



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

To: Planning and Zoning Commission
From:  Mark Hofman, Community Development Director
Meeting Date: January 24, 2013
Agenda Item: **Luhr Single Family Residence
Design Review Application No. DR2013-01**

SUBJECT: Public Hearing and publicly noticed site visit for a design review application proposing construction of a new 5,804 square foot, two-story single family dwelling with associated site improvements on a vacant existing residential lot in the Single-Family Residential (RS-1) Zoning District of the City of Sun Valley. **Applicant:** The Jarvis Group for David and Sherri Luhr. **Application Filing Date:** December 18, 2013. **Location:** Lot 3, Back Pay Way Subdivision; #8 Back Pay Way. **(9am site visit at the project address to begin the Commission's meeting on January 24, 2013)**

BACKGROUND: The project proposes development of vacant Lot 3 of the three residential lot Back Pay Way Subdivision. The applicant has applied to the City for design review approval for the construction of an 5,804 gross square foot single family dwelling with associated site improvements. The existing 49,829 square foot lot is generally covered in low lying native vegetation, trees and intermittent stream habitat and includes areas of significant slope greater than 25%. An irregular shaped building zone was recorded on the Lot as part of the overall subdivision approval and was recorded with the Back Pay Way Subdivision Plat. The building zone's irregular shape preserves steep slopes and intermittent stream habitat on the site and allows development of a single family dwelling of a size consistent with current zoning regulations.

The site lies uphill and adjacent to the existing Sun Valley Golf Course on Back Pay Way. A vast area of open hillside, zoned Outdoor Recreational (OR-1), lies to the south of the project site. Lots 1A and 2 of the three residential lot Subdivision are developed with existing single family residences and associated site improvements and mature screening landscaping. No development exists uphill to the south and newly formed Lots 4, 5 and 6 of the Back Pay Way Subdivision No.2 lie to the west and north.

The January 24, 2013 public hearing is scheduled to commence with a noticed visit to the site by the Commission, applicants, staff and interested parties. The main corners of the proposed driveway and structure have been identified with temporary staking and a portable story pole will be available for review by the Commission and the public.

ANALYSIS: The detached single family dwelling is to be developed as a single phase. The residential dwelling is designed with a 2,968 square foot lower level, attached 918 square foot two-car garage, and a 1,918 square foot upper level. The dwelling is accessed from the private street, Back Pay Way, via a paver driveway and front entryway. Two exterior stone terrace areas and an exterior spa feature are incorporated into the dwelling's design and no detached or accessory structures are proposed.

The structure's exterior materials are primarily wood board and batt siding with some secondary wood shingle siding. Extensive exterior stone materials will be incorporated (Glen Rose Limestone). The roofing system will primarily consist of Davinci composite shake tiles ("Mountain") with secondary elements of bonderized standing seam metal (natural zinc finish). Other site improvements include landscaping, parking area, paver access driveway, site access walls, site grading, drainage improvements, and walkways. Manufacturer's cut sheets and specifications for exterior lighting fixtures have been submitted for review by the Commission to ensure compliance with the City's exterior lighting regulations. A colors/materials exhibit was presented to the Commission for review and approval at the public hearing.

To assist in determining that no significant visual impact will occur to surrounding developed lots, the applicant has submitted a reduced 11" by 17" Sight Line Exhibit for adjacent Lots 1A and 2 as part of the project drawings (**Exhibit "PZ-E"**).

Development Standards- The construction of the new single family dwelling with 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 building zone matches the approved and recorded zone for Lot 3 of the Back Pay Way Subdivision Plat. The total proposed building footprint of 4,055 square feet complies with the 6,245 square foot maximum footprint allowed for the site. No portion of the structure lies outside the building zone and only at-grade terrace improvements extend just past the zone at the southern rear of the dwelling. 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. All applicable height call outs from existing grade are included on the project drawings.

Hillside Preservation Standards- A Slope Analysis for the site is attached as part of the project drawings (**Sheet L-4 of Exhibit "PZ-D"**). The residential structure avoids intrusion into the identified steep slope areas and lies within the flattest, most developable portion of the site within the recorded building zone. Steep slope areas will primarily be preserved because of their location outside of the recorded building zone and no construction or disturbance will occur on the portion of Lot 3 across the access road.

