



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

**To:** Planning and Zoning Commission  
**From:**  Mark Hofman, Community Development Director  
**Meeting Date:** June 27, 2013  
**Agenda Item:** **Dooley Single Family Residence  
Design Review Application No. DR 2013-23**

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**SUBJECT:** Site visit and public hearing for a design review application proposing demolition of an existing single family dwelling and construction of a new 11,814 square foot, two-story single family dwelling with basement level, attached garage and associated site improvements on a reconfigured residential lot (associated with Plat Amendment No. SUBPA 2013-04) in the Single-Family Residential (RS-1) Zoning District of the City of Sun Valley. **Applicant:** Janet Jarvis for Mark Dooley. **Application Filing Date:** May 16, 2013. **Location:** Lot 31 Fairway Subdivision; 409 Fairway Road.

**BACKGROUND:** The project proposes development of a reconfigured lot as part of associated application No. SUBPA 2013-04 for a plat amendment to relocate the shared side property line between two lots commonly owned by the applicant. The lot line shift results in a larger Lot 31 for demolition of an existing single family dwelling and construction of a new three-level residential structure. Resulting Lot 31A will have a lot area of 1.10 acres (48,068 square feet) where a 20,000 square foot minimum is required in the RS-1 Zoning District. The associated plat amendment creates a new building envelope for the lot while maintaining the required fifteen (15) foot setback from exterior property lines for structures in the RS-1 Zoning District. The new rectangular shaped building envelope on Lot 31A will be 6,098 square foot (93.5' by 65.224'), is centrally sited on the site, and allows development of a single family dwelling of a size consistent with current zoning regulations and the surrounding neighborhood.

The new dwelling to be constructed consists of a 1,748 square foot basement level buried into grade, a 4,843 square foot first floor level with 1,125 square foot attached garage, and a 4,116 square foot second floor level. The total proposed footprint for the structure is 5,968 square feet. The June 27, 2013 public hearing is scheduled to commence with a noticed visit to the site by the Planning and Zoning Commission, applicant, staff and interested parties. The main features of the proposed driveway area and structure will be identified by the applicant with temporary staking/story poles for review by the Commission and the public. A reduced 11" by 17" project drawing set consisting of eighteen (18) sheets stamped received by the City on June 19, 2013 is attached to this report as **Exhibit "PZ-F"** for review and consideration.

**ANALYSIS:** The project site lies adjacent to the Fairway Road public street right-of-way near the intersection with the northerly segment of Fairway Loop. Adjoining new Lot 32A on the south side of the development site will remain undeveloped at this time. Trail Creek and the existing Sun Valley Golf Course are adjacent to the west and developed single family lots lie to the north and east. The proposed detached single family dwelling is to be developed as a single phase, the lower basement level is excavated well into the site grade and the structure generally visually presents itself as a single level dwelling from Fairway Road because of the foundation's lower grade well below street level. The slope area adjacent to the road will be landscaped with screening and the new structure is located in generally the same area as the existing dwelling to be demolished.

The dwelling is accessed from the public street right-of-way via a 20-foot wide asphalt driveway leading down slope at 7.5% grade. The driveway ends with a paver court area for the garage and front entry area. The project was modified by the applicant to include a larger turnaround area at the garage to facilitate adequate fire apparatus access. No detached or accessory structures are proposed with the project nor does it include an accessory dwelling unit. The existing spa feature in the rear yard will be retained in its current location which meets setback requirements because of the design that sinks the spa into grade.

As per the colors/materials exhibit (**Exhibit "PZ-E"**) submitted as part of the application materials, the structure's exterior materials are primarily horizontal wood planking with wood banding at horizontal coursing. The exterior will also include extensive stone veneer with recessed horizontal kerf detail. The roofing system is a bonderized standing seam metal with a natural Zinc finish (earth tone brown). Windows are steel sash in an earth tone color.

The project's exterior lighting is called out on the Exterior Lighting Plan (**Sheet E-1.1 of Exhibit "PZ-F"**) for review by the Commission to ensure project compliance with the City's exterior lighting regulations. Additionally, the applicant submitted manufacturer's specifications for three lighting fixture types (**Exhibit "PZ- D"**). Exterior lighting includes three (3) outdoor wall-mounted down light fixtures with a shielded bulb, ten (10) recessed light fixtures in the ceiling soffits, and seven (7) pathway light fixtures for safety downlighting.

**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 34'10" above existing record grade with 26% of the total roof area between 30 and 35 feet (33% or 1/3 maximum is allowed).

