



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

**To:** Planning and Zoning Commission  
**From:** *mh* Mark Hofman, Community Development Director  
**Meeting Date:** April 24, 2014  
**Agenda Item:** **McGee Single Family Residence  
Design Review Application No. DR 2014-09**

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**SUBJECT:** Site visit and public hearing for a design review application proposing the construction of a new 4,112 square foot, two-story single family dwelling with attached garage and associated site improvements on an existing lot in the Single-Family Residential (RS-1) Zoning District. **Applicant:** Benjamin Ledford- Myers Anderson Architects for Kristopher and Julia McGee. **Application Filing Date:** February 24, 2014. **Location:** Lot 1 Lower Fairway Road Subdivision; 107 Fairway Road.

**BACKGROUND:** The project proposes development of existing vacant Lot 1 of the approved Lower Fairway Road Subdivision, Corrected Plat (**see Exhibit "PZ-G"**) with a new, two-level single family detached dwelling. The existing 0.57-acre (24,740 square foot) Lot 1 is generally covered in low lying disturbed ground cover vegetation and includes a narrow traversing strip of land area with significant slope greater than 25% at the rear of the property. The main portion of the Lot adjacent to Fairway Road is flat in topography. A building zone (shown on the project drawings) reflective of the fifteen (15) foot minimum setback requirement for the RS-1 zone was accepted by the City as part of the overall Subdivision approval and was recorded with the Plat. The building zone is centrally sited on the Lot and allows development of a single family dwelling of a size consistent with current zoning regulations and the surrounding neighborhood. No building envelope is thus associated with the existing legal lot.

The April 24, 2013 public hearing is scheduled to commence with a noticed visit to the site by the Commission, applicant, staff and interested parties. The main features of the proposed driveway and structure will be identified by the applicant with temporary staking for review by the Commission and the public.

**ANALYSIS:** The project site lies adjacent to the west of the Fairway Road public street right-of-way near the intersection with Prospector Road. Undeveloped single family lots lie adjacent to the north and the New Villager condominium development lies adjacent to the west. Existing single family dwellings lie to the east across the Fairway Road right-of-way. The new detached single family dwelling is to be developed as a single phase and is designed with a 2,746 square

foot main level, and a 1,805 square foot upper level. The Main Level design includes an attached two-car garage and the dwelling will be accessed directly from the Fairway Road public street right-of-way via a 12-foot wide concrete driveway with 4 feet of decorative paver surface on each side (20 feet wide total). Due to the short distance of the structure from the right-of-way, no turnaround area is required for fire apparatus access. No detached or accessory structures are proposed with the project nor does it include an accessory dwelling unit.

As per the colors/materials board (**Exhibit "PZ-E"**) submitted as part of the application materials, the structure's exterior materials are primarily stucco with extensive stone veneer (Eldorado Fieldledge Padova). The wood trim is stained (Sherwin Williams Riverwood SW 3507) and the roofing system is asphalt shingle material with a metal (Black, Dark Bronze, or similar) ridge vent system. The project's exterior lighting is called out on Sheet A100, Main Floor Plan, of the project drawings (**Exhibit "PZ-H"**) for review by the Commission to ensure project compliance with the City's exterior lighting regulations. A total of four (4) wall sconce fixtures will be used, two at the main entry and two at the garage elevation. Photos and details of the wall sconce fixtures are attached as **Exhibit "PZ-D"**.

**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 (30) 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 29'10" above existing record grade.

The building zone on the project drawings matches the approved and recorded building zone for Lot 1 of the Lower Fairway Road Subdivision, Corrected Plat (recorded as Instrument No. 571750). The total proposed building footprint of 2,814 square feet complies with the 3,654 square foot maximum footprint allowed for the site. Other than the at-grade access driveway and site landscaping, no portion of the construction extends outside the building zone into the fifteen (15) foot building setback area.

**Hillside Preservation Standards-** Though a majority of the project site consists of relatively flat ground with less than 15 percent slope lying nearly at the same grade as adjacent Fairway Road, the site slopes downward at the rear of the lot to the lower level of adjacent New Villager condominium development. This sloped area generally consists of a narrow traversing strip with significant slope greater than 25%. A slope analysis for the subdivision identified all the areas of significant steep slope and those areas on Lot 1 are in a disturbed condition, a combination of man-made and natural slope. The single-family development proposes disturbance in this steep slope area for grading, a retaining walls, and landscaping, but no portion of the dwelling.

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

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

**Landscaping-** A mix of new evergreen trees (10 Evergreen), deciduous trees (2 Big Tooth Maple and 18 Quaking Aspen), and ornamental trees will be added to the site in the front, rear and side areas. Numerous shrubs will compliment the development near the structure and a front and side lawn will provide usable yard area. The proposed landscape design largely incorporates areas of native grasses. All disturbed areas will be revegetated and irrigated with an automatic underground sprinkler system. Once the landscaping is established, the maximum irrigated area will be limited to approximately 11,442 square feet. The project's total irrigated landscape area of 11,442 square feet will not exceed the irrigation limits specified in Code Section 9-3A-3F, which caps the total area of any lot or parcel irrigated with domestic water provided by the Sun Valley Water and Sewer District to 22,000 square feet (approx. ½ acre).

**Snow Storage-** Required snow storage calculations are listed on the project's Site Development Plan (**Sheet SD100 of Exhibit "PZ-H"**). The project's concrete and paver driveway represents 2,304 square feet of hardscaped surface. Development Code Section 9-3G-13 thus requires a minimum of 1,152 square feet of on-site snow storage area (50%). The project provides 2,887 square feet of readily available snow storage directly adjacent to the driveway.