Snow Storage- Required snow storage calculations are listed on the project's Landscape Plan (**Sheet L-3 of Exhibit "PZ-D"**). The project's driveway and motor court area represents 53,130 square feet of hardscaped surface. Development Code Section 9-3G-13 thus requires a minimum of 1,565 square feet of on-site snow storage area (50%). The project provides 1,650 square feet of readily available snow storage directly adjacent to the driveway.

Construction Management Plan- A Construction Staging Plan is included as **Sheet L-5 of Exhibit "PZ-D"**. The Plan proposes areas for storage, parking, staging and restrooms on adjacent Sun Valley Company property. Draft Condition of Approval #6 contained in **Exhibit "PZ-A"** requires submittal and final approval of a construction management plan by the applicant prior to issuance of any grading or building permits for the project. This final construction management plan shall include the elements from Sheet L-5 found acceptable to the Planning and Zoning Commission.

Additionally, draft Condition of Approval #7 requires that prior to issuance of a building or grading permit for the project the applicant shall submit a signed letter from an appropriate representative of Sun Valley Company (or other owner as may become applicable by sale of adjacent property) authorizing grading, parking and/or staging activities on adjacent lands or any golf course properties. Back Pay Way must be maintained free and clear through the duration of project construction.

Easement Vacation and Relocation- An existing septic leach field for adjacent Lot 2 lies within an easement on Lot 3 and this will be vacated as part of the project. The existing dwelling on adjacent Lot 2 will be hooked up to sewer service as part of a private agreement between the two owners. Existing water and sewer easements on the site will also be revised (**See attached Exhibit "PZ-C"**). Draft Condition of Approval #11 contained in **Exhibit "PZ-A"** requires that, "Prior to issuance of building or grading permits for the project and to the satisfaction of the Community Development Director, the applicant shall receive City approval of a plat amendment application, or by other instrument as may be appropriate, for the vacation and relocation of existing leach field, water and sewer easements on the property."

Application Review and Comment- The project drawings and application materials were reviewed by the City for Sun Valley Fire and Building Department comments and conditions (**Exhibit "PZ-B"**). 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"**.

Public Notice and Comment- The project application was publicly noticed by: 1.) publication in the Mtn. Express on Wednesday, January 9, 2013; 2.) posting of the site in a location near the driveway location proposed adjacent to Back Pay Way; 3.) mailing of notice to all property owners within a 300 foot radius of all project property lines; 4.) posting of notice in five prominent public places in the City; 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. 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 perform a site visit to view applicable site conditions and site staking, review the project drawings, discuss any remaining issues and take action to approve the design review application.

LIST OF ATTACHED EXHIBITS:

- | | |
|----------------|--|
| Exhibit "PZ-A" | Draft Findings of Fact, Conclusions of Law and Conditions of Approval for Design Review Application No. DR2013-01. |
| Exhibit "PZ-B" | City of Sun Valley Fire and Building Department comment and conditions of approval review letter dated January 9, 2013. |
| Exhibit "PZ-C" | Proposed Water & Sewer Service Alignment Exhibit consisting of one 8.5" by 11" inch sheet stamped received by the City on January 9, 2013. |
| Exhibit "PZ-D" | Reduced 11" by 17" project drawing set consisting of sixteen (16) sheets stamped received by the City on January 12, 2013, with attached Exterior Materials Sample Board and exterior lighting specification sheets. |
| Exhibit "PZ-E" | Reduced 11" by 17" Sight Line Exhibit for adjacent Lots 1A and 2, prepared by The Jarvis Group, consisting of two (2) sheets stamped received by the City on January 8, 2013. |

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

EXHIBIT "PZ-A"

Application No: **DR2013-01**
1/24/13 P&Z AGENDA

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

Project Name: **Luhr Single Family Residence**
Applicant: **The Jarvis Group for David and Sherri Luhr**
Location: **Lot 3, Back Pay Way Subdivision; #8 Back Pay Way**
Zoning District: **Single Family Residential (RS-1) Zoning District**

Single Family Residence Floor Area:

	Proposed Floor Area (sq. ft.)
First Floor Level- Inc. Attached Garage	3,886
Second Floor Level	1,918
Total Gross Area	5,804

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

Lot Area: 1.14 acres (49,829 sq. ft.)

Building Envelope: A Building Zone was recorded on Lot 3 with the Plat for Back Pay Way Subdivision with irregular, non-rectilinear shape.