The building envelope on the project drawings matches the building envelope to be recorded as part of associated Plat Amendment Application No. SUBPA 2013-04. This design review application is specifically conditioned to be specific to and contingent upon City approval of the Plat Amendment and recordation of the approved Plat by the applicant. The total proposed

building footprint of 5,968 square feet complies with the 6,098.5 square foot maximum footprint allowed for the site. The existing dwelling on Lot 31 has an approximate footprint of 4,564 square feet. The project meets the maximum 1/3 or 33% footprint outside of the building envelope standard with 32.49% (1,938.99 square feet) outside the new building envelope for Lot 31A. Other than a small at-grade spa feature along the west property line at the rear of the house, no portion of the building extends into the required minimum setback area.

**Hillside Preservation Standards-** Though a majority of the project site consists of relatively flat ground with less than 25 percent slope lying below the grade of adjacent Fairway Road, the site slopes downward near the Road and at the rear portion above Trail Creek.

This sloped area generally consists of a narrow traversing strip with significant slope greater than 25%. A slope analysis (**Attached within Exhibit "PZ-F"**) for the site identified all the areas of significant steep slope and those slope areas on Lot 31A are in a disturbed condition, a combination of man-made and natural slope. The single-family development proposes minimal new disturbance in these steep slope areas for grading, retaining walls, and landscaping.

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 a generally flat plateau area from the street level, 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 scarring 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 (5 Subalpine Fir and 3 Rocky Mountain Juniper), deciduous trees (Aspen), natural grasses, and turf will be added to the site in the front, rear and side areas. Turf areas will compliment the development with a side lawn to 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 20,808 square feet. The Landscape Plan is included in **Exhibit "PZ-F" as Sheets L-4 and L-5**. The project's total permanent irrigated landscape area of 20,808 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. 1/2 acre).

**Snow Storage-** Required snow storage calculations are listed on the project's Landscape Plan (**Sheet L3 of Exhibit "PZ-F"**). The project's driveway, paver turnaround and entry areas represents 5,025 square feet of hardscaped surface. Development Code Section 9-3G-13 thus requires a minimum of 2,512 square feet of on-site snow storage area (50%). The project

drawings list only 2,116 square feet of readily available snow storage directly adjacent to the driveway area and a snowmelt system of 5,025 square feet. The applicant will present a revised snow storage exhibit for review by the Commission at the public hearing on June 27 to demonstrate compliance with snow storage requirements. The use of a snowmelt system no longer can mitigate snow storage through the design review process by City Code.

**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 Fairway Loop right-of-ways, as well as the site driveway, must be maintained free and clear through the duration of project construction. A preliminary Demolition Plan is included as **Sheet L1 of Exhibit "PZ-F"** for review and comment by the Commission in formulating a final construction management plan.

**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 project's snow storage exhibit will be modified as part of the public hearing to conform to regulation minimums. 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 June 12, 2013; 2.) posting on the project site; 3.) mailing of notice to all property owners within a minimum 300 foot radius of the site; 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 Jim Bronson at 408 Fairway Road expresses support for the project and requests that further clearing of overgrown trees be completed as part of this project to further mitigate view impacts through the site to Bald Mountain. On behalf of the Bronson's and adjacent neighbors on the east side of Fairway Road, the Commission should visit 408 Fairway Road and view the project site and design to determine what if any impact tree preservation or removal 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:**

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|----------------|---|
| Exhibit "PZ-A" | Draft Findings of Fact, Conclusions of Law and Conditions of Approval for Design Review Application No. DR 2013-23.   |
| Exhibit "PZ-B" | Public comment email from Jim Bronson, property owner of 408 Fairway Road, consisting of two (2) pages stamped received by the City on May 18, 2013.  |
| Exhibit "PZ-C" | Sun Valley Fire & Building Comments for Planning & Zoning Review letter dated June 21, 2013.  |
| Exhibit "PZ-D" | Exterior lighting manufacturer's specifications and details, consisting of four (4) 8.5" by 11" sheets, all stamped received by the City on June 19, 2013.  |
| Exhibit "PZ-E" | Exterior colors/materials exhibit and color rear and front elevation renderings, consisting of one (1) 8.5" by 11" sheet stamped received by the City on May 16, 2013 and two (2) 11" by 17" sheets stamped received by the City on May 16 and June 19, 2013. |
| Exhibit "PZ-F" | Reduced 11" by 17" project drawing set consisting of eighteen (18) sheets stamped received by the City on June 19, 2013.  |

\*\*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: **Dooley Single Family Residence**  
Applicant: **Janet Jarvis for Mark Dooley**  
Location: **Lot 31 Fairway Subdivision; 409 Fairway Road**  
Zoning District: **Single-Family Residential (RS-1) Zoning District**

**Single Family Residence Floor Area:**

	<b>Proposed Floor Area (sq. ft.)</b>
First Floor	4,830
Attached Garage	1,120
Second Floor	4,116
Basement Level	1,748
<b>Total Gross Area</b>	<b>11,814</b>

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). The existing spa feature to remain at the rear corner of the house is dug into grade and is consistent with setback regulations.