**Construction Management Plan-** Some preliminary staging and parking locations for construction activity are shown on the Location Map, Sheet G100 of the project drawings. 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 Prospector Road right-of-ways, as well as the site driveway, must be maintained free and clear through the duration of project construction.

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

The Community Development Department has completed a comprehensive review of the development application and has determined that all required application materials have been satisfactorily submitted as per Development Code requirements. The proposed single family design is consistent with the land use envisioned for the property and the development is congruent with the size, nature and character of future development expected in the area. No

significant negative impacts to the area or City due to the residential development have been identified by staff.

**Public Notice and Comment-** The project application was publicly noticed by: 1.) publication in the Mtn. Express on April 9, 2013; 2.) posting of the project site; 3.) mailing of notice to all property owners within a 300 foot radius of the Lot; 4.) posting of notice in five prominent public places in the City, including Sun Valley City Hall, Sun Valley Post Office, Elkhorn Springs Store Post Office, St. Thomas Episcopal Church, and the Elkhorn Fire Station; 5.) electronic notification to all parties who have notified the City of interest to receive agendas and notices; and, 6.) posting of the notice on the City's web site. No public comment emails or letters were received by the City 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. DR 2014-09.                                  |
| Exhibit "PZ-B" | City of Sun Valley Fire Department review and comment letter dated March 10, 2014.   |
| Exhibit "PZ-C" | Sun Valley Building Comments for Planning & Zoning Review letter dated March 24, 2014 from the Building Official.                                    |
| Exhibit "PZ-D" | Exterior lighting photo and detail consisting of two (2) 8.5" by 11" color sheets stamped received by the City on February 24, 2014.                 |
| Exhibit "PZ-E" | Exterior Colors/Materials exhibit consisting of one (1) 11" by 17" color sheet stamped received by the City on April 10, 2014.                       |
| Exhibit "PZ-F" | Renderings of the structure's exterior elevations consisting of three (3) 11" by 17" color sheets stamped received by the City on February 24, 2014. |
| Exhibit "PZ-G" | Lower Fairway Road Subdivision, Corrected Plat, Sheet 1 of 2, consisting of one (1) 11" by 17" sheet dated September, 2009.                          |

Exhibit "PZ-H"      Reduced 11" by 17" project drawing set consisting of nine (9) sheets stamped received by the City on April 10, 2014.

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

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

Project Name: **McGee Single Family Residence**  
Applicant: **Benjamin Ledford- Myers Anderson Architects for  
Kristopher and Julia McGee**  
Location: **Lot 1 Lower Fairway Road Subdivision, Corrected;  
107 Fairway Road**  
Zoning District: **Single-Family Residential (RS-1) Zoning District**

**Single Family Residence Floor Area:**

	<b>Proposed Floor Area (sq. ft.)</b>
Main Floor w/ Garage	2,746
Upper Floor	1,366
<b>Total Gross Area</b>	<b>4,112</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).

Lot Area: approx. 0.57 acres (24,740 sq. ft.)

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

Building Footprint Allowed: 3,654 sq. ft. max. (calculated as per Section 9-2A-3I)

Building Footprint Proposed: 2,814 sq. ft.

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

Proposed Footprint Outside Building Envelope: N/A.

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

Proposed Height of Single Family Dwelling: 29'10" above existing record grade with 0% (0 sq. ft.) between 30 and 35 feet.

Required Snow Storage: 1,152 sq. ft. min.

Proposed Snow Storage: 2,887 sq. ft.

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

Proposed Irrigated Area: 11,442 sq. ft. (permanent irrigated area)

**Project Description:** The applicant proposes construction of a new 4,112 square foot, two-story single family dwelling with attached garage and associated site improvements on an existing vacant lot in the Single-Family Residential (RS-1) Zoning District of the City of Sun Valley. The project develops Lot 1 of the approved Lower Fairway Road Subdivision, Corrected Plat with a new, two-level single family detached dwelling. The existing 0.57-acre (24,740 square foot) Lot 1 is generally covered in low lying disturbed ground cover vegetation and includes a narrow traversing strip of land area with significant slope greater than 25% at the rear of the property. The main portion of the Lot adjacent to Fairway Road is flat in topography. A building zone (shown on the project drawings) reflective of the fifteen (15) foot minimum setback requirement for the RS-1 zone was accepted by the City as part of the overall Subdivision approval and was recorded with the Plat. The building zone is centrally sited on the Lot and allows development of a single family dwelling of a size consistent with current zoning regulations and the surrounding neighborhood. No building envelope is thus associated with the existing legal lot.

The project site lies adjacent to the west of the Fairway Road public street right-of-way near the intersection with Prospector Road. Undeveloped single family lots lie adjacent to the north and the New Villager condominium development lies adjacent to the west. Existing single family dwellings lie to the east across the Fairway Road right-of-way. The new detached single family dwelling is to be developed as a single phase and is designed with a 2,746 square foot main level, and a 1,805 square foot upper level. The Main Level design includes an attached two-car garage and the dwelling will be accessed directly from the Fairway Road public street right-of-way via a 12-foot wide concrete driveway with 4 feet of decorative paver surface on each side (20 feet wide total). Due to the short distance of the structure from the right-of-way, no turnaround area is required for fire apparatus access. No detached or accessory structures are proposed with the project nor does it include an accessory dwelling unit.