Building Footprint Allowed: 6,245 sq. ft. max. (calculated as per Section 9-2A-3I)
Building Footprint Proposed: 4,055 sq. ft.

Allowable Footprint Outside Building Envelope: N/A (No structure outside of building zone)
Proposed Footprint Outside Building Envelope: N/A

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

Proposed Height of Single Family Dwelling: No portion of the structure exceeds 30' above existing record grade.

Required Snow Storage: 1,565 sq. ft. min.
Proposed Snow Storage: 1,650 sq. ft.

Maximum Irrigated Area: 22,000 sq. ft. (1/2 acre)
Proposed Irrigated Area: 5,000 sq. ft. approximate

Project Description: The applicant proposes to construct a 5,804 gross square foot single family dwelling with associated site improvements on an existing vacant legal lot within the Single Family Residential (RS-1) Zoning District of the City of Sun Valley. The project consists of development of undeveloped Lot 3 of the three residential lot Back Pay Way Subdivision. An irregular shaped building zone was recorded on Lot 3 with the subdivision plat and no other special view, buffer, landscaping or similar easements exist. The subject lot is currently covered in mixed low lying vegetation, trees and intermittent stream habitat. An existing septic leach field for adjacent Lot 2 lies within an easement on Lot 3 and this will be vacated as part of the project. The existing dwelling on adjacent Lot 2 will be hooked up to sewer service as part of a private agreement between the two owners.

The Lot includes some areas of significant slope greater than 25%. A slope analysis exhibit specific to the single family development was submitted by the applicant as part of the project drawings and reviewed by the Commission. Steep slope areas will primarily be preserved because of their location outside of the recorded building zone. No structure will be located on steep topography over 25%. The detached single family dwelling is to be developed as a single phase. The residential dwelling is designed with a 2,968 square foot lower level, attached 918 square foot two-car garage, and a 1,918 square foot upper level. The dwelling is accessed from the private street, Back Pay Way, via a paver driveway and front entryway. Two exterior stone terrace areas and an exterior spa feature are incorporated into the dwelling's design and no detached or accessory structures are proposed.

The structure's exterior materials are primarily wood board and batt siding with some secondary wood shingle siding. Extensive exterior stone materials will be incorporated (Glen Rose Limestone). The roofing system will primarily consist of Davinci composite shake tiles ("Mountain") with secondary elements of bonderized standing seam metal (natural zinc finish). Other site improvements include landscaping, parking area, paver access driveway, site access walls, site grading, drainage improvements, and walkways. Manufacturer's cut sheets and specifications for exterior lighting fixtures have been submitted for review by the Commission to ensure compliance with the City's exterior lighting regulations. A colors/materials exhibit was presented to the Commission for review and approval at the public hearing.

All aspects of the project have been reviewed by the Planning Commission and staff to ensure compliance with all applicable standards including minimum setbacks, recorded building zone, lot coverage, maximum height, off-street parking, 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 and a story pole erected on the site to demonstrate the bulk and mass 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 lot coverage.**

2. The proposed design is in conformance with the standards for design review as set forth in Chapter 3A DESIGN REVIEW REGULATIONS of this Title. **The structure is in conformance with all applicable standards for design review because it is appropriately and sensitively located on the existing plated lot and the preservation of existing view sheds and corridors was taken into account as part of project design. The design of the project is consistent with and complimentary to adjacent development 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/story poles 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 significant slopes over 25% will be preserved and undisturbed. The project's intrusions into steep slope areas are appropriately consistent with the provisions and allowances of the City's Hillside Preservation Ordinance. The dwelling is sited in a central location within a recorded building zone to minimize steep slope and natural vegetation intrusion and the required driveway lies in an area of steep slopes to provide safe, adequate and direct access to the structure. 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 Back Pay Way Subdivision. Lots 1A and 2 of the three residential lot Subdivision are developed with existing single family residences and associated site improvements and mature screening landscaping. No development exists uphill to the south and newly formed Lots 4, 5 and 6 of the Back Pay Way Subdivision No.2 lie to the west and north. The residence will be sited in an area which is consistent with the existing and future development adjacent to the east, north and west. The site lies nearby the existing Sun Valley Golf Course and extensive open area zoned Outdoor Recreational (OR-1) lies generally south. The new development is consistent and in context with, and complimentary to, surrounding development because of sensitivity in design and location. The single family residential character of the area will be maintained and the site will be minimally landscaped in order to blend in with and take advantage of the site's existing low lying native grass and intermittent stream habitat. The project is in compliance with all applicable conditions and requirements of the Back Pay Way Subdivision Plat.**
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 5,804 gross square foot single family design is consistent with the existing single family development on lots within the immediate surrounding area. The new dwelling will be accessed from the Back Pay Way private 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 surrounding neighborhood because the structure is centrally located on the most**

developable portion of the site, is consistent with existing site grade, and is separated from view from surrounding areas by existing vegetation and topography.

