	01/04/2024	1450	PRUETT, MATHEW DEAN	9040	-51.72
12/28/2023	PC	01/04/2024	1451	RAINEY, PHILLIP R.	1009068	-155.14
12/28/2023	PC	01/04/2024	1452	SANCHEZ, ANTHONY JAM	9042	-138.52
12/28/2023	PC	01/04/2024	1453	SWENKE, JACKSON JOSE	9199	-77.57
12/28/2023	PC	01/04/2024	1454	VINCENT, BRIAN A	9113	-110.82
12/28/2023	PC	01/04/2024	1455	WALKER, CHAD MICHAEL	9028	-136.67
12/28/2023	PC	01/04/2024	1456	YEAGER, KAITLYN R	9117	-34.63
12/28/2023	PC	01/04/2024	1457	BURKE, MARTHA E	8074	-1,916.63
12/28/2023	PC	01/04/2024	1458	HUSBANDS, HEIDI	8302	-247.30
12/28/2023	PC	01/04/2024	1459	LINNET, SAMUEL L	8300	-809.73
12/28/2023	PC	01/04/2024	1460	MARTINEZ, JUAN F	8301	-806.86
12/28/2023	PC	01/04/2024	1461	THEA, KAREN J	8106	-756.40
12/28/2023	PC	01/04/2024	1462	CROTTY, JOSHUA M	8283	-1,386.08
12/28/2023	PC	01/04/2024	1463	DABNEY, LEE A DONAHUE	1008078	-602.81
12/28/2023	PC	01/04/2024	1464	DeKLOTZ, ELISE	8200	-241.08
12/28/2023	PC	01/04/2024	1465	DREWIEN, LYNETTE M	1008271	-685.81

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Amount
12/28/2023	PC	01/04/2024	1466	FLETCHER, KRISTIN M	8122	-1,323.76
12/28/2023	PC	01/04/2024	1467	FORBIS, MICHAL J	8114	-1,587.65
12/28/2023	PC	01/04/2024	1468	GALVIN, EMILIE AURORA	8294	-51.72
12/28/2023	PC	01/04/2024	1469	MOSQUEDA - CAMACHO,	8295	-230.18
12/28/2023	PC	01/04/2024	1470	PRIMROSE, LAURA A	8102	-1,135.21
12/28/2023	PC	01/04/2024	1471	RODGERS, AMBER TELLE	8297	-464.98
12/28/2023	PC	01/04/2024	1472	STROPE, DENON MICHAEL	8101	-1,010.42
12/28/2023	PC	01/04/2024	1473	VAGIAS, BROOKE ELIZAB	8296	-66.50
12/28/2023	PC	01/04/2024	1474	YTURRI, ERIN	8123	-571.34
12/28/2023	PC	01/04/2024	1475	BALLIS, MORGAN RICHARD	8213	-1,907.82
12/28/2023	PC	01/04/2024	1476	CERVANTES, GUSTAVO A	8215	-1,932.35
12/28/2023	PC	01/04/2024	1477	COX, CHARLES F	8161	-2,725.23
12/28/2023	PC	01/04/2024	1478	ENGLAND, STEVE J	8143	-3,069.58
12/28/2023	PC	01/04/2024	1479	JONES, KYLIE MELETIA	8155	-2,219.70
12/28/2023	PC	01/04/2024	1480	LEOS, CHRISTINA M	8012	-2,013.77
12/28/2023	PC	01/04/2024	1481	LINDERMAN, JEREMIAH C	8163	-2,054.10
12/28/2023	PC	01/04/2024	1482	LUNA, JOSE	8145	-2,083.78
12/28/2023	PC	01/04/2024	1483	OWENS, ERIC ODELL	8119	-1,990.80
12/28/2023	PC	01/04/2024	1484	PECK, TODD D	8167	-3,079.71
12/28/2023	PC	01/04/2024	1485	RAGUSA, TIMOTHY BRUCE	1008190	-2,182.00
12/28/2023	PC	01/04/2024	1486	WALLACE, SHAWNA R	8108	-1,739.58
12/28/2023	PC	01/04/2024	1487	WELLS, PRESTON DANIEL	8150	-1,844.19
12/28/2023	PC	01/04/2024	1488	WRIGLEY, GAVIN	8152	-2,487.20
12/28/2023	PC	01/04/2024	1489	MARES, MARIA C	8251	-1,333.03
12/28/2023	PC	01/04/2024	1490	WILLIAMS, EMILY ANNE	8023	-1,702.91
12/28/2023	PC	01/04/2024	1491	YEAGER, BRIAN D	8107	-2,259.90
12/28/2023	PC	01/04/2024	1492	AITKEN, TORIN ANDREW	8177	-1,177.82
12/28/2023	PC	01/04/2024	1493	BOENDER, BEAU MICHAEL	8182	-1,199.90
12/28/2023	PC	01/04/2024	1494	DOMKE, RODNEY F	8097	-1,843.63
12/28/2023	PC	01/04/2024	1495	JOHNSTON, JAIMEY P	8243	-2,233.42
12/28/2023	PC	01/04/2024	1496	MOATS, ZAKARY S	8174	-1,748.03
12/28/2023	PC	01/04/2024	1497	PARKS, ALEXANDER MICHAEL	8180	-1,560.58
12/28/2023	PC	01/04/2024	1498	SAVAGE, JAMES L	8204	-1,733.49
12/28/2023	PC	01/04/2024	1499	SCHWARZ, STEPHEN K	8226	-2,575.01
12/28/2023	PC	01/04/2024	1500	WEST III, KINGSTON R	8234	-2,048.84
12/28/2023	PC	01/04/2024	1501	AMBRIZ, JOSE L	7023	-2,251.19
12/28/2023	PC	01/04/2024	1502	ELLSWORTH, BRYSON D	8285	-2,782.46
12/28/2023	PC	01/04/2024	1503	RACE, MICHAEL DENNIS	8070	-987.55
12/28/2023	PC	01/04/2024	1504	SHOTSWELL, DAVE O	7044	-2,216.52
12/28/2023	PC	01/04/2024	1505	VAUGHN, TYREL KINCADE	7050	-1,470.67
12/28/2023	PC	01/04/2024	1506	WARD, NATHAN DANIEL	8287	-1,437.41
12/28/2023	PC	01/04/2024	1507	BALDWIN, MERRITT JAMES	8286	-1,848.77
12/28/2023	PC	01/04/2024	1508	BALIS, MARVIN C	8225	-2,072.14
12/28/2023	PC	01/04/2024	1509	GARRISON, SHANE	1008048	-1,621.13
12/28/2023	PC	01/04/2024	1510	HOLTZEN, KURTIS L	8072	-2,464.75
12/28/2023	PC	01/04/2024	1511	PETERSON, TRAVIS T	8121	-1,385.49
12/28/2023	PC	01/04/2024	1512	VINCENT, BRIAN A	1008071	-1,388.24
Grand Totals:						<u>-216,037.63</u>
			<u>101</u>			

Includes all check types
Includes unprinted checks

Report Criteria:

Includes all check types

Includes unprinted checks

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Amount
12/14/2023	CDPT	12/19/2023	56158	AFLAC	1	-222.76
12/14/2023	CDPT	12/19/2023	56161	DELTA DENTAL PLAN OF I	2	-4,041.25
12/14/2023	CDPT	12/19/2023	56164	NCPERS GROUP LIFE INS	6	-136.00
12/14/2023	CDPT	12/19/2023	122210	PERSI	7	-37,790.79
12/14/2023	CDPT	12/19/2023	122208	MOUNTAIN WEST BANK	8	-38,906.43
12/14/2023	CDPT	12/19/2023	56163	IDAHO STATE TAX COMMI	9	-4,946.00
12/14/2023	CDPT	12/19/2023	56162	HAILEY VOLUNTEER FIRE	12	-175.00
12/14/2023	CDPT	12/19/2023	122207	A.W. REHN & ASSOCIATE	21	-1,219.83
12/14/2023	CDPT	12/19/2023	56159	CALIFORNIA STATE DISBU	24	-396.15
12/14/2023	CDPT	12/19/2023	56166	VSP	26	-716.90
12/14/2023	CDPT	12/19/2023	122209	Nationwide 457/Roth	34	-2,483.35
12/14/2023	CDPT	12/19/2023	56160	CHILD SUPPORT RECEIP	36	-493.94
12/14/2023	CDPT	12/19/2023	56165	REGENCE BLUE SHIELD	3	-52,918.57
12/14/2023	PC	12/21/2023	122123	ARELLANO, NANCY	8005	-1,466.20
12/14/2023	PC	12/21/2023	122124	CARRILLO-SALAS, DALIA	8209	-1,515.62
12/14/2023	PC	12/21/2023	122125	CONE, MARY M HILL	8009	-1,787.05
12/14/2023	PC	12/21/2023	122126	HOROWITZ, LISA	8049	-2,721.23
12/14/2023	PC	12/21/2023	122127	POMERLEAU, JENNIFER	8207	-1,411.27
12/14/2023	PC	12/21/2023	122128	STOKES, BECKY	8013	-2,382.45
12/14/2023	PC	12/21/2023	122129	DAVIS, ROBYN K	8060	-1,951.52
12/14/2023	PC	12/21/2023	122130	DYER, ASHLEY MAUREEN	8401	-1,381.04
12/14/2023	PC	12/21/2023	122131	JOHNSON, MICHELE	8110	-646.31
12/14/2023	PC	12/21/2023	122132	PARKER, JESSICA L	8111	-1,815.56
12/14/2023	PC	12/21/2023	122133	RODRIGUE, EMILY THERE	8115	-1,722.03
12/14/2023	PC	12/21/2023	122134	TRAN, TUYEN	8205	-1,289.61
12/14/2023	PC	12/21/2023	122135	BALEDGE, MICHAEL S	9054	-2,454.45
12/14/2023	PC	12/21/2023	122136	BOATMAN, MICHAEL L	9006	-162.08
12/14/2023	PC	12/21/2023	122137	CHASE, AMANDA LUISE	9036	-1,414.13
12/14/2023	PC	12/21/2023	122138	EMERICK, DANIELLE A	9206	-1,119.08
12/14/2023	PC	12/21/2023	122139	ERVIN, CHRISTIAN C	8185	-1,854.69
12/14/2023	PC	12/21/2023	122140	GARCIA, RAYMOND WYAT	9018	-79.29
12/14/2023	PC	12/21/2023	122141	GRANT, DARYL ERNEST	9126	-129.29
12/14/2023	PC	12/21/2023	122142	HAIRSTON, KEITH GUY	9025	-790.66
12/14/2023	PC	12/21/2023	122143	HERNANDEZ, ADAN	9027	-129.29
12/14/2023	PC	12/21/2023	122144	HERNANDEZ, BRYAN	9033	-204.65
12/14/2023	PC	12/21/2023	122145	HOOVER, JAMES THOMA	9047	-2,052.15
12/14/2023	PC	12/21/2023	122146	MAYNE, EARL JAMES	9124	-223.03
12/14/2023	PC	12/21/2023	122147	MOLONEY, SARAH ESTEL	1009113	-161.61
12/14/2023	PC	12/21/2023	122148	MURPHY, JOSHUA Z	9011	-382.53
12/14/2023	PC	12/21/2023	122149	PRICHARD, JERAMIE R	1009102	-290.90
12/14/2023	PC	12/21/2023	122150	SANCHEZ, ANTHONY JAM	9042	-124.67
12/14/2023	PC	12/21/2023	122151	THAXTON, CAREY	9125	-145.45
12/14/2023	PC	12/21/2023	122152	VINCENT, BRIAN A	9113	-147.76
12/14/2023	PC	12/21/2023	122153	WALKER, CHAD MICHAEL	9028	-222.10
12/14/2023	PC	12/21/2023	122154	WALSH, CHRISTOPHER D	9205	-224.41
12/14/2023	PC	12/21/2023	122155	YEAGER, KAITLYN R	9117	-192.70
12/14/2023	PC	12/21/2023	122156	CROTTY, JOSHUA M	8283	-1,386.08
12/14/2023	PC	12/21/2023	122157	DABNEY, LEE A DONAHUE	1008078	-900.39
12/14/2023	PC	12/21/2023	122158	DeKLOTZ, ELISE	8200	-516.59
12/14/2023	PC	12/21/2023	122159	DREWIEN, LYNETTE M	1008271	-692.68
12/14/2023	PC	12/21/2023	122160	FLETCHER, KRISTIN M	8122	-1,308.70
12/14/2023	PC	12/21/2023	122161	FORBIS, MICHAL J	8114	-1,360.17
12/14/2023	PC	12/21/2023	122162	GALVIN, EMILIE AURORA	8294	-103.44
12/14/2023	PC	12/21/2023	122163	MOSQUEDA - CAMACHO,	8295	-124.67

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Amount
12/14/2023	PC	12/21/2023	122164	PRIMROSE, LAURA A	8102	-1,199.16
12/14/2023	PC	12/21/2023	122165	RODGERS, AMBER TELLE	8297	-315.84
12/14/2023	PC	12/21/2023	122166	STROPE, DENON MICHAEL	8101	-944.93
12/14/2023	PC	12/21/2023	122167	VAGIAS, BROOKE ELIZAB	8296	-49.87
12/14/2023	PC	12/21/2023	122168	YTURRI, ERIN	8123	-571.34
12/14/2023	PC	12/21/2023	122169	BALLIS, MORGAN RICHARD	8213	-1,991.20
12/14/2023	PC	12/21/2023	122170	CERVANTES, GUSTAVO A	8215	-1,932.35
12/14/2023	PC	12/21/2023	122171	COX, CHARLES F	8161	-2,725.23
12/14/2023	PC	12/21/2023	122172	ENGLAND, STEVE J	8143	-2,915.19
12/14/2023	PC	12/21/2023	122173	JONES, KYLIE MELETIA	8155	-2,025.95
12/14/2023	PC	12/21/2023	122174	LEOS, CHRISTINA M	8012	-2,013.78
12/14/2023	PC	12/21/2023	122175	LINDERMAN, JEREMIAH C	8163	-1,821.44
12/14/2023	PC	12/21/2023	122176	LUNA, JOSE	8145	-2,083.77
12/14/2023	PC	12/21/2023	122177	OWENS, ERIC ODELL	8119	-1,760.42
12/14/2023	PC	12/21/2023	122178	PECK, TODD D	8167	-3,079.71
12/14/2023	PC	12/21/2023	122179	RAGUSA, TIMOTHY BRUCE	1008190	-1,941.35
12/14/2023	PC	12/21/2023	122180	WALLACE, SHAWNA R	8108	-2,105.07
12/14/2023	PC	12/21/2023	122181	WELLS, PRESTON DANIEL	8150	-1,744.37
12/14/2023	PC	12/21/2023	122182	WRIGLEY, GAVIN	8152	-2,338.50
12/14/2023	PC	12/21/2023	122183	MARES, MARIA C	8251	-1,333.03
12/14/2023	PC	12/21/2023	122184	WILLIAMS, EMILY ANNE	8023	-1,715.37
12/14/2023	PC	12/21/2023	122185	YEAGER, BRIAN D	8107	-2,259.90
12/14/2023	PC	12/21/2023	122186	AITKEN, TORIN ANDREW	8177	-1,352.09
12/14/2023	PC	12/21/2023	122187	BOENDER, BEAU MICHAEL	8182	-1,319.18
12/14/2023	PC	12/21/2023	122188	DOMKE, RODNEY F	8097	-1,829.96
12/14/2023	PC	12/21/2023	122189	JOHNSTON, JAIMEY P	8243	-2,233.42
12/14/2023	PC	12/21/2023	122190	MOATS, ZAKARY S	8174	-1,748.03
12/14/2023	PC	12/21/2023	122191	PARKS, ALEXANDER MICHAEL	8180	-1,808.40
12/14/2023	PC	12/21/2023	122192	SAVAGE, JAMES L	8204	-1,733.49
12/14/2023	PC	12/21/2023	122193	SCHWARZ, STEPHEN K	8226	-2,575.01
12/14/2023	PC	12/21/2023	122194	WEST III, KINGSTON R	8234	-2,432.91
12/14/2023	PC	12/21/2023	122195	AMBRIZ, JOSE L	7023	-2,251.19
12/14/2023	PC	12/21/2023	122196	ELLSWORTH, BRYSON D	8285	-2,378.12
12/14/2023	PC	12/21/2023	122197	RACE, MICHAEL DENNIS	8070	-987.55
12/14/2023	PC	12/21/2023	122198	SHOTSWELL, DAVE O	7044	-2,216.52
12/14/2023	PC	12/21/2023	122199	VAUGHN, TYREL KINCADE	7050	-1,470.67
12/14/2023	PC	12/21/2023	122200	WARD, NATHAN DANIEL	8287	-1,413.00
12/14/2023	PC	12/21/2023	122201	BALDWIN, MERRITT JAMES	8286	-1,848.77
12/14/2023	PC	12/21/2023	122202	BALIS, MARVIN C	8225	-2,072.14
12/14/2023	PC	12/21/2023	122203	GARRISON, SHANE	1008048	-1,726.25
12/14/2023	PC	12/21/2023	122204	HOLTZEN, KURTIS L	8072	-2,175.86
12/14/2023	PC	12/21/2023	122205	PETERSON, TRAVIS T	8121	-1,356.21
12/14/2023	PC	12/21/2023	122206	VINCENT, BRIAN A	1008071	-1,823.29
Grand Totals:						-261,054.33
						97

Includes all check types
Includes unprinted checks

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
4683 8X8 INC											
420601	1	4206010 Phone service for December 2023	Invoice	01/01/2024	01/08/2024	81.30	81.30	100-15-41713		124	1
420601	2	4206010 Phone service for December 2023	Invoice	01/01/2024	01/08/2024	81.30	81.30	200-15-41713		124	1
420601	3	4206010 Phone service for December 2023	Invoice	01/01/2024	01/08/2024	81.30	81.30	210-15-41713		124	1
420601	4	4206010 Phone service for December 2023	Invoice	01/01/2024	01/08/2024	121.95	121.95	100-20-41713		124	1
420601	5	4206010 Phone service for December 2023	Invoice	01/01/2024	01/08/2024	20.33	20.33	100-42-41713		124	1
420601	6	4206010 Phone service for December 2023	Invoice	01/01/2024	01/08/2024	20.33	20.33	200-42-41713		124	1
420601	7	4206010 Phone service for December 2023	Invoice	01/01/2024	01/08/2024	20.32	20.32	210-42-41713		124	1
420601	8	4206010 Phone service for December 2023 -Treatme	Invoice	01/01/2024	01/08/2024	243.90	243.90	210-70-41713		124	1
420601	9	4206010 Phone service for December 2023 Water De	Invoice	01/01/2024	01/08/2024	121.95	121.95	200-60-41713		124	1
420601	10	4206010 Phone service for December 2023 - HFD - 4	Invoice	01/01/2024	01/08/2024	121.95	121.95	100-55-41713		124	1
420601	11	4206010 Phone service for December 2023 - Library	Invoice	01/01/2024	01/08/2024	365.85	365.85	100-45-41713		124	1
420601	12	4206010 Phone service for December 2023 -Park - 1	Invoice	01/01/2024	01/08/2024	30.49	30.49	100-50-41713		124	1
420601	13	4206010 Phone service for December 2023 - HPD - 9	Invoice	01/01/2024	01/08/2024	274.39	274.39	100-25-41713		124	1
420601	14	4206010 Phone service for December 2023 - Street	Invoice	01/01/2024	01/08/2024	91.44	91.44	100-40-41713		124	1
Total 4683 8X8 INC:						1,676.80	1,676.80				
1532 AIRGAS USA LLC											
914452	1	Inv # 9144521082 Oxygen Tanks	Invoice	11/30/2023	12/26/2023	174.02	174.02	100-55-41219		1223	1
Total 1532 AIRGAS USA LLC:						174.02	174.02				
652 AIRPORT WEST BUSINESS PARK											
1295	1	1295 SPEC. ASSESSMT OPERATING ACCNTS	Invoice	01/01/2024	01/08/2024	705.88	705.88	100-40-41711		124	1
1314	1	1314 QUARTERLY DUES	Invoice	01/01/2024	01/08/2024	943.78	943.78	100-40-41711		124	1
Total 652 AIRPORT WEST BUSINESS PARK:						1,649.66	1,649.66				
176 ALLINGTON, RICK											
199	1	Attorney Fees	Invoice	01/01/2024	01/01/2024	4,304.84	4,304.84	100-25-41313		124	1
Total 176 ALLINGTON, RICK:						4,304.84	4,304.84				
757 ALPINE TREE SERVICE INC.											
65017	1	#65017 CRANE FOR PLANT REPAIR WW	Invoice	12/04/2023	12/26/2023	500.00	500.00	210-70-41401		1223	1
Total 757 ALPINE TREE SERVICE INC.:						500.00	500.00				

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
6933 AMATOPIA LLC											
FINAL	1	Final Release of Sec Agreement for Amatoxia Sub	Invoice	11/27/2023	12/26/2023	250,387.65	250,387.65	100-00-20314		1223	1
Total 6933 AMATOPIA LLC:						250,387.65	250,387.65				
1913 AMAZON CAPITAL SERVICES											
11H4-V	1	11H4-V99N-4DPD XMAS LIGHT CLIPS	Invoice	11/29/2023	01/08/2024	27.76	27.76	100-42-41413		124	1
11H4-V	2	11H4-V99N-4DPD XMAS LIGHT CLIPS	Invoice	11/29/2023	01/08/2024	27.77	27.77	200-42-41413		124	1
11H4-V	3	11H4-V99N-4DPD XMAS LIGHT CLIPS	Invoice	11/29/2023	01/08/2024	27.77	27.77	210-42-41413		124	1
17T1-H	1	17T1-HXL6-G1FT ANTI FATIGUE MAT	Invoice	12/16/2023	01/08/2024	5.47	5.47	100-42-41215		124	1
17T1-H	2	17T1-HXL6-G1FT ANTI FATIGUE MAT	Invoice	12/16/2023	01/08/2024	5.47	5.47	200-42-41215		124	1
17T1-H	3	17T1-HXL6-G1FT ANTI FATIGUE MAT	Invoice	12/16/2023	01/08/2024	5.47	5.47	210-42-41215		124	1
17W6-J	1	17W6-JHYC-LTN7 staff/office supplies	Invoice	12/20/2023	01/08/2024	19.01	19.01	100-45-41319		124	1
1CMP-	1	#R3RT BULLETIN BOARD	Invoice	12/26/2023	01/08/2024	59.98	59.98	100-20-41539		124	1
1CTM-	1	#1CTM-T9XC-1JHD SCANNER FOR GIS ROOM W	Invoice	11/24/2023	01/08/2024	349.99	349.99	210-70-41424		124	1
1GK9-6	1	1GK9-647Y-6KGC 2024 Pocket Planner/Calendar, La	Invoice	01/02/2024	01/08/2024	10.06	10.06	100-15-41211		124	1
1GK9-6	2	1GK9-647Y-6KGC 2024 Pocket Planner/Calendar, La	Invoice	01/02/2024	01/08/2024	10.06	10.06	200-15-41211		124	1
1GK9-6	3	1GK9-647Y-6KGC 2024 Pocket Planner/Calendar, La	Invoice	01/02/2024	01/08/2024	10.05	10.05	210-15-41211		124	1
1GMJ-3	1	# YYL6 CREDIT TOWARDS MICROPHONE SYSTE	Invoice	12/07/2023	12/26/2023	1.72-	1.72-	100-15-41215		1223	1
1GMJ-3	2	# YYL6 CREDIT TOWARDS MICROPHONE SYSTE	Invoice	12/07/2023	12/26/2023	1.72-	1.72-	200-15-41215		1223	1
1GMJ-3	3	# YYL6 CREDIT TOWARDS MICROPHONE SYSTE	Invoice	12/07/2023	12/26/2023	1.73-	1.73-	210-15-41215		1223	1
1GPL-	1	1GPL-XFLM-JDQ6 ENTRANCE MAT, MOUSE, XMA	Invoice	11/28/2023	01/08/2024	130.19	130.19	100-42-41413		124	1
1GPL-	2	1GPL-XFLM-JDQ6 ENTRANCE MAT, MOUSE, XMA	Invoice	11/28/2023	01/08/2024	130.19	130.19	200-42-41413		124	1
1GPL-	3	1GPL-XFLM-JDQ6 ENTRANCE MAT, MOUSE, XMA	Invoice	11/28/2023	01/08/2024	130.19	130.19	210-42-41413		124	1
1H3T-C	1	1H3T-CJCN-YD49 AT-A-GLANCE 2024 WALL CALE	Invoice	01/04/2024	01/08/2024	5.38	5.38	100-15-41211		124	1
1H3T-C	2	1H3T-CJCN-YD49 AT-A-GLANCE 2024 WALL CALE	Invoice	01/04/2024	01/08/2024	5.38	5.38	200-15-41211		124	1
1H3T-C	3	1H3T-CJCN-YD49 AT-A-GLANCE 2024 WALL CALE	Invoice	01/04/2024	01/08/2024	5.39	5.39	210-15-41211		124	1
1HXT-7	1	#1HXT-7Y7X-PMLD LAPTOP BAG FOR S.G. WW	Invoice	12/10/2023	01/08/2024	20.58	20.58	210-70-41424		124	1
1JNY-Q	1	1JNY-QGHV-DNMG - library book purchases	Invoice	12/08/2023	12/26/2023	51.72	51.72	100-45-41535		1223	1
1NRP-6	1	# NTHQ MIC CABLE TO MIXER	Invoice	12/13/2023	12/26/2023	4.67	4.67	100-15-41215		1223	1
1NRP-6	2	# NTHQ MIC CABLE TO MIXER	Invoice	12/13/2023	12/26/2023	4.66	4.66	200-15-41215		1223	1
1NRP-6	3	# NTHQ MIC CABLE TO MIXER	Invoice	12/13/2023	12/26/2023	4.66	4.66	210-15-41215		1223	1
1PDG-	1	1PDG_HHXR-7HCC library office supplies	Invoice	12/12/2023	12/26/2023	41.64	41.64	100-45-41215		1223	1
1QCR-	1	# G4MG CHAMBER MONITORS X2	Invoice	12/05/2023	12/26/2023	139.44	139.44	100-15-41215		1223	1
1QCR-	2	# G4MG CHAMBER MONITORS X2	Invoice	12/05/2023	12/26/2023	139.44	139.44	200-15-41215		1223	1
1QCR-	3	# G4MG CHAMBER MONITORS X2	Invoice	12/05/2023	12/26/2023	139.44	139.44	210-15-41215		1223	1
1QCR-	4	# G4MG CHAMBER 8 MICROPHONE SYSTEM	Invoice	12/05/2023	12/26/2023	177.44	177.44	100-15-41215		1223	1
1QCR-	5	# G4MG CHAMBER 8 MICROPHONE SYSTEM	Invoice	12/05/2023	12/26/2023	177.43	177.43	200-15-41215		1223	1
1QCR-	6	# G4MG CHAMBER 8 MICROPHONE SYSTEM	Invoice	12/05/2023	12/26/2023	177.43	177.43	210-15-41215		1223	1
1QCR-	7	# G4MG FOOTREST	Invoice	12/05/2023	12/26/2023	31.91	31.91	100-20-41215		1223	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
1QPW-	1	1QPW-46GF-KMVF CHAIR MAT	Invoice	12/13/2023	01/08/2024	23.33	23.33	100-42-41215		124	1
1QPW-	2	1QPW-46GF-KMVF CHAIR MAT	Invoice	12/13/2023	01/08/2024	23.33	23.33	200-42-41215		124	1
1QPW-	3	1QPW-46GF-KMVF CHAIR MAT	Invoice	12/13/2023	01/08/2024	23.34	23.34	210-42-41215		124	1
1WKP-	1	1WKP-NHPL-L4C4 SNOW CAM MEMORY CARDS	Invoice	12/20/2023	01/08/2024	108.31	108.31	100-40-41211		124	1
1XDX-	1	#N4YG Labels for form stand and microphones	Invoice	12/26/2023	01/08/2024	28.32	28.32	100-20-41211		124	1
1XLR-4	1	1XLR-4PJV-HJYG library book purchases	Invoice	12/12/2023	12/26/2023	42.27	42.27	100-45-41535		1223	1
1XN9-9	1	#1XN9-99XM-RD6H BACKFLOW ADMIN BLDING W	Invoice	11/23/2023	01/08/2024	1,156.07	1,156.07	210-70-41413		124	1
1Y4J-6	1	#1Y4J-6JQN-W76H LAB EQUIPMENT WW	Invoice	11/26/2023	01/08/2024	603.02	603.02	210-70-41795		124	1
1YPF-Y	1	# 1G3C CREDIT TOWARDS FOOTREST	Invoice	12/07/2023	12/26/2023	1.80-	1.80-	100-20-41215		1223	1
1YX6-7	1	1YX6-76DC-9PC7 FOX ROOM TV SUPPLIES	Invoice	12/19/2023	01/08/2024	34.23	34.23	100-42-41413		124	1
1YX6-7	2	1YX6-76DC-9PC7 FOX ROOM TV SUPPLIES	Invoice	12/19/2023	01/08/2024	34.24	34.24	200-42-41413		124	1
1YX6-7	3	1YX6-76DC-9PC7 FOX ROOM TV SUPPLIES	Invoice	12/19/2023	01/08/2024	34.24	34.24	210-42-41413		124	1
Total 1913 AMAZON CAPITAL SERVICES:						4,179.76	4,179.76				
4785 AMERICAN LEGAL PUBLISHING CORPORATION											
29872	1	29872 WEB HOSTING RENEWAL PERIOD 1/1/24 -	Invoice	12/12/2023	12/26/2023	166.66	166.66	100-15-41323		1223	1
29872	2	29872 WEB HOSTING RENEWAL PERIOD 1/1/24 -	Invoice	12/12/2023	12/26/2023	166.67	166.67	200-15-41323		1223	1
29872	3	29872 WEB HOSTING RENEWAL PERIOD 1/1/24 -	Invoice	12/12/2023	12/26/2023	166.67	166.67	210-15-41323		1223	1
Total 4785 AMERICAN LEGAL PUBLISHING CORPORATION:						500.00	500.00				
5013 AMERICAN TOWER CORPORATION											
411317	1	DELLA MT TOWER RENTAL 12/1/23 411317079 UTI	Invoice	12/01/2023	01/08/2024	776.47	776.47	200-60-41713		124	1
411317	2	DELLA MT TOWER RENTAL 12/1/23 411317078 UTI	Invoice	12/01/2023	01/08/2024	43.62	43.62	100-42-41713		124	1
411317	3	DELLA MT TOWER RENTAL 12/1/23 411317078 UTI	Invoice	12/01/2023	01/08/2024	43.62	43.62	200-42-41713		124	1
411317	4	DELLA MT TOWER RENTAL 12/1/23 411317078 UTI	Invoice	12/01/2023	01/08/2024	43.63	43.63	210-42-41713		124	1
411317	1	DELLA MT TOWER RENTAL 12/1/23 411317079 UTI	Invoice	12/01/2023	01/08/2024	4.16	4.16	100-42-41713		124	1
411317	2	DELLA MT TOWER RENTAL 12/1/23 411317079 UTI	Invoice	12/01/2023	01/08/2024	4.17	4.17	200-42-41713		124	1
411317	3	DELLA MT TOWER RENTAL 12/1/23 411317079 UTI	Invoice	12/01/2023	01/08/2024	4.17	4.17	210-42-41713		124	1
411317	4	DELLA MT TOWER RENTAL 12/1/23 411317079 UTI	Invoice	12/01/2023	01/08/2024	12.50	12.50	200-60-41713		124	1
Total 5013 AMERICAN TOWER CORPORATION:						932.34	932.34				
5727 AMERICAN VAC SERVICES LLC											
1883	1	1883 HYDROVAC 6 CATCHBASINS AND DRYWELL	Invoice	11/28/2023	12/26/2023	1,780.00	1,780.00	100-40-41403		1223	1
1886	1	1886 SNOW REMOVAL HAUL	Invoice	12/08/2023	12/26/2023	690.00	690.00	100-40-41771		1223	1
Total 5727 AMERICAN VAC SERVICES LLC:						2,470.00	2,470.00				

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
1400 AMERICAN WATER WORKS ASSOCIATION											
700216	1	#7002164499 MEMBERSHIP DUES 2024	Invoice	10/24/2023	10/26/2023	412.00	412.00	200-60-41723		1223	1
Total 1400 AMERICAN WATER WORKS ASSOCIATION:						412.00	412.00				
602 ARAMARK WORK APPAREL											
260085	1	#26008578 LS WORK SHIRTS FOR KURT BRIAN C	Invoice	12/07/2023	01/08/2024	93.08	93.08	200-60-41703		124	1
260085	2	#26008578 SWEATSHIRTS - SHANE, BRIAN	Invoice	12/07/2023	01/08/2024	175.96	175.96	200-60-41703		124	1
260085	3	#26008578 SS WORK SHIRTS - TRAVIS	Invoice	12/07/2023	01/08/2024	34.95	34.95	200-60-41703		124	1
260085	4	#26008578 SS WORK SHIRTS - BRIAN	Invoice	12/07/2023	01/08/2024	49.95	49.95	200-60-41703		124	1
260085	5	#26008578 EMBROIDERY	Invoice	12/07/2023	01/08/2024	132.81	132.81	200-60-41703		124	1
Total 602 ARAMARK WORK APPAREL:						486.75	486.75				
5422 ARBORCARE RES. INC											
13005	1	13005 PRUNING 311 E BULLION	Invoice	12/06/2023	01/08/2024	3,019.96	3,019.96	100-50-41402		124	1
Total 5422 ARBORCARE RES. INC:						3,019.96	3,019.96				
5876 ARCH COMMUNITY HOUSING TRUST											
10/24/2	1	CREDIT REFUND: INVOICE 111845281	Invoice	10/24/2023	11/13/2023	615.14	615.14	100-00-20320		1023	1
10/24/2		Chk No: 57045 (1)	Calculated	11/13/2023			615.14-	1000020301		1023	1
10/24/2		Chk No: 57045 (1)	Calculated	12/14/2023			615.14	1000020301		1023	1
Total 5876 ARCH COMMUNITY HOUSING TRUST:						615.14	615.14				
215 ARNOLD MACHINERY COMPANY											
PX100	1	PX1000262-1 O-RING, WASER, SEALING KIT RET	Invoice	06/02/2022	06/27/2022	328.51-	328.51-	100-40-41405		622	1
Total 215 ARNOLD MACHINERY COMPANY:						328.51-	328.51-				
389 ASSOCIATION OF IDAHO CITIES											
11839	1	11839 FY 2024 AIC Membership Dues	Invoice	07/01/2023	12/26/2023	1,285.87	1,285.87	100-15-41711		1223	1
11839	2	11839 FY 2024 AIC Membership Dues	Invoice	07/01/2023	12/26/2023	1,285.87	1,285.87	200-15-41711		1223	1
11839	3	11839 FY 2024 AIC Membership Dues	Invoice	07/01/2023	12/26/2023	1,285.86	1,285.86	210-15-41711		1223	1
200011	1	200011094 Water Summit '24 Yeager	Invoice	12/19/2023	01/08/2024	46.66	46.66	100-42-41723		124	1
200011	2	200011094 Water Summit '24 Yeager	Invoice	12/19/2023	01/08/2024	46.67	46.67	200-42-41723		124	1
200011	3	200011094 Water Summit '24 Yeager	Invoice	12/19/2023	01/08/2024	46.67	46.67	210-42-41723		124	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 389 ASSOCIATION OF IDAHO CITIES:						3,997.60	3,997.60				
6917 AT&T MOBILITY LLC											
287304	1	287304951565 HPD WIRELESS	Invoice	11/23/2023	12/26/2023	200.20	200.20	100-25-41325		1223	1
287309	1	287309821298 - WATER	Invoice	12/23/2023	01/08/2024	344.32	344.32	200-60-41713		124	1
Total 6917 AT&T MOBILITY LLC:						544.52	544.52				
375 ATKINSON'S MARKET											
026975	1	CONDOLENCE CARD - R.CROTTY	Invoice	12/12/2023	12/26/2023	3.70	3.70	100-15-41215		1223	1
026975	2	CONDOLENCE CARD - R.CROTTY	Invoice	12/12/2023	12/26/2023	3.70	3.70	200-15-41215		1223	1
026975	3	CONDOLENCE CARD - R.CROTTY	Invoice	12/12/2023	12/26/2023	3.71	3.71	210-15-41215		1223	1
057359	1	12/12/23 HAND SOAP RESTOCK C.H.	Invoice	12/12/2023	01/08/2024	4.99	4.99	100-42-41413		124	1
057359	2	12/12/23 HAND SOAP RESTOCK C.H.	Invoice	12/12/2023	01/08/2024	4.99	4.99	200-42-41413		124	1
057359	3	12/12/23 HAND SOAP RESTOCK C.H.	Invoice	12/12/2023	01/08/2024	4.99	4.99	210-42-41413		124	1
057389	1	library program - Mrs. Claus candy canes giveaway	Invoice	12/21/2023	01/08/2024	20.99	20.99	100-45-41326		124	1
077342	1	07734276 - NAPKINS FOR HOLIDAY PARTY	Invoice	12/07/2023	12/26/2023	4.13	4.13	100-15-41215		1223	1
077342	2	07734276 - NAPKINS FOR HOLIDAY PARTY	Invoice	12/07/2023	12/26/2023	4.13	4.13	200-15-41215		1223	1
077342	3	07734276 - NAPKINS FOR HOLIDAY PARTY	Invoice	12/07/2023	12/26/2023	4.12	4.12	210-15-41215		1223	1
077428	1	RCPT # 07742860 CLEANING SUPPLIES	Invoice	01/02/2024	01/08/2024	27.06	27.06	100-55-41215		124	1
Total 375 ATKINSON'S MARKET:						86.51	86.51				
50613 AUGER, TIM											
01/02/2	1	Credit Balance - 200054101	Invoice	01/02/2024	01/08/2024	174.73	174.73	100-00-15110		124	1
Total 50613 AUGER, TIM:						174.73	174.73				
4214 B&G DIRTWORKS, LLC											
21247	1	21247 SNOW REMOVAL SERVICES	Invoice	12/15/2023	01/08/2024	575.00	575.00	100-40-41771		124	1
Total 4214 B&G DIRTWORKS, LLC:						575.00	575.00				
4714 BALDWIN, MERRITT											
612201	1	LICENSE RENEWAL FOR BAT	Invoice	12/18/2023	01/08/2024	30.00	30.00	200-60-41723		124	1
612201	2	LICENSE RENEWAL FOR DWD 1 AND REINSTATM	Invoice	12/18/2023	01/08/2024	65.00	65.00	200-60-41723		124	1
Total 4714 BALDWIN, MERRITT:						95.00	95.00				

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
5143 BLAINE COUNTY DISPATCH											
FY24 2	1	2nd Quarter payment FY 2024 Fire	Invoice	01/01/2024	01/08/2024	9,546.75	9,546.75	100-55-41741		1223	1
FY24 2	2	2nd Quarter payment FY 2024 Police	Invoice	01/01/2024	01/08/2024	28,640.25	28,640.25	100-25-41741		1223	1
Total 5143 BLAINE COUNTY DISPATCH:						38,187.00	38,187.00				
6603 CAMP MARGARITAVILLE RV RESORT											
2024 N	1	8WK LODGING NIA ACADEMY - WRIGLEY	Invoice	01/02/2024	01/08/2024	5,825.00	5,825.00	100-25-41724		124	1
Total 6603 CAMP MARGARITAVILLE RV RESORT:						5,825.00	5,825.00				
6349 CARRILLO, DALIA											
153950	1	POSTAGE REIMB FOR J.POMERLEAU CITY MAP	Invoice	12/20/2023	12/26/2023	5.68	5.68	100-15-41213		1223	1
153950	2	POSTAGE REIMB FOR J.POMERLEAU CITY MAP	Invoice	12/20/2023	12/26/2023	5.68	5.68	200-15-41213		1223	1
153950	3	POSTAGE REIMB FOR J.POMERLEAU CITY MAP	Invoice	12/20/2023	12/26/2023	5.69	5.69	210-15-41213		1223	1
Total 6349 CARRILLO, DALIA:						17.05	17.05				
2326 CDW GOVERNMENT, INC											
NQ839	1	nq83960 CROWDSTRIKE FALCON APPLICATION f	Invoice	12/19/2023	01/08/2024	3,322.34	3,322.34	100-15-41533		124	1
NQ839	2	nq83960 CROWDSTRIKE FALCON APPLICATION f	Invoice	12/19/2023	01/08/2024	3,322.33	3,322.33	200-15-41533		124	1
NQ839	3	nq83960 CROWDSTRIKE FALCON APPLICATION f	Invoice	12/19/2023	01/08/2024	3,322.33	3,322.33	210-15-41533		124	1
Total 2326 CDW GOVERNMENT, INC:						9,967.00	9,967.00				
6051 CENTURY LINK											
668326	1	9814 260B long distance	Invoice	12/01/2023	12/26/2023	1.85	1.85	100-15-41713		1223	1
668326	2	9814 260B long distance	Invoice	12/01/2023	12/26/2023	1.85	1.85	200-15-41713		1223	1
668326	3	9814 260B long distance	Invoice	12/01/2023	12/26/2023	1.85	1.85	210-15-41713		1223	1
668326	4	9814 260B long distance	Invoice	12/01/2023	12/26/2023	1.85	1.85	100-25-41713		1223	1
668326	5	9814 260B long distance	Invoice	12/01/2023	12/26/2023	1.85	1.85	100-20-41713		1223	1
668326	6	9814 260B long distance- 33.33%	Invoice	12/01/2023	12/26/2023	.62	.62	100-42-41713		1223	1
668326	7	9814 260B long distance- 33.33%	Invoice	12/01/2023	12/26/2023	.62	.62	200-42-41713		1223	1
668326	8	9814 260B long distance- 33.33%	Invoice	12/01/2023	12/26/2023	.61	.61	210-42-41713		1223	1
668326	9	2211 125B LONG DIST- TREATMENT PLANT	Invoice	12/01/2023	12/26/2023	.92	.92	210-70-41713		1223	1
668326	10	2211 125B LONG DIST- Water Dept	Invoice	12/01/2023	12/26/2023	.92	.92	200-60-41713		1223	1
668326	11	3147 220B LONG DIST: FIRE DEPT	Invoice	12/01/2023	12/26/2023	1.85	1.85	100-55-41713		1223	1
668326	12	5965-737B LONG DIST- STREET SHOP	Invoice	12/01/2023	12/26/2023	1.85	1.85	100-40-41713		1223	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 6051 CENTURY LINK:						16.64	16.64				
6056 CENTURY LINK											
12/22/2	1	9814 260B	Invoice	12/22/2023	01/08/2024	105.12	105.12	100-20-41713		124	1
12/22/2	2	9814 260B	Invoice	12/22/2023	01/08/2024	105.12	105.12	200-15-41713		124	1
12/22/2	3	9814 260B	Invoice	12/22/2023	01/08/2024	105.12	105.12	210-15-41713		124	1
12/22/2	4	9814 260B	Invoice	12/22/2023	01/08/2024	105.12	105.12	100-25-41713		124	1
12/22/2	5	9814 260B	Invoice	12/22/2023	01/08/2024	105.12	105.12	100-20-41713		124	1
12/22/2	6	9814 260B - 33.33%	Invoice	12/22/2023	01/08/2024	35.04	35.04	100-42-41713		124	1
12/22/2	7	9814 260B - 33.33%	Invoice	12/22/2023	01/08/2024	35.04	35.04	200-42-41713		124	1
12/22/2	8	9814 260B - 33.33%	Invoice	12/22/2023	01/08/2024	35.04	35.04	210-42-41713		124	1
12/22/2	9	2211-125b treatment plant	Invoice	12/22/2023	01/08/2024	74.08	74.08	210-70-41713		124	1
12/22/2	10	2211-125B Water Dept	Invoice	12/22/2023	01/08/2024	74.08	74.08	200-60-41713		124	1
12/22/2	11	3147 220B HFD	Invoice	12/22/2023	01/08/2024	84.89	84.89	100-55-41713		124	1
12/22/2	12	6566 569B Police Dept	Invoice	12/22/2023	01/08/2024	74.08	74.08	100-25-41713		124	1
12/22/2	13	5965-737B STREET SHOP	Invoice	12/22/2023	01/08/2024	79.25	79.25	100-40-41713		124	1
Total 6056 CENTURY LINK:						1,017.10	1,017.10				
5702 CINTAS											
416840	1	#4168406485 UNIFORM SERVICES WW	Invoice	09/20/2023	01/08/2024	212.46	212.46	210-70-41703		124	1
417543	1	4175439484 UNIFORM SERVICES STS	Invoice	11/29/2023	01/08/2024	97.23	97.23	100-40-41703		124	1
417621	1	#4176211505 UNIFORM SERVICES WW	Invoice	12/06/2023	12/26/2023	217.07	217.07	210-70-41703		1223	1
417621	1	4176211516 UNIFORM SERVICES STS	Invoice	12/06/2023	01/08/2024	93.98	93.98	100-40-41703		124	1
417693	1	#4176931844 UNIFORM SERVICES WW	Invoice	12/13/2023	12/26/2023	217.07	217.07	210-70-41703		1223	1
417693	1	4176931923 UNIFORM SERVICES STS	Invoice	12/13/2023	01/08/2024	93.98	93.98	100-40-41703		124	1
417764	1	4177647420 UNIFORM SERVICES STS	Invoice	12/20/2023	01/08/2024	93.98	93.98	100-40-41703		124	1
417764	1	#4177647439 UNIFORM SERVICES WW	Invoice	12/20/2023	12/26/2023	215.55	215.55	210-70-41703		1223	1
417828	1	#4178287528 UNIFORM SERVICES WW	Invoice	12/27/2023	01/08/2024	200.72	200.72	210-70-41703		124	1
417828	1	4178287587 UNIFORM SERVICES STS	Invoice	12/27/2023	01/08/2024	93.98	93.98	100-40-41703		124	1
518714	1	5187142904 UNIFORM SERVICES STS	Invoice	12/06/2023	12/26/2023	208.07	208.07	100-40-41215		1223	1
518714	1	#5187142988 FIRST AID SUPPLY WW	Invoice	12/06/2023	12/26/2023	15.90	15.90	210-70-41413		1223	1
924994	1	#9249945886 AED AT PLANT WW	Invoice	12/01/2023	12/26/2023	126.00	126.00	210-70-41413		1223	1
Total 5702 CINTAS:						1,885.99	1,885.99				
644 CITY OF HAILEY PETTY CASH											
840599	1	POSTAGE - EVIDENCE TO THE ISP FORENSIC LA	Invoice	12/18/2023	01/08/2024	9.85	9.85	100-25-41213		124	1
840-59	1	POSTAGE - RETURN ITEMS AND PATCH/COIN TO	Invoice	12/07/2023	12/26/2023	28.32	28.32	100-25-41213		1223	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 644 CITY OF HAILEY PETTY CASH:						38.17	38.17				
670 CITY OF HAILEY W&S DEPT											
DECE	1	CITY OF HAILEY - STREET SHOP	Invoice	01/03/2024	01/08/2024	711.22	711.22	100-40-41717		124	1
DECE	2	CITY OF HAILEY - INTER CENTER	Invoice	01/03/2024	01/08/2024	94.66	94.66	100-10-41717		124	1
DECE	3	CITY OF HAILEY - TOWN CENTER WEST	Invoice	01/03/2024	01/08/2024	56.56	56.56	100-50-41718		124	1
DECE	4	CITY OF HAILEY RODEO FROST	Invoice	01/03/2024	01/08/2024	12.14	12.14	100-50-41617		124	1
DECE	5	CITY OF HAILEY RODEO PARK	Invoice	01/03/2024	01/08/2024	33.63	33.63	100-50-41617		124	1
DECE	6	CITY OF HAILEY CITY HALL	Invoice	01/03/2024	01/08/2024	403.77	403.77	210-42-41717		124	1
DECE	7	CITY OF HAILEY FIRE DEPARTMENT	Invoice	01/03/2024	01/08/2024	70.50	70.50	100-55-41717		124	1
DECE	8	CITY OF HAILEY TREATMENT PL	Invoice	01/03/2024	01/08/2024	211.69	211.69	210-70-41717		124	1
DECE	9	CITY OF HAILEY POLICE DEPT	Invoice	01/03/2024	01/08/2024	96.81	96.81	100-25-41717		124	1
DECE	10	CITY PARKING LOT- IRRIGATION	Invoice	01/03/2024	01/08/2024	1,029.19	1,029.19	100-50-41717		124	1
Total 670 CITY OF HAILEY W&S DEPT:						2,720.17	2,720.17				
4551 CIVIL SCIENCE, INC.											
22947-I	1	CROY TO QUIGLEY PATH - PROGRESS REPORT 5	Invoice	10/05/2023	01/08/2024	1,961.68	1,961.68	120-40-41549	21.40.0003.1	124	1
Total 4551 CIVIL SCIENCE, INC.:						1,961.68	1,961.68				
22457 CLEAR CREEK DISPOSAL, INC.											
DECE	1	FRANCHISE FEE - DECEMBER 2023	Invoice	01/03/2024	01/08/2024	162,500.00	162,500.00	100-00-20515		124	1
Total 22457 CLEAR CREEK DISPOSAL, INC.:						162,500.00	162,500.00				
7000 CLEARWATER LANDSCAPING											
23-127	1	23-127523 XMAS LIGHTS - INSTALL, FIX, REPAIR	Invoice	12/13/2023	01/08/2024	49,907.63	49,907.63	100-40-41402		124	1
Total 7000 CLEARWATER LANDSCAPING:						49,907.63	49,907.63				
5961 CLEARWATER POWER EQUIPMENT LLC											
53682	1	#53682 PLOW REPAIR WW	Invoice	11/22/2023	12/26/2023	162.38	162.38	210-70-41415		1223	1
Total 5961 CLEARWATER POWER EQUIPMENT LLC:						162.38	162.38				
50396 COASTLINE EQUIPMENT											
105007	1	1050078 RETURN - SEALING, WASHER, INJEC	Invoice	08/28/2023	09/11/2023	535.12-	535.12-	100-40-41405		923	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 50396 COASTLINE EQUIPMENT:						535.12-	535.12-				
1537 COMMERCIAL TIRE											
09-159	1	09-159453 #4047 CAT 938M O-RING PARTS	Invoice	11/08/2023	12/26/2023	175.50	175.50	100-40-41405		1223	1
09-159	1	09-159936 FLAT TIRE REPAIR	Invoice	12/30/2023	01/08/2024	65.00	65.00	100-40-41405		124	1
Total 1537 COMMERCIAL TIRE:						240.50	240.50				
4948 CONE, MARY											
087429	1	HOLIDAY PARTY REIM - SODA, WATER & ICE	Invoice	12/07/2023	12/26/2023	26.10	26.10	100-15-41215		1223	1
087429	2	HOLIDAY PARTY REIM - SODA, WATER & ICE	Invoice	12/07/2023	12/26/2023	26.10	26.10	200-15-41215		1223	1
087429	3	HOLIDAY PARTY REIM - SODA, WATER & ICE	Invoice	12/07/2023	12/26/2023	26.11	26.11	210-15-41215		1223	1
087430	1	HOLIDAY PARTY REIM - PLASTIC CUPS	Invoice	12/07/2023	12/26/2023	6.00	6.00	100-15-41215		1223	1
087430	2	HOLIDAY PARTY REIM - PLASTIC CUPS	Invoice	12/07/2023	12/26/2023	6.00	6.00	200-15-41215		1223	1
087430	3	HOLIDAY PARTY REIM - PLASTIC CUPS	Invoice	12/07/2023	12/26/2023	5.99	5.99	210-15-41215		1223	1
Total 4948 CONE, MARY:						96.30	96.30				
337 COPY & PRINT LLC											
1329.0	1	#1329.0 TRESPASS FORM	Invoice	12/17/2023	01/08/2024	64.47	64.47	100-25-41211		124	1
1408	1	Inv 1408 library 8 cases printer paper	Invoice	12/12/2023	12/26/2023	558.40	558.40	100-45-41215		1223	1
1452	1	#1452 2024 SPRIAL BINDING LAB RECORDS WW	Invoice	12/13/2023	12/26/2023	33.00	33.00	210-70-41795		1223	1
1958	1	1558 PLANS COPIES	Invoice	12/19/2023	01/08/2024	123.49	123.49	100-40-41405		124	1
Total 337 COPY & PRINT LLC:						779.36	779.36				
2808 CORE & MAIN LP											
INV000	1	#INV0004217 HEATER FOR HEADWORKS WW	Invoice	11/22/2023	01/08/2024	2,800.00	2,800.00	210-70-41419		124	1
S41548	1	#S415489 2" METER VAULT	Invoice	12/07/2023	01/08/2024	4,003.08	4,003.08	220-65-41403		124	1
T92684	1	#T926843 1" POLY PIPE	Invoice	12/07/2023	12/26/2023	63.00	63.00	200-60-41403		1223	1
T95472	1	# T954728 SAMPLE STATIOS	Invoice	12/07/2023	01/08/2024	1,031.52	1,031.52	200-60-41405		124	1
T95848	1	#T958484 MRX METER READING ANTENNA	Invoice	12/07/2023	12/26/2023	150.00	150.00	200-60-41405		1223	1
U03187	1	#U031879 3/4" S.L. METERS	Invoice	12/07/2023	01/08/2024	5,417.28	5,417.28	220-65-41403		124	1
U03187	2	#U031879 2" GASKETS	Invoice	12/07/2023	01/08/2024	19.92	19.92	200-60-41403		124	1
Total 2808 CORE & MAIN LP:						13,484.80	13,484.80				
972 COX COMMUNICATIONS											
12/01/2	1	205095301 HFD	Invoice	12/01/2023	12/26/2023	94.30	94.30	100-55-41717		1223	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
12/17/2	1	001 2401 038676401 INTERNET WW	Invoice	12/17/2023	01/08/2024	78.99	78.99	210-70-41713		124	1
12/17/2	2	001 2401 038676401 INTERNET WATER	Invoice	12/17/2023	01/08/2024	78.99	78.99	210-70-41713		124	1
12/20/2	1	027815002 Library	Invoice	12/20/2023	01/08/2024	173.99	173.99	100-45-41713		124	1
12/20/2	2	0205236602 STREET	Invoice	12/20/2023	01/08/2024	167.74	167.74	100-40-41713		124	1
12/20/2	3	035971201 WELCOME CTR	Invoice	12/20/2023	01/08/2024	79.00	79.00	100-10-41717		124	1
Total 972 COX COMMUNICATIONS:						673.01	673.01				
663 D&B SUPPLY											
88133	1	88133 WORKWEAR	Invoice	12/27/2023	01/08/2024	256.97	256.97	100-40-41703		124	1
Total 663 D&B SUPPLY:						256.97	256.97				
6877 D.O.P.L											
DECE	1	BUILDING PERMIT & FEES DECEMBER 2023	Invoice	01/03/2024	01/08/2024	4,209.21	4,209.21	100-00-20325		124	1
Total 6877 D.O.P.L:						4,209.21	4,209.21				
2912 DAVIS EMBROIDERY											
43612	1	Inv # 43612 Firefighter of the Year	Invoice	11/30/2023	12/26/2023	68.26	68.26	100-55-41703		1223	1
43613	1	Inv # 43613 Logo for softshell	Invoice	11/30/2023	12/26/2023	237.06	237.06	100-55-41703		1223	1
Total 2912 DAVIS EMBROIDERY:						305.32	305.32				
601 DEMCO											
740747	1	Inv 7407470 book processing stickers	Invoice	12/05/2023	12/26/2023	38.22	38.22	100-45-41215		1223	1
Total 601 DEMCO:						38.22	38.22				
781 DIGLINE											
007291	1	#0072911-IN DIG LINE FEES W.	Invoice	11/30/2023	12/26/2023	53.62	53.62	200-60-41325		1223	1
007291	2	#0072911-IN DIG LINE FEES WW.	Invoice	11/30/2023	12/26/2023	53.63	53.63	210-70-41325		1223	1
Total 781 DIGLINE:						107.25	107.25				
8583 D-SWANER WELDING, INC											
12/05/2	1	#21220 CRANE FOR PLANT REPAIR WW	Invoice	02/12/2020	12/26/2023	400.00	400.00	210-70-41401		1223	1
21207	1	21207 SMALL PLOW EXT. #4051 KUBOTA	Invoice	12/04/2023	12/26/2023	633.11	633.11	100-40-41405		1223	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 8583 D-SWANER WELDING, INC:						1,033.11	1,033.11				
5021 EC ELECTRIC											
WO-07	1	WO-0732 STREET SHOP - ROUTE PANEL TO NEW	Invoice	11/30/2023	12/26/2023	6,437.91	6,437.91	100-40-41413		1223	1
WO-07	1	WO-0771 TCW - ADDITIONAL TIMER/RELAY 2 NE	Invoice	11/27/2023	12/26/2023	1,963.54	1,963.54	100-40-41405		1223	1
WO-07	1	WO-0785 TREE LIGHT PLUGS - REPLACE 4 GFCIS	Invoice	11/29/2023	12/26/2023	862.50	862.50	100-40-41402		1223	1
WO-07	1	WO-0788 TREE LIGHT PLUGS - BLAINE MANOR -	Invoice	11/29/2023	12/26/2023	321.00	321.00	100-40-41402		1223	1
Total 5021 EC ELECTRIC:						9,584.95	9,584.95				
6927 EDUCATION & TRAINING SERVICES, LLC											
23-12-2	1	#23-12-25 TRAINING CLASS SLC FOR B.E. & T.V.	Invoice	12/18/2023	12/26/2023	998.00	998.00	210-70-41723		1223	1
Total 6927 EDUCATION & TRAINING SERVICES, LLC:						998.00	998.00				
1041 ELECTRIC 1 WEST INC											
04809	1	#04809 WORK ON OUTSIDE LIGHTS WW	Invoice	11/16/2023	12/26/2023	836.45	836.45	210-70-41419		1223	1
04927	1	#04927 TROUBLESHOOT WRF GENERATOR	Invoice	12/20/2023	01/08/2024	630.00	630.00	210-70-41313		124	1
Total 1041 ELECTRIC 1 WEST INC:						1,466.45	1,466.45				
4895 ELECTRICAL WHOLESALE											
S56724	1	S5672469.001 STREET LIGHTS	Invoice	12/20/2023	01/08/2024	115.75	115.75	100-40-41715		124	1
Total 4895 ELECTRICAL WHOLESALE:						115.75	115.75				
3094 ENERGY LABORATORIES, INC.											
596329	1	#596329 DIGESTER 503 TESTING WW	Invoice	11/21/2023	12/26/2023	477.00	477.00	210-70-41795		1223	1
599918	1	#599918 MONTHLY DIGESTER TESTING WW	Invoice	12/08/2023	12/26/2023	104.00	104.00	210-70-41795		1223	1
Total 3094 ENERGY LABORATORIES, INC.:						581.00	581.00				
297 EVANS PLUMBING, INC.											
146486	1	#146486 GARBAGE DISPOSAL ELECTRICAL ISSU	Invoice	12/07/2023	01/08/2024	145.00	145.00	100-25-41413		124	1
146792	1	146792 - toilet repairs -mens restroom/parts/labor	Invoice	12/15/2023	12/26/2023	183.29	183.29	100-45-41413		1223	1
146903	1	146903 UTILITY ROOM LEAK REPAIR, SINK REPL	Invoice	12/19/2023	01/08/2024	1,016.51	1,016.51	100-42-41413		124	1
146903	2	146903 UTILITY ROOM LEAK REPAIR, SINK REPL	Invoice	12/19/2023	01/08/2024	1,016.51	1,016.51	200-42-41413		124	1
146903	3	146903 UTILITY ROOM LEAK REPAIR, SINK REPL	Invoice	12/19/2023	01/08/2024	1,016.52	1,016.52	210-42-41413		124	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 297 EVANS PLUMBING, INC.:						3,377.83	3,377.83				
2628 FASTENAL COMPANY											
IDJER1	1	#IDJER109310 GLOVES FOR LAB/WRF	Invoice	12/20/2023	01/08/2024	98.12	98.12	210-70-41795		124	1
Total 2628 FASTENAL COMPANY:						98.12	98.12				
1584 FIRST BANKCARD - BALEDGE											
000024	1	#000024726 FRONT SHIELD TO HELMETS	Invoice	11/13/2023	12/26/2023	235.30	235.30	100-55-41703		1223	1
000130	1	ALBERTSONS - REFRESHMENTS FOR MEETING	Invoice	11/15/2023	12/26/2023	47.41	47.41	100-55-41215		1223	1
000770	1	#000770 FIREFIGHTER AXE	Invoice	11/14/2023	12/26/2023	115.00	115.00	100-55-41215		1223	1
02883	1	#02883 FIRE CHIEF ASSOCIATION	Invoice	11/13/2023	12/26/2023	500.00	500.00	100-55-41723		1223	1
02884	1	#02884 FIRE CHIEF ASSOCIATION	Invoice	11/14/2023	12/26/2023	500.00	500.00	100-55-41723		1223	1
111-466	1	111-4663709-0205803 LEVELING KIT	Invoice	11/07/2023	12/26/2023	23.11	23.11	100-55-41215		1223	1
111-466	2	111-4663709-0205803 SOFT FORCE ENTRY	Invoice	11/07/2023	12/26/2023	56.16	56.16	100-55-41215		1223	1
113-08	1	113-0893376-0841840 EAR PLUGS FOR PPE	Invoice	10/31/2023	12/26/2023	18.91	18.91	100-55-41703		1223	1
113-19	1	113-1903741-0625068 AMERICAN FLAG	Invoice	11/20/2023	12/26/2023	120.87	120.87	100-55-41215		1223	1
113-61	1	#113-6148582-5346643 SALINE EYEWASH	Invoice	11/15/2023	12/26/2023	48.32	48.32	100-55-41219		1223	1
114-54	1	144-5479568-3734646 WRAP BANDAGES - BULK	Invoice	11/02/2023	12/26/2023	40.98	40.98	100-55-41219		1223	1
285920	1	#28592026 PENN STATE TRAINING	Invoice	11/14/2023	12/26/2023	799.00	799.00	100-55-41723		1223	1
365588	1	#365588 Gas Sensor for E511	Invoice	11/01/2023	12/26/2023	218.80	218.80	100-55-41405		1223	1
600042	1	#600042650 LOCKERS FOR BAYS	Invoice	11/02/2023	12/26/2023	1,654.86	1,654.86	100-55-41215		1223	1
655958	1	#6559587 TRAINING - TEACHING ADULT LEARNE	Invoice	11/21/2023	12/26/2023	145.00	145.00	100-55-41723		1223	1
Total 1584 FIRST BANKCARD - BALEDGE:						4,523.72	4,523.72				
5372 FIRST BANKCARD - CONE											
016233	1	United air - J.Pomerleau empl travel	Invoice	10/30/2023	12/26/2023	180.27	180.27	100-15-41724		1223	1
016233	2	United air - J.Pomerleau empl travel	Invoice	10/30/2023	12/26/2023	180.27	180.27	200-15-41724		1223	1
016233	3	United air - J.Pomerleau empl travel	Invoice	10/30/2023	12/26/2023	180.26	180.26	210-15-41724		1223	1
016424	1	United air - J.Pomerleau empl travel	Invoice	10/30/2023	12/26/2023	46.33	46.33	100-15-41724		1223	1
016424	2	United air - J.Pomerleau empl travel	Invoice	10/30/2023	12/26/2023	46.33	46.33	200-15-41724		1223	1
016424	3	United air - J.Pomerleau empl travel	Invoice	10/30/2023	12/26/2023	46.34	46.34	210-15-41724		1223	1
E0100	1	E0100PUNEF Microsoft Licenses	Invoice	11/20/2023	12/26/2023	6.30	6.30	100-15-41215		1223	1
E0100	2	E0100PUNEF Microsoft Licenses	Invoice	11/20/2023	12/26/2023	6.30	6.30	200-15-41215		1223	1
E0100	3	E0100PUNEF Microsoft Licenses	Invoice	11/20/2023	12/26/2023	6.31	6.31	210-15-41215		1223	1
E0100	1	E0100PUGNP Microsoft Licenses	Invoice	11/20/2023	12/26/2023	8.52	8.52	100-15-41215		1223	1
E0100	2	E0100PUGNP Microsoft Licenses	Invoice	11/20/2023	12/26/2023	8.52	8.52	200-15-41215		1223	1
E0100	3	E0100PUGNP Microsoft Licenses	Invoice	11/20/2023	12/26/2023	8.53	8.53	210-15-41215		1223	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
INV202	1	INV20231120110529757 CALLINGPOST	Invoice	11/20/2023	12/26/2023	22.66	22.66	100-15-41323		1223	1
INV202	2	INV20231120110529757 CALLINGPOST	Invoice	11/20/2023	12/26/2023	22.66	22.66	200-15-41323		1223	1
INV202	3	INV20231120110529757 CALLINGPOST	Invoice	11/20/2023	12/26/2023	22.66	22.66	210-15-41323		1223	1
Total 5372 FIRST BANKCARD - CONE:						792.26	792.26				
5429 FIRST BANKCARD - DREWIEN											
106861	1	1068614510 - Library AirFryer Oven-	Invoice	10/31/2023	12/26/2023	132.18	132.18	100-45-41539		1223	1
TEC23	1	Techsmith - Library CamtasiaVideoTech Upgrade	Invoice	11/27/2023	12/26/2023	121.49	121.49	100-45-41533		1223	1
Total 5429 FIRST BANKCARD - DREWIEN:						253.67	253.67				
5789 FIRST BANKCARD - ENGLAND											
000130	1	# HOOPLA CANDY FOR HPD OFFICERS TO HAND	Invoice	10/31/2023	12/26/2023	114.37	114.37	100-25-41215		1223	1
004256	1	AIRPORT PARKING COX NIA	Invoice	11/11/2023	12/26/2023	72.00	72.00	100-25-41724		1223	1
209	1	FOOD FOR NIA CLASS COX	Invoice	11/10/2023	12/26/2023	116.00	116.00	100-25-41724		1223	1
526222	1	BOISE TO MCO FOR 105 NIA FLIGHT	Invoice	11/16/2023	12/26/2023	188.98	188.98	100-25-41724		1223	1
749964	1	FOOD FOR NIA CLASS COX	Invoice	11/10/2023	12/26/2023	24.44	24.44	100-25-41724		1223	1
880692	1	FUEL FOR NIA CLASS FOR COX	Invoice	11/08/2023	12/26/2023	67.50	67.50	100-25-41719		1223	1
905572	1	FUEL FOR NIA CLASS FOR COX	Invoice	11/08/2023	12/26/2023	56.02	56.02	100-25-41719		1223	1
905849	1	FUEL FOR 105 INVESTIGATIVE EXP FOR P.O.V	Invoice	11/15/2023	12/26/2023	74.80	74.80	100-25-41719		1223	1
911014	1	FUEL FOR 118 TO PICK UP AND TRANSPORT AR	Invoice	11/11/2023	12/26/2023	100.50	100.50	100-25-41719		1223	1
Total 5789 FIRST BANKCARD - ENGLAND:						814.61	814.61				
1588 FIRST BANKCARD - HOROWITZ											
03978-	1	03978-61419906 Canva subs.	Invoice	11/23/2023	12/26/2023	49.97	49.97	100-15-41711		1223	1
03978-	2	03978-61419906 Canva subs.	Invoice	11/23/2023	12/26/2023	49.97	49.97	200-15-41711		1223	1
03978-	3	03978-61419906 Canva subs.	Invoice	11/23/2023	12/26/2023	49.96	49.96	210-15-41711		1223	1
11/02/2	1	Government Finance Office Assoc.	Invoice	11/02/2023	12/26/2023	50.00	50.00	100-15-41711		1223	1
11/02/2	2	Government Finance Office Assoc.	Invoice	11/02/2023	12/26/2023	50.00	50.00	200-15-41711		1223	1
11/02/2	3	Government Finance Office Assoc.	Invoice	11/02/2023	12/26/2023	50.00	50.00	210-15-41711		1223	1
231004	1	Smokey Bone BBQ - Christmas Party	Invoice	11/28/2023	12/26/2023	287.47	287.47	100-15-41215		1223	1
231004	2	Smokey Bone BBQ - Christmas Party	Invoice	11/28/2023	12/26/2023	287.47	287.47	200-15-41215		1223	1
231004	3	Smokey Bone BBQ - Christmas Party	Invoice	11/28/2023	12/26/2023	287.48	287.48	210-15-41215		1223	1
353946	1	353946906 GoTo Meeting	Invoice	11/16/2023	12/26/2023	25.33	25.33	100-15-41711		1223	1
353946	2	353946906 GoTo Meeting	Invoice	11/16/2023	12/26/2023	25.33	25.33	200-15-41711		1223	1
353946	3	353946906 GoTo Meeting	Invoice	11/16/2023	12/26/2023	25.34	25.34	210-15-41711		1223	1
MC141	1	MC14184436 MAILCHIMP	Invoice	11/04/2023	12/26/2023	23.00	23.00	100-15-41711		1223	1
MC141	2	MC14184436 MAILCHIMP	Invoice	11/04/2023	12/26/2023	23.00	23.00	200-15-41711		1223	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
MC141	3	MC14184436 MAILCHIMP	Invoice	11/04/2023	12/26/2023	23.00	23.00	210-15-41711		1223	1
NOVE	1	November Idaho Statesman Sub	Invoice	11/20/2023	12/26/2023	5.33	5.33	100-15-41711		1223	1
NOVE	2	November Idaho Statesman Sub	Invoice	11/20/2023	12/26/2023	5.33	5.33	200-15-41711		1223	1
NOVE	3	November Idaho Statesman Sub	Invoice	11/20/2023	12/26/2023	5.33	5.33	210-15-41711		1223	1
Total 1588 FIRST BANKCARD - HOROWITZ:						1,323.31	1,323.31				
5378 FIRST BANKCARD - HPD EXTRA (4455)											
126710	1	AD FOR CSO IN THE MOUNTAIN EXPRESS	Invoice	11/06/2023	12/26/2023	12.25	12.25	100-25-41319		1223	1
126710	2	AD FOR CSO IN THE MOUNTAIN EXPRESS	Invoice	11/06/2023	12/26/2023	693.00	693.00	100-25-41319		1223	1
Total 5378 FIRST BANKCARD - HPD EXTRA (4455):						705.25	705.25				
1464 FISHER'S FINANCE INC											
355634	1	35563495 Copier Contract 12.20.23-01.19.24	Invoice	12/22/2023	01/08/2024	324.07	324.07	100-45-41323		124	1
Total 1464 FISHER'S FINANCE INC:						324.07	324.07				
8776 FORCE AMERICA DISTRIBUTING LLC											
IN001-	1	IN001-1786309 FLOW METER W SENSOR	Invoice	12/15/2023	01/08/2024	963.60	963.60	100-40-41405		124	1
Total 8776 FORCE AMERICA DISTRIBUTING LLC:						963.60	963.60				
722 FRANKLIN BUILDING SUPPLY											
182136	1	1820136 FOX ROOM TV MOUNT WOOD SUPPORT	Invoice	12/11/2023	01/08/2024	42.36	42.36	100-42-41413		124	1
182136	2	1820136 FOX ROOM TV MOUNT WOOD SUPPORT	Invoice	12/11/2023	01/08/2024	42.36	42.36	200-42-41413		124	1
182136	3	1820136 FOX ROOM TV MOUNT WOOD SUPPORT	Invoice	12/11/2023	01/08/2024	42.36	42.36	210-42-41413		124	1
182291	1	1822912 FOX ROOM TV MOUNT - SCREWS	Invoice	12/13/2023	01/08/2024	2.86	2.86	100-42-41413		124	1
182291	2	1822912 FOX ROOM TV MOUNT - SCREWS	Invoice	12/13/2023	01/08/2024	2.86	2.86	200-42-41413		124	1
182291	3	1822912 FOX ROOM TV MOUNT - SCREWS	Invoice	12/13/2023	01/08/2024	2.87	2.87	210-42-41413		124	1
182707	1	1827074 SKATEPARK - FENCE TIMBER	Invoice	12/19/2023	01/08/2024	64.27	64.27	100-50-41403		124	1
Total 722 FRANKLIN BUILDING SUPPLY:						199.94	199.94				
996 FREEDOM MAILING SERVICES											
46705	1	46705 Bill Processing, Folding & Inserting Newsletter	Invoice	12/04/2023	12/26/2023	638.28	638.28	100-15-41323		1223	1
46705	2	46705 Bill Processing, Folding & Inserting Newsletter	Invoice	12/04/2023	12/26/2023	638.28	638.28	200-15-41323		1223	1
46705	3	46705 Bill Processing, Folding & Inserting Newsletter	Invoice	12/04/2023	12/26/2023	638.28	638.28	210-15-41323		1223	1
46759	1	46759 Delinquent Notices & Postage	Invoice	12/08/2023	12/26/2023	42.37	42.37	100-15-41323		1223	1
46759	2	46759 Delinquent Notices & Postage	Invoice	12/08/2023	12/26/2023	42.37	42.37	200-15-41323		1223	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
46759	3	46759 Delinquent Notices & Postage	Invoice	12/08/2023	12/26/2023	42.36	42.36	210-15-41323		1223	1
Total 996 FREEDOM MAILING SERVICES:						2,041.94	2,041.94				
5909 FUGATE, JANET											
P&Z ST	1	P&Z Stipend 12/18/23	Invoice	12/18/2023	12/26/2023	100.00	100.00	100-10-41313		1223	1
P&Z ST	2	1 PZ Stipend	Invoice	12/18/2023	12/26/2023	50.00	50.00	200-10-41313		1223	1
P&Z ST	3	2 PZ Stipend	Invoice	12/18/2023	12/26/2023	50.00	50.00	210-10-41313		1223	1
Total 5909 FUGATE, JANET:						200.00	200.00				
1623 GALENA GROUND WATER DISTRICT											
23617	1	23617 WATER RIGHTS ASSESSMENT 37-22825 IR	Invoice	12/01/2023	01/08/2024	2,115.00	2,115.00	200-60-41313		124	1
23618	1	23618 WATER RIGHTS ASSESSMENT 37-22831 20	Invoice	12/01/2023	01/08/2024	1,170.00	1,170.00	200-60-41313		124	1
Total 1623 GALENA GROUND WATER DISTRICT:						3,285.00	3,285.00				
101 GALENA-BENCHMARK ENGINEERING											
0124-0	1	0124-019 UTILITY APPURTANCE SURVEY	Invoice	12/25/2023	01/08/2024	696.25	696.25	200-60-41313		124	1
0124-0	2	0124-019 UTILITY APPURTANCE SURVEY	Invoice	12/25/2023	01/08/2024	696.25	696.25	210-70-41313		124	1
1223-0	1	1223-024 TOPO SEWER MANHOLES	Invoice	11/25/2023	01/08/2024	3,490.00	3,490.00	210-70-41313		124	1
1223-0	1	1223-025 BULLION BIKE PATH 3830.59	Invoice	11/25/2023	01/08/2024	7,852.50	7,852.50	120-40-41549	24.40.0002.1	124	1
Total 101 GALENA-BENCHMARK ENGINEERING:						12,735.00	12,735.00				
50603 GARDENSWARTZ, WILL and JENNY											
01/02/2	1	Credit Balance - 1831 Briarwood	Invoice	01/02/2024	01/08/2024	152.93	152.93	100-00-15110		124	1
Total 50603 GARDENSWARTZ, WILL and JENNY:						152.93	152.93				
369 GEM STATE WELDERS SUPPLY INC.											
219132	1	#219132 ANNUAL TANK RENTAL FEE WW	Invoice	11/30/2023	12/26/2023	64.79	64.79	210-70-41775		1223	1
219133	1	#219133 TANK RENTAL FEE W.	Invoice	11/30/2023	12/26/2023	9.30	9.30	200-60-41791		1223	1
219486	1	#219486 TANK RENTAL FEE WW	Invoice	12/01/2023	12/26/2023	65.00	65.00	210-70-41775		1223	1
E27289	1	#E272894 MIXED GAS TANK FILL WW	Invoice	11/22/2023	12/26/2023	151.99	151.99	210-70-41421		1223	1
Total 369 GEM STATE WELDERS SUPPLY INC.:						291.08	291.08				
6551 GGLO, LLC											
000000	1	0000002 STREETScape IMPRVMENTS- BULLION P	Invoice	12/07/2023	01/08/2024	1,666.25	1,666.25	120-40-41549	24.40.0002.1	124	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 6551 GGLO, LLC:						1,666.25	1,666.25				
336 GO FER IT EXPRESS											
124953	1	#124953 LOCAL SHIPPING WW.	Invoice	11/30/2023	12/26/2023	50.40	50.40	210-70-41213		1223	1
124953	2	#124953 LOCAL SHIPPING W.	Invoice	11/30/2023	12/26/2023	100.80	100.80	200-60-41213		1223	1
Total 336 GO FER IT EXPRESS:						151.20	151.20				
4768 GRANICUS											
173418	1	173418 ADDRESS IDENTIFICATION	Invoice	10/23/2023	01/08/2024	3,593.00	3,593.00	100-15-41329		124	1
173418	2	173418 COMPLIANCE MONITORING	Invoice	10/23/2023	01/08/2024	1,407.00	1,407.00	100-10-41707		124	1
Total 4768 GRANICUS:						5,000.00	5,000.00				
1850 GREAT AMERICA FINANCIAL SERVICES											
355383	1	Invoice# 35538340 01/2024	Invoice	12/19/2023	12/26/2023	126.20	126.20	100-20-41323		1223	1
Total 1850 GREAT AMERICA FINANCIAL SERVICES:						126.20	126.20				
1975 GUFFY'S GUN & PAWN											
231218	1	SECONDARY FIREARMS, UC AND TRAINING	Invoice	12/26/2023	01/08/2024	4,528.00	4,528.00	100-25-41527		124	1
231226	1	8 RED DOTS, 12 HOLSTERS	Invoice	12/26/2023	01/08/2024	2,660.00	2,660.00	100-25-41527		124	1
Total 1975 GUFFY'S GUN & PAWN:						7,188.00	7,188.00				
658 HAILEY CHAMBER OF COMMERCE											
NOVE	1	CHAMBER LOT EXPENSES NOVEMBER 2023	Invoice	12/21/2023	12/26/2023	14,774.51	14,774.51	100-10-41707		1223	1
SEPTE	1	CHAMBER LOT EXPENSES SEPTEMBER 2023	Invoice	12/18/2023	12/26/2023	9,014.19	9,014.19	100-10-41707		1223	1
Total 658 HAILEY CHAMBER OF COMMERCE:						23,788.70	23,788.70				
763 HAILEY PAINT AND SUPPLY											
12524	1	12524 HFD THOW - PORCH PAINT - PREC. PEONY	Invoice	11/30/2023	01/08/2024	162.00	162.00	120-10-41549		124	1
Total 763 HAILEY PAINT AND SUPPLY:						162.00	162.00				
5410 HDR ENGINEERING INC											
120058	1	1200582992 HEADWORKS IMPR. PROJ. BILLING #	Invoice	12/27/2023	01/08/2024	12,431.32	12,431.32	210-70-41511	24.70.0001.1	124	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 5410 HDR ENGINEERING INC:						12,431.32	12,431.32				
4915 HIATT TRUCKING											
4911	1	4911 SNOW REMOVAL SERVICES	Invoice	12/16/2023	01/08/2024	625.00	625.00	100-40-41771		124	1
Total 4915 HIATT TRUCKING:						625.00	625.00				
4008 HIGH COUNTRY HEATING INC											
42568	1	42568 ST SHOP - SERVICE FURNACE	Invoice	12/07/2023	12/26/2023	167.00	167.00	100-40-41413		1223	1
Total 4008 HIGH COUNTRY HEATING INC:						167.00	167.00				
1557 HIGH DESERT BOBCAT - TWIN FALLS											
P07865	1	P07865 #5010 TOOLCAT - FRONT WINDOW	Invoice	12/08/2023	12/26/2023	913.57	913.57	100-40-41405		1223	1
Total 1557 HIGH DESERT BOBCAT - TWIN FALLS:						913.57	913.57				
8606 HRA VEBA TRUST											
JANUA	1	MONTHLY VEBA CONTRIBUTION JAN 2024	Invoice	12/15/2023	12/26/2023	233.30	233.30	100-55-41126		1223	1
JANUA	2	MONTHLY VEBA CONTRIBUTION JAN 2024	Invoice	12/15/2023	12/26/2023	237.90	237.90	210-70-41126		1223	1
JANUA	3	MONTHLY VEBA CONTRIBUTION JAN 2024	Invoice	12/15/2023	12/26/2023	471.20	471.20	200-60-41126		1223	1
JANUA	4	MONTHLY VEBA CONTRIBUTION JAN 2024	Invoice	12/15/2023	12/26/2023	466.60	466.60	100-45-41126		1223	1
JANUA	5	MONTHLY VEBA CONTRIBUTION JAN 2024	Invoice	12/15/2023	12/26/2023	1,633.10	1,633.10	100-25-41126		1223	1
JANUA	6	MONTHLY VEBA CONTRIBUTION JAN 2024	Invoice	12/15/2023	12/26/2023	475.80	475.80	100-20-41126		1223	1
JANUA	7	MONTHLY VEBA CONTRIBUTION JAN 2024	Invoice	12/15/2023	12/26/2023	117.42	117.42	100-15-41126		1223	1
JANUA	8	MONTHLY VEBA CONTRIBUTION JAN 2024	Invoice	12/15/2023	12/26/2023	117.42	117.42	200-15-41126		1223	1
JANUA	9	MONTHLY VEBA CONTRIBUTION JAN 2024	Invoice	12/15/2023	12/26/2023	117.41	117.41	210-15-41126		1223	1
JANUA	10	MONTHLY VEBA CONTRIBUTION JAN 2024	Invoice	12/15/2023	12/26/2023	39.65	39.65	100-42-41126		1223	1
JANUA	11	MONTHLY VEBA CONTRIBUTION JAN 2024	Invoice	12/15/2023	12/26/2023	39.65	39.65	200-42-41126		1223	1
JANUA	12	MONTHLY VEBA CONTRIBUTION JAN 2024	Invoice	12/15/2023	12/26/2023	39.65	39.65	210-42-41126		1223	1
Total 8606 HRA VEBA TRUST:						3,989.10	3,989.10				
1080 HUDSON SHOES											
1/HC/1	1	1/HC/152192 BOOTS - A. PARKS	Invoice	12/01/2023	01/08/2024	209.00	209.00	100-40-41703		124	1
Total 1080 HUDSON SHOES:						209.00	209.00				