As per the colors/materials board reviewed by the Commission at the site visit and public hearing, the structure's exterior materials are primarily stucco with extensive stone veneer (Eldorado Fieldledge Padova). The wood trim is stained (Sherwin Williams Riverwood SW 3507) and the roofing system is asphalt shingle material with a metal (Black, Dark Bronze, or similar) ridge vent system. The project's exterior lighting is called out on Sheet A100, Main Floor Plan, of the project drawings to ensure project compliance with the City's exterior lighting regulations. A total of four (4) wall sconce fixtures will be used, two at the main entry and two at the garage elevation. Photos and details of the wall sconce fixtures were reviewed and found acceptable.

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 (30) 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 29'10" above existing record grade.

The building zone on the project drawings matches the approved and recorded building zone for Lot 1 of the Lower Fairway Road Subdivision, Corrected Plat (recorded as Instrument No. 571750). The total proposed building footprint of 2,814 square feet complies with the 3,654 square foot maximum footprint allowed for the site. Other than the at-grade access driveway and site landscaping, no portion of the construction extends outside the building zone into the fifteen (15) foot building setback area.

Though a majority of the project site consists of relatively flat ground with less than 15 percent slope lying nearly at the same grade as adjacent Fairway Road, the site slopes downward at the rear of the lot to the lower level of adjacent New Villager condominium development. This sloped area generally consists of a narrow traversing strip with significant slope greater than

25%. A slope analysis for the subdivision identified all the areas of significant steep slope and those areas on Lot 1 are in a disturbed condition, a combination of man-made and natural slope. The single-family development proposes disturbance in this steep slope area for grading, a retaining wall, and landscaping, but for no portion of the dwelling.

Development Code Section 9-3H-4D prohibits structures on a record grade of over 25%. However, pursuant to Code Section 9-3H-4F, existing platted lots containing significant downhill sloping terrain as primarily accessed from above may be exempted from preservation provision of Section 9-3H-4D by the Planning and Zoning Commission if the development will not create a visual concern or physical dominance that would unreasonably negatively impact views to or through the site and all other applicable standards are met. Because the site's sloped areas consist of a narrow band separating two generally flat plateau areas, little slope disturbance is involved. The site is accessed off Fairway Road and the areas of steep slope lie downhill of the right-of-way. No significant view or hillside scaring will occur, and no significant natural features or hilltops will be disturbed. No natural tree or shrub masses or unique rock or geological formations exist on or adjacent to the site and the area is not within an identified view corridor or skyline. No significant historical, natural, ecological, architectural, archeological or scenic special sites lie on or adjacent to the project site. No streams, lakes or other natural bodies of water lie nearby nor do any significant ridges, summits or hilltops.

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

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

- 1.** The proposed design is in conformance with the purpose of the zoning district and all dimensional regulations of that district. **The construction of the new single family dwelling and associated site improvements is in conformance with the purpose and dimensional regulations of the zoning district because the design meets or exceeds all applicable standards. The Single-Family Residential (RS-1) Zoning District allows single family residential construction by right as a land use. The new dwelling and associated improvements comply with all applicable development standards for the RS-1 District, including setbacks, height, and building footprint. The site's steep slope areas consist of a narrow band separating two generally flat plateau areas and little slope disturbance is involved. The site is accessed off Fairway Road and the areas of steep slope lie downhill of the right-of-way. The project's intrusions into steep slope areas are appropriately consistent with the provisions and allowances contained in Code Section 9-3H-4F because the site is an existing platted lot containing significant downhill sloping terrain and is primarily accessed from above via Fairway Road. The development will not create a visual concern or physical dominance that would unreasonably negatively impact views to or through the site. All other applicable standards of the City Code are met by the project design. Therefore, the project is found to be exempt from steep slope preservation provision of Code Section 9-3H-4D.**
- 2.** The proposed design is in conformance with the standards for design review as set forth in Chapter 3A DESIGN REVIEW REGULATIONS of this Title. **The structure is in conformance with all applicable standards for design review because it is appropriately and sensitively located on the existing plated lot and the preservation of existing**

view sheds and corridors was taken into account as part of the subdivision and project design. The design of the project is consistent with and complimentary to anticipated future development on adjacent lots to the south and west, as well as the developed surrounding area. The quality materials and colors utilized by the project are consistent with the surrounding neighborhood and the greater Sun Valley area. All applicable evaluation standards for design review as set forth in Chapter 3A have been met by the project design.

