CITY OF SUN VALLEY
PLANNING AND ZONING COMMISSION
AGENDA REPORT

To: Planning and Zoning Commission

From: MH Mark Hofman, Community Development Director

Meeting Date: May 9, 2013

Agenda Item: **Willis Single Family Residence**
Design Review Application No. DR 2013-11

SUBJECT: Site visit and public hearing for a design review application proposing the construction of a new 3,760 square foot, two-level single family dwelling with attached 868 square foot garage and associated site improvements on an existing residential lot in the Single-Family Residential (RS-1) Zoning District of the City of Sun Valley. **Applicant:** Thomas Dabney for Paul and Beth Willis. **Application Filing Date:** April 5, 2013. **Location:** Lot 4A, Lower Fairway Road Subdivision; 205 Fairway Road.

BACKGROUND: The project proposes development of existing vacant Lot 4A of the approved Lower Fairway Road Subdivision (City Application No. SUB 2009-01). A uniform nine (9) foot strip of land was added to Lot 4 of the Subdivision from adjacent Tax Lot 6129 (now known as Tax Lot 8171) in 2012 by City approval of rezone Ordinance No. 449 and Plat Amendment No. SUBPA 2012-01. The existing 0.53-acre (23,043 square foot) Lot 4A is generally covered in low lying native ground cover vegetation and includes a narrow traversing strip of land area with significant slope greater than 25%. A building zone (shown on the project drawings) reflective of the fifteen (15) foot minimum setback requirement for the RS-1 zone was accepted by the City as part of the overall Subdivision approval and was recorded with the Plat and the Plat Amendment. The building zone is centrally sited on the Lot and allows development of a single family dwelling of a size consistent with current zoning regulations and the surrounding neighborhood. No building envelope is thus associated with the existing legal lot.

The May 9, 2013 public hearing is scheduled to commence with a noticed visit to the site by the Commission, applicant, staff and interested parties. The main features of the proposed driveway and structure will be identified by the applicant with temporary staking for review by the Commission and the public (**See attached Exhibit "PZ-G"**).

ANALYSIS: The project site lies adjacent to the Fairway Road public street right-of-way near the intersection with private Half Dollar Lane. Undeveloped single family lots lie adjacent to the south and undeveloped Tax Lot 8171, currently zoned multi-family residential, lies adjacent to the west. The proposed detached single family dwelling is to be developed as a single phase and is

designed with a 2,631 square foot main level, a 1,129 square foot lower level and a 868 square foot attached street level garage (4,628 total). The lower level is excavated well into the sloping site grade and the structure generally visually presents itself as a single level dwelling from Fairway Road. The dwelling is accessed from the public street right-of-way via a 37-foot wide paver driveway and due to the short distance of the structure from the right-of-way no turnaround area is required for fire apparatus access. No detached or accessory structures are proposed with the project nor does it include an accessory dwelling unit.

As per the colors/materials board (**Exhibit "PZ-E"**) submitted as part of the application materials, the structure's exterior materials are primarily cedar wood siding and trim (Cabot-New Cedar) with extensive stone veneer (Kootenai Ledge). The roofing system is a synthetic roof tile (DaVinci Roofscapes- Autumn Blend) and windows are Pella- Auburn Brown clad. The project's exterior lighting is called out on Sheet A-03 of the project drawings for review by the Commission to ensure project compliance with the City's exterior lighting regulations. Exterior lighting includes eleven (11) outdoor wall sconce down light fixtures with a shielded bulb (**Exhibit "PZ-D"**) and two (2) recessed light fixtures in the ceiling soffit above the dining room patio.

Development Standards- The construction of the new single family dwelling with associated site improvements is in conformance with the purpose and all applicable dimensional regulations of the RS-1 Zoning District. The RS-1 Zoning District allows single family residential construction by right as a land use. The proposed structure is located on the site to meet all setback requirements to the exterior property lines and to ensure that all applicable maximum height standards are met. No portion of the structure exceeds thirty five (35) feet above adjacent record grade, where a thirty-five foot maximum is permissible by Code in the RS-1 Zoning District. The structure's maximum proposed height is 32'8" above existing record grade with only a small portion (1.60% or 81 sq. ft.) between 30 and 35 feet (33% or 1/3 maximum is allowed).

The building zone on the project drawings matches the approved and recorded building zone for Lot 4A of the Lower Fairway Road Subdivision, Corrected Plat (recorded as Instrument No. 571750). The total proposed building footprint of 3,499 square feet complies with the 3,512.75 square foot maximum footprint allowed for the site. Other than a small at-grade terrace patio along the western property line at the rear of the house, no portion of the building extends outside the building zone into the fifteen (15) foot building setback area.