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
2258 HURTADO, GABRIELA											
01/02/2	1	REFUND CLEANING DEPOSIT of TCW	Invoice	01/02/2024	01/08/2024	100.00	100.00	100-00-32265		124	1
Total 2258 HURTADO, GABRIELA:						100.00	100.00				
4462 ICLEI - LOCAL GOVT FOR SUSTAIN											
3556	1	Invoice#3556 CDD Dues	Invoice	12/18/2023	01/08/2024	400.00	400.00	100-20-41711		124	1
3556	5	Invoice#3556 PW Dues	Invoice	12/18/2023	01/08/2024	133.33	133.33	100-42-41711		124	1
3556	6	Invoice#3556 PW Dues	Invoice	12/18/2023	01/08/2024	133.33	133.33	200-42-41711		124	1
3556	7	Invoice#3556 PW Dues	Invoice	12/18/2023	01/08/2024	133.34	133.34	210-42-41711		124	1
3556	8	Invoice#3556 Clerk Dues	Invoice	12/18/2023	01/08/2024	133.33	133.33	100-15-41711		124	1
3556	9	Invoice#3556 Clerk Dues	Invoice	12/18/2023	01/08/2024	133.33	133.33	200-15-41711		124	1
3556	10	Invoice#3556 Clerk Dues	Invoice	12/18/2023	01/08/2024	133.34	133.34	210-15-41711		124	1
Total 4462 ICLEI - LOCAL GOVT FOR SUSTAIN:						1,200.00	1,200.00				
447 ICRMP											
02071-	1	12/4/23 - 9/30/24 Policy year pro-rated prem, Campi	Invoice	12/04/2023	12/26/2023	3,397.67	3,397.67	100-15-41709		1223	1
02071-	2	12/4/23 - 9/30/24 Policy year pro-rated prem, Campi	Invoice	12/04/2023	12/26/2023	3,397.67	3,397.67	200-15-41709		1223	1
02071-	3	12/4/23 - 9/30/24 Policy year pro-rated prem, Campi	Invoice	12/04/2023	12/26/2023	3,397.66	3,397.66	210-15-41709		1223	1
Total 447 ICRMP:						10,193.00	10,193.00				
671 IDAHO LUMBER & HARDWARE											
01/02/2	1	Cleanning Deposit Refund of Town Center West	Invoice	01/02/2024	01/08/2024	100.00	100.00	100-00-32265		124	1
969420	1	#969420 TIE-DOWN STRAPS	Invoice	11/15/2023	12/11/2023	59.98	59.98	200-60-41415		1223	1
969420		Chk No: 57302 (1)	Calculated	12/07/2023			59.98-	1000020301		1223	1
969420		Chk No: 57302 (1)	Calculated	01/03/2024			59.98	1000020301		1223	1
969615	1	#969615 BRUSHS AND LACQUER FOR HOLIDAY S	Invoice	11/16/2023	12/11/2023	68.97	68.97	200-60-41403		1223	1
969615		Chk No: 57302 (1)	Calculated	12/07/2023			68.97-	1000020301		1223	1
969615		Chk No: 57302 (1)	Calculated	01/03/2024			68.97	1000020301		1223	1
969638	1	#969638 SNOW BROOMS FOR TRUCKS	Invoice	11/16/2023	12/11/2023	86.97	86.97	200-60-41415		1223	1
969638		Chk No: 57302 (1)	Calculated	12/07/2023			86.97-	1000020301		1223	1
969638		Chk No: 57302 (1)	Calculated	01/03/2024			86.97	1000020301		1223	1
970186	1	#970186 WINTER GLOVES - COLE	Invoice	11/21/2023	12/11/2023	29.99	29.99	200-60-41703		1223	1
970186		Chk No: 57302 (1)	Calculated	12/07/2023			29.99-	1000020301		1223	1
970186		Chk No: 57302 (1)	Calculated	01/03/2024			29.99	1000020301		1223	1
970247	1	970247 MAINT. - BROOM, TOWELS, MICE BAIT ST	Invoice	11/21/2023	12/11/2023	26.97	26.97	100-50-41405		1223	1
970247		Chk No: 57302 (1)	Calculated	12/07/2023			26.97-	1000020301		1223	1
970247		Chk No: 57302 (1)	Calculated	01/03/2024			26.97	1000020301		1223	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
970681	1	970681 TCW FIRE PIT - TREE LIGHTING SUPPLIE	Invoice	11/27/2023	12/26/2023	157.65	157.65	100-40-41405		1223	1
970733	1	970733 TCW FIRE PIT - TREE LIGHTING SUPPLIE	Invoice	11/27/2023	12/26/2023	121.71	121.71	100-40-41405		1223	1
970843	1	970843 TCW TREE LIGHTING SUPPLIES	Invoice	11/28/2023	12/26/2023	5.99	5.99	100-40-41405		1223	1
970878	1	970878 MAINT. - SNOW STAKES	Invoice	11/28/2023	12/11/2023	27.54	27.54	100-50-41405		1223	1
970878		Chk No: 57302 (1)	Calculated	12/07/2023			27.54-	1000020301		1223	1
970878		Chk No: 57302 (1)	Calculated	01/03/2024			27.54	1000020301		1223	1
970914	1	INV # 970914 LIGHT BULBS	Invoice	11/28/2023	12/11/2023	21.99	21.99	100-55-41523		1223	1
970914		Chk No: 57302 (1)	Calculated	12/07/2023			21.99-	1000020301		1223	1
970914		Chk No: 57302 (1)	Calculated	01/03/2024			21.99	1000020301		1223	1
970950	1	970950 TCW CHRISTMAS LIGHTS	Invoice	11/28/2023	12/26/2023	80.12	80.12	100-40-41405		1223	1
971069	1	#971069 TIE DOWNS	Invoice	11/29/2023	12/11/2023	29.99	29.99	200-60-41415		1223	1
971069		Chk No: 57302 (1)	Calculated	12/07/2023			29.99-	1000020301		1223	1
971069		Chk No: 57302 (1)	Calculated	01/03/2024			29.99	1000020301		1223	1
971372	1	971372 TCW CHRISTMAS LIGHTS	Invoice	12/01/2023	12/26/2023	31.57	31.57	100-40-41405		1223	1
971392	1	971392 PANIC ALARMS - VELCRO FOX BUILDING	Invoice	12/01/2023	12/11/2023	1.66	1.66	100-42-41413		1223	1
971392	2	971392 PANIC ALARMS - VELCRO FOX BUILDING	Invoice	12/01/2023	12/11/2023	1.66	1.66	200-42-41413		1223	1
971392	3	971392 PANIC ALARMS - VELCRO FOX BUILDING	Invoice	12/01/2023	12/11/2023	1.67	1.67	210-42-41413		1223	1
971392		Chk No: 57302 (1)	Calculated	12/07/2023			1.66-	1000020301		1223	1
971392		Chk No: 57302 (1)	Calculated	01/03/2024			1.66	1000020301		1223	1
971392		Chk No: 57302 (1)	Calculated	12/07/2023			1.66-	1000020301		1223	1
971392		Chk No: 57302 (1)	Calculated	01/03/2024			1.66	1000020301		1223	1
971392		Chk No: 57302 (1)	Calculated	12/07/2023			1.67-	1000020301		1223	1
971392		Chk No: 57302 (1)	Calculated	01/03/2024			1.67	1000020301		1223	1
971413	1	971413 TREE FENCING	Invoice	12/01/2023	12/11/2023	74.99	74.99	100-50-41405		1223	1
971413		Chk No: 57302 (1)	Calculated	12/07/2023			74.99-	1000020301		1223	1
971413		Chk No: 57302 (1)	Calculated	01/03/2024			74.99	1000020301		1223	1
971415	1	971415 RETURN WIRE FENCING	Invoice	12/01/2023	12/11/2023	74.99-	74.99-	100-50-41405		1223	1
971415		Chk No: 57302 (1)	Calculated	12/07/2023			74.99	1000020301		1223	1
971415		Chk No: 57302 (1)	Calculated	01/03/2024			74.99-	1000020301		1223	1
971416	1	971416 TREE FENCING	Invoice	12/01/2023	12/26/2023	74.99	74.99	100-50-41402		1223	1
971617	1	#971617 TRAILER ADAPTER	Invoice	12/04/2023	12/11/2023	4.99	4.99	200-60-41415		1223	1
971617		Chk No: 57302 (1)	Calculated	12/07/2023			4.99-	1000020301		1223	1
971617		Chk No: 57302 (1)	Calculated	01/03/2024			4.99	1000020301		1223	1
971652	1	971652 TCW SNOW BUCKETS FOR DEICER	Invoice	12/04/2023	12/11/2023	13.18	13.18	100-50-41718		1223	1
971652		Chk No: 57302 (1)	Calculated	12/07/2023			13.18-	1000020301		1223	1
971652		Chk No: 57302 (1)	Calculated	01/03/2024			13.18	1000020301		1223	1
971662	1	#971662 FLASHLIGHT - MERRITT	Invoice	12/04/2026	12/26/2026	44.99	44.99	200-60-41405		1223	1
971742	1	INV # 971742 Station Hook	Invoice	12/05/2023	12/11/2023	8.99	8.99	100-55-41215		1223	1
971742		Chk No: 57302 (1)	Calculated	12/07/2023			8.99-	1000020301		1223	1
971742		Chk No: 57302 (1)	Calculated	01/03/2024			8.99	1000020301		1223	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
971795	1	971795 SHOP - SPRAY PAINT ORANGE, BLACK	Invoice	12/05/2023	12/26/2023	34.95	34.95	100-40-41405		1223	1
971797	1	971797 SHOP - THERMOMETER	Invoice	12/05/2023	12/26/2023	17.99	17.99	100-40-41405		1223	1
971842	1	#971842 CUTTING WHEELS	Invoice	12/05/2023	12/26/2023	17.96	17.96	200-60-41405		1223	1
972488	1	972488 MISC. BOLTS, 6 2X8	Invoice	12/11/2023	12/26/2023	118.59	118.59	100-40-41405		1223	1
972493	1	972493 2X8 RETURN	Invoice	12/11/2023	12/26/2023	8.73-	8.73-	100-40-41405		1223	1
972523	1	972523 MISC. BOLTS	Invoice	12/11/2023	12/26/2023	24.94	24.94	100-40-41405		1223	1
972524	1	972524 WOOD STAIN MAHOGONY	Invoice	12/11/2023	12/26/2023	59.99	59.99	100-40-41405		1223	1
972704	1	#972704 TOOL BAG FOR FROZEN WATER PARTS	Invoice	12/12/2023	01/08/2024	69.99	69.99	200-60-41403		124	1
972823	1	#972823 HOSE REPAIR AND SEALANT WW	Invoice	12/13/2023	12/26/2023	28.98	28.98	210-70-41401		1223	1
973753	1	INV # 973753 Patch hole in wall	Invoice	12/21/2023	12/26/2023	102.28	102.28	100-55-41215		1223	1
973766	1	INV # 973766 SANDPAPER	Invoice	12/21/2023	01/08/2024	3.66	3.66	100-55-41215		124	1
974075	1	INV #974075 Screws and 2x10's	Invoice	12/26/2023	01/08/2024	16.32	16.32	100-55-41215		124	1
974194	1	#974194 DOOR STOP FOR TURBINE BUILDING	Invoice	12/27/2023	01/08/2024	7.99	7.99	200-60-41413		124	1
974234	1	974234 MAINT. PLIERS	Invoice	12/27/2023	01/08/2024	23.99	23.99	100-50-41405		124	1
Total 671 IDAHO LUMBER & HARDWARE:						1,520.47	1,520.47				
5631 IDAHO MATERIALS AND CONSTRUCTION											
22947-	1	PAY REQUEST #3 FINAL CROY TO QUIGLEY PATH	Invoice	12/07/2023	01/08/2024	27,773.62	27,773.62	120-40-41549	21.40.0003.1	124	1
Total 5631 IDAHO MATERIALS AND CONSTRUCTION:						27,773.62	27,773.62				
22433 IDAHO POWER											
12/11/2	1	IP 2222783132 - HPD	Invoice	12/11/2023	12/26/2023	387.97	387.97	100-25-41717		1223	1
12/11/2	2	IP2205094259 Parks	Invoice	12/11/2023	12/26/2023	112.89	112.89	100-50-41717		1223	1
12/11/2	3	IP2205094259 Rodeo	Invoice	12/11/2023	12/26/2023	255.37	255.37	100-50-41617		1223	1
12/11/2	4	IP2205094259 Ice Rink/Skate	Invoice	12/11/2023	12/26/2023	23.34	23.34	100-50-41617		1223	1
12/11/2	5	IP2205094259- Interp	Invoice	12/11/2023	12/26/2023	231.18	231.18	100-10-41717		1223	1
12/11/2	6	IP 2207893211 Street - Blaine Manor St Apt	Invoice	12/11/2023	12/26/2023	19.68	19.68	100-40-41715		1223	1
12/11/2	7	IP 2203575119 Streets	Invoice	12/11/2023	12/26/2023	7.28	7.28	100-40-41715		1223	1
12/11/2	8	IP2200663470 control Elm Alley	Invoice	12/11/2023	12/26/2023	5.31	5.31	100-40-41717		1223	1
12/11/2	9	IP 2204305425 Street - Traffic Lights	Invoice	12/11/2023	12/26/2023	145.55	145.55	100-40-41717		1223	1
12/11/2	10	IP2221408442 Park - 851 Shenandoah - Balmoral	Invoice	12/11/2023	12/26/2023	5.31	5.31	100-50-41717		1223	1
12/11/2	11	IP 2226639884 - Parks - Arboratum	Invoice	12/11/2023	12/26/2023	13.74	13.74	100-50-41717		1223	1
12/11/2	12	IP 2208020376 - Sun Beam 191 San Badger Dr	Invoice	12/11/2023	12/26/2023	7.41	7.41	100-50-41717		1223	1
12/15/2	1	IP 2204414540 - STREET LIGHTS	Invoice	12/15/2023	01/08/2024	170.37	170.37	100-40-41717		124	1
12/15/2	2	IP 2204935643 - 1811 Merlin Loop	Invoice	12/15/2023	01/08/2024	1,078.07	1,078.07	100-40-41717		124	1
12/15/2	3	IP 2204935643 - 617 3rd Ave S	Invoice	12/15/2023	01/08/2024	404.29	404.29	100-55-41717		124	1
12/15/2	4	IP 2204935643 - 116 River St.	Invoice	12/15/2023	01/08/2024	109.50	109.50	100-50-41718		124	1
12/15/2	5	ip 2204935643 - 7 Croy St.	Invoice	12/15/2023	01/08/2024	449.48	449.48	100-45-41717		124	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
12/15/2	6	IP 2204935643 - 115 Main St 2nd Floor	Invoice	12/15/2023	01/08/2024	401.89	401.89	100-42-41717		124	1
12/15/2	7	IP 2204935643 - 115 Main St 2nd Floor	Invoice	12/15/2023	01/08/2024	401.89	401.89	200-42-41717		124	1
12/15/2	8	IP 2204935643 - 115 Main St 2nd Floor	Invoice	12/15/2023	01/08/2024	401.89	401.89	210-42-41717		124	1
12/15/2	9	IP 2204637769 WW	Invoice	12/15/2023	01/08/2024	16,546.61	16,546.61	210-70-41717		124	1
12/15/2	10	IP2207611134 Street - 89 Croy Rd	Invoice	12/15/2023	01/08/2024	97.26	97.26	100-40-41715		124	1
12/15/2	11	IP2220558908 - PARKS HEAGLE PARK	Invoice	12/15/2023	01/08/2024	5.31	5.31	100-40-41717		124	1
Total 22433 IDAHO POWER:						21,281.59	21,281.59				
138 IDAHO RURAL WATER ASSOC.											
#E5435	1	#E5435 O&M MNUAL AND ASSET MNGT. TRAININ	Invoice	12/21/2023	01/08/2024	120.00	120.00	200-60-41723		124	1
E5430	1	#E5430 TRAINING FOR S.G. WW	Invoice	12/19/2023	12/26/2023	240.00	240.00	210-70-41723		1223	1
Total 138 IDAHO RURAL WATER ASSOC.:						360.00	360.00				
849 IDAHO STATE TAX COMMISSION											
10/01/2	1	10/01/2023 - 12/31/2023 STATE SALES & USE TAX	Invoice	10/01/2023	01/08/2024	97.02	97.02	100-00-20317		124	1
Total 849 IDAHO STATE TAX COMMISSION:						97.02	97.02				
534 IDEQ											
CI5997	1	#CI5997 QUARTERLY DRINKING FEE ASSESSME	Invoice	12/01/2023	01/08/2024	2,747.00	2,747.00	200-60-41311		124	1
Total 534 IDEQ:						2,747.00	2,747.00				
612 INGRAM BOOK COMPANY											
12.202	1	12.2023 MSD Collection purchases	Invoice	01/01/2024	01/08/2024	1,595.30	1,595.30	100-45-41535		124	1
Total 612 INGRAM BOOK COMPANY:						1,595.30	1,595.30				
1029 INTEGRATED SECURITY RESOURCES INC											
236184	1	236184 TROUBLESHOOT CH EXT DOOR LOCKS,	Invoice	12/07/2023	01/08/2024	306.83	306.83	100-42-41413		124	1
236184	2	236184 TROUBLESHOOT CH EXT DOOR LOCKS,	Invoice	12/07/2023	01/08/2024	306.83	306.83	200-42-41413		124	1
236184	3	236184 TROUBLESHOOT CH EXT DOOR LOCKS,	Invoice	12/07/2023	01/08/2024	306.84	306.84	210-42-41413		124	1
Total 1029 INTEGRATED SECURITY RESOURCES INC:						920.50	920.50				
229 INTEGRATED TECHNOLOGIES											
218579	1	# 218579 CDD Printer Sharp	Invoice	06/19/2023	12/26/2023	108.35	108.35	100-20-41711		1223	1
218580	1	# 218580 CDD Printer Sharp	Invoice	06/19/2023	12/26/2023	370.55	370.55	100-20-41711		1223	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
218581	1	# 218581 CDD Printer Sharp	Invoice	06/19/2023	12/26/2023	198.44	198.44	100-20-41711		1223	1
218582	1	# 218582 CDD Printer Sharp	Invoice	06/19/2023	12/26/2023	248.24	248.24	100-20-41711		1223	1
218583	1	# 218583 CDD Printer Sharp	Invoice	06/19/2023	12/26/2023	260.51	260.51	100-20-41711		1223	1
218584	1	# 218584 CDD Printer Sharp	Invoice	06/19/2023	12/26/2023	254.79	254.79	100-20-41711		1223	1
225202	1	# 225202 CDD Printer Sharp	Invoice	09/13/2023	12/26/2023	345.61	345.61	100-20-41711		1223	1
226975	1	# 226975 CDD Printer Sharp	Invoice	10/10/2023	12/26/2023	188.43	188.43	100-20-41711		1223	1
229301	1	# 229301 CDD Printer Sharp	Invoice	11/09/2023	12/26/2023	305.78	305.78	100-20-41711		1223	1
230009	1	230009 Sharp/BP-50c36	Invoice	11/27/2023	12/26/2023	312.52	312.52	100-25-41323		1223	1
230860	1	INV # 230860 B/W & COLOR INK	Invoice	12/04/2023	01/08/2024	141.37	141.37	100-55-41711		124	1
231264	1	# 231264 CDD Printer Sharp	Invoice	12/11/2023	12/26/2023	236.10	236.10	100-20-41711		1223	1
Total 229 INTEGRATED TECHNOLOGIES:						2,970.69	2,970.69				
6304 INTEGRITY PUMP SOLUTIONS, INC											
4133N	1	#4133N BOLTS FOR PUMPS	Invoice	12/27/2023	01/08/2024	440.00	440.00	210-70-41401		124	1
Total 6304 INTEGRITY PUMP SOLUTIONS, INC:						440.00	440.00				
384 INTERMOUNTAIN GAS COMPANY											
12/20/2	1	meter 536199 P/W 33.3%	Invoice	12/20/2023	01/08/2024	39.27	39.27	100-42-41717		124	1
12/20/2	2	meter 536199 P/W 33.3%	Invoice	12/20/2023	01/08/2024	39.27	39.27	200-42-41717		124	1
12/20/2	3	meter 536199 P/W 33.3%	Invoice	12/20/2023	01/08/2024	39.27	39.27	210-42-41717		124	1
12/20/2	4	meter 536199 LIBRARY	Invoice	12/20/2023	01/08/2024	117.80	117.80	100-45-41717		124	1
12/20/2	5	meter 520352 PW 1241 WAR EAGLE	Invoice	12/20/2023	01/08/2024	15.45	15.45	100-50-41717		124	1
12/20/2	6	meter 223166 4297 Glenbrook Shop	Invoice	12/20/2023	01/08/2024	303.59	303.59	210-70-41717		124	1
12/20/2	7	Meter 629802, HPD 311 E Cedar	Invoice	12/20/2023	01/08/2024	535.65	535.65	100-25-41717		124	1
12/20/2	8	meter 517964 Woodside Treatment Plant	Invoice	12/20/2023	01/08/2024	288.56	288.56	210-70-41717		124	1
12/20/2	9	meter 223157 4297 Glenbrook A	Invoice	12/20/2023	01/08/2024	207.49	207.49	210-70-41717		124	1
12/20/2	10	meter 634547 4297 Glenbrook Bio-Solids	Invoice	12/20/2023	01/08/2024	113.43	113.43	210-70-41717		124	1
12/20/2	11	meter 475252 WW Treatment Plant	Invoice	12/20/2023	01/08/2024	348.70	348.70	210-70-41717		124	1
12/20/2	12	meter 629797 STREET 1811 Merlin LP	Invoice	12/20/2023	01/08/2024	498.40	498.40	100-40-41717		124	1
12/20/2	13	meter 518056 AD 116 S. River St	Invoice	12/20/2023	01/08/2024	193.76	193.76	100-50-41718		124	1
12/20/2	14	Meter 629802, HPD 311 E Cedar	Invoice	12/20/2023	01/08/2024	214.66	214.66	100-25-41717		124	1
Total 384 INTERMOUNTAIN GAS COMPANY:						2,955.30	2,955.30				
5883 IWORQ SYSTEMS, INC											
202135	1	202135 WORK MGMT, PAVEMENT MGMT, SIGN M	Invoice	12/01/2023	12/26/2023	1,272.00	1,272.00	100-40-41325		1223	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 5883 IWORQ SYSTEMS, INC:						1,272.00	1,272.00				
345 JACOBS ENGINEERING GROUP INC											
W3Y13	1	W3Y13802-009 DWNTWN MASTER PLAN	Invoice	12/19/2023	01/08/2024	1,617.50	1,617.50	120-40-41549	23.20.0001.1	124	1
Total 345 JACOBS ENGINEERING GROUP INC:						1,617.50	1,617.50				
243 JAIME PAINTING & FINE FINISHING LLC											
370	1	370 ADMIN OFFICES PAINTING, MATERIALS	Invoice	12/29/2023	01/08/2024	433.34	433.34	100-15-41313		124	1
370	2	370 ADMIN OFFICES PAINTING, MATERIALS	Invoice	12/29/2023	01/08/2024	433.33	433.33	200-15-41313		124	1
370	3	370 ADMIN OFFICES PAINTING, MATERIALS	Invoice	12/29/2023	01/08/2024	433.33	433.33	210-15-41313		124	1
371	1	#371 Entry Office and Hallways	Invoice	12/29/2023	01/08/2024	1,650.00	1,650.00	100-20-41313		124	1
Total 243 JAIME PAINTING & FINE FINISHING LLC:						2,950.00	2,950.00				
330 JANE'S ARTIFACTS											
058949	1	058949 WREATH, BOW	Invoice	11/28/2023	01/08/2024	97.73	97.73	100-40-41405		124	1
058971	1	058971 library adult programming supplies	Invoice	12/06/2023	12/26/2023	26.27	26.27	100-45-41215		1223	1
058980	1	058980 library stamps youth programming	Invoice	12/11/2023	12/26/2023	19.75	19.75	100-45-41215		1223	1
060919	1	060919 PRINTER INK	Invoice	11/28/2023	12/26/2023	74.96	74.96	100-40-41215		1223	1
061015	1	061015 adult programming supplies	Invoice	12/06/2023	12/26/2023	22.26	22.26	100-45-41215		1223	1
061043	1	061043-Library name badges-programming	Invoice	12/08/2023	12/26/2023	9.98	9.98	100-45-41215		1223	1
061129	1	061129 FLASH DRIVE	Invoice	12/18/2023	12/26/2023	7.06	7.06	100-15-41215		1223	1
061129	2	061129 FLASH DRIVE	Invoice	12/18/2023	12/26/2023	7.06	7.06	200-15-41215		1223	1
061129	3	061129 FLASH DRIVE	Invoice	12/18/2023	12/26/2023	7.06	7.06	210-15-41215		1223	1
061130	1	061130 Adult program supplies 1000 Cranes	Invoice	12/18/2023	01/08/2024	11.97	11.97	100-45-41326		124	1
061146	1	061146 STICKY NOTES, CALENDAR	Invoice	12/19/2023	01/08/2024	7.79	7.79	100-42-41215		124	1
061146	2	061146 STICKY NOTES, CALENDAR	Invoice	12/19/2023	01/08/2024	7.79	7.79	200-42-41215		124	1
061146	3	061146 STICKY NOTES, CALENDAR	Invoice	12/19/2023	01/08/2024	7.79	7.79	210-42-41215		124	1
061248	1	061248 DEVIDER for COUNCIL MEMBERS	Invoice	01/03/2024	01/08/2024	3.76	3.76	100-15-41211		124	1
061248	2	061248 DEVIDER for COUNCIL MEMBERS	Invoice	01/03/2024	01/08/2024	3.77	3.77	200-15-41211		124	1
061248	3	061248 DEVIDER for COUNCIL MEMBERS	Invoice	01/03/2024	01/08/2024	3.77	3.77	210-15-41211		124	1
Total 330 JANE'S ARTIFACTS:						318.77	318.77				
1065 JOE'S BACKHOE SERVICES INC											
742470	1	#7424701 920 SILVER STAR WATER MAIN BREAK	Invoice	12/11/2023	01/08/2024	3,853.00	3,853.00	200-60-41403	14.60.0003.1	124	1
742484	1	74244848 SNOW REMOVAL SERVICES	Invoice	12/17/2023	01/08/2024	1,875.00	1,875.00	100-40-41771		124	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 1065 JOE'S BACKHOE SERVICES INC:						5,728.00	5,728.00				
4542 KETCHUM COMPUTERS											
12/18/2	1	Admin: Camera order, backups, RemotePC for J.Pom	Invoice	12/18/2023	01/08/2024	283.33	283.33	100-15-41313		124	1
12/18/2	2	Admin: Camera order, backups, RemotePC for J.Pom	Invoice	12/18/2023	01/08/2024	283.33	283.33	200-15-41313		124	1
12/18/2	3	Admin: Camera order, backups, RemotePC for J.Pom	Invoice	12/18/2023	01/08/2024	283.34	283.34	210-15-41313		124	1
12/18/2	4	Comm Dev: Chamber room updates, Outlook and Te	Invoice	12/18/2023	01/08/2024	600.00	600.00	100-20-41313		124	1
12/18/2	5	WW: Setup RemotePC on scanning PC for D.Green	Invoice	12/18/2023	01/08/2024	100.00	100.00	210-70-41313		124	1
12/18/2	6	Library: Assist K.Fletcher with Youtube upload issues,	Invoice	12/18/2023	01/08/2024	150.00	150.00	100-45-41313		124	1
12/18/2	7	Parks: Unbox and program wireless bridge for Skate	Invoice	12/18/2023	01/08/2024	400.00	400.00	100-50-41313		124	1
12/18/2	8	HPD: Server cleanup, migrate to new backup platfor	Invoice	12/18/2023	01/08/2024	600.00	600.00	100-25-41313		124	1
20132	1	Admin: Monthly updates, T.Tran login issues, New An	Invoice	12/31/2023	01/08/2024	484.76	484.76	100-15-41313		124	1
20132	2	Admin: Monthly updates, T.Tran login issues, New An	Invoice	12/31/2023	01/08/2024	484.76	484.76	200-15-41313		124	1
20132	3	Admin: Monthly updates, T.Tran login issues, New An	Invoice	12/31/2023	01/08/2024	484.77	484.77	210-15-41313		124	1
20132	4	Comm Dev: Email assistance for J.Parker	Invoice	12/31/2023	01/08/2024	100.00	100.00	100-20-41313		124	1
20132	5	P.W.: Reset and update laptop for departmental use,	Invoice	12/31/2023	01/08/2024	150.00	150.00	100-42-41313		124	1
20132	6	P.W.: Reset and update laptop for departmental use,	Invoice	12/31/2023	01/08/2024	150.00	150.00	200-42-41313		124	1
20132	7	P.W.: Reset and update laptop for departmental use,	Invoice	12/31/2023	01/08/2024	150.00	150.00	210-42-41313		124	1
20132	8	WW: Remove R.Schmidt from 8x8 and adj. autoatten	Invoice	12/31/2023	01/08/2024	100.00	100.00	210-70-41313		124	1
20132	9	HFD: Office issue after Windows 11 upgrade	Invoice	12/31/2023	01/08/2024	50.00	50.00	100-55-41313		124	1
20132	10	Street: 365 B.Boender new user setup	Invoice	12/31/2023	01/08/2024	100.00	100.00	100-40-41313		124	1
Total 4542 KETCHUM COMPUTERS:						4,954.29	4,954.29				
1728 KUBWATER RESOURCES											
12172	1	#12172 ZETAG 8868FS POLYMER WW	Invoice	12/08/2023	01/08/2024	12,473.92	12,473.92	210-70-41791		124	1
Total 1728 KUBWATER RESOURCES:						12,473.92	12,473.92				
386 L.L. GREENS											
A72406	1	A724060 Extension Cord	Invoice	12/05/2023	12/26/2023	3.99	3.99	100-55-41215		1223	1
B42517	1	4 PK OF GLUE MOUSE TRAPS -ISSUE AT THE PD	Invoice	12/06/2023	12/26/2023	5.99	5.99	100-25-41215		1223	1
B42574	1	#B425741 UTILITY HEATER FOR GATE WW	Invoice	12/11/2023	12/26/2023	32.99	32.99	210-70-41419		1223	1
B42714	1	B427147 DOOR HANDLE	Invoice	12/28/2023	01/08/2024	82.99	82.99	100-40-41405		124	1
D76532	1	D76532 KEY DUPLICATES, SNOW SHOVEL	Invoice	12/28/2023	01/08/2024	29.57	29.57	100-40-41405		124	1
H1029	1	# H1029 TAPE FOR CDD PAINTING	Invoice	12/07/2023	12/26/2023	28.96	28.96	100-20-41215		1223	1
H1164	1	H1164 FOX ROOM TV MOUNT SUPPLIES	Invoice	12/15/2023	01/08/2024	14.74	14.74	100-42-41413		124	1
H1164	2	H1164 FOX ROOM TV MOUNT SUPPLIES	Invoice	12/15/2023	01/08/2024	14.75	14.75	200-42-41413		124	1
H1164	3	H1164 FOX ROOM TV MOUNT SUPPLIES	Invoice	12/15/2023	01/08/2024	14.75	14.75	210-42-41413		124	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
H1869	1	H1869 Paint and Flusher Repair Kit	Invoice	12/27/2023	01/08/2024	36.98	36.98	100-55-41215		124	1
Total 386 L.L. GREENS:						265.71	265.71				
227 L.N. CURTIS AND SONS											
INV771	1	INV # 771525 SCBA Compressor Service	Invoice	12/07/2023	12/26/2023	2,103.70	2,103.70	100-55-41405		1223	1
INV771	1	INV # 771925 Structure Firefighting Gloves	Invoice	12/08/2023	12/26/2023	120.64	120.64	100-55-41703		1223	1
INV774	1	INV # 774257 Firefighting Boots	Invoice	12/15/2023	01/08/2024	436.18	436.18	100-55-41703		124	1
INV775	1	INV # 775237 34L 4-Gas Calibration	Invoice	12/19/2023	01/08/2024	464.00	464.00	100-55-41405		124	1
Total 227 L.N. CURTIS AND SONS:						3,124.52	3,124.52				
366 LES SCHWAB TIRE CENTER											
117008	1	Inv @ 11700842501 WINTER CHANGEOVER 2007	Invoice	11/03/2023	01/08/2024	99.96	99.96	100-55-41415		124	1
Total 366 LES SCHWAB TIRE CENTER:						99.96	99.96				
547 LES SCHWAB TIRE CENTER - STREETS											
117008	1	11700843233 TIRE TUBE	Invoice	11/07/2023	12/26/2023	125.99	125.99	100-40-41405		1223	1
117008	1	11700851383 TIRE TUBE KUBOTA	Invoice	12/19/2023	01/08/2024	31.98	31.98	100-40-41405		124	1
Total 547 LES SCHWAB TIRE CENTER - STREETS:						157.97	157.97				
2264 LEXIS NEXIS MATTHEW BENDER											
396534	1	39653455 ID CODE RULES 2023 SUPPLEMENT	Invoice	12/12/2023	12/26/2023	26.36	26.36	100-15-41535		1223	1
396534	2	39653455 ID CODE RULES 2023 SUPPLEMENT	Invoice	12/12/2023	12/26/2023	26.36	26.36	200-15-41535		1223	1
396534	3	39653455 ID CODE RULES 2023 SUPPLEMENT	Invoice	12/12/2023	12/26/2023	26.36	26.36	210-15-41535		1223	1
Total 2264 LEXIS NEXIS MATTHEW BENDER:						79.08	79.08				
928 MAGIC VALLEY LABS, INC.											
29739	1	#29739 EFFLUENT TESTING WW	Invoice	11/27/2023	12/26/2023	784.00	784.00	210-70-41795		1223	1
Total 928 MAGIC VALLEY LABS, INC.:						784.00	784.00				
8594 MED-TECH RESOURCES, INC.											
144151	1	INV # 144151 AED Defibrillator	Invoice	11/02/2023	12/26/2023	275.67	275.67	100-55-41219		1223	1
Total 8594 MED-TECH RESOURCES, INC.:						275.67	275.67				

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
4003 MIDAMERICA BOOKS											
001860	1	0018609 11.29.2023 JNFIC	Invoice	11/29/2023	12/26/2023	255.50	255.50	100-45-41535		1223	1
Total 4003 MIDAMERICA BOOKS:						255.50	255.50				
4495 MIDWEST TAPE LLC											
504752	1	0504752045 12.8.23 MEDIA	Invoice	12/08/2023	01/08/2024	13.49	13.49	100-45-41535		124	1
504781	1	0504781823 12.14.23 MEDIA	Invoice	12/14/2023	01/08/2024	22.99	22.99	100-45-41535		124	1
504842	1	0504842475 12.27.23 MEDIA	Invoice	12/27/2023	01/08/2024	71.22	71.22	100-45-41535		124	1
Total 4495 MIDWEST TAPE LLC:						107.70	107.70				
1009 MINERT & ASSOCIATES,INC.											
327741	1	327741 COLLECTION FEE, DOT DRUG TEST - STS	Invoice	12/05/2023	12/26/2023	106.00	106.00	100-40-41747		1223	1
Total 1009 MINERT & ASSOCIATES,INC.:						106.00	106.00				
1654 MK SOLUTIONS INC.											
72352	1	Inv 72352 6000 Book RFID electronic tags	Invoice	12/11/2023	12/26/2023	912.00	912.00	100-45-41533		1223	1
72352	2	Inv 72352 shipping cost-electronic tags	Invoice	12/11/2023	12/26/2023	45.00	45.00	100-45-41213		1223	1
72416	1	Inv 72416 Annual Subscription staff stations	Invoice	01/02/2024	01/08/2024	276.93	276.93	100-45-41325		124	1
Total 1654 MK SOLUTIONS INC.:						1,233.93	1,233.93				
1999 MK TRAILERS INC.											
25576	1	25576 MINI X TRLR - ADJUSTABLE CPLR	Invoice	11/28/2023	12/26/2023	57.50	57.50	100-40-41405		1223	1
Total 1999 MK TRAILERS INC.:						57.50	57.50				
2367 MSC INDUSTRIAL SUPPLY CO.											
280293	1	#28029348 TOOLS/PARTS FOR WRF	Invoice	12/23/2023	01/08/2024	350.85	350.85	210-70-41421		124	1
Total 2367 MSC INDUSTRIAL SUPPLY CO.:						350.85	350.85				
5587 MUNICIPAL EMERGENCY SERVICES											
IN1982	1	INV # 1982313 Hydrostatic Testing SCBAs	Invoice	12/26/2023	01/08/2024	2,431.41	2,431.41	100-55-41405		124	1
Total 5587 MUNICIPAL EMERGENCY SERVICES:						2,431.41	2,431.41				