3. The proposed design does not significantly impact the natural, scenic character and aesthetic value of hillsides, ridges, ridgelines, ridge tops, knolls, saddles, and summits in the City. **The Planning and Zoning Commission conducted a site visit as part of the noticed public hearing to view staking and to examine existing site conditions. The site's sloped areas consist only of a narrow band separating two generally flat plateau areas and little slope disturbance is involved. The site is accessed off Fairway Road and the areas of steep slope lie downhill of the right-of-way. No significant view or hillside scaring will occur, and no significant natural features or hilltops will be disturbed. No natural tree or shrub masses or unique rock or geological formations exist on or adjacent to the site and the area is not within an identified view corridor or skyline. No avalanche hazard area has been identified on or near the subject property. The development provides adequate separation from adjacent properties and maximizes view preservation through and to the site.**
4. The proposed design is in context and complimentary to adjacent properties. **The project is on Lot 1 of the Lower Fairway Road Subdivision, Corrected Plat. Undeveloped single family lots lie adjacent to the north and the New Villager condominium development lies adjacent to the west. Existing single family dwellings lie to the east across the Fairway Road right-of-way. The structure will be sited in an area which is consistent with existing residential development along Fairway Road and with the anticipated future development on vacant lots adjacent to the north. The site lies adjacent to the Fairway Road right-of-way and the new development is consistent and in context with, and complimentary to, adjacent properties because of sensitivity in design, bulk, mass and location. The single family residential character of the area will be maintained and the project is in compliance with all applicable conditions and requirements of the subdivision's Preliminary Plat 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 4,112 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 concrete and decorative paver driveway. The bulk and mass of the proposed design is consistent and compatible with the community character and scale of the existing residences in the City because the structure is centrally located on the most developable portion of the site, is dug into existing grade, and will be separated from view from surrounding areas in the future by new landscaping vegetation.**
6. The proposed design adheres to standards for the protection of health, safety, and general welfare. **All applicable services such as sewer and water are available to fully serve the project. Additionally, as conditioned, the project will comply with all applicable requirements from the Sun Valley Fire Department and Building Official review letters dated March 10 and March 24, 2014. 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 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 or Prospector Road public right-of-ways or Half Dollar Lane without City permission and the site access shall be kept free and clear for emergency vehicle access at all times. Access on Fairway Road and Prospector 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 surrounding vegetation**

- throughout the development process. Temporary dirt and grading staging areas shall be clearly identified on the construction management plan.
7. The applicant shall comply with the applicable comments set forth in the Sun Valley Fire Department Review Letter dated March 10, 2014 and the Building Official Comments for Planning & Zoning Review letter dated March 24, 2014 which are based on the stated project design. 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 (9 Sheets) stamped received by the City on April 10, 2014 and approved by the Planning & Zoning Commission on April 24, 2014. Any changes or modifications to the approved design shall be reviewed by the Community Development Department pursuant to Code Section 9-5A-10, Substantial Conformance.
  11. The applicant shall install additional drywells, if determined appropriate, of a sufficient quantity along the west (rear) property line to catch run-off before it gets to the adjacent multi-family zoned property. The required drywells shall be shown on the grading or landscape plan submitted for building permit review 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.

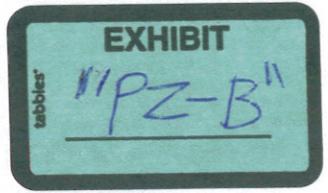
#### DECISION

Therefore, the Sun Valley Planning and Zoning Commission approves this Design Review Application No. DR 2014-09.

Dated this 24h day of April, 2014.

\_\_\_\_\_  
 Ken Herich  
 Chairman  
 Sun Valley Planning and Zoning Commission

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



**CITY of SUN VALLEY**  
**FIRE DEPARTMENT**



Date: 3/10/2014  
To: Mark Hofman  
Re: 2014-09/ McGee Residence

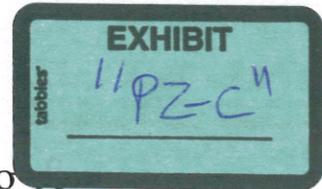
I have reviewed the submitted plans for the new residence at 107 Fairway Rd. The plans appear to meet the intent of the 2009 International Fire Code for fire department access, hose reach and water supply. The chimneys shall have a spark arrestor installed to prevent unwanted sparks from escaping the chimney.

No changes shall be made without prior approval from the Fire Chief or the Fire Code Official.

The correct address shall be posted in a place so as to be visible from the street. This shall be on a contrasting background so as to be visible both day and night and in all weather conditions. The numbers shall be a minimum of 6 inches tall. If an address monument is used the numbers shall be no lower than 4 feet from finish grade. The requirement for the posting of numbers on the residence shall also be in effect. The numbers shall be posted in the usual and customary location.

Reid Black  
Fire Code Official  
City of Sun Valley

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



# Sun Valley Building Comments for Planning & Zoning Review

Meeting Date: TBD

Date: March 24, 2014

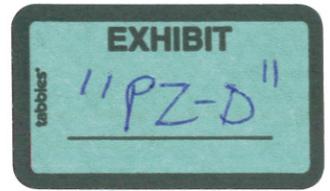
Project: McGee Residence DR2014-09



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

### Building Comments:

1. Snow clips are required over all walking surfaces.
2. Outdoor fireplace to be gas only.
3. No other apparent discrepancies.



HOME DECOR LIGHTING



RUTHERFORD SCONCE \$179 - \$229

Etched, cased glass forms the inner shade of our Rutherford lantern-style fixture.

Hide product details...

- Made of steel
- Diffused light shines through the etched, cased glass; inner shade sheltered by clear glass
- Small sconce uses one 40W max. Incandescent Edison Bulb
- Large sconce uses one 60W max. Incandescent Edison Bulb
- Wet UL listed: suitable for use indoors or outdoors, including areas that receive direct contact with rain, snow or excessive moisture
- Hardwire
- Hangs vertically, shade pointing down
- Large Sconce is *Catalog and Web only*

DIMENSIONS

Small Sconce: 7½" diam., 12½"H; extends 9¼" from wall

Large Sconce: 9½" diam., 15½"H; extends 11½" from wall

Large Sconce Installation Instructions >



Finish Options



RUTHERFORD SCONCE \$179 - \$229 ITEM# 68050055 BRZ

SIZE: Large FINISH: Bronze

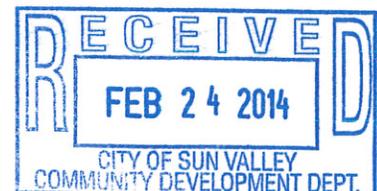
AVAILABILITY & DELIVERY Expect delivery on or before 02/27/14. Standard Delivery Shipping