Lot Area: (Reconfigured Lot 31A as part of associated Plat Amendment No. SUBPA 2013-04)- approx. 1.10 acres (48,068 sq. ft.)

Building Envelope: No recorded building envelope exists for Lot 31 as part of the original Fairway Subdivision. However, the Design Review approval is associated with Plat Amendment Application No. SUBPA 2013-04 which creates a new larger Lot 31A and creates a new 6,098 square foot (93.5' by 65.224') building envelope for the lot.

Building Footprint Allowed: 6,098.5 sq. ft. max. (calculated as per Section 9-2A-3I)  
Building Footprint Proposed: 5,968 sq. ft.

Allowable Footprint Outside Building Envelope: 1,989 square feet  
Proposed Footprint Outside Building Envelope: 1,939 square feet

Roof Area (Total) 7,020 square feet

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: 34'10" above existing record grade with 26% (1,850 sq. ft.) between 30 and 35 feet.

Required Snow Storage: 2,512 sq. ft. min. (50% of total hardscape areas)  
Proposed Snow Storage: ? to be modified at public hearing sq. ft.  
Maximum Irrigated Area: 22,000 sq. ft. (1/2 acre)  
Proposed Irrigated Area: 20,808 sq. ft. (permanent irrigated area)

**Project Description:** The application includes demolition of an existing single family dwelling and construction of a new 11,814 square foot, two-story single family dwelling with basement level, attached garage and associated site improvements on a reconfigured residential lot (associated with Plat Amendment No. SUBPA 2013-04) in the Single-Family Residential (RS-1) Zoning District of the City of Sun Valley. The project develops the reconfigured lot as part of the associated application for a plat amendment to relocate the shared side property line between two lots commonly owned by the applicant. The lot line shift results in a larger Lot 31 for demolition of the existing single family dwelling and construction of the new three-level residential structure. Resulting Lot 31A will have a lot area of 1.10 acres (48,068 square feet) where a 20,000 square foot minimum is required in the RS-1 Zoning District. The associated plat amendment creates a new building envelope for the lot while maintaining the required fifteen (15) foot setback from exterior property lines for structures in the RS-1 Zoning District. The new rectangular shaped building envelope on Lot 31A will be 6,098 square foot (93.5' by 65.224'), is centrally sited on the site, and allows development of a single family dwelling of a size consistent with current zoning regulations and the surrounding neighborhood.

The new dwelling to be constructed consists of a 1,748 square foot basement level buried into grade, a 4,843 square foot first floor level with 1,125 square foot attached garage, and a 4,116 square foot second floor level. The total footprint for the structure is 5,968 square feet. The June 27, 2013 public hearing commenced with a noticed visit to the site by the Planning and Zoning Commission, applicant, staff and interested parties. The main features of the project's driveway area and structure were identified by the applicant with temporary staking/story poles for review by the Commission and the public. The project site lies adjacent to the Fairway Road public street right-of-way near the intersection with the northerly segment of Fairway Loop. Adjoining new Lot 32A on the south side of the development site will remain undeveloped at this time. Trail Creek and the existing Sun Valley Golf Course are adjacent to the west and developed single family lots lie to the north and east. The proposed detached single family dwelling is to be developed as a single phase, the lower basement level is excavated well into the site grade and the structure generally visually presents itself as a single level dwelling from Fairway Road because of the foundation's lower grade well below street level. The slope area adjacent to the road will be landscaped with screening and the new structure is located in generally the same area as the existing dwelling to be demolished.

The dwelling is accessed from the public street right-of-way via a 20-foot wide asphalt driveway leading down slope at 7.5% grade. The driveway ends with a paver court area for the garage and front entry area. The project was modified by the applicant to include a larger turnaround area at the garage to facilitate adequate fire apparatus access. No detached or accessory structures are included with the project nor does it include an accessory dwelling unit. The existing spa feature in the rear yard will be retained in its current location which meets setback requirements because of the design that sinks the spa into grade.