6. The proposed design adheres to standards for the protection of health, safety, and general welfare. **All applicable services such as natural gas, electric, 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 and Building Departments contained in the comment letter dated January 9, 2013. 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 roof elements of the structure are architecturally broken up to avoid a massive 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 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 Official at the time of application for a building permit that addresses steep 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 Fairway Road or Back Pay Way right-of-ways and the site access shall be kept free and clear for emergency vehicle access at all times. Access on Back Pay Way 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 steep slope areas and surrounding vegetation throughout the development process. Temporary dirt and grading staging areas shall be clearly identified on the construction management plan. This final construction management plan shall include the elements from Sheet L-5 found acceptable to the Planning and Zoning Commission. No permanent disturbance of steep slope areas is permitted other than portions depicted on the approved Site Plan for the terraces, driveway and entry walls.

7. Prior to issuance of a building or grading permit for the project the applicant shall submit a signed letter from representatives of Sun Valley Company (or other owner as may become applicable by sale of adjacent property) authorizing grading, parking and/or staging activities on adjacent lands or any golf course properties. Back Pay Way must be maintained free and clear at all times for the duration of the construction project.
8. The applicant shall comply with the applicable comments set forth in the Fire and Building Department Review Letter dated January 9, 2013. 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 fuels from the area adjacent to the dwelling. 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 Building Official or Fire Chief.
9. The subject Design Review Application shall be specific to the project drawings (16 Sheets) stamped received by the City on January 12, 2013 and approved by the Planning & Zoning Commission on January 24, 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.
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.
11. Prior to issuance of building or grading permits for the project and to the satisfaction of the Community Development Director, the applicant shall receive City approval of a plat amendment application, or by other instrument as may be appropriate, for the vacation and relocation of existing leach field, water and sewer easements on the property.

DECISION

Therefore, the Sun Valley Planning and Zoning Commission approves this Design Review Application No. DR2013-01.

Dated this 24th day of January, 2013.

Jake Provonsha
Vice Chairman
Sun Valley Planning and Zoning Commission

Date Findings of Fact signed _____

EXHIBIT "PZ-B"

Sun Valley Fire & Building Comments for Planning & Zoning Review

Meeting Date: TBD

Date: January 9, 2013

Project: Luhr House DR2013-01

Fire Comments:

1. Driveway/road width is required to be 20' to the property line.
2. Exterior fireplace is required to be gas burning only, interior fireplace requires a spark arrestor.
3. Address numbers on driveway retaining wall are required to be 6" letters on a contrasting background and a minimum of 4' above finished grade.
4. There shall be select hand cleared sage and ladder fuels 30' from the structure to limit spread of wild fire from the hillside to the structure.
5. The owners are to be notified of the potential that wild fire will impact their home.

Building Comments:

