



**CITY OF SUN VALLEY  
PLANNING AND ZONING COMMISSION  
AGENDA REPORT**

**To:** Planning and Zoning Commission  
**From:**  Mark Hofman, Community Development Director  
**Meeting Date:** March 10, 2014  
**Agenda Item:** **Community School Middle School Demolition and Reconstruction  
Design Review Application No. DR 2014-04**

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**SUBJECT:** Public hearing for a design review application proposing the demolition of the existing Middle School building and construction of a new two-story Middle School building in its place with associated site improvements as part of Phase 1 of the associated Community School Master Plan (MPD 2014-01). The new classroom and creative arts building is proposed for the existing Trail Creek Campus on property within the Public/Institution (PI) Zoning District of the City of Sun Valley. **Applicant:** Brendan Connolly, AIA for the Community School. **Application Filing Date:** January 22, 2014. **Location:** Trail Creek Campus off Dollar Road, 1 Community School Drive.

**BACKGROUND:** The Community School submitted a Design Review application for replacement of the existing Dumke Middle School building. The existing two-story, 9,376 square foot Middle School building will be demolished and a new two-story, 20,500 square foot building will be constructed in the same location. The project is part of Phase 1 of the Community School Master Plan simultaneously submitted for review by the City to meet the short and long term needs of the Community School at the existing Trail Creek Campus. As fully depicted and described in the applicant's master plan narrative, Phase 1 consists of demolition and rebuilding of the Dumke Middle School building, a remodel of existing Engl Hall, a new 1,400 square foot teaching greenhouse, accessory storage structures, and temporary classroom structures to be used for the duration of construction and then removed from the site. The new Middle School building site is located at the rear portion of the existing Campus near Trail Creek and below the bluff leading up to the Horseman's Center. Phase 1 of the Master Plan is scheduled to begin construction in the summer of 2014.

The School is located on a 6.37 acre (277,334 square feet) property lying within Land Use Planning Area #4, Horseman's Center and the Community School, of the City of Sun Valley Comprehensive Plan. Development in the Land Use Planning Areas (LUPA) requires approval of a master plan by the City. Though the criteria specific to LUPA #4 states that improvements to existing facilities in existing uses will not require planning of the entire LUPA, the development envisioned for the Community School campus warrants master planning of that portion of the LUPA. No development is proposed for the upper portion of LUPA #4, the Horseman's Center owned and operated by Sun Valley Company. City action on this proposed Design Review application is conditioned upon City Council approval of the Community School Master Plan. No construction can take place on Phase 1 until the Master Plan is in place.

**ANALYSIS:** As depicted on the attached project drawings (**Exhibit "PZ-E"**), the development also includes provision of temporary classroom structures to be used while construction is ongoing for Phase 1 and then removed from the site. These temporary classroom structures will enable the Community School to continue ongoing educational activities while modernizing the campus structure. The replacement Middle School structure and related improvements lie on property within the Public/Institution (PI) Zoning District and consists of a two-level educational structure with 20,500 square feet of building area. The PI Zoning District is established to identify lands on which public service uses are conducted. The PI district is consistent with the Public/Quasi-Public land use designation identified in the Comprehensive Plan and permits structures for school land uses by right.

**Development Standards-** The replacement building will be located near Trail Creek at the rear of the existing Campus. The project area consists of an approximately 6.37 acre (277,334 square feet) site of PI zoned property. The two-level education structure complies with the thirty-five foot maximum height limitation (proposed 34'6" feet above existing record grade) on the generally flat site as well as all other applicable dimensional standards required pursuant to Development Code Section 9-2C-3, including lot size, lot dimensions, setbacks (35 feet minimum) and lot coverage (40% maximum). No new development will occur in any riparian or delineated wetland areas.

The proposed Middle School building is sited and designed in a manner such that the apparent mass of the building is minimized and is compatible with the adjacent properties. The structure is located below the bluff area leading up to the Horseman's Center and remains largely unseen from surrounding land uses. The design provides visual interest through varied massing, architectural details, natural colors and materials, varied roof elements, and landscaping. The design employs a variation in materials, architectural ornamentation, vertical and horizontal articulation, wall plane setbacks, and stepped building elements at the edges of the structure.

**Snow Storage-** The existing Campus site provides sufficient snow storage area and S. Erwin Excavation, Inc. is contracted to remove excess snow as may be applicable from the site as part of an ongoing contract (**Exhibit "PZ-D"**).

**Off Street Parking-** As per Code Section 9-3E-5, the applicant submitted a Community School Parking Study for consideration as part of the Master Plan Development. The Parking Study evaluates existing and future parking needs and requirements and concludes that sufficient parking is available on campus to accommodate the parking demand for Phase 1.

**Design Review Findings and Evaluation Standards-** The required Findings for action on a Design Review application are specified in Development Code Section 9-5B-3 and the Evaluation Standards are contained in Section 9-3A-3. Suggested findings are contained in the Draft Findings of Fact, Conclusions of Law, and Conditions of Approval for Design Review Application No. DR 2014-04 attached to this Report as **Exhibit "PZ-A"**. All proposed features of the Middle School replacement project comply with applicable standards and criteria for school structures, landscaping, parking, accessory structures, street improvements, hardscape, exterior lighting and signs within the PI Zoning District.