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
251 NAPA AUTO PARTS											
170716	1	170716 BLOWER MOTOR #4022	Invoice	12/06/2023	12/26/2023	111.14	111.14	100-40-41405		1223	1
170844	1	170844 HOSE FITTING	Invoice	12/07/2023	12/26/2023	32.17	32.17	100-40-41405		1223	1
171108	1	171108 BATTERY CABLE	Invoice	12/11/2023	12/26/2023	80.90	80.90	100-40-41405		1223	1
171111	1	171111 RING TERMINAL RESTOCK	Invoice	12/11/2023	12/26/2023	29.00	29.00	100-40-41405		1223	1
171287	1	171287 BATTERY CABLE CONNECTOR	Invoice	12/12/2023	12/26/2023	41.99	41.99	100-40-41405		1223	1
171351	1	171351 PROTECTIVE CAPS	Invoice	12/12/2023	12/26/2023	16.98	16.98	100-40-41405		1223	1
171391	1	171391 BATTERY ACCESSORIES, SWITCH	Invoice	12/13/2023	12/26/2023	59.30	59.30	100-40-41405		1223	1
171419	1	#171419 OIL FILTER FOR TK#6036	Invoice	12/13/2023	01/08/2024	15.37	15.37	200-60-41415		124	1
171419	2	#171419 FUNNEL	Invoice	12/13/2023	01/08/2024	8.54	8.54	200-60-41415		124	1
171419	3	#171419 DIESEL ADDITIVE	Invoice	12/13/2023	01/08/2024	15.99	15.99	200-60-41415		124	1
171507	1	171507 OIL FILTER, WINDSHIELD WASHER	Invoice	12/14/2023	12/26/2023	26.94	26.94	100-40-41405		1223	1
171606	1	171606 OIL FILTER	Invoice	12/14/2023	12/26/2023	28.67	28.67	100-40-41405		1223	1
171906	1	171906 HEXBIT	Invoice	12/18/2023	01/08/2024	1.07-	1.07-	100-40-41423		124	1
171960	1	171960 HOSE	Invoice	12/19/2023	01/08/2024	55.20	55.20	100-40-41405		124	1
171995	1	#171995 OIL FILTER AND OIL FOR TK# 6032	Invoice	12/19/2023	01/08/2024	88.32	88.32	200-60-41415		124	1
171995	2	#171995 NITRILE GLOVES	Invoice	12/19/2023	01/08/2024	14.99	14.99	200-60-41415		124	1
172066	1	172066 PLIER SET	Invoice	12/20/2023	01/08/2024	59.43	59.43	100-40-41423		124	1
172126	1	172126 SHOP TOWELS	Invoice	01/20/2023	01/08/2024	59.85	59.85	100-40-41405		124	1
172145	1	#172145 ENGINE OIL TK#6036	Invoice	12/20/2023	01/08/2024	67.16	67.16	200-60-41415		124	1
172205	1	172205 OIL & FUEL FILTERS	Invoice	12/21/2023	01/08/2024	61.00	61.00	100-40-41405		124	1
172206	1	172206 CAP SCREW	Invoice	12/21/2023	01/08/2024	82.25	82.25	100-40-41405		124	1
172624	1	172624 ADAPTERS	Invoice	12/27/2023	01/08/2024	14.82	14.82	100-40-41405		124	1
3975-1	1	3975-170713 KUBOTA HOSE FITTING	Invoice	12/06/2023	12/26/2023	13.20	13.20	100-40-41405		1223	1
3975-1	1	3975-170795 BRAKE CLEANER, DIESEL FUEL ADD	Invoice	12/06/2023	12/26/2023	161.76	161.76	100-40-41719		1223	1
3975-1	1	3975-170866 RESTOCK MISC. SCREWS, NUTS	Invoice	12/07/2023	12/26/2023	408.25	408.25	100-40-41405		1223	1
3975-1	1	3975-170868 RESTOCK MISC. NUTS, WASHERS	Invoice	12/07/2023	12/26/2023	137.65	137.65	100-40-41405		1223	1
3975-1	1	3975-171107 MISC. SCREWS, LOCKWASH RESTO	Invoice	12/11/2023	12/26/2023	115.75	115.75	100-40-41405		1223	1
3975-1	1	3975-171109 RING TERMINAL, BUTT CONNECT R	Invoice	12/11/2023	12/26/2023	103.50	103.50	100-40-41405		1223	1
Total 251 NAPA AUTO PARTS:						1,909.05	1,909.05				
307 NORTH CENTRAL LABORATORIES											
496127	1	#496127 QA/QC STANDARD WW	Invoice	11/27/2023	12/26/2023	55.50	55.50	210-70-41795		1223	1
Total 307 NORTH CENTRAL LABORATORIES:						55.50	55.50				
401 OHIO GULCH TRANSFER STATION											
271677	1	#271677 DUMP RUN FROM PLANT OFFICES WW	Invoice	11/21/2023	12/26/2023	9.00	9.00	210-70-41419		1223	1
273531	1	273531 CLEAN WOOD WASTE	Invoice	12/31/2023	01/08/2024	44.70	44.70	100-40-41403		124	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 401 OHIO GULCH TRANSFER STATION:						53.70	53.70				
50387 OLD CUTTERS HOMEOWNERS ASSOC.											
2946	1	2946 55% POWER BILL DEC. 2023	Invoice	12/15/2023	01/08/2024	33.85	33.85	100-50-41717		124	1
Total 50387 OLD CUTTERS HOMEOWNERS ASSOC.:						33.85	33.85				
50298 O'REILLY AUTO PARTS											
4635-3	1	4635-378123 HYD FITTING, MEGACRIMP	Invoice	11/22/2023	12/26/2023	166.57	166.57	100-40-41405		1223	1
4635-3	1	4635-379087 HYD FITTING RETURN	Invoice	11/27/2023	12/26/2023	17.30-	17.30-	100-40-41405		1223	1
4635-3	1	4635-379197 HYD HOSE, MEGACRIMP	Invoice	11/27/2023	12/26/2023	387.56	387.56	100-40-41405		1223	1
4635-3	1	4635-379610 MEGACRIMP, HYD HOSE	Invoice	11/29/2023	12/26/2023	291.47	291.47	100-40-41405		1223	1
4635-3	1	4635-379726 MEGACRIMP	Invoice	11/29/2023	12/26/2023	16.08	16.08	100-40-41405		1223	1
4635-3	1	4635-379864 CONNECTOR	Invoice	11/30/2023	12/26/2023	16.99	16.99	100-40-41405		1223	1
4635-3	1	#4635-379919 SOCKET FOR TOOLS	Invoice	11/30/2023	12/26/2023	10.99	10.99	210-70-41423		1223	1
4635-3	1	4635-381829 MIRROR ADHESIVE	Invoice	12/07/2023	01/08/2024	8.98	8.98	100-40-41405		124	1
4635-3	1	4635-382022 KUBOTA HYD FITTINGS	Invoice	12/08/2023	01/08/2024	41.03	41.03	100-40-41405		124	1
4635-3	1	#4635-382644 DIESEL FUEL TREATMENT	Invoice	12/11/2023	12/26/2023	94.43	94.43	210-70-41719		1223	1
4635-3	1	4635-383132 CAM INTALL PWR OUTLET	Invoice	12/31/2023	01/08/2024	11.23	11.23	100-40-41405		124	1
4635-3	1	4635-384499 MEGACRIMP	Invoice	12/19/2023	01/08/2024	51.77	51.77	100-40-41405		124	1
4635-3	1	INV # 4635-386280 SEAT HANDLE AND BRAKE CL	Invoice	12/28/2023	01/08/2024	47.99	47.99	100-55-41415		124	1
Total 50298 O'REILLY AUTO PARTS:						1,127.79	1,127.79				
6217 OVERDRIVE											
03040C	1	03040CO2345451 12.17.23 ADVANTAGE	Invoice	12/17/2023	12/26/2023	785.62	785.62	100-45-41535		1223	1
Total 6217 OVERDRIVE:						785.62	785.62				
1917 OWEN EQUIPMENT											
001143	1	00114343 NOSE PIECE V PLOWS	Invoice	12/21/2023	01/08/2024	2,192.88	2,192.88	100-40-41405		124	1
Total 1917 OWEN EQUIPMENT:						2,192.88	2,192.88				
5933 OXFORD SUITES											
BSE-13	1	#BSE-13427 BRYSON ELLSWORTH BACKFLOW C	Invoice	11/30/2023	12/26/2023	120.60	120.60	210-70-41723		1223	1
Total 5933 OXFORD SUITES:						120.60	120.60				

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
50610 PETZKE, WENDY and BILL											
CR RE	1	CR REF: 3331 Mountain Ash Dr	Invoice	12/11/2023	12/26/2023	77.09	77.09	100-00-15110		1223	1
Total 50610 PETZKE, WENDY and BILL:						77.09	77.09				
438 PLATT											
4Q012	1	4Q01293 LED LIGHT FOR BIOSOLIDS WW	Invoice	11/30/2023	12/26/2023	175.17	175.17	210-70-41413		1223	1
4Q297	1	#4Q29730 ELECTRICAL PARTS FOR PLANT WW	Invoice	11/30/2023	12/26/2023	145.02	145.02	210-70-41413		1223	1
4Q687	1	#4Q68715 ELECTRICAL PARTS FOR PLANT WW	Invoice	12/05/2023	12/26/2023	3.89	3.89	210-70-41413		1223	1
4Q703	1	#4Q70375 ELECTRICAL PARTS FOR PLANT WW	Invoice	12/05/2023	12/26/2023	191.08	191.08	210-70-41413		1223	1
4Q760	1	#4Q76090 THERMOSTAT FOR HEADWORKS	Invoice	12/18/2023	01/08/2024	91.31	91.31	210-70-41401		124	1
4R0389	1	4R03895 ELECTRICAL TESTER	Invoice	12/08/2023	12/26/2023	143.99	143.99	100-40-41405		1223	1
4S0441	1	4S04412 ST LIGHT ELECTRICAL TESTER	Invoice	12/21/2023	01/08/2024	217.49	217.49	100-40-41715		124	1
5Z4287	1	#5z42873 ELECTRICAL CONDUIT FOR QUIGLEY C	Invoice	12/15/2023	01/08/2024	413.85	413.85	200-60-41401		124	1
Total 438 PLATT:						1,381.80	1,381.80				
1670 POLLARD WATER											
025231	1	#0252310 FIRE HYDRANT FLAG POLES	Invoice	12/13/2023	01/08/2024	373.37	373.37	200-60-41403		124	1
Total 1670 POLLARD WATER:						373.37	373.37				
6932 POMERLEAU, JENNIFER E											
158920	1	Explorer gas reimb.	Invoice	12/07/2023	12/26/2023	20.19	20.19	100-15-41719		1223	1
158920	2	Explorer gas reimb.	Invoice	12/07/2023	12/26/2023	20.19	20.19	200-15-41719		1223	1
158920	3	Explorer gas reimb.	Invoice	12/07/2023	12/26/2023	20.18	20.18	210-15-41719		1223	1
Total 6932 POMERLEAU, JENNIFER E:						60.56	60.56				
6530 REBECCA F. BUNDY, ARCHITECT, PLLC											
12/01/2	1	Invoice# 2023.02 November Cottage Housing	Invoice	12/01/2023	01/08/2024	637.50	637.50	100-20-41313		124	1
Total 6530 REBECCA F. BUNDY, ARCHITECT, PLLC:						637.50	637.50				
2238 RECDESK LLC											
INV-14	1	INV-14272 RECDESK ANNUAL SUBSC. 2024	Invoice	01/01/2024	01/08/2024	1,166.66	1,166.66	100-42-41711		124	1
INV-14	2	INV-14272 RECDESK ANNUAL SUBSC. 2024	Invoice	01/01/2024	01/08/2024	1,166.67	1,166.67	200-42-41711		124	1
INV-14	3	INV-14272 RECDESK ANNUAL SUBSC. 2024	Invoice	01/01/2024	01/08/2024	1,166.67	1,166.67	210-42-41711		124	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 2238 RECDESK LLC:						3,500.00	3,500.00				
2255 RYAN ROSMARIN											
01/02/2	1	CREDIT REFUND of NEW BUSINESS LICENSE	Invoice	01/02/2024	01/08/2024	75.00	75.00	100-00-32211		124	1
Total 2255 RYAN ROSMARIN:						75.00	75.00				
50611 SAINT ALPHONSUS: TRINITY HEALTH											
FDN-11	1	FDN-11000-50662 SUN VALLEY TRAUMA CONFER	Invoice	11/06/2023	12/26/2023	500.00	500.00	100-55-41723		1223	1
Total 50611 SAINT ALPHONSUS: TRINITY HEALTH:						500.00	500.00				
6502 SAUERBREY, SAGE M											
P&Z ST	1	PZ Meeting 12/18/23	Invoice	12/18/2023	12/26/2023	100.00	100.00	100-10-41313		1223	1
P&Z ST	2	1 PZ Stipend	Invoice	12/18/2023	12/26/2023	50.00	50.00	200-10-41313		1223	1
P&Z ST	3	2 PZ Stipend	Invoice	12/18/2023	12/26/2023	50.00	50.00	210-10-41313		1223	1
Total 6502 SAUERBREY, SAGE M:						200.00	200.00				
2124 SAWTOOTH PAINT & AIRLESS, INC.											
2KS2D	1	#2KS2D PAINT FOR CDD	Invoice	12/07/2023	12/26/2023	275.96	275.96	100-20-41215		1223	1
PNC3J	1	PNC3J - PLASTIC FOR ADMIN PAINT	Invoice	12/15/2023	12/26/2023	7.33	7.33	100-15-41215		1223	1
PNC3J	2	PNC3J - PLASTIC FOR ADMIN PAINT	Invoice	12/15/2023	12/26/2023	7.33	7.33	200-15-41215		1223	1
PNC3J	3	PNC3J - PLASTIC FOR ADMIN PAINT	Invoice	12/15/2023	12/26/2023	7.33	7.33	210-15-41215		1223	1
RUH2K	1	RUH2K - BLUE TAPE, PRO ROLLER, FLAT BASE, S	Invoice	12/15/2023	12/26/2023	82.98	82.98	100-15-41215		1223	1
RUH2K	2	RUH2K - BLUE TAPE, PRO ROLLER, FLAT BASE, S	Invoice	12/15/2023	12/26/2023	82.98	82.98	200-15-41215		1223	1
RUH2K	3	RUH2K - BLUE TAPE, PRO ROLLER, FLAT BASE, S	Invoice	12/15/2023	12/26/2023	82.98	82.98	210-15-41215		1223	1
Total 2124 SAWTOOTH PAINT & AIRLESS, INC.:						546.89	546.89				
214 SAWTOOTH WOOD PRODUCTS											
000014	1	0000145140 CHAINSAW REPLACEMENT FILES	Invoice	12/14/2023	01/08/2024	30.97	30.97	100-40-41405		124	1
000014	1	0000145211 SKATEPARK RAIL TP	Invoice	12/19/2023	01/08/2024	152.45	152.45	100-50-41403		124	1
Total 214 SAWTOOTH WOOD PRODUCTS:						183.42	183.42				
4330 SCANLON, OWEN											
P&Z ST	1	P&Z Stipend 12/18/23	Invoice	12/18/2023	12/26/2023	100.00	100.00	100-10-41313		1223	1
P&Z ST	2	1 PZ Stipend	Invoice	12/18/2023	12/26/2023	50.00	50.00	200-10-41313		1223	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
P&Z ST	3	2 PZ Stipend	Invoice	12/18/2023	12/26/2023	50.00	50.00	210-10-41313		1223	1
Total 4330 SCANLON, OWEN:						200.00	200.00				
1098 SENTINEL FIRE & SECURITY											
94485	1	94485 UPGRADE, INSTALL PANIC SYSTEM FOX B	Invoice	12/08/2023	01/08/2024	603.71	603.71	100-42-41413		124	1
94485	2	94485 UPGRADE, INSTALL PANIC SYSTEM FOX B	Invoice	12/08/2023	01/08/2024	603.71	603.71	200-42-41413		124	1
94485	3	94485 UPGRADE, INSTALL PANIC SYSTEM FOX B	Invoice	12/08/2023	01/08/2024	603.71	603.71	210-42-41413		124	1
Total 1098 SENTINEL FIRE & SECURITY:						1,811.13	1,811.13				
50600 SERVPRO OF WOOD RIVER VALLEY											
4620	1	INV # 4620 WATER DAMAGE RESTORATION	Invoice	12/27/2023	01/08/2024	1,880.80	1,880.80	100-55-41413		124	1
Total 50600 SERVPRO OF WOOD RIVER VALLEY:						1,880.80	1,880.80				
4910 SHRED-IT USA											
800567	1	document shredding contract inv. 8005679762	Invoice	12/25/2023	01/08/2024	42.16	42.16	200-15-41323		124	1
800567	2	document shredding contract inv. 8005679762	Invoice	12/25/2023	01/08/2024	42.16	42.16	100-15-41323		124	1
800567	3	document shredding contract inv. 8005679762	Invoice	12/25/2023	01/08/2024	42.16	42.16	210-15-41323		124	1
Total 4910 SHRED-IT USA:						126.48	126.48				
5494 SILVER CREEK SUPPLY											
001360	1	0013602474-001 PIPE WRENCH	Invoice	12/06/2023	01/09/2024	186.63	186.63	100-50-41405		124	1
001372	1	#0013729210-001 BRASS PARTS FOR PLANT WW	Invoice	12/13/2023	12/26/2023	34.50	34.50	210-70-41401		1223	1
001373	1	#0013731138-001 PVC PARTS FOR PLANT WW	Invoice	12/13/2023	12/26/2023	15.16	15.16	210-70-41401		1223	1
Total 5494 SILVER CREEK SUPPLY:						236.29	236.29				
1239 SIMMS LAW PLLC											
DECE	1	professional services - December 2023	Invoice	01/02/2023	01/08/2024	1,025.50	1,025.50	100-15-41313		124	1
DECE	2	professional services - December 2023	Invoice	01/02/2023	01/08/2024	1,025.50	1,025.50	200-15-41313		124	1
DECE	3	professional services - December 2023	Invoice	01/02/2023	01/08/2024	1,025.50	1,025.50	210-15-41313		124	1
Total 1239 SIMMS LAW PLLC:						3,076.50	3,076.50				
7002 SMITH, DAN											
P&Z ST	1	P&Z Stipend 12/18/23	Invoice	12/18/2023	12/26/2023	100.00	100.00	100-10-41313		1223	1
P&Z ST	2	1 P&Z Stipend	Invoice	12/18/2023	12/26/2023	50.00	50.00	200-10-41313		1223	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
P&Z ST	3	2 P&Z Stipend	Invoice	12/18/2023	12/26/2023	50.00	50.00	210-10-41313		1223	1
Total 7002 SMITH, DAN:						200.00	200.00				
2786 SNAKE RIVER HYDRAULICS											
INV423	1	INV423260 RAM REBUILD #4007 - SEALS MISC., S	Invoice	11/29/2023	12/26/2023	97.50	97.50	100-40-41405		1223	1
Total 2786 SNAKE RIVER HYDRAULICS:						97.50	97.50				
2055 SOUND WAVE											
16593	1	16593 SERVICE PROJECTOR - CLEAN VENT, TUR	Invoice	12/26/2023	01/24/2024	13.34	13.34	100-42-41413		124	1
16593	2	16593 SERVICE PROJECTOR - CLEAN VENT, TUR	Invoice	12/26/2023	01/24/2024	13.33	13.33	200-42-41413		124	1
16593	3	16593 SERVICE PROJECTOR - CLEAN VENT, TUR	Invoice	12/26/2023	01/24/2024	13.33	13.33	210-42-41413		124	1
Total 2055 SOUND WAVE:						40.00	40.00				
5718 STANLEY CONSULTANTS INC											
18807-I	1	18807-INV#0249627- RIVER ST PHASE 2-PROG.R	Invoice	10/25/2023	01/08/2024	878.39	878.39	120-40-41539	18.40.0001.1	124	1
Total 5718 STANLEY CONSULTANTS INC:						878.39	878.39				
50609 STEPHANIE, MARTIN											
CR RE	1	CR REF: 941 Winter Fox Lane	Invoice	12/11/2023	12/26/2023	133.09	133.09	100-00-15110		1223	1
Total 50609 STEPHANIE, MARTIN:						133.09	133.09				
50446 STONE, DUSTIN											
P&Z ST	1	P&Z Stipend 12/18/2023	Invoice	12/18/2023	12/26/2023	100.00	100.00	100-10-41313		1223	1
P&Z ST	2	1 PZ Stipend	Invoice	12/18/2023	12/26/2023	50.00	50.00	200-10-41313		1223	1
P&Z ST	3	2 PZ Stipend	Invoice	12/18/2023	12/26/2023	50.00	50.00	210-10-41313		1223	1
Total 50446 STONE, DUSTIN:						200.00	200.00				
283 STRIVE WORKPLACE SOLUTIONS											
WO-15	1	#WO-150875 OFFICE SUPPLIES/NEW CHAIRS W	Invoice	11/27/2023	01/08/2024	1,118.58	1,118.58	210-70-41411		124	1
Total 283 STRIVE WORKPLACE SOLUTIONS:						1,118.58	1,118.58				
8559 SUN VALLEY AIR SERVICES BOARD											
NOVE	1	LOT FOR AIR 0.5% November 2023	Invoice	01/03/2024	01/08/2024	2,836.16	2,836.16	100-10-41707		124	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 8559 SUN VALLEY AIR SERVICES BOARD:						2,836.16	2,836.16				
413 SUN VALLEY CLEANERS											
#2	1	ADD PATCHES FOR GAVIN'S UNIFORMS	Invoice	12/01/2023	01/08/2024	12.00	12.00	100-25-41703		124	1
Total 413 SUN VALLEY CLEANERS:						12.00	12.00				
4671 SYRINGA NETWORKS LLC											
23DEC	1	23DEC0386 Admin 33.33%	Invoice	12/01/2023	12/26/2023	55.28	55.28	100-15-41713		1223	1
23DEC	2	23DEC0386 Admin 33.33%	Invoice	12/01/2023	12/26/2023	55.28	55.28	200-15-41713		1223	1
23DEC	3	23DEC0386 Admin 33.33%	Invoice	12/01/2023	12/26/2023	55.27	55.27	210-15-41713		1223	1
23DEC	4	23DEC0386 Comm Dev	Invoice	12/01/2023	12/26/2023	165.84	165.84	100-20-41713		1223	1
23DEC	5	23DEC0386 P.W. 33.33%	Invoice	12/01/2023	12/26/2023	55.28	55.28	100-42-41713		1223	1
23DEC	6	23DEC0386 P.W. 33.33%	Invoice	12/01/2023	12/26/2023	55.28	55.28	200-42-41713		1223	1
23DEC	7	23DEC0386 P.W. 33.33%	Invoice	12/01/2023	12/26/2023	55.27	55.27	210-42-41713		1223	1
23DEC	8	23DEC0386 Library	Invoice	12/01/2023	12/26/2023	165.84	165.84	100-45-41713		1223	1
23DEC	9	23DEC0386 HPD	Invoice	12/01/2023	12/26/2023	560.01	560.01	100-25-41713		1223	1
Total 4671 SYRINGA NETWORKS LLC:						1,223.35	1,223.35				
50612 THE CHAMBER											
11156	1	INV # 11156 Government 2024 Annual Dues	Invoice	11/09/2023	01/08/2024	300.00	300.00	100-55-41711		124	1
Total 50612 THE CHAMBER:						300.00	300.00				
2817 UNITED OIL											
103403	1	#1034031 PUMPED FUEL WW	Invoice	11/30/2023	12/26/2023	70.21	70.21	210-70-41719		1223	1
CL4242	1	Inv # CL42420 HFD FUEL	Invoice	12/15/2023	01/08/2024	312.42	312.42	100-55-41719		124	1
CL4242	1	CL42421 FUEL CHARGES PARKS	Invoice	12/15/2023	01/08/2024	148.25	148.25	100-50-41719		124	1
CL4242	1	CL42422 FUEL CHARGES	Invoice	12/15/2023	01/08/2024	1,608.02	1,608.02	100-40-41719		124	1
Total 2817 UNITED OIL:						2,138.90	2,138.90				
1216 UPPER CASE PRINTING, INK											
1208	1	1208 11x17 Newsletter 4/4	Invoice	12/04/2023	12/26/2023	427.13	427.13	100-15-41323		1223	1
1208	2	1208 11x17 Newsletter 4/4	Invoice	12/04/2023	12/26/2023	427.13	427.13	200-15-41323		1223	1
1208	3	1208 11x17 Newsletter 4/4	Invoice	12/04/2023	12/26/2023	427.14	427.14	210-15-41323		1223	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 1216 UPPER CASE PRINTING, INK:						1,281.40	1,281.40				
2020 VALLEY WIDE COOPERATIVE											
075002	1	075002/9 HEATER HOSE	Invoice	12/18/2023	01/08/2024	19.74	19.74	100-40-41405		124	1
74554/	1	#74554/9 LIGHTED HAT N.W. WW	Invoice	11/30/2023	12/26/2023	17.59	17.59	210-70-41703		1223	1
Total 2020 VALLEY WIDE COOPERATIVE:						37.33	37.33				
762 VERIZON WIRELESS											
995071	1	MONTHLY CELL PHONE BILL Parks only	Invoice	12/01/2023	12/26/2023	72.08	72.08	100-50-41713		1223	1
995112	1	MONTHLY CELL PHONE BILL STREETS	Invoice	12/07/2023	12/26/2023	161.76	161.76	100-40-41713		1223	1
995112	2	MONTHLY CELL PHONE BILL WATER	Invoice	12/07/2023	12/26/2023	114.61	114.61	200-60-41713		1223	1
995112	3	MONTHLY CELL PHONE BILL WASTE WATER	Invoice	12/07/2023	12/26/2023	208.51	208.51	210-70-41713		1223	1
995112	4	MONTHLY CELL PHONE BILL Parks	Invoice	12/07/2023	12/26/2023	64.56	64.56	100-50-41713		1223	1
Total 762 VERIZON WIRELESS:						621.52	621.52				
367 WALKER SAND AND GRAVEL											
127149	1	1271490 COMMERCIAL ROADBASE	Invoice	12/13/2023	12/26/2023	313.41	313.41	100-40-41403		1223	1
Total 367 WALKER SAND AND GRAVEL:						313.41	313.41				
4004 WAXIE SANITARY SUPPLY											
821787	1	82178752 library cleaning supplies	Invoice	12/10/2023	01/08/2024	73.37	73.37	100-45-41215		124	1
821787	1	82178756 CITY HALL CLEANING SUPPLIES	Invoice	10/20/2023	01/08/2024	43.63	43.63	100-42-41413		124	1
821787	2	82178756 CITY HALL CLEANING SUPPLIES	Invoice	10/20/2023	01/08/2024	43.63	43.63	200-42-41413		124	1
821787	3	82178756 CITY HALL CLEANING SUPPLIES	Invoice	10/20/2023	01/08/2024	43.63	43.63	210-42-41413		124	1
821823	1	82182372 TCW CLEANING SUPPLIES - PAPER TO	Invoice	12/21/2023	01/08/2024	276.75	276.75	100-50-41718	22.50.0001.1	124	1
Total 4004 WAXIE SANITARY SUPPLY:						481.01	481.01				
368 WESTERN STATES CAT											
IN0026	1	IN002620017 BRACKET	Invoice	12/07/2023	12/26/2023	405.90	405.90	100-40-41405		1223	1
IN0026	1	#IN002630781 RIVER LS GENERATOR MAINTENA	Invoice	12/18/2023	01/08/2024	925.00	925.00	210-70-41325		124	1
IN0026	1	#IN002630788 ELECTRA LS GENERATOR MAINTENA	Invoice	12/18/2023	01/08/2024	970.00	970.00	210-70-41325		124	1
Total 368 WESTERN STATES CAT:						2,300.90	2,300.90				

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
4122 WINDERMERE REAL ESTATE											
3641W	1	CONSULTING/CITY OF HAILEY LOCALS PROG. W	Invoice	12/08/2023	12/26/2023	4,905.45	4,905.45	120-10-41549		1223	1
Total 4122 WINDERMERE REAL ESTATE:						4,905.45	4,905.45				
2844 WINDOW WELDER											
164074	1	#164074 WINDSHIELD REPAIR TK# 6032	Invoice	10/12/2023	01/08/2024	65.00	65.00	200-60-41415		124	1
164075	1	#164075 WINDSHIELD REPAIR FOR TK#6038	Invoice	10/12/2023	01/08/2024	65.00	65.00	200-60-41415		124	1
164989	1	164989 INSTALL REAR WINDOW #5010 TOOLCAT	Invoice	12/07/2023	12/26/2023	240.00	240.00	100-40-41405		1223	1
Total 2844 WINDOW WELDER:						370.00	370.00				
9599 WRIGLEY, GAVIN											
2024 N	1	PER DIEM NIA ACADEMY	Invoice	01/02/2024	01/08/2024	3,068.00	3,068.00	100-25-41724		124	1
Total 9599 WRIGLEY, GAVIN:						3,068.00	3,068.00				
Total :						829,095.91	829,095.91				
Grand Totals:						829,095.91	829,095.91				

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-00-15110	537.84	.00	537.84
1000020301	1,149.67	1,149.67-	.00
100-00-20314	250,387.65	.00	250,387.65
100-00-20317	97.02	.00	97.02
100-00-20320	615.14	.00	615.14
100-00-20325	4,209.21	.00	4,209.21
100-00-20515	162,500.00	.00	162,500.00
100-00-32211	75.00	.00	75.00
100-00-32265	200.00	.00	200.00
100-10-41313	500.00	.00	500.00
100-10-41707	28,031.86	.00	28,031.86
100-10-41717	404.84	.00	404.84

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-15-41126	117.42	.00	117.42
100-15-41211	19.20	.00	19.20
100-15-41213	5.68	.00	5.68
100-15-41215	761.14	1.72-	759.42
100-15-41313	2,226.93	.00	2,226.93
100-15-41323	1,339.26	.00	1,339.26
100-15-41329	3,593.00	.00	3,593.00
100-15-41533	3,322.34	.00	3,322.34
100-15-41535	26.36	.00	26.36
100-15-41709	3,397.67	.00	3,397.67
100-15-41711	1,572.83	.00	1,572.83
100-15-41713	138.43	.00	138.43
100-15-41719	20.19	.00	20.19
100-15-41724	226.60	.00	226.60
100-20-41126	475.80	.00	475.80
100-20-41211	28.32	.00	28.32
100-20-41215	336.83	1.80-	335.03
100-20-41313	2,987.50	.00	2,987.50
100-20-41323	126.20	.00	126.20
100-20-41539	59.98	.00	59.98
100-20-41711	2,916.80	.00	2,916.80
100-20-41713	499.88	.00	499.88
100-25-41126	1,633.10	.00	1,633.10
100-25-41211	64.47	.00	64.47
100-25-41213	38.17	.00	38.17
100-25-41215	120.36	.00	120.36
100-25-41313	4,904.84	.00	4,904.84
100-25-41319	705.25	.00	705.25
100-25-41323	312.52	.00	312.52
100-25-41325	200.20	.00	200.20
100-25-41413	145.00	.00	145.00
100-25-41527	7,188.00	.00	7,188.00
100-25-41703	12.00	.00	12.00
100-25-41713	1,015.45	.00	1,015.45
100-25-41717	1,235.09	.00	1,235.09
100-25-41719	298.82	.00	298.82
100-25-41724	9,294.42	.00	9,294.42
100-25-41741	28,640.25	.00	28,640.25

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-40-41211	108.31	.00	108.31
100-40-41215	283.03	.00	283.03
100-40-41313	100.00	.00	100.00
100-40-41325	1,272.00	.00	1,272.00
100-40-41402	51,091.13	.00	51,091.13
100-40-41403	2,138.11	.00	2,138.11
100-40-41405	11,518.29	889.66-	10,628.63
100-40-41413	6,604.91	.00	6,604.91
100-40-41423	59.43	1.07-	58.36
100-40-41703	939.12	.00	939.12
100-40-41711	1,649.66	.00	1,649.66
100-40-41713	502.04	.00	502.04
100-40-41715	457.46	.00	457.46
100-40-41717	2,614.23	.00	2,614.23
100-40-41719	1,769.78	.00	1,769.78
100-40-41747	106.00	.00	106.00
100-40-41771	3,765.00	.00	3,765.00
100-42-41126	39.65	.00	39.65
100-42-41215	36.59	.00	36.59
100-42-41313	150.00	.00	150.00
100-42-41413	2,242.80	.00	2,242.80
100-42-41711	1,299.99	.00	1,299.99
100-42-41713	159.05	.00	159.05
100-42-41717	441.16	.00	441.16
100-42-41723	46.66	.00	46.66
100-45-41126	466.60	.00	466.60
100-45-41213	45.00	.00	45.00
100-45-41215	789.89	.00	789.89
100-45-41313	150.00	.00	150.00
100-45-41319	19.01	.00	19.01
100-45-41323	324.07	.00	324.07
100-45-41325	276.93	.00	276.93
100-45-41326	32.96	.00	32.96
100-45-41413	183.29	.00	183.29
100-45-41533	1,033.49	.00	1,033.49
100-45-41535	2,838.11	.00	2,838.11
100-45-41539	132.18	.00	132.18
100-45-41713	705.68	.00	705.68

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-45-41717	567.28	.00	567.28
100-50-41313	400.00	.00	400.00
100-50-41402	3,094.95	.00	3,094.95
100-50-41403	216.72	.00	216.72
100-50-41405	340.12	74.99-	265.13
100-50-41617	324.48	.00	324.48
100-50-41713	167.13	.00	167.13
100-50-41717	1,217.84	.00	1,217.84
100-50-41718	649.75	.00	649.75
100-50-41719	148.25	.00	148.25
100-55-41126	233.30	.00	233.30
100-55-41215	2,216.69	.00	2,216.69
100-55-41219	538.99	.00	538.99
100-55-41313	50.00	.00	50.00
100-55-41405	5,217.91	.00	5,217.91
100-55-41413	1,880.80	.00	1,880.80
100-55-41415	147.95	.00	147.95
100-55-41523	21.99	.00	21.99
100-55-41703	1,116.35	.00	1,116.35
100-55-41711	441.37	.00	441.37
100-55-41713	208.69	.00	208.69
100-55-41717	569.09	.00	569.09
100-55-41719	312.42	.00	312.42
100-55-41723	2,444.00	.00	2,444.00
100-55-41741	9,546.75	.00	9,546.75
120-10-41549	5,067.45	.00	5,067.45
120-40-41539	878.39	.00	878.39
120-40-41549	40,871.55	.00	40,871.55
200-10-41313	250.00	.00	250.00
200-15-41126	117.42	.00	117.42
200-15-41211	19.21	.00	19.21
200-15-41213	5.68	.00	5.68
200-15-41215	761.12	1.72-	759.40
200-15-41313	2,226.92	.00	2,226.92
200-15-41323	1,339.27	.00	1,339.27
200-15-41533	3,322.33	.00	3,322.33
200-15-41535	26.36	.00	26.36
200-15-41709	3,397.67	.00	3,397.67

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
200-15-41711	1,572.83	.00	1,572.83
200-15-41713	243.55	.00	243.55
200-15-41719	20.19	.00	20.19
200-15-41724	226.60	.00	226.60
200-42-41126	39.65	.00	39.65
200-42-41215	36.59	.00	36.59
200-42-41313	150.00	.00	150.00
200-42-41413	2,242.83	.00	2,242.83
200-42-41711	1,300.00	.00	1,300.00
200-42-41713	159.06	.00	159.06
200-42-41717	441.16	.00	441.16
200-42-41723	46.67	.00	46.67
200-60-41126	471.20	.00	471.20
200-60-41213	100.80	.00	100.80
200-60-41311	2,747.00	.00	2,747.00
200-60-41313	3,981.25	.00	3,981.25
200-60-41325	53.62	.00	53.62
200-60-41401	413.85	.00	413.85
200-60-41403	4,448.25	.00	4,448.25
200-60-41405	1,244.47	.00	1,244.47
200-60-41413	7.99	.00	7.99
200-60-41415	522.30	.00	522.30
200-60-41703	516.74	.00	516.74
200-60-41713	1,444.85	.00	1,444.85
200-60-41723	627.00	.00	627.00
200-60-41791	9.30	.00	9.30
210-10-41313	250.00	.00	250.00
210-15-41126	117.41	.00	117.41
210-15-41211	19.21	.00	19.21
210-15-41213	5.69	.00	5.69
210-15-41215	761.15	1.73-	759.42
210-15-41313	2,226.94	.00	2,226.94
210-15-41323	1,339.27	.00	1,339.27
210-15-41533	3,322.33	.00	3,322.33
210-15-41535	26.36	.00	26.36
210-15-41709	3,397.66	.00	3,397.66
210-15-41711	1,572.83	.00	1,572.83
210-15-41713	243.54	.00	243.54

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
210-15-41719	20.18	.00	20.18
210-15-41724	226.60	.00	226.60
210-42-41126	39.65	.00	39.65
210-42-41215	36.60	.00	36.60
210-42-41313	150.00	.00	150.00
210-42-41413	2,242.87	.00	2,242.87
210-42-41711	1,300.01	.00	1,300.01
210-42-41713	159.04	.00	159.04
210-42-41717	844.93	.00	844.93
210-42-41723	46.67	.00	46.67
210-70-41126	237.90	.00	237.90
210-70-41213	50.40	.00	50.40
210-70-41313	5,016.25	.00	5,016.25
210-70-41325	1,948.63	.00	1,948.63
210-70-41401	1,509.95	.00	1,509.95
210-70-41411	1,118.58	.00	1,118.58
210-70-41413	1,813.13	.00	1,813.13
210-70-41415	162.38	.00	162.38
210-70-41419	3,678.44	.00	3,678.44
210-70-41421	502.84	.00	502.84
210-70-41423	10.99	.00	10.99
210-70-41424	370.57	.00	370.57
210-70-41511	12,431.32	.00	12,431.32
210-70-41703	1,080.46	.00	1,080.46
210-70-41713	685.39	.00	685.39
210-70-41717	18,020.07	.00	18,020.07
210-70-41719	164.64	.00	164.64
210-70-41723	1,358.60	.00	1,358.60
210-70-41775	129.79	.00	129.79
210-70-41791	12,473.92	.00	12,473.92
210-70-41795	2,154.64	.00	2,154.64
220-65-41403	9,420.36	.00	9,420.36
Grand Totals:	831,218.27	2,122.36-	829,095.91

Summary by General Ledger Posting Period

<u>GL Posting Period</u>	<u>Debit</u>	<u>Credit</u>	<u>Net</u>
06/22	.00	328.51-	328.51-
09/23	.00	535.12-	535.12-
10/23	615.14	.00	615.14
12/23	392,170.78	723.13-	391,447.65
01/24	438,432.35	535.60-	437,896.75
Grand Totals:	<u>831,218.27</u>	<u>2,122.36-</u>	<u>829,095.91</u>

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AGENDA ITEM SUMMARY

DATE: 01/8/2024 **DEPARTMENT:** Clerk's Office **DEPT. HEAD SIGNATURE** M. Cone

SUBJECT

Approval of Minutes from the meeting of the Hailey City Council on December 11, 2023 and to suspend reading of them.

AUTHORITY: ID Code 74-205 IAR _____ City Ordinance/Code _____

Idaho Code requires that a governing body shall provide for the taking of written minutes at all of its meetings, and that all minutes shall be available to the public within a reasonable period of time after the meeting. Minutes should be approved by the council at the next regular meeting and kept by the clerk in a book of minutes, signed by the clerk.

BACKGROUND:

Draft minutes prepared.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

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

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:

<input type="checkbox"/> City Attorney	<input checked="" type="checkbox"/> City Clerk	<input type="checkbox"/> Engineer	<input type="checkbox"/> Mayor
<input type="checkbox"/> P & Z Commission	<input type="checkbox"/> Parks & Lands Board	<input type="checkbox"/> Public Works	<input type="checkbox"/> Other

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve the minutes as presented, and to suspend the reading of them, or remove from consent agenda to make changes and then approve as amended.

FOLLOW UP NOTES:

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD DECEMBER 11, 2023
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:30 P.M. by Mayor Martha Burke. Present were Council members Kaz Thea, Juan Martinez, Heidi Husbands, and Sam Linnet. Staff present included City Attorney Christopher P. Simms, City Administrator Lisa Horowitz, and City Clerk Mary Cone.

CALL TO ORDER: 5:30:16 PM by Mayor Burke.

5:31:06 PM Thea moves to approve amended agenda, seconded by Linnet. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.

CONSENT AGENDA:

CA 373	Motion to adopt Resolution 2023-151, authorizing the Mayor’s signature on a grant agreement with the US Department of Justice Office of Community Oriented Policing Services in the amount of \$125,000 to hire one additional Sworn Officer to the Hailey Police Department ACTION ITEM	1
CA 374	Motion to adopt Resolution 2023-152, authorizing the Mayor’s signature on Library grant agreement with ICFL Libraries Summer Strategies Grant in the amount of \$10,000 ACTION ITEM	22
CA 375	Motion to adopt Resolution 2023-153, authorizing the Mayor’s signature and purchase of a Camera Van pursuant to Idaho Code 67-2807 for Cooperative Purchasing by use of the cooperative purchasing product in the amount of \$280,193.06 ACTION ITEM	39
CA 376	Motion to approve Resolution 2023-154, ratifying the Mayor’s signature on a service contract with STRATA for geotechnical engineering evaluations in the amount of \$13,000 ACTION ITEM	58
CA 377	Motion to approve new alcohol license for PA Spirits ACTION ITEM	70
CA 378	Motion to approve and authorize the mayor’s signature on Resolution 2023-155 approving the Proposed Scope of Work, Schedule, Budget and Public Engagement Plan by Jacobs Civil for Hailey’s Comprehensive Plan Update. ACTION ITEM	85
CA 379	Motion to approve Resolution 2023-156, authorizing the Mayor’s signature on the First Amended Security Agreement related to the Final Plat of Sweetwater Communities, LLC (Parcel B2, Block 4, Sweetwater PUD Subdivision). ACTION ITEM	113
CA 380	Motion to approve minutes of November 27, 2023 and to suspend reading of them ACTION ITEM	126
CA 381	Motion to approve claims for expenses incurred during the month of November 2023 and claims for expenses due by contract in December, 2023 ACTION ITEM	133

5:31:42 PM Thea pulls item CA 378.

5:32:19 PM Linnet moved to approve all consent agenda items minus CA 378, seconded by Thea. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.

5:32:48 PM Thea CA 378, why is this under Consent? Davis responds to this question. The initial scope of work, schedule and public engagement plan. This now includes the updating of the comp. plan, full scope of work. Thea, 3 things not on there, project big wood, and, Lance Davidson’s group.

Martinez joined the meeting remotely.

[5:35:09 PM](#) Thea moves to approve CA 378, Martinez seconded. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.

MAYOR'S REMARKS:

[5:35:52 PM](#) Mayor Burke thanks the city for the lighted trees and the Peace banner restored, it looks great, quite impressive.

Open Session for Public Concerns: [5:37:21 PM](#) There are none.

PROCLAMATIONS AND PRESENTATIONS:

[5:37:37 PM](#) Mayor starts reading the Health and Fitness week proclamation. Then council takes turns in reading the rest of the Proclamation. Week of January 1, 2024 as Health and Fitness Week.

APPOINTMENTS AND AWARDS:

AA 388 *Employee Certificate Recognition - Road Scholar Award – Jaimey Johnston* (no documents)

[5:40:35 PM](#) Laila Kral, with LHTAC is here to recognize one of the city's employees. Public Works employees, 2 levels of recognition, Road Scholar, about 80 hours, Jamie Johnston, presents a certificate, hat and leatherman tool. Road Master, another 80 hours, requires 80% to pass test, goal is to bring back information that you learned. Diverse program, she then presents a certificate and Carhart jacket. Have another leadership program for roadway employees, clerks have been taking these courses too.

PUBLIC HEARINGS:

PH 383 *Consideration of a proposed Ordinance No. _____, amending the Hailey Municipal Code, Title 16: Subdivision Regulations, Chapters 16.01, Definitions, 16.04, Development Standards, 16.08, Townhouses, and Title 17: Zoning Regulations, Chapters 17.02, Definitions; 17.05, Official Zoning Map and District Use Matrix; 17.06, Design Review and 17.09 Parking and Loading Spaces to modify/create definitions and standards for detached townhouse and cottage housing development* **ACTION ITEM**

[5:45:46 PM](#) Davis opens this item and will hand off to Rebecca Bundy. This code will define and clarify cottage developments, citing a project that came in front of council, which council did not approve. Have a few amendments to make but wanted to hear from council first, stated Davis.

[5:47:55 PM](#) Husbands, how did the 1,400 sq. ft. number come about, she thinks smaller might mean around 1,000.

[5:50:53 PM](#) Linnet is okay with this size, as the garage is included in this number. They will still be constrained by the lot size.

Continued discussion about square footage size.

[5:53:22 PM](#) Bundy addresses this topic, maximum of 1,400. All units cannot be the same size. Can't have 14 1,400 sq. ft. houses per 1 acre. In Old Cutters, cottages there is a range from 800 – 1,400 square feet.

[5:56:06 PM](#) Thea, maximum ground size, Bundy, that is to encourage compact units, it is typical for cottages to have a maximum foot print. 1,000 sq. ft. foot print maximum size.

[5:59:24 PM](#) Martinez, had a similar idea as Thea, diversity in design. We want developers to create these communities in one phase, and have community housing in that process. Loves all the work that was put into this, great attention to detail. Martinez is happy with the proposed ordinance as shown in the packet.

[6:02:05 PM](#) Linnet asks to discuss the deed restriction. Bundy responds, generally several zoning districts, allowable units per acre, GR, 10 units per acre. We wanted to look for ways to incentivize community housing during their development. 1 unit per 5 to 6 units built could be the number that would incentivize developers.

[6:06:03 PM](#) Robyn, one amendment staff would like to see, if developer seeks, deed restricted, detached townhouse, 2 units. This would encourage diversity of types of units. Thea is in support of this idea.

Mayor is comfortable with this and is glad we will have a guiding document.

[6:09:32 PM](#) Davis page [6:11:16 PM](#) want to remove language about developers options to develop land as detached townhomes and cottages, once effective only cottages on cottage lots may be developed. Simms clarifies already defined in state law, it's bad practice to include where defined in state law.

Public Comments:

[6:12:22 PM](#) Samantha Stahlnecker framework is clear. Has a question, Sunbeam, looking at pursuing phase II, cottage units in phase II, could be homes or townhomes, want to consider that. Wanted to let council know that that was the expectation, when the agreement was signed.

[6:15:00 PM](#) Husbands, thanks for the clarification on the 1,400 sq. ft. size.

[6:16:47 PM](#) **Linnet moves to approve Ordinance No. 1336, cottage definitions and standards, read by title only, and include the 2 amendments discussed tonight, 2 housing**

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units instead of 3, striking cottage definition. Simms clarifies, section 4, striking procedural language regarding allowing development for cottages for existing subdivisions, Linnet amends motion, seconded by Thea. Motion passed with roll call vote; Thea, yes. Linnet, yes. Husbands, yes. Martinez, joining meeting online, did not hear a vote on this motion.

[6:18:58 PM](#) Mayor Burke conducts the 1st Reading of Ordinance No. 1336, by title only.

*PH 384 Consideration of Ordinance No. _____, amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapters 17.06 Design Review, Section 17.06.070: Improvements Required, Item A.I.c., which would remove, clarify, and/or add language specific to sidewalk and drainage improvement in-lieu fee estimates **ACTION ITEM***

[6:21:51 PM](#) Davis opens this item regarding in-lieu fees, assess a fee, flat fee 90 linear feet, or revised fee schedule at 110% of construction cost.

[6:23:52 PM](#) Thea, where did the 90 linear feet come from? Yeager responds to this, wanted to streamline estimates, make it easier for the one-off property, not uncommon to have 90 foot as a typical size lot. Thea, where does the 110% come from? Why not higher? Yeager responds, \$110/sq. yard, decided to pick slightly lower amount, looked for a fair number. Regarding how long it takes to build sidewalks, we put them towards capital projects. 110% has been in our code for a long time, wanted to encourage people to build sidewalk.

Further discussion about in-lieu fees generally, [6:30:49 PM](#) . Developments over 500 sq. ft in old Hailey require sidewalks, in-lieu situation.

Public comments: [6:33:36 PM](#) there are none.

[6:33:59 PM](#) Thea moves to approve Ordinance No. 1337, zoning regulations, design review, in-lieu fees, read by title only, seconded by Martinez. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Martinez, yes. Thea, yes.

[6:35:22 PM](#) Mayor Burke conducts 1st Reading of Ordinance no. 1337, by title only.

*PH 385 Consideration of Resolution 2023-_____, adopting revised Municipal Fee Schedule: **ACTION ITEM**... 216*

- *Establish new fees for the sidewalk in-lieu contributions.*
- *Establish new fee for Winter Snow Towing and Year-Round Parking Violations:*
- *Establish an increased fee rate for Business License Amendment Applications.*

[6:36:11 PM](#) Horowitz, some minor fees, snow violation and parking fees, tied to a new program with towing during winter months and snow removal. The system that Ketchum is using, community service officers, have handheld device that prints citations on the spot, we would designate towing spots, Bullion st. park and ride and possibly a spot in Woodside. This company would follow up on the payment of the ticket. Ketchum is very pleased with this company and the process. We wanted lower fees than Ketchum, our proposed fee would be \$165, combined ticket cost for a towed vehicle. \$40 ticket, and \$125 for the towing itself. [6:42:13 PM](#) Yeager,

explains this program in more detail and scenarios which would warrant towing during snow removal activity.

[6:44:01 PM](#) Horowitz adds these programs require significant outreach to the public. Would you like to start with warnings, not related to snow removal? Ketchum starts with warnings.

If approved by council, will come back in next meeting and remove from code and add to resolution, added Horowitz.

Husbands, is in favor of warnings. 1 warning is plenty.

Martinez, this is a large cost, feel we should give warnings first. Linnet, then there is the appeals process.

[6:51:16 PM](#) Horowitz, meant to be lower than Ketchum, may want to lower to \$100 for the towing. Linnet is comfortable with the amount proposed.

Public comments: [6:53:21 PM](#) Ruby Gardner, is there an option to pay in person. What if someone did not have technology? Horowitz, can go to the Library, or Police Department.

[6:54:41 PM](#) Linnet moves to approve Resolution 2023-157, adopting fee schedule, authorize the Mayor to sign. Seconded by Husbands. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.

OLD BUSINESS:

OB 387 3rd Reading of Ord. No. 1331, an Ordinance approving the Planned Unit Development Application by Darin and Kathleen Barfuss for the proposed Star Light Lane Subdivision at 1371 Silver Star Drive (Hailey FR S 1/2 TL 7731 & TL 7732 Sec 16 2N 18E) . ACTION ITEM

Davis asks to council to hold off on this 3rd reading of Ordinance No. 1331.

NEW BUSINESS:

NB 386 Consideration of Resolution 2023-___, authorizing agreement with Data Ticket, Inc. to contract for Parking Citation Processing and Towing Services ACTION ITEM

[6:57:26 PM](#) Husbands move to approve Resolution 2023-158 authorizing agreement with Data Ticket, Inc for parking citation and towing services, Thea seconds. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.

STAFF REPORTS:

[6:58:44 PM](#) Yeager new blower arrives about March 2024.

No 2nd December council meeting announces Horowitz.

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Linnets' last meeting will be first meeting in January.

[7:00:18 PM](#) Thea, friend had a flood, city notified homeowner with letter. More discussion regarding leak letters and the process.

[7:04:04 PM](#) **Motion to adjourn made by Linnet, Thea seconds, motion passed unanimously.**

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AGENDA ITEM SUMMARY

DATE: 12/07/2023 **DEPARTMENT:** Treasurer **DEPT. HEAD SIGNATURE:** BS _____

SUBJECT:

Treasurer’s Reports –Unaudited Treasurer’s Reports for the month of November 2023.

AUTHORITY: ID Code 50-1011 IAR _____ City Ordinance/Code _____
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Financial Statements for the month of November 2023 in “Snapshot” format follow.

Cash Flow Analysis for the past four years’ November of each year.

Year to Date LOT receipts for the YTD (September-October sales and rentals) are 1.97% off from last year, but up 3.98% from FY22, up 45.5% compared with FYE21, up 41.91% from FY20, 37.56% from FYE 19, up 63.24% from FY18, up 68.08% from FYE17, increased 97.96% from FYE16, up 101.74% from FYE 15, 111.6% better than FYE 14, 122.48% better than FYE 13. The reports submitted to Sun Valley Air Services are included as is the category report. The Chamber’s reports for November (Draw sheet) have not yet been sent.

Development Impact Fees Cash Flow report is attached.

Investment Report is included. LGIP interest for October is 5.351%.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Budget Line Item # _____ YTD Line Item Balance \$ _____
Estimated Hours Spent to Date: _____ Estimated Completion Date: _____
Staff Contact: _____ Phone # _____
Comments: _____

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

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

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Feel free to contact me if you have any questions; please approve as consent agenda item.

FOLLOW-UP REMARKS:*

CITY OF HAILEY SNAPSHOT OF REVENUE, EXPENSES, FUND BALANCE AND LIQUID ASSETS

as of 11/30/2023

	General Fund		Water Fund		Waste Water		Water Replacement		Waste Water Repl	
	YTD	Budget	YTD	Budget	YTD	Budget	YTD	Budget	YTD	Budget
Revenue*	646,771	8,889,822	249,806	2,117,162	626,087	2,892,925	84,972	364,650	46,666	126,450
Legislative	50,593	681,046								
Finance	87,704	502,938								
Comm Dev	91,791	760,702								
Police	330,215	2,071,821								
Streets	180,809	2,297,022								
Public Works	26,652	188,448								
Library	127,063	826,402								
Parks	111,437	776,329								
Fire	119,187	785,114								
Departmental Expenses	<u>1,125,451</u>	<u>8,889,822</u>	269,265	3,717,492	451,270	3,614,192	51,301	398,120	23,250	342,500
Net Revenue over Expenses	(478,680)	-	(19,459)	(1,600,330)	174,817	(721,267)	33,671	(33,470)	23,416	(216,050)
Fund Balance** at 9/30/2021	7,861,362	7,137,120	4,019,118	3,017,384	4,156,896	1,810,438	3,875,463	3,575,160	1,988,056	1,905,471
Change in Fund Balance	(478,680)	-	(19,459)	(1,600,330)	174,817	(721,267)	33,671	(33,470)	23,416	(216,050)
Fund Balance YTD	7,382,682	7,137,120	3,999,659	1,417,054	4,331,713	1,089,171	3,909,134	3,541,690	2,011,472	1,689,421
CASH IN BANKS										
Cash in Combined Checking	(714,903)		636,985		65,180		(100,263)		(161,324)	
LGIP	2,070,753		1,264,718		2,227,615		1,579,596		2,145,973	
LGIP	2,672,847		207,193		646,203					
LGIP	33,841				887,097					
LGIP CCD rate stabilization	157,346						-			
PIPER SANDLER investments	1,500,000		2,000,000	-	-		2,500,000			

* For Revenue detail, please see **General Fund Cash Flow Comparison** .

** Cash Fund Balance, does not include depreciable assets in proprietary funds. Unaudited.

GENERAL FUND CASH FLOW ANALYSIS AS OF NOVEMBER 30

GENERAL FUND REVENUE		FYE 24		FYE 22		FYE 21		FYE 20	
		CURRENT YEAR		PRIOR YEAR		PRIOR YEAR		PRIOR YEAR	
Acct No	Account Description	at 11/30/2023	Budget	at 11/30/2022		at 11/30/2020	Budget	at 11/30/2019	Budget
100-00-31001	Property Taxes from County	9,194	3,163,526	4,862	3,027,298	7,470	2,785,514	5,106	2,670,063
100-00-31009	Sales Tax Revenue through Coun					-	157,250	54,116	185,969
100-00-31910	Penalties & Interest On Taxes	1,864	14,500	789	14,500	1,042	14,500	947	14,120
100-00-31911	Motor Vehicle Fines through Co	13,074	65,000	10,649	65,000	10,617	85,000	10,271	100,000
100-00-32205	Alcohol Catering Licenses	340	500	20	1,000	-	1,000	20	3,500
100-00-32208	Auto Transportation Drivers Li	-		-		-			0
100-00-32209	Police Security	-	500		500	-	500		
100-00-32210	Building Permits	89,872	706,063	95,210	706,063	47,226	225,000	24,190	250,000
100-00-32211	Business Licenses	5,705	46,350	3,338	45,000	3,395	30,000	2,975	43,000
100-00-32212	HPD Traffic School + Muni Violations								0
100-00-32213	Business Licenses - LOT (INCL 1% AIR)	149,217	1,403,715	146,475	1,630,752	97,191	390,745	98,101	648,300
100-00-32215	Donations-Fireworks	-	18,000		18,000	-	7,500		15,000
100-00-32216	Donations- Miscellaneous	15,992		5,000		754		8,519	25,000
100-00-32220	Encroachment Permits	1,370	20,085	1,450	19,500	2,050	8,000	2,025	14,000
100-00-32225	Clean Energy Building Fees		12,500						
100-00-32230	Franchises-Cable T.V.	19,465	90,000	20,634	90,000	21,276	80,000	19,317	79,583
100-00-32234	Banner Fees	925	3,000	700	4,000	103	4,000	700	5,000
100-00-32235	Franchise Fees-Idaho Power	48,543	225,000	46,621	195,000	39,012	188,000	15,766	185,900
100-00-32236	Franchises-Intermountain Gas	8,918	90,000	6,696	70,000	5,514	66,700	5,457	73,500
100-00-32237	Rubbish Company Franchise Fees	22,201	124,124	19,911	112,840	13,329	78,800	13,790	76,000
100-00-32257	Library Fines & Memberships	772	6,180	971	5,000	974	10,000	2,176	15,000
100-00-32265	Park Rental Fees	2,855	25,000	630	25,000	2,125	10,000	2,775	16,560
100-00-32266	Hailey Rodeo Park Rental & Security Fees	-	4,000	-	4,000	-	4,000		10,000
100-00-32273	Property Sales	-	5,000	-		-			10,000
100-00-32280	R. V. Dump Fees	-	1,500	-	1,500	477	1,200	224	1,000
100-32286,32217	Sign and Fence Permits	250	1,545	215	2,600	270	2,000	110	2,500
100-00-32290	Fire Dept Permits	381	50,000	4,968	39,900	7,354	19,000	441	21,637
100-00-32294	Subdivision Inspection Permits	-	20,600	-	20,000	-	1,000		2,000
100-00-32296	Zoning Applications	12,355	45,392	2,821	44,070	5,932	25,000	11,844	29,000
100-00-32298	Maps, Copies & Postage	785	5,000	1,403	5,000	761	5,000	1,061	10,000
100-00-32413	Interest Earned	71,767	175,000	23,927	20,000	3,198	40,000	10,615	45,000
100-00-32415	Refunds	12,624	15,000	4,334	15,000	27,010	15,000	14,756	20,250
100-00-32417	Mutual Aid Reimbursements	-		-				0	0
100-00-33510	State Shared Liquor Apport.		333,695		322,010		223,285		202,855
100-00-33550	State Shared Sales Tax		1,162,461		1,162,461		490,908		543,188
100-00-33560	State Shared Highway Users Fun		732,461		516,852		331,268		389,894
100-00-33570	State Shared Grant	50,000		1,104				43,115	0
100-00-34000	Recycling Outreach CCD Contract	3,700	25,201	3,319	19,240	2,221	13,330	2,298	12,500
100-00-34003	Rubbish Bookkeeping Contract	22,201	124,124	19,911	112,840	13,329	78,800	13,790	76,000
100-00-34004	Police Security Contracts	-	10,000		10,000	1,644	10,000	595	13,500
100-00-34006	Police Security Contracts-School	82,400	164,800	80,000	212,662	95,669	185,764	92,883	185,764
100-00-34007	ARPA transfer in				600,000				
	Room Lease Rentals	-	-	-	12,000	3,509	20,000	6,020	92,109
	GENERAL FUND REVENUE	646,771	8,889,822	505,959	9,149,588	413,453	5,618,064	464,003	6,087,692
	REVENUE DIFFERENCE FROM PREVIOUS YEAR	140,812		92,506		(50,550)		15,502	
GENERAL FUND EXPENSES									
	LEGISLATIVE	50,593	681,046	36,157	451,631	21,980	241,625	28,510	341,124
	FINANCE	87,704	502,938	69,385	395,817	34,812	336,035	64,258	357,468
	COMMUNITY DEVELOPMENT	91,791	760,702	91,995	684,055	57,934	393,057	62,647	424,437
	POLICE	330,215	2,071,822	223,860	1,720,276	242,765	1,546,782	263,854	1,645,838
					-				
	STREET	180,809	2,297,021	147,016	2,130,625	122,475	1,422,874	185,303	1,513,633
	PUBLIC WORKS	26,652	188,448	28,177	155,495	11,883	106,449	13,666	110,384
	LIBRARY	127,063	826,402	112,451	695,586	78,054	558,007	87,161	593,566
	PARKS	111,437	776,329	44,621	518,251	56,197	421,937	56,957	448,909
	FIRE	119,187	785,114	88,239	833,638	69,219	591,298	64,540	652,333
	TOTAL GENERAL FUND EXPENSES	1,125,451	8,208,776	841,901	7,585,374	695,319	5,618,064	826,896	6,087,692
	GENERAL FUND INCREASE (DECREASE)	(478,680)	681,046	(335,942)	1,564,214	(281,866)	0	(362,894)	0
PROPRIETARY FUNDS									
	WATER FUND REVENUE	249,806	2,117,162	262,792	2,057,162	225,646	1,706,473	152,079	1,766,800
	WATER FUND EXPENSES	269,265	3,717,492	252,046	3,248,938	299,334	2,149,310	173,148	3,006,738
	WATER FUND BALANCE	(19,459)	(1,600,330)	10,746	(1,191,776)	(73,688)	(442,837)	(21,069)	(1,239,938)
	WASTE WATER FUND REVENUE	626,087	2,892,925	481,957	2,296,249	376,251	2,050,000	361,492	2,050,000
	WASTE WATER FUND EXPENSES	451,270	3,614,192	296,169	4,709,096	183,182	2,802,139	153,777	2,573,447
	WASTE WATER FUND BALANCE	174,817	(721,267)	185,788	(2,412,847)	193,069	(752,139)	207,715	(523,447)
	WATER replacement FUND REVENUE	84,972	364,650	42,898	423,120	172,521	141,720	31,741	138,640
	WATER replacement FUND EXPENSES	51,301	398,120	-	423,120	10,226	252,000	12,502	123,000
	WATER replacement FUND BALANCE	33,671	(33,470)	42,898	-	162,295	(110,280)	19,239	15,640
	WASTE WATER replacement FUND REVENUE	46,666	126,450	26,592	1,584,560	108,419	82,160	19,089	82,160
	WASTE WATER replacement FUND EXPENSES	23,250	342,500	7,330	1,584,560	0	523,000	0	430,000
	WASTE WATER replacement FUND BALANCE	23,416	(216,050)	19,262	-	108,419	(440,840)	19,089	(347,840)