As per the colors/materials exhibit submitted as part of the application materials, the structure's exterior materials are primarily horizontal wood planking with wood banding at horizontal coursing. The exterior will also include extensive stone veneer with recessed horizontal kerf detail. The roofing system is a bonderized standing seam metal with a natural Zinc finish (earth tone brown). Windows are steel sash in an earth tone color. The project's exterior lighting is called out on the Exterior Lighting Plan (**Sheet E-1.1**), including three lighting fixture types. Exterior lighting includes three (3) outdoor wall-mounted down light fixtures with a shielded bulb, ten (10) recessed light fixtures in the ceiling soffits, and seven (7) pathway light fixtures for safety downlighting.

No significant historical, architectural, identified archeological or scenic special sites lie on or adjacent to the project site. The Trail Creek riparian area lies downhill of the project but will remain undisturbed by new development. No other streams, lakes or other natural bodies of water lie nearby nor do any significant ridges, summits or hilltops. Though a majority of the project site consists of relatively flat ground with less than 25 percent slope lying below the grade of adjacent Fairway Road, the site slopes downward near the Road and at the rear portion above Trail Creek. These sloped areas generally consists of a narrow traversing strip with significant slope greater than 25%. A slope analysis for the site identified all the areas of significant steep slope and those slope areas on Lot 31A are in a disturbed condition, a combination of man-made and natural slope. The single-family development includes minimal new disturbance in these steep slope areas for grading, retaining walls, and landscaping.

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 a generally flat plateau area from the street level, 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 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.

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/story poles 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 narrow bands separating a large generally flat area from the adjacent Fairway Road above the site and Trail Creek below the site. Little new slope disturbance is involved with the project. 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 Title 9. **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 project design. The design of the project is consistent with and complimentary to anticipated future development on an adjacent lot to the south, 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/story poles and to examine existing site conditions. The site's sloped areas consist only of narrow bands separating a large generally flat area from the adjacent Fairway Road above the site and Trail Creek below the site and little new 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 the site. The existing Trail Creek riparian corridor is adjacent off site and will remain undisturbed. 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 31A of the Fairway Subdivision. No development exists on the other single family lot created with the associated plat amendment application. Trail Creek and the existing Sun Valley Golf Course are adjacent to the west and developed single family lots lie to the north and east. The proposed detached single family dwelling is to be developed as a single phase, the lower basement level is excavated well into the site grade and the structure generally visually presents itself as a single level dwelling from Fairway Road because of the foundation's lower grade well below street level. The slope area adjacent to the road will be landscaped with screening and the new structure is located in generally the same area as the existing dwelling to be demolished. The structure will be sited in an area which is consistent with existing residential development along Fairway Road and with the anticipated future development of the vacant lot 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 project's Plat Amendment application.**
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 11,814 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 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 sloped areas and 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 June 21, 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 on Fairway Loop 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 Fairway Loop 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. Any damage done to the paved City street or other improvements within the right-of-way shall be restored to the satisfaction of the Streets Department.
7. The applicant shall comply with the applicable comments set forth in the Sun Valley Fire & Building Comments for Planning & Zoning Review letter dated June 21, 2013 (Attachment 1) which are based on the stated project design. The Review letter requires the address numbers to be visible; spark arrestors on fireplaces; inclusion of a fire sprinkler system; 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 (18 Sheets) stamped received by the City on June 19, 2013 and approved by the Planning & Zoning Commission on June 27, 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.
11. The applicant shall submit a glass sample and further manufacturer's specifications (lumen output) for the exterior scone lighting fixture reviewed by the Planning and Zoning Commission on June 27, 2013 to the satisfaction of the Community Development Director prior to issuance of any building permits for the project.
12. The project's utilities shall be enclosed and screened from view. The enclosure design shall be depicted on the plans submitted for building permit

- review to the satisfaction of the Community Development Director prior to issuance of any building permits for the project.**
- 13. The Design Review approval is specific to and contingent upon City approval of associated Plat Amendment Application No. SUBPA 2013-04.**

**DECISION**

Therefore, the Sun Valley Planning and Zoning Commission approves this Design Review Application No. DR 2013-23.

Dated this 27th day of June, 2013.

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Jake Provonsha  
Vice 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: June 27, 2013

Date: June 21, 2013

Project: Dooley Residence DR2013-23

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

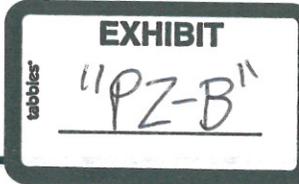
## Fire Comments:

1. There is no slope shown for access roadway. When scaled driveway shows approximately 8% which is acceptable. Driveway width is required to be a 20' wide drivable surface with a fire department turnaround. Buildings or portions over 30' require aerial apparatus access parallel to one side of the building. **Note: Architect has submitted drawings with a modified fire department turnaround, aerial access and widened the driveway to 20'. This modified access is acceptable to the Fire Code Official.**
2. Residence exceeds 6000 sq. ft. and requires a sprinkler system.
3. 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.
4. Spark arrestors are required on solid fuel burning fireplaces.