PRICE: \$229 ea QUANTITY: 1

DR 2014-09

SHARE & SPARE

Tweet 0





HOME > LIGHTING > BULBS > T10 INCANDESCENT EDISON 60W BULB FROST



**T10 INCANDESCENT EDISON 60W BULB FROST**  
\$4

Developed and redeveloped for more than a hundred years, the light bulb has evolved to include task-specific shapes and brightness levels. The tubular T10 was created to illuminate pictures, cabinet interiors, and desktop tasks, directing a swath of incandescent brilliance right where it's needed.

[Hide product details...](#)

- 60W incandescent bulb in frost glass
- 1200 hours projected lifespan
- 60W is 750 lumens
- Each lumen represents the brightness of one candle
- Edison base fits contemporary lighting



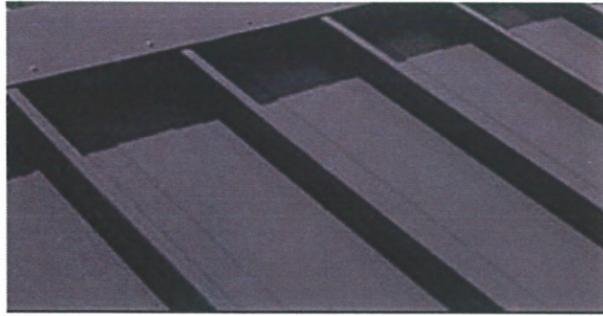
**T10 INCANDESCENT EDISON 60W BULB FROST**  
\$4 ITEM# 68360078 BULB

**AVAILABILITY & DELIVERY**  
Expect delivery on or before 02/27/14.  
[Standard Delivery Shipping](#)

PRICE QUANTITY  
\$4 ea

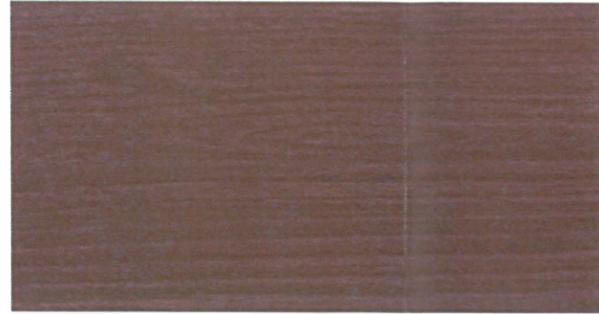
[PRODUCT & SOCIAL](#)