CITY OF HAILEY LOCAL OPTION TAX RECEIPT AND EXPENDITURE ANALYSIS AND CASH FLOW

Y o Y 11/30/2023

EXPENDITURE DESCRIPTION	MONTH	PAYMENTS	Split Housing/	HAILEY ICE &	SR CONNECTION	EMERGENCY	TOTAL	1% Air + Housing	RECEIPTS	Chg	LOT BALANCE
			Air Services	CHAMBER	& MT RIDES	SERVICES	EXPENSES	eff July sales .5% Air			
ACCUMULATIVE TOTALS THROUGH 9/30/06		\$0.00	Board	\$0.00		\$0.00			\$92,718.67		
FISCAL YEAR ENDING 9/30/07		\$234,196.00		\$10,000.00	\$38,000.00	\$100,000.00	\$382,196.00		\$368,300.45		
ACCUMULATIVE TOTALS THROUGH 9/30/07		\$234,196.00		\$10,000.00	\$38,000.00	\$100,000.00	\$382,196.00		\$461,019.12		
FISCAL YEAR ENDING 9/30/08		\$294,289.32		\$49,343.95	\$0.00	\$120,000.00	\$463,633.27		\$376,920.49	2%	
ACCUMULATIVE TOTALS THROUGH 9/30/08		\$528,485.32		\$59,343.95	\$38,000.00	\$220,000.00	\$845,829.27		\$837,939.61		
FISCAL YEAR ENDING 9/30/09		\$146,490.24		\$74,138.00	\$70,000.00	\$13,900.00	\$304,528.24		\$311,640.20	-17.32%	
ACCUMULATIVE TOTALS THROUGH 9/30/09		\$674,975.56		\$133,481.95	\$108,000.00	\$233,900.00	\$1,150,357.51		\$1,149,579.81		
FISCAL YEAR ENDING 9/30/10		\$167,474.64		\$69,000.00	\$75,000.00	\$0.00	\$311,474.64		\$312,734.63	0.35%	\$482.29
ACCUMULATIVE TOTALS THROUGH 9/30/10		\$842,450.20		\$202,481.95	\$183,000.00	\$233,900.00	\$1,461,832.15		\$1,462,314.44		
FISCAL YEAR ENDING 9/30/11		\$59,700.00		\$68,000.00	\$75,000.00	\$97,300.00	\$300,000.00		\$324,478.37	3.76%	
ACCUMULATIVE TOTALS THROUGH 9/30/11		\$902,150.20		\$270,481.95	\$258,000.00	\$331,200.00	\$1,761,832.15		\$1,786,792.81		
FISCAL YEAR ENDING 9/30/12		\$153,130.03		\$61,000.00	\$65,000.00	\$82,200.00	\$361,330.03		\$333,327.35	2.73%	
ACCUMULATIVE TOTALS THROUGH 9/30/12		\$1,055,280.23		\$331,481.95	\$323,000.00	\$413,400.00	\$2,123,162.18		\$2,120,120.16		
FISCAL YEAR ENDING 9/30/13		\$151,890.15		\$61,000.00	\$65,000.00	\$68,000.00	\$345,890.15		\$348,890.15	4.67%	
ACCUMULATIVE TOTALS THROUGH 9/30/13		\$1,207,170.38		\$392,481.95	\$388,000.00	\$481,400.00	\$2,469,052.33		\$2,469,010.31		
FISCAL YEAR ENDING 9/30/14		\$124,009.66	\$47,409.27	\$61,000.00	\$68,000.00	\$100,000.00	\$400,418.93	\$48,774.97	\$366,634.59	5.09%	
ACCUMULATIVE TOTALS THROUGH 9/30/14		\$1,331,180.04	\$47,409.27	\$453,481.95	\$456,000.00	\$581,400.00	\$2,869,471.26	\$48,774.97	\$2,835,644.90		\$14,948.61
FISCAL YEAR ENDING 9/30/15		\$186,664.65	\$70,087.79	\$61,000.00	\$68,000.00	\$96,787.24	\$482,539.68	\$72,106.78	\$401,126.16	9.41%	
ACCUMULATIVE TOTALS THROUGH 9/30/15		\$1,517,844.69	\$117,497.06	\$514,481.95	\$524,000.00	\$678,187.24	\$3,352,010.94	\$120,881.75	\$3,236,771.06		\$5,641.87
FISCAL YEAR ENDING 9/30/16		\$202,168.97	\$83,129.35	\$61,000.00	\$68,000.00	\$107,000.00	\$521,298.32	\$85,524.02	\$450,912.25	12.41%	
ACCUMULATIVE TOTALS THROUGH 9/30/16		\$1,720,013.66	\$200,626.41	\$575,481.95	\$592,000.00	\$785,187.24	\$3,873,309.26	\$206,405.77	\$3,687,683.31		\$20,779.82
FISCAL YEAR ENDING 9/30/17		\$239,500.00	\$93,456.19	\$65,000.00	\$72,500.00	\$138,000.00	\$608,456.20	\$96,148.34	\$498,284.09	10.51%	
ACCUMULATIVE TOTALS THROUGH 9/30/17		\$1,959,513.66	\$294,082.60	\$640,481.95	\$664,500.00	\$923,187.24	\$4,481,765.46	\$302,554.11	\$4,185,967.40		\$6,756.06
FISCAL YEAR ENDING 9/30/18		\$295,500.00	\$92,015.49	\$65,000.00	\$75,000.00	\$89,800.00	\$617,315.49	\$94,666.14	\$494,288.47	-0.80%	
ACCUMULATIVE TOTALS THROUGH 9/30/18		\$2,255,013.66	\$386,098.09	\$705,481.95	\$739,500.00	\$1,012,987.24	\$5,099,080.95	\$397,220.25	\$4,680,255.87		(\$21,604.82)
FISCAL YEAR ENDING 9/30/19		\$278,050.00	\$108,972.87	\$77,487.50	\$78,750.00	\$91,000.00	\$634,260.37	\$115,432.81	\$586,132.66	18.58%	
ACCUMULATIVE TOTALS THROUGH 9/30/19		\$2,533,063.66	\$495,070.95	\$782,969.45	\$818,250.00	\$1,103,987.24	\$5,733,341.32	\$512,653.06	\$5,266,388.53		
FISCAL YEAR ENDING 9/30/20		\$285,050.00	\$79,596.56	\$67,168.07	\$86,000.00	\$94,000.00	\$611,814.63	\$83,697.75	\$451,869.38	-22.91%	
ACCUMULATIVE TOTALS THROUGH 9/30/20		\$2,818,113.66	\$574,667.51	\$850,137.52	\$904,250.00	\$1,197,987.24	\$6,345,155.94	\$596,350.81	\$5,718,257.91		
FISCAL YEAR ENDING 9/30/21		\$545,045.00	\$129,087.10	\$70,492.64	\$62,500.00	\$51,700.00	\$858,824.74	\$137,052.68	\$667,219.67	47.66%	
ACCUMULATIVE TOTALS THROUGH 9/30/21		\$3,363,158.66	\$703,754.61	\$920,630.16	\$966,750.00	\$1,249,687.24	\$7,203,980.68	\$733,403.49	\$6,385,477.58		
FISCAL YEAR ENDING 9/30/22		\$286,000.00	\$156,916.21	\$80,250.00	\$86,000.00	\$206,000.00	\$815,166.21	\$165,001.27	\$773,368.39	15.91%	
ACCUMULATIVE TOTALS THROUGH 9/30/22		\$3,649,158.66	\$860,670.82	\$1,000,880.16	\$1,052,750.00	\$1,455,687.24	\$8,019,146.89	\$898,404.77	\$7,158,845.97		
Fire Dept	Oct-22	\$13,553.08		\$13,553.08		\$7,419.17	\$20,972.25	\$14,251.40	\$67,394.46	2.4%	\$53,077.18
Downtown Beautification, Streets Maint	Nov-22	\$50,491.67	\$10,003.97		\$23,000.00	\$25,419.17	\$108,914.80	\$10,519.42	\$54,309.55	11.0%	\$8,991.35
SVED	Dec-22	\$3,000.00	\$5,529.38	\$6,838.74		\$7,419.17	\$22,787.29	\$5,814.28	\$37,977.45	9.3%	\$29,995.79
Downtown Beautification, Streets Maint	Jan-23	\$50,491.67	\$12,167.60	\$11,651.46	\$5,000.00	\$7,419.17	\$86,729.89	\$12,794.53	\$59,647.11	6.2%	\$15,707.54
	Feb-23		\$19,259.89	\$5,871.07		\$7,419.17	\$32,550.13	\$20,252.25	\$87,302.98	15.8%	\$90,712.64
Downtown Beautification, Streets Maint	Mar-23	\$50,491.67	\$16,613.80	\$4,925.28	\$23,000.00	\$7,419.17	\$102,449.91	\$17,469.82	\$75,267.21	5.6%	\$80,999.75
	Apr-23		\$14,277.97	\$6,064.37		\$7,419.17	\$27,761.51	\$15,013.64	\$74,499.87	19.9%	\$142,751.76
Downtown Beautification, Parks & Streets Maint	May-23	\$50,491.67	\$6,447.36	\$10,614.26		\$7,419.17	\$74,972.45	\$6,779.56	\$45,657.18	32.9%	\$120,216.04
	Jun-23		\$6,207.20	\$7,526.78	\$23,000.00	\$7,419.17	\$44,153.14	\$6,527.02	\$44,062.07	-6.5%	\$126,651.99
Downtown Beautification, Parks & Streets Maint	Jul-23	\$50,491.67	\$13,750.49	\$8,587.54		\$7,419.17	\$80,248.87	\$14,458.98	\$71,828.05	5.0%	\$132,690.15
Hailey Arts Commission	Aug-23	\$8,000.00	\$12,953.31	\$0.00		\$7,419.17	\$28,372.48	\$27,241.46	\$111,521.88	-3.5%	\$243,081.01
Downtown Beaut, Parks & Streets, Lib RR, SnowEquipmt	Sep-23	\$95,991.67	\$9,905.52	\$28,690.63	\$23,000.00	\$7,419.17	\$165,006.98	\$20,831.80	\$88,700.74	-5.1%	\$187,606.56
FISCAL YEAR ENDING 9/30/23		\$359,450.00	\$140,669.57	\$90,770.13	\$97,000.00	\$107,030.00	\$794,919.70	\$171,954.15	\$818,168.54	5.79%	
ACCUMULATIVE TOTALS THROUGH 9/30/23		\$4,008,608.66	\$1,001,340.39	\$1,091,650.29	\$1,149,750.00	\$1,562,717.24	\$8,814,066.59	\$1,070,358.92	\$7,977,014.50		
Fire Dept	Oct-23	\$0.00	\$12,762.12	\$7,137.20		\$119,898.17	\$139,797.49	\$13,419.69	\$66,309.40	-1.6%	\$127,538.15
Downtown Beautification, Streets Maint	Nov-23	\$50,491.67	\$9,759.78	\$7,778.44	\$23,805.00	\$25,419.17	\$117,254.05	\$10,262.65	\$52,991.57	-2.4%	\$73,538.32
SVED	Dec-23	\$3,090.00	\$9,759.78	\$7,778.44		\$7,419.17	\$28,047.38	\$5,814.28	\$37,977.45	0.0%	\$89,282.67
Downtown Beautification, Streets Maint	Jan-24	\$50,491.67	\$9,759.78	\$7,778.44	\$5,150.00	\$7,419.17	\$80,599.05	\$12,794.53	\$59,647.11	0.0%	\$81,125.27
	Feb-24		\$9,759.78	\$7,778.44		\$7,419.17	\$24,957.38	\$20,252.25	\$87,302.98	0.0%	\$163,723.11
Downtown Beautification, Streets Maint	Mar-24	\$50,491.67	\$9,759.78	\$7,778.44	\$23,805.00	\$7,419.17	\$99,254.05	\$17,469.82	\$75,267.21	0.0%	\$157,206.10
	Apr-24		\$9,759.78	\$7,778.44		\$7,419.17	\$24,957.38	\$15,013.64	\$74,499.87	0.0%	\$221,762.23
Downtown Beautification, Parks & Streets Maint	May-24	\$50,491.67	\$9,759.78	\$19,108.44		\$7,419.17	\$86,779.05	\$6,779.56	\$45,657.18	0.0%	\$187,419.91
	Jun-24		\$9,759.78	\$7,778.44	\$23,805.00	\$7,419.17	\$48,762.38	\$6,527.02	\$44,062.07	0.0%	\$189,246.62
Downtown Beautification, Parks & Streets Maint	Jul-24	\$50,491.67	\$9,759.78	\$7,778.44		\$7,419.17	\$75,449.05	\$14,458.98	\$71,828.05	0.0%	\$200,084.60
Hailey Arts Commission	Aug-24	\$8,240.00	\$9,759.78	\$7,778.44		\$7,419.17	\$33,197.38	\$27,241.46	\$111,521.88	0.0%	\$305,650.56
Downtown Beaut, Parks & Streets, Lib RR, SnowEquipmt	Sep-24	\$95,991.67	\$9,759.78	\$7,778.44	\$23,805.00	\$7,419.17	\$144,754.05	\$20,831.80	\$88,700.74	0.0%	\$270,429.04
FISCAL YEAR ENDING 9/30/23		\$359,780.00	\$120,119.68	\$104,030.00	\$100,370.00	\$219,509.00	\$903,808.68	\$170,865.67	\$815,765.50	-0.29%	
ACCUMULATIVE TOTALS THROUGH 9/30/23		\$4,368,388.66	\$1,121,460.06	\$1,195,680.29	\$1,250,120.00	\$1,782,226.24	\$9,717,875.27	\$1,241,224.58	\$8,792,780.00		

Year-to-date change (Oct-Nov only) down (1.97%) over FY23, up 3.98% from FY22, up 45.5% from FY21, up 41.91% v FY20, up 37.56% v FY19, +63.24% compared with FY 18, +68.08% compared with FY 17, up 97.96% compared with FY 16, up 101.74% when compared with FY 15, +111.6% compared with FY 14 and +122.48% compared with FY13

Month of L.O.T. Payment to Establishment (City receives in month following payment to business)	Lodging & Rental Cars 3% Tax (8? Businesses)	Short Term Rentals 3% (29 ShortTerm sites) 1/31/2019	1% Air 7/1/23 SPLIT Housing, SVASB.	Alcohol Beverages 2% Tax (15? Businesses)	Restaurant Food 1% Tax (23? Businesses)	Monthly Total	Penalty
FYE 9/30/2006 (3 months collected in first year)	\$79,998.51			\$11,959.47	\$31,274.14	\$123,232.12	\$ -
FYE 9/30/2007	\$219,816.63			\$47,957.72	\$105,888.56	\$373,662.91	\$346.34
FYE 9/30/2008	\$215,375.75			\$45,661.79	\$110,790.35	\$371,827.89	\$1,235.36
FYE 9/30/2009	\$163,489.38			\$40,465.86	\$102,727.58	\$306,682.82	\$1,093.57
FYE 9/30/2010	\$163,137.76	\$216.00		\$43,749.89	\$104,365.59	\$311,253.24	\$587.02
FYE 9/30/2011	\$158,010.54	\$94.84		\$45,845.48	\$111,747.96	\$315,603.98	\$750.76
FYE 9/30/2012	\$170,970.28	\$258.21		\$48,144.39	\$115,899.49	\$335,014.16	\$579.20
FYE 9/30/2013	\$180,541.81	\$316.92		\$48,526.08	\$119,782.37	\$348,850.26	\$655.81
FYE 9/30/2014	\$194,566.46	\$468.95	\$54,810.31	\$49,229.77	\$123,960.08	\$422,566.62	\$841.58
FYE 9/30/2015	\$217,876.99	\$797.14	\$72,625.66	\$51,644.80	\$133,652.48	\$475,799.93	\$1,330.55
FYE 9/30/2016	\$259,269.30	\$3,595.75	\$87,358.03	\$53,085.08	\$140,659.83	\$543,967.99	\$2,191.42
FYE 9/30/2017	\$282,533.65	\$4,956.92	\$95,830.19	\$55,985.70	\$145,871.55	\$585,178.01	\$1,944.33
FYE 9/30/2018	\$279,300.67	\$7,634.44	\$95,645.04	\$56,924.56	\$153,772.72	\$593,277.43	\$2,393.03
FYE 9/30/2019	\$294,645.69	\$49,195.91	\$114,613.87	\$65,309.70	\$166,209.84	\$689,975.01	\$9,541.14
October	\$15,224.85	\$1,796.93	\$5,673.93	\$4,557.55	\$13,560.64	\$40,813.89	\$126.89
November	\$7,551.53	\$1,806.54	\$3,119.36	\$3,911.87	\$10,914.86	\$27,304.15	\$44.06
December	\$22,362.10	\$2,114.69	\$8,158.93	\$5,403.69	\$13,594.32	\$51,633.72	\$72.83
2020 January	\$38,923.22	\$2,178.98	\$13,700.74	\$4,912.46	\$12,584.29	\$72,299.69	\$551.40
February	\$26,500.10	\$3,185.54	\$9,895.21	\$5,048.40	\$12,559.20	\$57,188.45	\$21.41
March	\$14,645.72	\$559.02	\$5,068.25	\$2,255.26	\$7,374.20	\$29,902.44	\$95.65
April	\$5,472.20	\$18.60	\$1,830.27	\$205.00	\$6,125.06	\$13,651.12	\$12.74
May	\$4,502.03	\$88.84	\$1,530.29	\$1,014.45	\$9,331.85	\$16,467.46	\$26.46
June	\$11,987.72	\$2,559.27	\$4,849.00	\$2,899.17	\$12,997.87	\$35,293.03	\$28.11
July	\$27,193.57	\$4,003.88	\$10,399.15	\$4,244.09	\$17,144.52	\$62,985.20	\$13.86
August	\$31,339.07	\$2,526.55	\$11,288.54	\$3,923.45	\$16,091.47	\$65,169.07	\$8.41
September	\$22,799.80	\$2,946.32	\$8,582.04	\$3,858.86	\$16,196.28	\$54,383.30	\$46.18
FYE 9/30/2020	\$228,501.89	\$23,785.15	\$84,095.68	\$42,234.25	\$148,474.56	\$527,091.52	\$1,048.00
October	\$17,058.77	\$2,789.14	\$6,615.97	\$3,716.90	\$14,225.62	\$44,406.39	
November	\$9,113.39	\$222.08	\$3,111.82	\$2,700.79	\$11,500.17	\$26,648.25	\$79.75
December	\$14,755.91	\$3,893.78	\$6,216.56	\$2,439.16	\$12,688.46	\$39,993.87	\$20.33
2021 January	\$19,857.78	\$3,496.07	\$7,784.62	\$3,459.33	\$13,001.32	\$47,599.11	\$328.07
February	\$33,270.92	\$2,672.54	\$11,981.16	\$3,699.39	\$12,980.60	\$64,604.61	\$35.19
March	\$30,820.76	\$4,537.39	\$11,786.05	\$4,819.71	\$14,620.22	\$66,584.12	\$129.39
April	\$14,862.42	\$3,207.05	\$6,023.16	\$4,342.24	\$14,346.76	\$42,781.62	\$59.21
May	\$17,294.38	\$3,348.08	\$6,880.82	\$5,537.21	\$15,032.32	\$48,092.80	\$785.98
June	\$42,601.19	\$5,175.02	\$15,925.40	\$5,686.77	\$19,384.73	\$88,773.11	\$1,150.16
July	\$82,976.57	\$4,744.76	\$29,240.45	\$7,152.60	\$22,210.51	\$146,324.89	\$43.59
August	\$65,002.24	\$3,711.68	\$22,904.64	\$6,019.38	\$20,335.57	\$117,973.50	\$622.79
September	\$37,564.80	\$4,429.13	\$13,997.98	\$5,551.40	\$17,225.99	\$78,769.29	\$189.93
FYE 9/30/2021	\$385,179.13	\$42,226.68	\$142,468.60	\$55,124.88	\$187,552.27	\$812,551.56	\$3,444.39
October	\$23,849.46	\$2,397.69	\$8,749.05	\$4,574.48	\$16,590.77	\$56,161.45	\$135.06
November	\$14,289.77	\$3,007.35	\$5,765.71	\$4,055.88	\$12,664.44	\$39,783.15	\$79.88
December	\$29,224.36	\$3,769.97	\$10,998.11	\$4,819.39	\$16,394.13	\$65,205.96	\$80.61
2022 January	\$48,311.31	\$7,090.01	\$18,467.11	\$5,040.85	\$16,273.42	\$95,182.70	
February	\$44,904.64	\$4,700.57	\$16,535.07	\$5,120.73	\$14,998.07	\$86,259.08	\$5.69
March	\$38,921.84	\$4,186.53	\$14,369.46	\$5,048.06	\$15,151.72	\$77,677.60	\$13.48
April	\$13,202.72	\$2,145.72	\$5,116.15	\$5,168.46	\$16,255.09	\$41,888.13	\$61.11
May	\$12,587.78	\$3,358.29	\$5,315.36	\$4,927.99	\$16,897.17	\$43,086.58	\$15.01
June	\$42,942.07	\$4,862.05	\$15,934.71	\$6,990.56	\$20,346.80	\$91,076.18	\$26.36
July	\$78,347.27	\$5,416.01	\$27,921.10	\$7,882.84	\$23,595.48	\$143,162.70	\$202.18
August	\$61,036.43	\$4,457.97	\$21,831.47	\$6,077.56	\$22,091.40	\$115,494.83	\$51.18
September	\$38,735.45	\$4,018.75	\$14,251.40	\$6,101.85	\$19,871.75	\$82,979.20	\$102.93
FYE 9/30/2022	\$446,353.09	\$49,410.92	\$165,254.67	\$65,808.65	\$211,130.24	\$937,957.56	\$773.49
October	\$27,587.66	\$3,970.61	\$10,519.42	\$5,737.61	\$18,866.85	\$66,682.14	\$104.90
November	\$14,850.70	\$2,592.14	\$5,814.28	\$4,750.43	\$14,173.50	\$42,181.05	\$179.91
December	\$33,439.60	\$4,944.00	\$12,794.53	\$6,927.10	\$19,059.24	\$77,164.47	\$91.09
2023 January	\$55,520.60	\$5,236.16	\$20,252.25	\$5,722.05	\$18,196.95	\$104,928.00	\$544.85
February	\$47,311.96	\$5,097.51	\$17,469.82	\$5,673.00	\$17,442.29	\$92,994.58	\$92.25
March	\$42,643.27	\$2,397.65	\$15,013.64	\$6,012.48	\$18,224.53	\$84,291.56	\$262.68
April	\$17,692.01	\$2,646.66	\$6,779.56	\$4,697.04	\$13,437.10	\$45,252.36	\$560.43
May	\$16,147.34	\$3,433.70	\$6,527.01	\$5,194.10	\$17,395.77	\$48,697.92	\$80.21
June	\$38,400.48	\$4,976.47	\$14,458.98	\$6,224.66	\$20,987.75	\$85,048.34	\$450.47
July	\$73,029.59	\$8,694.79	\$27,241.46	\$7,002.01	\$23,021.12	\$138,988.96	\$5.16
August	\$58,238.76	\$4,256.63	\$20,831.80	\$6,705.47	\$21,850.79	\$111,883.44	\$286.56
September	\$36,039.59	\$4,219.47	\$13,419.69	\$5,560.63	\$19,201.81	\$78,441.18	\$139.67
FYE 9/30/2023	\$460,901.53	\$52,465.77	\$171,122.43	\$70,206.58	\$221,857.70	\$976,554.00	\$2,798.18
October	\$27,650.15	\$3,137.79	\$10,262.65	\$5,858.14	\$17,606.73	\$64,515.46	\$495.72
FYE 9/30/2024	\$27,650.15	\$3,137.79	\$10,262.65	\$5,858.14	\$17,606.73	\$64,515.46	\$495.72
	\$4,428,119.20	\$235,423.59	\$1,083,824.47	\$897,864.65	\$2,435,617.31	\$9,051,047.01	\$31,554.17

DEVELOPMENT IMPACT FEE CASH FLOW

11/30/2023

REVENUE	FY8-16	FYE 17	FYE 18	FYE 19	FYE 20	FYE 21	FYE 22	FYE 23	FYE 24	TOTALS
		9/30/2017	9/30/2018	9/30/2019	9/30/2020	9/30/2021	9/30/2022	9/30/2023	11/30/2023	
DIF - PARKS	81,352	11,600	6,650	10,015	16,736	19,922	152,132	83,369	9,705	391,481
DIF - POLICE	61,444	217	-	-	-	-	-	-	-	61,661
DIF - TRANSP	392,120	73,123	42,775	115,827	126,801	121,410	354,448	170,604	16,050	1,413,158
DIF - FIRE	243,421	22,008	17,663	38,668	29,694	27,367	59,067	28,482	2,592	468,962
DIF - CIP	22,608	5,638	2,374	10,041	7,686	7,074	11,705	4,063	440	71,629
	<i>WiseGuy agr</i>									
	800,944	112,586	69,462	174,551	180,917	175,773	577,352	286,518	28,786	2,406,890
										Int FYE 09-17
										4,927.92
										Int FYE 18
										2,505.63
										Int FYE 19
										5,091.73
										Int FYE 20
										3,037.15
										Int FYE 21
										624.40
										Int FYE 22
										2,169.38
										Int FYE 23
										14,968.87
										Int FYE 24
										4,005.55
										Expenses, actual and proposed thru FY23
										(2,473,326.85)
										DIF bal
										(29,106.38)
										Cash in LGIP
										452,559.27
										Difference
										(481,665.65)

RECAP BY CATEGORY, not including interest

	PARKS	POLICE	TRANSP	FIRE	CIP	TOTAL
FEES	391,481	61,661	1,413,158	468,962	71,629	3,428,567
EXPENSES FYE 08			30,000			60,000
EXPENSES FYE 09,10				18,567		18,567
EXPENSES FYE 11	63,070					-
EXPENSES FYE 12	-		135,686	75,563	7,500	354,435
EXPENSES FYE 13	8,224					-
EXPENSES FYE 15			45,195		9,500	99,890
EXPENSES FYE 16	12,300	31,981	13,750	27,224		86,705
EXPENSES FYE 17		29,681		134,690		164,371
EXPENSES FYE 18			138,252			276,505
BALANCE to 10/1/18	307,887	(0)	1,050,275	212,918	54,629	2,368,095
EXPENSES FYE 19	26,497	-	187,000	-	-	374,000
EXPENSES FYE 20						-
EXPENSES FYE 21	-		62,409	-	12,400	137,217
FY 22 Budgeted Expenses	66,000	(0)	360,819	-	-	721,638
FY 23 Budgeted Expenses				180,000		180,000
Anticipated Bal 9/30/23	215,389	-	440,047	32,918	42,229	955,240

RECAP, WITH PROJECTED SPENDING OF DIF FOR CAPITAL PROJECTS FYE11-23

	PARKS	POLICE	TRANSP	FIRE	CIP	TOTAL
Truck/Street Dept			(30,000)			
Skatepark Expansion	(22,070)					
Skatepark Irr. Syst	(21,000)	-				
RV Dump Station	(20,000)					
Fire Station Design				(18,567)		
Woodside Roundabout			(180,881)			
Firetruck - used				(75,563)		
R Caplan CIP update					(7,500)	
TischlerBise					(9,500)	
Skatepark	(8,224)					
FY16 Proposed and Spent:						
Snow Plow Wing			(13,750)			
HPD Station		(25,634)				
Park Projects	(12,300)					
Fire Truck FY 16				(27,224)		
Street Projects FY17						
Public Safety Bldg FY17		(36,027)				
Fire Truck FY 17				(134,690)		
Chipper/Spreader 30% 74K			(22,325)			
Balmoral Park complete	(26,497)					
PW4P 2nd, Croy ETC FY18-20			(302,928)			
Snow Storage FY21			(62,409)			
CIP Update TischlerBise					(12,400)	
Anticipated FY23	(66,000)		(360,819)			
FYE23 PUMPER TRUCK				(180,000)		
Total FYE 11-23	176,091	61,661	973,111	436,044	29,400	2,473,327
DIF interest thru 9/30/22	5,279		10,785	807	1,035	-
YTD interest FY 23	4304.94		8795.12	657.92	844.01	-



11/30/2023

CITY OF HAILEY INVESTMENT REPORT

FUND	OCT interest 5.351%	STATE INV POOL PIPER SANDLER		TOTAL
			Maturity	
GENERAL (includes Fireworks)		2,104,593.94		2,104,593.94
GENERAL -35% OPERTING RESERVE		2,672,846.72	1,500,000.00 3/6/24, 5/3/27	4,172,846.72
CLEAR CREEK RATE STABILIZATION		157,345.78		157,345.78
CAPITAL PROJECTS		431,269.32		431,269.32
CAPITAL PROJECTS ---in lieu fees		108,457.75		108,457.75
CAPITAL PROJECTS DIF Reserve		452,559.27		452,559.27
CAPITAL PROJECTS Public Art		34,336.33		34,336.33
CAPITAL PROJECTS		245,974.68		245,974.68
HOUSING LOT 0.5%		35,762.58		
CAPITAL PROJECTS Total		1,308,359.93		1,308,359.93
ARPA FUNDS		1,420,833.58		1,420,833.58
RODEO PARK PROPETY TAX RCPTS		81,607.52		81,607.52
WATER REVENUE		1,264,718.48	2,000,000.00 3/6/24,8/1/25	3,264,718.48
WATER RATE STABILIZATION		207,193.30		207,193.30
WASTE WATER REV		2,227,615.19		2,227,615.19
WASTE WATER BOND RESERVE		646,202.65		646,202.65
WASTE WATER RATE STABILIZATION		887,096.71		887,096.71
WATER REPLACEMENT		1,579,596.39	2,500,000.00 4.24,8.14,26, 5/3/27	4,079,596.39
WASTE WATER REPLACEMENT		2,145,479.58		2,145,479.58
TOTAL		16,703,489.77	6,000,000.00	22,667,727.19
ura		697,430.90		
bcha		19,522.01		
		17,420,442.68	ok!	
7/1 lgip bal		17387663.54		
		32,779.14	DIT Housing, ccd	
		646,202.65		
125%		807,753.31	161,550.66	
150%		969,303.98	323,101.33	
bond		7.21	23,072.00	276,864.00
				HEADWORKS BOND
				Ann bond amount 600,000
				permonth 50,000.00
				AT 7.21/MO 6934.81276 # USERS

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OATH OF OFFICE

I, Martha Burke, do solemnly swear (or affirm) that I will support the Constitution of the United States, and the Constitution of the State of Idaho, and that I will faithfully discharge the duties of Mayor of the City of Hailey according to the best of my ability.

Signed

Subscribed and sworn to before me this 8th day of January,
2024.

City Clerk

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 01/08/2024 **DEPARTMENT:** Community Development **DEPT. HEAD SIGNATURE:** RD

SUBJECT: Motion to approve Resolution 2024-_____, appointing Jordan Fitzgerald to the Hailey Planning and Zoning Commission for the remainder of a three-year term, set to expire December 31, 2025.

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code: Hailey
Municipal Code Title 17, Section 17.03.035

BACKGROUND: Jordan Fitzgerald has expressed a strong interest in serving as a Commissioner on the Planning and Zoning Commission. She has shown enthusiasm in community and city-wide events, as well as potential policy changes to the city code. The Board is excited to have Jordan Fitzgerald serve on the Commission. Jordan will serve as a Commissioner for the remainder of a three-year term, which is set to expire on December 31, 2025.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Caselle # _____
Budget Line Item # _____ YTD Line-Item Balance \$ _____
Estimated Hours Spent to Date: _____ Estimated Completion Date: _____
Staff Contact: Robyn Davis Phone # 788-9815 #2015

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

___ City Attorney	___ City Administrator	___ Engineer	___ Building
___ Library	___ Planning	___ Fire Dept.	_____
___ Safety Committee	___ P & Z Commission	___ Police	_____
___ Streets	___ Public Works, Parks	___ Mayor	_____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD: Motion to approve Resolution 2024-_____, appointing Jordan Fitzgerald to the Hailey Planning and Zoning Commission for the remainder of a three-year term, set to expire December 31, 2025.

ADMINISTRATIVE COMMENTS/APPROVAL:

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

ACTION OF THE CITY COUNCIL: Motion to approve Resolution 2024-_____, appointing Jordan Fitzgerald to the Hailey Planning and Zoning Commission for the remainder of a three-year term, set to expire December 31, 2025.

Date _____
City Clerk _____

FOLLOW-UP:

*Ord./Res./Agrmt. /Order Originals: *Additional/Exceptional Originals to: _____
Copies (all info.): Copies _____ Instrument # _____

CITY OF HAILEY
RESOLUTION NO. 2024-_____

A RESOLUTION OF THE CITY OF HAILEY SETTING APPOINTMENTS OF MEMBERS TO THE BOARD OF PLANNING AND ZONING COMMISSION AND PROVIDING FOR TERMS.

WHEREAS the City of Hailey adopted the amended Hailey Planning and Zoning bylaws with Resolution No. 2008-06.

WHEREAS the Bylaws provide that there shall be no more than five members with three-year staggering terms.

WHEREAS a vacancy has been left on the Commission by the election of P&Z Commissioner Dustin Stone; and

WHEREAS the City wishes to appoint Jordan Fitzgerald to the Hailey Planning and Zoning Commission for the remainder of a three-year term, expiring December 31, 2025.

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

1. The following individuals shall be appointed to the Hailey Planning and Zoning Commission with the following term:

<u>Appointed Member</u>	<u>Expiration of Term</u>
Owen Scanlon	December 31, 2024
<u>Jordan Fitzgerald</u>	<u>December 31, 2025 (appointment)</u>
Sage Sauerbrey	December 31, 2026
Janet Fugate	December 31, 2025
Dan Smith	December 31, 2025

2. This Resolution shall be in full force and effect on January 8, 2024, from and after its passage and approval.

Passed and adopted on this ____ day of N_____, 2024.

Martha Burke, Mayor

ATTEST:

MARY CONE, City Clerk

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 01/08/2024

DEPARTMENT: CDD

DEPT. HEAD SIGNATURE: RD

SUBJECT: Consideration of a Final Plat Application by Quigley Farm & Conservation Community, LLC, c/o Hennessy Company, wherein Block 11, Quigley Farm Subdivision Large Block Plat is subdivided into two (2) lots. This project is located within the Neighborhood Business (NB), Recreational Greenbelt (RGB), and Peri-Urban Agriculture (PA) Zoning Districts.

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code Title 16, Subdivisions (IFAPPLICABLE)

On March 12, 2018, the City Council approved the Preliminary Plat Application for Phase I of a 230.85-acre property described in Exhibit B-1 to the Quigley Farm Annexation, Services and Development Agreement. Phase I consists of Blocks 1, 2, 3, 4, 10, 11 and 15, which includes 36 lots, comprised of 42 residential units including eight (8) community housing units, as well as neighborhood business and nonprofit space.

In addition to the various land uses, the project includes a network of roads, open space, paved and non-paved trails, an area for an active sports complex, winter and summer trailhead parking area, an area for sledding and winter Nordic. The project incorporates agriculture as a key project concept.

The individual block plats contain the road and infrastructure developments. All necessary infrastructure needed to serve a block must be in place before a Final Plat can be issued for that block. Final Plats have been recorded for Blocks 2, 3 and 4. Block 1 is owned by the Blaine County School District (BCSD), and no further subdivision or the installation of infrastructure are anticipated. Block 10 is owned by the Blaine County Recreation District (BCRD), and no further subdivision or the installation of infrastructure are also anticipated. The remaining blocks, Blocks 11 and 15, within the subdivision, and associated improvements (e.g., water, sewer, roadway development, pedestrian paths, etc.), are complete.

Now, Quigley Farm & Conservation Community, LLC, represented by Galena-Benchmark Engineering, is requesting Final Plat approval to subdivide the parcel, Block 11, into two (2) lots and Parcel D, which is a public open space/park, pathway, and public utility easement. The aforementioned lots and parcel range in size from 24,766 square feet to 93,767 square feet. Two (2) public streets – Cottontail Way and Quigley Farm Road – service the proposed lots/parcel.

Attachments:

1. [Staff Report: Final Plat of Block 11 within the Quigley Farm Subdivision](#)
2. [Final Plat of Block 11](#)

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

___ City Attorney	___ Finance	___ Licensing	___ Administrator
___ Library	___ Community Development	___ P&Z Commission	___ Building
___ Police	___ Fire Department	___ Engineer	___ W/WW
___ Streets	___ Parks	___ Public Works	___ Mayor

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion Language:

Approval: Motion to approve the Final Plat Application by Quigley Farm & Conservation Community,

LLC, c/o Hennessy Company, wherein Block 11, Quigley Farm Subdivision Large Block Plat, is subdivided into two (2) lots, and Parcel D. This project is located within the Neighborhood Business (NB), Recreational Greenbelt (RGB), and Peri-Urban Agriculture (PA) Zoning Districts, meets the standards of approval set forth in the Hailey Municipal Code, and has been approved by the Hailey City Council, subject to the following conditions, (1) through (8), as noted above.

Denial: Motion to deny the Final Plat Application for Block 11 of the Quigley Farm Subdivision finding that _____ [Council should cite which standards are not met and provide the reason why each identified standard is not met].

Continuation: Motion to continue the public hearing to _____ [the Council should specify a date].

ACTION OF THE CITY COUNCIL:

Date _____

City Clerk _____

FOLLOW-UP:

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

*Additional/Exceptional Originals to: _____



Staff Report
Hailey City Council
Regular Meeting of January 8, 2024

To: Hailey City Council
From: Robyn Davis, Community Development Director

Overview: Consideration of a Final Plat Application by Quigley Farm & Conservation Community, LLC, c/o Hennessy Company, wherein Block 11, Quigley Farm Subdivision Large Block Plat is subdivided into two (2) lots. This project is located within the Neighborhood Business (NB), Recreational Greenbelt (RGB), and Peri-Urban Agriculture (PA) Zoning Districts.

Hearing: January 8, 2024

Applicant: Quigley Farm & Conservation Community, LLC
Project: Final Plat Subdivision Application of Block 11, Quigley Farm Subdivision
Size/Zoning: 3.47 acres (151,186 sq. ft.), General Residential (GR) and Peri-Urban Agriculture (PA)

Notice: Notice for the public hearing was published in the Idaho Mountain Express on December 20, 2023, and mailed to adjoining property owners on the same date.

Application: Quigley Farm & Conservation Community, LLC, represented by Galena-Benchmark Engineering, is requesting Final Plat approval to subdivide the parcel, Block 11, into two (2) lots and Parcel D, which is a public open space/park, pathway, and public utility easement. The aforementioned lots and parcel range in size from 24,766 square feet to 93,767 square feet. Two (2) public streets – Cottontail Way and Quigley Farm Road – service the proposed lots/parcel.

The Planning and Zoning Commission recommended for approval by the Council the Large Block Plat of Blocks 1, 2, 3, 4, 10, 11, and 15 on November 27, 2017. The Council conducted a public hearing and approved the plat, subject to various Conditions of Approval, on March 12, 2018.

Now, the Developer has submitted and is requesting Final Plat approval for Block 11, which is consistent with the final approval of the Large Block Final Plat of the Quigley Farm Subdivision. A network of public streets, public-related infrastructure, landscaping and irrigation, and other community amenities are either underway, or are complete, details of which are noted herein.

Procedural History: The Application was submitted on November 9, 2023, and certified complete on December 1, 2023. A public hearing will be held on January 8, 2024, in the Council Chambers of Hailey City Hall, and virtually via GoTo Meeting.

CHAPTER 16.05.080: ISSUANCE OF PERMITS:

No permit for the construction of any building shall be issued upon any land for which all improvements required for the protection of health and the provision of safety, (including but not necessarily limited to an approved potable water system, an approved wastewater system to accept

sewage, and asphalt paving of the streets) have not been installed, inspected, and accepted by the City of Hailey, with the following exception:

Building permits may be issued for any building in a development for which plats have been recorded and security provided, but the streets have not yet been completed with asphalt due to winter conditions. In such instances, the street shall be constructed as an all-weather surface to City Standards to the satisfaction of the City Engineer and shall be kept clear to the satisfaction of the Fire Chief. No Final Inspection approval or Certificate of Occupancy shall be granted until all improvements, including asphalt, have been installed, inspected, and accepted.

The Large Block Plat of the Quigley Farm Subdivision has been approved by Council and recorded. The Developer is requesting to subdivide Block 11, within the Large Block Plat, into two (2) lots and Parcel D, which is a public open space/park, pathway, and public utility easement. The aforementioned lots and parcel range in size from 24,766 square feet to 93,767 square feet. Specifically, Lot 1 is proposed to be 32,652 square feet in size, Lot 2 is proposed to be 24,766 square feet in size, and Parcel D is proposed to be 93,767 square feet in size. The larger lots are to accommodate for various commercial and peri-urban agricultural (i.e., village-like facilities: educational institutions, semipublic, and non-profit projects, and sustainability) opportunities – a central and integral component of the Quigley Farm Subdivision.

Two (2) public streets – Cottontail Way and Quigley Farm Road – service the proposed lots/parcel. Building Permits within Block 11 have not been issued, and the Developer intends to receive Final Plat approval, as well as record the Final Plat, prior to Building Permit submittal. No bond security is necessary nor proposed at this time.

CHAPTER 16.03: PROCEDURE:

16.03.030 Final Plat Approval:

- A. 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 Final Plat has been prepared by a professional land surveyor and was submitted on November 9, 2023.

- C. 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 largely consistent with the approved Preliminary and Final Plats of the Large Block Plat. Pathway modifications were reviewed and approved by the Council in October 2022:

1. The 20'-wide Public Access Easement (bike path) has been relocated from the proposed Block 15 to the proposed Block 11. Width, general configuration, and length remain the same or similar.

Standards of Evaluation:

CHAPTER 16.04: DEVELOPMENT STANDARDS:

Development Standards were reviewed in detail during the Preliminary Plat and Final Plat approval process of the Large Block Plat. No changes have been made to the plat since approval was given.

CHAPTER 16.05: IMPROVEMENTS REQUIRED:

16.05.010 Minimum Improvements Required:

It shall be a requirement of the Developer to construct the minimum improvements set forth herein and any required improvements for the subdivision, all to City Standards, which are attached hereto as Exhibit "A." Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety, and general welfare.

A. Plans Filed, Maintained:

Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon final approval two (2) sets of revised plans shall be returned to the Developer at the pre-construction conference with the City Engineer's written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.

Upon final approval, two (2) copies of all plans will be filed with the City Engineer. All other requirements of this section will be enforced by the City Engineer or designee.

B. Preconstruction Meeting:

Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer, and appropriate City departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.

Several Preconstruction Meetings were held prior to, during, and after construction of the Quigley Farm Subdivision. Meetings will continue to be held until all processes are complete within the Quigley Farm Subdivision. This standard has been met.

C. Term of Guarantee of Improvements:

The Developer shall guarantee all improvements pursuant to this Chapter for no less than one year from the date of approval of all improvements as complete and satisfactory by the City Engineer, except those parks shall be guaranteed and maintained by the Developer for a period of two years.

The Developer is hereby required to guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements, as complete and satisfactory by the City Engineer. That said, pursuant the Hailey Municipal Code, Title 16: Subdivision Regulations, Section 16.03.030: Final Plat Approval, I. Security Required, the Developer may, in lieu of actual construction, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering and the improvements not previously installed by the Developer, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one-year from the date the security is provided.

At this time, the Developer has completed all infrastructure and improvements, and no Bond Security is proposed.

16.05.020 Streets, Sidewalks, Lighting, Landscaping:

The Developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City Engineer as shown upon approved plans and profiles. The Developer shall pave all streets and alleys with an asphalt plant-mix and shall chip-seal streets and alleys within one year of construction.

No changes are anticipated to streets or lighting - no additional lighting is required in the area. Sidewalks, lighting – where necessary, and landscaping are all complete in and around Block 11.

A. Street Cuts:

Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year.

Any street cuts, due to the development and buildout of the proposed lots, within the public streets – Cottontail Way and Quigley Farm Road – will be repaired to this standard.

B. Signage:

Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standard, and the street name signs and traffic control signs shall thereafter be maintained by the City.

Street names and traffic control signs have been erected and are complete. This standard has been met.

C. Streetlights:

Streetlights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of chapter 17.08C of this code.

N/A, as streetlights in the General Residential (GR) Zoning District are not required improvements, and none are proposed by the Developer.

16.05.030 Sewer Connections:

The Developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The Developer shall provide sewer mains of adequate size and configuration in accordance with City standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the City Engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.

As part of the Annexation, Services and Development Agreement for Quigley Farm, the design of a Small Diameter Collection System, utilizing a STEP/STEG (septic tank effluent pumping/septic tank gravity tanks), or local system, is underway. The Idaho Department of Environmental Quality (IDEQ) has approved the overall system concept, as well as the collection/distribution system in detail. The Developer and City Staff are working internally to develop a Sewer Discharge Agreement that accounts for the details associated with sewer connections/collections/discharge/maintenance/expense, and more.

To ensure this standard is met, the following Conditions of Approval apply:

All of the requirements of the Annexation, Services and Development Agreement dated August 16, 20147, and the Large Block Plat Conditions of Approval dated July 9, 2018, still apply.

A Wastewater Discharge Agreement shall be developed, and recorded, which addresses timing of discharge, monitoring, wastewater billing, operations, and maintenance responsibilities of the system components.

16.05.040 Water Connections:

A. Requirements:

The Developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the City Engineer, for each and every developable lot within the development. The Developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the City Engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.

Water connections have been, and are continuing to be made, within the Quigley Farm Subdivision. Water connection compliance, per code, per IDEQ, and per the Annexation Agreement, shall continue to be met as development occurs.

B. Townsite Overlay District; Insulation:

Within the Townsite Overlay District, where water main lines within the alley are less than six feet (6') deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.

N/A, as this project is not located within the Townsite Overlay (TO) Zoning District.

16.05.050 Drainage:

The Developer shall provide drainage areas of adequate size and number to meet the approval of the Street Superintendent and the City Engineer or his authorized representative.

Drainage infrastructure, such as drywells and catch basins, as well as drainage areas and facilities are complete. Final designs have been submitted and approved by the City Engineer and Streets Department. This standard has been met.

16.05.060 Utilities:

The Developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.

The installation of dry utilities, such as electricity and/or natural gas, is complete. This standard has been met.

16.05.070 Parks, Green Space:

The Developer shall improve all parks and Green Space areas as presented to and approved by the Hearing Examiner or Commission and Council.

Various Parks and/or Green Space, as well as pathways within the subdivision, have been proposed, completed, and/or are currently underway. While a Park and/or Green Space is not specifically required for the subdivision of Block 11, the Developer is proposing Parcel D within Block 11. Parcel D is platted as public open space/park, pathway, and public utility easement. This parcel is zoned Recreational Greenbelt (RGB) and will remain as such in perpetuity. This standard has been met.

16.05.080 Installation to Specifications; Inspections:

All improvements are to be installed under the specifications and inspection of the City Engineer or his authorized representative. The minimum construction requirements shall meet City Standards or the Department of Environmental Quality (DEQ) standards, whichever is the more stringent.

The Developer is hereby advised that all improvements shall be implemented according to City Standards and are subject to inspection at any time. If improvements are not satisfactory to the City Engineer or his designee, the Developer will be required to repair or replace them at their own cost.

16.05.090 Completion; Inspections; Acceptance:

Installation of all infrastructure improvements must be completed by the Developer and inspected and accepted by the city prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the Developer and/or contractor and conducted with the Developer and/or contractor, the City Engineer, and appropriate City departments to determine a punch list of items for final acceptance.

The Developer is hereby advised that all improvements shall be implemented according to City Standards and are subject to inspection at any time. If improvements are not satisfactory to the City Engineer or his designee, the Developer will be required to repair or replace them at their own cost.

- A. The Developer may, in lieu of actual construction, provide to the city security pursuant to subsection 16.03.030I of this title, for all infrastructure improvements to be completed by the Developer after the Final Plat has been signed by City representatives.**

With the exception of the Wastewater Treatment Facility, all major infrastructure for Block 11 is complete. A bond exists and is in place for completion of the treatment facility; otherwise, the Developer has no intention of or need to bond for anything additional at this time. This standard has been met.

16.05.100 As Built Plans and Specifications:

Prior to the acceptance by the City of any improvements installed by the Developer, three (3) sets of “as-built plans and specifications” certified by the Developer’s engineer shall be filed with the City Engineer.

The Developer is hereby advised that three (3) sets of “as-built plans and specifications” certified by the Developer’s Engineer, shall be filed with the City Engineer prior to acceptance by the City of Hailey.

Summary and Suggested Conditions: The Council shall review the proposed Final Plat Application and continue the public hearing, approve, conditionally approve, or deny the application.

Changes to the previously approved Large Block Plat Conditions of Approval are shown below. Those Conditions that are stricken have been met. Any new Conditions of Approval added are shown underlined, and staff comments are in bold text:

General Conditions:

1. All Fire Department and Building Department requirements shall be met.
2. All City infrastructure requirements shall be met as outlined in Chapter 16.05 and 16.08 of the Subdivision Title. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department approval and shall meet City Standards where required.
3. Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 16.02.080 of the Hailey Municipal Code.
4. All improvements and all other requirements shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.
- ~~5. The Final Plat must be submitted within two (2) calendar years from the date of approval of the Preliminary Plat, unless otherwise allowed for within a phasing agreement.~~
6. Any Subdivision Inspection Fees due shall be paid prior to recordation of Final Plat.
7. All requirements detailed within the recorded Annexation Agreement (Instrument #645779) shall be met.
- ~~8. Each plat within the Large Block Plat shall stand on its own. Recordation of plats shall demonstrate complete utilities and roads needed to service each plat.~~
- ~~9. Boundaries of the Large Block Plat shall be consistent with the external boundaries on each of the replats.~~
10. A LOMR for the proposed Floodplain must be adopted by FEMA prior to any Final Plat recordation that is affected by said floodplain, or the existing regulatory floodplain must be shown and further evaluated for impact. The LOMR shall be revised to reflect the channel location and culvert configuration at the Fox Acres Road crossing, plus any additional culverts proposed by the development. **This Condition has been included within the Cash Bond for Blocks 2, 3, and 4.**

11. ~~A design for the Quigley Creek Floodplain shall be submitted for approval at such time as the design is complete.~~
12. ~~Sheet flooding from the hillside to the north, south, and east should be intercepted before it reaches developable areas and diverted into drainage channels preventing overland flow from reaching the development. Quigley Creek should be evaluated for its capacity to confirm it can pass the 100 Year event. The Homeowners Association (HOA) is responsible for maintaining the drainage channels, Quigley Creek, and culverts under the roadway. No fencing or obstruction should impede Quigley Creek or the drainage channels.~~
13. ~~The Water Smart Checklist submitted into the record by the Wood River Land Trust shall be implemented through the project CC & R's.~~
14. ~~The Large Block Plat Notes shall be modified as follows:~~
 - a. ~~Note 5 on Large Block Plat needs the addition of "unless otherwise shown as private".~~
 - b. ~~Notes 6 & 7 should state "this property is subject to."~~
 - c. ~~A plat note shall be added to Block 2 noting that a well site exists in the vicinity that may result in operational noise.~~
15. ~~A plat note shall be added illustrating the irrigation easement between Quigley Green and property owners at 20 Quigley Road.~~
16. ~~Roads, Rights of Way, Street Trees, Sidewalks, Paths and nonmotorized:~~
 - a. ~~A Wayfinding Master Plan shall be developed prior to final plat for the project components, including schools and public facilities. This Plan shall be compatible with other City wayfinding and shall be approved by staff prior to final plat.~~
 - b. ~~The 10' multi-use path on the west side of Fox Ares Road shall be extended from Phase 1 to Quigley Road and constructed as part of the required infrastructure for Phase 1.~~
 - c. ~~A Right of Way Maintenance and Wastewater Discharge Agreement shall be approved between the City and the Applicant prior to final plat. The Agreement shall address snow removal, tree and landscape maintenance and summer and winter sidewalk/pathway repair and maintenance. This shall include a winter maintenance plan for the 10' multi-use path along the extension of Fox Acres Road connecting to Quigley Road.~~
 - d. ~~The Developer shall chip seal all public roads the year after construction.~~
 - e. ~~The portion of Fox Acres Road north of Phase 1 shall be compliant with an all-weather/all season surface for emergency access and maintained year-round. Quigley Road up to the new access shall meet the same standards.~~
 - f. ~~The City will not maintain clearance of the sidewalks during winter months, and no on-street parking is allowed during snow removal periods. Snow from streets may be plowed into sidewalk areas only by the City as necessitated by snow conditions.~~
 - g. ~~All sidewalks within Phase 1 shall be maintained year-round by the Homeowners Association. The City shall not be responsible for winter snow storage removal from sidewalk and pathway areas.~~
 - h. ~~Maintenance of any landscaping and trees within the right of way shall be the responsibility of the Developer or its successors.~~
 - i. ~~Streets that do not have parking shall include "No Parking" signage.~~
 - j. ~~Lot 4 of Block 15 shall provide an emergency turnaround as approved by the Hailey Fire Department. This turnaround shall remain in effect until Phase 2~~

roads are completed.

- k. A Storm Water Pollution Prevention Plan (SWPPP) will be necessary for any disturbances greater than 1 acre and should be provided at final design.
 - l. Street and traffic signage, drainage details, sidewalk ramps, round about details, and other infrastructure are not shown in sufficient detail on the preliminary Roadway Plan and will need to be provided at final design and must meet City standard and staff approval. City street name signs shall have a green background and be per MUTCD standards.
 - m. Street trees shall be a minimum of 3" caliper. Species shall be per the recommended species list submitted by the Hailey Tree Committee. The Tree Committee shall recommend the number of trees per tree cluster and spacing within and between clusters.
 - n. A detailed plan for all right of way plantings shall be submitted for staff approval prior to construction. All plantings (shrubs, grasses, etc.) within the right of way shall be submitted for Staff approval prior to construction. Plantings near pedestrian walkways shall be planned and located such that fruit or other seeds won't be detrimental to the use of the pathway.
 - o. The street tree cluster at the intersection of Cottonwood and Huckleberry shall be relocated to another location so that it is away from the intersection to preserve site corridors and not conflict with road fill slopes.
 - p. Public access signage and a dog pot station shall be constructed by the applicant at the end of Antler Drive.
 - q. Tree groupings shall be evaluated to avoid underground utility conflicts such as water, sewer, and cable utilities.
 - r. All alleys are private and shall be maintained by the HOA. Utilities should run down alleyways for service connections when possible.
 - s. A pedestrian connection shall be provided from Antler Drive in the area shown as Open Space/Potential Recreation Use prior to final plat(s).
 - t. The plats shall be amended to reflect the drawings submitted in the February 21, 2018 letter from the BCRD.
 - u. A plat note shall be added allowing BCRD to right to utilize motorized grooming equipment through Block 10 and connecting easements.
 - v. Public access easements across Block 2 must extend all the way to the property boundaries.
- 17) Pursuant to Hailey Municipal Code 16.05.010, the Applicant shall be allowed to modify road graded called for in standard 16.04.020.H due to the existing topography on the property, and 16.04.020.E, Centerlines, regarding curve radius Road grades and curve radius as proposed would result in a superior design.
- 18) Fire:
- a) The extension of Fox Acres Road north of Phase 1 shall be limited to emergency access only, and so signed at Quigley Road, and at the north terminus of Phase 1. Per the Hailey Fire Department, gates are not recommended; rather a chain barrier with appropriate

~~signage should be installed.~~

~~19) Wastewater:~~

- ~~a) The City's approval is contingent on IDEQ's approval. IDEQ has approved the overall system concept, as well as the collection/distribution system in detail. We are working internally to develop a Sewer Discharge Agreement to account for these items.~~
- ~~b) Wastewater designs and operation shall be per Section 13 of the Annexation, Services and Development Agreement. We are working internally to develop a Sewer Discharge Agreement to account for these items.~~
- ~~c) A Wastewater Discharge Agreement shall be developed prior to Final Plat which addresses timing of discharge, monitoring, wastewater billing, operations, and maintenance responsibilities of the system components. We are working internally to develop a Sewer Discharge Agreement to account for these items.~~
- ~~d) Discharge to the City's treatment system must be designed to bypass any private/non-city standard treatment systems and discharge directly to the City's collection and treatment system so that it does not disrupt the plant or add to phosphorus and nitrogen problems unless otherwise deemed acceptable during further review by City Staff. We are working internally to develop a Sewer Discharge Agreement to account for these items.~~
- ~~e) The City will not own, maintain, or operate, at any time, including if there is a failure or the private system ceases operation, any portion of the private system. The public gravity sewer collection system shall be designed and built to City Standards. We are working internally to develop a Sewer Discharge Agreement to account for these items.~~
- ~~f) Reserve storage capacity in the private system shall be sized such that if failure in the private system were to occur, discharges will remain compliant with the Wastewater Discharge Agreement for items including, but not limited to, discharge times and volumes. We are working internally to develop a Sewer Discharge Agreement to account for these items.~~
- ~~g) Sizing of the equalization tank(s) shall be subject to City Engineer review and approval. We are working internally to develop a Sewer Discharge Agreement to account for these items.~~
- ~~h) Upon written approval from the Blaine County Recreation District, the final plat for Block 10 may include the wastewater treatment area. We are working internally to develop a Sewer Discharge Agreement to account for these items.~~
- ~~i) Per the annexation agreement, the applicant "will be responsible for the expense of upgrading the City's collection and treatment system to improve capacity in an amount that is proportional to the Quigley Development direct impacts on collection and treatment system capacity, less a credit for the principal amount of wastewater connection fees previously paid by Quigley or subsequent owners of the lots within the annexed property." This will include, but not be limited to the following (more information is needed to fully assess what will need to be done and provided by the applicant):~~
 - ~~1. Discharge or effluent limits will need to be established and documented in a pretreatment permit with the City, monitoring equipment and reports will be required as part of this pretreatment permit. We are working internally to~~

develop a Sewer Discharge Agreement to account for these items.

- ~~j) The Applicant shall submit storm water calculations and designs to ensure drainage from the canyon above the treatment area will not damage the infrastructure.~~
 - k) ~~It will be at the expense of the Applicant to reimburse the City for a wastewater treatment analysis that defines the effluent limits established in the pretreatment permit.~~ **We are working internally to develop a Sewer Discharge Agreement to account for these items.**
 - ~~l) Lands dedicated to the Blaine County School District shall not be encumbered by Wastewater infrastructure.~~
- 20) Water.
- ~~a) Dedicated Well lot: An easement beyond the limits of the fee simple property for the well site should be provided to ensure adequate separation to features of concern identified by DEQ. The well site dedication shall conform to the requirements set forth in IDAPA 58.01.08 "Idaho Rules for Public Drinking Water Systems". The dedication location and supporting information shall be included in the DEQ submittal for agency review and comment, and the applicant shall respond to the requirements of said comments with plan changes if necessary. The City will work with the HOA to design a building compatible with the HOA design guidelines.~~
 - ~~b) The water tank overflow easement shall be relocated so the centerline of easement is on the existing drainage ditch next to the road. Said easement shall be considered in the storm water calculations and designs outlined above.~~
 - ~~c) A water model prepared by the city and funded by the applicant must be completed prior to final design and or final Plat submittal. The applicant is responsible for providing development flow demands and infrastructure layout for the model. Depending on the results of the water model, connection to City Water may need to occur at a different location. Final water main size, alignment, valve arrangement, etc. will be developed after the water model is completed to DEQ standards. All potable water system infrastructure shall be approved by IDEQ and installed to City Standards.~~
 - ~~d) City water tank overflow areas shall not be impeded by any downstream infrastructure, including but not limited to wastewater treatment and infiltration areas. It shall be the applicant's responsibility to ensure (and pay for any expenses related to) that tank discharges do not impact the private wastewater treatment system.~~
 - ~~e) The Applicant and or the BCRD will grant permission to the City for the installation of a security fence around the water tank prior to any final plat recordation.~~
 - ~~f) The applicant shall repair Quigley Road to its original condition or better at the conclusion of water main and or utility installations.~~
 - ~~g) Fire hydrants shall be on the same side of the road as the water main.~~
 - ~~h) Water Service to Lot 4 Block 15 shall be a water service not a water main. The water main shall not extend beyond the "loop" from Winter Wheat Way. The property owner is responsible for flushing and maintaining this extended service behind the meter.~~
 - ~~i) The Water Service to Lot 3 Block 15 shall connect to the water main "loop", not~~

~~from the extended service to Lot 4.~~

- ~~j) There must be a single Water Service for each lot a service cannot be split or y ed across the road.~~
- ~~k) The irrigation system shall be owned and maintained by the HOA.~~
- ~~l) The irrigation system shall be owned and maintained by the HOA. No irrigation components are allowed to connect to the City's potable water system, and no City potable water is allowed for irrigation.~~
- ~~m) Domestic Water Services must contain a meter vault. A stub after the meter vault with no connection until a later date may be permitted by City staff. A water service and meter vault shall be installed in the School District sports field parcel (Block 1).~~
- ~~n) Water Service sizes to the large Parcels shall be adequate to serve each parcel without having to recut the roads.~~
- ~~o) The hospitality site shall connect directly into the city's existing 12 inch main from the tank to simplify the loop around Cottontail Way, if supported by the water pressure model.~~
- ~~p) The proposed Irrigation main shown on Sheet C5 shall be configured to provide service to all lots.~~
- ~~q) The project shall follow the City's odd/even watering days, and as may be amended from time to time.~~

~~21) Parks and Open Space.~~

- ~~a) The open space as shown satisfies the parks requirements of Hailey Municipal Code.~~
- ~~b) A public process shall take place to determine the future of the north/south berms on the west side of Block 1, parcel dedicated to Blaine County School District.~~
- ~~c) The sports fields on Block 1 shall not be lit.~~
- ~~d) The design and location of the Toe of the Hill Trail shall consider the City well site.~~
- ~~e) Resolution of the winter Nordic trails in the vicinity of the wetland treatment facility shall minimize hillside cut and fill.~~

The remaining and/or revised Conditions of Approval have been reflected below. Each are expected to be met and are placed on approval of this Application:

1. All Fire Department and Building Department requirements shall be met.
2. All City infrastructure requirements shall be met as outlined in Chapter 16.05 and 16.08 of the Subdivision Title. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department approval and shall meet City Standards where required.
3. Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 16.02.080 of the Hailey Municipal Code.
4. All improvements and all other requirements shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.
5. Any Subdivision Inspection Fees due shall be paid prior to recordation of Final Plat.
6. Any Application Development Fees shall be paid prior to recordation of Final Plat.

7. All of the requirements of the Annexation, Services and Development Agreement dated August 16, 2014, and the Large Block Plat Conditions of Approval dated July 9, 2018, still apply.
8. A Wastewater Discharge Agreement shall be developed ~~prior to Final Plat~~, and recorded, which addresses timing of discharge, monitoring, wastewater billing, operations, and maintenance responsibilities of the system components.