**Application Review and Comment-** The project design and application materials were reviewed by the Community Development Director, Building Department, and Fire Department for

conformance with all applicable codes, requirements and regulations. No aspect of the design required review by the City's contract engineer, CH2MHill. The Fire Department review and comment letter is attached as **Exhibit "PZ-B"** and requires changes to the existing Fire Department access roundabout at the terminus of Community School Drive as part of Phase 1. The Building Official review and comment letter is attached as **Exhibit "PZ-C"**.

**Public Notice and Comment-** The project application was publicly noticed on February 19, 2014 by: 1.) publication in the Mtn. Express; 2.) mailing of notice to all property owners within a 300 foot radius that of the project area; 3.) posting of notice on the project site; 4.) posting of notice in five prominent public places in the City; 5.) posting on the City's website; and, 6.) emailing and faxing to all parties who have notified the City of interest to receive agendas and notices. No public email comments, phone calls or letters have been received by staff as of the writing of this Report.

**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 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, Decision and Conditions of Approval for Design Review Application No. DR 2014-04.
Exhibit "PZ-B"	City of Sun Valley Fire Department review and comment letter dated February 21, 2014.
Exhibit "PZ-C"	City of Sun Valley Building Comments for Planning and Zoning Review comment letter dated February 10, 2014 from the Building Official.
Exhibit "PZ-D"	Snow removal service letter for the Trail Creek Campus from S. Erwin Excavation, Inc. dated February 17, 2014.
Exhibit "PZ-E"	Reduced 11" by 17" project drawing set consisting of twenty (20) sheets stamped received by the City of Sun Valley on February 21, 2014.

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

**FINDINGS OF FACT AND CONCLUSIONS OF LAW  
 CITY OF SUN VALLEY  
 PLANNING AND ZONING COMMISSION  
 DESIGN REVIEW**

Project Name: **Community School Middle School and Creative Arts Building**  
 Applicant: **Brendan Connolly, AIA for the Community School**  
 Location: **1 Community School Drive, Trail Creek Campus off Dollar Road**  
 Zoning District: **Public/Institution (PI) Zoning District**

**Middle School Building Floor Area:**

	<b>Proposed Floor Area (sq. ft.)</b>
Lower Level	10,255
Upper Level	10,245
Total Gross Floor Area	20,500

Setbacks: All buildings, eaves, stairs and walkways and other applicable elements of the two-level educational structure will meet the thirty-five (35) foot minimum required setback standard from exterior property lines for the PI Zoning District and all other setback standards pursuant to Development Code Section 9-2B-3G.

Lot Area: 6.37 acres (277,334 sq. ft.)  
 Max. Lot Coverage: 2.55 acres (110,933 sq. ft.)  
 Proposed Lot Coverage: 1.09 acres (47,840 sq. ft.)

Building Height Allowed: 35 feet maximum for structures in the PI Zone.

Proposed Building Height: 34'6" feet above existing record grade.

**Project Description:** The Community School submitted a Design Review application for replacement of the existing Dumke Middle School building. The existing two-story, 9,376 square foot Middle School building will be demolished and a new two-story, 20,500 square foot building will be constructed in the same location. The project is part of Phase 1 of the Community School Master Plan simultaneously submitted for review by the City to meet the short and long term needs of the Community School at the existing Trail Creek Campus. As fully depicted and described in the applicant's master plan narrative, Phase 1 consists of demolition and rebuilding of the Dumke Middle School building, a remodel of existing Engl Hall, a new 1,400 square foot teaching greenhouse, accessory storage structures, and temporary classroom structures to be used for the duration of construction and then removed from the site. The new Middle School building site is located at the rear portion of the existing Campus near Trail Creek and below the bluff leading up to the Horseman's Center. Phase 1 of the Master Plan is scheduled to begin construction in the summer of 2014.

The School is located on a 6.37 acre (277,334 square feet) property lying within Land Use Planning Area #4, Horseman's Center and the Community School, of the City of Sun Valley Comprehensive Plan. Development in the Land Use Planning Areas (LUPA) requires approval of

a master plan by the City. Though the criteria specific to LUPA #4 states that improvements to existing facilities in existing uses will not require planning of the entire LUPA, the development envisioned for the Community School campus warrants master planning of that portion of the LUPA. No development is proposed for the upper portion of LUPA #4, the Horseman's Center owned and operated by Sun Valley Company. City action on this proposed Design Review application is conditioned upon City Council approval of the Community School Master Plan. No construction can take place on Phase 1 until the Master Plan is in place.

As depicted on the project drawings, the development also includes provision of temporary classroom structures to be used while construction is ongoing for Phase 1 and then removed from the site. These temporary classroom structures will enable the Community School to continue ongoing educational activities while modernizing the campus structure. The replacement Middle School structure and related improvements lie on property within the Public/Institution (PI) Zoning District and consists of a two-level educational structure with 20,500 square feet of building area. The PI Zoning District is established to identify lands on which public service uses are conducted. The PI district is consistent with the Public/Quasi-Public land use designation identified in the Comprehensive Plan and permits structures for school land uses by right.

The replacement building will be located near Trail Creek at the rear of the existing Campus. The project area consists of an approximately 6.37 acre (277,334 square feet) site of PI zoned property. The two-level education structure complies with the thirty-five foot maximum height limitation (proposed 34'6" feet above existing record grade) on the generally flat site as well as all other applicable dimensional standards required pursuant to Development Code Section 9-2C-3, including lot size, lot dimensions, setbacks (35 feet minimum) and lot coverage (40% maximum). No new development will occur in any riparian or delineated wetland areas.