Tweet 0



**Metal Roof at Ridge Vents**

Black, Dark Bronze, or similar



**Wood Stain**

Sherwin Williams Riverwood SW 3507 or similar



**Segmental CMU Retaining Wall**

Basalite Estate Wall Tan or similar



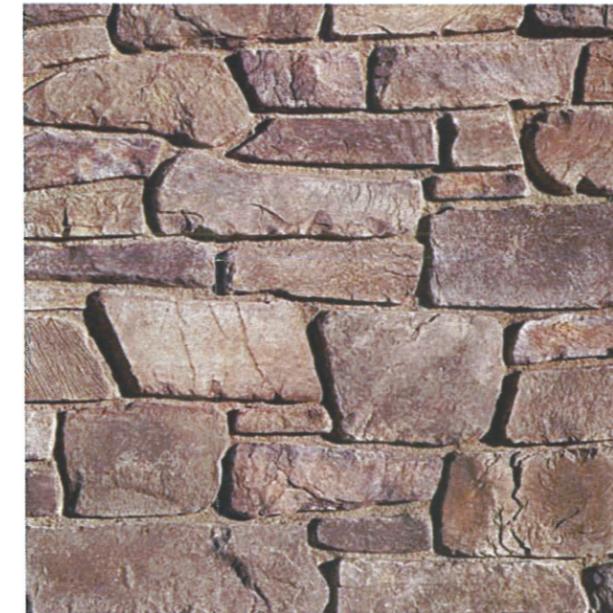
**Asphalt Shingles**

Timberline Weathered Wood or similar



**Stucco**

Sherwin Williams Creamy SW 7012 or similar



**Cultured Stone**

Eldorado Fieldledge Padova or similar



DR 2014-09

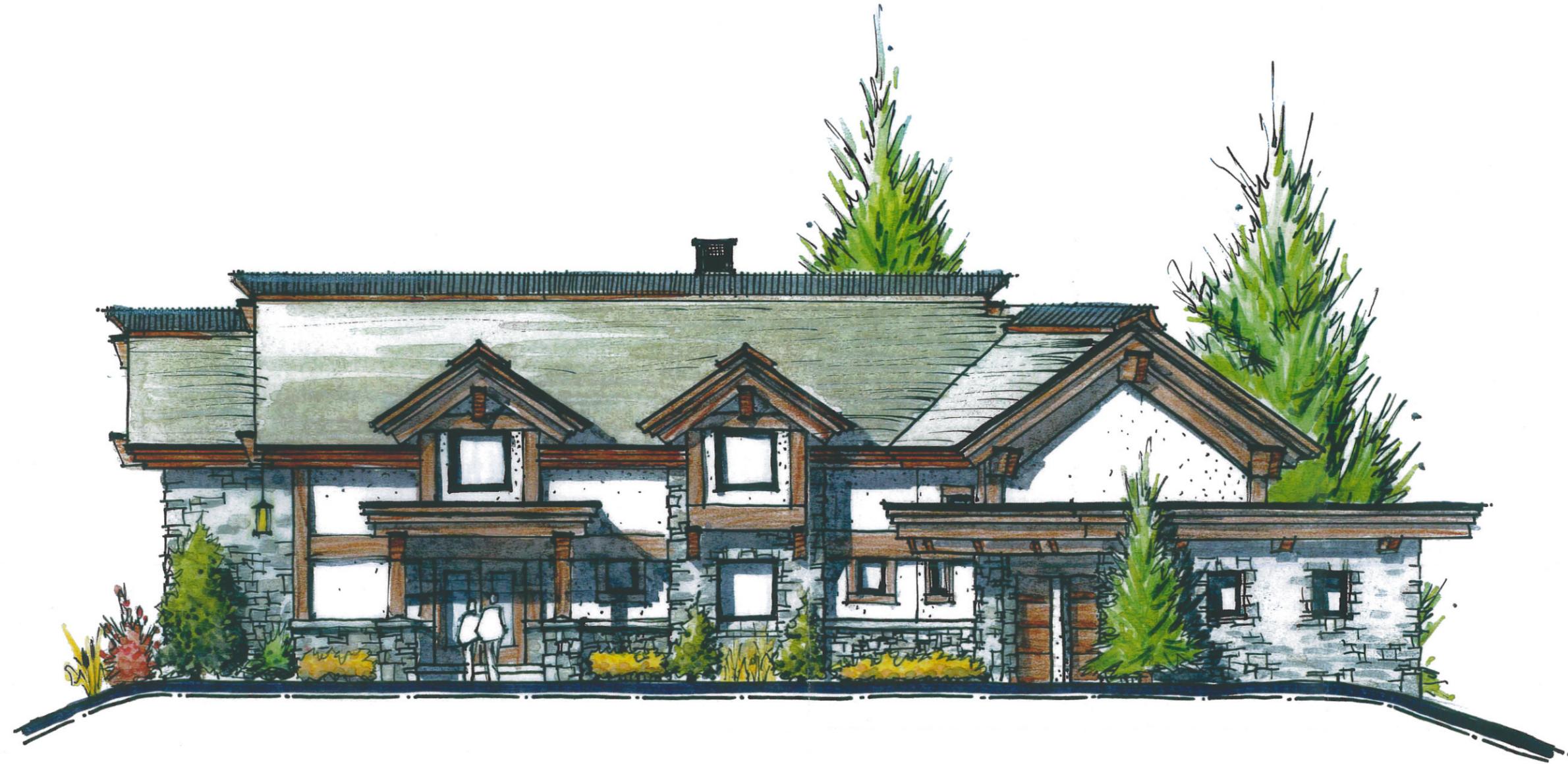


**McGee Residence - Sun Valley, ID  
Colors and Materials Exhibit**

April 9, 2014

**Myers ■ Anderson**

- Architecture
- Interior Design
- Landscape Architecture



## North Elevation

Scale: 1/8" = 1'-0"

McGee Residence - Sun Valley, ID  
Final Schematic Drawings  
October 14, 2013

Myers ■ Anderson

- Architecture
- Interior Design
- Landscape Architecture



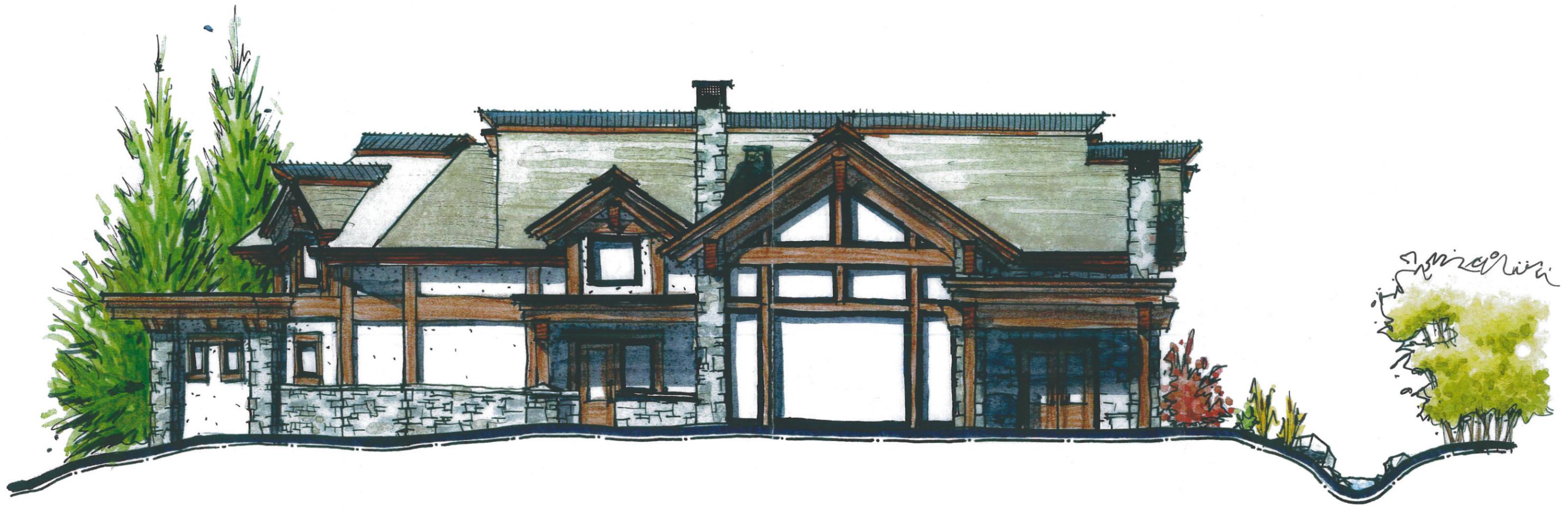
## East Elevation

Scale: 1/8" = 1'-0"