Motion Language:

Approval: Motion to approve the Final Plat Application by Quigley Farm & Conservation Community, LLC, c/o Hennessy Company, wherein Block 11, Quigley Farm Subdivision Large Block Plat, is subdivided into two (2) lots, and Parcel D. This project is located within the Neighborhood Business (NB), Recreational Greenbelt (RGB), and Peri-Urban Agriculture (PA) Zoning Districts, meets the standards of approval set forth in the Hailey Municipal Code, and has been approved by the Hailey City Council, subject to the following conditions, (1) through (8), as noted above.

Denial: Motion to deny the Final Plat Application for Block 11 of the Quigley Farm Subdivision finding that _____ [Council should cite which standards are not met and provide the reason why each identified standard is not met].

Continuation: Motion to continue the public hearing to _____ [the Council should specify a date].

LINE DATA

LINE	BEARING	DISTANCE
L1	N32°33'36"W	46.18'
L2	N46°00'13"W	85.97'
L3	S71°51'13"E	35.73'
L4	S77°55'20"E	53.03'
L5	N77°55'20"W	46.22'
L6	N71°51'13"W	38.55'
L7	N46°00'13"W	88.27'
L8	N43°59'47"E	10.00'

CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	28.30'	385.00'	4°12'43"	N46°54'14"W	28.30'
C2	169.54'	935.00'	10°23'21"	N43°48'55"W	169.31'
C3	148.63'	90.00'	94°37'13"	N14°44'58"E	132.31'
C4	259.14'	1470.00'	10°06'02"	N67°06'35"E	258.81'
C5	104.79'	110.00'	54°34'49"	N44°52'11"E	100.87'
C6	51.03'	1470.00'	1°59'20"	N63°03'14"E	51.03'
C7	48.93'	30.00'	89°37'35"	S71°08'18"E	42.29'
C8	149.32'	520.00'	16°27'11"	S34°33'06"E	148.81'
C9	143.59'	480.00'	17°08'25"	S35°25'18"E	143.06'
C10	49.68'	30.00'	94°53'01"	N20°35'25"E	44.20'
C11	105.90'	1470.00'	4°07'40"	S70°05'46"W	105.88'
C12	4.99'	90.00'	3°10'28"	N60°28'20"W	4.99'
C13	38.78'	935.00'	2°22'34"	S39°48'31"E	38.77'
C14	102.21'	1470.00'	3°59'02"	N66°02'25"E	102.19'

QUIGLEY FARM, BLOCK 11 LOTS 1, 2 & PARCEL D

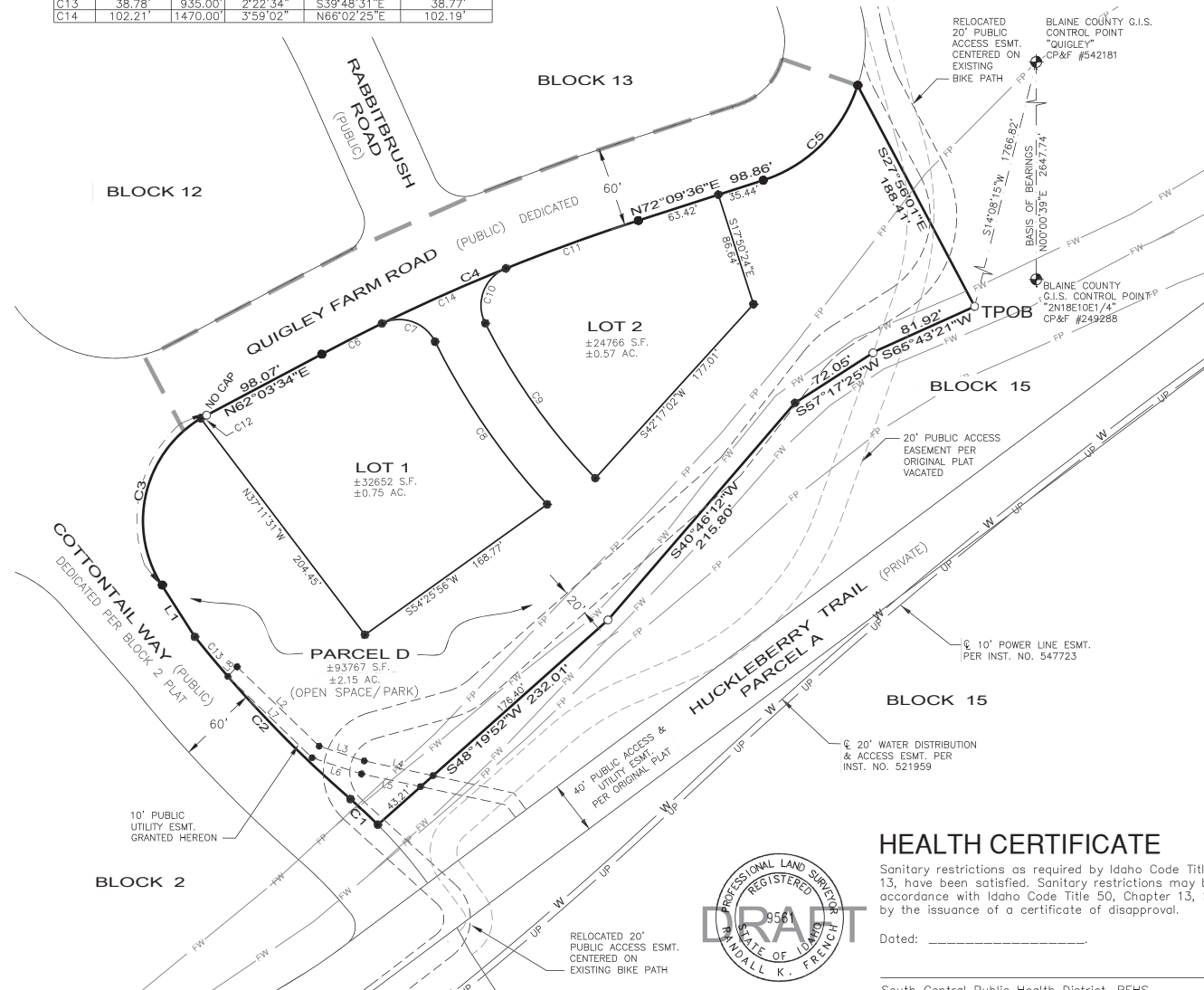
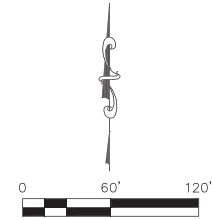
LOCATED WITHIN: SECTION 10, TOWNSHIP 2 NORTH, RANGE 18 EAST, B.M.,
CITY OF HAILEY, BLAINE COUNTY, IDAHO

WHEREIN QUIGLEY FARM BLOCK 11 IS SUBDIVIDED AND
THE 20' PUBLIC ACCESS EASEMENT IS RELOCATED.

SEPTEMBER 2022

LEGEND

	BLOCK BOUNDARY
	LOT LINE
	ADJOINING PROPERTY LINE
	FLOODPLAIN BOUNDARY (SEE NOTE 2)
	FLOODWAY BOUNDARY (SEE NOTE 2)
	PUBLIC ACCESS EASEMENT
	20' PUBLIC ACCESS EASEMENT VACATED
	LIMIT OF ROAD DEDICATION
	10' WIDE WATER DISTRIBUTION & ACCESS EASEMENT
	10' WIDE POWER LINE EASEMENT
	BLAINE COUNTY GIS TIES
	FOUND 5/8" REBAR, PLS #13764, OR AS NOTED
	SET 5/8" REBAR, PLS #9561
	SET 1/2" REBAR, PLS #9561
	FOUND BRASS CAP



SURVEYOR'S NARRATIVE:

- THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS AND ONE PARCEL WITHIN BLOCK 11 AND TO RELOCATE THE EXISTING 20' PUBLIC ACCESS EASEMENT. FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL OR REPLACEMENTS OF ORIGINAL CORNERS.
- DOCUMENTS USED IN THE COURSE OF THIS SURVEY:
 - FINAL PLAT OF THE "QUIGLEY FARM LARGE BLOCK PLAT", INST. NO. 653825.

NOTES:

- REFER TO THE "QUIGLEY FARM LARGE BLOCK PLAT" AND CC&R'S RECORDED AS INSTRUMENT NOS. 653825 & 653826, FOR CONDITIONS AND/OR RESTRICTIONS GOVERNING THIS PROPERTY.
- THE FLOODPLAIN AND FLOODWAY BOUNDARY AREAS DESIGNATED ON THIS MAP ARE CONSIDERED REASONABLE FOR REGULATORY PURPOSES. HOWEVER, BENCHMARK ASSOCIATES NEITHER REPRESENTS, GUARANTEES, WARRANTS, NOR IMPLIES THAT AREAS OUTSIDE OF THE DESIGNATED FLOOD PLAIN AREA ARE SAFE AND FREE FROM FLOODS OR FLOOD DANGER, WHERE THE FLOODPLAIN IS NOT SHOWN, FLOODWAY AND FLOODPLAIN BOUNDARIES ARE IDENTICAL.
- FLOODPLAIN INFORMATION:
FLOOD INFORMATION IS BASED ON A FLOOD STUDY CONDUCTED BY BROCKWAY ENGINEERING IN 2016 AND ADOPTED BY FEMA PER CASE NUMBER 18-10-0371P SUBJECT TO CHANGE WITH RIVER MEANDER.
- A TEN FOOT WIDE PUBLIC SNOW STORAGE EASEMENT SHALL EXIST ADJACENT TO ALL PUBLIC & PRIVATE STREETS.
- A TEN FOOT WIDE PUBLIC UTILITY EASEMENT SHALL EXIST ADJACENT TO ALL PUBLIC & PRIVATE STREETS, AND CENTERED ON ALL SIDE PROPERTY LINES.
- A PUBLIC OPEN SPACE/PARK, PATHWAY AND PUBLIC UTILITY EASEMENT SHALL EXIST IN ALL OF PARCEL D.
- THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ANNEXATION, SERVICES, AND DEVELOPMENT AGREEMENT FOR QUIGLEY FARM WHICH IS RECORDED UNDER INSTRUMENT NO. 645279, RECORDS OF BLAINE COUNTY, IDAHO.
- LOTS 1 AND 2 ARE ZONED NEIGHBORHOOD BUSINESS (NB) AND ARE ALSO PART OF THE PERI-URBAN AGRICULTURE OVERLAY.
- PARCEL D IS ZONED RECREATIONAL GREEN BELT (RGB).
- VEHICULAR ACCESS FOR DEVELOPMENT WITHIN BLOCK 11 SHALL BE LOCATED A SAFE DISTANCE FROM THE ROUND-ABOUT TO BE DETERMINED THROUGH THE CITY DESIGN REVIEW PROCESS.

HEALTH CERTIFICATE

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

Dated: _____

South Central Public Health District, REHS



**QUIGLEY FARM, BLOCK 11
LOTS 1, 2 & PARCEL D**

LOCATED WITHIN: SECTION 10, T2N, R18E, B.M.,
CITY OF HAILEY, BLAINE COUNTY, IDAHO

PREPARED FOR: HENNESSY COMPANY

PROJECT NO. 20142	DWG BY: SKS/CPL	20142_Block11.dwg
FINAL PLAT	DATE: 09/22/2022	SHEET: 1 OF 2

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 01/08/2024

DEPARTMENT: CDD

DEPT. HEAD SIGNATURE: RD

SUBJECT: Consideration of a Final Plat Application by Quigley Farm & Conservation Community, LLC, c/o Hennessy Company, wherein Block 15, Quigley Farm Subdivision Large Block Plat is subdivided into four (4) lots, and Parcel E. This project is located within the General Residential (GR), Peri-Urban Agriculture (PA), and Recreational Greenbelt (RGB) Zoning Districts.

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code Title 16, Subdivisions (IFAPPLICABLE)

On March 12, 2018, the City Council approved the Preliminary Plat Application for Phase I of a 230.85-acre property described in Exhibit B-1 to the Quigley Farm Annexation, Services and Development Agreement. Phase I consists of Blocks 1, 2, 3, 4, 10, 11 and 15, which includes 36 lots, comprised of 42 residential units including eight (8) community housing units, as well as neighborhood business and nonprofit space.

In addition to the various land uses, the project includes a network of roads, open space, paved and non-paved trails, an area for an active sports complex, winter and summer trailhead parking area, an area for sledding and winter Nordic. The project incorporates agriculture as a key project concept.

The individual block plats contain the road and infrastructure developments. All necessary infrastructure needed to serve a block must be in place before a Final Plat can be issued for that block. Final Plats have been recorded for Blocks 2, 3 and 4. Block 1 is owned by the Blaine County School District (BCSD), and no further subdivision or the installation of infrastructure are anticipated. Block 10 is owned by the Blaine County Recreation District (BCRD), and no further subdivision or the installation of infrastructure are also anticipated. The remaining blocks, Blocks 11 and 15, within the subdivision, and associated improvements (e.g., water, sewer, roadway development, pedestrian paths, etc.), are complete.

Now, Quigley Farm & Conservation Community, LLC, represented by Galena-Benchmark Engineering, is requesting Final Plat approval to subdivide the parcel, Block 15, into four (4) lots and Parcels A and E, which are 40'-wide access easements and/or public open space/park parcel to be zoned as Recreational Greenbelt (RGB). The aforementioned lots and parcel range in size from 147,034 square feet to 353,250 square feet. Various public streets – Cottontail Way, Quigley Farm Road, Winter Wheat Way, and Quigley Road – service, or are expected to service the proposed lots/parcel.

Attachments:

1. [Staff Report: Final Plat of Block 15 within the Quigley Farm Subdivision](#)
2. [Final Plat of Block 15](#)

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

___ City Attorney	___ Finance	___ Licensing	___ Administrator
___ Library	___ Community Development	___ P&Z Commission	___ Building
___ Police	___ Fire Department	___ Engineer	___ W/WW
___ Streets	___ Parks	___ Public Works	___ Mayor

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion Language:

Approval: Motion to approve the Final Plat Application by Quigley Farm & Conservation Community, LLC, c/o Hennessy Company, wherein Block 15, Quigley Farm Subdivision Large Block Plat is subdivided into four (4) lots, and Parcels A and E. This project is located within the General Residential (GR), Peri-Urban Agriculture (PA), and Recreational Greenbelt (RGB) Zoning Districts, meets the standards of approval set forth in the Hailey Municipal Code, and has been approved by the Hailey City Council, subject to the following conditions, (1) through (9), as noted above.

Denial: Motion to deny the Final Plat Application for Block 15 of the Quigley Farm Subdivision finding that _____ [Council should cite which standards are not met and provide the reason why each identified standard is not met].

Continuation: Motion to continue the public hearing to _____ [the Council should specify a date].

ACTION OF THE CITY COUNCIL:

Date _____

City Clerk _____

FOLLOW-UP:

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

*Additional/Exceptional Originals to: _____



Staff Report
Hailey City Council
Regular Meeting of January 8, 2024

To: Hailey City Council
From: Robyn Davis, Community Development Director

Overview: Consideration of a Final Plat Application by Quigley Farm & Conservation Community, LLC, c/o Hennessy Company, wherein Block 15, Quigley Farm Subdivision Large Block Plat is subdivided into four (4) lots. This project is located within the General Residential (GR), Peri-Urban Agriculture (PA), and Recreational Greenbelt (RGB) Zoning Districts.

Hearing: January 8, 2024

Applicant: Quigley Farm & Conservation Community, LLC
Project: Final Plat Subdivision Application of Block 15, Quigley Farm Subdivision
Size/Zoning: 27 acres (1,176,827 sq. ft.); General Residential (GR), Peri-Urban Agriculture (PA), and Recreational Greenbelt (RGB)

Notice: Notice for the public hearing was published in the Idaho Mountain Express on December 20, 2023, and mailed to adjoining property owners on the same date.

Application: Quigley Farm & Conservation Community, LLC, represented by Galena-Benchmark Engineering, is requesting Final Plat approval to subdivide the parcel, Block 15, into four (4) lots, and two (2) parcels: Parcel E, which is a public open space/park/recreational greenbelt, and Parcel A, which is a 40'-wide Public Access and Utility Easement dedicated for public use per the original Large Block Plat. The aforementioned lots and parcels range in size from 147,034 square feet to 353,250 square feet. Four (4) public streets – Cottontail Way, Quigley Farm Road, Winter Wheat Way, and Quigley Road – service the proposed lots/parcel.

The Planning and Zoning Commission recommended for approval by the Council the Large Block Plat of Blocks 1, 2, 3, 4, 10, 11, and 15 on November 27, 2017. The Council conducted a public hearing and approved the plat, subject to various Conditions of Approval, on March 12, 2018.

Now, the Developer has submitted and is requesting Final Plat approval for Block 15, which is consistent with the final approval of the Large Block Final Plat of the Quigley Farm Subdivision. A network of public streets, public-related infrastructure, landscaping and irrigation, and other community amenities are either underway, or are complete, details of which are noted herein.

Procedural History: The Application was submitted on November 9, 2023, and certified complete on December 1, 2023. A public hearing will be held on January 8, 2024, in the Council Chambers of Hailey City Hall, and virtually via GoTo Meeting.

CHAPTER 16.05.080: ISSUANCE OF PERMITS:

No permit for the construction of any building shall be issued upon any land for which all improvements required for the protection of health and the provision of safety, (including but not necessarily limited to an approved potable water system, an approved wastewater system to accept sewage, and asphalt paving of the streets) have not been installed, inspected, and accepted by the City of Hailey, with the following exception:

Building permits may be issued for any building in a development for which plats have been recorded and security provided, but the streets have not yet been completed with asphalt due to winter conditions. In such instances, the street shall be constructed as an all-weather surface to City Standards to the satisfaction of the City Engineer and shall be kept clear to the satisfaction of the Fire Chief. No Final Inspection approval or Certificate of Occupancy shall be granted until all improvements, including asphalt, have been installed, inspected, and accepted.

The Large Block Plat of the Quigley Farm Subdivision has been approved by Council and recorded. The Developer is requesting to subdivide Block 15, within the Large Block Plat, into four (4) lots, and two (2) parcels: Parcel E, which is a public open space/park/recreational greenbelt, and Parcel A, which is a 40'-wide Public Access and Utility Easement dedicated for public use per the original Large Block Plat. Specifically, Lot 1 is proposed to be 147,034 square feet in size, Lot 2 is proposed to be 353,250 square feet in size, Lot 3 is proposed to be 227,550 square feet in size, and Lot 4 is proposed to be 239,496 square feet in size. The two Parcels are as follows: Parcel E is proposed to be 209,497 square feet in size, and Parcel A (Huckleberry Trail) is proposed to be a 40'-wide Public Access and Utility Easement within Quigley Farm Subdivision. These large lots were contemplated within the Large Block Plat and are intended to accommodate for various commercial and peri-urban agricultural (i.e., village-like facilities: educational institutions, semipublic, and non-profit projects, and sustainability) opportunities – a central and integral component of the Quigley Farm Subdivision.

Four (4) public streets – Cottontail Way, Quigley Farm Road, Winter Wheat Way, and Quigley Road – service the proposed lots/parcel. One (1) Building Permit (The Sage School) within Block 15 has been issued. No other Building Permits have been issued at this time, and the Developer intends to receive Final Plat approval, as well as record the Final Plat, prior to additional Building Permit submittals. No bond security is necessary nor proposed at this time.

CHAPTER 16.03: PROCEDURE:

16.03.030 Final Plat Approval:

- A. 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 Final Plat has been prepared by a professional land surveyor and was submitted on November 9, 2023.

- C. 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 largely consistent with the approved Preliminary and Final Plats of the Large Block Plat. Pathway modifications were reviewed and approved by the Council in October 2022:

1. The 20'-wide Public Access Easement (bike path) that was located within Block 15, has been relocated to the proposed Block 11. Width, general configuration, and length remain the same or similar.

Standards of Evaluation:

CHAPTER 16.04: DEVELOPMENT STANDARDS:

Development Standards were reviewed in detail during the Preliminary Plat and Final Plat approval process of the Large Block Plat. No changes have been made to the plat since approval was given.

CHAPTER 16.05: IMPROVEMENTS REQUIRED:

16.05.010 Minimum Improvements Required:

It shall be a requirement of the Developer to construct the minimum improvements set forth herein and any required improvements for the subdivision, all to City Standards, which are attached hereto as Exhibit "A." Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety, and general welfare.

A. Plans Filed, Maintained:

Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon final approval two (2) sets of revised plans shall be returned to the Developer at the pre-construction conference with the City Engineer's written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.

Upon final approval, two (2) copies of all plans will be filed with the City Engineer. All other requirements of this section will be enforced by the City Engineer or designee.

B. Preconstruction Meeting:

Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer, and appropriate City departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.

Several Preconstruction Meetings were held prior to, during, and after construction of the Quigley Farm Subdivision. Meetings will continue to be held until all processes are complete within the Quigley Farm Subdivision. This standard has been met.

C. Term of Guarantee of Improvements:

The Developer shall guarantee all improvements pursuant to this Chapter for no less than one year from the date of approval of all improvements as complete and satisfactory by the City Engineer, except those parks shall be guaranteed and maintained by the Developer for a period of two years.

The Developer is hereby required to guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements, as complete and satisfactory by the City Engineer. That said, pursuant the Hailey Municipal Code, Title 16: Subdivision Regulations, Section 16.03.030: Final Plat Approval, I. Security Required, the Developer may, in lieu of actual construction, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering and the improvements not previously installed by the Developer, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one-year from the date the security is provided.

At this time, the Developer has completed all infrastructure and improvements, and no Bond Security is proposed.

16.05.020 Streets, Sidewalks, Lighting, Landscaping:

The Developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City Engineer as shown upon approved plans and profiles. The Developer shall pave all streets and alleys with an asphalt plant-mix and shall chip-seal streets and alleys within one year of construction.

No changes are anticipated to streets or lighting - no additional lighting is required in the area. Sidewalks, lighting – where necessary, and landscaping are all complete in and around Block 15.

A. Street Cuts:

Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year.

Any street cuts, due to the development and buildout of the proposed lots, within the public streets – Cottontail Way, Quigley Farm Road, Winter Wheat Way, and Quigley Road – will be repaired to this standard.

B. Signage:

Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standard, and the street name signs, and traffic control signs shall thereafter be maintained by the City.

Street names and traffic control signs have been erected and are complete. This standard has been met.

C. Streetlights:

Streetlights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of chapter 17.08C of this code.

N/A, as streetlights in the General Residential (GR) Zoning District are not required improvements, and none are proposed by the Developer.

16.05.030 Sewer Connections:

The Developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The Developer shall provide sewer mains of adequate size and configuration in accordance with City standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the City Engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.

As part of the Annexation, Services and Development Agreement for Quigley Farm, the design of a Small Diameter Collection System, utilizing a STEP/STEG (septic tank effluent pumping/septic tank gravity tanks), or local system, is underway. The Idaho Department of Environmental Quality (IDEQ) has approved the overall system concept, as well as the collection/distribution system in detail. The Developer and City Staff are working internally to develop a Sewer Discharge Agreement that accounts for the details associated with sewer connections/collections/discharge/maintenance/expense, and more.

To ensure this standard is met, the following Conditions of Approval apply:

All of the requirements of the Annexation, Services and Development Agreement dated August 16, 20147, and the Large Block Plat Conditions of Approval dated July 9, 2018, still apply.

A Wastewater Discharge Agreement shall be developed, and recorded, which addresses timing of discharge, monitoring, wastewater billing, operations, and maintenance responsibilities of the system components.

16.05.040 Water Connections:

A. Requirements:

The Developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the City Engineer, for each and every developable lot within the development. The Developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the City Engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.

Water connections have been, and are continuing to be made, within the Quigley Farm Subdivision. Water connection compliance, per code, per IDEQ, and per the Annexation Agreement, shall continue to be met as development occurs.

Additionally, it appears that the proposed water main within the proposed Block 15 cuts across the proposed Lot 1 in two (2) different locations. A utility easement shall be depicted on the plat for City access if repairs and/or replacement are warranted. This has been made a Condition of Approval.

B. Townsite Overlay District, Insulation:

Within the Townsite Overlay District, where water main lines within the alley are less than six feet (6') deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.

N/A, as this project is not located within the Townsite Overlay (TO) Zoning District.

16.05.050 Drainage:

The Developer shall provide drainage areas of adequate size and number to meet the approval of the Street Superintendent and the City Engineer or his authorized representative.

Drainage infrastructure, such as drywells and catch basins, as well as drainage areas and facilities are complete. Final designs have been submitted and approved by the City Engineer and Streets Department. This standard has been met.

16.05.060 Utilities:

The Developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.

The installation of dry utilities, such as electricity and/or natural gas, is complete. This standard has been met.

16.05.070 Parks, Green Space:

The Developer shall improve all parks and Green Space areas as presented to and approved by the Hearing Examiner or Commission and Council.

Various Parks and/or Green Space, as well as pathways within the subdivision have been proposed, completed, and/or are currently underway. Furthermore, the Developer is proposing Parcel E as open space/recreational greenbelt within Block 15. Parcel E is platted as public open space, and is zoned Recreational Greenbelt (RGB), and will remain as such in perpetuity. This standard has been met.

16.05.080 Installation to Specifications; Inspections:

All improvements are to be installed under the specifications and inspection of the City Engineer or his authorized representative. The minimum construction requirements shall meet City Standards or the Department of Environmental Quality (DEQ) standards, whichever is the more stringent.

The Developer is hereby advised that all improvements shall be implemented according to City Standards and are subject to inspection at any time. If improvements are not satisfactory to the City Engineer or his designee, the Developer will be required to repair or replace them at their own cost.

16.05.090 Completion; Inspections; Acceptance:

Installation of all infrastructure improvements must be completed by the Developer and inspected and accepted by the city prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the Developer and/or contractor and conducted with the Developer and/or contractor, the City Engineer, and appropriate City departments to determine a punch list of items for final acceptance.

The Developer is hereby advised that all improvements shall be implemented according to City Standards and are subject to inspection at any time. If improvements are not satisfactory to the City Engineer or his designee, the Developer will be required to repair or replace them at their own cost.

- A. The Developer may, in lieu of actual construction, provide to the city security pursuant to subsection 16.03.030I of this title, for all infrastructure improvements to be completed by the Developer after the Final Plat has been signed by City representatives.**

With the exception of the Wastewater Treatment Facility, all major infrastructure for Block 15 is complete. A bond exists and is in place for completion of the treatment facility; otherwise, the Developer has no intention of or need to bond for anything additional at this time. This standard has been met.

16.05.100 As Built Plans and Specifications:

Prior to the acceptance by the City of any improvements installed by the Developer, three (3) sets of “as-built plans and specifications” certified by the Developer’s engineer shall be filed with the City Engineer.

The Developer is hereby advised that three (3) sets of “as-built plans and specifications” certified by the Developer’s Engineer, shall be filed with the City Engineer prior to acceptance by the City of Hailey.

Summary and Suggested Conditions: The Council shall review the proposed Final Plat Application and continue the public hearing, approve, conditionally approve, or deny the application.

Changes to the previously approved Large Block Plat Conditions of Approval are shown below. Those Conditions that are stricken have been met. Any new Conditions of Approval added are shown underlined, and staff comments are in bold text:

General Conditions:

1. All Fire Department and Building Department requirements shall be met.
2. All City infrastructure requirements shall be met as outlined in Chapter 16.05 and 16.08 of the Subdivision Title. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department approval and shall meet City Standards where required.

3. Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 16.02.080 of the Hailey Municipal Code.
4. All improvements and all other requirements shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.
5. ~~The Final Plat must be submitted within two (2) calendar years from the date of approval of the Preliminary Plat, unless otherwise allowed for within a phasing agreement.~~
6. Any Subdivision Inspection Fees due shall be paid prior to recordation of Final Plat.
7. All requirements detailed within the recorded Annexation Agreement (Instrument #645779) shall be met.
8. ~~Each plat within the Large Block Plat shall stand on its own. Recordation of plats shall demonstrate complete utilities and roads needed to service each plat.~~
9. ~~Boundaries of the Large Block Plat shall be consistent with the external boundaries on each of the replats.~~
10. ~~A LOMR for the proposed Floodplain must be adopted by FEMA prior to any Final Plat recordation that is affected by said floodplain, or the existing regulatory floodplain must be shown and further evaluated for impact. The LOMR shall be revised to reflect the channel location and culvert configuration at the Fox Acres Road crossing, plus any additional culverts proposed by the development. **This Condition has been included within the Cash Bond for Blocks 2, 3, and 4.**~~
11. ~~A design for the Quigley Creek Floodplain shall be submitted for approval at such time as the design is complete.~~
12. ~~Sheet flooding from the hillside to the north, south, and east should be intercepted before it reaches developable areas and diverted into drainage channels preventing overland flow from reaching the development. Quigley Creek should be evaluated for its capacity to confirm it can pass the 100 Year event. The Homeowners Association (HOA) is responsible for maintaining the drainage channels, Quigley Creek, and culverts under the roadway. No fencing or obstruction should impede Quigley Creek or the drainage channels.~~
13. ~~The Water Smart Checklist submitted into the record by the Wood River Land Trust shall be implemented through the project CC & R's.~~
14. ~~The Large Block Plat Notes shall be modified as follows:
 - a. ~~Note 5 on Large Block Plat needs the addition of "unless otherwise shown as private".~~
 - b. ~~Notes 6 & 7 should state "this property is subject to."~~
 - c. ~~A plat note shall be added to Block 2 noting that a well site exists in the vicinity that may result in operational noise.~~~~
15. ~~A plat note shall be added illustrating the irrigation easement between Quigley Green and property owners at 20 Quigley Road.~~
16. ~~Roads, Rights of Way, Street Trees, Sidewalks, Paths and nonmotorized:
 - a. ~~A Wayfinding Master Plan shall be developed prior to final plat for the project components, including schools and public facilities. This Plan shall be compatible with other City wayfinding and shall be approved by staff prior to final plat.~~
 - b. ~~The 10' multi-use path on the west side of Fox Ares Road shall be extended from Phase 1 to Quigley Road and constructed as part of the required infrastructure for Phase 1.~~~~

- ~~c. A Right of Way Maintenance and Wastewater Discharge Agreement shall be approved between the City and the Applicant prior to final plat. The Agreement shall address snow removal, tree and landscape maintenance and summer and winter sidewalk/pathway repair and maintenance. This shall include a winter maintenance plan for the 10' multi-use path along the extension of Fox Acres Road connecting to Quigley Road.~~
- ~~d. The Developer shall chip-seal all public roads the year after construction.~~
- ~~e. The portion of Fox Acres Road north of Phase 1 shall be compliant with an all-weather/all-season surface for emergency access and maintained year-round. Quigley Road up to the new access shall meet the same standards.~~
- ~~f. The City will not maintain clearance of the sidewalks during winter months, and no on-street parking is allowed during snow removal periods. Snow from streets may be plowed into sidewalk areas only by the City as necessitated by snow conditions.~~
- ~~g. All sidewalks within Phase 1 shall be maintained year-round by the Homeowners Association. The City shall not be responsible for winter snow storage removal from sidewalk and pathway areas.~~
- ~~h. Maintenance of any landscaping and trees within the right of way shall be the responsibility of the Developer or its successors.~~
- ~~i. Streets that do not have parking shall include "No Parking" signage.~~
- ~~j. Lot 4 of Block 15 shall provide an emergency turnaround as approved by the Hailey Fire Department. This turnaround shall remain in effect until Phase 2 roads are completed.~~
- ~~k. A Storm Water Pollution Prevention Plan (SWPPP) will be necessary for any disturbances greater than 1 acre and should be provided at final design.~~
- ~~l. Street and traffic signage, drainage details, sidewalk ramps, round-about details, and other infrastructure are not shown in sufficient detail on the preliminary Roadway Plan and will need to be provided at final design and must meet City standard and staff approval. City street name signs shall have a green background and be per MUTCD standards.~~
- ~~m. Street trees shall be a minimum of 3" caliper. Species shall be per the recommended species list submitted by the Hailey Tree Committee. The Tree Committee shall recommend the number of trees per tree cluster and spacing within and between clusters.~~
- ~~n. A detailed plan for all right of way plantings shall be submitted for staff approval prior to construction. All plantings (shrubs, grasses, etc.) within the right of way shall be submitted for Staff approval prior to construction. Plantings near pedestrian walkways shall be planned and located such that fruit or other seeds won't be detrimental to the use of the pathway.~~
- ~~o. The street tree cluster at the intersection of Cottonwood and Huckleberry shall be relocated to another location so that it is away from the intersection to preserve site corridors and not conflict with road fill slopes.~~
- ~~p. Public access signage and a dog pot station shall be constructed by the applicant at the end of Antler Drive.~~

- ~~q. Tree groupings shall be evaluated to avoid underground utility conflicts such as water, sewer, and cable utilities.~~
- ~~r. All alleys are private and shall be maintained by the HOA. Utilities should run down alleyways for service connections when possible.~~
- ~~s. A pedestrian connection shall be provided from Antler Drive in the area shown as Open Space/Potential Recreation Use prior to final plat(s).~~
- ~~t. The plats shall be amended to reflect the drawings submitted in the February 21, 2018 letter from the BCRD.~~
- ~~u. A plat note shall be added allowing BCRD to right to utilize motorized grooming equipment through Block 10 and connecting easements.~~
- ~~v. Public access easements across Block 2 must extend all the way to the property boundaries.~~

~~17) Pursuant to Hailey Municipal Code 16.05.010, the Applicant shall be allowed to modify road graded called for in standard 16.04.020.H due to the existing topography on the property, and 16.04.020.E, Centerlines, regarding curve radius Road grades and curve radius as proposed would result in a superior design.~~

~~18) Fire:~~

- ~~a) The extension of Fox Acres Road north of Phase 1 shall be limited to emergency access only, and so signed at Quigley Road, and at the north terminus of Phase 1. Per the Hailey Fire Department, gates are not recommended; rather a chain barrier with appropriate signage should be installed.~~

~~19) Wastewater:~~

- ~~a) The City's approval is contingent on IDEQ's approval. **IDEQ has approved the overall system concept, as well as the collection/distribution system in detail. We are working internally to develop a Sewer Discharge Agreement to account for these items.**~~
- ~~b) Wastewater designs and operation shall be per Section 13 of the Annexation, Services and Development Agreement. **We are working internally to develop a Sewer Discharge Agreement to account for these items.**~~
- ~~c) A Wastewater Discharge Agreement shall be developed prior to Final Plat which addresses timing of discharge, monitoring, wastewater billing, operations, and maintenance responsibilities of the system components. **We are working internally to develop a Sewer Discharge Agreement to account for these items.**~~
- ~~d) Discharge to the City's treatment system must be designed to bypass any private/non-city standard treatment systems and discharge directly to the City's collection and treatment system so that it does not disrupt the plant or add to phosphorus and nitrogen problems unless otherwise deemed acceptable during further review by City Staff. **We are working internally to develop a Sewer Discharge Agreement to account for these items.**~~
- ~~e) The City will not own, maintain, or operate, at any time, including if there is a failure or the private system ceases operation, any portion of the private system. The public gravity sewer collection system shall be designed and built to City Standards. **We are working internally to develop a Sewer Discharge Agreement to account for these items.**~~

- f) ~~Reserve storage capacity in the private system shall be sized such that if failure in the private system were to occur, discharges will remain compliant with the Wastewater Discharge Agreement for items including, but not limited to, discharge times and volumes.~~ **We are working internally to develop a Sewer Discharge Agreement to account for these items.**
 - g) ~~Sizing of the equalization tank(s) shall be subject to City Engineer review and approval.~~ **We are working internally to develop a Sewer Discharge Agreement to account for these items.**
 - h) ~~Upon written approval from the Blaine County Recreation District, the final plat for Block 10 may include the wastewater treatment area.~~ **We are working internally to develop a Sewer Discharge Agreement to account for these items.**
 - i) ~~Per the annexation agreement, the applicant “will be responsible for the expense of upgrading the City’s collection and treatment system to improve capacity in an amount that is proportional to the Quigley Development direct impacts on collection and treatment system capacity, less a credit for the principal amount of wastewater connection fees previously paid by Quigley or subsequent owners of the lots within the annexed property.” This will include, but not be limited to the following (more information is needed to fully assess what will need to be done and provided by the applicant):~~
 - 1. ~~Discharge or effluent limits will need to be established and documented in a pretreatment permit with the City, monitoring equipment and reports will be required as part of this pretreatment permit.~~ **We are working internally to develop a Sewer Discharge Agreement to account for these items.**
 - j) ~~The Applicant shall submit storm water calculations and designs to ensure drainage from the canyon above the treatment area will not damage the infrastructure.~~
 - k) ~~It will be at the expense of the Applicant to reimburse the City for a wastewater treatment analysis that defines the effluent limits established in the pretreatment permit.~~ **We are working internally to develop a Sewer Discharge Agreement to account for these items.**
 - l) ~~Lands dedicated to the Blaine County School District shall not be encumbered by Wastewater infrastructure.~~
- 20) ~~Water.~~
- a) ~~Dedicated Well lot: An easement beyond the limits of the fee simple property for the well site should be provided to ensure adequate separation to features of concern identified by DEQ. The well site dedication shall conform to the requirements set forth in IDAPA 58.01.08 “Idaho Rules for Public Drinking Water Systems”. The dedication location and supporting information shall be included in the DEQ submittal for agency review and comment, and the applicant shall respond to the requirements of said comments with plan changes if necessary. The City will work with the HOA to design a building compatible with the HOA design guidelines.~~
 - b) ~~The water tank overflow easement shall be relocated so the centerline of easement is on the existing drainage ditch next to the road. Said easement shall be considered in the storm water calculations and designs outlined above.~~

- ~~c) A water model prepared by the city and funded by the applicant must be completed prior to final design and or final Plat submittal. The applicant is responsible for providing development flow demands and infrastructure layout for the model. Depending on the results of the water model, connection to City Water may need to occur at a different location. Final water main size, alignment, valve arrangement, etc. will be developed after the water model is completed to DEQ standards. All potable water system infrastructure shall be approved by IDEQ and installed to City Standards.~~
- ~~d) City water tank overflow areas shall not be impeded by any downstream infrastructure, including but not limited to wastewater treatment and infiltration areas. It shall be the applicant's responsibility to ensure (and pay for any expenses related to) that tank discharges do not impact the private wastewater treatment system.~~
- ~~e) The Applicant and or the BCRD will grant permission to the City for the installation of a security fence around the water tank prior to any final plat recordation.~~
- ~~f) The applicant shall repair Quigley Road to its original condition or better at the conclusion of water main and or utility installations.~~
- ~~g) Fire hydrants shall be on the same side of the road as the water main.~~
- ~~h) Water Service to Lot 4 Block 15 shall be a water service not a water main. The water main shall not extend beyond the "loop" from Winter Wheat Way. The property owner is responsible for flushing and maintaining this extended service behind the meter.~~
- ~~i) The Water Service to Lot 3 Block 15 shall connect to the water main "loop", not from the extended service to Lot 4.~~
- ~~j) There must be a single Water Service for each lot a service cannot be split or y ed across the road.~~
- ~~k) The irrigation system shall be owned and maintained by the HOA.~~
- ~~l) The irrigation system shall be owned and maintained by the HOA. No irrigation components are allowed to connect to the City's potable water system, and no City potable water is allowed for irrigation.~~
- ~~m) Domestic Water Services must contain a meter vault. A stub after the meter vault with no connection until a later date may be permitted by City staff. A water service and meter vault shall be installed in the School District sports field parcel (Block 1).~~
- ~~n) Water Service sizes to the large Parcels shall be adequate to serve each parcel without having to recut the roads.~~
- ~~o) The hospitality site shall connect directly into the city's existing 12 inch main from the tank to simplify the loop around Cottontail Way, if supported by the water pressure model.~~
- ~~p) The proposed Irrigation main shown on Sheet C5 shall be configured to provide service to all lots.~~
- ~~q) The project shall follow the City's odd/even watering days, and as may be amended from time to time.~~

~~21) Parks and Open Space.~~

- ~~a) The open space as shown satisfies the parks requirements of Hailey Municipal Code.~~
- ~~b) A public process shall take place to determine the future of the north/south berms on the west side of Block 1, parcel dedicated to Blaine County School District.~~
- ~~c) The sports fields on Block 1 shall not be lit.~~
- ~~d) The design and location of the Toe of the Hill Trail shall consider the City well site.~~
- ~~e) Resolution of the winter Nordic trails in the vicinity of the wetland treatment facility shall minimize hillside cut and fill.~~

The remaining and/or revised Conditions of Approval have been reflected below. Each are expected to be met and are placed on approval of this Application:

1. All Fire Department and Building Department requirements shall be met.
2. All City infrastructure requirements shall be met as outlined in Chapter 16.05 and 16.08 of the Subdivision Title. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department approval and shall meet City Standards where required.
3. Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 16.02.080 of the Hailey Municipal Code.
4. All improvements and all other requirements shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.
5. Any Subdivision Inspection Fees due shall be paid prior to recordation of Final Plat.
6. Any Application Development Fees shall be paid prior to recordation of Final Plat.
7. All of the requirements of the Annexation, Services and Development Agreement dated August 16, 20147, and the Large Block Plat Conditions of Approval dated July 9, 2018, still apply.
8. A Wastewater Discharge Agreement shall be developed ~~prior to Final Plat~~, and recorded, which addresses timing of discharge, monitoring, wastewater billing, operations, and maintenance responsibilities of the system components.
9. A utility easement for the water main cuts across proposed Lot 1 of Block 15 shall be depicted on the Final Plat for City access if repairs and/or replacement are warranted. This easement shall be shown on the Final Plat and reviewed/approved by Staff prior to recordation.

Motion Language:

Approval: Motion to approve the Final Plat Application by Quigley Farm & Conservation Community, LLC, c/o Hennessy Company, wherein Block 15, Quigley Farm Subdivision Large Block Plat, is subdivided into four (4) lots, and Parcels A and E. This project is located within the General Residential (GR), Recreational Greenbelt (RGB), and Peri-Urban Agriculture (PA) Zoning Districts, meets the standards of approval set forth in the Hailey Municipal Code, and has been approved by the Hailey City Council, subject to the following conditions, (1) through (9), as noted above.

Denial: Motion to deny the Final Plat Application for Block 15 of the Quigley Farm Subdivision finding that _____ [Council should cite which standards are not met and provide the reason why each identified standard is not met].

Continuation: Motion to continue the public hearing to _____ [the Council should specify a date].

QUIGLEY FARM, BLOCK 15 LOTS 1-4 & PARCEL E

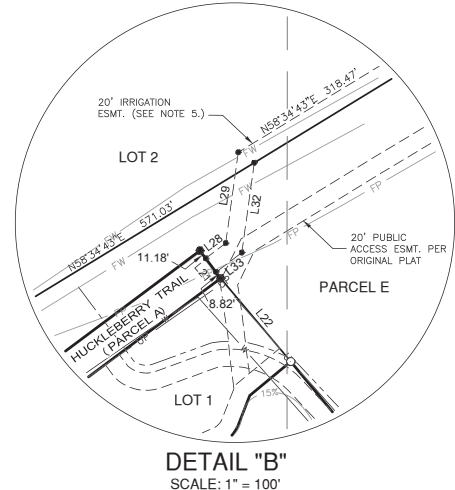
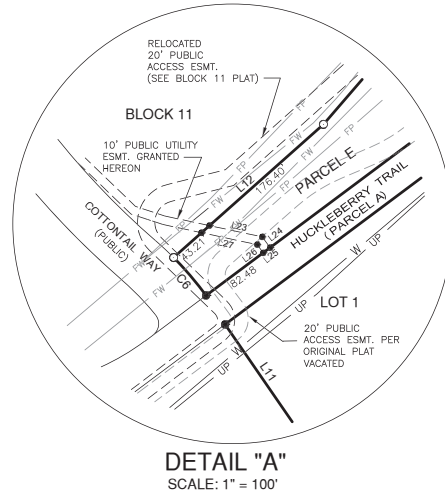
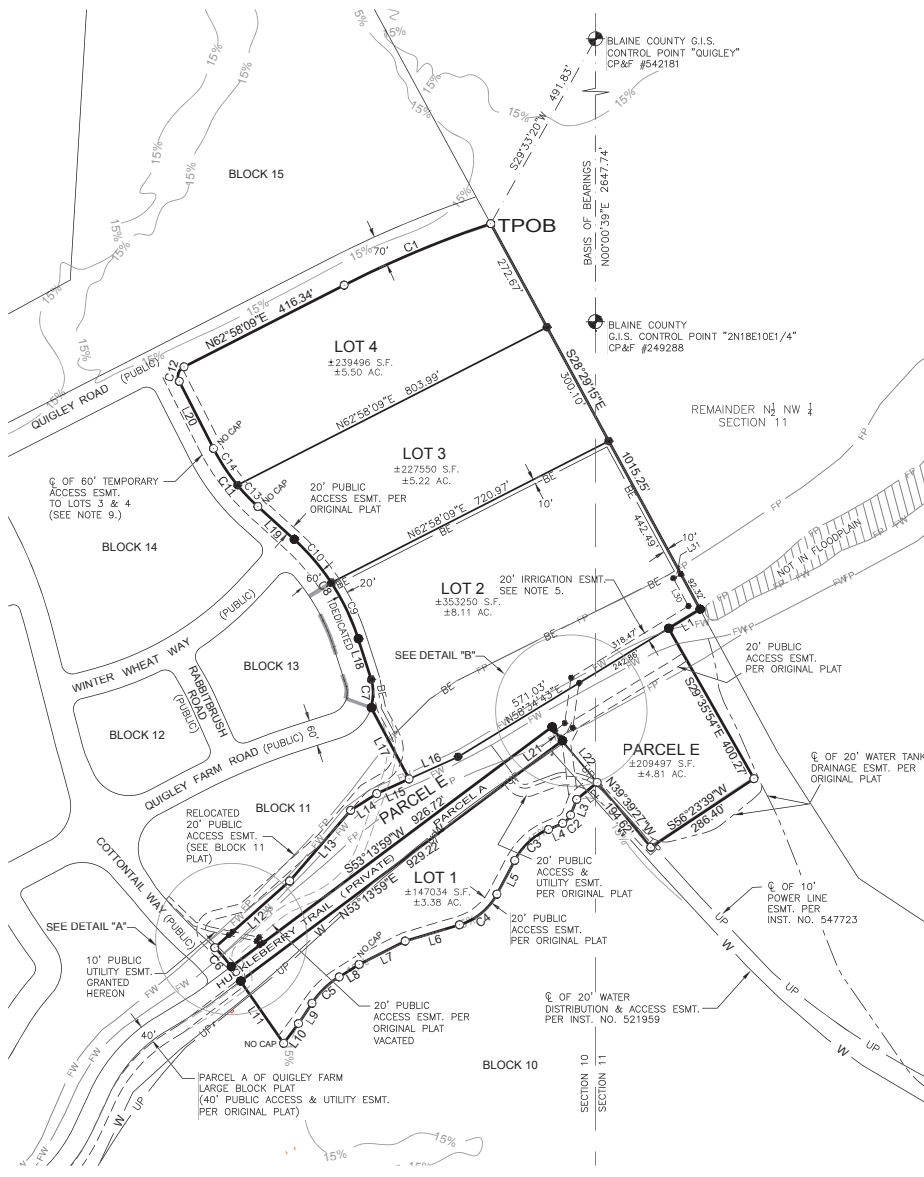
LOCATED WITHIN: SECTIONS 10 & 11, TOWNSHIP 2 NORTH, RANGE 18 EAST, B.M.,
CITY OF HAILEY, BLAINE COUNTY, IDAHO

WHEREIN QUIGLEY FARM BLOCK 15 IS SUBDIVIDED AND
THE 20' PUBLIC ACCESS EASEMENT IS RELOCATED.

SEPTEMBER 2022

LEGEND

- BLOCK BOUNDARY
- LOT LINE
- ADJOINING PROPERTY LINE
- BUILDING ENVELOPE
- FLOODPLAIN BOUNDARY (SEE NOTE 2)
- FLOODWAY BOUNDARY (SEE NOTE 2)
- PUBLIC ACCESS EASEMENT
- 20' PUBLIC ACCESS EASEMENT VACATED
- LIMIT OF ROAD DEDICATION
- 20' WATER DISTRIBUTION & ACCESS ESMT.
- 10' POWER LINE ESMT.
- 20' WATER TANK DRAINAGE ESMT.
- BLAINE COUNTY GIS TIES
- SECTION LINE
- HILLSIDE OVERLAY DISTRICT (15% SLOPE)
- FOUND 5/8" REBAR, PLS #13764, OR AS NOTED
- SET 5/8" REBAR, PLS #9561
- SET 1/2" REBAR, PLS #9561
- FOUND BRASS CAP



HEALTH CERTIFICATE

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

Dated: _____

South Central Public Health District, REHS



			QUIGLEY FARM, BLOCK 15 LOTS 1-4 & PARCEL E		
			LOCATED WITHIN: SECTIONS 10 & 11, T2N, R18E, B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO		
PREPARED FOR: HENNESSY COMPANY					
PROJECT NO. 20142	DWG BY: SKS/CPL	20142-Block15.dwg			
FINAL PLAT	DATE: 09/22/2022	SHEET: 1 OF 3			

QUIGLEY FARM, BLOCK 15 LOTS 1-4 & PARCEL E

LOCATED WITHIN: SECTIONS 10 & 11, TOWNSHIP 2 NORTH, RANGE 18 EAST, B.M.,
CITY OF HAILEY, BLAINE COUNTY, IDAHO

WHEREIN QUIGLEY FARM BLOCK 15 IS SUBDIVIDED AND
THE 20' PUBLIC ACCESS EASEMENT IS RELOCATED.

SEPTEMBER 2022

LINE DATA

LINE	BEARING	DISTANCE
L1	S58°34'43"W	85.14'
L2	S50°20'33"W	61.56'
L3	S21°24'41"W	38.79'
L4	S66°39'07"W	36.03'
L5	S27°58'47"W	88.33'
L6	S73°21'12"W	131.41'
L7	S63°05'37"W	119.55'
L8	S57°53'54"W	54.20'
L9	S33°44'04"W	56.38'
L10	S36°52'50"W	57.08'
L11	N34°44'20"W	175.30'
L12	N48°19'52"E	232.01'
L13	N40°46'12"E	215.80'
L14	N57°17'25"E	72.95'
L15	N65°43'21"E	81.92'
L16	N65°43'21"E	124.23'
L17	N27°56'01"W	188.41'
L18	N17°48'47"W	99.10'
L19	N47°46'37"W	113.07'
L20	N27°01'51"W	174.25'
L21	N36°46'01"W	40.00'
L22	N40°06'58"W	126.03'

EASEMENT LINE DATA

LINE	BEARING	DISTANCE
L23	S77°55'20"E	62.36'
L24	S36°00'16"E	15.45'
L25	S53°13'59"W	10.00'
L26	N36°00'16"W	11.75'
L27	N77°55'20"W	65.86'
L28	N52°49'26"E	29.08'
L29	N07°52'59"E	106.21'
L30	N28°29'15"W	73.32'
L31	N61°30'45"E	20.00'
L32	S07°52'59"W	105.00'
L33	S52°49'26"W	37.50'

SURVEYOR'S NARRATIVE:

- THE PURPOSE OF THIS PLAT IS TO CREATE FOUR LOTS AND ONE PARCEL WITHIN BLOCK 15, AND TO RELOCATE THE EXISTING 20' ACCESS EASEMENT. FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL OR REPLACEMENTS OF ORIGINAL CORNERS.
- DOCUMENTS USED IN THE COURSE OF THIS SURVEY:
 - FINAL PLAT OF THE "QUIGLEY FARM LARGE BLOCK PLAT", INST. NO. 653825.

NOTES:


- REFER TO THE "QUIGLEY FARM LARGE BLOCK PLAT" AND CC&R'S, RECORDED AS INSTRUMENT NOS. 653825 & 653826, FOR CONDITIONS AND/OR RESTRICTIONS GOVERNING THIS PROPERTY.
- THE FLOODPLAIN & FLOODWAY BOUNDARY AREAS DESIGNATED ON THIS MAP ARE CONSIDERED REASONABLE FOR REGULATORY PURPOSES, HOWEVER, BENCHMARK ASSOCIATES NEITHER REPRESENTS, GUARANTEES, WARRANTS, NOR IMPLIES THAT AREAS OUTSIDE OF THE DESIGNATED FLOODPLAIN AREA ARE SAFE AND FREE FROM FLOODS OR FLOOD DANGER. WHERE THE FLOODPLAIN IS NOT SHOWN, THE FLOODWAY AND FLOODPLAIN BOUNDARIES ARE IDENTICAL.

FLOODPLAIN INFORMATION:
FLOOD INFORMATION IS BASED ON A FLOOD STUDY CONDUCTED BY BROCKWAY ENGINEERING IN 2016 AND ADOPTED BY FEMA PER CASE NUMBER16-10-037IP, SUBJECT TO CHANGE WITH RIVER MEANDER.
- A TEN FOOT WIDE PUBLIC SNOW STORAGE EASEMENT SHALL EXIST ADJACENT TO ALL PUBLIC & PRIVATE STREETS.
- A TEN FOOT WIDE PUBLIC UTILITY EASEMENT SHALL EXIST ADJACENT TO ALL PUBLIC & PRIVATE STREETS, AND CENTERED ON ALL SIDE LOT LINES.
- A 20 FOOT WIDE IRRIGATION EASEMENT TO BENEFIT THE QUIGLEY FARM HOMEOWNERS' ASSOCIATION IS GRANTED WITHIN LOT 2 AND PARCEL E AS SHOWN HEREON.
- THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ANNEXATION, SERVICES, AND DEVELOPMENT AGREEMENT FOR QUIGLEY FARM WHICH IS RECORDED UNDER INSTRUMENT NO. 645279, RECORDS OF BLAINE COUNTY, IDAHO.
- LOTS 1-4 ARE ZONED GENERAL RESIDENTIAL (GR) AND ARE ALSO PART OF THE PERI-URBAN AGRICULTURE OVERLAY.
- PARCEL E IS ZONED RECREATIONAL GREEN BELT (RGB).
- A 60 FOOT WIDE TEMPORARY ACCESS AND UTILITY EASEMENT TO BENEFIT LOTS 3 & 4 IS GRANTED AS SHOWN HEREON. SAID EASEMENT WILL BE VACATED UPON DEDICATION OF THE REMAINDER OF QUIGLEY FARM ROAD.
- PARCEL A (HUCKLEBERRY TRAIL) IS A 40' WIDE PUBLIC ACCESS & UTILITY EASEMENT DEDICATED FOR PUBLIC USE PER ORIGINAL PLAT.

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2465.00'	368.01'	367.67'	N67°14'46"E	8°33'14"
C2	39.93'	26.93'	26.42'	S43°35'14"W	38°38'32"
C3	160.00'	107.99'	105.96'	S47°18'57"W	38°40'20"
C4	145.00'	114.78'	111.81'	S50°40'34"W	45°21'14"
C5	210.00'	88.57'	87.91'	S45°48'59"W	24°09'50"
C6	385.00'	57.82'	57.77'	N40°29'43"W	8°36'18"
C7	110.00'	64.80'	63.87'	N00°42'13"W	33°45'08"
C8	530.00'	276.93'	273.79'	N32°48'31"W	29°56'13"
C9	530.00'	144.36'	143.91'	N25°38'35"W	15°36'21"
C10	530.00'	132.57'	132.22'	N40°36'41"W	14°19'52"
C11	470.00'	170.18'	169.25'	N37°24'14"W	20°44'47"
C12	25.00'	39.27'	35.36'	N17°58'09"E	90°00'00"
C13	470.00'	68.65'	68.59'	N43°35'34"W	8°22'06"
C14	470.00'	101.54'	101.34'	N33°13'11"W	12°22'40"



	QUIGLEY FARM, BLOCK 15 LOTS 1-4 & PARCEL E	
	LOCATED WITHIN: SECTIONS 10 & 11, T2N, R18E, B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO	
PREPARED FOR: HENNESSY COMPANY		
PROJECT NO. 20142	DWG BY: SKS/CPL	20142-Block15.dwg
FINAL PLAT	DATE: 09/22/2022	SHEET: 2 OF 3

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 12/11/2023 **DEPARTMENT:** Community Development **DEPT. HEAD SIGNATURE:** RD

SUBJECT: Third Reading of Ordinance No. 1331, an Ordinance approving the Planned Unit Development (PUD) Application by Darin and Kathleen Barfuss, for the proposal of Star Light Lane Subdivision, located at the intersection of Silver Star Drive and Broadford Road, within the Limited Residential (LR-2) Zoning District (1371 Silver Star Drive; Hailey Fr S1/2 TI 7731 & TI 7732 Sec 16 2N 18E). The Applicant is proposing to subdivide the parcel into six (6) residential lots and construct five (5) single-family dwellings on five (5) lots, with the sixth (6th) lot to remain as-is.

At this time, the Applicant is proposing a Community Housing amenity of one (1) deed-restricted, single-family dwelling unit in exchange for a waiver to the requirement below:

- Minimum lot size of the LR-2 Zoning District.

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

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED: The proposed project is located at the intersection of Silver Star Drive and Broadford Road in the Limited Residential (LR-2) Zoning District, or 1731 Silver Star Drive (Hailey Fr S1/2 TI 7731 & TI 7732 Sec 16 2N 18E). The Applicant seeks to subdivide the entire parcel into six (6) lots. While the parcel is bifurcated by Silver Star Drive, the Applicant seeks to subdivide the northern piece of land, approximately 53,000 square feet, into five (5) single-family lots ranging in size from 9,620 to 12,027 square feet— to be known as Star Light Lane Subdivision. Except for the installation of municipal services, the Applicant does not plan to develop the southern parcel, Lot 6, which is approximately 117,000 square feet in size, at this time.

Waiver Requested: Chapter 17.10.040: Developer Benefits, allows for the request of modifications or waivers of the zoning and subdivision requirements. The Applicant requests the following waiver:

- Waiver of the minimum lot size in the Limited Residential (LR-2) Zoning District (Section 17.04B.050).

Amenity Proposed: Chapter 17.10.030.I General Requirements, Amenities, requires that each Planned Unit Development Application provide one (1) or more amenities. Community Housing is listed as an eligible amenity and defined in the Hailey Municipal Code as such:

Through a deed restriction, a dwelling unit that is restricted by size, type, and cost, and/or that is for sale or rent exclusively to individual(s) meeting income, occupancy and/or other affordable community housing criteria established in a community housing plan approved by the City of Hailey.

Local Housing (Category L) Amenity: Within the proposed Star Light Lane Subdivision, the Applicant is offering to designate one (1) of the single-family dwellings as a Locals Only (Category L) Community Housing Unit. This type of community housing would apply to one (1) of the five (5) units proposed. To further elaborate, the Applicant plans to restrict 1 of the units to the “Locals Only” criteria essentially specified as — “No Income Limit but must be a full-time resident of Blaine County”, and also found in greater detail in the attached documents.

The Locals Only (Category L) Program is intended to meet the middle and upper middle income, 100-120% of the area median income (AMI) of residents in Hailey and Blaine County. Preliminary data from the City’s Housing Needs Assessment shows that the rate of home ownership in these categories is disproportionately low. Locals Only Housing can help provide housing for the “missing middle”: people who work locally and earn too much to qualify for income restricted housing yet too little to purchase a home in Hailey.

While market home prices continue to exceed affordability standards for working families in the

community—even for families earning above the Area Medium Income— Staff welcomes the Applicant’s proposed amenity of one (1) new single-family Community Housing unit.

Various attachments, including a draft Planned Unit Development Agreement, are attached hereto.

Attachments:

- Draft Ordinance: Planned Unit Development Agreement
 - Draft Planned Unit Development Agreement
 - Locals Only Housing Agreement

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Budget Line Item # _____
Estimated Hours Spent to Date:
Staff Contact: Robyn Davis

Caselle # _____
YTD Line-Item Balance \$ _____
Estimated Completion Date:
Phone # 788-9815 #2015

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

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

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion Language:

Approval: Conduct a Third Reading of Ordinance No. 1331, an Ordinance approving a Planned Unit Development (PUD) Application by Darin and Kathleen Barfuss for the proposed Star Light Lane Subdivision, located at the intersection of Silver Star Drive and Broadford Road, within the Limited Residential (LR-2) Zoning District (1371 Silver Star Drive; Hailey Fr S1/2 TI 7731 & TI 7732 Sec 16 2N 18E), finding that the application meets all City Standards, and that Conditions (1) through (5) will be met.

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./Agrmt. /Order Originals: *Additional/Exceptional Originals to: _____
Copies (all info.): Copies Instrument # _____



Staff Report Hailey City Council Regular Meeting of November 13, 2023

To: Hailey City Council
From: Robyn Davis, Community Development Director
Overview: Consideration of a Planned Unit Development (PUD) Application by Darin and Kathleen Barfuss for the proposed Star Light Lane Subdivision, located at the intersection of Silver Star Drive and Broadford Road, within the Limited Residential (LR-2) Zoning District (1371 Silver Star Drive; Hailey Fr S1/2 TI 7731 & TI 7732 Sec 16 2N 18E). The Applicant is proposing to subdivide the parcel into six (6) residential lots and construct five (5) single-family dwellings on five (5) lots, with the sixth (6th) lot to remain as-is. At this time, the Applicant is proposing a Community Housing amenity of one (1) deed-restricted, single-family dwelling in exchange for a waiver to the requirement below:

- Minimum lot size of the LR-2 Zoning District.

The PUD Application will be heard concurrently with a Preliminary Plat Application.