The new Middle School building is sited and designed in a manner such that the apparent mass of the building is minimized and is compatible with the adjacent properties. The structure is located below the bluff area leading up to the Horseman's Center and remains largely unseen from surrounding land uses. The design provides visual interest through varied massing, architectural details, natural colors and materials, varied roof elements, and landscaping. The design employs a variation in materials, architectural ornamentation, vertical and horizontal articulation, wall plane setbacks, and stepped building elements at the edges of the structure.

All aspects of the project have been reviewed by the Planning Commission and staff to ensure compliance with all applicable standards including minimum setbacks, maximum height, off-street parking, grading, landscaping, snow storage, and exterior lighting regulation compliance. The Planning and Zoning Commission conducted a properly noticed public hearing to review the proposed design and supporting application materials and take public comment.

**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 replacement Middle School structure and related improvements lie on property within the Public/Institution (PI) Zoning District and consists of a two-level educational structure with 20,500 square feet of building area. The PI Zoning District is established to identify lands on which public service uses are conducted. The PI district is consistent with the Public/Quasi-Public land use designation identified in the Comprehensive Plan and permits structures for school land uses by right. The proposed design is in conformance with the purpose of the zoning district and all dimensional regulations of that district because the two-level education structure complies with the thirty-five foot maximum height limitation (proposed 34'6" feet above existing record grade) on the generally flat site as well as all other applicable dimensional standards required pursuant to Development Code Section 9-2C-3, including lot**

size, lot dimensions, setbacks (35 feet minimum) and lot coverage (40% maximum). No new development will occur in any riparian or delineated wetland areas. The project complies with all applicable off-street parking requirements. Additionally, the project complies with Development Code Section 9-5B-6, Master Plan Development, because an application (MPD 2014-01) was submitted for simultaneous review and prior City Action.

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 Phase 1 amenities and the replacement Middle School structure are in conformance with all applicable standards for design review because they are appropriately and sensitively located on the existing Campus site and the preservation of existing view sheds and corridors was taken into account as part of project design. 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. All proposed features of the education classroom replacement and campus upgrade project comply with applicable standards and criteria for educational structures, landscaping, parking, street improvements, hardscape, snow storage, exterior lighting and signs within the design review evaluation standards. The project's Exterior and Site Lighting Plan, Grading Plan and Landscape Plan properly address existing site conditions and implement quality 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. **No significant negative impact will occur to surrounding natural features because the development will occur on the less constrained, least sloped, most developable PI zoned portion of the site and all significant slopes over 25% will be preserved and undisturbed in the adjacent areas. The structures are sited in a central location at the rear of the project site to minimize bulk and mass and the required street and parking improvements provide safe, adequate and direct access to the structures. No avalanche hazard area or other significant natural features have been identified on the subject property. The development provides adequate separation from adjacent Resort uses and maximizes view preservation through and to the site.**

4. The proposed design is in context and complimentary to adjacent properties. **The project is in context with and complementary to adjacent properties because it is designed in a manner that the apparent mass of the building is minimized, blending with adjacent areas, topography, and existing vegetation. The structure located below the bluff area leading up to Horseman's Center to minimize the apparent mass of the building and to integrate the building in to the natural contours of the project site. The design provides visual interest through varied massing, architectural details, natural colors and materials, and landscaping. The educational upgrade project's design incorporates a variety of techniques to create visual interest and reduce the apparent scale and massing of the structures. The design employs a variation in materials, architectural ornamentation, vertical and horizontal articulation, wall plane setbacks, stepped building elements at the edges of the structure and a combination of height elements.**

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 new educational facility upgrade is sensitively and appropriately placed on the site and the two-level design is consistent with the anticipated future development on the area. The educational facility will continue to be accessed from the Dollar Road public street right-of-way via Community School Drive. The bulk and mass of the proposed design is consistent and compatible with the community character and scale of the existing**

**structures on the Trail Creek Campus because the Middle School structure is centrally located on the most developable portion of the site and will be separated from view from surrounding areas in the future by existing landscaping vegetation and topography.**

**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 Department contained in the comment letter dated February 21, 2014 (see attached Exhibit 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 varied flat roof elements of the structure are architecturally broken up to avoid a massive flat roof presentation, the structure is integrated into the natural grade, visual impacts are minimized while allowing development of the existing site, 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 Public/Quasi-Public by the Future Land Use Map of the Comprehensive Plan. The Public/institution (PI) Zoning District implements the Public/Quasi-Public Land Use Designation and the replacement Middle School structure and related site improvements are consistent with, not in conflict, all applicable provisions of the PI Zoning District. The site lies within the boundaries of Land Use Planning Area #4: Horseman's Center and the Community School. The replacement education building is consistent with the envisioned future uses for the Area as an educational campus. The project design will respect and retain and appropriate interface with the existing architecture of the Campus while allowing modernization.**

#### **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 Official at the time of application for a building permit that addresses adjacent site and path preservation and safety, 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 Dollar Road public right-of-way and the site access shall be kept free and clear for emergency vehicle access at all times. Access on Dollar Road or the public path 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 in advance. Temporary construction fencing shall protect all sensitive areas and 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 and conditions set forth in the Fire Department review and comment letter dated February 21, 2014 (attached Exhibit 1) including improvements to the existing fire access roundabout at the terminus of Community School Drive. 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 or applicable representative.
8. The subject Design Review Application shall be specific to the project drawings (20 Sheets) stamped received by the City on February 21, 2014 and approved by the Planning & Zoning Commission on March 10, 2014. 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.
9. Any planned address monument or future signage shall meet all applicable requirements of the Development Code. If applicable, a final address monument plan showing 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.
10. To the satisfaction of the Community Development Director and the Building Official, the applicant shall comply with the lighting plan and related materials reviewed by the Commission on March 10, 2014. Any new future exterior lighting for the project shall be in conformance with Development Code Section 9-3B, Exterior Lighting Regulations. All nonessential exterior commercial lighting shall be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.
11. This Design Review approval is specific to and contingent upon Master Plan Development (No. MPD 2014-01) approval by the City Council and no construction can commence until the MPD is approved and recorded with the County Recorder.