Hillside Preservation Standards- Though a majority of the project site consists of relatively flat ground with less than 15 percent slope lying nearly at the same grade as adjacent Fairway Road, the site slopes downward at the rear of the lot to the lower level of adjacent Tax Lot 8171. This sloped area generally consists of a narrow traversing strip with significant slope greater than 25%. A slope analysis (**Exhibit "PZ-F"**) for the subdivision identified all the areas of significant steep slope and those areas on Lot 4A are in a disturbed condition, a combination of man-made and natural slope. The single-family development proposes disturbance in this steep slope area for grading, retaining walls, landscaping and significant portions of the dwelling.

Development Code Section 9-3H-4D prohibits structures on a record grade of over 25%. However, pursuant to Code Section 9-3H-4F, existing platted lots containing significant downhill sloping terrain as primarily accessed from above may be exempted from preservation provision of Section 9-3H-4D by the Planning and Zoning Commission if the development will not create a visual concern or physical dominance that would unreasonably negatively impact views to or

through the site and all other applicable standards are met. Because the site's sloped areas consist of a narrow band separating two generally flat plateau areas, little slope disturbance is involved. The site is accessed off Fairway Road and the areas of steep slope lie downhill of the right-of-way. No significant view or hillside scaring will occur, and no significant natural features or hilltops will be disturbed. No natural tree or shrub masses or unique rock or geological formations exist on or adjacent to the site and the area is not within an identified view corridor or skyline. No significant historical, natural, ecological, architectural, archeological or scenic special sites lie on or adjacent to the project site. No streams, lakes or other natural bodies of water lie nearby nor do any significant ridges, summits or hilltops.

Landscaping- A mix of new evergreen trees (9 Colorado Spruce at 12-14 foot initial heights), deciduous trees (Quaking Aspen) and flowering trees (Flowering Crabapple) will be added to the site in the front, rear and side areas. Numerous shrubs and flower beds will compliment the development near the structure and a front and side lawn will provide usable yard area. The proposed landscape design largely incorporates areas of native grasses. All disturbed areas will be revegetated and irrigated with an automatic underground sprinkler system. Once the landscaping is established, the maximum irrigated area will be limited to approximately 3,815 square feet. The Landscape Plan details permanent water use for 3,500 square feet of lawn and 315 square feet of planter beds. The site also includes 8,500 square feet of natural grasses. The project's total irrigated landscape area of 3,815 square feet will not exceed the irrigation limits specified in Code Section 9-3A-3F, which caps the total area of any lot or parcel irrigated with domestic water provided by the Sun Valley Water and Sewer District to 22,000 square feet (approx. ½ acre).

Snow Storage- Required **s**now storage calculations are listed on the project's Landscape Plan **(Sheet L-02 of Exhibit "PZ-H")**. The project's paver driveway represents 2,028 square feet of hardscaped surface. Development Code Section 9-3G-13 thus requires a minimum of 1,014 square feet of on-site snow storage area (50%). The project provides 1,026 square feet of readily available snow storage directly adjacent to the driveway.

Construction Management Plan- Draft Condition of Approval #6 requires that prior to issuance of a building or grading permit for the project the applicant shall submit a construction management plan for final approval by the Community Development Director. The construction management plan shall include all applicable elements dealing with noise, construction hours, staging, materials storage, dust control, tire cleaning, construction parking, dogs, garbage, safety, etc., as well as any comments and issues identified by the Planning and Zoning Commission during the public hearing. The Fairway Road and Half Dollar Lane right-of-ways, as well as the site driveway, must be maintained free and clear through the duration of project construction.

Application Review and Comment- The project drawings and application materials were reviewed by the City for Sun Valley Fire Department and Building Official comments and conditions (**Exhibit "PZ-C"**). The comments and conditions are reflected in the draft Conditions contained in the Draft Findings of Fact, Conclusions of Law, and Conditions of Approval for Design Review attached to this Report as **Exhibit "PZ-A"**.

The Community Development Department has completed a comprehensive review of the development application and has determined that all required application materials have been satisfactorily submitted as per Development Code requirements. The proposed single family

design is consistent with the land use envisioned for the property and the development is congruent with the size, nature and character of future development expected in the area. No significant negative impacts to the area or City due to the residential development have been identified by staff.