Hearing: November 13, 2023

Applicant: Darin and Kathleen Barfuss
Location: 1371 Silver Star Drive (Hailey Fr S1/2 TI 7731 & TI 7732 Sec 16 2N 18E)
Zoning/Size: Limited Residential (LR-2); 1.20 acres (52,272 square feet)

Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners and public agencies on October 25, 2023. Onsite Notice was posted on November 6, 2023.

Application: The proposed project is located at the intersection of Silver Star Drive and Broadford Road in the Limited Residential (LR-2) Zoning District, or 1731 Silver Star Drive (Hailey Fr S1/2 TI 7731 & TI 7732 Sec 16 2N 18E). The Applicant seeks to subdivide the entire parcel into six (6) lots. While the parcel is bifurcated by Silver Star Drive, the Applicant seeks to subdivide the northern piece of land, approximately 53,000 square feet, into five (5) single-family lots ranging in size from 9,620 to 12,027 square feet— to be known as Star Light Lane Subdivision. Except for the installation of municipal services, the Applicant does not plan to develop the southern parcel, Lot 6, which is approximately 117,000 square feet in size, at this time.

Waiver Requested: Chapter 17.10.040: Developer Benefits, allows for the request of modifications or waivers of the zoning and subdivision requirements. The Applicant requests the following waiver:

- Waiver of the minimum lot size in the Limited Residential (LR-2) Zoning District (Section 17.04B.050).

Amenity Proposed: Chapter 17.10.030.I General Requirements, Amenities, requires that each Planned Unit Development Application provide one (1) or more amenities. Community Housing is listed as an eligible amenity and defined in the Hailey Municipal Code as such:

that is for sale or rent exclusively to individual(s) meeting income, occupancy and/or other affordable community housing criteria established in a community housing plan approved by the City of Hailey.

Within the proposed Star Light Lane Subdivision, the Applicant is offering to designate one (1) of the single-family dwellings as a Locals Only (Category L) Community Housing Unit. Under the Locals Only Program, the intent is to provide housing for people that live and work locally yet can't afford to purchase a market rate home. Various parameters apply and the following requirements, with specific attention to the underlined language, under the Locals Only Program, shall be met:

2.8 "Qualified Household" means one Qualified Resident or a group of persons that contains at least one Qualified Resident. A Qualified Household may have occupants that are not Qualified Residents as long as at least one occupant is a Qualified Resident, and household net worth meets Qualified Resident standards provided in paragraph 2.10 hereinbelow.

2.9 "Qualified Resident" means a person who works an average of fifteen hundred (1,500) hours or more per year at a business in Blaine County, Idaho that holds a valid and current business license, pays sales taxes, and is otherwise generally recognized as a legitimate business. Government and non-profit organizations qualify as employment with a business in Blaine County. Exceptions to the employment requirement apply to persons who hold verified, genuine offers of such employment, who otherwise qualify. A person remains a qualified resident if after ownership said person retires from or becomes disabled from qualifying employment.

2.10 "Qualified Buyer" is a person or group of people meeting and in full compliance with the qualifications and conditions set forth herein, by virtue of employment in Blaine County as set forth hereinabove, owns no other real properties upon taking title to the deed restricted unit contemplated herein, and can demonstrate a maximum net worth of no more than five hundred thousand dollars (\$500,000.00). (Five Hundred Thousand Dollars buying power may decline or rise over time and shall be calculated using the US Bureau of Labor Statistics "CPS Inflation Calculator" or similar recognized tool in place at the time of calculating qualification compared to the date of adoption hereof). The qualified buyer must also have a complete and current application on file with HAILEY, its assigns or a then affordable community housing non-profit doing business in Blaine County, at the time a contract for the Sale of the Property is entered into between an Owner and the Qualified Buyer. The City of Hailey, and any non-profit corporation in the business of supplying, maintaining, and administering affordable community housing in Blaine County may also be deemed a qualified buyer.

While the proposed PUD would allow the Community Housing Unit to be sold, refinanced, and resold at market value, a Locals Only Deed Covenant would restrict the sale to purchasers based on the eligibility criteria specified above, and noted within the Covenant. Further, the Locals Only Deed Covenant does not involve price appreciation caps, income limits, monthly rental rate limits, nor household size requirements, yet, and more importantly, it can be instrumental to housing markets in resort towns by restricting ownership and tenancy to full-time residents and workers in the locale.

Such a program is modeled by the Vail "InDeed" program and Park City's "Lite Deed Restriction Program." It is also exemplified as a Condition of Approval within the River Lane and Maple Street Apartments projects and resembles the Blaine County Housing Authority's (BCHA) "Section L" Income Category. Per Section L, certain BCHA units are available based on "No Income Limit but [the stipulation that a member of the household] must be a full-time resident of Blaine County" (see BCHA's [2020 Community Housing Guidelines, page 2](#)). Similarly, Community Housing units owned and managed by local employers' support housing accessibility for our local workforce and community members.

The data from Hailey's Housing Needs Assessment highlights the housing burdens of people earning between 100-120% of the area's median income. The data further shows that the rate of home ownership for people in Hailey earning about \$80,000 per year is low - of the people in this income

group, about half rent and half own their homes. The low rate of home ownership in the 100-120% AMI group indicates outpricing and the need for more “Locals Only (Category L)” housing. As discussed above, housing that is reserved for full-time residents and workers yet not capped at a certain value is beneficial both to resort communities and the people who call them home.

Both the eligibility criteria and the proposed type of deed covenant aligns with the City’s longstanding and urgent housing goals. The Hailey Comprehensive Plan speaks to the economic, environmental, and social benefits of increasing housing accessibility for the local workforce and community members.

Specifically, Section 8: Housing of the Comprehensive Plan states:

- “If affordable housing for employees to purchase and/or rent cannot be provided, it will limit the growth potential and sustainability of local businesses”;
- “Carbon emissions are reduced, and air quality is improved when employees live close to work. In addition, fewer commuters will alleviate the demand for more highway lanes and asphalt; and
- “Quality of life and safety improve when critical care employees live within close responding distance. Children do better in school when parents are at home in the mornings and evenings. Homeowners are more active in their communities, creating a greater vibrancy and sense of unity” (Section 8: Housing, page 38).

Additionally, the Plan references mechanisms that encourage or support housing accessibility, including land use planning and housing programs that provide a **diversity of unit types** for households with varying needs. In recent years, the City has sought to diversify Hailey’s housing stock by planning for townhouses, duplexes, cottages, accessory dwellings, tiny homes on wheels, co-living dwellings, as well as Community Housing units. Variety in the unit types and eligibility stipulations of Hailey’s Community Housing is also important. As stated by the Plan, “the types and methods of providing community housing should be re-examined, but the ongoing need for affordable homes – whether for rent or for sale – remains an important challenge” (Section 8: Housing, page 38).

While market home prices continue to exceed affordability standards for working families in the community—even for families earning above the Area Medium Income— Staff welcomes the Applicant’s proposed amenity of one (1) new single-family Community Housing unit. Staff finds the proposed amenity to be commensurate with the requested waivers and/or modifications of the zoning and subdivision requirements.

Procedural History: The Applicant submitted a Planned Unit Development Application, in tandem with a Preliminary Plat Application, on December 12, 2022, then heard by the Planning and Zoning Commission on March 6, 2023 in tandem with a Preliminary Plat Application. On July 19, 2023, the Applicant resubmitted a plat to reflect the Commission’s recommendation. The updated Preliminary Plat and Planned Unit Development Applications were heard and recommended for approval on September 5, 2023. The Council will hear both items virtually via Go-To-Meeting and in-person in the Council Chambers at Hailey City Hall on November 13, 2023.

Standards of Evaluation
17.10.030: General Requirements:

A.		The minimum gross size for properties that may be developed as a PUD is one (1) acre, except in the Business and Limited Business zoning districts within the Central Business District, the minimum gross size shall be 18,000 square feet. All land within the development shall be contiguous except for intervening streets and waterways.
Staff Comments		<i>The proposed PUD site – which includes the five (5) proposed lots on the northern parcel - is 1.20 acres or 52,272 square feet in size and, therefore, compliant with this standard.</i>
B.		A tract or parcel of land proposed for PUD development must be in one (1) ownership or the subject of an application filed jointly by the owners of all property included.
Staff Comments		<i>The parcel is in the ownership of Darin and Kathleen Barfuss.</i>
C.		Area Development Plan:
	C.1	When the owner of Contiguous Parcels is required to obtain PUD approval for any portion of the Contiguous Parcels, an Area Development Plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:
	C.1.a	Streets, whether public or private, shall provide an interconnected system and be adequate to accommodate anticipated vehicular and pedestrian traffic.
Staff Comments		<i>The Applicant is not proposing any new streets, neither public nor private. Silver Star Drive is existing and will be retained as a public street for connectivity to the surrounding parcels, and subdivisions, and ingress/egress to the proposed subdivision.</i> <i>Per the recommendation of Staff, the Applicant will not complete sidewalk improvements along the Silver Star Drive frontage. Rather than provide an island of sidewalks, the Applicant has agreed to construct a portion of the shared-use path via sidewalk in-lieu fees, as well as to satisfy the parks/pathway requirement. A formalized shared-use path along Broadford Road and South River Street improvements are anticipated in the next few years. The exact contribution will be drafted and approved by the City Engineer prior to issuance of all Building Permits associated with proposed Lot 5. A Condition of Approval has been added within the Preliminary Plat Staff Report that allocates such fees toward the shared use path along Broadford Road.</i>
C.1.b		Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways, and provide an interconnected system to streets, parks and green space, public lands, or other destinations.
Staff Comments		<i>See above, Section 17.10.030.C.1.A.</i>
C.1.c		Water main lines and sewer main lines shall be designed in the most effective layout feasible.
Staff Comments		<i>Water and Wastewater services are readily available for the proposed single-family lots (5). The proposed connections have been approved by the Public Works Staff and have been analyzed in the associated Preliminary Plat Staff Report.</i> <i>While no development or redevelopment of Lot 6 is proposed, the Applicant is contemplating immediate municipal connections to proposed Lot 6 – which currently is serviced by wells and drain fields. If the Applicant proceeds with such infrastructure improvements, rather than amend the Colorado Gulch Preserve Annexation, Services, and Development Agreement to change the stipulations that trigger connection to municipal services—from subdivision to a 10-year timeline, sale, or development of the parcel, as originally contemplated — the City supports and encourages immediate municipal connections to the proposed subdivision (lots 1-6), as well as the dedication of one (1) community housing unit (Locals Only) within the Star Light Lane Subdivision.</i>
C.1.d		Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.
Staff Comments		<i>The proposed connections have been approved by Public Works Staff and will be analyzed prior recording of the Final Plat.</i>
	C.1.e	Park land shall be most appropriately located on the Contiguous Parcels.
Staff Comments		<i>The Applicant proposes to satisfy the Parks/Pathways requirement with a pathway contribution, see Section 17.10.030.C.1.a.</i>

C.1.f	Grading and drainage shall be appropriate to the Contiguous Parcels.
Staff Comments	<i>A Grading and Drainage Plan will be submitted and reviewed by the City Engineer.</i>
C.1.g	Development shall avoid easements and hazardous or sensitive natural resource areas.
Staff Comments	<i>N/A – No hazardous nor sensitive natural resource areas exist onsite.</i>
C.2	Upon any approval of the PUD Application, the Owner shall be required as a Condition of Approval to record the Area Development Plan or a PUD Agreement depicting and/or detailing the approved Area Development Plan. The Area Development Plan shall bind the Owner and Owner’s successors.
Staff Comments	<i>The PUD Agreement has been submitted and is currently under review by the City Attorney, a draft of which is attached hereto. At this time, the Applicant plans to develop Lots 1-5 per the concurrent Preliminary Plat Application and maintain Lot 6 as-is.</i>
D.	Solar Access: Street and lot orientation, landscaping, and placement of structures shall provide for solar access to all south roofs and walls to the maximum extent feasible in order to promote energy efficiency.
Staff Comments	<i>As proposed, the single-family dwellings are south facing, maximizing solar access to the buildings and roofs. The Applicant is further proposing to prewire each home for future solar installations to promote energy efficiency and minimize energy consumption.</i>
E.	Access: Access shall be provided in accordance with standards set forth in Chapter 16.04, Development Standards, of this Code. Buildings may not be so arranged that any structure is inaccessible to emergency vehicles.
Staff Comments	<i>The Applicant has depicted vehicular and emergency access to the proposed single-family residences via a joint driveway (to lots 4 & 5) and parking access lane (to lots 1-3) on the attached site plan. While site access is under review by the Fire Department, no concerns have been shared at this time.</i>
F.	Underground Utilities: Underground utilities, including telephone and electrical systems, shall be required within the limits of all PUDs.
Staff Comments	<i>All utilities will be underground.</i>
G.	Public Easement: In each case where a PUD project is located adjacent to public lands, a public easement to those lands shall be provided. All existing public accesses to public lands must be preserved.
Staff Comments	<i>N/A – The proposed project is not located adjacent to public lands.</i>
H.	Pathways: In each case where a PUD project encompasses a non-vehicular pathway as depicted on the Master Plan, a pathway constructed to City standards shall be provided.
Staff Comments	<i>The Applicant has agreed to construct a portion of the Broadford Road shared-use path by diverting sidewalk in-lieu fees to the pathway, as well as to satisfy the parks/pathway requirement. A formalized shared-use path along Broadford Road and South River Street improvements are anticipated in the next few years. The exact contribution will be drafted and approved by the City Engineer prior to issuance of all Building Permits associated with proposed Lot 5. A Condition of Approval has been added within the Preliminary Plat Staff Report that allocates such fees toward the shared use path along Broadford Road.</i>
I.	Amenities: Each PUD shall provide one or more of the following amenities, commensurate with the size and density of the development, and commensurate with the modifications requested by the applicant, to ensure a public benefit:
	I.1
	Green Space. All Green Space shall be granted in perpetuity and the PUD agreement shall contain restrictions against any encroachment into the Green Space. Where a subdivision is involved as part of the PUD approval process, Green Space shall be identified as such on the plat. A long-term maintenance plan shall be provided. Unless otherwise agreed to by the City, the PUD agreement shall contain provisions requiring that property owners within the PUD shall be responsible for maintaining the Green Space for the benefit of the residents or employees of the PUD and/or by the public. Green space shall be set aside in accordance with the following formulas:

		For residential PUDs	A minimum of .05 acres per residential unit.
		For non-residential PUDs	A minimum of 15% of the gross area of the proposed PUD.
Staff Comment		<i>N/A – The Applicant is providing Community Housing as an amenity.</i>	
	I.2	Active Recreational Facilities: Active recreational facilities include amenities such as a swimming pool, tennis courts or playing fields, of a size appropriate to the needs of the development. The PUD agreement shall contain provisions requiring that such facilities be maintained in perpetuity or replaced with another similar recreation facility.	
Staff Comment		<i>N/A – The Applicant is providing Community Housing as an amenity.</i>	
	I.3	Public Transit Facilities: Public transit facilities include a weather protected transit stop or transit station and must be located on a designated transit route.	
Staff Comment		<i>N/A – The Applicant is providing Community Housing as an amenity.</i>	
	I.4	Preservation Of Vegetation: Preservation of significant existing vegetation on the site must include the preservation of at least seventy five percent (75%) of mature trees greater than six-inch (6”) caliper on the site.	
Staff Comment		<i>% to N/A – The Applicant is providing Community Housing as an amenity.</i>	
	I.5	Wetlands: Protection of significant wetlands area must constitute at least ten percent (10%) of the gross area of the proposed PUD.	
Staff Comment		<i>N/A – The Applicant is providing Community Housing as an amenity.</i>	
	I.6	River Enhancement: Enhancement of the Big Wood River and its tributaries, must include stream bank restoration and public access to or along the waterway.	
Staff Comment		<i>N/A – The Applicant is providing Community Housing as an amenity.</i>	
	I.7	Community Housing: For residential PUDs, the provision of at least ten percent (10%) of the approved number of dwelling units or lots as community housing units affordable to households earning between seventy percent (70%) and one hundred twenty percent (120%) of the area median income. This provision may be modified for individual projects based on the merits of the proposal as determined by the Commission and Council.	
Staff Comment		<p><i>The Applicant is proposing to designate one (1) of the five (5) new single-family residences as a Community Housing Unit. As described at the start of this report and permitted by the portion of the standard that grants the Commission and Council flexibility, City Staff and the Applicant have negotiated that the single-family Community Housing Unit be sold under a deed covenant to local residents of Blaine County, as outlined in the attached PUD Agreement. The deed covenant will not involve price appreciation caps, income limits, monthly rental rate limits, nor household size requirements.</i></p> <p><i>Both the eligibility criteria, and the deed restriction stipulations support the City’s longstanding and urgent housing goals. Staff welcomes the Applicant’s proposed amenity of one (1) new single-family Community Housing Unit and finds the proposed amenity to be commensurate with the requested waivers and/or modifications of the zoning and subdivision requirements.</i></p>	

	I.8	Local Deed-Restricted Housing: For residential PUDs, the provision of at least thirty percent (30%) of the approved number of dwelling units or lots as local deed-restricted housing as defined by the local housing authority in its Community Housing Guidelines and reserved for households within the political boundaries of Blaine County Idaho (residing full-time in Hailey, Idaho), and whose primary residence is within the residential PUD.				
Staff Comment		<i>As described above, the Applicant is offering to deed restrict and designate 20% of the PUD's dwellings as Community Housing Units. The deed restriction is that of a Locals Only Restriction and does not fall within 70% to 120% AMI, as required above.</i> <i>Staff welcomes the Applicant's proposed amenity of one (1) new single-family Community Housing Unit and finds the proposed amenity to be commensurate with the requested waivers and/or modifications of the zoning and subdivision requirements.</i>				
	I.9	Real Property: Dedication or conveyance of real property or an interest in real property to the city.				
Staff Comment		<i>N/A – The Applicant is providing Community Housing as an amenity.</i>				
	I.10	Sidewalks. Off-site sidewalk improvements shall be constructed according to City Standard Improvement Drawings and provided (in addition to sidewalk improvements that are required by ordinance adjacent to the subject property) in accordance with the following formulas: <table border="1" data-bbox="454 924 1291 1060"> <tr> <td>For residential PUDs</td> <td>A minimum of 100 linear feet per residential unit.</td> </tr> <tr> <td>For non-residential or mixed-use PUDs</td> <td>A minimum of 100 linear feet per 1000 square feet of gross floor area.</td> </tr> </table>	For residential PUDs	A minimum of 100 linear feet per residential unit.	For non-residential or mixed-use PUDs	A minimum of 100 linear feet per 1000 square feet of gross floor area.
For residential PUDs	A minimum of 100 linear feet per residential unit.					
For non-residential or mixed-use PUDs	A minimum of 100 linear feet per 1000 square feet of gross floor area.					
Staff Comment		<i>N/A – The Applicant is providing Community Housing as an amenity.</i>				
	I.11	Underground Parking: Underground parking must be provided for at least fifty percent (50%) of the required number of parking spaces in the PUD.				
Staff Comment		<i>N/A – The Applicant is providing Community Housing as an amenity.</i>				
	I.12	Energy Consumption. All principal buildings within the PUD must comply with sustainable building practices, as follows: <table border="1" data-bbox="462 1291 1291 1585"> <tr> <td>For residential PUDs</td> <td>Buildings comply with local “Built Green” standards for certification, federal EPA “Energy Star” program, or Leadership in Energy and Environmental Design - Homes (LEED-H) standards for basic certification.</td> </tr> <tr> <td>For non-residential or mixed-use PUDs</td> <td>Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification.</td> </tr> </table>	For residential PUDs	Buildings comply with local “Built Green” standards for certification, federal EPA “Energy Star” program, or Leadership in Energy and Environmental Design - Homes (LEED-H) standards for basic certification.	For non-residential or mixed-use PUDs	Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification.
For residential PUDs	Buildings comply with local “Built Green” standards for certification, federal EPA “Energy Star” program, or Leadership in Energy and Environmental Design - Homes (LEED-H) standards for basic certification.					
For non-residential or mixed-use PUDs	Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification.					
Staff Comment		<i>N/A – The Applicant is providing Community Housing as an amenity.</i>				
	I.13	Other Amenities: Other project amenities and/or benefits to the community that are found, by recommendation of the commission and approval of the council, to promote the purpose of this chapter and the goals and objectives of the comprehensive plan.				
Staff Comment		<i>N/A – The Applicant is providing Community Housing as an amenity.</i>				
17.10.040: Developer Benefits:						

The Council may grant modifications or waivers of certain zoning and/or subdivision requirements to carry out the intent of this Chapter and the land use policies of the City.	
Staff Comment	<i>In exchange for offering Community Housing Units, the Applicant requests a waiver to the minimum lot size of the Limited Residential (LR-2) Zoning District (Section 17.04B.050).</i>
17.10.040.01: Density Bonus:	
A.	The following maximum increases in density may be granted only if one of the following conditions are met, and if no other density increase has been granted:
	<i>Hailey's Municipal Code does not specify an underlying density for the LR-2 Zoning District; however, it does specify a minimum lot size of the district, to which the Applicant has requested a waiver.</i>
	<i>The site of the proposed PUD is 1.20 acres or approximately 52,272 square feet in size. By-right, the LR-2 Zoning District permits four (4) single-family lots of approximately 13,068 square feet in size on the site. The Applicant is proposing a total of five (5) dwelling units—marking a 25% increase to the maximum allowed density. The proposed plat best assimilates with the Limited Residential (LR-1) Zoning District, as well as the neighborhood directly north of the site, where the minimum lot size requirement is 8,000 square feet.</i>
	A.1 Ten percent (10%): Solar, wind, geothermal or other alternative renewable energy source will provide at least fifty percent (50%) of the total energy needs of the PUD.
Staff Comment	<i>N/A</i>
	A.2 Ten percent (10%): At least twenty five percent (25%) of the property included in the PUD is located in the floodplain and no development occurs within the floodplain.
Staff Comment	<i>N/A</i>
	A.3 Ten percent (10%): The developer of the PUD provides or contributes to significant off-site infrastructure benefiting the city (e.g., water tank, fire station).
Staff Comment	<i>N/A</i>
	A.4 Twenty percent (20%): The developer of the PUD provides or contributes to significant multi-modal infrastructure providing both vehicular and nonvehicular amenities benefiting the city and Wood River Valley.
Staff Comment	<i>As described in detail under Section 17.10.030.C.1.a and H, the Applicant proposes to construct a section of the Broadford Road shared-use path— with sidewalk in-lieu fees, as well as to satisfy the parks/pathway requirement. A formalized shared-use path along Broadford Road and South River Street improvements are anticipated in the next few years. The exact contribution will be drafted and approved by the City Engineer prior to issuance of all Building Permits associated with proposed Lot 5. A Condition of Approval has been added within the Preliminary Plat Staff Report that allocates such fees toward the shared use path along Broadford Road.</i>
	A.5 Ten percent (10%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for silver certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.
Staff Comment	<i>N/A</i>
	A.6 Fifteen percent (15%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for gold certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.
Staff Comment	<i>N/A</i>
	A.7 Twenty percent (20%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for platinum certification. The bonus

	unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.
Staff Comment	<i>N/A</i>
B.	Density bonuses for project amenities and benefits to the community other than those listed here may be granted by unanimous vote of the council, following a recommendation by the commission, in order to carry out the purpose and intent of this chapter and the land use policies of the city. (Ord. 1191, 2015)
Staff Comment	<i>City Staff finds the proposed community housing benefit to be commensurate with the requested waiver.</i>
17.10.040.02: Density Transfer:	
Densities may be transferred between zoning districts within a PUD provided the resulting density shall be not greater than aggregate overall allowable density of units and uses allowed in the zoning districts in which the development is located.	
Staff Comment	<i>N/A – No density transfer is requested.</i>
17.10.040.05: Phased Development Allowed:	
The development of the PUD may be planned in phases provided that as part of the general submission, a development schedule is approved which describes:	
A.	Parcels: The parcels that are to be constructed upon in each phase and the date of each phase submission.
Staff Comment	<i>N/A – The Applicant is not proposing a phased development, nor is City Staff requesting it.</i>
B.	Number of Units: The number of units to be built in each submission.
Staff Comment	<i>N/A – The Applicant is not proposing a phased development, nor is City Staff requesting it.</i>
C.	Schedule For Completion: A schedule for making contributions (if any), for the completion of project amenities and public improvements, for posting of security pursuant to subsection 17.10.050.08 of this Chapter, for dedication of Green Space, for conveyance of community housing and/or provision of employee housing.
Staff Comment	<i>N/A – The Applicant is not proposing a phased development, nor is City Staff requesting it.</i>
D.	Stage Planning: Each stage within the PUD shall be so planned and related to existing and/or planned services and facilities, including commercial space, such that each phase is self-sufficient and not dependent on later phases and so that failure to proceed to the subsequent stages will not have any adverse impacts on the PUD, its surroundings, or the community in general. Each stage shall also be planned so as to ensure that green space and any other amenities will be provided along with proposed construction at each phase of construction.
Staff Comment	<i>N/A – The Applicant is not proposing a phased development, nor is City Staff requesting it.</i>
17.10.040.06: Modifications to the Subdivision Standards:	
Standards in the Subdivision Title for streets, sidewalks, alleys, and easements, lots and blocks, and parks may be allowed. The requirements for sidewalks in the zoning districts set forth in Section 16.04.030 shall not be waived.	
Staff Comment	<i>Rather than complete the sidewalk improvements requested by this standard, the Public Works Department has recommended, and the Applicant has agreed, to construct a portion of the Broadford shared-use path. The reasons being that there are no sidewalks in the surrounding neighborhood; Staff agrees that an extension of the Broadford shared-use path would provide greater connectivity than an island of sidewalks on Silver Star Drive. The City is actively working towards closing the gap and further developing the Broadford Road shared-use path, and the Applicant’s participation will greatly assist with this effort.</i>

Subsection 17.10.050.04(C) sets forth Standards of Evaluation required by the City Council.		
A.	Standards of Evaluation	
	A.1	The proposed development can be completed within one (1) year of the date of approval or phase according to a development schedule as submitted in accordance with Section 17.10.040.05 of this chapter and approved by the City;
Staff Comment		<i>This standard shall be met within the standard timeline of a Building Permit, or 548 days. This has been added as a Condition of Approval.</i>
	A.2	The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic;
Staff Comment		<i>The existing public streets, Silver Star Drive and Broadford Road, are adequate to carry the residential traffic generated from the proposed units.</i>
	A.3	The PUD will not create excessive additional requirements at public cost for public facilities and services;
Staff Comment		<i>No excessive costs are anticipated from this project.</i>
	A.4	The existing and proposed utility services are adequate for the population densities and non-residential uses proposed;
Staff Comment		<i>Utility services are available and are adequate to service the density proposed.</i>
	A.5	The development plan incorporates the site's significant natural features;
Staff Comment		<i>The site is empty and flat, it does not contain any natural features worthy of protection.</i>
	A.6	Each phase of such development shall contain all the necessary elements and improvements to exist independently from proposed future phases in a stable manner;
Staff Comment		<i>N/A – No phases are proposed.</i>
	A.7	One or more amenities as set forth in subsection 17.10.030I of this chapter shall be provided to ensure a public benefit;
Staff Comment		<i>Please refer to Section I of this report for further details.</i>
	A.8	All exterior lighting shall comply with the standards set forth in subsection 17.08C of this chapter; and
Staff Comment		<i>All exterior lighting will be compliant, this has been made a Condition of Approval.</i>
	A.9	The proposed PUD Agreement is acceptable to the applicant and the City.
Staff Comment		<i>A draft PUD Agreement has been submitted and is attached. The City Attorney is currently reviewing the PUD Agreement, and comments, if any, will be brought to the hearing.</i>

Summary and Suggested Conditions: The Commission shall conduct a public hearing and review the Application, all supporting documents and plans, and recommendations of City Staff, in making their recommendation to the Council. In any public hearing on a PUD Application, the presiding officer may order the hearing to be continued for up to thirty (30) days at the same place, in which case no further published notice shall be required.

1. The proposed development is subject to Preliminary Plat approval by the Hailey City Council.
2. The project shall receive Planned Unit Development approval subject to the conditions outlined in the PUD Development Agreement.
3. A waiver is hereby granted as follows:
 - a. Waiver of the minimum lot size in the Limited Residential (LR-2) Zoning District (Section 17.04B.050).
4. In exchange for the waivers granted, the Applicant shall provide a community benefit through the provision of Community Housing:
 - a) By way of a deed covenant, the developer will restrict one (1) of the five (5) new single-family residential lots/units for sale to local employees, local employers, and/or local housing providers, as defined by the Planned Unit Development Agreement and the Locals Only Deed Covenant.
 - b) The designated community housing unit shall be identical to at least one (1) other new, market-rate residence in the subdivision.
5. The proposed development can be completed within the standard timeline of a Building Permit, or 548 days.

Motion Language:

Approval: Motion to approve a conduct a first reading of Ordinance No. _____ an Ordinance approving a Planned Unit Development (PUD) Application by Darin and Kathleen Barfuss for the proposed Star Light Lane Subdivision, located at the intersection of Silver Star Drive and Broadford Road, within the Limited Residential (LR-2) Zoning District (1371 Silver Star Drive; Hailey Fr S1/2 TI 7731 & TI 7732 Sec 16 2N 18E), finding that the application meets all City Standards, and that Conditions (1) through (5) will be met.

Denial: Motion to deny the Planned Unit Development (PUD) Application by Darin and Kathleen Barfuss for the proposed Star Light Lane Subdivision at the intersection of Silver Star Drive and Broadford Road in the Limited Residential (LR-2) Zoning District (1371 Silver Star Drive; Hailey Fr S1/2 TI 7731 & TI 7732 Sec 16 2N 18E), finding that _____ [Council should cite which standards are not met and provide the reason why each identified standard is not met].

Continuation: Motion to continue the public hearing to _____ [the Council should specify a date].

HAILEY ORDINANCE NO. __

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AUTHORIZING A PLANNED UNIT DEVELOPMENT AGREEMENT WITH NORTH OF BELLEVUE, LLC, FOR THE DEVELOPMENT OF FIVE (5) SINGLE-FAMILY RESIDENTIAL UNITS, ONE (1) OF WHICH WILL BE DEDICATED AS A COMMUNITY HOUSING UNIT, AND IN EXCHANGE, AN APPROVAL FOR WAIVERS TO HAILEY'S MUNICIPAL CODE. THIS PROJECT IS TO BE LOCATED AT 1371 SILVER STAR DRIVE (HAILEY FR S1/2 TL 7731 & TL 7732 SEC 16 2N 18E); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the City of Hailey desires to enter into a Planned Development Agreement with North of Bellevue, LLC, regarding the development of a five (5) unit, single-family residential project located at 1371 Star Light Drive (HAILEY FR S1/2 TL 7731 & TL 7732 SEC 16 2N 18E).

WHEREAS, the City of Hailey desires the dedication of one (1) community housing unit in exchange for the following waivers to Hailey's Municipal Code:

- A waiver to the Minimum Lot Size Requirements for Limited Residential (LR-2) Zoning District.

WHEREAS, the City of Hailey agrees to the terms and conditions of the Planned Unit Development Agreement, a copy of which is attached hereto.

WHEREAS, the parameters set forth in the PUD Agreement, and this ordinance will promote the public health, safety and general welfare;

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

Section 1. Severability Clause. Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 3. Repealer Clause. All City of Hailey ordinances or parts thereof, which are in conflict herewith, are hereby repealed.

Section 4. Effective Date. This ordinance shall be in full force and effect from and after passage, approval, and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE
MAYOR THIS __ DAY OF _____, 2023.

Martha Burke, Mayor, City of Hailey

Attest:

Mary Cone, City Clerk

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO: City of Hailey Attn: Mary Cone 115 South Main Street, Ste. H Hailey, ID 83333	
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(Space Above Line for Recorder's Use)

**PLANNED UNIT DEVELOPMENT AGREEMENT
 (Star Light Lane Subdivision)**

THIS PLANNED UNIT DEVELOPMENT AGREEMENT (“**Agreement**”) is made this _____ day of _____, 2024 (“**Agreement Date**”), by and between the CITY OF HAILEY, IDAHO, a municipal corporation (“**City**”), and NORTH OF BELLEVUE, LLC, a Limited Liability Corporation (“**Owner**”). City and Owner may be referred to in this Agreement individually as a “**Party**” or collectively as the “**Parties**”, as warranted under the circumstances.

RECITALS

A. City is a municipal corporation possessing all powers granted to municipalities under the applicable provisions of the Idaho Code, including the power to approve planned unit developments and the power to contract. This Agreement is a collaboration between the Parties that will provide mutual benefit for the Parties and residents of the City.

B. Owner owns real property within the municipal boundary of the City of Hailey, commonly known as 1371 Silver Star Drive (HAILEY FR S1/2 TL 7731 & TL 7732 SEC 16 2N 18E), which is legally described on Exhibit A, attached hereto, and incorporated herein (“**Property**”).

C. On November 13, 2023, the City Council approved the Planned Unit Development (PUD) Application allowing the Property to be developed as a six (6) lot subdivision (“**Project**”) as specified in that certain PUD Site Plan, a copy of which is attached hereto as Exhibit B (“**PUD Site Plan**”). In connection with the City’s approval of the Project, the City adopted certain Preliminary Plat Findings of Fact and Conclusions of Law (“**Findings**”). The Findings, including, without limitation, all conditions of approval, are attached hereto as Exhibit C.

D. City desires Owner to develop the Property in conformity with the Findings, the PUD Site Plan, and pursuant to Chapter 17.10 of the Hailey Municipal Code (“**HMC**”) and other applicable ordinances and regulations, subject to the specific terms, conditions and modifications set forth in this Agreement.

E. City has the capacity to provide essential services to the Project, including, water, sewer, and emergency services.

F. City has held all required public hearings and public meetings for consideration and approval of the Project and this Agreement.

G. City and Owner desire to enter this Agreement for the purpose of fulfilling the requirements of HMC §17.10.050.05 and to establish certain rights and obligations of the Parties with regard to the development of the Property, including, without limitation, the development schedule and the modifications granted, and amenities provided.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants, promises, agreements, terms, and conditions set forth herein, the Parties agree as hereinafter provided.

1. Incorporation of Recitals. The Recitals set forth above are hereby incorporated into and made an integral part of this Agreement.

2. Development. This Agreement shall vest the right to develop the Property in accordance with the terms and conditions of this Agreement, the associated Ordinances, and the associated Findings. The Property may be developed in substantial conformance with the PUD Site Plan as a six (6) lot subdivision, consisting of five (5) single-family residential units. The uses allowed pursuant to this Agreement are those uses allowed under HMC and specified herein.

3. Planned Unit Development Amenities. The Project provides community benefits through the provision of Community Housing as follows:

- 3.1. The Owner shall designate one (1) of the five (5) single family residential units as a Community Housing Unit (**the “Community Housing Unit”**), which are for sale and available to residents of Blaine County, as outlined in Exhibit D: Locals Only Community Housing Deed Restriction Covenant (“Restriction”) and shall record a Restriction mutually agreed to by the parties, prior to issuance of a Certificate of Occupancy permit.
- 3.2. The Owner shall build the Community Housing Unit during construction of the remaining residential units located on the subject property. Further, the Community Housing Unit may be constructed before, concurrently, or after the construction of two (2) market rate residential units only. The remaining two (2) market rate units shall be constructed and/or listed for sale at the same time, or after the Community Housing Unit is complete, and a Certificate of Occupancy has been issued, but not before.

4. Additional Amenities. The Project provides community benefits through the provision of Energy Efficiencies as follows:

- 4.1. The Owner intends to provide rooftop solar ready wiring infrastructure to all new single family residential units within the subdivision.
- 4.2. The Owner intends to provide electric vehicle wiring infrastructure to all new single family residential units within the subdivision.

5. Development Schedule. The Parties anticipate construction on the Property in furtherance of the Project will commence in 2024. If construction has not commenced on the Project by Summer 2025, Owner shall seek an extension pursuant to HMC § 17.10.050.06(C). Commencement of construction means any construction activity on the Property in furtherance of the Project, including, but not limited to, earth work and utility work.

6. Ownership and Maintenance of Common Areas. All common area within the Project shall be owned and maintained by an Idaho non-profit corporation organized as the Star Light Lane Homeowners Association (“HOA”), who will manage the Property and Project in accordance the HOA’s governing documents.

7. Water Use and Conservation, and Municipal Services. Potable water shall be provided by City municipal water services. All landscaping design and irrigation practices on the Property and within any irrigated right-of-way improved as part of the Project may be from the existing wells; however, the wells shall be abandoned at the dwelling unit(s), and proof of abandonment shall be supplied to the City. Landscaping design and irrigation practices shall further be consistent with the City’s Water Conservation Landscaping Guidelines, including, but not limited to, use of xeriscape grasses and native drought tolerant plants and vegetation.

8. No Other Conditions of Approval. City has determined that except as set forth in the Findings and this Agreement, no other conditions need be attached to the Project to mitigate potential adverse impacts to the City’s infrastructure, to further the City’s land use policies or ensure the benefits and amenities to be derived from the Project.

9. Conditions of Owner’s Obligations. Owner’s obligations hereunder are expressly conditioned upon it obtaining approval of and receiving funding for the Project in amounts and on terms and conditions acceptable to Owner. If Owner is unable to secure acceptable funding for the Project, and/or any phase thereof Owner may elect either to waive the unsatisfied condition or contingency by commencing construction of the Project improvements or terminate this Agreement by giving written notice of such termination to City.

10. Term. The term of this Agreement shall be perpetual, subject to conditions above and Owner’s right to terminate.

11. Miscellaneous Provisions.

a) Police Powers. Except as otherwise expressly provided herein, nothing contained herein is intended to limit the police powers of the City or its discretion in review of subsequent applications regarding development of the Property. This Agreement shall not be construed to modify or waive any law, ordinance, rule, or regulation not expressly provided for herein, including, without limitation, applicable building codes, fire codes, the HMC, and any applicable Planned Unit Development requirements for the Property.

b) Amendment. This Agreement may be revised, amended, or canceled in whole or in part, only by means of a written instrument executed by both Parties.

c) Specific Performance. In the event of an uncured breach of this Agreement, in addition to all other remedies at law or in equity, this Agreement shall be enforceable by specific performance by either Party. All remedies shall be cumulative.

d) Attorney’s Fees. In the event either Party is required to retain counsel to enforce a provision of this Agreement, or to recover damages resulting from a breach hereof, the prevailing

party shall be entitled to recover from the other Party all reasonable attorney's fees incurred, whether or not litigation is actually instituted or concluded.

e) Notices. All notices required or provided for under this Agreement shall be in writing and deemed delivered upon delivery in person or upon mailing by certified mail, return receipt requested, postage prepaid. However, the time period in which a response to such notice must be given shall commence to run from the date of receipt on the return receipt of the notice. Rejection or refusal to accept, or the inability to deliver because of a change of address of which no notice was given shall be deemed to be receipt of the notice.

Notices to City shall be addressed as follows:

City of Hailey
115 Main Street South, Suite H
Hailey, ID 83333
Attn: Robyn Davis, Community Development Director
Email: robyn.davis@haileycityhall.org

Notices given to Owner shall be addressed as follows:

North of Bellevue, LLC
PO BOX 104
Bellevue, ID 83313
Attn: Darin and Kathleen Barfuss

A Party may change the address to which further notices are to be sent by notice in writing to the other Party, and thereafter notices shall be addressed and transmitted to the new address.

g) Relationship of Parties. It is understood that the contractual relationship between City and Developer is such that neither party is the agent, partner, or joint ventures of the other party.

h) Successors and Assigns; Covenant Running with the Land. This Agreement shall inure to the benefit of City and Owner and their respective heirs, successors, and assigns. This Agreement, including all covenants, terms, and conditions set forth herein, shall be and are hereby declared covenants running with the land with regard to the Property or any portion thereof, and is binding on the Parties and their respective heirs, successors, and assigns.

i) Recordation and Release. Following mutual execution, this Agreement shall be recorded with the Blaine County Recorder. The Owner shall have one (1) year from the City's issuance of the Findings to deliver a fully executed version of the Agreement to the City. City agrees to execute all appropriate documentation to cause the encumbrance of this Agreement to be released and removed from the public records in the event of termination.

j) No Waiver. In the event that City or Owner, or its successors and assigns, do not strictly comply with any of the obligations and duties set forth herein, thereby causing a default under this Agreement, any forbearance of any kind that may be granted or allowed by Owner, City,

or their successors and assigns, to the other party under this Agreement shall not in any manner be deemed or construed as waiving or surrendering any of the conditions or covenants of this Agreement with regard to any subsequent default or breach.

k) Partial Invalidity. In the event any portion of this Agreement, or part hereof, shall be determined by any court of competent jurisdiction to be invalid, void, or otherwise unenforceable, the remaining provisions of this Agreement, or parts hereof, shall remain in full force and effect and shall in no way be affected, impaired or invalidated, it being understood that such remaining provisions shall be construed in a manner most closely approximating the intention of the Parties with respect to the invalid, void, or unenforceable provision or part hereof.

l) Entire Agreement. This Agreement constitutes the full and complete agreement and understanding between the Parties.

m) Exhibits. All exhibits referred to in this Agreement are incorporated into this Agreement by reference as though restated in whole.

n) Authority. Each of the persons executing this Agreement represents and warrants that he or she has the lawful authority and authorization to execute this Agreement, as well as all deeds, covenants, easements, liens, and other documents required hereunder, for and on behalf of the entity executing this Agreement.

p) Choice of Law. This Agreement shall be governed by and construed in accordance with the laws of the state of Idaho, which shall be the sole jurisdiction and venue for any action which may be brought by either Party with respect to this Agreement or the subject matter hereof. Except as provided otherwise in this Agreement, development of the Project shall be vested and governed by policies, procedures, guidelines, ordinances, codes, and regulations of the City governing land use in effect as of the date the applications for the Project were filed. Any amendments or additions made during the term of this Agreement to City policies, procedures, guidelines, ordinances, codes, or regulations shall not apply to or affect the conditions of development of the Project; provided, however, the following are exempt from vesting under this Agreement:

- i) plan review fees and inspection fees;
- ii) amendments to building, plumbing, fire and other construction codes;
- iii) City enactments that are adopted pursuant to state or federal mandates that preempt the City's authority to vest regulations.

Notwithstanding the foregoing, Owner may elect to be bound by future amendments to the HMC, or other regulations, policies or guidelines affecting development, provided no new land use not allowed under this Agreement and no increase in total square footage of structures to be developed is proposed. In all other instances, the request to be bound by future amendment(s) shall be approved by City as an amendment to this Agreement.

[end of text; signature page(s) follow]

IN WITNESS WHEREOF, the Parties have executed this Agreement the day and year first above written.

North of Bellevue, LLC, a
Limited Liability Company

City of Hailey, Idaho, a Municipal
Corporation

By: _____
Darin Barfuss, Member

By: _____
Martha Burke, Mayor

ACKNOWLEDGMENTS

STATE OF IDAHO)
)ss.
County of Blaine)

Subscribed and sworn before me on this_____day of_____, 2023, before me a Notary Public in and for said State, personally appeared MARTHA BURKE, known to me to be the Mayor of the CITY OF HAILEY, IDAHO, and the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of the City of Hailey, Idaho.

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

Notary Public
Residing at _____
My Commission Expires _____

STATE OF)
)ss.
County of)

Subscribed and sworn before me on this_____day of_____, 2023, before me a Notary Public in and for said State, personally appeared DARIN BARFUSS, known or identified to me to be the_____of NORTH OF BELLEVUE, LLC, the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

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

Notary Public
Residing at _____
My Commission Expires _____

EXHIBIT A
Legal Description of the Property

1371 Silver Star Drive (HAILEY FR S1/2 TL 7731 & TL 7732 SEC 16 2N 18E), BLAINE COUNTY, IDAHO, as shown on the official plat thereof, recorded _____, as Instrument No. _____, records of Blaine County, Idaho.

1371 Silver Star Drive (HAILEY FR S1/2 TL 7731 & TL 7732 SEC
16 2N 18E)

**EXHIBIT B
PUD Site Plan**

[insert prior to recording]

EXHIBIT C
Planned Unit Development
Findings of Fact, Conclusions of Law, and Decision

[insert prior to recording]

EXHIBIT D
Locals Only Community Housing Deed Restriction Covenant

[insert prior to recording]

Recording Requested By
and When Recorded
Return to:

City of Hailey
Attn. City Clerk
115 S. Main, Ste H
Hailey Idaho 83333

LOCALS ONLY
COMMUNITY HOUSING DEED RESTRICTION COVENANT
(LIMITING HOUSEHOLD OWNERSHIP AND RESIDENCE TO LOCAL ECONOMY PARTICIPANT)

This COMMUNITY HOUSING DEED RESTRICTION COVENANT (“Covenant”) is made and is effective as of the first day of recording of the Covenant (“Effective Date”), by and between the CITY OF HAILEY, an Idaho municipal corporation, (“HAILEY” or “the City of Hailey”), and/or its assigns, and North of Bellevue, LLC, a Limited Liability Corporation (“Owner), whose current address is PO BO 104, Bellevue, Idaho, 83314, (“Declarant” or “Owner”), its successors and assigns (all “Purchaser(s)” of the described real property in perpetuity, also hereinafter referred to as “Home Owner” or “Owner”) and forever affecting title to real property located and commonly referred to as _____, more particularly described hereinafter in Exhibit “A.”

Section 1: Background.

1.1 This Community Housing Deed Restriction Covenant is entered into on or about the ____ day of January 2024 and to be recorded with the Blaine County Recorder of Deeds and assigned an Instrument number that will thereafter, and forever restrict title to the property herein referenced.

1.2 Pursuant to the terms and conditions of this Covenant, Declarant hereby grants HAILEY an interest in the Real Property herein described. This interest shall allow HAILEY, or its assigns, the authority to administer the terms and conditions of this Covenant but shall not be construed to impair the ability of a mortgagee to remedy a default or foreclose under the terms of a mortgage and/or deed of trust. Notwithstanding HAILEY's interest in the Property, the Declarant, and or its assigns, remain, and are or is the sole owner of a fee simple estate in the Property.

1.3 Declarant and HAILEY hereby agree the Property shall be exclusively and permanently dedicated for use and occupancy by an Owner as outlined in this Covenant.

1.4 Terms not otherwise defined in this Covenant shall have the meaning ascribed to such terms in Section 2.

Section 2: Definitions.

2.1 "HAILEY" is the City of Hailey, an Idaho municipal corporation, and its successors and assigns, which may include any non-profit corporation whose mission is supporting, developing and or administering community housing needs in Blaine County, Idaho. In the event Hailey assigns its rights hereinunder, it shall provide written notice to the Owner and/or any known Qualified Residents together with current contact information to include an email address, a phone number, physical and mailing address.

2.2 An "Owner" is either a Declarant during Declarant's initial ownership of the Property, a Qualified Buyer who acquires fee simple absolute title to the Property or is a Qualified Resident who rents all or any portion of the Property.

2.3 The "Property" is that certain real property described in Exhibit "A" attached hereto and incorporated herein. For purposes of this Covenant, the Property shall include, without limitation, all estates, rights, title, and interest in and to the Property, at law and in equity, and all buildings, structures, appurtenances, improvements, and fixtures associated therewith or attached thereto from time to time.

2.4 "Person" means a natural human being, not any type of entity.

2.5 "Principal Place of Residence" means the home or place in which one's habitation is fixed, and to which one has a present intention of returning after a departure or absence therefrom. To determine a person's Principal Place of Residence, the criteria set forth in I.C. § 34-107 shall apply.

2.6 "Qualified Household" means one Qualified Resident or a group of persons that contains at least one Qualified Resident. A Qualified Household may have occupants that are not Qualified Residents as long as at least one occupant is a Qualified Resident, and household net worth meets Qualified Resident standards provided in paragraph 2.9 hereinbelow.

2.7 "Qualified Resident" means a person who works an average of fifteen hundred (1,500) hours or more per year at a business in Blaine County, Idaho that holds a valid and current business license (as required), pays sales taxes, and is otherwise generally recognized as a legitimate business. Government and non-profit organizations qualify as employment with a business in Blaine County. Exceptions to the employment requirement apply to persons who hold verified, genuine offers of such employment, who otherwise qualify. A person remains a Qualified Resident if after ownership of said property the person retires from or becomes disabled from qualifying employment.

2.8 "Qualified Buyer" is a person or group of people meeting and in full compliance with the qualifications and conditions set forth herein, who, upon taking title to the deed restricted unit contemplated herein; by virtue of employment in Blaine County as set forth hereinabove; who owns no other real properties and who can demonstrate a maximum net worth of no more than five hundred thousand dollars (\$500,000.00). (Five Hundred Thousand Dollars buying power may decline or rise over time and shall be calculated using the US Bureau of Labor Statistics "CPS Inflation Calculator" or similar recognized tool in place at the time of calculating qualification compared to the date of adoption hereof). The Qualified Buyer must also have a complete and current application on file with ARCH, its assigns or a then affordable community housing non-profit doing business in Blaine County, at the time a contract for the Sale of the Property is entered into between an Owner and the Qualified Buyer. The City of Hailey, and any non-profit corporation in the business of supplying, maintaining, and administering affordable community housing in Blaine County may also be deemed a Qualified Buyer.

2.9 "Net Worth" is the total value of all assets of the residents of a Qualified Buyer, minus any liabilities.

2.10 "Sale", "Sale of" or "to Sell" the Property shall include, without limitation, any transfer, purchase, sale, conveyance, grant, gift, bequest, or devise, by merger, consolidation, dissolution, operation of law or otherwise, of the Property or any interest therein, in whole or in part. The terms Sale, Sale of or to Sell the Property shall not include any grant of easement or partial conveyance for utility or public right-of-way purposes. The terms Sale, Sale of or to Sell the Property shall not include any grant of a security interest in the Property either by mortgage, deed of trust or otherwise, but shall include a Sale due to foreclosure or acceptance of a deed in lieu of foreclosure.

Section 3: Transfer.

3.1 Except as expressly set forth in this Covenant, the Owner may only Sell the Property to a Qualified Buyer. Any Sale of the Property must comply with this Covenant. Any Sale of the Property not in compliance with this Covenant is void. The City of Hailey retains the first option to purchase the property.

3.2 At such time as an Owner seeks to sell the Property, Owner shall complete, execute, and deliver to HAILEY or its assigns, a Notice of Intent to Sell. Upon receipt of the Notice of Intent to Sell and Owner's compliance with the terms of the Notice of Intent to Sell, HAILEY or its assigns shall notify Owner whether it or its assigns will exercise its first option to purchase and or provide Owner with Qualified Buyers, first right of purchase always residing with an employee of the City of Hailey Qualified Buyer. Owner shall then offer the Property for Sale to any and all the Qualified Buyers including those provided by HAILEY or its assigns, until an agreement is reached with a Qualified Buyer for the Sale of the Property.

3.3 In the event HAILEY becomes the fee owner of the Property, such conveyance of the

fee interest to HAILEY shall not work a merger of the interests of HAILEY as to the Property and this Covenant shall continue to be in full force and effect unless an express Declaration of Termination hereof, as otherwise permitted herein, after Notice and Public Hearing by Hailey City Council and majority vote determining the public interest would be thereby served, or alternatively after due process of law by its assigns, signed and acknowledged by HAILEY, or its assigns, is recorded in the official records of Blaine County, Idaho.

3.4 Death of a Community Homeowner. The terms of the deed restriction herein survive the death of a Community Homeowner. The restrictions on purchase, ownership, occupancy, and transfer continue in perpetuity.

Section 4: Use & Occupancy Restrictions, Maintenance and Repair Requirements.

4.1 Owner shall use the Property as the Owner's Principal Place of Residence. At least one Qualified Resident shall continuously occupy the property as his or her principal place of residence. For purposes of the preceding sentence, the Property shall be deemed the Owner's or Resident's Principal Place of Residence if the Owner/Resident: (a) occupies and is physically present on and residing in the Property for not less than nine (9) months in every twelve (12) month period, (b) has not accepted employment outside of Blaine County (distinct and isolated projects outside of Blaine County not exceeding ninety (90) days in duration shall not constitute a violation of this section), (c) may rent a portion of the property to a qualified resident, provided that the primary Qualified Resident still occupies the property as his or her principal place of residence, and Further, Federal Occupancy rules apply, and no portion of the property may ever be used for short-term or vacation rental purposes.

4.2 Owner/Resident shall not use or allow the Property to be used for any business or commercial operation without first obtaining a home occupation permit or otherwise complying with all laws, rules, regulations and permits pertaining to such activities. The Owner shall not seek consent to change the zoning designation of the Property without the prior written consent of HAILEY, which consent may be granted, conditioned, or withheld in HAILEY's sole and absolute discretion. Furthermore, no business or commercial operation shall be conducted on the Property which materially interferes with or precludes the Property's use and occupancy as a residence. The property shall not be used as a "recreational" or "second home".

Owner shall at all times, and at its own cost and expense, maintain, repair and/or replace in good, clean and habitable condition the Property and every part thereof, in compliance with the homeowner association, if any, including, without limitation, any home, building or improvement on the Property, the roof, foundation, walls, siding, trim, floors, doors and windows, all electrical, plumbing, sewer, septic and HVAC components, lines and fixtures, all appliances, equipment and systems on the Property, all paved surfaces, all landscaped areas, and any sprinkler systems and water lines, reasonable wear and tear excepted. Such work must be performed in a good and workmanlike manner. The Owner shall maintain the landscaped areas of the Property in a neat, clean, and healthy condition. Owner shall replace all dead, dying, or diseased plants, shrubs, and trees. Owner shall provide adequate watering for the landscaped areas, shall mow, trim, and prune the landscaped areas

as needed for a neat and presentable appearance, and shall otherwise keep the Property free of harmful pests, insects and noxious weeds and plants. If Owner refuses or neglects to maintain, repair or replace the Property, or any part thereof, in accordance with this Section, according to the provisions of Sections 11 and 12, HAILEY shall have the right, but not the obligation, to perform such maintenance, repair or replacement obligations on behalf of and for the account of Owner. In such an event, any costs incurred by HAILEY shall be immediately due and payable upon receipt of an invoice according to the terms of Section 12.5.

4.3 Owner shall make or cause to be made all repairs to the Property and perform or cause to be performed all work thereon so as not to permit any waste or deterioration of the Property. Upon the Sale of the Property, Owner shall remove all of Owner's belongings not sold to the Qualified Buyer and leave the Property in a good and clean condition, reasonable wear and tear excepted.

4.4 Owner shall comply with all laws, rules, regulations, and ordinances pertaining to the Property or the use or occupancy of the Property. The Owner shall comply with any covenants, restrictions, rules, or regulations encumbering the Property, including, without limitation, any covenants, conditions, or restrictions imposed by any homeowner's association of which the Property is a part.

4.5 Any post-purchase construction on, substantial alteration of, or change to the existing state of the Property, including the addition of a new structure, expansion of an existing structure, or the substantial alteration of existing interior or exterior improvements, including landscaping, is subject to the following conditions: (a) all costs shall be borne and paid for by the Owner; (b) all work shall be performed in a manner consistent with the highest construction standards and shall comply with all applicable laws and regulations; (c) all work shall be consistent with the permitted uses set forth in this section.

Section 5: Maximum Sales Price & Maximum Rental Amount.

5.1 There is no maximum sales price or rental amount imposed by this deed restriction apart from limiting the market of Qualified Buyers, Qualified Households, and Qualified Residents.

Section 6: Closing.

6.1 Except in the event of a foreclosure sale, at the closing of any Sale of the Property, subsequent to the initial sale from Declarant to a Qualified Buyer, the Owner and the Qualified Buyer shall each pay one-half of all escrow fees. Ad valorem taxes and assessments, homeowner association assessments and fees, rents, and utilities shall be prorated as of the date of closing. The Owner shall pay the cost to release any monetary liens or encumbrances granted or caused by Owner and all premiums for a standard owner's policy of title insurance in the amount of the purchase price.

6.2 The selling Owner shall, at closing, pay an administrative fee to HAILEY, or its assigns, in an amount equal to three percent (3%) of the actual sales price, which HAILEY may waive at its

discretion. The administrative fee is earned by HAILEY during the term of Owner's ownership of the Property and helps to support HAILEY's activities in monitoring, development, and oversight of the Community Housing program in Blaine County. This fee is independent of any fees required to be paid to licensed real estate brokers or attorneys who may be engaged by the Owner or the Qualified Buyer in the Sale of the Property. HAILEY may instruct the escrow company to pay the administrative fee directly to HAILEY from the selling Owner's proceeds. If FNMA or FHA financing is used, there may be an additional fee charged by HAILEY based on the amount financed. The amount of the administrative fee to be paid by the subsequent Owner shall be distributed to HAILEY for its operating account, or as otherwise agreed by HAILEY, its assigns, the owner, and Qualified Buyer.

6.3 At Closing, the Qualified Buyer shall execute and deliver to HAILEY or its assigns, an Acknowledgment of Covenant indicating Owner has read and is aware of the terms of this Covenant and agrees to be bound thereby. A Qualified Buyer's failure to execute or deliver to HAILEY or its assigns, an Acknowledgment of Covenant shall not compromise, minimize or in any way affect the terms, covenants, or conditions of this Covenant or HAILEY's interest herein and the Qualified Buyer shall nonetheless be bound by and subject to this Covenant.

Section 7: Insurance & Casualty.

7.0 Owner shall at all times during Owner's ownership of the Property cause the Property to be insured with Causes of Loss – Special Form (formerly known as “All Risk”) property insurance in an amount not less than the full replacement cost of all improvements on the Property at the time of loss with like kind and quality. Such insurance shall be provided by a carrier admitted to engage in the business of insurance in the State of Idaho. No policy will contain a deductible or self-insured retention in excess of three percent (3%) of the Previous Sales Price unless otherwise approved by HAILEY. If requested by HAILEY, Owner shall cause HAILEY to be named as an additional insured as its interests may appear by endorsement acceptable to HAILEY and shall promptly deliver to HAILEY a copy of Owner's insurance policy in conformance with this section. If the forms of policies required by this section are superseded or no longer available, HAILEY will have the right to require other equivalent or better forms.

7.1 If the Property is damaged or destroyed, the Owner shall promptly notify HAILEY in writing. The Owner shall thereafter promptly make a claim on any insurance policy covering such damage or destruction. The mortgagee shall have first claim on such proceeds to the extent necessary to pay mortgage principal and any accrued interest. Owner shall thereafter have the option to either a) utilize the remaining proceeds of any insurance settlement, together with a new mortgage not to exceed the balance (except with written approval of HAILEY) of any mortgages paid from said settlement to repair or restore the Property to its condition prior to such damage or destruction, unless Owner obtains HAILEY's prior written approval to repair or restore the Property to some other condition or state, or b) to take such proceeds from the insurance settlement as would have been generated from a Sale per the terms of Section 5 of this Covenant (net of mortgages or other

obligations paid from the proceeds from the proceeds of the insurance settlement), and assign the balance of the insurance proceeds, together with title to the Property, to HAILEY.

Section 8: Encumbrances.

8.1 Owner shall promptly pay when due all monetary liens, taxes, assessments, and encumbrances on the Property and otherwise comply with the terms and provisions of any deed of trust, mortgage or other loan documents pertaining to the Property. Owner shall instruct all lenders and their assigns to copy HAILEY on all communications relating to any loan on the Property and within five (5) days after Owner's receipt, Owner shall provide HAILEY with copies of any written communications from any lender not delivered to HAILEY. In the event that HAILEY initiates any enforcement or default action against the Owner, HAILEY shall, within five (5) days after commencement of such action, notify the mortgage holder of such action.

8.2 After any default, late payment, or missed payment on any loan or encumbrance on the Property, or if a nonconsensual lien is filed upon the Property, Owner shall, upon the request of HAILEY, participate in loan counseling, budgeting, financing or distressed loan services, classes, or programs.

8.3 Any breach of this Covenant shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith for value, but except as otherwise provided in Sections 8.4 and 8.5, this Covenant shall be binding upon and be effective against any Owner whose title is acquired by foreclosure, trustee's sale or otherwise.

- (a) In the event of any foreclosure of a purchase money mortgage or deed of trust in a first priority position on the Property (but subject to this Covenant), such foreclosing party ("Foreclosing Party") may sell the Property through a duly called and noticed foreclosure sale to any person or entity that the foreclosing party strictly adheres to the provisions of this Section 8.4 and Section 8.5. The Foreclosing Party shall notify HAILEY in writing of any pending foreclosure concurrent with the date the trustee or beneficiary files for record the notice of default as required by Idaho Code Section 45-1505, as may be amended, or the mortgagee serves upon the mortgagor an action for foreclosure and thereafter the Foreclosing Party shall send a copy of all notices sent to the Owner to HAILEY; and
- (b) Within 90 days of receiving notification of the borrower default or the property foreclosure, and upon request of HAILEY or its assigns, the Foreclosing Party shall agree to sell, transfer and convey to HAILEY the entire debt obligation owed to the Foreclosing Party and take full assignment of the debt obligation, promissory note, and other loan documentation, including foreclosure rights, for the lesser of the Foreclosing Party's gross investment or the estimated net recovery value of the security property. Notwithstanding the aforesaid, and in

order to safeguard the Community Housing program, the Owner, and HAILEY from predatory lending practices, no obligation of mortgage principal which exceeded 100% of the Market Value, as encumbered by this Deed Restriction Covenant, of the property at the date said principal obligation was incurred shall be recoverable by any foreclosing party. HAILEY, or its assigns may, but shall not be obligated to, purchase the debt obligation for less than the amount calculated if HAILEY and the Foreclosing Party agree.