McGee Residence - Sun Valley, ID  
Final Schematic Drawings  
October 14, 2013

Myers ■ Anderson

- Architecture
- Interior Design
- Landscape Architecture



## South Elevation

Scale: 1/8" = 1'-0"

McGee Residence - Sun Valley, ID  
Final Schematic Drawings  
October 14, 2013

Myers ■ Anderson

- Architecture
- Interior Design
- Landscape Architecture

**EXHIBIT**  
"PZ-6"

# LOWER FAIRWAY ROAD SUBDIVISION, CORRECTED

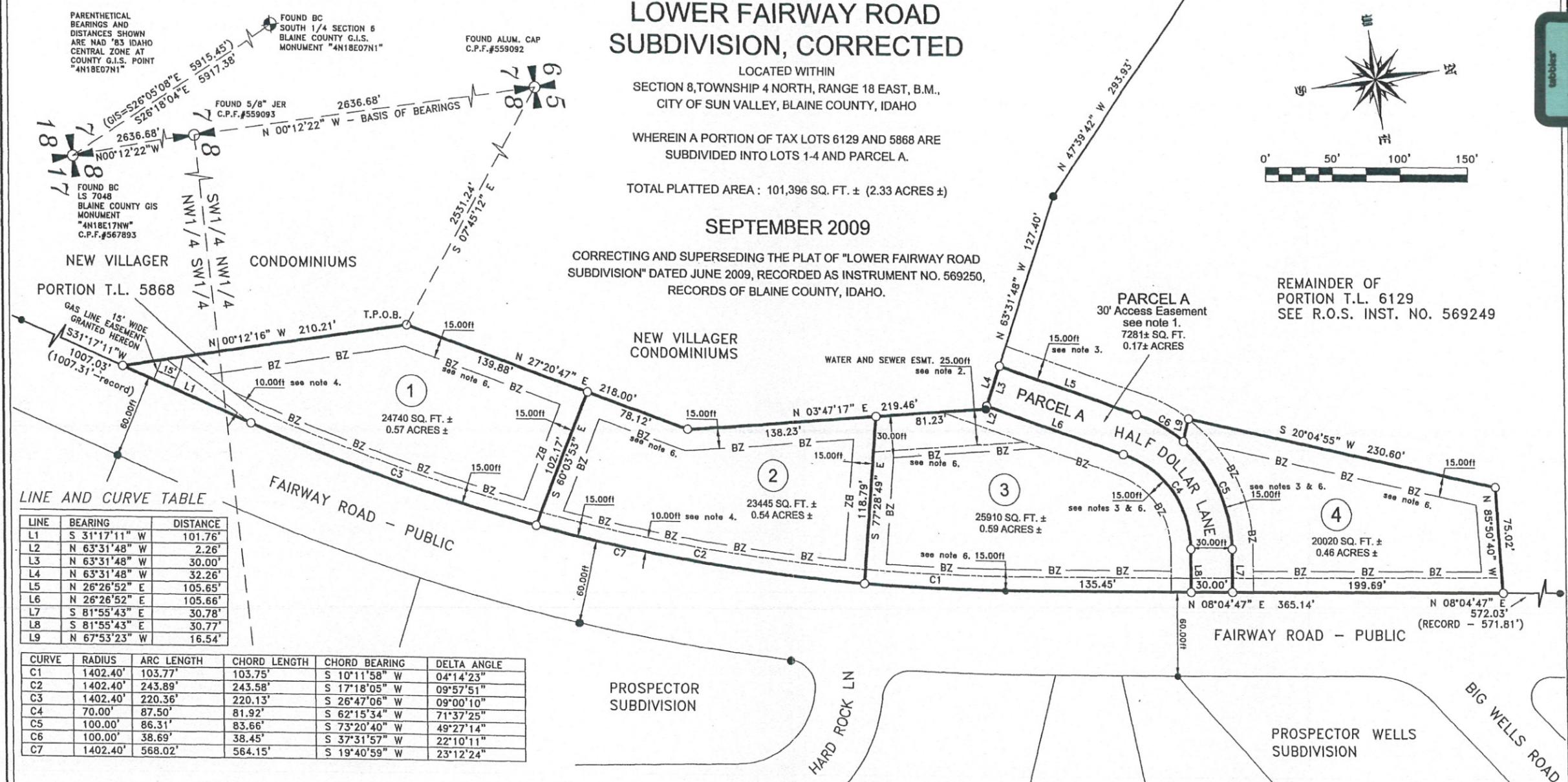
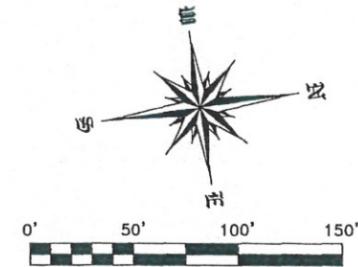
LOCATED WITHIN  
SECTION 8, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,  
CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

WHEREIN A PORTION OF TAX LOTS 6129 AND 5868 ARE  
SUBDIVIDED INTO LOTS 1-4 AND PARCEL A.