Public Notice and Comment- The project application was publicly noticed by: 1.) publication in the Mtn. Express on April 24, 2013; 2.) posting of the project site; 3.) mailing of notice to all property owners within a 300 foot radius of the Lot; 4.) posting of notice in five prominent public places in the City, including Sun Valley City Hall, Sun Valley Post Office, Elkhorn Springs Store Post Office, St. Thomas Episcopal Church and the Elkhorn Fire Station; 5.) electronic notification to all parties who have notified the City of interest to receive agendas and notices; and, 6.) posting of the notice on the City's web site.

One public comment letter (**Exhibit "PZ-B"**) was received by staff as of the writing of this Report. The comment letter from Saul and Shirley Turteltaub at 202 Fairway Road expresses concern with possible view impacts. Staff forwarded the comment letter to the applicant to facilitate the Turteltaub's request for a project description and drawings. On behalf of the Turteltaubs, the Commission should visit 202 Fairway Road and view the project site and design to determine what if any impact the project will have on adjacent existing views to and through the project site.

Alternative Actions- Alternative actions available to the Commission include: (1) make the required findings and adopt the attached draft Findings of Fact and Conclusions of Law approving the design review application; (2) continue the public hearing for further information and review; or (3) close the public hearing, discuss the findings, vote to deny the application and direct staff to return on a date certain with a resolution of denial reflecting the comments and findings of the Commission.

RECOMMENDATION: Before public comment is received, the Commission should disclose all information and contacts received outside the public hearing on this item upon which the decision will be based, receive public testimony, and consider the facts and findings necessary to make a decision on the application. The Community Development Director recommends the Commission perform a site visit to view applicable site conditions and site staking, review the project drawings, discuss any remaining issues and take action to approve the design review application.

LIST OF ATTACHED EXHIBITS:

Exhibit "PZ-A"	Draft Findings of Fact, Conclusions of Law and Conditions of Approval for Design Review Application No. DR 2013-11.
Exhibit "PZ-B"	Public comment letter from Saul and Shirley Turteltaub, property owners of 202 Fairway Road, stamped received by the City on April 25, 2013.
Exhibit "PZ-C"	Sun Valley Fire & Building Comments for Planning & Zoning Review letter dated April 18, 2013.
Exhibit "PZ-D"	Exterior lighting photo detail consisting of one (1) 8.5" by 11" sheet stamped received by the City on April 5, 2013.

Exhibit "PZ-E"	Exterior Colors/Materials exhibit consisting of one (1) 8.5" by 11" sheet stamped received by the City on April 5, 2013.
Exhibit "PZ-F"	Slope analysis consisting of one (1) 11" by 17" sheet stamped received by the City on February 25, 2009.
Exhibit "PZ-G"	Staking Plan, submitted for Commissioner review at the site visit, consisting of one (1) 11" by 17" sheet stamped received by the City on April 26, 2013.
Exhibit "PZ-H"	Reduced 11" by 17" project drawing set consisting of thirteen (13) sheets stamped received by the City on April 5, 2013.

**The entire administrative record for this Design Review application is available for review in the Community Development Department at City Hall.

(DRAFT) FINDINGS OF FACT AND CONCLUSIONS OF LAW
CITY OF SUN VALLEY
PLANNING AND ZONING COMMISSION
DESIGN REVIEW

Project Name: **Willis Single Family Residence**

Applicant: **Thomas Dabney, AIA for Paul and Beth Willis**

Location: **Lot 4A Lower Fairway Road Subdivision, Corrected; 205 Fairway Road**

Zoning District: **Single-Family Residential (RS-1) Zoning District**

Single Family Residence Floor Area:

	Proposed Floor Area (sq. ft.)
Main Floor	2,631
Lower Floor	1,129
Attached Garage	868
Total Gross Area	4,628
Total Living Area	**3,760**

Setbacks: All buildings, decks, porches, stairs and walkways exceeding thirty inches (30") in height above record grade will meet the fifteen (15) foot minimum required setback standard from exterior property lines for the RS-1 Zoning District (Development Code Section 9-2A-3E).

Lot Area: approx. 0.53 acres (23,043 sq. ft.)

Building Envelope: A Building Zone reflective of the fifteen (15) foot minimum building setback was recorded with the Plat for the Lower Fairway Road Subdivision, Corrected (recorded as Instrument No. 571750) and revised as part of the Lower Fairway Road Subdivision Corrected: Lot 4A Plat (recorded as Instrument No. 598832).

Building Footprint Allowed: 3,512.75 sq. ft. max. (calculated as per Section 9-2A-3I)
Building Footprint Proposed: 3,499 sq. ft.

Allowable Footprint Outside Building Envelope: N/A; a building zone is recorded on the Lot.
Proposed Footprint Outside Building Envelope: N/A.