8.4 In the event HAILEY, or its assigns, does not elect to purchase the debt obligation pursuant to Section 8.3(b) and the Foreclosing Party has strictly adhered to Section 8.4, or in the event HAILEY has taken assignment of the debt obligation and is the Foreclosing Party, the Foreclosing Party may proceed with the foreclosure action and the Property may be sold to a person who is a Qualified Buyer. Proceeds, if any, from the foreclosure sale shall be distributed in accordance with this paragraph. Costs of foreclosure, including trustee services, sheriff's fees, and similar costs, and all amounts due the Foreclosing Party shall have first priority to the sale proceeds. Next, HAILEY shall be entitled to all proceeds in excess of those due to the foreclosing party amount.

8.5 If the Property is financed under the Mortgage Revenue Bond program administered by the Idaho Housing and Finance Association, the parties to this Covenant understand that various requirements of that program may be more stringent than those set forth in this Covenant and, in such case; the parties agree that those more stringent requirements shall prevail. In the event that the Buyer purchased or refinanced the property using certified United States Department of Agriculture—Rural Development (hereinafter cited as USDA RD) funds, subsidies, vouchers or other mortgage assistance products created by USDA RD, that constitute an addition to the principal amount of the original loan, then the foreclosing party may recover up to 100% of the original loan and also the additions of principal created by said USDA-RD products.

8.6 Any encumbrance other than a First Mortgage must have the prior written approval of HAILEY or its assigns.

Section 9: Condemnation.

9.1 Within ten (10) days after the Owner receives any notice that all or any portion of the Property is sought by condemnation, Owner shall notify HAILEY. If all or any portion of the Property is taken by eminent domain or conveyed by Owner under threat of condemnation, the then owner shall be entitled to the market value, as allowed by law, recognizing this Community Housing Deed Restriction Covenant, and the limited market of qualified households, buyers, residents, and other commercial limitations created by this Deed Restriction Covenant.

9.2 Any assessment of damages paid by the condemning authority for the value of or damages to the Property shall be first utilized to pay the full amount of any existing mortgages, together with any accrued interest thereon. The balance of damage payment proceeds shall be shared between Owner (and secured mortgages) and HAILEY. The amount of the assessment payable to

Owner shall be ninety seven percent (97%) and three (3%) shall be paid to HAILEY.

Section 10: Indemnity, Waiver and Release.

10.1 Owner acknowledges and agrees that HAILEY, its agents, employees and contractors, are not making, have not made and expressly disclaim any representations or warranties, express or implied, with respect to any Qualified Buyer or Qualified Resident and/or with respect to any aspect, feature or condition of the property including, without limitation, the existence of hazardous waste, the suitability of the property for owner's intended use, owner's ability to sell the property or in a timely fashion or to rent the property to a Qualified Resident at the maximum rental amount, for any length of time or in a timely fashion. Owner, Qualified Buyer, and Qualified Resident shall independently verify all information and reports regarding any aspect or feature of the property. HAILEY does not guarantee the accuracy of any information or reports provided by HAILEY, its agents, employees, or contractors. To the fullest extent permitted by law, Owner, and Qualified Buyer release HAILEY from any and all liability relating to any aspect or condition of the property, known or unknown, foreseeable, or unforeseeable, actual, or contingent, arising by statute, common law or otherwise. As used herein "hazardous waste" shall mean any hazardous waste or pollutants, contaminants or hazardous waste as defined by the federal water pollution control act, the comprehensive environmental response, compensation and liability act of 1990 and any amendments thereto, the resource conservation and recovery act and any amendments thereto or any similar state, local or federal law, rule or regulation, including, without limitation, asbestos or asbestos containing materials, PCB's, petroleum and petroleum products and urea-formaldehyde.

10.2 Owner hereby releases and shall indemnify, defend and hold harmless HAILEY, its Council, employees, and assigns from and against any and all claims, damages, liability, causes of action, judgments, expenses (including attorney fees and attorney fees on any appeal) (collectively "claims") arising from owner's use or occupancy of the property, and shall further indemnify, defend and hold HAILEY, its Council, employees and assigns harmless from and against any and all claims arising from any breach or default in the performance of any obligation on Owner's part to be performed under the terms of this Covenant , or arising from any act, omission or negligence of Owner, or any of its agents, contractors, tenants, occupants or invitees, and from and against all claims or any action or proceeding brought thereon; and in case any action or proceeding be brought against HAILEY by reason of any such claim, owner, upon notice from HAILEY, shall defend the same at Owner's expense by counsel reasonably satisfactory to HAILEY. Owner, as a material part of the consideration to HAILEY, hereby assumes all risk of damage to property or injury to persons in, upon or about the property from any cause and owner hereby waives all claims in respect thereof against HAILEY, its Council, employees and assigns except those claims solely caused by HAILEY's negligence or willful misconduct.

10.3 HAILEY shall not be liable for injury or damage which may be sustained by the person, goods, wares, merchandise or property of owner, or any occupants or invitees to the property, or any other person in or about the property caused by or resulting from fire, steam, electricity, gas, water or rain, freezing, or leakage, obstruction or other defects of the pipes, sprinklers, wires, appliances,

plumbing, air condition, lighting fixtures or other aspect or features of the property.

Section 11: Compliance & Default.

11.1 Annual Verification. No later than February 1st of each year, the Owner shall submit a written statement to Hailey or its assigns, including the following information and stating that such information is true and correct to the best of the owner's knowledge and belief, (a) evidence to establish that the property was occupied by a Qualified Household during the prior calendar year, (b) if applicable, a copy of the lease used for the property, and list of tenants who occupied any portion of the property and evidence supporting each tenant was a Qualified Resident.

11.2 Consensual Lien; Right to Redeem. For purposes of securing the Owner's performance under this Agreement and creating in favor of the City of Hailey a right to redeem, Owner hereby grants to Hailey a consensual lien on the property. Such lien shall not have a lien amount.

11.3 Breach. Upon the expiration of thirty (30) days' (ten [10] days' for the failure to pay money) written notice from any party bound or benefited by this Covenant stating the other party has failed to perform its obligations hereunder, such party shall be deemed to be in default unless such failure to perform is cured within the thirty (30) days (ten [10] days' for the failure to pay money) period, in which case no default shall be deemed to have occurred. Notwithstanding the foregoing sentence, if such default (other than the failure to pay money) cannot be cured within the thirty (30) day period and the defaulting party is diligently working to remedy the default, the cure period shall be extended for such time as is reasonably necessary to cure the default.

11.4 Inspection. In order to ensure compliance with the provisions of this Covenant, HAILEY, by its authorized representative, may inspect the Property between the hours of 8:00 AM and 5:00 PM, Monday through Friday, or at such other time as may be agreed to by Owner and HAILEY, after providing the Owner with not less than twenty-four (24) hours' prior written notice.

11.5 Administrative Procedure. Upon receipt of a notice of default and prior to the expiration of the applicable cure period, an Owner may request in writing a hearing before the HAILEY City Council, or if assigned to the appropriate governing board, to determine the merits of the allegations. Upon HAILEY's receipt of a hearing request, the remainder of the applicable cure period shall be tolled pending the outcome of the hearing, and a hearing shall be held at the next regularly scheduled meeting of the Council or Board. If no hearing is requested in writing during such time period and the violation is not cured within the applicable period, the Owner shall be in default of this Covenant. If a hearing is held, the decision shall be final for the purposes of determining if a violation has occurred.

11.6 Non-termination of Covenant. It is expressly agreed that no breach of this Covenant shall entitle any Owner, Qualified Buyer, Qualified Resident, HAILEY, or any other party affected by this Covenant to terminate this Covenant, but such limitation shall not affect in any manner any other rights or remedies which such persons or entities may have hereunder by reason of any breach

of this Covenant.

Section 12: Remedies.

12.1 In the event of a default or breach of any term, covenant, warranty or provision of this Covenant, the non-defaulting party may at any time thereafter without limiting the exercise of any right or remedy at law or in equity which the non-defaulting party may have by reason of such default or breach;

- a) Seek specific performance of this Covenant;
- b) Perform any work, pay any amounts due, or complete any duties or obligations of Owner and otherwise exercise any self-help remedies;
- c) Enjoin any Sale of or proposed Sale of the Property; and
- d) Require the immediate Sale of the Property to a Qualified Buyer in accordance with section 3.2.

12.2 In the event HAILEY pays any amount payable by Owner or incurs any expense due to the default of Owner, such amount shall be immediately due and payable by Owner upon receipt of an invoice from HAILEY. Interest shall accrue from the date the invoice is received by Owner to and including the date HAILEY receives payment in full at a rate equal to the lesser of (i) the highest rate allowed by law, and (ii) twelve percent (12%) per annum. Furthermore, in the event the Owner does not pay the invoice in full within ten (10) days after receipt, HAILEY may file a lien on the Property for the amount of said expenses plus accrued interest as set forth above and such lien shall be effective upon recording in the county in which the Property is located. Upon any Sale of the Property, if the Owner has not previously paid all amounts due HAILEY, HAILEY shall be paid the amounts it is due from the sale proceeds and any escrow company or closing agent handling the transaction shall be bound to pay such amounts due as though specifically instructed by Owner and Owner agrees to and acknowledges the same. Notwithstanding the foregoing sentence, HAILEY's right to the sale proceeds shall not have priority over any lien on the Property recorded prior to any lien filed by HAILEY. In the event HAILEY does not file a lien for the amounts it is due, HAILEY's claim shall be subordinate to any recorded lien on the Property.

Section 13: Notices.

13.1 All notices given pursuant to this Covenant shall be in writing and shall be given by personal service, by United States certified mail or by United States express mail or other established express delivery service (such as Federal Express) with signature confirmation required, postage or delivery charge prepaid, addressed to the appropriate party at the address set forth below. If a notice is delivered to Owner by personal service or by United States express mail or other established express delivery service (such as Federal Express), such notice may be delivered to the Property. If a notice must be given to a person other than one designated below or otherwise sent to Owner, such notice shall be sent to the person and address shown on the then current real property tax rolls of the county in which the Property is located. All notices given to the appropriate party shall be sent to the address set forth below:

To Declarant: North of Bellevue, LLC
PO BOX 104
Bellevue, ID 83313
Attn: Darin and Kathleen Barfuss

To HAILEY: City of Hailey
Attn: City Clerk
115 S. Main St., STE H
Hailey, Idaho 83333
208-788-4221

The person and address to which notices are to be given may be changed at any time by such party upon written notice to the other party. All notices given pursuant to this Covenant shall be deemed given upon receipt.

13.2 For the purpose of this Covenant , the term “receipt” shall mean the earlier of any of the following: (i) the date of delivery of the notice or other document to the address specified pursuant to Section 13.1 as shown on the return receipt, (ii) the date of actual receipt of the notice or other document by the person or entity specified pursuant to 13.1, or (iii) in the case of refusal to accept delivery or inability to deliver the notice or other document, the earlier of (a) the date of the attempted delivery or refusal to accept delivery, (b) the date of the postmark on the return receipt, or (c) the date of receipt of notice of refusal or notice of non-delivery by the sending party.

Section 14: General Provisions.

14.1 Runs with the Land, Termination. The covenants, conditions and restrictions of this Covenant shall run with and bind the Property and shall inure to the benefit of and shall be enforceable by HAILEY, its legal representatives, successors and assigns until January 1, 2123 after which time, these covenants, conditions and restrictions shall be automatically extended for successive periods of ten (10) years, unless an instrument in writing (Notice of Termination of Covenant), signed by then Owners of the Property and has been recorded certifying that there is no successor in interest to HAILEY or any successor in interest. The termination shall be effective upon recordation of the Notice of Termination of Covenant.

14.2 In the event any party bound or affected by this Covenant initiates or defends any legal action or proceeding in any way connected with this Covenant, the prevailing party in any such action or proceeding (in addition to any other relief which may be granted, whether legal or equitable), shall be entitled to recover from the losing party in any such action its reasonable costs and attorneys’ fees (including, without limitation, its reasonable costs and attorneys’ fees on any appeal). All such costs and attorneys’ fees shall be deemed to have accrued on commencement of any legal action or proceeding and shall be enforceable whether or not such legal action or proceeding is prosecuted to judgment.

14.3 Whenever possible, each provision of this Covenant and any other related document shall be interpreted in such a manner as to be valid under applicable law; but if any provision of any of the foregoing shall be invalid or prohibited under said applicable law, such provisions shall be ineffective to the extent of such invalidity or prohibition without invalidating the remaining provisions of this Covenant or related document.

14.4 The laws of Idaho, without giving effect to its choice of law principles, govern all matters with respect to this Covenant, including all tort claims.

14.5 This Covenant shall inure to the benefit of and be binding upon the Owners, their heirs, personal representatives, successors and assigns, and upon any person or entity acquiring the Property, or any portion thereof, or any interest therein, whether by merger, consolidation, dissolution, operation of law or otherwise; provided, however, that if any Owner Sells all or any portion of the Property in accordance with this Covenant, such Owner shall thereupon be released and discharged from any and all obligations as Owner in connection with the Property arising under this Covenant after the Sale but shall remain liable for all obligations arising under this Covenant prior to the Sale. The new Owner of the Property or any portion thereof (including, without limitation, any Owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all obligations arising under this Covenant with respect to the Property or portion thereof after the date of Sale.

14.6 This Covenant may only be amended by a written agreement signed by Declarant and HAILEY that identifies itself as an amendment to this Covenant, unless at such time as Declarant is fully divested of its ownership of this unit, may be amended only at the sole and subjective discretion of the City of Hailey, without limitation as to the terms of said amendment up to and including termination.

14.7 Paragraph or section headings within this Covenant are inserted solely for convenience of reference, and are not intended to, and shall not govern, limit, or aid in the construction of any terms or provisions contained herein.

The parties to this Covenant, and Owners, agree to execute such further documents and take such further actions as may be reasonably required to carry out the provisions and intent of this Covenant or any agreement or document relating hereto or entered into in connection herewith.

14.8 The failure of HAILEY to insist upon strict performance of any terms, covenants or conditions of this Covenant shall not be deemed a waiver of any rights or remedies HAILEY may have and shall not be deemed a waiver of any subsequent breach or default in the performance of any terms, covenants, or conditions of this Covenant by the same or any other person or entity. A party for whose benefit a condition is inserted herein shall have the unilateral right to waive such condition.

IN WITNESS WHEREOF, the parties hereto have executed this instrument on the day and year above first written.

HAILEY:

By: _____
Martha Burke, Mayor

Attest: _____
Mary Cone, City Clerk

DECLARANT:

By: _____
North of Bellevue, LLC
Attn: Darin Barfuss, Member

STATE OF IDAHO)
) ss
County of Blaine)

This record was acknowledged before me on this ____ day of January, 2024, by Martha Burke, as Mayor of City of Hailey, an Idaho Municipal corporation, on behalf of the City.

Signature of Notary Public
My Commission expires: _____

STATE OF IDAHO)
) ss
County of Blaine)

This record was acknowledged before me on this ____ day of January, 2024 by North of Bellevue, LLC c/o Darin Barfuss, Declarant.

Signature of Notary Public
My Commission expires: _____

Exhibit "A"

Legal Description of Property

1371 Silver Star Drive (HAILEY FR S1/2 TL 7731 & TL 7732 SEC 16 2N 18E)

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 01/08/2024 **DEPARTMENT:** Community Development **DEPT. HEAD SIGNATURE:** RD

SUBJECT: Conduct 2nd Reading of Ordinance No. 1336, an Ordinance approving the City-Initiated Text Amendment to amend the Hailey Municipal Code, Title 16: Subdivision Regulations, Chapters 16.01, Definitions, 16.04, Development Standards and 16.08, Townhouses and Title 17: Zoning Regulations, Chapters 17.02, Definitions; 17.05, Official Zoning Map and District Use Matrix; 17.06, Design Review and 17.09 Parking and Loading Spaces to modify/create definitions and standards for detached townhouse and cottage housing developments.

AUTHORITY: ID Code IAR _____ City Ordinance/Code: Title 17, Zoning Code

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED: The proposed Text Amendment, approved by the City Council on December 11, 2023, was proposed to allow for, modify, clarify, and/or create code around detached townhouse and cottage housing developments in the City of Hailey, and further, is a continuation of Hailey’s efforts to provide diverse housing opportunities – market rate or otherwise – to the community. The proposed Text Amendment seeks to allow for detached townhouses and cottage housing developments within various residential zoning districts city-wide. Staff concurs that detached townhouses and cottages, like that of ADUs and THOWs, can be woven into the existing built environment and character of Hailey’s residential zoning districts without detracting from Hailey’s charm. Detached townhouses and cottage housing developments further present new housing types with benefits that expand beyond those of ADUs, THOWs, multifamily, and traditional single-family style dwellings, further noted in the attached Staff Report and Draft Ordinance.

The Hailey City Council approved and conducted a first reading of Ordinance No. 1336 on December 11, 2023. The Planning and Zoning Commission conducted a workshop on May 15, 2023, an initial public hearing on June 30, 2023, and a second public hearing on August 21, 2023, in all of which the Commission provided input to guide this code amendment. The Commission recommended for approval by the Hailey City Council the proposed amendment on November 6, 2023. The Commission’s feedback from previous hearings, as well as Staff and public input, have been incorporated into the attached document. The draft code amendment identifies and establishes a new, diverse housing opportunity in Hailey, to which new standards for small scale cottage dwelling units and detached townhouse units have been developed. Further, it clarifies when design review regulations are applicable, and it strives to ensure that the code results in desired development outcomes with an efficient, predictable process by clarifying definitions and standards.

- Attachments:
- Approved Ordinance

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Caselle # _____
Budget Line Item # _____ YTD Line-Item Balance \$ _____
Estimated Hours Spent to Date: Estimated Completion Date:
Staff Contact: Robyn Davis Phone #: 788.9815 ext. 2015

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

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

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD: Conduct a second reading of Ordinance No. 1336, an Ordinance amending the Hailey Municipal Code, Title 16: Subdivision

Regulations, Chapters 16.01, Definitions, 16.04, Development Standards and 16.08, Townhouses and Title 17: Zoning Regulations, Chapters 17.02, Definitions; 17.05, Official Zoning Map and District Use Matrix; 17.06, Design Review and 17.09 Parking and Loading Spaces.

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./Agrmt. /Order Originals: *Additional/Exceptional Originals to: _____

Copies (all info.): Copies

Instrument # _____

HAILEY ORDINANCE NO. 1336

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING TITLES 16 AND 17 OF THE HAILEY MUNICIPAL CODE, INCLUDING CHAPTERS 16.01: DEFINITIONS, TO PROVIDE CLARITY AND ADD NEW DEFINITIONS; 16.04: DEVELOPMENT STANDARDS, TO REFINE AND CLARIFY VEHICULAR ACCESS STANDARDS, AND PARK CONTRIBUTION REQUIREMENTS; 16.08: TOWNHOUSES, TO CHANGE THE TITLE AND SUBSECTIONS TO INCORPORATE COTTAGE DEVELOPMENT; 17.02: DEFINITIONS, TO PROVIDE CLARITY AND ADD NEW DEFINITIONS; 17.05: OFFICIAL ZONING MAP AND DISTRICT USE MATRIX, TO ADD AND CLARIFY LAND USE ZONING AND BULK REQUIREMENTS FOR DETACHED TOWNHOUSE AND COTTAGE DEVELOPMENTS, AND DWELLING UNITS; 17.06: DESIGN REVIEW, TO ADD DESIGN STANDARDS FOR DETACHED TOWNHOUSE AND COTTAGE DEVELOPMENTS; AND 17.09: PARKING AND LOADING SPACES, TO APPLY EXISTING STANDARDS TO DETACHED AND COTTAGE TOWNHOUSE DEVELOPMENTS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Commission and Council have determined that municipal code changes which expand housing opportunities in Hailey are a priority;

WHEREAS, the Commission and Council have found that the existing standards for multi-family and townhouse development may not lead to desired comprehensive plan outcomes;

WHEREAS, the changes proposed will address supplemental design and quality of life with the intent of reinforcing the following statements and goals contained within the Comprehensive Plan:

1. Natural Resources, Energy and Air Quality
 - a. Promote energy conservation: The City has set goals to increase the energy efficiency of buildings within the city to 10% above current Idaho State adopted energy code.
2. Recreation, Parks, and Lands
 - a. Create and maintain an interconnected system of parks, recreational facilities, trails green spaces, and natural lands in order to provide diverse recreation opportunities for Hailey residents within $\frac{1}{4}$ to $\frac{1}{2}$ mile of the greatest number of residents.
3. Land Use, Population, and Growth Management
 - a. The City seeks to accommodate population growth through a balanced combination of two means, with one being “infill” development or redevelopment of existing land within the current City limits in accordance with existing zoning and density allowances without necessitating the use of density bonuses or waivers, and “expansive” development due to the annexation of new land into the City and/or density increases relating to PUD bonuses and/or zoning amendments.
 - b. Land Use Implications of Population Growth Scenarios: Impacts resulting from growth pressure, such as environmental degradation, inadequate social and infrastructure services, and loss of small-town character are concerns associated with unrestricted growth of the community; therefore, it is the responsibility of the city to plan for potential future population growth.
 - c. Lessen dependency on the automobile.

4. Demographics, Cultural Vitality, Social Diversity, and Well-Being
 - a. Social Diversity and Social Well-Being: Sustainable communities offer equal opportunity, social harmony, and mutual respect for a diverse population. Diversity means an inclusive community of people with varied human characteristics, ideas, and worldviews and whose interactions both benefit and challenge each other to grow.
 - b. While many factors influence both the existence and perception of discrimination and unequal treatment, income is an important element, as are education, occupational status, and life expectancy.
5. Housing
 - a. Affordable housing is a key element in the decisions of business owners to create new enterprises or expand their businesses. If affordable housing for employees to purchase and/or rent cannot be provided, it will limit the growth potential and sustainability of local businesses. To the extent that attractive housing is available, employees can better be recruited and retained.
 - b. The ongoing local spending and taxes generated because of homes being occupied by the working community are significant.
 - c. Productivity of the workforce improves when commutes are shortened.
 - d. Long commutes are not only costly to the workers, but to the environment as well. Carbon emissions are reduced, and air quality is improved when employees live close to work. In addition, fewer commuters will alleviate the demand for more highway lanes and asphalt.
 - e. Many social benefits are realized when workers live in their own community. Quality of life and safety improve when critical care employees live within close responding distance. Children do better in school when parents are at home in the mornings and evenings. Homeowners are more active in their communities, creating a greater vibrancy and sense of unity.

WHEREAS essential public facilities and services are available to detached and cottage townhouse development without excessive public cost;

WHEREAS the proposed detached townhouse and cottage development uses are compatible with surrounding areas and Zoning Districts where townhouse and cottage developments are permitted; and

WHEREAS the text set forth in this ordinance will promote public health, safety, and general welfare by addressing ongoing and outstanding housing needs.

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

Section 1. Chapter 16.01, Definitions, of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

COMMON OPEN SPACE: A shared landscaped area, or areas, meeting the requirements of Sections 16.04.110.D.1 and 17.06.080.F when incorporated within a cottage development.

DRIVEWAY: A way or means of vehicular access to a single building, or buildings, per the requirements of Section 16.04.020.M, Driveways.

PARKING ACCESS LANE: A way or means of vehicular access and pedestrian approach for all uses to provide access to an off street parking lot from a public or private street into private property from and to off-street parking.

TOWNHOUSE DEVELOPMENT: Refer to Section 17.02, Definitions, for a detailed definition. -A multi-family residential project consisting of two (2) or more townhouse dwelling units, where permitted under the Hailey zoning ordinance, which may be constructed as either or both one or both of the following:

- A. Building(s) containing two (2) or more townhouse dwelling units erected generally in a row, with each unit being separated from the adjoining unit or units by a party wall or walls, subject to building and fire code requirements, and all other applicable codes and ordinances, and with party walls extending from the basement floor to the roof along the dividing townhouse subplot line. Each unit has its own access to the outside, and no unit is located over another unit in part or in whole.
- B. "Cottages", which are buildings containing single townhouse units on individual townhouse sublots, provided the separation between units and/or buildings complies with applicable building and fire code requirements and all other applicable codes and ordinances.

TOWNHOUSE OR COTTAGE SUBLLOT: The lot resulting from platting a residential townhouse or cottage development. Townhouse or cottage sublots shall have a minimum area equal to that of the perimeter of each individual townhouse unit, and an additional area three feet (3') in width adjacent to any opening, measured at the foundation. Said sublots shall not be buildable for structures other than a "townhouse or cottage dwelling unit", as defined in Title 17, Chapter 2, Definitions. Platting of sublots shall follow the procedures set forth in this title and other applicable codes in effect. All other detached and/or accessory buildings shall be contained within the perimeter of the townhouse subplot, except as otherwise permitted herein

TOWNHOUSE DWELLING UNIT: Refer to Section 17.02, Definitions, for a detailed definition. A dwelling including a minimum of one bathroom and a single kitchen, designed for or occupied as a unit by one family for living and cooking purposes, located in a townhouse development on a platted townhouse subplot.

Section 2. Chapter 16.04, Development Standards, Sections 16.04.020.L - N, of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

L. Private Streets:

1. Private streets may be allowed: a) to serve a maximum of five (5) residential dwelling units; b) within planned unit developments; or c) within commercial developments in the Business, Limited Business, Neighborhood Business, Light Industrial, Technological Industry, Peri-Urban Agricultural and Service Commercial Industrial Districts. Private streets are allowed at the sole discretion of the Council, except that no arterial or major street, or collector or secondary street may be private. Private streets shall have a minimum total width of thirty-six feet (36'), shall be constructed to all other applicable City standards including paving, and shall be maintained by an owners' association.
2. Private streets, wherever possible, shall provide interconnection with other public streets and private streets.

3. The area designated for private streets shall be platted as a separate parcel according to subsection 16.04.060C of this chapter. The plat shall clearly indicate that the parcel is unbuildable, except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.
4. Private street names shall not end with the word "road", "boulevard", "avenue", "drive" or "street". Private streets serving five (5) or fewer dwelling units shall not be named.
5. Private streets shall have adequate and unencumbered ten foot (10') wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty five percent (25%) of the improved area of the private street. Private street snow storage easements shall not be combined with, or encumber, required on site snow storage areas.
6. Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located: a) within the residential lot (e.g., between the garage and the roadway); b) as parallel spaces within the street parcel or easement adjacent to the travel lanes; c) in a designated guest parking area; or d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to title 17, chapter 17.09 of this Code. The dimension of guest/overflow parking spaces shall ~~be no less than ten feet by twenty feet (10' x 20') if angle parking, or ten feet by twenty four feet (10' x 24') if parallel.~~ meet the parking standards of section 17.09.030, On Site Parking Dimension. Guest/overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or other all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.

M. Driveways:

1. Number of units served by one (1) driveway:
 - a. Single-family dwelling units: Driveways may provide access to not more than two (2) ~~residential~~ single-family dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single-family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (e.g., no driveway already exists), both lots shall share access via a single driveway. ~~Driveways shall not be named.~~
 - b. Townhouse and cottage dwelling units: Driveways may provide access to not more than four (4) townhouses or cottage dwelling units. Where a townhouse development will have sublots fronting a street, not more than one (1) additional townhouse subplot accessed by a driveway may be created to the rear of each subplot. All driveways shall meet the applicable requirements of the fire and building codes, as adopted by the City of Hailey.
2. Driveways shall be constructed with an all-weather surface and shall have the following maximum ~~minimum~~ roadway widths:
 - a. Accessing one residential unit: twenty feet (20'); ~~Twelve feet (12')~~;
 - b. Accessing two (2) or more residential units: thirty feet (30'). ~~Sixteen feet (16')~~.

No portion of the required fire lane width of any driveway may be utilized for parking, aboveground utility structures, dumpsters or other service areas, snow storage or any other obstructions.

3. Driveways longer than one hundred fifty feet (150') must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.
 4. Driveways accessing more than one residential dwelling unit shall be maintained by an owners' association, or in accordance with a plat note.
 5. The area designated for a driveway serving more than one dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement. Easements and parcels shall clearly indicate the beneficiary of the easement or parcel and that the property is unbuildable except for ingress/egress, utilities or as otherwise specified on the plat. A building envelope may be required in order to provide for adequate building setback.
 6. No driveway shall interfere with maintenance of existing infrastructure and shall be located to have the least adverse impact on residential dwelling units, existing or to be constructed, on the lot the easement encumbers and on adjacent lots.
 7. Driveways shall not be named.
- N. Parking Access Lane: Multi-family, townhouse developments of greater than four (4) dwelling units, and cottage developments may be served by a parking access lane. A parking access lane shall not be considered a street but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.

Cottage developments: Cottage developments shall be served by no more than one (1) parking access lane on each public street frontage.

Section 3. Chapter 16.04, Development Standards, Section 16.04.110, Parks, Pathways, and other Green Spaces, of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

- A. Parks And Pathways: Unless otherwise provided, every subdivision shall set aside a park and/or pathway(s) in accordance with standards set forth herein.

1. Parks:

- a. The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sublots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for parks. Parks shall be developed within the city of Hailey and set aside in accordance with the following formula:

$P = x \text{ multiplied by } .0277$

"P" is the parks contribution in acres

"x" is the number of single-family lots, residential townhouse sublots or residential condominium units contained within the plat. Where multi-family lots are being platted with no fixed number of units, "x" is maximum number of residential lots, sublots and units possible within the subdivision based on current zoning regulations.

- b. In the event the subdivision is located in the business (B), limited business (LB), neighborhood business (NB) or transitional (TN) zoning districts, the area required for a park shall be reduced by seventy five percent (75%), but in no event shall the area required for a park/cultural space exceed seventeen and one-half percent (17.5%) of the area of the lot(s) being developed.

- c. Cottage developments may be exempted from the provisions of subsection 16.04.110.A, when common open space is provided in accordance with subsection 17.06.080.F: Design Standards, Cottage Development, and the Commission and Council find that sufficient park space, in accordance with the City of Hailey Comprehensive Plan, exists within one half (1/2) mile of the proposed development. In the event that a cottage development is required to provide a park contribution, the contribution area shall be reduced by the amount of common open space provided on site by the development.
2. Pathways: The developer of any subdivision, or any part thereof, shall provide pathways for all trails and paths identified in the master plan that are located on the property to be subdivided or on city property adjacent to the property to be subdivided, and sidewalks required by this title.
- B. Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly:
1. By the same individual(s) or entity(ies), including, but not limited to, corporation(s), partnership(s), limited liability company(ies) or trust(s), or
 2. By different individuals or entities, including, but not limited to, corporations, partnerships, limited liability companies or trusts where: a) such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual(s) or entity(ies); or b) the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies),
 3. Multiple subdivisions of the parcel that cumulatively result in three (3) or more residential lots, townhouse sublots, cottage sublots or condominium units, are subject to the provisions of this title, and shall provide the required improvements subject to the required standards at or before the platting or development of the lots, sublots or units.
- C. Parks And Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of this section. Such recommendation will be based on compliance with the master plan and provisions of this title.
- D. Minimum Requirements:
1. Private Green Space or Common Open Space: Use and maintenance of any privately owned green or common open space shall be controlled by recorded covenants or restrictions which run with the land in favor of the future owners of the property within the tract and which cannot be modified without the consent of the council. Common open space in a cottage development shall serve only the occupants of the development in which it is located and shall meet the requirements of Section 16.04.110.D.3: Minipark, as well as Section 17.06.080.F: Design Standards, Cottage Development.
 2. Neighborhood Park: A neighborhood park shall include finished grading and ground cover, large grassy areas, trees and shrubs, sheltered picnic table(s), trash container(s), dog station(s), bike racks, park bench(es), parking as required by ordinance, and two (2) or more of the following: play structure, restrooms, an athletic field, trails, hard surface multiple use court (tennis or basketball courts), or gardens that demonstrate conservation principles. Neighborhood parks shall provide an average of fifteen (15) trees per acre, of which at least fifteen percent (15%) shall be of two-and-one-half inch (2 ½") ~~four inch (4")~~ caliper or greater. A maximum of twenty percent (20%) of any single tree species shall not be exceeded in any landscape plan, which includes street trees. may be used. Landscaping and irrigation

shall integrate water conservation. A neighborhood park shall be deeded to the city upon completion, unless otherwise agreed upon by the developer and city.

3. Minipark: A minipark shall include finished grading and ground cover, trees and shrubs, picnic table(s), trash container(s), dog station(s), bike racks and park bench(es). All miniparks shall provide an average of fifteen (15) trees per acre, of which at least fifteen percent (15%) shall be of two-and-one-half inch (2 ½") caliper or greater. A maximum of twenty percent (20%) of any single tree species shall not be exceeded in any landscape plan, which includes street trees. ~~May be used.~~ Landscaping and irrigation shall integrate water conservation.
 4. Park/Cultural Space: A park/cultural space shall include benches, planters, trees, public art, water features and other elements that would create a gathering place. Connective elements, such as parkways or enhanced sidewalks, may also qualify where such elements connect two (2) or more parks or park/cultural spaces.
 5. Pathways: Pathways shall have a minimum twenty-foot (20') right of way width and shall be paved or improved as recommended by the parks and lands board. Construction of pathways shall be undertaken at the same time as other public improvements are installed within the development, unless the council otherwise allows when deemed beneficial for the project. The developer shall be entitled to receive a park dedication credit only if the developer completes and constructs a pathway identified in the master plan, or completes and constructs a pathway not identified in the master plan where the pathway connects to existing or proposed trails identified in the master plan. The city may permit easements to be granted by developers for pathways identified in the master plan, thereby allowing the developer to include the land area in the determination of setbacks and building density on the site, but in such cases, a park dedication credit will not be given. A developer is entitled to receive a credit against any area required for a park for every square foot of qualified dedicated pathway right of way.
- E. Specific Park Standards: All parks shall meet the following criteria for development, location, and size (unless unusual conditions exist that prohibit meeting 1 or more of the criteria):
1. Shall meet the minimum applicable requirements required by subsection D of this section.
 2. Shall provide safe and convenient access, including ADA standards.
 3. Shall not be gated so as to restrict access and shall not be configured in such a manner that will create a perception of intruding on private space. With the exception of private green space and common open space, if ~~If~~ a park is privately owned and maintained, the use of the park shall not be exclusive to the homeowners, residents or employees of the development.
 4. Shall be configured in size, shape, topography and improvements to be functional for the intended users. To be eligible for park dedication, the land must, at a minimum, be located on slopes less than twenty five degrees (25°), and outside of drainways, floodways and wetland areas. Miniparks shall not be occupied by nonrecreational buildings and shall be available for the use of all the residents or employees of the proposed subdivision.
 5. Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.
 6. Shall require low maintenance, or provide for maintenance or maintenance endowment.
- F. Specific Pathway Standards: All pathways shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting 1 or more of the criteria):

1. Shall meet the minimum applicable requirements required by subsection D of this section.
 2. Shall be connected in a useful manner to other parks, pathways, green space and recreation and community assets.
- G. Specific Green Space and Common Open Space Standards: If green space is required or offered as part of a subdivision, townhouse, cottage, or condominium developments, all green space shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting 1 or more of the criteria):
1. Shall meet the minimum applicable requirements required by subsection D of this section.
 2. Public and private green spaces on the same property or adjacent properties shall be complementary to one another. Green space within proposed developments shall be designed to be contiguous and interconnecting with any adjacent green space (both existing and potential future space).
 3. The use of the private green space shall be restricted to parks, pathways, trails, or other recreational purposes, unless otherwise allowed by the city.
 4. The private ownership and maintenance of green space shall be adequately provided for by written agreement.
- H. In Lieu Contributions:
1. After receiving a recommendation by the parks and lands board, the council may at their discretion approve and accept voluntary cash or in-kind contributions in lieu of park land dedication and park improvements.
 2. The voluntary cash or in-kind contributions in lieu of park land shall be equivalent to the area of land (e.g., square footage) required to be dedicated under this title multiplied by the fair market value of the land (e.g., \$/square foot) in the development at the time of preliminary plat approval by the council. The city shall identify the location of the property to be appraised, using the standards in subsections E4 and E5 of this section. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.
 3. Except as otherwise provided, the voluntary cash or in-kind contribution in lieu of park land shall also include the cost for park improvements, including all costs of acquisition, construction and all related costs. The cost for such improvements shall be based upon the estimated costs provided by a qualified contractor and/or vendor. In the business (B), limited business (LB), neighborhood business (NB) and transitional (TN) zoning districts, in lieu contributions will not include the cost for park improvements.
 4. In lieu contributions must be segregated by the city and not used for any other purpose other than the acquisition of park land and/or park improvements, which may include upgrades and replacement of park improvements. Such funds should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision.

Section 4. Chapter 16.08, Townhouses and Fee Simple Cottages, of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

16.08.010: PLAT PROCEDURE:

The developer of ~~the~~ townhouse or fee simple cottage developments shall submit with the preliminary plat application and all other information required herein a copy of the proposed party wall agreement and the proposed document(s) creating an association of owners of the proposed ~~townhouse~~-sublots, which

shall adequately provide for the control (including billing, where applicable) and maintenance of all common utilities, ~~commonly held~~ facilities, garages, parking and/or ~~green open~~ spaces. Prior to final plat approval, the developer shall submit to the city a final copy of ~~the any~~ party wall agreement and any other such documents and shall record the documents prior to or at the same time of the recordation of the plat, which plat shall reflect the recording instrument numbers thereupon. (Ord. 1191, 2015)

16.08.020: GARAGES OR STORAGE:

All garages and dedicated storage structures shall be designated on the preliminary and final plats and on all deeds as part of the ~~particular townhouse or cottage development~~. Detached garages and/or storage structures may be platted as limited common area or on separate sublots; provided, that the ownership of detached garages and/or storage structure is appurtenant to specific townhouse or cottage units on the ~~townhouse~~-plat and that the detached garage(s) and/or storage structure(s) may not be sold and/or owned separate from any dwelling unit(s) within the ~~townhouse~~-development. (Ord. 1191, 2015,___)

16.08.030: STORAGE, PARKING AREAS:

Residential townhouse and cottage developments shall provide parking spaces according to the requirements of title 17, chapter 17.09 of this code. (Ord. 1191, 2015,___)

Cottage storage. Each cottage dwelling unit shall be provided with a dedicated storage unit that is 50 square feet in size. The storage unit may be located within or adjacent to the house, within a garage or carport, or within a free-standing accessory building.

16.08.040: CONSTRUCTION STANDARDS:

All townhouse and cottage development construction shall be in accordance with the applicable codes, including the IBC, IRC and IFC. Each townhouse and cottage unit must have separate water, sewer, and utility services, which do not pass through another building or unit. (Ord. 1191, 2015,___)

16.08.050: GENERAL APPLICABILITY:

All other provisions of this title and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse developments. (Ord. 1191, 2015)

16.08.060: EXPIRATION:

Townhouse and cottage developments which have received final plat approval shall have a period of three (3) calendar years from the date of final plat approval by the council to obtain a building permit. Developments which have not received a building permit shall be null and void and the plats associated therewith shall be vacated by the council. If a development is to be phased, construction of the second and succeeding phases shall be contingent upon completion of the preceding phase unless the requirement is waived by the council. Further, if construction on any townhouse or cottage development, or phase of any development, ceases or is not diligently pursued for a period of three (3) years without the prior consent of the council, that portion of the plat pertinent to the undeveloped portion of the development shall be vacated. (Ord. 1191, 2015,)

16.08.070: CONVERSION:

The conversion by subdivision of existing units into townhouses or cottages shall not be subject to section 16.04.110 of this title. (Ord. 1191, 2015,___)

16.08.080: DENSITY & LOT SIZE:

~~The maximum number of cottage townhouse units on any parcel shall be twelve (12), and not more than two (2) cottage townhouse developments shall be constructed adjacent to each other.~~

Maximum density shall be that allowed by Section 17.05.040, District Use Matrix, Bulk Requirements table. No more than two (2) cottage or detached townhouse developments receiving density bonuses, per footnote 23 in the District Use Matrix, shall be located adjacent to each other.

Cottage development: The maximum lot size for a cottage development shall be one (1) acre.

Section 5. Chapter 17.02, Definitions, of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

~~CO-LIVING DEVELOPMENT~~~~DWELLING FACILITY~~: A building, or portion thereof, containing ten (10) or more private living spaces, at least one (1) shared kitchen, and at least one (1) shared living space. Each private living space shall include a bedroom and private bathroom. Private living spaces within a co-living development dwelling facility shall be leased for residential occupancy only, and each unit shall meet the occupancy requirements of the International Building and International Fire Codes. A full-time or onsite Property Manager is required.

COMMUNITY BUILDING: A small building, intended as a gathering space, to be shared by residents of a residential development and platted as part of the development's common area.

COTTAGE DEVELOPMENT: A residential project of two (2) or more detached cottage dwelling units that are either fee simple, located on platted sublots, or are rental units, located on a shared parcel owned by a single landlord entity. Cottage developments are subject to the provisions of Title 16: Subdivision Regulations and Title 17: Zoning Regulations, which allow for increased density, limit lot and dwelling unit sizes, describe parking standards, require common open space, and outline other, additional requirements. Separation between units and/or buildings shall comply with applicable building and fire code requirements and all other applicable codes and ordinances.

COTTAGE DWELLING UNIT: A detached dwelling unit characterized by its small size, vernacular aesthetic with porches, and intended purpose of promoting a sense of community within the development. Cottage dwelling units shall include independent living facilities, including provisions for sleeping, eating, cooking and sanitation. Cottage dwelling units shall be located in a cottage development and are subject to the applicable cottage requirements within Title 16: Subdivision Regulations and Title 17: Zoning Regulations.

MIXED USE BUILDING: A building that has more than one use, usually residential units in combination with commercial/retail, office, institutional, or industrial use within the same structure.

MIXED USE DEVELOPMENT: A development project with one (1) or more buildings that allows for various combined uses, such as commercial/retail, office, institutional, industrial, or residential uses within the same structure or structures.

~~MULTIPLE-FAMILY BUILDING~~ ~~DWELLING~~: A residential building containing two (2) or more attached dwellings units, including but not limited to apartments, condominiums, and attached townhouses.

MULTI-FAMILY DEVELOPMENT: A development containing a multi-family building or buildings with attached dwellings units, including but not limited to apartments, condominiums, and attached townhouses.

PUBLIC USE: A structure or use intended or used for a public purpose by a n-activity intended for the benefit of the general public and managed by a public entity, such as the City, school district, County, State, or any other public agency or a utility. Public uses may also be referred to as institutional uses.

SEMI-PUBLIC USE: A structure or use partially, but not entirely, open to the use of the public. The use of land by a private or nonprofit organization to provide a public service, such as private colleges and schools, hospitals, churches, libraries, lodges, safe houses, and learning centers. Semipublic uses may also be referred to as institutional uses.

SINGLE-FAMILY DWELLING UNIT: A detached residential building, which may include attached or detached carports and garages, that contains ing independent living facilities, including provisions for sleeping, eating, cooking and sanitation for not more than one family; and is the principal use located on a legally platted lot of record. Single-family dwelling units may, for example, include attached and detached garages, carports, Accessory Dwelling Units, and Tiny Homes on Wheels.

STORAGE STRUCTURE: A building where goods, products, materials, supplies, or equipment are kept or stored. A storage structure may be in the form of a shipping container or other structure. No sales or service is included.

TOWNHOUSE DEVELOPMENT: A multi-family residential project consisting of two (2) or more townhouse dwelling units, where permitted under the Hailey zoning ordinance, which may be constructed as either or both one or both of the following:

- A. Attached townhouse development: Multi-family bBuilding(s) containing two (2) or more townhouse dwelling units erected generally in a row, with each unit being separated from the adjoining unit or units by a party wall or walls, subject to building and fire code requirements, and all other applicable codes and ordinances, and with party walls extending from the basement floor to the roof along the dividing townhouse subplot line. Each unit has its own access to the outside, and no unit is located over another unit in part or in whole.
- B. "Cottages", which are buildings containing single townhouse units on individual townhouse sublots, provided the separation between units and/or buildings complies with applicable building and fire code requirements and all other applicable codes and ordinances.
- B. Detached townhouse development: Buildings containing detached, single townhouse units on individual townhouse sublots, provided the separation between units and/or buildings complies with applicable building and fire code requirements and all other applicable codes and ordinances.

TOWNHOUSE OR COTTAGE SUBLLOT: Refer to Section 16.01, Definitions, for a detailed definition. The lot resulting from platting a residential townhouse development. Townhouse sublots shall have a minimum area equal to that of the perimeter of each individual townhouse unit, and an additional area three feet (3') in width adjacent to any opening, measured at the foundation. Said sublots shall not be buildable for structures other than a "townhouse dwelling unit", as defined in this section. Platting of sublots shall follow the procedures set forth in this title and other applicable codes in effect. All other detached and/or accessory buildings shall be contained within the perimeter of the townhouse subplot, except as otherwise permitted herein.

TOWNHOUSE DWELLING UNIT: A dwelling unit including a minimum of one bathroom and a single kitchen, designed for or occupied as a unit by one family for living and cooking purposes, that contains independent living facilities, including provisions for sleeping, eating, cooking, and sanitation; and is located in a townhouse development on a platted townhouse subplot.

Section 6. Chapter 17.05, Official Zoning Map and District Use Matrix, of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

17.05.040: DISTRICT USE MATRIX:

The residential, public, and semi-public, commercial and uses, as well as the bulk requirements for the zoning districts established in chapter 17.04 of this title are designated in the district use matrix set forth herein. A "P" indicates that a use is permitted in the respective zoning district. Permitted uses must conform to the applicable requirements of this title. A "C" indicates that a use is allowed as a conditional use in the respective zoning district. Conditional uses are subject to review and approval under the provisions of chapter 17.11 of this title. An "N" indicates that a use is not allowed in the respective zoning district, except where state or federal law otherwise preempts local land use regulation.

Category	Description (Excerpt)	Zoning Districts and Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Residential:														
	Accessory dwelling units (ADU)	N	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	N	N	N	P ¹	P ¹
	Co-living developments dwelling facilities	N	N	N	N	N	P	N	P	N	N	N	N	N
	<u>Cottage developments or dwelling units</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>C</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
	<u>Detached townhouse developments or dwelling units</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>C</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
	Manufactured homes	N	P	P	P	N	P	P	N	N	N	N	N	N
	Mixed-use developments buildings	N	N	N	N	P	P	P	P ²	P	P	N	P	P
	Multi-family dwellings developments	N	N	N	P	N	P	C	P ²	N	N	N	N	N
	Single-family dwelling units	N	P	P	P	N	P <u>N</u>	P	N	N	N	N	N	N

Category	Description (Excerpt)	Zoning Districts and Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
	Tiny homes on wheels (THOW)	N	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	N	N	N	P ¹	P ¹
Public or semipublic: <i>(no change)</i>														
Commercial: <i>(no change)</i>														
Accessory uses:														
Residential	Accessory dwelling units (ADU)	Reference the “Residential” category at the beginning of the table.												
	Tiny Home on Wheels (THOW)													
	<u>Community building</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>C</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Storage structures and/or Accessory structures, excluding shipping containers		C ^{9,11}	P ^{9,11}	P ^{9,11}	P ^{9,11}	P ^{9,11}	P ^{9,11}	P ^{9,11}	P ^{9,11}	P ^{9,11}	P ^{9,11}	P ^{9,11}	P ^{9,11}	P ^{9,11}
Swimming pools		N	P	P	P	P	C	P	C	N	N	N	N	N
Temporary structures		C ^{11,13}	C ^{11,13}	C ^{11,13}	C ^{11,13}	C ^{11,13}	C ^{11,13}	C ^{11,13}	C ^{11,13}	C ^{11,13}	C ^{11,13}	C ^{11,13}	C ^{11,13}	C ^{11,13}

BULK REQUIREMENTS

Category	Description (Excerpt)	RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Lot dimensions	Minimum lot size (square feet)	None	8,000 ^{14, 15, 16}	12,000 ^{15, 16}	6,000 ^{14, 15}	6,000 ¹⁵	6,000 ^{14, 15}	6,000 ^{14, 15}	0 ^{14, 15}	6,000	-	See note 4	10,890	10,890
	Minimum lot width (feet)	None	75 ^{14, 15, 16}	75 ^{15, 16}	50 ^{14, 15, 16}	50 ¹⁶	50 ^{14, 16}	50 ^{14, 15, 16}	0 ^{15, 16}	60	-	See note 4	-	-
Building height	Maximum building height (feet)	35 ¹⁷	30 ^{14, 17}	30 ¹⁷	35 ^{14, 17}	30 ¹⁷	35 ^{14, 17}	35 ¹⁴	35 ^{14, 17}	35 ¹⁷	35	See note 4	35	35 ¹⁷
Setbacks	Minimum front yard setback (feet)	20	25 ¹⁴	25	20 ^{14, 18}	10	20 ^{14, 18}	20 ^{14, 18}	0 ^{14, 18}	10	20	See note 4	10	10
	Minimum side yard setback (feet)	10	10 ^{14, 18, 19, 20}	10 ^{18, 19, 20}	8 ^{14, 18, 19, 20, 20}	10 ^{14, 20, 19}	10 ^{14, 18, 20, 19}	10 ^{14, 18, 20, 19}	0 ^{14, 18, 20, 19}	10 ^{20, 22, 19, 21}	10 ^{20, 22, 19, 21}	See note 4	10	10
	Minimum rear yard setback (feet)	10	10 ^{14, 18, 19, 20}	10 ^{18, 19, 20}	10 ^{14, 18, 20, 19}	10 ^{18, 20, 19}	10 ^{14, 18, 20, 19}	10 ^{14, 18, 20, 19}	0 ^{14, 18, 20, 19}	10 ^{20, 22, 19, 21}	10 ^{20, 22, 19, 21}	See note 4	10	10
	Riparian (feet)	100 ^{23, 22}	100 ^{23, 22}	100 ^{23, 22}	100 ^{23, 22}	100 ^{23, 22}	100 ^{23, 22}	100 ^{23, 22}	100 ^{23, 22}	100 ^{23, 22, 23, 22}	100 ^{23, 22}	See note 4	100 ^{23, 22}	100 ^{23, 22}
Multi-family and mixed use Density	Mixed-use residential density developments: maximum dwelling units per acre	-	-	-	-	15	20	10	20 ²	-	-	See note 4	20	-
	Multi-family residential density developments: maximum dwelling units per acre; including but not limited to apartments, condominiums, and attached townhouses	-	-	-	10	-	20	10	20	-	-	-	20	-

Category	Description (Excerpt)	RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
	<u>Detached townhouse developments: maximum dwelling units per acre</u>	-	8	6	10 ^{24, 23}	-	20	10 ^{24, 23}	-	-	-	-	-	-
	<u>Cottage developments: maximum dwelling units per acre</u>	-	8	6	10 ^{24, 23}	-	20	10 ^{24, 23}	-	-	-	-	-	-
Total lot coverage	Total maximum coverage by all structures (percentage)	-	40 ¹⁴	40	40 ¹⁴	-	-	30 ¹⁴	-	75	75	See note 4	70	70
Maximum gross floor area	Aggregate gross floor area for individual retail/wholesale trade (square feet)	-	-	-	-	-	36,000	-	36,000	25,000	25,000	See note 4	25,000	25,000
	Aggregate gross floor area for grouped retail/wholesale (square feet)	-	-	-	-	-	36,000	-	50,000	25,000	25,000	See note 4	25,000	25,000
	<u>Cottage dwelling units (square feet)</u>	-	1,400 ²⁴	1,400 ²⁴	1,400 ^{24,25,26}	-	1,400 ^{24,25,26}	1,400 ^{24,25,26}	-	-	-	-	-	-

Notes:

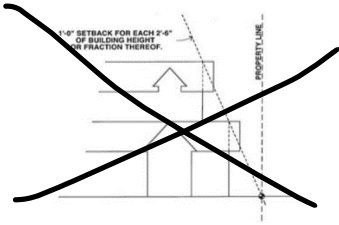
1. Accessory Dwelling Units (ADUs) and Tiny Homes on Wheels (THOW) are subject to administrative design review and supplementary regulations. See section 17.06 and subsection 17.08 D of this title.
2. Mixed-use buildings and multi-family dwellings incorporating small residential units require a Conditional Use Permit and shall comply with subsection 17.04Q of this title.
3. The installation of wireless communication facilities requires a Wireless Permit in accordance with the provisions of subsection 17.08B of this title.
4. Objects affecting navigable airspace, including solar energy systems and wireless communications facilities located within the Airport Influence Area, are subject to review of the Friedman Memorial Airport Director for compliance with FAA regulations and 14 CFR, chapter 1, subchapter E, part 77.
5. Only within terminals.
6. Only attached to hotel/motel.
7. Drive-through food service not permitted.
8. May be approved through a Conditional Use Permit if the use is in conjunction with a use that is permitted by-right.
9. Unenclosed exterior storage that is greater than fifty square feet (50 sq. ft.) and associated with retail trade, skilled construction and industrial trades, or wholesale trade is permitted in the industrial Zoning Districts only. Such unenclosed exterior storage may include but is not limited to the storage or display of bulky goods, materials, supplies, merchandise, and equipment.
10. The use permitted by this footnote must be accessory to primary use and contained within the walls of the structure with the primary use.
11. Structures equal to or greater than 120 square feet (120 sq. ft.) in size require a building permit, per subsection 17.07.010H of this title.
12. The use of fuel tanks containing flammable or combustible liquids, as defined by the International Fire Code (IFC), requires a Flammable & Combustible Storage Tank Permit through the Hailey Fire Department.
13. Temporary structures which have an approved Conditional Use Permit may operate seasonally for multiple years, so long as the size and location of the temporary structure conforms with the approved Conditional Use Permit or conditions thereof.
14. May be subject to additional provisions per the Townsite Overlay (TO) Zoning District. See subsection 17.04M of this title.
15. Townhouse sublots should have a maximum aggregate density of ten (10) lots per acre in the GR and TN Zoning Districts, fifteen (15) lots per acre in the NB Zoning District, and twenty (20) lots per acre in the LB and B Zoning Districts. Townhouse and cottage sublots are exempt from minimum lot sizes and widths; however, townhouse and cottage developments shall adhere to the density requirements, as stated in the bulk requirements table of this section, as well as the subdivision and zoning requirements in Titles 16 and 17 respectively.

16. Townhouse and cottage sublots shall conform to the standards established in the IFC.
17. For a building with any portion of the building footprint within the Special Flood Hazard Area, building height shall be measured two (2) feet above the base flood elevation (BFE). For buildings located within the Special Flood Hazard Area and the LR Zoning Districts, buildings shall in no instance exceed a building height of thirty-two feet (32') from record grade. For buildings located within the Special Flood Hazard Area, and within the GR Zoning District, buildings shall in no case exceed a building height of thirty-five feet (35') from record grade.
18. ~~In the TO Zoning Districts, townhouse units shall be allowed zero (0) setbacks, with an exception for the setbacks on the property line between two (2) townhouse units. The separation between two (2) townhouse units on separate sublots shall be no less than six (6) feet or the minimum distance required by the IBC and IFC, whichever is greater. The distance between the buildings shall be measured between any wall or any projection of a building—including, but not limited to, eaves, cornices, canopies, or other similar roof overhang features, pergolas, chimney chases, bay windows, decks, steps, wainscot, and utility meters.~~
The setback from the adjacent property shall be one (1) foot for every two (2) feet of building height for all portions of the building exceeding twenty (20) feet in height, provided, however, no side or rear yard shall be less than ten (10) feet. See the figure in subsection 17.04B.050 of this title.
19. Normal corner and reverse-corner lots are subject to subsections 17.07.010F and G of this title.
20. Any wall, as measured from the highest point including any gable or peak in a direct vertical line to record grade, shall have a setback of one foot (1') for every two and one-half feet (2 1/2') of wall height (see subsection 17.04M.090, Diagram 1, of the Hailey Municipal Code), but not less than the base setback for the GR Zoning District. This shall apply to walls on the side yards of properties but shall not apply to sublots within a development.
21. In LI and TI Zoning Districts, the side and rear yard setbacks shall be twenty-five (25) feet where the subject property is located adjacent to the following Zoning Districts: RGB, GR, or TN.
22. Riparian setback. Unless otherwise provided for herein, all permanent buildings and structures shall have a 100-foot-wide riparian setback from the mean high-water mark of the Big Wood River. Removal of live vegetation or excavation within the riparian setback is prohibited, except for any tree that has been recommended for removal by a certified arborist, in writing, because the tree has been found to potentially endanger the resident(s) of the property on which it is located or any member of the public, or has become hazardous to any street, alley or other public right-of-way or public utility, or because the removal of a tree would substantially improve the health of other trees on the property. Pruning of trees and planting of riparian trees, shrubs and ground cover within the riparian setback are allowed, provided however, that all plantings conform to the criteria for evaluation in subsection 17.04J.040B4e of this title. Where the application of the 100-foot riparian setback and other applicable setbacks will result in a building site of 1,000 square feet or less, the riparian setback may be reduced to such an extent that the building site is 1,000 square feet; provided however, the riparian setback shall not be less than fifty (50) feet.

23. Cottage and detached townhouse development density may exceed the maximum allowed density by forty percent (40%), provided that all dwelling units in the development comply with the following:
- a. All dwelling units in the cottage or detached townhouse development shall comply with the minimum requirements of the 2018 International Energy Conservation Code, Section R406, Energy Rating Index Compliance Alternative. Building envelope tightness shall be determined with a blower door test, by a certified professional, verifying compliance with this standard.
 - b. Minimum one (1) dwelling unit in each cottage development shall be constructed as a Type B unit in accordance with the standards of 2009 ANSI 117.1, Chapter 10, 1004 Type B Units.
 - c. Minimum one (1) dwelling unit per acre in each cottage development shall be a deed restricted community housing unit, for sale or rent, in perpetuity. The deed restricted unit shall comply with income, occupancy, and/or other affordable community housing criteria as established in a community housing plan approved by the City of Hailey. As an alternative, two (2) Locals Only units, as outlined by the City of Hailey, may be provided. Additional alternative community housing compliance options may be proposed by the developer and may be approved by the City based on housing need in the community at the time of application.
 - d. Minimum two (2) dwelling units per acre in each detached townhouse development shall be deed restricted community housing units, for sale or rent, in perpetuity. The deed restricted units shall comply with income, occupancy, and/or other affordable community housing criteria as established in a community housing plan approved by the City of Hailey. As an alternative, four (4) Locals Only units, as outlined by the City of Hailey, may be provided. Additional alternative community housing compliance options may be proposed by the developer and may be approved by the City based on housing need in the community at the time of application.
 - e. The deed restricted community housing unit(s) shall be identical to at least one (1) other market-rate unit within the cottage development.
24. While the maximum allowed gross floor area per individual cottage dwelling unit is fourteen hundred (1,400) square feet, the average gross floor area per dwelling unit in a cottage development shall not exceed twelve hundred (1,200) square feet.

Cottage dwelling units are subject to a maximum ground floor size of one thousand (1,000) gross square feet, including an attached garage, but not including porches, dedicated storage, or basement. Basement area shall be limited to the size of the ground floor footprint and located with the basement finish floor a minimum six (6) feet below adjacent grade.

Diagram 1



(Ord. 1275, 2021; Ord. 1250, 2019; Ord. 1243, 2019; Ord. 1242, 2018; Ord. 1232, 2018; Ord. 1221, 2017; Ord. 1220, 2017; Ord. 1211, 2017; Ord. 1208, 2016; Ord. 1207, 2016; Ord. 1191, 2015; Ord. 1291, 2021; Ord. 1325, 2023,___)

Section 7. Chapter 17.06, Design Review, Subsection 17.06.010, Applicability, of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

17.06.010: APPLICABILITY:

- A. Design Review Approval Or Exemption: No person shall build, develop or substantially remodel or alter the exterior of the following buildings without receiving design review approval or exemption pursuant to this chapter, as outlined in the matrix below:

TABLE 1
PROJECT TYPES

Type Of Use	Exempt (PZ Chair And Administrator)	Hearings Examiner	Full PZ Review
New construction:			
All zones: Nonresidential buildings			X
All zones: Residential <u>development</u> of 3 or more units			X
All zones: Accessory Dwelling Units and Tiny Homes on Wheels	X		
Townsite Overlay District: New single-family or duplex			X
Townsite Overlay District: Accessory structures <u>that add floor area equal to or greater than 50 percent of the original structure</u> (excluding Accessory Dwelling Units and Tiny Homes on Wheels)			X
Additions:			
Commercial: Additions under 500 square feet which are not prominently visible from a public street	X		
Townsite Overlay District: Single-family, duplex, or accessory structures that add floor area equal to or greater than 50 percent of the original structure			X
Townsite Overlay District: Additions that adds floor area less than 50 percent of the original structure and complies with section <u>17.06.020</u> of this chapter	X		
Modifications that do not add square footage:			
Minor facade changes, alterations to parking and other site elements	X		
Commercial: Major deck additions; changes to architectural elements which alter the overall style of the building; addition of window(s) or door(s) or changes to existing windows or doors that result in major stylistic changes; changes to architectural elements which alter the overall style of the building			X
Commercial: Minor deck additions; changes to siding and/or materials; changes to window(s) or door(s) that	X		

do not result in major stylistic changes; landscape and/or parking changes that do not materially alter the flow of circulation			
Murals and public art	X		
Temporary structures	X		
Projects which qualify under subsection 17.06.020B of this chapter	X		

B. Preapplication Design Review:

1. Preapplication review is an optional process for all new nonresidential construction and all residential developments. The Administrator may advise applicants as to the appropriateness of the preapplication design review process for each application.
2. The purpose of preapplication review is to allow the commission to exchange ideas and give direction to the applicant on the "design concept", keeping in mind the purpose of this chapter and the application of the evaluation standards.
3. Preapplication review materials shall be submitted according to the application requirements of section [17.06.050](#) of this chapter. (Ord. 1275, 2021; Ord. 1226, 2017; Ord. 1191, 2015,___)

Section 8. Section 17.06.080, Design Standards, of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

17.06.080: DESIGN STANDARDS:

A. Nonresidential, Multi-Family Or Mixed Use ~~Building Development~~: The following design standards apply to ~~any~~ all nonresidential, multi-family or mixed use ~~building development~~ located within the city of Hailey:

1. Site Planning:
 - a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible, sun exposure in exterior spaces to create spaces around buildings that are usable by the occupants and allow for safe access to buildings.
 - b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than six inch (6") caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the tree guide and shall be a minimum of four inch (4") caliper.
 - c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.
 - d. Building services, including loading areas, trash storage/pick up areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.
 - e. Where alleys exist, or are planned, they shall be utilized for building services.

