CITY OF SUN VALLEY
PLANNING AND ZONING COMMISSION
AGENDA REPORT

To: Planning and Zoning Commission

From: MH Mark Hofman, Community Development Director

Meeting Date: March 14, 2013

Agenda Item: **Mercer Single Family Residence**
Design Review Application No. DR2013-02

SUBJECT: Condition of approval compliance determination for a design review application proposing construction of a new 5,728 square foot, two-story single family dwelling with attached garage and 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:** Steve Cook for Elliott and Joanne Mercer. **Application Filing Date:** January 22, 2013. **Location:** Lot 1, Lane Ranch Subdivision- Phase I; #1 Lane Creek Road. **(Continued date certain from the March 14, 2013 regular meeting for review of a revised Lighting Plan and Landscape Plan)**

BACKGROUND: The project proposes development of vacant Lot 1 of the single family residential developed Lane Ranch Subdivision. The applicant applied to the City for design review approval for the construction of a 5,728 gross square foot single family dwelling with associated site improvements. The February 21, 2013 public hearing commenced with a noticed visit to the site by the Commission, applicants, staff and interested parties. The public hearing was then held back at City Hall in the City Council Chambers and, after review and discussion, the Commission continued the public hearing date certain to March 14, 2013 to allow the applicant additional time to address remaining project issues. On March 14, the Commission voted to approve the design review application but included specific conditions of approval requiring further revisions and review of the project's Lighting Plan and Landscape Plan.

ANALYSIS: The applicant submitted the revised materials as requested to satisfy Conditions of Approval No. 11 and No. 13 of the approved Findings of Fact, Conclusions of Law and Conditions of Approval for Design Review Application No. DR2013-02 (**Exhibit "PZ-A"**).

Condition 11 reads and requires as follows:

> **11. As submitted, the exterior lighting for the project is found to be excessive and would create light trespass. The applicant shall submit a revised lighting plan, reflective of the comments and concerns expressed at the public hearing, for Planning and Zoning Commission review and approval prior to issuance of any grading or building permits for the project. Prior to issuance of any building**

permit for the project, all exterior lighting shall conform to the comments and direction of the Planning and Zoning Commission given on the record at the public hearing and the revised project design presented by the applicant on March 14, 2013. Additionally, the exterior lighting in the soffit elements of the south and east terraces shall be adequately shielded to the satisfaction of the Community Development Director prior to issuance of a Certificate of Occupancy for the dwelling.

Condition 13 reads and requires as follows:

13. **The project site is a highly visible corner in the Lane Ranch Subdivision. The proximity and mass of the house are close to both adjacent roads, and the Commission will require landscape relief from pedestrian and vehicular vantage points. The applicant shall submit a revised landscape plan, reflective of the comments and concerns expressed at the public hearing, for Planning and Zoning Commission review and approval prior to issuance of any grading or building permits for the project.**

Revised Materials- For review by the Commission, the applicant submitted a revised Exterior Lighting Plan with a listing of changes to the design, two sheets of project drawings for the structure's Upper and Lower Level, and new Luminaire Type Specification Sheets and fixture photos. Additionally, the applicant submitted a revised Landscape Plan consisting of Sheet L-3 of the project drawings.

Alternative Actions- Alternative actions available to the Commission include: (1) make the required determination that the revised Lighting Plan and revised Landscape Plan satisfy Conditions of Approval No. 11 and 13 of the approved Findings of Fact and Conclusions of Law for Design Review Application No. DR 2013-02; or, (2) discuss the revised Lighting and Landscape Plans, provide additional comment and direction to the applicant, then vote to return the item on a date certain requesting further revised drawings reflective of the Commission's comments.