## Building Comments:

1. Snow retention devices required above walking surfaces.
2. No other apparent discrepancies.

**Mark Hofman**



**From:** Jim Bronson [jimbronson@hotmail.com]  
**Sent:** Tuesday, June 18, 2013 3:48 PM  
**To:** Mark Hofman  
**Cc:** Jack Demorest  
**Subject:** Mark Dooley Plat Amendment and Design Review

Mark, would you please pass on my below comments to all of the Planning and Zoning Commission members, as I will be out of town and not able to make the June 27th meeting

- Mr. Ken Herich, Chairman
- Mr. Jake Provonsha, Vice-Chairman
- Mr. John O'connor, P & Z Commissioner
- Mr. Keith Saks, P & Z Commissioner
- Ms. Margaret Walker, P & Z Commissioner

Mr. Mark Hoffman, Community Development Department

Dear Sun Valley Planning and Zoning Commission Members,

My wife and I are full time residents of Sun Valley residing at 408 Fairway Road, across the street from the Design Review and Plat Amendment under consideration for Mr. Mark Dooley, 409 Fairway Road, Sun Valley.

Our proximity and year around residence status, will place us in the status of the neighbor most affected by the proposed demolition of the existing family dwelling and construction of a new 11,814 square foot family dwelling at 409 Fairway Road.

We realize that a project of this magnitude will result in some unavoidable noise, traffic and disruption for the next two to three years. We also understand that some of these issues along with equipment storage and parking will be mitigated as much as possible with the limitation of parking on or along Fairway Road and with reasonable restrictions on hours of actual construction.

I am a strong believer in personal property rights; property owners, should be allowed to use or do with their property as they see fit, as long as actions taken are not in conflict with generally accepted neighborhood norms.

In reviewing Mr. Dooley's proposal, it appears that both the proposed new home along with adjustments to Lots 31, 32 and a new Lot 32A are very consistent with the Fairway Road neighborhood.

Therefore, I recommend that the Commission approve his requests for the demolition, new home construction and Plat Amendment to the above lots.

I do have some recommendations that I am requesting the Commission bring forward to Mr.

Dooley, his architect, Janet Jarvis, and any other representatives.

The large pine trees on the southwest side of existing Lot 32, now the proposed Lot 32A, have become very large and overgrown. In the twelve years since we built our home on 408 Fairway Road, they have grown 15-20 feet or more in height and are starting to impact our view corridor.

I am proposing that Mr. Dooley consider removing the existing overgrown trees and replace them with smaller, properly placed landscaping. This will result in an improved view corridor for his new home, and, should he desire to sell the new Lot 32A, it will make that lot a much more attractive lot to a prospective buyer. These landscaping modifications could also result in a higher sale price for Lot 32A, as nothing would be left to the imagination about the view from Lot 32A.

Obviously, it would also improve our view corridor, which we would certainly appreciate.

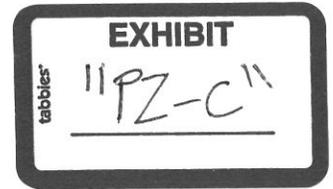
I would appreciate it if the Commissioners take note of my suggestions during their site visit. I am available to discuss this matter with any of the parties involved, but will be out of town on June 27, 2013 and will not be attending your Public Hearing on this matter.

Finally, on a related issue, the entire length of Fairway Road has over the last 20 or so years become rather overgrown with very large and not properly spaced pine and aspen trees. We have personally experienced this with our own landscaping, planted just 12 years ago and had to do some tree thinning. I would encourage the Commissioners, the City of Sun Valley and our neighbors to consider addressing this issue, and consider replacing some of this overgrowth both for aesthetic reasons as well as fire prevention safety.

In light of the above concern, this could be an appropriate time to encourage Mr. Dooley and his landscape architect to select trees that will reach reasonable maximum heights. Today's quest for privacy and/or an instant finished product is tomorrow's unfortunate contribution to the evolving "canyon effect" along Fairway Road. Eventually this impacts not only any new home builder but all neighbors.

Sincerely,

James B. Bronson  
Box 233  
408 Fairway Road  
Sun Valley, ID 83353  
208-725-2092



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