

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

Project Name: **Hawkins Single Family Residence**  
Applicant: **Jeff Williams, AIA for Paul and Andrea Hawkins**  
Location: **Lot 3 White Clouds Corrected PUD Subdivision;  
305 Diamond Back Road**  
Zoning District: **Rural Estate and Ranch (RA) Zoning District**

**Single Family Residence Floor Area:**

	<b>Proposed Floor Area (sq. ft.)</b>
1st Floor Living	1,387
2nd Floor Living	2,349
Loft	1,317
Garage	1,118
<b>Total Gross Area</b>	<b>5,171</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 RA Zoning District (Development Code Section 9-2A-3E).

Lot Area: 1.7 acres (73,836 sq. ft.)

Building Envelope: Recorded with the Plat for White Clouds Corrected PUD Subdivision.

Building Footprint Allowed: 8,245 sq. ft. max. (calculated as per Section 9-2A-3I)  
Building Footprint Proposed: 2,874 sq. ft.

Allowable Footprint Outside Building Envelope: 2,588 sq. ft. (1/3 max. of building footprint)  
Proposed Footprint Outside Building Envelope: None, except portion of decks- Does not exceed the 1/3 maximum.

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: No portion of the structure exceeds 35 feet above existing record grade. The percentage of proposed building height between 30 and 35 feet is < 1%%.

Proposed Snow Storage: 3,500 sq. ft. (50% of driveway & motorcourt, consistent with Section 9-3G-13)

Required Snow Storage: 3,250 sq. ft. min.

Maximum Irrigated Area: 22,000 sq. ft. (1/2 acre)  
Proposed Permanent Irrigated Area: 11,000 sq. ft.

**Project Description:** The applicant proposes to construct a new 5,071 square foot single family dwelling and associated site improvements on a residential lot in the Rural Estate and Ranch (RA) Zoning District of the City of Sun Valley. The project proposes development of vacant Lot 3 of the approved White Clouds PUD Subdivision. The subject Lot was created for future single-family residential development as part of the White Clouds Subdivision through the City's approval of the project's Master Plan, Zoning Map Amendment, Planned Unit Development (PUD), Preliminary Plat and Final Plat. The existing 1.7-acre lot is sparsely covered in low lying native ground cover vegetation. A 13,650 sq.ft. building envelope was accepted by the City as part of the overall subdivision approval and was recorded with the White Clouds Corrected PUD Plat. The building envelope shown on the Site Plan for this new residential construction project is consistent with the recorded envelope for the lot and is centrally sited to preserve open areas on the site.

The site lies along Diamond Back Road, uphill of the overall White Clouds Subdivision. Undeveloped single family lots are on either side and across the road from the property. An area of Recreation (REC) zoned Parcel J of the Gun Club Nine golf course lies to the rear of the property to the west.

The single family dwelling is designed with a 2,874 square foot lower level footprint. The lower level is excavated into the sloping site grade. The dwelling is accessed from the public street right-of-way with an asphalt driveway and a paver motor court. The driveway is 20' in width with a combination of 7% (in the turns) and 10% (straight away) grades. A letter from the Fire Chief, addressing the adequacy of the design for fire apparatus access was received [**PENDING**]. No detached or accessory structures are proposed with the project nor does it include an accessory dwelling unit.

The structure's exterior materials are called out and set forth on Sheets A6 and A7 of the submittal. The roofing system is gray-colored standing, bonderized metal and comply with the City's Class A assembly and materials requirements. Windows are clear anodized aluminum spandrel panels. An exterior lighting plan, including fixture counts, was included as part of the project drawings. Manufacturer's detail and specifications sheets for the proposed exterior lighting fixtures were reviewed by the Commission to ensure project compliance with the City's exterior lighting regulations. Also reviewed by the Commission and included within the drawing set were renderings, elevations, sections, and floor plans of the residence.

The Master Plan and Zoning Map Amendments approved for the White Clouds Subdivision preserved a majority of the significant steep slope areas within the 317 acre overall project and permitted development in the most appropriate developable areas. Additionally, as part of the PUD approval for the Subdivision, several deviations from Code were granted in regard to grading and allowable steep slope disturbance. Most of the deviations granted specifically applied to building envelopes and the developability of the development's thirty single family lots. Some steep slope intrusion is permitted and small inconsequential steep slope anomalies are allowed to be developed.