Building Height allowed for Single Family Residence: 30' max. for 2/3 of structure with 1/3 (33%) up to a max. height of 35'.

Proposed Height of Single Family Dwelling: 32'8" above existing record grade with 1.60% (81 sq. ft.) between 30 and 35 feet.

Required Snow Storage: 1,014 sq. ft. min.
Proposed Snow Storage: 1,026 sq. ft.

Maximum Irrigated Area: 22,000 sq. ft. (1/2 acre)
Proposed Irrigated Area: 3,815 sq. ft. (permanent irrigated area)

Project Description: The applicant proposes construction of a new 3,760 square foot, two-level single family dwelling with attached 868 square foot garage and associated site improvements on a vacant legal lot within the Single-Family Residential (RS-1) Zoning District of the City of Sun Valley. The project proposes development of existing, vacant Lot 4A of the approved Lower Fairway Road Subdivision (Application No. SUB 2009-01). A uniform nine (9) foot strip of land was added to Lot 4 of the Subdivision from adjacent Tax Lot 6129 (now known as Tax Lot 8171) in 2012 by City approval of rezone Ordinance No. 449 and Plat Amendment No. SUBPA 2012-01.

The existing 0.53-acre (23,043 square foot) Lot 4A is generally covered in low lying native ground cover vegetation and includes a narrow traversing strip of land area with significant slope greater than 25%. A building zone (shown on the project drawings) reflective of the fifteen (15) foot minimum setback requirement for the RS-1 zone was accepted by the City as part of the overall Subdivision approval and was recorded with the Plat and the Plat Amendment. The building zone is centrally sited on the Lot and allows development of a single family dwelling of a size consistent with current zoning regulations and the surrounding neighborhood. No building envelope is thus associated with the existing legal lot. The project site lies adjacent to the Fairway Road public street right-of-way near the intersection with private Half Dollar Lane. Undeveloped single family lots lie adjacent to the south and undeveloped Tax Lot 8171, currently zoned multi-family residential, lies adjacent to the west.

The proposed detached single family dwelling is to be developed as a single phase and is designed with a 2,631 square foot main level, a 1,129 square foot lower level and a 868 square foot attached street level garage (4,628 total). The lower level is excavated well into the sloping site grade and the structure generally visually presents itself as a single level dwelling from Fairway Road. The dwelling is accessed from the public street right-of-way via a 37-foot wide paver driveway and due to the short distance of the structure from the right-of-way no turnaround area is required for fire apparatus access. No detached or accessory structures are proposed with the project nor does it include an accessory dwelling unit.

As per the colors/materials exhibit reviewed by the Commission at the site visit and public hearing, the structure's exterior materials are primarily cedar wood siding and trim (Cabot-New Cedar) with extensive stone veneer (Kootenai Ledge). The roofing system is a synthetic roof tile (DaVinci Roofscapes- Autumn Blend) and windows are Pella- Auburn Brown clad. The project's exterior lighting is called out on Sheet A-03 of the project drawings to ensure project compliance with the City's exterior lighting regulations. Exterior lighting includes eleven (11) outdoor wall sconce down light fixtures with a shielded bulb (manufacturer's photo provided with application materials) and two (2) recessed light fixtures in the ceiling soffit above the dining room patio.

No significant historical, natural, ecological, architectural, archeological or scenic special sites lie on or adjacent to the project site. No streams, lakes or other natural bodies of water lie nearby nor do any significant ridges, summits or hilltops. A majority of the site consists of relatively flat ground with less than 15 percent slope lying nearly at the same grade as adjacent Fairway Road. The site slopes downward at the rear of the lot to the lower level of adjacent Tax Lot 8171. As cited above, this sloped area generally consists of a narrow traversing strip with significant slope greater than 25%. A slope analysis for the subdivision identified all the areas of significant steep slope and those areas on Lot 4A are in a disturbed condition, a combination of man-made and natural slope. The single-family development proposes disturbance in this steep slope area for grading, retaining walls, landscaping and significant portions of the dwelling.

Development Code Section 9-3H-4D prohibits structures on a record grade of over 25%. However, pursuant to Code Section 9-3H-4F, existing platted lots containing significant downhill sloping terrain as primarily accessed from above may be exempted from preservation provision of Section 9-3H-4D. Because the site's sloped areas consist of a narrow band separating two generally flat plateau areas, little slope disturbance is involved. The site is accessed off Fairway Road and the areas of steep slope lie downhill of the right-of-way. No significant view or hillside

scaring will occur, and no significant natural features or hilltops will be disturbed. No natural tree or shrub masses or unique rock or geological formations exist on or adjacent to the site and the area is not within an identified view corridor or skyline.