**DECISION**

Therefore, the Sun Valley Planning and Zoning Commission approves this Design Review Application No. DR 2014-04.

Dated this 10th day of March, 2014.

\_\_\_\_\_  
Jake Provonsha  
Vice Chairman  
Sun Valley Planning and Zoning Commission

Date Findings of Fact signed \_\_\_\_\_

EXHIBIT 1



Date: 02/21/2014  
To: Mark Hofman  
Re: D&R 2014-04/ The Community School Revised

I have reviewed the submitted plans and the revised plans including the "Autoturn Study" for the Community School fire apparatus access road. The plans and the revised fire apparatus access appears to meet the intent of the 2009 International Fire Code. The revised plans satisfy the fire department needs and no changes shall be made to the plans without prior approval from the Fire Code Official or the Fire Chief.

The Fire Department has the following conditions:

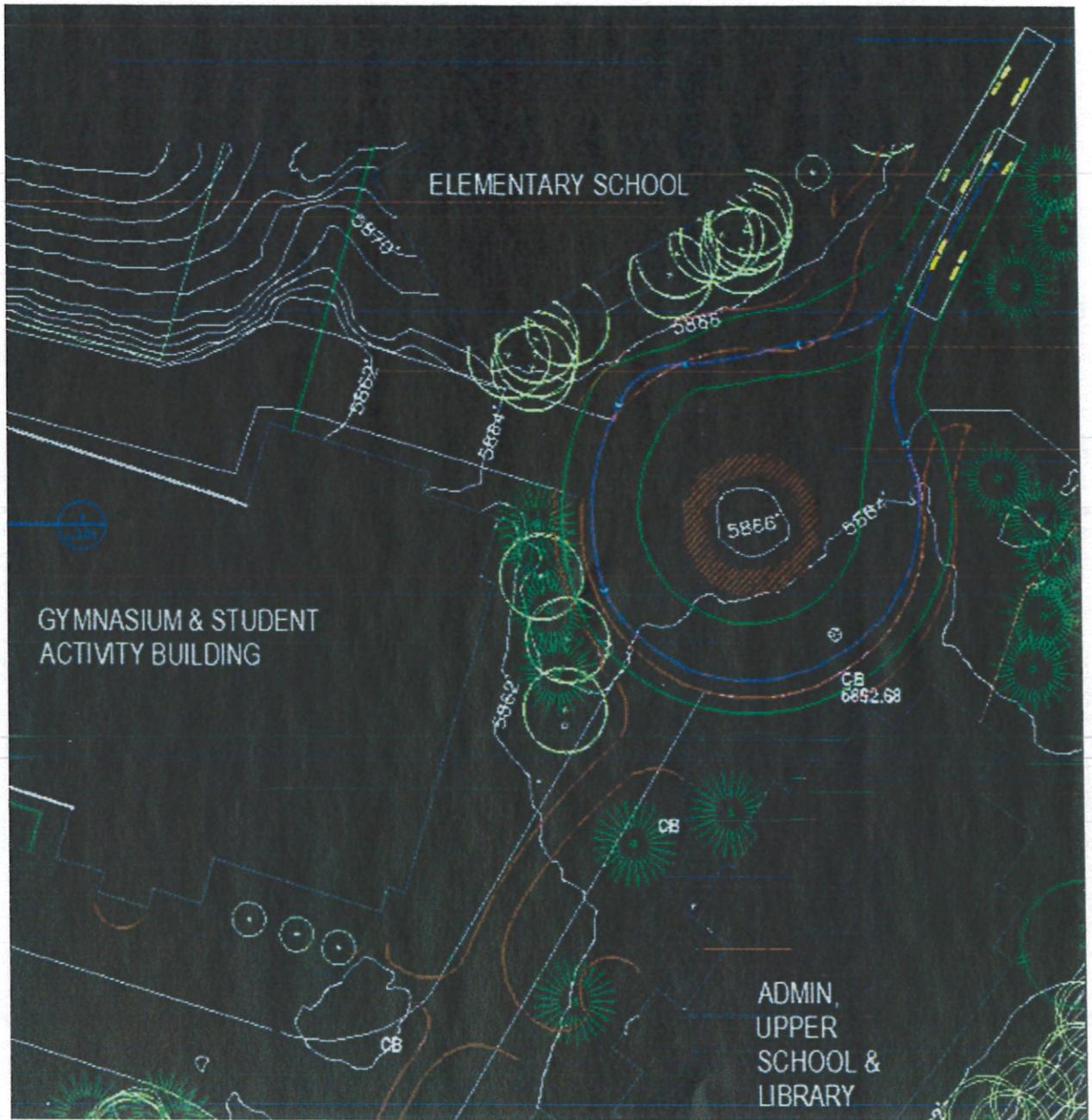
1. The fire department access for the roundabout will consist of structured sidewalk surface to support the imposed loads of 80,000 pounds, the installation of rolled curb and removal of the center island curb and sidewalk.
2. The Community School will need to install the proper address for each building. They can use temporary address signage until they complete the "change of Address" processes. The address shall comply with city code **9-3G-14 STREET ADDRESSES**.
3. The Community school shall enforce a strict no parking in all of the fire lanes during and after construction.