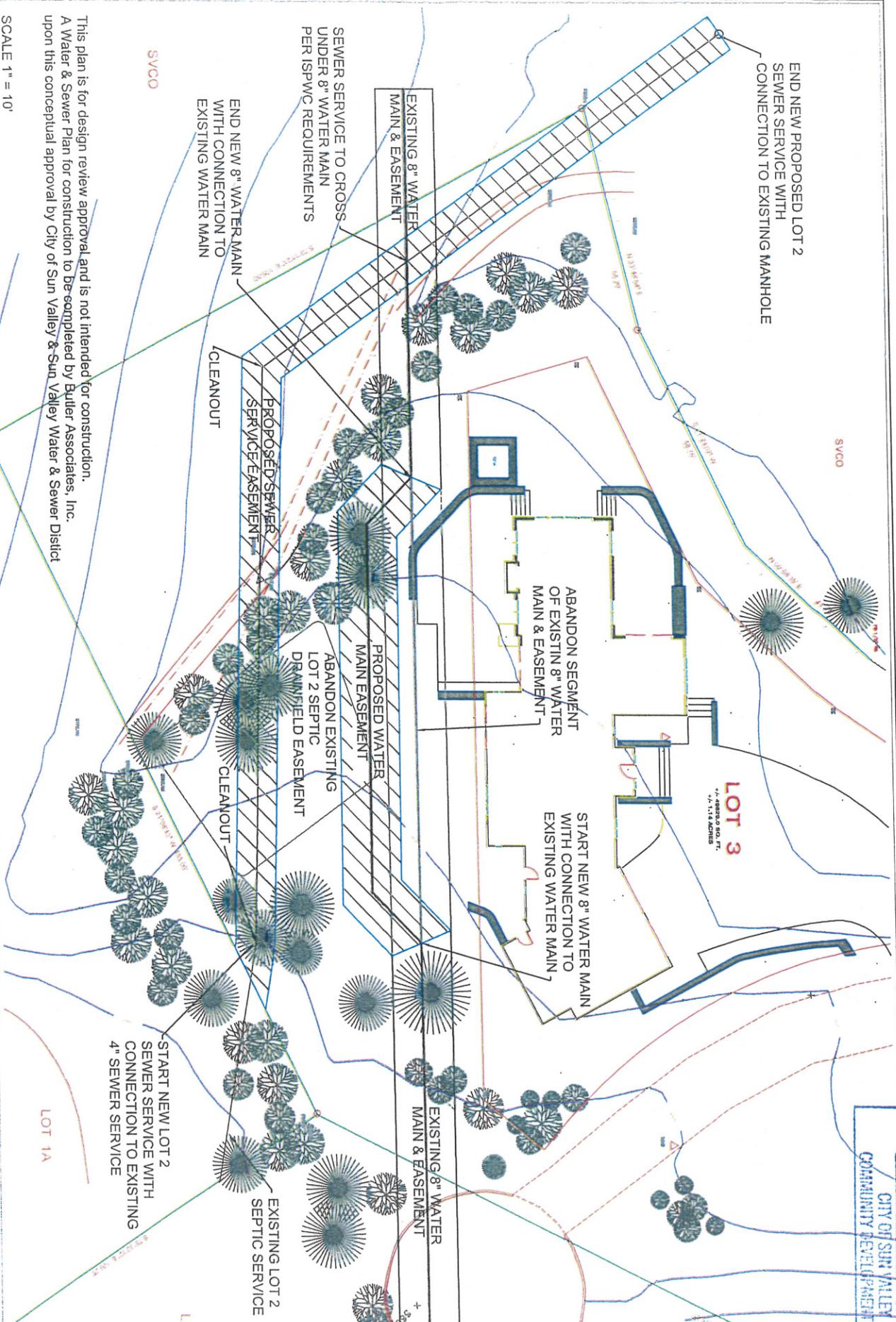
1. Handrails are required on exterior stairs that are 4 or more risers.
2. Snow retention devices are required on the roofs over the terraces, where the laundry and mechanical rooms exit and adjacent to the garage where there is usable space next to the retaining walls.

This does not constitute a full plan review just noted discrepancies.

EXHIBIT "B5-B"

EXHIBIT "PZ-C"

RECEIVED
 JAN - 9 2013
 CITY OF SUN VALLEY
 COMMUNITY DEVELOPMENT DEPT.



This plan is for design review approval and is not intended for construction.
 A Water & Sewer Plan for construction to be completed by Butler Associates, Inc.
 upon this conceptual approval by City of Sun Valley & Sun Valley Water & Sewer District

SCALE 1" = 10'

PROJECT PATH AND DATE	REVISIONS	NO	DATE	BY
Lot 3 Back Pay Water Sewer Alignment 3Jan13				

Sheet 1 of 1

BUTLER ASSOCIATES, INC.
 Geotechnical & Civil Engineering & Land Planning Consultants
 409 North 1st St. N.
 P.O. Box 1934, Kelowna, B.C. V33549
 Office: (250) 720-5435
 Fax: (250) 720-5436

PROPOSED WATER & SEWER SERVICE ALIGNMENTS
 for the
THE LUHR RESIDENCE
 located on
 Lot 3, Back Pay Way Subdivision, Sun Valley, Idaho
 Prepared for Danny Lutz

EXHIBIT 118-C