All aspects of the project have been reviewed by the Planning Commission and staff to ensure compliance with all applicable standards including minimum setbacks, building envelope, lot coverage, maximum height, off-street parking, landscape irrigation, exterior lighting regulation compliance and hillside preservation provisions. The Planning and Zoning Commission conducted a site visit as part of the noticed public hearing to review existing site conditions and view temporary staking erected on the site to demonstrate the bulk and location of the proposed dwelling.

Required Findings: In order to approve a design review application and based on the standards set forth in **Sun Valley Municipal Code, Title 9, Chapter 5B, Section 3 DESIGN REVIEW,** the Planning & Zoning Commission shall make the following findings:

1. The proposed design is in conformance with the purpose of the zoning district and all dimensional regulations of that district. **The construction of the new single family dwelling and associated site improvements is in conformance with the purpose and dimensional regulations of the zoning district because the design meets or exceeds all applicable standards. The Single-Family Residential (RS-1) Zoning District allows single family residential construction by right as a land use. The new dwelling and associated improvements comply with all applicable development standards for the RS-1 District, including setbacks, height, and building footprint.**

   The site's steep slope areas consist of a narrow band separating two generally flat plateau areas and little slope disturbance is involved. The site is accessed off Fairway Road and the areas of steep slope lie downhill of the right-of-way. The project's intrusions into steep slope areas are appropriately consistent with the provisions and allowances contained in Code Section 9-3H-4F because the site is an existing platted lot containing significant downhill sloping terrain and is primarily accessed from above via Fairway Road. The development will not create a visual concern or physical dominance that would unreasonably negatively impact views to or through the site. All other applicable standards of the City Code are met by the project design. Therefore, the project is found to be exempt from steep slope preservation provision of Code Section 9-3H-4D.

2. The proposed design is in conformance with the standards for design review as set forth in Chapter 3A DESIGN REVIEW REGULATIONS of this Title. **The structure is in conformance with all applicable standards for design review because it is appropriately and sensitively located on the existing plated lot and the preservation of existing view sheds and corridors was taken into account as part of the subdivision and project design. The design of the project is consistent with and complimentary to anticipated future development on adjacent lots to the south and west, as well as the developed surrounding area. The quality materials and colors utilized by the project are consistent with the surrounding neighborhood and the greater Sun Valley area. All applicable evaluation standards for design review as set forth in Chapter 3A have been met by the project design.**

3. The proposed design does not significantly impact the natural, scenic character and aesthetic value of hillsides, ridges, ridgelines, ridge tops, knolls, saddles, and summits in the City. **The Planning and Zoning Commission conducted a site visit as part of the noticed public hearing to view staking and to examine existing site conditions. The site's sloped areas consist only of a narrow band separating**

two generally flat plateau areas and little slope disturbance is involved. The site is accessed off Fairway Road and the areas of steep slope lie downhill of the right-of-way. No significant view or hillside scaring will occur, and no significant natural features or hilltops will be disturbed. No natural tree or shrub masses or unique rock or geological formations exist on or adjacent to the site and the area is not within an identified view corridor or skyline. No avalanche hazard area has been identified on or near the subject property. The development provides adequate separation from adjacent properties and maximizes view preservation through and to the site.

4. The proposed design is in context and complimentary to adjacent properties. **The project is on Lot 4A of the Lower Fairway Road Subdivision, Corrected. No development exists on the single family lots surrounding the subject site to the south nor on the multi-family residential zoned tax lot to the west. The structure will be sited in an area which is consistent with existing residential development along Fairway Road and with the anticipated future development on vacant lots adjacent to the south. The site lies adjacent to the Fairway Road right-of-way and the new development is consistent and in context with, and complimentary to, adjacent properties because of sensitivity in design, bulk, mass and location. The single family residential character of the area will be maintained and the project is in compliance with all applicable conditions and requirements of the subdivision's Preliminary Plat, Final Plat and Plat Amendment approvals.**

5. The proposed design is compatible with the community character and scale of the neighborhood. **The proposed design is compatible with the community character and scale of the neighborhood because the primary dwelling is sensitively and appropriately placed on the site and the 4,628 gross square foot single family design is consistent with existing and future single family development on lots within the immediate surrounding area. The new dwelling will be accessed from the Fairway Road public street right-of-way via a new private paver driveway. The bulk and mass of the proposed design is consistent and compatible with the community character and scale of the existing residences in the City because the structure is centrally located on the most developable portion of the site, is substantially dug into existing grade, and will be separated from view from surrounding areas in the future by new landscaping vegetation.**