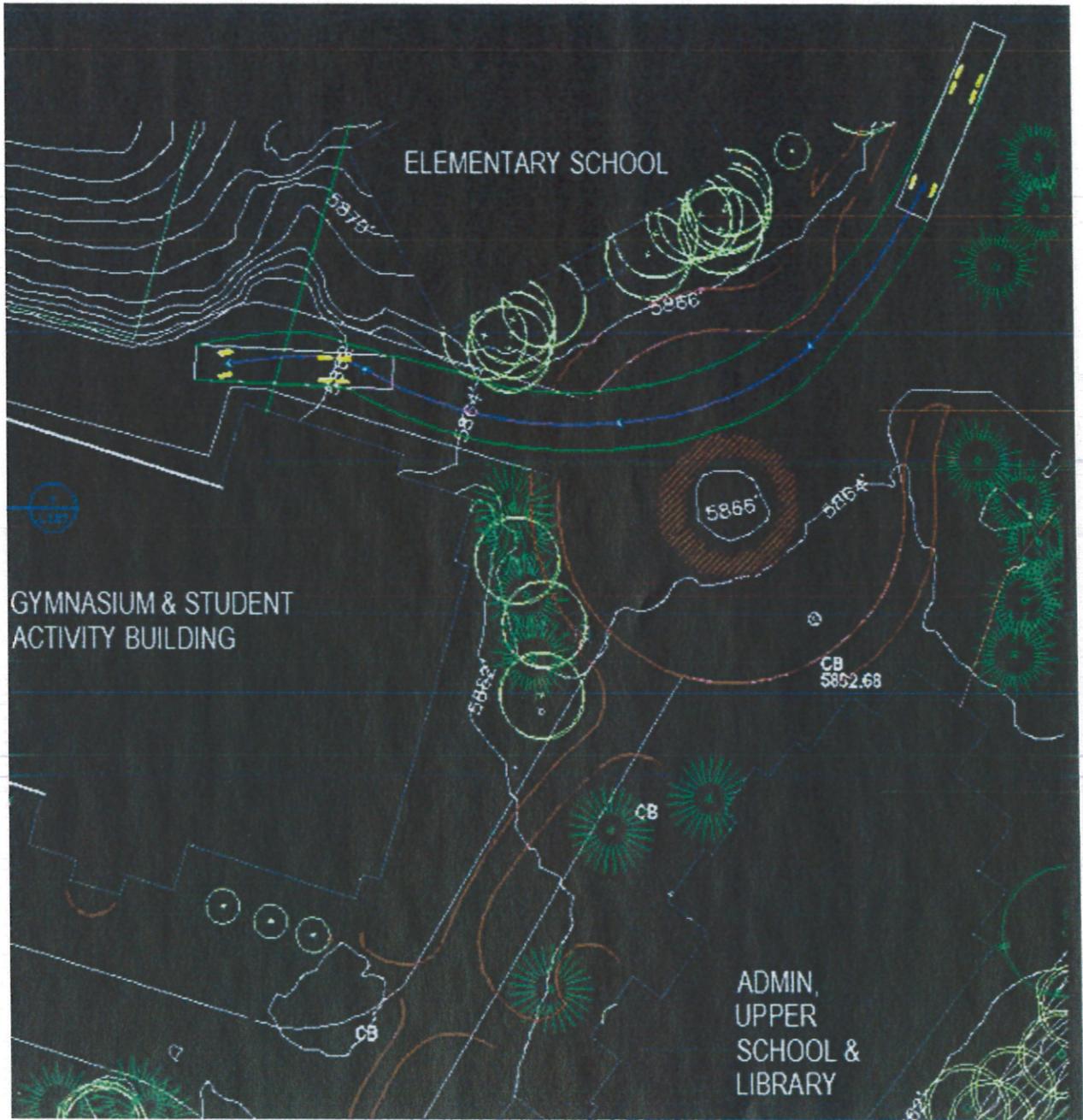
I have included four screen shots from the Autoturn study showing a computer model of Sun Valley Truck 61 maneuvering around the Fire Department Access. Currently this is the largest apparatus that the fire department operates.