The building envelope for Lot 3 is located in the least slope constrained center area of the site. The slope analysis for the White Clouds Subdivision was done on a large scale and portions of steep slope over 25% grade were shown within the single family lots. These were to be dealt with when future development was proposed on each individual site. Now that development is proposed on Lot 3, slope identification analysis was done on a more site specific scale. No large areas of slope over 20% are impacted. The only area > 20% impacted is the initial cut of the driveway up to the recorded Building Envelope. Areas above 20% (primarily the area to the north of the BE) are preserved and depicted on the drawings as undisturbed (limit of disturbance). The project drawings also preserve the natural swale that runs from the west on Parcel J toward the common lot line between Lot 2 and Lot 3. Any disturbance to this area, as

conditioned herein, would require Community Development Department approval.

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, snow storage, off-street parking, landscape irrigation, exterior lighting regulation compliance, screening of utilities, easements, 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, height, 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 Rural Estate and Ranch (RA) 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 RA District, including setbacks, height, and lot coverage. The project's intrusions into steep slope areas are appropriately consistent with the provisions and allowances contained in the approved PUD for the White Clouds Subdivision as shown on the Site Specific Slope Analysis stamped received by the City on October 10, 2013 (CUP 2007-05).**
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 platted lot and the preservation of existing view sheds and corridors was taken into account as part of project design. The design of the project is consistent with and complimentary to anticipated future development on adjacent lots and the 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. No significant negative impact will occur to surrounding natural features because the development will occur on the less constrained, least sloped, most developable portion of the site and a majority of the slope anomalies present on the site over 25% will be preserved and undisturbed. The project's intrusions into steep slope areas are appropriately consistent with the provisions and allowances contained in the approved PUD for the White Clouds Subdivision (CUP2007-05). The dwelling is sited in a central location to minimize slope intrusion and the driveways provide safe, adequate and direct access to the structure. The specific steep slope deviations from the Development Code approved as part of the White Clouds PUD greatly balance the residential development allowed on the property with significant preservation of the prominent steep slope areas, soil conditions, ridges, ridge lines, ridge tops, knolls, saddles, summits, wildlife habitat, natural features, and hydrology. No avalanche hazard area has been identified on 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 3 of the White Clouds Subdivision. No development yet exists on the single family lots surrounding the subject site. The structure will be sited in an area which is consistent with the anticipated future development adjacent to the south, north and across the street. The site lies adjacent to an extensive Recreation (REC) area. The new development is consistent, in context with, and complimentary to, anticipated future surrounding development because of sensitivity in design 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 White Clouds Subdivision's Master Plan, Zone Map Amendment, PUD, Preliminary Plat and Final Plat 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 single family design is consistent with the anticipated future single family development on lots within the immediate surrounding area. The new dwelling will be accessed from the Diamond Back 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 new 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 revised, the project will comply with all applicable requirements from the Sun Valley Fire Department Comments for Planning & Zoning Review letter dated May \_\_, 2015. 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 natural 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 Rural Estate and Ranch (RA) 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 RA 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 slope preservation, 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 Diamond Back Road public right-of-way without City permission and the site access shall be kept free and clear for emergency vehicle access at all times. Access on Diamond Back Road 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 slope areas and surrounding vegetation throughout the development process. Temporary dirt and grading staging areas shall be clearly identified on the construction management plan. No permanent disturbance of steep slope areas is permitted other than portions depicted on the approved Site Plan for the landscape grading. Export materials shall be removed from the City or receive design review approval prior to depositing on property within the City.**
- 7. The applicant shall comply with the applicable comments set forth in the revised Sun Valley Fire Department Comments for Planning & Zoning Review letter dated May \_\_, 2015 which are based on the original project design. Any selective clearing of adjacent vegetation other than that shown on the approved project drawings shall have prior approval of the Community Development Department and the Fire Department and shall consist of limited/select hand clearing and removal of the existing sage brush and tall grasses from the area adjacent to the dwelling as described in the attached Review letter. 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. The subject Design Review Application shall be specific to the project drawings (14 Sheets) stamped received by the City on April 17, 2015 and approved by the Planning & Zoning Commission on May 14, 2015. 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. This Design Review approval is specific to the steep slope provisions and allowances in Planned Unit Development Application No. CUP2007-05 and shall not be modified without official approval by the City.
10. Any planned 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.

**DECISION**

Therefore, the Sun Valley Planning and Zoning Commission approves this Design Review Application No. DR2015-19.

Dated this 14th day of May, 2015.

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Ken Herich, Chairman  
Sun Valley Planning and Zoning Commission

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