6. The proposed design adheres to standards for the protection of health, safety, and general welfare. **All applicable services such as sewer and water are available to fully serve the project. Additionally, as conditioned, the project will comply with all applicable requirements from the Sun Valley Fire & Building Comments for Planning & Zoning Review letter dated April 18, 2013 (Attachment 1). No site conditions or aspects of design have been identified that would be adverse to the protection of health, safety and general welfare of the community.**

7. The proposed design is of quality architectural character and materials. **The proposed design of the structure is of quality architectural character because it incorporates adequate horizontal and vertical articulation in wall and roof planes, the pitched and flat roof elements of the structure are architecturally broken up to avoid a massive flat roof presentation, the structure is integrated into the sloping grade, visual impacts are minimized while allowing development of the existing lot and the materials are consistent with the quality and design of surrounding development and the region.**

8. The use is not in conflict with the Comprehensive Plan or other adopted plans, policies, or ordinances of the City. **The subject site is designated as Low Density Residential by the Future Land Use Map of the Comprehensive Plan. The Single-Family Residential (RS-1) Zoning District implements the Low Density Residential Land Use Designation and the proposed single-family dwelling on one legal lot is consistent with all applicable provisions of the RS-1 Zoning District.**

CONCLUSIONS OF LAW

That this project does meet the standards for approval under Title 9, Chapter 3A (Design Review Regulations), of the City of Sun Valley Municipal Code provided the below conditions of approval are met. Design review approval shall expire 365 days from the date of approval, unless extended as per Municipal Code Section 9-5A-8.

CONDITIONS OF APPROVAL

1. **The applicant(s) and their representatives shall comply with all IBC, IFC and applicable City ordinances.**
2. **Site review approval is good for one year from the date of approval, unless extended as per Municipal Code Section 9-5A-8.**
3. **Any requirements and/or approvals of private associations or other entities are the sole responsibility of the property owner.**
4. **The location and elevation of the building foundation shall be certified by a licensed surveyor or engineer and submitted to the Sun Valley Building Inspector, as applicable, prior to any issuance of a foundation inspection or permission to pour concrete footings.**
5. **Any permits issued during the 10-day appeal period provided for under section 9-3A-4 may be subject to a stop work order in the event of an appeal. Any work commenced during the appeal period shall be at the applicant's own risk.**
6. **A final construction management plan shall be submitted to the Building Inspector at the time of application for a building permit that addresses construction parking, material storage, nuisance control (noise, dust, trash, street cleaning and construction fencing) and each issue of concern of the Planning and Zoning Commission addressed as part of the project approval. *Prior to the issuance of a building permit, final review and approval of the construction management plan by the Community Development Director is required*. No construction parking or staging shall occur on the Fairway Road public right-of-way or Half Dollar Lane without City permission and the site access shall be kept free and clear for emergency vehicle access at all times. Access on Fairway Road and Half Dollar Lane shall not be impeded by construction activity to the greatest extent practicable and any significant access issues shall be brought to the attention of the City and project neighbors in advance. Temporary construction fencing shall protect all sensitive surrounding vegetation throughout the development process. Temporary dirt and grading staging areas shall be clearly identified on the construction management plan.**
7. **The applicant shall comply with the applicable comments set forth in the Sun Valley Fire & Building Comments for Planning & Zoning Review letter dated April 18, 2013 (Attachment 1) which are based on the stated project design. The Review letter requires the exterior fireplace to be gas only; the address numbers to be visible; spark arrestors on fireplaces; handrails to be provided as appropriate; and, installation of snow retention devices above walking areas as required. A temporary address placard or monument shall be maintained at the driveway entrance for the construction phase and the access roadway shall be maintained free and clear for emergency vehicle**

access. No modifications to the approved plans shall be made without written permission of the Fire Chief, Building Official and Community Development Director.

8. **Any planned permanent address monument shall meet all applicable requirements of Development Code Section 9-3G-14, including letter size and height. A final address monument plan showing any the design of any included lighting fixtures shall be submitted for approval by the Community Development Director prior to any construction of such monument and prior to issuance of a Certificate of Occupancy for the project by the City.**
9. **All exterior lighting shall be consistent with the project drawings and approved project design. Any future new lighting shall remain consistent with the provisions for exterior lighting compliance and shall receive prior approval of the Community Development Department prior to modification.**
10. **The subject Design Review Application shall be specific to the project drawings (13 Sheets) stamped received by the City on April 5, 2013 and approved by the Planning & Zoning Commission on May 9, 2013. Any changes or modifications to the approved design shall be reviewed by the Community Development Department pursuant to Code Section 9-5A-10, Substantial Conformance.**

DECISION

Therefore, the Sun Valley Planning and Zoning Commission approves this Design Review Application No. DR 2013-11.