LIST OF ATTACHED EXHIBITS:

Exhibit "PZ-A"	Approved and signed Findings of Fact, Conclusions of Law and Conditions of Approval for Design Review Application No. DR2013-02.
Exhibit "PZ-B"	Revised Exterior Lighting Plan including cover letter with a listing of lighting design changes, two reduced 11" by 17" project drawing sheets for the structure's Upper and Lower Levels, and new Luminaire Type Specification Sheets and fixture photos, all stamped received by the City on April 5, 2013.
Exhibit "PZ-C"	Revised Landscape Plan consisting of one reduced 11" by 17" project drawing sheet stamped received by the City on April 5, 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"

ORIGINAL

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

Project Name: **Mercer Single Family Residence**

Applicant: **Steve Cook for Elliott and Joanne Mercer**

Location: **Lot 1, Lane Ranch Subdivision, Phase I; #1 Lane Creek Road**

Zoning District: **Single Family Residential (RS-1) Zoning District**

Single Family Residence Floor Area:

	Proposed Floor Area (sq. ft.)
First Floor Level	2,264
Attached Garage	747
Second Floor Level	2,717
Total Gross Area	5,728

Setbacks: All buildings, decks, porches, stairs and walkways exceeding thirty inches (30") in height above record grade 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). Additionally, all applicable structural elements meet the minimum required 20-foot front and side yard setbacks and 15-foot rear yard setback required as noted on the Lane Ranch Subdivision, Phase I Plat.

Lot Area: 0.54 acres (23,659 sq. ft.)

Building Envelope: A 59.71 by 59.71 foot building envelope was recorded on Lot 1 with the Plat for Lane Ranch Subdivision- Phase I. (Rotated 45 degrees as permitted by Development Code Standards)

Building Footprint Allowed: 3,564 sq. ft. max. (calculated as per Section 9-2A-3I)
Building Footprint Proposed: 3,011 sq. ft.

Allowable Footprint Outside Building Envelope: 1,003.66 sq. ft. outside of building envelope
Proposed Footprint Outside Building Envelope: 881 sq. ft.

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: 12% (641 sq. ft.) of the roof structure exceeds 30′ above existing record grade up to a maximum proposed height of 33-feet, 4-inches.

Required Snow Storage: 1,345 sq. ft. min.
Proposed Snow Storage: 1,350 sq. ft.

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

Project Description: The applicant proposes to construct a 5,728 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 1 of the Lane Ranch Subdivision- Phase I. A 59.71 foot by 59.71 foot building envelope was recorded on Lot 1 with the subdivision plat and no other special view, buffer, landscaping or similar easements exist. The subject lot is in a pre-graded condition and is currently covered in mixed low lying ground cover vegetation.

The Lot includes a rear area with significant slopes greater than 25%. This steep slope area is delineated on all site plans by the applicant as part of the project drawings and reviewed by the Commission. The steep slope area will primarily be preserved because of the rear lot location outside of the recorded building envelope. The structure will not 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 2,264 square foot lower level, attached 747 square foot garage, and a 2,717 square foot upper level. The dwelling is accessed from the private street, Lane Creek Road, via a motor court driveway with guest parking. Terrace areas and walkways are incorporated into the dwelling's design and no detached or accessory structures are proposed.

The structure's exterior materials are primarily wood cedar siding with clear stain, with extensive elements of Oakley stone veneer. The roofing system is listed as composite shingle (Weathered Wood) but the low pitch of the roof elements (1.5:12) require standing seam metal or single ply roofing (see Condition of Approval #7). Other site improvements include landscaping, parking areas, 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 as part of the staff report.

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 envelope, 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, and the plat notes of the Lane Ranch Subdivision- Phase I, 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 and the Lane Ranch Subdivision- Phase I Plat, 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 on February 21, 2013. 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 the significant slopes over 25% will be preserved and undisturbed. The project's intrusions into the foot of the 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 envelope to prevent steep slope intrusion and the required driveway provides safe, adequate and direct access to the structure. 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 Lane Ranch Subdivision- Phase I. Adjacent lots are developed with existing single family residences and associated site improvements and mature screening landscaping. No development exists uphill to the west, which lies adjacent to landscaped entrance lot at the main entrance to Lane Ranch. The residence will be sited in an area which is consistent with existing single family residential development adjacent to the north, east and 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 project is in compliance with all applicable conditions and requirements of the Lane Ranch Subdivision- Phase I 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 5,844 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 Lane Creek Road 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 and is consistent with existing site grade.**

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 February 4, 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 Lane Creek Road or East Lane Ranch Road right-of-ways and the site access shall be kept free and clear for emergency vehicle access at all times. Access on adjacent roads 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. 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. A temporary address placard or monument shall be maintained at the driveway entrance for the construction phase.