- f. Vending machines located on the exterior of a building shall not be visible from any street.
 - g. Except as otherwise provided herein, on site parking areas shall be located at the rear of the building and buffered from the sidewalk adjacent to the street. Parking and access shall not be obstructed by snow accumulation.
 - 1. Parking areas located within the SCI zoning district may be located at the side or rear of the building.
 - 2. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts, provided a usable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.
 - h. Access to on site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area, and preserve the street frontage for pedestrian traffic. Where possible, driveways for townhouse and/or cottage developments shall be shared between adjacent properties per Section 16.04.020.M, Driveways.
 - i. Snow storage areas shall be provided on site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.
 - j. Snow storage areas shall not be less than twenty five percent (25%) of the improved parking and vehicle and pedestrian circulation areas.
 - k. A designated snow storage area shall not have any dimension less than ten feet (10').
 - l. Hauling of snow from downtown areas is permissible where other options are not practical.
 - m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pick up areas, service areas or utilities.
 - n. Snow storage areas shall be landscaped with vegetation that is salt tolerant and resilient to heavy snow.
2. Building Design:
- a. The proportion, size, shape, and rooflines of new buildings shall be compatible with surrounding buildings.
 - b. Standardized corporate building designs are prohibited.
 - c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.
 - d. The front facade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building offsets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.
 - e. Any addition to or renovation of an existing building shall be designed to create a cohesive whole.

- f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.
 - g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.
 - h. Flat roofed buildings over two (2) stories in height shall incorporate roof elements such as parapets, upper decks, balconies, or other design elements.
 - i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:
 - (1) Solar Orientation: If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within thirty degrees (30°) of true south.
 - (2) South Facing Windows With Eave Coverage: At least forty percent (40%) of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south.
 - (3) Double Glazed: Double glazed windows.
 - (4) Low Emissivity Glazing: Windows with low emissivity glazing.
 - (5) Exterior Walls: Earth berming against exterior walls.
 - (6) Alternative Energy: Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on site.
 - (7) Exterior Light Shelves: All windows on the southernmost facing side of the building shall have external light shelves installed.
 - j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.
 - k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.
 - l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of three to twelve (3:12) and be consistent with the colors, material and architectural design used on the principal building(s).
 - m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with section 17.08A.020 of this title.
3. Accessory Structures, Fences And Equipment/Utilities:
- a. Accessory structures shall be designed to be compatible with the principal building(s).
 - b. Except as otherwise provided herein, accessory structures shall be located at the rear of the property.

- (1) Accessory structures may be considered in a location other than the rear on sites determined to have characteristics that prevent location at the rear of the site.
 - c. Walls and fences shall be constructed of materials compatible with other materials used on the site.
 - d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.
 - e. Except as otherwise provided herein, all roof projections, including roof mounted mechanical equipment, such as heating and air conditioning units, shall be shielded and screened from view from the ground level of on site parking areas, adjacent public streets and adjacent properties. Wind energy systems that have received a conditional use permit and solar panels are exempt from this requirement.
 - f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.
 - g. All ground mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas, shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.
 - h. All service lines into the subject property shall be installed underground.
 - i. Additional appurtenances shall not be located on existing utility poles.
4. Landscaping:
- a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey landscaping manual or an approved alternative.
 - b. All plant species shall be hardy to the zone 4 environment.
 - c. At a minimum, a temporary irrigation system that fully operates for at least two (2) complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.
 - d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees, shrubs, vines, ground covers, and ornamental grasses shall be used. Newly landscaped areas shall include trees with a caliper of no less than two and one-half inches (2 ½"). A maximum of twenty percent (20%) of any single tree species shall not be exceeded in any landscape plan, which includes street trees. New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I Zoning Districts are excluded from this standard.
 - e. Seasonal plantings in planter boxes, pots and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.
 - f. Plantings for pedestrian areas within the B, LB, TN and SCI-SO zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots and/or hanging baskets.

- g. Stormwater runoff should be retained on the site wherever possible and used to irrigate plant materials.
 - h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).
 - i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.
 - j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.
 - k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet (4') or terraced with a three foot (3') horizontal separation of walls.
 - l. Landscaping should be provided within or in front of extensive retaining walls.
 - m. Retaining walls over twenty four inches (24") high may require railings or planting buffers for safety.
 - n. Low retaining walls may be used for seating if capped with a surface of at least twelve (12) to sixteen inches (16") wide.
- B. NONRESIDENTIAL AND MIXED USE BUILDINGS LOCATED WITHIN B, LB OR TN DISTRICTS *(no change)*
- C. NONRESIDENTIAL AND MIXED USE BUILDING LOCATED WITHIN LI, SCI, TI OR A DISTRICTS *(no change)*
- D. Multi-Family Development: In addition to the standards applicable to any nonresidential, multi-family or mixed use ~~building developments~~ located within the city of Hailey described in subsection A of this section, the following design standards also apply to ~~any~~ multi-family ~~building developments~~ located within the City of Hailey:
- 1. Site Planning:
 - a. The location of buildings shall respond to the specific site conditions, such as topography, street corners, open space and existing and planned adjacent uses.
 - b. Site plans shall include a convenient, attractive and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation within a site.
 - c. Buildings shall be organized to maximize efficient pedestrian circulation and create gathering places.
 - 2. Building Design:
 - a. Buildings shall incorporate massing, group lines and character that responds to single-family homes. Buildings may also include the use of varying materials, textures, and colors to break up the bulk and mass of large multi-family buildings. Front doors should be individual and visible from the street. Windows should be residential in scale and thoughtfully placed to provide for privacy and solar gain.

- b. At ground level, buildings shall present a setting that is visually pleasing to the pedestrian and that encourages human activity and interaction. (Ord. 1311, 2022; Ord. 1191, 2015,)
- E. Detached Townhouse Development: In addition to the standards applicable to all nonresidential, multi-family or mixed-use developments located within the City of Hailey described in subsection A of this section, the following design standards also apply to detached townhouse developments located within the City of Hailey:
- Driveway Access: Garages shall be located near the rear of the primary residence and in no case shall be located less than ten (10) feet behind the front façade of the residence.
- F. Cottage Development: In addition to the standards applicable to all nonresidential, multi-family or mixed-use developments located within the City of Hailey described in subsection A of this section, the following design standards also apply to cottage developments located within the City of Hailey, all of which are compulsory unless a superior design is approved:
1. Common Open Space.
 - a. Common open space of at least four hundred (400) square feet per cottage dwelling unit, with a maximum requirement of three thousand (3,000) square feet per cottage development, shall be provided.
 - b. Minimum dimensions of the common open space shall be no less than twenty (20) linear feet.
 - c. All cottage dwelling units shall abut common open space, with cottages located on at least two (2) sides of the open space.
 - d. Cottage dwelling units shall be oriented around the common open space. The front entry porch of each cottage shall be oriented toward the common open space unless the cottage dwelling unit is located on a public street. If a cottage dwelling unit is located on a public street, its front entry porch shall be visible from the street, and the cottage shall have at least one (1) entry porch, front or secondary, visible from the common open space.
 - e. Cottages shall be located no more than sixty (60) feet from the edge of the common open space.
 - f. The common open space shall consist of a paved plaza, landscaped greenspace, community garden, or other approved alternative with access for all dwelling units in the cottage development per the requirements of Section 16.04.A.1.c.
 - g. The common area shall serve the occupants of the cottage development in which it is located and shall be maintained by the cottage development homeowners' association, or landlord, if the cottage development is a rental endeavor.
 2. Porches. Each cottage dwelling units' main entry shall feature an entry porch with useable space by the occupant(s). The front entry porch of the cottage dwelling unit shall be oriented toward the common open space unless the cottage is located on a public street. If a cottage is located on a public street, its front entry porch shall be visible from the street, and the cottage shall have at least one (1) entry porch, front or secondary, visible from the common open space.
 3. Parking and Driveway Location and Design.

- a. Required off street parking is encouraged to be detached from the cottage dwelling units and located in a clustered format. Maximum one (1) attached private, single car garage per dwelling unit is also acceptable, provided the garage meets all other standards specified in this section.
 - b. Parking shall be located in the same development as the cottage units.
 - c. Clustered parking areas shall be located to the side or rear of the cottage development. Parking is prohibited between the cottage units and any public streets, between the cottage units and the common open space, and within any required setbacks.
 - d. Attached private garages shall accommodate only one (1) car and shall have a maximum gross floor area of three hundred (300) square feet. Attached garages are prohibited between the cottage units and any public streets, between the cottage units and the common open space, and within any required setbacks. If the dwelling unit is located on a public street, its private garage shall be located a minimum of ten (10) feet behind the street façade of the residence.
 - e. Clustered parking shall include landscaping in the form of trees and shrubs, around and within the parking area(s).
 - f. Parking areas shall be accessed via a parking access lane complying with all regulations set forth in the IFC and other applicable codes and ordinances.
 - g. Each cottage development of up to 14 dwelling units shall be served by a parking access lane and/or private driveway(s). No more than one (1) ~~driveway~~ parking access lane ~~urb-cut~~ per cottage development shall be permitted, except where the development fronts onto more than one (1) public street. When a cottage development fronts onto more than one (1) public street, no more than one (1) ~~driveway~~ parking access lane ~~urb-cut~~ is permitted per public street.
 - h. Parking and vehicular areas shall be screened from public view and from adjacent residential units by landscaping, landscaping features, or architectural screens.
 - i. Each cottage development clustered parking area shall provide accessible parking in compliance with the provisions of the IBC, Chapter 11, Accessibility.
4. Accessibility.
- a. All common areas in a cottage development shall meet the provisions of Chapter 11 of the IBC.
 - b. Each cottage development clustered parking area shall provide accessible parking in compliance with the provisions of the IBC, Chapter 11, Accessibility.
5. Storage. Each cottage unit shall be provided with a dedicated ~~detached~~ storage unit that is 50 square feet in size. The storage unit may be located within or adjacent to the house, within a garage or carport or within a free-standing accessory building.
6. Community Building. One (1) accessory community building shall be allowed as an accessory use as part of the cottage development's common area. Community building size shall be limited to 800 gross square feet in size, and a single story.

Section 9. Section 17.09.020.01, Location of On Site Parking Spaces, of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

17.09.020.01: LOCATION OF ON SITE PARKING SPACES:

The following regulations shall govern the location of on site parking spaces and areas, except as otherwise provided below and in section 17.09.040.08 of this chapter:

- A. Single-Family Dwellings, Detached Townhouse and Cottage Developments: Parking spaces for all ~~single-family detached~~ dwellings shall be located on the same ~~lot~~ property as the dwelling which they serve, except as otherwise provided in ~~section 17.09.040.01 of this chapter~~ in this Title.
- B. Multi-Family, Institutional Uses: Parking spaces for multi- family or institutional uses shall be located not more than three hundred feet (300') from the principal use and shall meet the requirements in this Title.
- C. Commercial, Industrial Uses: Parking spaces for commercial or industrial uses shall be located not more than eight hundred feet (800') from the principal use and must be located within a B, LB, SCI, or LI district.
- D. Rear Location; Exception: New on site parking areas shall be located at the rear of the building, except ~~within the SCI zoning district where parking is allowed at the side of the building as~~ allowed otherwise by this code.

Prohibited Location; Exception: On site parking areas are not permitted between the sidewalk within the public right of way and the primary frontage of a building, except where the location of an existing buildings or site conditions precludes another location for parking; such parking requires a landscape buffer, or an alternative approved by the administrator, between sidewalk and parking. (Ord. 1191, 2015,)

Section 10. Section 17.09.020.08, Access, of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

17.09.020.08: ACCESS:

- A. Design: Except as otherwise provided herein, any parking area on private property shall be designed in such a manner that any vehicle leaving or entering the parking area from or onto a public street shall be traveling in a forward motion.
- B. Through Alleys: Where alleys exist, access to on site parking for any nonresidential use or for any multi-family ~~dwelling~~ development of three (3) or more units shall be from the alley. Parking areas adjacent to alleys may be designed to allow a vehicle to back from the parking area into the alley.
- C. Alley Not Present: If the site is not serviced by an alley, access shall be from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area, and preserve the street frontage for pedestrian traffic.
- D. Visibility: Access for on site parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private street.
- E. Subdivisions: Access for subdivisions shall be provided in accordance with standards set forth in title 16, chapter 16.04 of this code.

- F. Backing Design Permitted: Parking areas containing no more than two (2) parking spaces in any zoning district or parking areas within the LR, GR, TN, TI and LI districts may be designed to allow a vehicle to back from the parking area into the public right of way.

Stacking: Parking areas for residential uses only may be designed to allow required parking spaces for one vehicle to deny access to another vehicle, thus "stacking" the parking area. For nonresidential uses, stacked parking may be allowed only for additional spaces that may be provided in excess of the required number of parking spaces. (Ord. 1191, 2015,___)

Section 11. Section 17.09.040, On Site Parking Space Requirements, Subsections 17.09.040.01, Residential and 17.09.040.07, Bicycle Parking, of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

17.09.040.01: RESIDENTIAL PARKING REQUIREMENTS:

<p><u>Parking for all dwellings less units smaller than 1,000 square feet</u></p>	<p>Minimum of 1 space per unit. A site developed with both a primary dwelling less than 1,000 square feet in size and an Accessory Dwelling Unit, <u>or Tiny Home on Wheels</u>, shall provide a minimum of <u>2 onsite</u> spaces. Parking for Accessory Dwelling Units must be provided on site. Existing parking in excess of the required parking for a single-family unit shall count towards the total required parking.</p>
<p><u>Parking for all dwelling units larger than 1,000 square feet in multi-family, mixed-use, townhouse, and cottage developments</u> Multiple family dwellings and dwelling units with a mixed use building</p>	<p>Minimum of <u>an average of 1.5</u> spaces per <u>dwelling</u> unit.</p>
<p><u>Single-family dwelling units</u></p>	<p>2 spaces per dwelling <u>unit</u> minimum, 6 spaces per dwelling <u>unit</u> maximum. Parking spaces within any garage, carport or similar structure shall be credited at 1 space per 9 feet of floor width and 18 feet of floor length. The <u>City will allow for the use utilization of 100-foot-wide rights-of-way</u> within <u>Hailey's original</u> townsite for licensed passenger vehicle parking for single-family dwellings <u>units</u>. Parking for accessory dwelling units <u>and tiny homes on wheels</u> must be provided on site.</p>

17.09.040.07: BICYCLE PARKING:

All multi-family residential, and commercial, or mixed-use development, including new construction and additions, shall provide at least three (3) bicycle parking spaces or bicycle spaces equivalent to twenty five percent (25%) of the required number of vehicle parking spaces, whichever is greater. (Ord. 1191, 2015,___)

Section 12.

Severability Clause: Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 13.

Repealer Clause: All City of Hailey ordinances or parts thereof, which are in conflict herewith, are hereby repealed.

Section 14.

Effective Date: 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 ___ DAY OF _____, 2023.

Martha Burke, Mayor, City of Hailey

Attest:

Mary Cone, City Clerk

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 01/08/2024 **DEPARTMENT:** Community Development **DEPT. HEAD SIGNATURE:** RD

SUBJECT: Conduct a 2nd/3rd Reading of Ordinance No. 1337, an Ordinance amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapters 17.06 Design Review, Section17.06.070: Improvements Required, Item A.1.c., which would remove, clarify, and/or add language specific to sidewalk and drainage improvement in-lieu fee estimates.

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code Title 17
(IF APPLICABLE)

BACKGROUND: Since 2021, City Planning Staff has prioritized minor code amendments within Hailey’s Municipal Code. Staff will continue to pursue amendments in order of priority, and as time permits. As such, Staff are proposing to amend the existing code language pertinent to In-Lieu Fees for the requirement of Sidewalk and Drainage Improvements.

The specific objective of the proposed amendment is to modify, clarify, and further define the requirements of sidewalk and drainage improvement in-lieu fee estimates, with a goal of simplifying the process by utilizing the currently adopted Fee Schedule. The currently adopted Fee Schedule specifies a fee per square yard of sidewalk estimate based on current market rate estimates.

The Council approved Ordinance 1337 on December 13, 2023, which amends Title 17, as noted herein, as well as the adopted Fee Schedule to include said amendments.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Caselle # _____
Budget Line Item # _____ YTD Line-Item Balance \$ _____
Estimated Hours Spent to Date: _____ Estimated Completion Date: _____
Staff Contact: Robyn Davis Phone # 788-9815 #2015

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

___ City Attorney	___ City Administrator	___ Engineer	___ Building
___ Library	___ Planning	___ Fire Dept.	_____
___ Safety Committee	___ P & Z Commission	___ Police	_____
___ Streets	___ Public Works, Parks	___ Mayor	_____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD: Conduct a 2nd/3rd Reading of Ordinance No. 1337, an Ordinance amending the Hailey amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapters 17.06 Design Review, Section17.06.070: Improvements Required, Item A.1.c., which would remove, clarify, and/or add language specific to sidewalk and drainage improvement in-lieu fee estimates, finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare, and read by title only.

ADMINISTRATIVE COMMENTS/APPROVAL:

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

ACTION OF THE CITY COUNCIL: Conduct a 2nd/3rd Reading of Ordinance No. 1337, an Ordinance amending the Hailey amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapters 17.06 Design Review, Section17.06.070: Improvements Required, Item A.1.c., which would remove, clarify, and/or add language specific to sidewalk and drainage improvement in-lieu fee estimates, finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the

HAILEY ORDINANCE NO. __

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING TITLE 17: ZONING REGULATIONS, CHAPTER 17.06: DESIGN REVIEW, SECTION 17.06.070: IMPROVEMENTS REQUIRED, OF THE HAILEY MUNICIPAL CODE, BY AMENDING, CLARIFYING, AND SIMPLIFYING SIDEWALK AND DRAINAGE IMPROVEMENTS IN-LIEU FEE ESTIMATES; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Hailey City Council has found that the following amendment to the Hailey Municipal Code, Title 17, conforms to the Hailey Comprehensive Plan; and

WHEREAS, the Hailey City Council has determined that the above-mentioned requirements are appropriate requirements, and should be referenced; and

WHEREAS, the text amendment set forth in this Ordinance will promote the public health, safety and general welfare;

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

Section 1. Title 17, Section 17.06, Section 17.06.070, A.1.c. of the Hailey Municipal Code, is hereby amended by the addition of the underlined language, as follows:

Title 17: Zoning Regulations
Chapter 17.06: Design Review
Section 17.06.070: Improvements Required
A. Sidewalks and Drainage Improvements:

1. Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.

c. The city may approve and accept voluntary cash contributions in lieu of the above-described improvements, which contributions must be segregated by the city and not used for any purpose other than the provision of these improvements. The contribution amount shall be **as follows:** ~~one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the city engineer. Any approved in-lieu contribution shall be paid before the city issues a certificate of occupancy.~~

- i. **For sidewalk and drainage improvement lengths of ninety (90) linear feet or less, the Applicant may propose an in-lieu payment per the currently adopted fee schedule.**
- ii. **For improvement lengths greater than ninety (90) linear feet, the Applicant may propose an in-lieu payment amount based on a stamped engineering estimate for one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified**

contractor, plus associated engineering costs, and said in lieu payment is subject to approval by the city engineer.

- iii. **Any approved in lieu contribution shall be paid before the city issues a certificate of occupancy.**

Section 2. Severability Clause. Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 3. Repealer Clause. All City of Hailey ordinances or parts thereof, which are in conflict herewith, are hereby repealed.

Section 4. Effective Date. This ordinance shall be in full force and effect from and after passage, approval, and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS __ DAY OF _____, 2023.

Martha Burke, Mayor, City of Hailey

Attest:

Mary Cone, City Clerk

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 1/08/2024

DEPARTMENT: PW - Water

DEPT. HEAD SIGNATURE: BY

SUBJECT: Discussion of the proposed Water Department office building. **ACTION ITEM**

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

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

This is information only and there is no action item on this topic at this time, only discussion.

Council previously approved a contract with Bliss Architecture for the preparation of construction drawings of the proposed Water Division Office Building and Shop as contemplated in the adopted Capital Improvement plan. Bliss Architecture is now approaching the public advertisement and bid phase of this project, with contract documents to be presented to you for advertisement approval tentatively scheduled for the City Council meeting on February 12th. The attached documents are similar in nature to what will be presented to you at that time. Attached are the following:

1. Preliminary construction drawings
2. A draft copy of the invitation to bid
3. A draft bidding contract, which will either be:
 - a. Contract for a Stipulated Sum Fee, or
 - b. Contract for Guaranteed Maximum Fee

Staff would like to hear any thoughts Council may have on this topic as we continue to prepare the bid package. One topic of discussion staff has had is regarding the difference between the bid documents of either a stipulated fee or guaranteed fee. A "stipulated" fee is much like a lump sum bid; \$x for the project, independent of material pricing. The "guaranteed" establishes a percentage fee for the contractor with a variable price for materials, either up or down depending on market.. Staff recommends the lump sum or "stipulated" fee with the understanding future change orders are common and expected for projects of this size.

The project consists of a new two story building with the ground floor construction having the Water Division administrative offices and equipment/shop area. The partial second floor area may be developed into employee housing depending on the pricing received, or may remain mostly vacant until a future date. The entire structure is planned to be constructed over the prior biosolids dome site immediately east of the existing Waste Water Division administrative building, which will require partial excavation of the previously collapsed structure to prepare the site. Also included in the request for pricing will be full solar buildout on the roof area.

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

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

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

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Discussion of the proposed Water Department office building. **ACTION ITEM**

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./Agrmt./Order Originals: Record

Copies (all info.):

Instrument # _____

*Additional/Exceptional Originals to: _____

Copies (AIS only)

DOCUMENT 001116 - INVITATION TO BID

PART 1 - GENERAL

1.1 PROJECT INFORMATION

- A. Notice to Bidders: Bidders are invited to submit bids for Project as described in this Document according to the Instructions to Bidders.
- B. Project Identification: City of Hailey Water Division Office Building
 - 1. Project Location: 4297 Glenbrook Dr. Hailey, ID
- C. Owner: City of Hailey
 - 1. Owner's Representative: City of Hailey Public Works Director, Brian Yeager, P.E.
 - 2. Email: brian.yeager@haileycityhall.org
 - 3. Phone: (208) 788-9815 Ext. 4224
- D. Architect:
 - 1. Bliss Architecture
 - 2. Errin Bliss, AIA
 - 3. Email: errin@blissarchitecture.com
 - 4. Phone: (208) 721-7424
 - 5. Address: 126 S. Main St. Ste. B1, Hailey, ID 83333
- E. Project Description: The proposed project consists of an approximate 4,820 sq. ft., 2-story, pre-engineered metal building. The first floor consists of office use and vehicle storage and maintenance shop space. The second floor consists of a mezzanine storage space along with two residential 1-bedroom employee apartments.
- F. Construction Contract: Bids will be received for the following Work:
 - 1. General Contract (all trades).

1.2 BID SUBMITTAL AND OPENING

- A. Owner will receive sealed bids until the bid time and date at the location indicated below. Owner will consider bids prepared in compliance with the Instructions to Bidders issued by Owner, and delivered as follows:
 - 1. Bid Date: T.B.D.
 - 2. Bid Time: 5:00 pm, local time.
 - 3. Location: Hailey City Hall, 115 S. Main St. Hailey, ID 83333

- B. Bids will be thereafter publicly opened.

1.3 BID SECURITY

- A. Bid security shall be submitted with each bid in the amount of [5%] five percent of the bid amount. No bids may be withdrawn for a period of 60 days after opening of bids. Owner reserves the right to reject any and all bids and to waive informalities and irregularities.

1.4 PREBID CONFERENCE

- A. A pre-bid conference will be held. Time and date T.B.D.

1.5 DOCUMENTS

- A. All documents will be provided via email from the Architect. It shall be the responsibility of the Bidder to confirm receipt of documents with the Architect. It shall also be responsibility of the Bidder to print all documents, as needed.

1.6 TIME OF COMPLETION AND LIQUIDATED DAMAGES

- A. Bidder shall begin the Work on receipt of the Notice to Proceed and shall complete the Work within the Contract Time. Work is subject to liquidated damages as determined by the Owner.

1.7 BIDDER'S QUALIFICATIONS

- A. Bidders must have a State of Idaho Public Works Contractors License and be able to obtain insurance and bonds required for the Work. A Performance Bond, a separate Labor and Material Payment Bond, and Insurance in a form acceptable to Owner will be required of the successful Bidder.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF DOCUMENT 001116

 **AIA** Document A101™ – 2017

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

AGREEMENT made as of the _____ day of _____ in the year _____
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

and the Contractor:
(Name, legal status, address and other information)

for the following Project:
(Name, location and detailed description)

The Architect:
(Name, legal status, address and other information)

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

The parties should complete A101™–2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

The Owner and Contractor agree as follows.

Init.

AIA Document A101™ – 2017. Copyright © 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1967, 1974, 1977, 1987, 1991, 1997, 2007 and 2017 by The American Institute of Architects. All rights reserved. **WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law.** To report copyright violations of AIA Contract Documents, e-mail The American Institute of Architects' legal counsel, copyright@aia.org.

TABLE OF ARTICLES

- 1 THE CONTRACT DOCUMENTS
- 2 THE WORK OF THIS CONTRACT
- 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- 4 CONTRACT SUM
- 5 PAYMENTS
- 6 DISPUTE RESOLUTION
- 7 TERMINATION OR SUSPENSION
- 8 MISCELLANEOUS PROVISIONS
- 9 ENUMERATION OF CONTRACT DOCUMENTS

EXHIBIT A INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

- The date of this Agreement.
- A date set forth in a notice to proceed issued by the Owner.
- Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

§ 3.2 The Contract Time shall be measured from the date of commencement of the Work.

§ 3.3 Substantial Completion

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

- Not later than () calendar days from the date of commencement of the Work.

Init.

By the following date:

§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
-----------------	-----------------------------

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be (\$), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 Alternates

§ 4.2.1 Alternates, if any, included in the Contract Sum:

Item	Price
------	-------

§ 4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement. (Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
------	-------	---------------------------

§ 4.3 Allowances, if any, included in the Contract Sum. (Identify each allowance.)

Item	Price
------	-------

§ 4.4 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
------	-----------------------	-------------------------

§ 4.5 Liquidated damages, if any:

(Insert terms and conditions for liquidated damages, if any.)

§ 4.6 Other:

(Insert provisions for bonus or other incentives, if any, that might result in a change to the Contract Sum.)

ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the _____ day of a _____ month, the Owner shall make payment of the amount certified to the Contractor not later than the _____ day of the month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than () days after the Architect receives the Application for Payment.

(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 In accordance with AIA Document A201™-2017, General Conditions of the Contract for Construction, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 5.1.6.1 The amount of each progress payment shall first include:

- .1 That portion of the Contract Sum properly allocable to completed Work;
- .2 That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; and
- .3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified.

§ 5.1.6.2 The amount of each progress payment shall then be reduced by:

- .1 The aggregate of any amounts previously paid by the Owner;
- .2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201-2017;
- .3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
- .4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201-2017; and
- .5 Retainage withheld pursuant to Section 5.1.7.

§ 5.1.7 Retainage

§ 5.1.7.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

Init.

§ 5.1.7.1.1 The following items are not subject to retainage:
(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

§ 5.1.7.2 Reduction or limitation of retainage, if any, shall be as follows:
(If the retainage established in Section 5.1.7.1 is to be modified prior to Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section 3.3.2, insert provisions for such modifications.)

§ 5.1.7.3 Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 5.1.7. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:
(Insert any other conditions for release of retainage upon Substantial Completion.)

§ 5.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201-2017.

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 Final Payment

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Article 12 of AIA Document A201-2017, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

§ 5.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

(Insert rate of interest agreed upon, if any.)

_____ %

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201-2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker.

(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

§ 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201-2017, the method of binding dispute resolution shall be as follows:

(Check the appropriate box.)

- Arbitration pursuant to Section 15.4 of AIA Document A201-2017
- Litigation in a court of competent jurisdiction
- Other *(Specify)*

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201-2017.

§ 7.1.1 If the Contract is terminated for the Owner's convenience in accordance with Article 14 of AIA Document A201-2017, then the Owner shall pay the Contractor a termination fee as follows:

(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner's convenience.)

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201-2017.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201-2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 The Owner's representative:
(Name, address, email address, and other information)

§ 8.3 The Contractor's representative:
(Name, address, email address, and other information)

§ 8.4 Neither the Owner's nor the Contractor's representative shall be changed without ten days' prior notice to the other party.

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§ 8.5 Insurance and Bonds

§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™-2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A101™-2017 Exhibit A, and elsewhere in the Contract Documents.

§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201-2017, may be given in accordance with AIA Document E203™-2013, Building Information Modeling and Digital Data Exhibit, if completed, or as otherwise set forth below:

(If other than in accordance with AIA Document E203-2013, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

§ 8.7 Other provisions:

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 This Agreement is comprised of the following documents:

- .1 AIA Document A101™-2017, Standard Form of Agreement Between Owner and Contractor
- .2 AIA Document A101™-2017, Exhibit A, Insurance and Bonds
- .3 AIA Document A201™-2017, General Conditions of the Contract for Construction
- .4 AIA Document E203™-2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below:
(Insert the date of the E203-2013 incorporated into this Agreement.)

.5 Drawings

Number	Title	Date
--------	-------	------

.6 Specifications

Section	Title	Date	Pages
---------	-------	------	-------

.7 Addenda, if any:

Number	Date	Pages
--------	------	-------

Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are also enumerated in this Article 9.

.8 Other Exhibits:

(Check all boxes that apply and include appropriate information identifying the exhibit where required.)

AIA Document E204™-2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204-2017 incorporated into this Agreement.)

The Sustainability Plan:

Title	Date	Pages
-------	------	-------

Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
----------	-------	------	-------

.9 Other documents, if any, listed below:

(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201™-2017 provides that the advertisement of invitation to bid, Instructions to Bidders, sample forms, the Contractor's bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

This Agreement entered into as of the day and year first written above.

OWNER (Signature)

CONTRACTOR (Signature)

(Printed name and title)

(Printed name and title)



AIA® Document A102® – 2017

Standard Form of Agreement Between Owner and Contractor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price

AGREEMENT made as of the _____ day of _____ in the year _____
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

and the Contractor:
(Name, legal status, address and other information)

for the following Project:
(Name, location and detailed description)

The Architect:
(Name, legal status, address and other information)

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

The parties should complete A102™–2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Sample

The Owner and Contractor agree as follows.

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TABLE OF ARTICLES

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EXHIBIT A INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. If anything in the other Contract Documents, other than a Modification, is inconsistent with this Agreement, this Agreement shall govern. An enumeration of the Contract Documents, other than a Modification, appears in Article 16.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 RELATIONSHIP OF THE PARTIES

The Contractor accepts the relationship of trust and confidence established by this Agreement and covenants with the Owner to cooperate with the Architect and exercise the Contractor's skill and judgment in furthering the interests of the Owner; to furnish efficient business administration and supervision; to furnish at all times an adequate supply of workers and materials; and to perform the Work in an expeditious and economical manner consistent with the Owner's interests. The Owner agrees to furnish and approve, in a timely manner, information required by the Contractor and to make payments to the Contractor in accordance with the requirements of the Contract Documents.

ARTICLE 4 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 4.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

- The date of this Agreement.
- A date set forth in a notice to proceed issued by the Owner.
- Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

§ 4.2 The Contract Time shall be measured from the date of commencement of the Work.

§ 4.3 Substantial Completion

§ 4.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

- Not later than _____ (___) calendar days from the date of commencement of the Work.
- By the following date:

§ 4.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
-----------------	-----------------------------

§ 4.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 4.3, liquidated damages, if any, shall be assessed as set forth in Section 5.1.6.

ARTICLE 5 CONTRACT SUM

§ 5.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum is the Cost of the Work as defined in Article 7 plus the Contractor's Fee.

§ 5.1.1 The Contractor's Fee:

(State a lump sum, percentage of Cost of the Work, or other provision for determining the Contractor's Fee.)

§ 5.1.2 The method of adjustment of the Contractor's Fee for changes in the Work:

§ 5.1.3 Limitations, if any, on a Subcontractor's overhead and profit for increases in the cost of its portion of the Work:

§ 5.1.4 Rental rates for Contractor-owned equipment shall not exceed _____ percent (___ %) of the standard rental rate paid at the place of the Project.

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§ 5.1.5 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price Per Unit (\$0.00)
------	-----------------------	-------------------------

§ 5.1.6 Liquidated damages, if any:

(Insert terms and conditions for liquidated damages, if any.)

§ 5.1.7 Other:

(Insert provisions for bonus, cost savings or other incentives, if any, that might result in a change to the Contract Sum.)

§ 5.2 Guaranteed Maximum Price

§ 5.2.1 The Contract Sum is guaranteed by the Contractor not to exceed _____ (\$ _____), subject to additions and deductions by Change Order as provided in the Contract Documents. This maximum sum is referred to in the Contract Documents as the Guaranteed Maximum Price. Costs which would cause the Guaranteed Maximum Price to be exceeded shall be paid by the Contractor without reimbursement by the Owner.

§ 5.2.2 Alternates

§ 5.2.2.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
------	-------

§ 5.2.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement.

(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
------	-------	---------------------------

§ 5.2.3 Allowances, if any, included in the Guaranteed Maximum Price:

(Identify each allowance.)

Item	Price
------	-------

§ 5.2.4 Assumptions, if any, upon which the Guaranteed Maximum Price is based:

(Identify each assumption.)

§ 5.2.5 To the extent that the Contract Documents are anticipated to require further development, the Guaranteed Maximum Price includes the costs attributable to such further development consistent with the Contract Documents and reasonably inferable therefrom. Such further development does not include changes in scope, systems, kinds and quality of materials, finishes or equipment, all of which, if required, shall be incorporated by Change Order.

§ 5.2.6 The Owner shall authorize preparation of revisions to the Contract Documents that incorporate the agreed-upon assumptions contained in Section 5.2.4. The Owner shall promptly furnish such revised Contract Documents to the

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Contractor. The Contractor shall notify the Owner and Architect of any inconsistencies between the agreed-upon assumptions contained in Section 5.2.4 and the revised Contract Documents.

ARTICLE 6 CHANGES IN THE WORK

§ 6.1 Adjustments to the Guaranteed Maximum Price on account of changes in the Work may be determined by any of the methods listed in Article 7 of AIA Document A201™-2017, General Conditions of the Contract for Construction.

§ 6.2 Adjustments to subcontracts awarded on the basis of a stipulated sum shall be determined in accordance with Article 7 of A201-2017, as they refer to "cost" and "fee," and not by Articles 5, 7 and 8 of this Agreement. Adjustments to subcontracts awarded with the Owner's prior written consent on the basis of cost plus a fee shall be calculated in accordance with the terms of those subcontracts.

§ 6.3 In calculating adjustments to the Guaranteed Maximum Price, the terms "cost" and "costs" as used in Article 7 of AIA Document A201-2017 shall mean the Cost of the Work as defined in Article 7 of this Agreement and the term "fee" shall mean the Contractor's Fee as defined in Section 5.1.1 of this Agreement.

§ 6.4 If no specific provision is made in Article 5 for adjustment of the Contractor's Fee in the case of changes in the Work, or if the extent of such changes is such, in the aggregate, that application of the adjustment provisions of Article 5 will cause substantial inequity to the Owner or Contractor, the Contractor's Fee shall be equitably adjusted on the same basis that was used to establish the Fee for the original Work, and the Guaranteed Maximum Price shall be adjusted accordingly.

ARTICLE 7 COSTS TO BE REIMBURSED

§ 7.1 Cost of the Work

§ 7.1.1 The term Cost of the Work shall mean costs necessarily incurred by the Contractor in the proper performance of the Work. The Cost of the Work shall include only the items set forth in this Article 7.

§ 7.1.2 Where, pursuant to the Contract Documents, any cost is subject to the Owner's prior approval, the Contractor shall obtain such approval in writing prior to incurring the cost.

§ 7.1.3 Costs shall be at rates not higher than the standard paid at the place of the Project, except with prior approval of the Owner.

§ 7.2 Labor Costs

§ 7.2.1 Wages or salaries of construction workers directly employed by the Contractor to perform the construction of the Work at the site or, with the Owner's prior approval, at off-site workshops.

§ 7.2.2 Wages or salaries of the Contractor's supervisory and administrative personnel when stationed at the site and performing Work, with the Owner's prior approval.

§ 7.2.2.1 Wages or salaries of the Contractor's supervisory and administrative personnel when performing Work and stationed at a location other than the site, but only for that portion of time required for the Work, and limited to the personnel and activities listed below:

(Identify the personnel, type of activity and, if applicable, any agreed upon percentage of time to be devoted to the Work.)

§ 7.2.3 Wages or salaries of the Contractor's supervisory or administrative personnel engaged at factories, workshops or while traveling, in expediting the production or transportation of materials or equipment required for the Work, but only for that portion of their time required for the Work.

§ 7.2.4 Costs paid or incurred by the Contractor, as required by law or collective bargaining agreements, for taxes, insurance, contributions, assessments, and benefits and, for personnel not covered by collective bargaining agreements, customary benefits such as sick leave, medical and health benefits, holidays, vacations and pensions, provided such costs are based on wages and salaries included in the Cost of the Work under Sections 7.2.1 through 7.2.3.

§ 7.2.5 If agreed rates for labor costs, in lieu of actual costs, are provided in this Agreement, the rates shall remain unchanged throughout the duration of this Agreement, unless the parties execute a Modification.

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§ 7.3 Subcontract Costs

Payments made by the Contractor to Subcontractors in accordance with the requirements of the subcontracts and this Agreement.

§ 7.4 Costs of Materials and Equipment Incorporated in the Completed Construction

§ 7.4.1 Costs, including transportation and storage at the site, of materials and equipment incorporated, or to be incorporated, in the completed construction.

§ 7.4.2 Costs of materials described in the preceding Section 7.4.1 in excess of those actually installed to allow for reasonable waste and spoilage. Unused excess materials, if any, shall become the Owner's property at the completion of the Work or, at the Owner's option, shall be sold by the Contractor. Any amounts realized from such sales shall be credited to the Owner as a deduction from the Cost of the Work.

§ 7.5 Costs of Other Materials and Equipment, Temporary Facilities and Related Items

§ 7.5.1 Costs of transportation, storage, installation, dismantling, maintenance, and removal of materials, supplies, temporary facilities, machinery, equipment and hand tools not customarily owned by construction workers that are provided by the Contractor at the site and fully consumed in the performance of the Work. Costs of materials, supplies, temporary facilities, machinery, equipment, and tools, that are not fully consumed, shall be based on the cost or value of the item at the time it is first used on the Project site less the value of the item when it is no longer used at the Project site. Costs for items not fully consumed by the Contractor shall mean fair market value.

§ 7.5.2 Rental charges for temporary facilities, machinery, equipment, and hand tools not customarily owned by construction workers that are provided by the Contractor at the site, and the costs of transportation, installation, dismantling, minor repairs, and removal of such temporary facilities, machinery, equipment, and hand tools. Rates and quantities of equipment owned by the Contractor, or a related party as defined in Section 7.8, shall be subject to the Owner's prior approval. The total rental cost of any such equipment may not exceed the purchase price of any comparable item.

§ 7.5.3 Costs of removal of debris from the site of the Work and its proper and legal disposal.

§ 7.5.4 Costs of the Contractor's site office, including general office equipment and supplies.

§ 7.5.5 Costs of materials and equipment suitably stored off the site at a mutually acceptable location, subject to the Owner's prior approval.

§ 7.6 Miscellaneous Costs

§ 7.6.1 Premiums for that portion of insurance and bonds required by the Contract Documents that can be directly attributed to this Contract.

§ 7.6.1.1 Costs for self-insurance, for either full or partial amounts of the coverages required by the Contract Documents, with the Owner's prior approval.

§ 7.6.1.2 Costs for insurance through a captive insurer owned or controlled by the Contractor, with the Owner's prior approval.

§ 7.6.2 Sales, use, or similar taxes imposed by a governmental authority, that are related to the Work and for which the Contractor is liable.

§ 7.6.3 Fees and assessments for the building permit, and for other permits, licenses, and inspections, for which the Contractor is required by the Contract Documents to pay.

§ 7.6.4 Fees of laboratories for tests required by the Contract Documents; except those related to defective or nonconforming Work for which reimbursement is excluded under Article 13 of AIA Document A201-2017 or by other provisions of the Contract Documents, and which do not fall within the scope of Section 7.7.3.

§ 7.6.5 Royalties and license fees paid for the use of a particular design, process, or product, required by the Contract Documents.

§ 7.6.5.1 The cost of defending suits or claims for infringement of patent rights arising from requirements of the Contract Documents, payments made in accordance with legal judgments against the Contractor resulting from such suits or claims, and payments of settlements made with the Owner's consent, unless the Contractor had reason to believe that the required design, process or product was an infringement of a copyright or a patent, and the Contractor failed to promptly furnish such information to the Architect as required by Article 3 of AIA Document A201-2017. The costs of legal defenses, judgments, and settlements, shall not be included in the Cost of the Work used to calculate the Contractor's Fee or subject to the Guaranteed Maximum Price.

§ 7.6.6 Costs for communications services, electronic equipment, and software, directly related to the Work and located at the site, with the Owner's prior approval.

§ 7.6.7 Costs of document reproductions and delivery charges.

§ 7.6.8 Deposits lost for causes other than the Contractor's negligence or failure to fulfill a specific responsibility in the Contract Documents.

§ 7.6.9 Legal, mediation and arbitration costs, including attorneys' fees, other than those arising from disputes between the Owner and Contractor, reasonably incurred by the Contractor after the execution of this Agreement in the performance of the Work and with the Owner's prior approval, which shall not be unreasonably withheld.

§ 7.6.10 Expenses incurred in accordance with the Contractor's standard written personnel policy for relocation and temporary living allowances of the Contractor's personnel required for the Work, with the Owner's prior approval.

§ 7.6.11 That portion of the reasonable expenses of the Contractor's supervisory or administrative personnel incurred while traveling in discharge of duties connected with the Work.

§ 7.7 Other Costs and Emergencies

§ 7.7.1 Other costs incurred in the performance of the Work, with the Owner's prior approval.

§ 7.7.2 Costs incurred in taking action to prevent threatened damage, injury, or loss, in case of an emergency affecting the safety of persons and property, as provided in Article 10 of AIA Document A201-2017.

§ 7.7.3 Costs of repairing or correcting damaged or nonconforming Work executed by the Contractor, Subcontractors, or suppliers, provided that such damaged or nonconforming Work was not caused by the negligence of, or failure to fulfill a specific responsibility by, the Contractor, and only to the extent that the cost of repair or correction is not recovered by the Contractor from insurance, sureties, Subcontractors, suppliers, or others.

§ 7.8 Related Party Transactions

§ 7.8.1 For purposes of this Section 7.8, the term "related party" shall mean (1) a parent, subsidiary, affiliate, or other entity having common ownership of, or sharing common management with, the Contractor; (2) any entity in which any stockholder in, or management employee of, the Contractor holds an equity interest in excess of ten percent in the aggregate; (3) any entity which has the right to control the business or affairs of the Contractor; or (4) any person, or any member of the immediate family of any person, who has the right to control the business or affairs of the Contractor.

§ 7.8.2 If any of the costs to be reimbursed arise from a transaction between the Contractor and a related party, the Contractor shall notify the Owner of the specific nature of the contemplated transaction, including the identity of the related party and the anticipated cost to be incurred, before any such transaction is consummated or cost incurred. If the Owner, after such notification, authorizes the proposed transaction in writing, then the cost incurred shall be included as a cost to be reimbursed, and the Contractor shall procure the Work, equipment, goods, or service, from the related party, as a Subcontractor, according to the terms of Article 10. If the Owner fails to authorize the transaction in writing, the Contractor shall procure the Work, equipment, goods, or service from some person or entity other than a related party according to the terms of Article 10.

ARTICLE 8 COSTS NOT TO BE REIMBURSED

§ 8.1 The Cost of the Work shall not include the items listed below:

- .1** Salaries and other compensation of the Contractor's personnel stationed at the Contractor's principal office or offices other than the site office, except as specifically provided in Section 7.2, or as may be provided in Article 15;

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- .2 Bonuses, profit sharing, incentive compensation, and any other discretionary payments, paid to anyone hired by the Contractor or paid to any Subcontractor or vendor, unless the Owner has provided prior approval;
- .3 Expenses of the Contractor's principal office and offices other than the site office;
- .4 Overhead and general expenses, except as may be expressly included in Article 7;
- .5 The Contractor's capital expenses, including interest on the Contractor's capital employed for the Work;
- .6 Except as provided in Section 7.7.3 of this Agreement, costs due to the negligence of, or failure to fulfill a specific responsibility of the Contract by, the Contractor, Subcontractors, and suppliers, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable;
- .7 Any cost not specifically and expressly described in Article 7; and
- .8 Costs, other than costs included in Change Orders approved by the Owner, that would cause the Guaranteed Maximum Price to be exceeded.

ARTICLE 9 DISCOUNTS, REBATES AND REFUNDS

§ 9.1 Cash discounts obtained on payments made by the Contractor shall accrue to the Owner if (1) before making the payment, the Contractor included the amount to be paid, less such discount, in an Application for Payment and received payment from the Owner, or (2) the Owner has deposited funds with the Contractor with which to make payments; otherwise, cash discounts shall accrue to the Contractor. Trade discounts, rebates, refunds, and amounts received from sales of surplus materials and equipment shall accrue to the Owner, and the Contractor shall make provisions so that they can be obtained.

§ 9.2 Amounts that accrue to the Owner in accordance with the provisions of Section 9.1 shall be credited to the Owner as a deduction from the Cost of the Work.

ARTICLE 10 SUBCONTRACTS AND OTHER AGREEMENTS

§ 10.1 Those portions of the Work that the Contractor does not customarily perform with the Contractor's own personnel shall be performed under subcontracts or other appropriate agreements with the Contractor. The Owner may designate specific persons from whom, or entities from which, the Contractor shall obtain bids. The Contractor shall obtain bids from Subcontractors, and from suppliers of materials or equipment fabricated especially for the Work, who are qualified to perform that portion of the Work in accordance with the requirements of the Contract Documents. The Contractor shall deliver such bids to the Architect and Owner with an indication as to which bids the Contractor intends to accept. The Owner then has the right to review the Contractor's list of proposed subcontractors and suppliers in consultation with the Architect and, subject to Section 10.1.1, to object to any subcontractor or supplier. Any advice of the Architect, or approval or objection by the Owner, shall not relieve the Contractor of its responsibility to perform the Work in accordance with the Contract Documents. The Contractor shall not be required to contract with anyone to whom the Contractor has reasonable objection.

§ 10.1.1 When a specific subcontractor or supplier (1) is recommended to the Owner by the Contractor; (2) is qualified to perform that portion of the Work; and (3) has submitted a bid that conforms to the requirements of the Contract Documents without reservations or exceptions, but the Owner requires that another bid be accepted, then the Contractor may require that a Change Order be issued to adjust the Guaranteed Maximum Price by the difference between the bid of the person or entity recommended to the Owner by the Contractor and the amount of the subcontract or other agreement actually signed with the person or entity designated by the Owner.

§ 10.2 Subcontracts or other agreements shall conform to the applicable payment provisions of this Agreement, and shall not be awarded on the basis of cost plus a fee without the Owner's prior written approval. If a subcontract is awarded on the basis of cost plus a fee, the Contractor shall provide in the subcontract for the Owner to receive the same audit rights with regard to the Subcontractor as the Owner receives with regard to the Contractor in Article 11.

ARTICLE 11 ACCOUNTING RECORDS

The Contractor shall keep full and detailed records and accounts related to the Cost of the Work, and exercise such controls, as may be necessary for proper financial management under this Contract and to substantiate all costs incurred. The accounting and control systems shall be satisfactory to the Owner. The Owner and the Owner's auditors shall, during regular business hours and upon reasonable notice, be afforded access to, and shall be permitted to audit and copy, the Contractor's records and accounts, including complete documentation supporting accounting entries, books, job cost reports, correspondence, instructions, drawings, receipts, subcontracts, Subcontractor's proposals, Subcontractor's invoices, purchase orders, vouchers, memoranda, and other data relating to this Contract. The Contractor shall preserve these records for a period of three years after final payment, or for such longer period as may be required by law.

ARTICLE 12 PAYMENTS

§ 12.1 Progress Payments

§ 12.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor, and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum, to the Contractor, as provided below and elsewhere in the Contract Documents.

§ 12.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 12.1.3 Provided that an Application for Payment is received by the Architect not later than the _____ day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the _____ day of the _____ month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than _____ () days after the Architect receives the Application for Payment.

(Federal, state or local laws may require payment within a certain period of time.)

§ 12.1.4 With each Application for Payment, the Contractor shall submit payrolls, petty cash accounts, receipted invoices or invoices with check vouchers attached, and any other evidence required by the Owner or Architect to demonstrate that payments already made by the Contractor on account of the Cost of the Work equal or exceed progress payments already received by the Contractor plus payrolls for the period covered by the present Application for Payment, less that portion of the progress payments attributable to the Contractor's Fee.

§ 12.1.5 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Guaranteed Maximum Price among: (1) the various portions of the Work; (2) any contingency for costs that are included in the Guaranteed Maximum Price but not otherwise allocated to another line item or included in a Change Order; and (3) the Contractor's Fee.

§ 12.1.5.1 The schedule of values shall be prepared in such form and supported by such data to substantiate its accuracy as the Architect may require. The schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 12.1.5.2 The allocation of the Guaranteed Maximum Price under this Section 12.1.5 shall not constitute a separate guaranteed maximum price for the Cost of the Work of each individual line item in the schedule of values.

§ 12.1.5.3 When the Contractor allocates costs from a contingency to another line item in the schedule of values, the Contractor shall submit supporting documentation to the Architect.

§ 12.1.6 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment. The percentage of completion shall be the lesser of (1) the percentage of that portion of the Work which has actually been completed; or (2) the percentage obtained by dividing (a) the expense that has actually been incurred by the Contractor on account of that portion of the Work and for which the Contractor has made payment or intends to make payment prior to the next Application for Payment, by (b) the share of the Guaranteed Maximum Price allocated to that portion of the Work in the schedule of values.

§ 12.1.7 In accordance with AIA Document A201-2017 and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 12.1.7.1 The amount of each progress payment shall first include:

- .1 That portion of the Guaranteed Maximum Price properly allocable to completed Work as determined by multiplying the percentage of completion of each portion of the Work by the share of the Guaranteed Maximum Price allocated to that portion of the Work in the most recent schedule of values;
- .2 That portion of the Guaranteed Maximum Price properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction or, if approved in writing in advance by the Owner, suitably stored off the site at a location agreed upon in writing;

- 3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified; and
- 4 The Contractor's Fee, computed upon the Cost of the Work described in the preceding Sections 12.1.7.1.1 and 12.1.7.1.2 at the rate stated in Section 5.1.1 or, if the Contractor's Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum fee as the Cost of the Work included in Sections 12.1.7.1.1 and 12.1.7.1.2 bears to a reasonable estimate of the probable Cost of the Work upon its completion.

§ 12.1.7.2 The amount of each progress payment shall then be reduced by:

- 1 The aggregate of any amounts previously paid by the Owner;
- 2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201-2017;
- 3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
- 4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201-2017;
- 5 The shortfall, if any, indicated by the Contractor in the documentation required by Section 12.1.4 to substantiate prior Applications for Payment, or resulting from errors subsequently discovered by the Owner's auditors in such documentation; and
- 6 Retainage withheld pursuant to Section 12.1.8.

§ 12.1.8 Retainage

§ 12.1.8.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

§ 12.1.8.1.1 The following items are not subject to retainage:

(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

§ 12.1.8.2 Reduction or limitation of retainage, if any, shall be as follows:

(If the retainage established in Section 12.1.8.1 is to be modified prior to Substantial Completion of the entire Work, insert provisions for such modification.)

§ 12.1.8.3 Except as set forth in this Section 12.1.8.3, upon Substantial Completion of the Work, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 12.1.8. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:

(Insert any other conditions for release of retainage, such as upon completion of the Owner's audit and reconciliation, upon Substantial Completion.)

§ 12.1.9 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201-2017.

§ 12.1.10 Except with the Owner's prior written approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and suitably stored at the site.

§ 12.1.11 The Owner and the Contractor shall agree upon a mutually acceptable procedure for review and approval of payments to Subcontractors, and the percentage of retainage held on Subcontracts, and the Contractor shall execute subcontracts in accordance with those agreements.

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§ 12.1.12 In taking action on the Contractor's Applications for Payment the Architect shall be entitled to rely on the accuracy and completeness of the information furnished by the Contractor, and such action shall not be deemed to be a representation that (1) the Architect has made a detailed examination, audit, or arithmetic verification, of the documentation submitted in accordance with Section 12.1.4 or other supporting data; (2) that the Architect has made exhaustive or continuous on-site inspections; or (3) that the Architect has made examinations to ascertain how or for what purposes the Contractor has used amounts previously paid on account of the Contract. Such examinations, audits, and verifications, if required by the Owner, will be performed by the Owner's auditors acting in the sole interest of the Owner.

§ 12.2 Final Payment

§ 12.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract, except for the Contractor's responsibility to correct Work as provided in Article 12 of AIA Document A201-2017, and to satisfy other requirements, if any, which extend beyond final payment;
- .2 the Contractor has submitted a final accounting for the Cost of the Work and a final Application for Payment; and
- .3 a final Certificate for Payment has been issued by the Architect in accordance with Section 12.2.2.

§ 12.2.2 Within 30 days of the Owner's receipt of the Contractor's final accounting for the Cost of the Work, the Owner shall conduct an audit of the Cost of the Work or notify the Architect that it will not conduct an audit.

§ 12.2.2.1 If the Owner conducts an audit of the Cost of the Work, the Owner shall, within 10 days after completion of the audit, submit a written report based upon the auditors' findings to the Architect.

§ 12.2.2.2 Within seven days after receipt of the written report described in Section 12.2.2.1, or receipt of notice that the Owner will not conduct an audit, and provided that the other conditions of Section 12.2.1 have been met, the Architect will either issue to the Owner a final Certificate for Payment with a copy to the Contractor, or notify the Contractor and Owner in writing of the Architect's reasons for withholding a certificate as provided in Article 9 of AIA Document A201-2017. The time periods stated in this Section 12.2.2 supersede those stated in Article 9 of AIA Document A201-2017. The Architect is not responsible for verifying the accuracy of the Contractor's final accounting.

§ 12.2.2.3 If the Owner's auditors' report concludes that the Cost of the Work, as substantiated by the Contractor's final accounting, is less than claimed by the Contractor, the Contractor shall be entitled to request mediation of the disputed amount without seeking an initial decision pursuant to Article 15 of AIA Document A201-2017. A request for mediation shall be made by the Contractor within 30 days after the Contractor's receipt of a copy of the Architect's final Certificate for Payment. Failure to request mediation within this 30-day period shall result in the substantiated amount reported by the Owner's auditors becoming binding on the Contractor. Pending a final resolution of the disputed amount, the Owner shall pay the Contractor the amount certified in the Architect's final Certificate for Payment.

§ 12.2.3 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

§ 12.2.4 If, subsequent to final payment, and at the Owner's request, the Contractor incurs costs, described in Article 7 and not excluded by Article 8, to correct defective or nonconforming Work, the Owner shall reimburse the Contractor for such costs, and the Contractor's Fee applicable thereto, on the same basis as if such costs had been incurred prior to final payment, but not in excess of the Guaranteed Maximum Price. If adjustments to the Contract Sum are provided for in Section 5.1.7, the amount of those adjustments shall be recalculated, taking into account any reimbursements made pursuant to this Section 12.2.4 in determining the net amount to be paid by the Owner to the Contractor.

§ 12.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

(Insert rate of interest agreed upon, if any.)

_____ % _____

ARTICLE 13 DISPUTE RESOLUTION

§ 13.1 Initial Decision Maker

The Architect will serve as Initial Decision Maker pursuant to Article 15 of AIA Document A201-2017, unless the parties appoint below another individual, not a party to the Agreement, to serve as Initial Decision Maker.

(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

§ 13.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by mediation pursuant to Article 15 of AIA Document A201-2017, the method of binding dispute resolution shall be as follows:

(Check the appropriate box.)

- Arbitration pursuant to Section 15 of AIA Document A201-2017
- Litigation in a court of competent jurisdiction
- Other *(Specify)*

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 14 TERMINATION OR SUSPENSION

§ 14.1 Termination

§ 14.1.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201-2017.

§ 14.1.2 Termination by the Owner for Cause

§ 14.1.2.1 If the Owner terminates the Contract for cause as provided in Article 14 of AIA Document A201-2017, the amount, if any, to be paid to the Contractor under Article 14 of AIA Document A201-2017 shall not cause the Guaranteed Maximum Price to be exceeded, nor shall it exceed an amount calculated as follows:

- .1 Take the Cost of the Work incurred by the Contractor to the date of termination;
- .2 Add the Contractor's Fee, computed upon the Cost of the Work to the date of termination at the rate stated in Section 5.1.1.1 or, if the Contractor's Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum Fee as the Cost of the Work at the time of termination bears to a reasonable estimate of the probable Cost of the Work upon its completion;
- .3 Subtract the aggregate of previous payments made by the Owner; and
- .4 Subtract the costs and damages incurred, or to be incurred, by the Owner under Article 14 of AIA Document A201-2017.

§ 14.1.2.2 The Owner shall also pay the Contractor fair compensation, either by purchase or rental at the election of the Owner, for any equipment owned by the Contractor that the Owner elects to retain and that is not otherwise included in the Cost of the Work under Section 14.1.2.1.1. To the extent that the Owner elects to take legal assignment of subcontracts and purchase orders (including rental agreements), the Contractor shall, as a condition of receiving the payments referred to in this Article 14, execute and deliver all such papers and take all such steps, including the legal assignment of such subcontracts and other contractual rights of the Contractor, as the Owner may require for the purpose of fully vesting in the Owner the rights and benefits of the Contractor under such subcontracts or purchase orders.

§ 14.1.3 Termination by the Owner for Convenience

If the Owner terminates the Contract for convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Contractor a termination fee as follows:

(Insert the amount of or method for determining the fee, if any, payable to the Contractor following a termination for the Owner's convenience.)

§ 14.2 Suspension

The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017; in such case, the Guaranteed Maximum Price and Contract Time shall be increased as provided in Article 14 of AIA Document A201–2017, except that the term “profit” shall be understood to mean the Contractor’s Fee as described in Article 5 and Section 6.4 of this Agreement.

ARTICLE 15 MISCELLANEOUS PROVISIONS

§ 15.1 Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 15.2 The Owner’s representative:

(Name, address, email address and other information)

§ 15.3 The Contractor’s representative:

(Name, address, email address and other information)

§ 15.4 Neither the Owner’s nor the Contractor’s representative shall be changed without ten days’ prior notice to the other party.

§ 15.5 Insurance and Bonds

§ 15.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A102™–2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 15.5.2 The Contractor shall provide bonds as set forth in AIA Document A102™–2017 Exhibit A, and elsewhere in the Contract Documents.

§ 15.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201–2017, may be given in accordance with AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, if completed, or as otherwise set forth below:

(If other than in accordance with AIA Document E203–2013, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

§ 15.7 Other provisions:

ARTICLE 16 ENUMERATION OF CONTRACT DOCUMENTS

§ 16.1 This Agreement is comprised of the following documents:

- .1 AIA Document A102™-2017, Standard Form of Agreement Between Owner and Contractor
- .2 AIA Document A102™-2017, Exhibit A, Insurance and Bonds
- .3 AIA Document A201™-2017, General Conditions of the Contract for Construction
- .4 AIA Document E203™-2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below:
(Insert the date of the E203-2013 incorporated into this Agreement.)

.5 Drawings

Number	Title	Date
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.6 Specifications

Section	Title	Date	Pages
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.7 Addenda, if any:

Number	Date	Pages
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Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are also enumerated in this Article 16.

.8 Other Exhibits:
(Check all boxes that apply.)

- AIA Document E204™-2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204-2017 incorporated into this Agreement.)

The Sustainability Plan:

Title	Date	Pages
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Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
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9 Other documents, if any, listed below:

(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201-2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor's bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

This Agreement entered into as of the day and year first written above.

OWNER (Signature)

CONTRACTOR (Signature)

(Printed name and title)

(Printed name and title)

Sample

Return to Agenda