Dated this 9th day of May, 2013.

_____
Ken Herich
Chairman
Sun Valley Planning and Zoning Commission

Date Findings of Fact signed_____

"ATTACHMENT 1"

Sun Valley Fire & Building Comments for Planning & Zoning Review

Meeting Date: May 9, 2013

Date: April 18, 2013

Project: Willis Residence DR2013-11

These comments constitute noted discrepancies that would affect Design Review this does not constitute a full building permit plan review.

Fire Comments:

1. Exterior fireplace required to be gas only.
2. Address numbers shall be visible from the roadway or mounted on an address marker, are required to be 6" letters on a contrasting background and a minimum of 4' above finished grade.
3. Spark arrestor is required on solid fuel burning fireplaces.

Building Comments:

1. Exterior stairs with more than 4 risers require handrails
2. Snow retention devices required above walking surfaces.
3. No other apparent discrepancies.

EXHIBIT tabbies "PZ-B"

Sun Valley Community Development Department

P.O. Box 416

Sun Valley, Idaho 83353

RECEIVED
APR 25 2013
CITY OF SUN VALLEY

April 25, 2013

As owners of 202 Fairway Road we are concerned with the view of the property we will have from our home.

Can you describe what part of the new house we will see and how tall the structure will rise from Fairway Road and if possible can you send us a sketch of where the home will be relative to our address.

Thank you.

Saul and Shirley Turteltaub

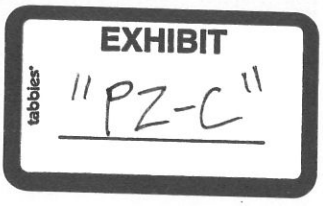
Phone 310-275-4705

1126 Coldwater Canyon Drive

Beverly Hills, CA 90210

Fax: 310-275-4705

EXHIBIT
"PZ-C"



Sun Valley Fire & Building Comments for Planning & Zoning Review

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3. No other apparent discrepancies.

EXHIBIT
tabbies
"PZ-D"

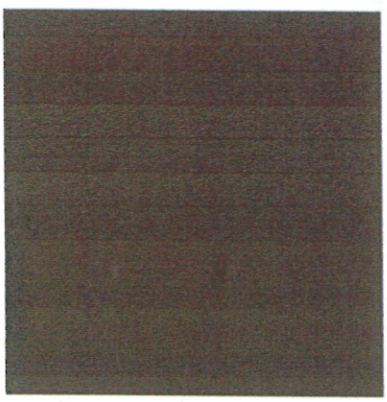
RECEIVED
APR - 5 2013
CITY OF SIGNAL HILL
COMMUNITY DEVELOPMENT DEPT

WILLIS RESIDENCE
205 Fairway Road
EXTERIOR MATERIALS

EXHIBIT "PZ-E"

WOOD SIDING & TRIM
Cabot-New Cedar

EXTERIOR STONE
Select Stone: Kootenai Ledge



WINDOW CLADDING
Pella-Auburn Brown

ROOFING
DaVinci Roofscapes' Synthetic Roof Tiles
Color: Autumn Blend

RECEIVED
APR - 5 2013
CITY OF SUN VALLEY

0' 100' 200' 300'

- < 15
- 15 to 20
- 20 to 25
- > 25

Slope Report LOT 4

Zone	Range	Horizontal Surface Area S.F.	Acres	% of Total
1	15.00%	13814.19	0.32	70.52
2	20.00%	980.44	0.02	5.00
3	25.00%	1048.80	0.02	5.35
4		3746.54	0.09	19.12

Slope Report LOT 3

Zone	Range	Horizontal Surface Area S.F.	Acres	% of Total
1	15.00%	19970.73	0.46	77.81
2	20.00%	908.66	0.02	3.54
3	25.00%	2110.80	0.05	8.22
4		2677.10	0.06	10.43

Slope Report LOT 2

Zone	Range	Horizontal Surface Area S.F.	Acres	% of Total
1	15.00%	20196.99	0.46	87.67
2	20.00%	648.87	0.01	2.82
3	25.00%	452.82	0.01	1.97
4		1737.53	0.04	7.54