7. The applicant shall comply with the applicable comments set forth in the Fire and Building Department Review Letter dated February 4, 2013 (Attachment 1). The driveway access width shall be a minimum of 20 feet, address numbers shall conform to specified requirements, spark arrestors are required for fireplaces, roofing shall comply with minimum pitch and material requirements, handrails and guards are required, and grade must adequately slope away from the structure. Any selective clearing of adjacent vegetation on steep slope areas 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. No modifications to the approved plans shall be made without written permission of the Building Official or Fire Chief.

8. The subject Design Review Application shall be specific to the project drawings consisting of eight (8) sheets stamped received by the City on March 4, 2013, six (6) sheets stamped received by the City on January 22, 2013, and two (2) 11" by 17" Lighting Plan sheets with cover letter stamped received by the City on March 6, 2013 (all marked approved by the Planning & Zoning Commission on March 14, 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.

9. All buildings, decks, porches, stairs and walkways exceeding thirty inches (30") in height above record grade shall 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) as well as the minimum 20 foot front and side yard setback requirements of the Lane Ranch Subdivision-Phase I Plat. Snow retention devices shall be installed where appropriate on the roof if needed to adequately protect usable areas below.

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. As submitted, the exterior lighting for the project is found to be excessive and would create light trespass. The applicant shall submit a revised lighting plan, reflective of the comments and concerns expressed at the public hearing, for Planning and Zoning Commission review and approval prior to issuance of any grading or building permits for the project. Prior to issuance of any building permit for the project, all exterior lighting shall conform to the comments and direction of the Planning and Zoning Commission given on the record at the public hearing and the revised project design presented by the applicant on March 14, 2013. Additionally, the exterior lighting in the soffit elements of the south and east terraces shall be adequately shielded to the satisfaction of the Community Development Director prior to issuance of a Certificate of Occupancy for the dwelling.

12. The project's mechanical equipment shall be adequately screened as discussed by the applicant at the public hearing, including the electric meter which shall be enclosed in the area depicted on the project drawings.

13. The project site is a highly visible corner in the Lane Ranch Subdivision. The proximity and mass of the house are close to both adjacent roads, and the Commission will require landscape relief from pedestrian and vehicular vantage points. The applicant shall submit a revised landscape plan,

reflective of the comments and concerns expressed at the public hearing, for Planning and Zoning Commission review and approval prior to issuance of any grading or building permits for the project.

DECISION

Therefore, the Sun Valley Planning and Zoning Commission approves this Design Review Application No. DR2013-02. Dated this 14th day of March, 2013.

Ken Herich

Ken Herich
Chairman
Sun Valley Planning and Zoning Commission

Date Findings of Fact signed 3/21/2013

ATTACHMENT "1"

Sun Valley Fire & Building Comments for Planning & Zoning Review

Meeting Date: TBD

Date: February 4, 2013

Project: Mercer House DR2013-02

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

Fire Comments:

1. The distance from the roadway to rear of house is greater than 150' so the driveway width is required to be 20' to the roadway.
2. Address numbers shall be visible from the roadway or mounted on an address marker, are required to be 6" letters on a contrasting background and a minimum of 4' above finished grade.
3. Spark arrestor is required on solid fuel burning fireplaces.

Building Comments:

1. Plans indicate composition shingles, these cannot be installed on a slope less than 2:12 this roof is 1.5:12. Standing seam, single ply roofing are some of the materials that are allowed on slopes less than 2:12.
2. Handrails are required on exterior stairs that are 4 or more risers. Guards are required where grade is more than 30" below stairs or walking surfaces.
3. Grade is required to slope away from house a minimum of 6" within 10' or swales created to divert water around house.