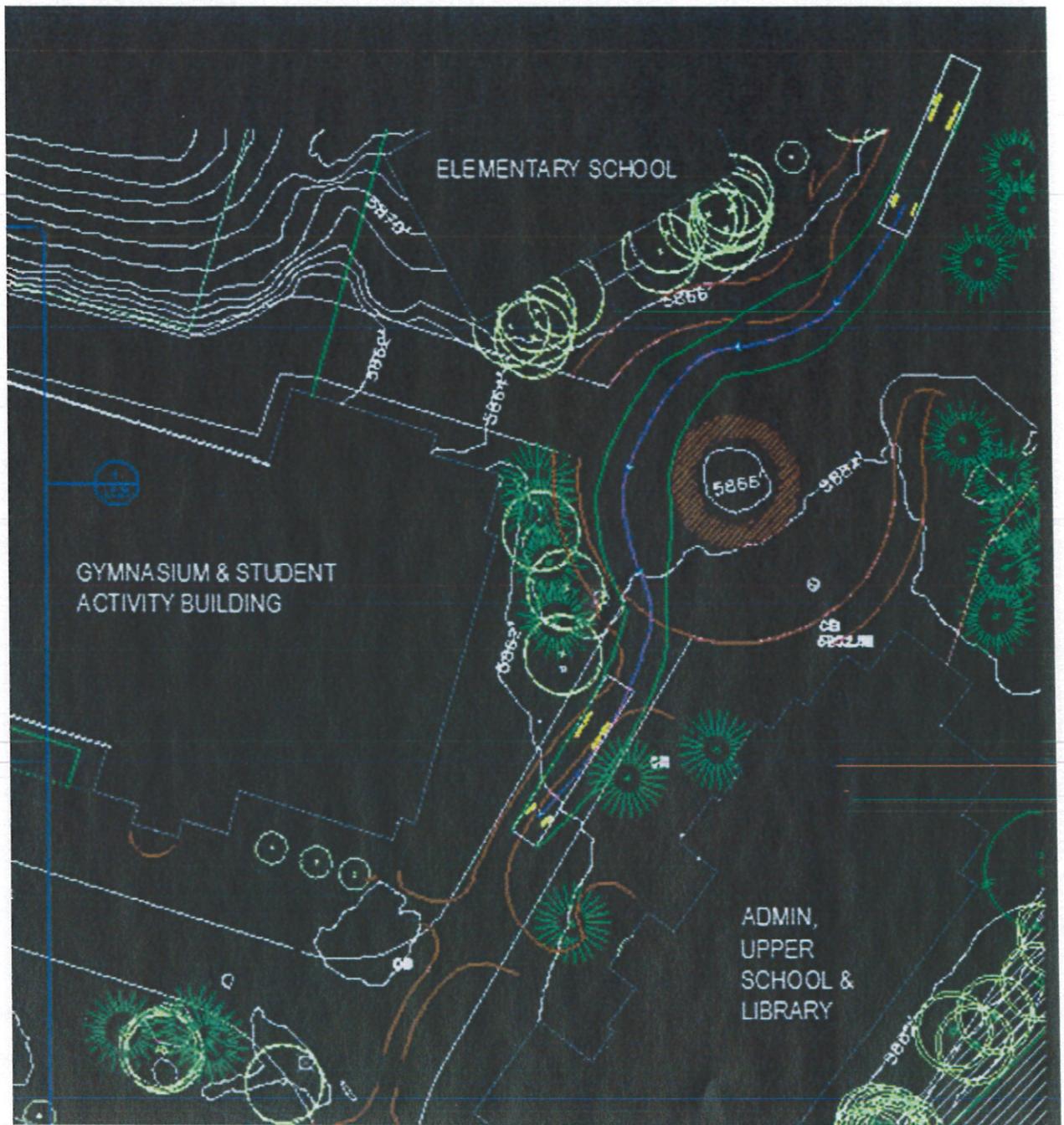
Thank you.

Reid Black Fire Code Official  
City of Sun Valley Fire Department

*The Sun Valley Fire Department Mission is to do no harm, survive and be courteous. We accomplish this through compassionate, professional response to all situations where we are called for assistance.*