Slope Report LOT 1

Zone	Range	Horizontal Surface Area S.F.	Acres	% of Total
1	15.00%	19066.63	0.44	79.82
2	20.00%	1984.59	0.05	8.31
3	25.00%	1568.57	0.04	6.57
4		1267.17	0.03	5.30

BENCHMARK ASSOCIATES

LOWER FAIRWAY SUBDIVISION

SLOPE REPORTS

Scale: 1"=100'	Date: 01/29/09	
Drawn: LLJ	Checked:	Job: 07286

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FEB 25 2009
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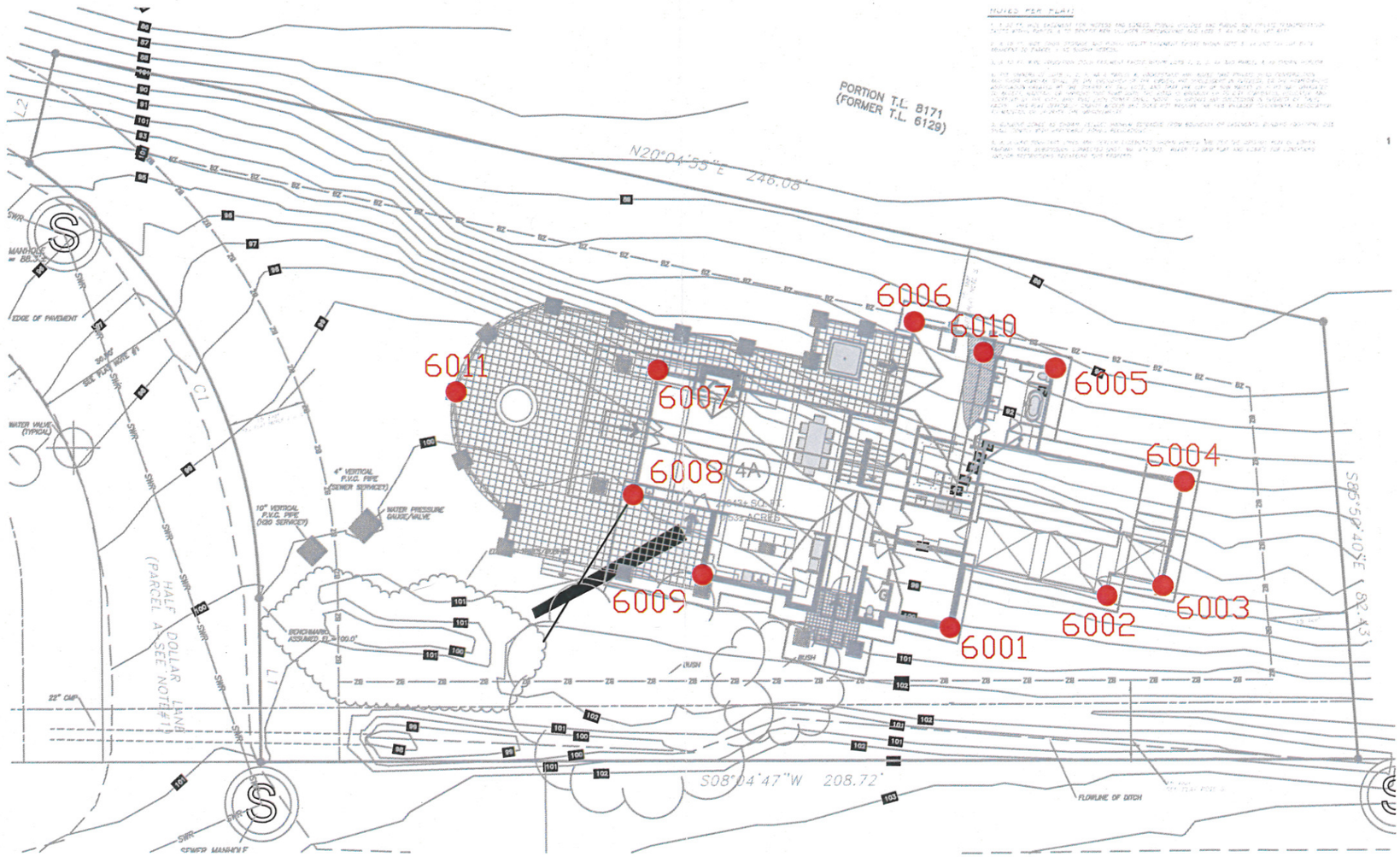
COMMUNITY DEVELOPMENT DEPT

EXHIBIT "PZ-F"

EXHIBIT
"PZ-6"



STAKING PLAN
DR 2013-11

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