TOTAL PLATTED AREA : 101,396 SQ. FT. ± (2.33 ACRES ±)

SEPTEMBER 2009

CORRECTING AND SUPERSEDING THE PLAT OF "LOWER FAIRWAY ROAD  
SUBDIVISION" DATED JUNE 2009, RECORDED AS INSTRUMENT NO. 569250,  
RECORDS OF BLAINE COUNTY, IDAHO.



LINE AND CURVE TABLE

LINE	BEARING	DISTANCE
L1	S 31°17'11" W	101.76'
L2	N 63°31'48" W	2.26'
L3	N 63°31'48" W	30.00'
L4	N 63°31'48" W	32.26'
L5	N 26°26'52" E	105.65'
L6	N 26°26'52" E	105.66'
L7	S 81°55'43" E	30.78'
L8	S 81°55'43" E	30.77'
L9	N 67°53'23" W	16.54'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1402.40'	103.77'	103.75'	S 10°11'58" W	04°14'23"
C2	1402.40'	243.89'	243.58'	S 17°18'05" W	09°57'51"
C3	1402.40'	220.36'	220.13'	S 26°47'06" W	09°00'10"
C4	70.00'	87.50'	81.92'	S 62°15'34" W	71°37'25"
C5	100.00'	86.31'	83.66'	S 73°20'40" W	49°27'14"
C6	100.00'	38.69'	38.45'	S 37°31'57" W	22°10'11"
C7	1402.40'	568.02'	564.15'	S 19°40'59" W	23°12'24"

**NOTES:**

1. A 30 FT. WIDE EASEMENT FOR INGRESS AND EGRESS, PUBLIC UTILITIES AND PUBLIC AND PRIVATE TRANSPORTATION IS GRANTED WITHIN PARCEL A TO BENEFIT NEW VILLAGER CONDOMINIUMS AND LOTS 3, 4 AND TAX LOT 6129.
2. A 25 FT. WIDE PUBLIC UTILITY EASEMENT IS GRANTED WITHIN LOT 3 AS SHOWN HEREON.
3. A 15 FT. WIDE SNOW STORAGE AND PUBLIC UTILITY EASEMENT IS GRANTED WITHIN LOTS 3, 4 AND TAX LOT 6129 ADJACENT TO PARCEL A AS SHOWN HEREON.
4. A 10 FT. WIDE IRRIGATION DITCH EASEMENT IS GRANTED WITHIN LOTS 1, 2, 3, 4 AND PARCEL A AS SHOWN HEREON.
5. THE PURCHASER AND/OR OWNER OF THESE LOTS UNDERSTANDS AND AGREES THAT PRIVATE ROAD CONSTRUCTION AND SNOW REMOVAL SHALL BE THE OBLIGATION OF THE OWNER, HIS SUCCESSORS IN INTEREST, OR THE HOMEOWNERS ASSOCIATION, AND THAT THE CITY OF SUN VALLEY IS IN NO WAY OBLIGATED TO ACCEPT, MAINTAIN OR IMPROVE THIS ROAD UNTIL THE ROAD IS BROUGHT UP TO CITY STANDARDS, DEDICATED AND ACCEPTED BY THE CITY, AND THAT EACH OWNER SHALL NOTIFY IN WRITING ANY SUCCESSOR IN INTEREST OF THESE FACTS. THIS PLAT OFFICIALLY GRANTS ACCESS BUT DOES NOT REQUIRE THE NEW VILLAGER CONDOMINIUM ASSOCIATION TO MAINTAIN OR UPGRADE THE IMPROVEMENTS.
6. BUILDING ZONES AS SHOWN, REFLECT MINIMUM SETBACKS FROM BOUNDARY OR EASEMENTS. BUILDING FOOTPRINT SIZE SHALL COMPLY WITH APPLICABLE ZONING REGULATIONS.

**HEALTH CERTIFICATE**

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on the DEQ approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water or sewer/septic facilities were constructed. Building construction can be allowed with appropriate building permits if drinking water or sewer facilities have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet the other conditions of DEQ, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

*Robert Weich*  
REHS, South Central Public Health District  
9-23-2009  
Date

**LEGEND**

- PROPERTY LINE —————
- SNOW STORAGE & P.U.E. ESMT ————
- IRRIGATION DITCH EASEMENT ————
- BUILDING ZONE (SEE NOTE 6) — BZ — BZ —
- FOUND 1/2" REBAR ●
- FOUND 5/8" REBAR ●
- SET 5/8" REBAR ○

PREPARED BY: BENCHMARK ASSOCIATES P.A.  
P.O. BOX 733 - 100 BELL DRIVE  
KETCHUM, IDAHO, 83340  
PHONE (208)726-9512 FAX (208)726-9514



**LOWER FAIRWAY ROAD SUBDIVISION, CORRECTED**

LOCATED WITHIN  
SECTION 8, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,  
CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

PREPARED FOR: SUN VALLEY RESORT

PROJECT NO. 07286	DWG BY: LLJ/CPL	FILE: 07286pg1AMD.DWG
FINAL PLAT	DATE: 9/01/2009	SHEET: 1 OF 2