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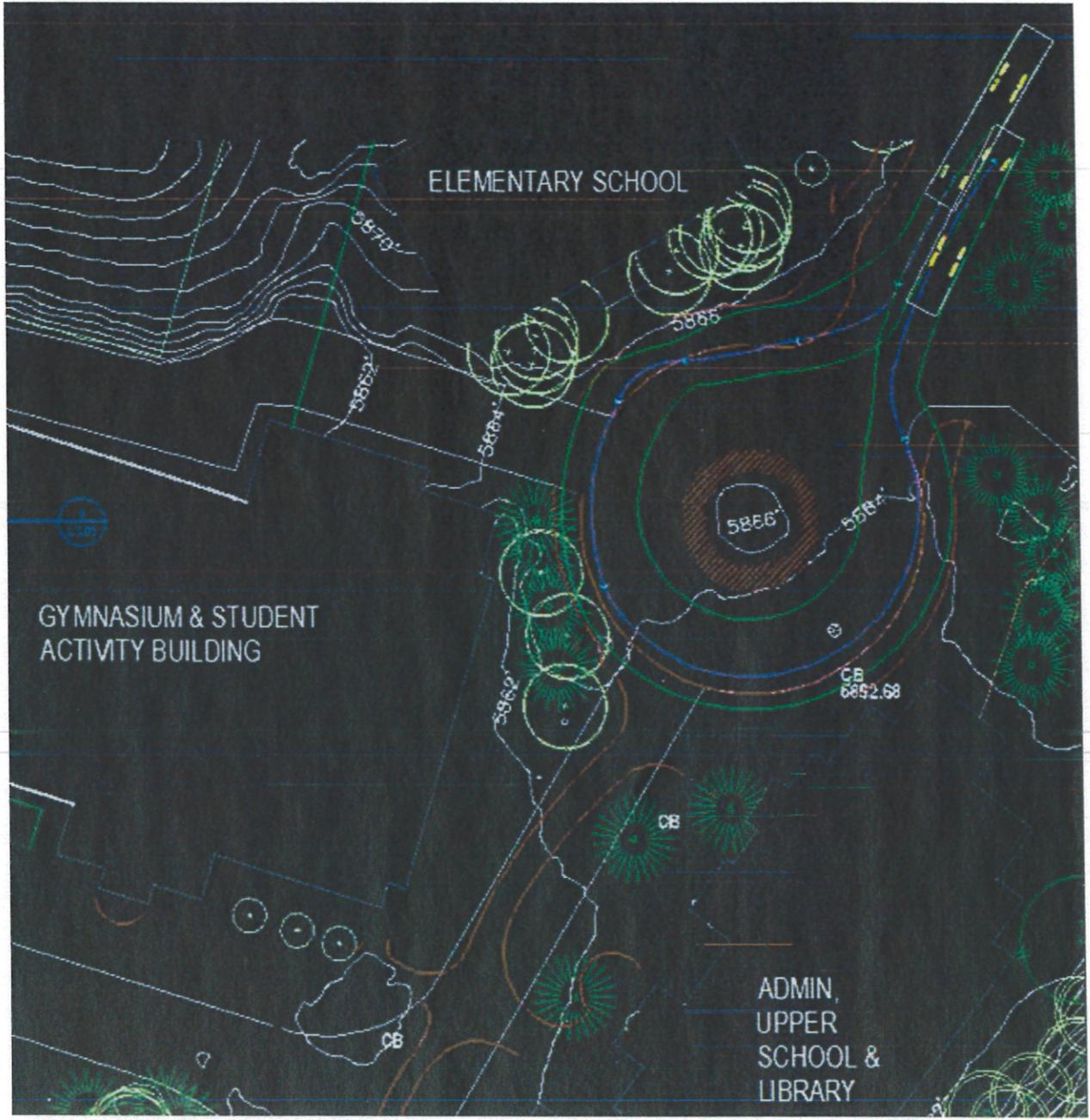
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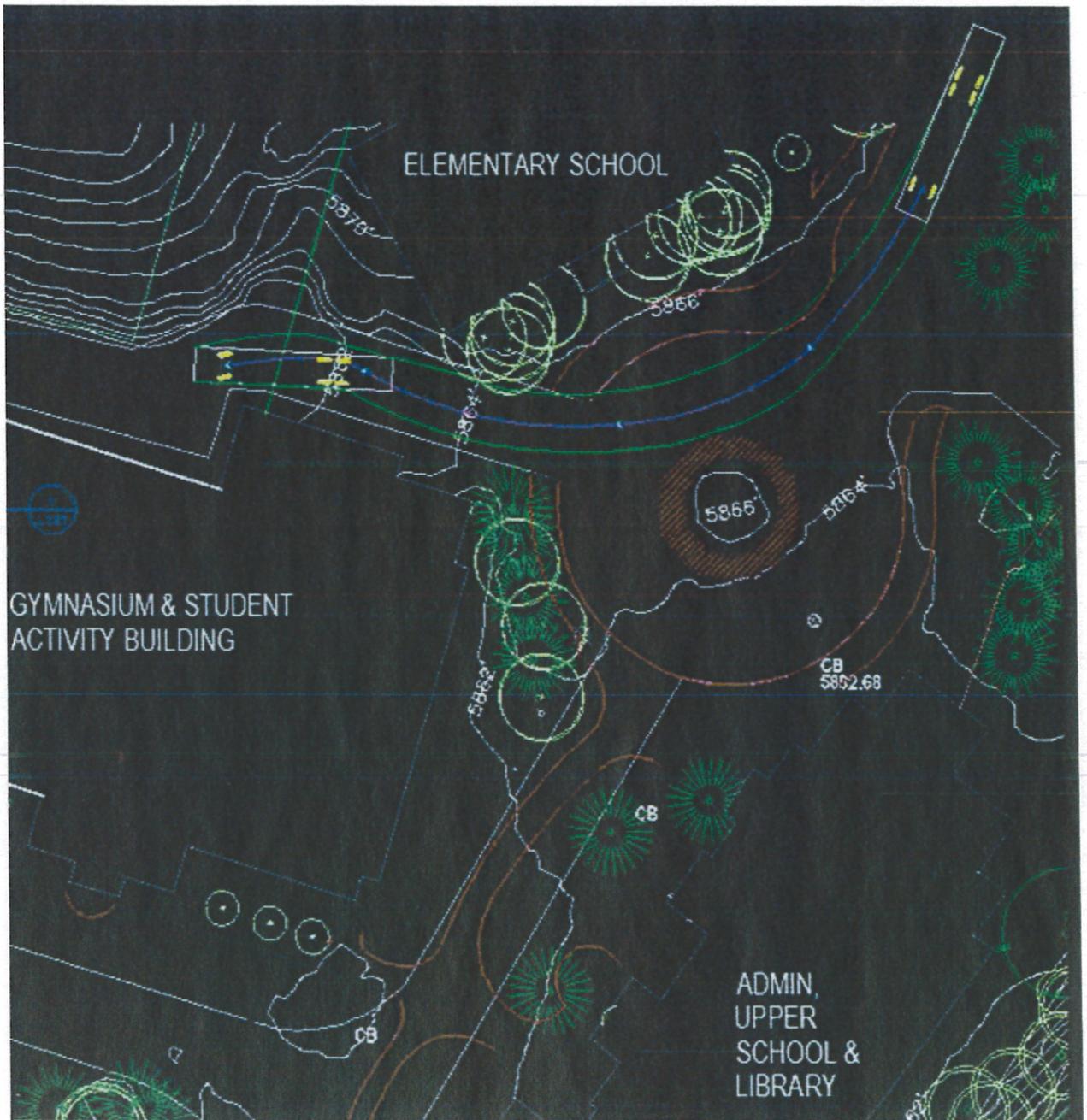
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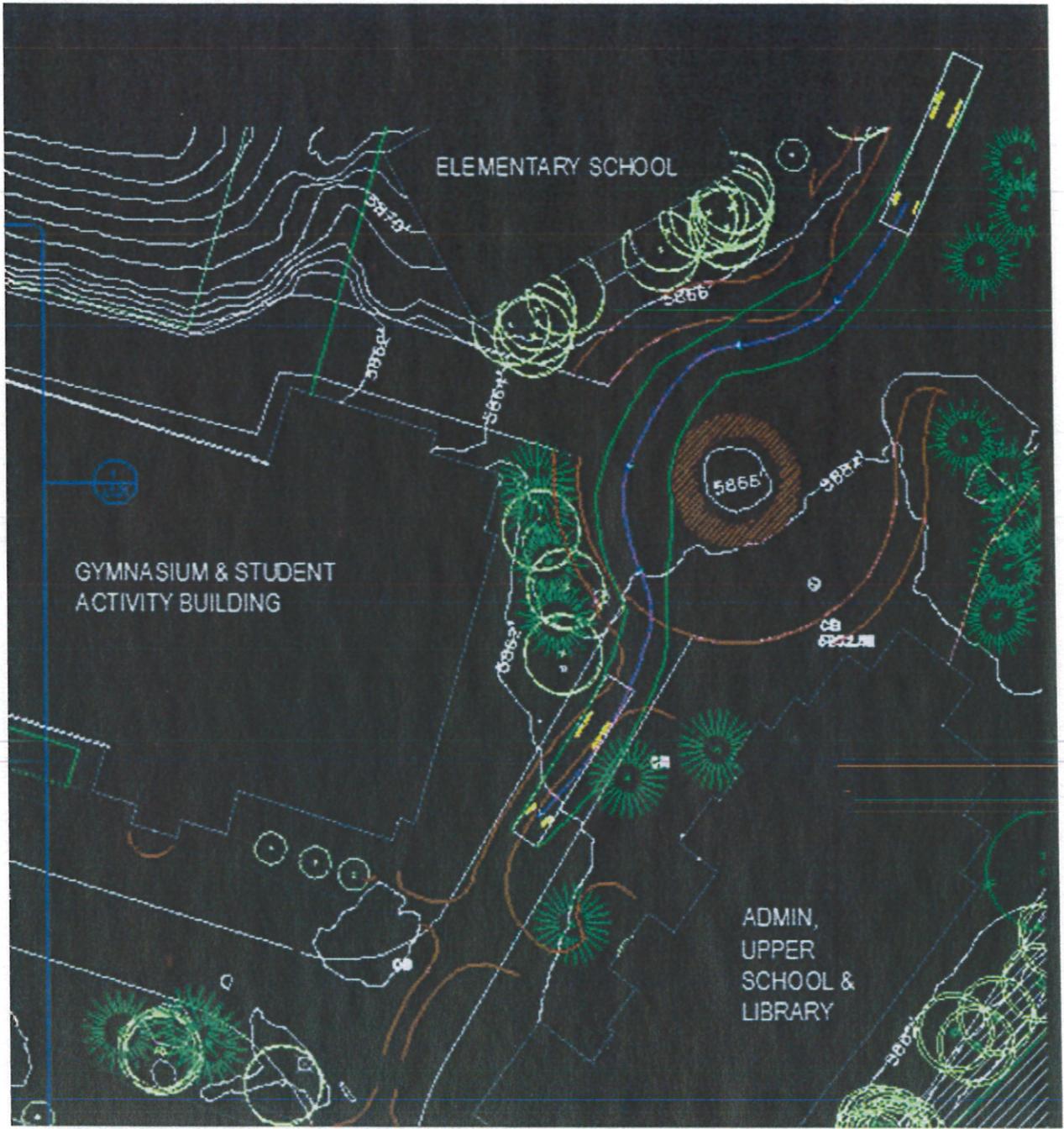
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Reid Black Fire Code Official  
City of Sun Valley Fire Department

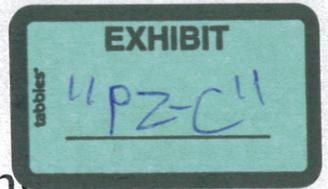
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# Sun Valley Building Comments for Planning & Zoning Review

Meeting Date: TBD

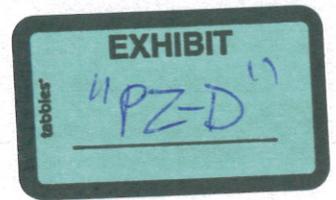
Date: February 10, 2014

Project: Community School Middle School and Creative Arts Building DR2014-04

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

## Building Comments:

1. No apparent discrepancies were noted.



187 Sluder Dr. • P.O. Box 1112 • Bellevue, ID 83313 • Phone 208-788-6346 • Fax 208-788-5732

Feb. 17, 2014

To whom it may concern:

We have been contracted by the Community School to do snow removal since approximately 2008 with the understanding that if any snow needs to be hauled off site we would also be contracted to haul it to our snow dump.

If you have any questions please feel free to call.

Sincerely

*Darren Exon*

Darren Exon

President

S. Erwin Excavation, Inc.