

## MEETING AGENDA

THURSDAY, OCTOBER 8, 2015 AT 9:00 A.M.  
SUN VALLEY PLANNING AND ZONING COMMISSION  
TO BE HELD IN SUN VALLEY COUNCIL CHAMBER AT CITY HALL

\*The meeting will begin with a site visit at 9am for Items A through D below at 101 Diamond Back Road, and then adjourn to the Council Chambers of City Hall directly thereafter for the required public hearing and all remaining meeting items.

1. **Call To Order**

The Idaho Code requires that, "...A member or employee of a [Planning and Zoning] Commission shall not participate in any proceeding or action when the member or employee or his employer, business partner, business associate, or any person related to him by affinity or consanguinity within the second degree has an economic interest in the procedure or action." Any actual or potential interest in any proceeding shall be disclosed at or before any meeting at which the action is being heard or considered. A knowing violation of this section shall be a misdemeanor.

2. **Public Comment**

Opportunity for the public to talk with the Planning and Zoning Commissioners about general issues and ideas not otherwise agendized below (3 minutes max. each).

3. **Consent Agenda**

- A. Draft Minutes from the Planning and Zoning Commission Meeting of July 31, 2015.
- B. Draft Minutes from the Planning and Zoning Commission Meeting of September 24, 2015.

4. **New Business**

- A. Benchmark Associates, P.A. for Sun Valley Company; Public hearing for a **Master Plan Development Application** to amend the White Clouds (Gun Club) Land Use Area Master Plan Application No. MPD 2006-03-017 as amended by MPD 2014-02 as it applies to Parcel A Amended, White Clouds, Corrected: Parcels A, B & J Amended, whereby the density for Parcel A Amended is changed to allow a range of 26 – 36 units. Application No: MPD 2015-01.
- B. Benchmark Associates, P.A. for Sun Valley Company; Public hearing for a **Conditional Use Permit Application** to amend Conditional Use Permit for Gun Club LUPA PUD Application No. 2007-05 as it applies to Parcel A Amended, White Clouds, Corrected: Parcels A, B & J Amended, whereby the Diamond Back Townhomes may include single family dwellings in a townhouse form of ownership with common area. Application No: CUP 2015-01.
- C. Benchmark Associates, P.A. for Sun Valley Company; Public hearing for a **Plat Amendment Application** proposing to amend the preliminary plat (SUBPP 2014-03, approved May 24, 2014) for Parcel A Amended within the plat of White Clouds Corrected, Parcels A, B & J Amended reducing the total number of townhouse units from 36 to 31. Application No: SUBPA 2015-04.
- D. Ruscitto/Latham/Blanton Architectura P.A. for Sun Valley Company; Public hearing for a **Design Review Application** proposing the development of one duplex townhome (Bldg. H) and two single-family townhomes (Bldgs. J & K) - including site access, improvements, and landscaping - as well as the modification of a previously approved four-plex (Bldg. C) and duplex (Bldg. G) within the Multi-Family Residential (RM-1) Zoning District. Location: 105 Diamond Back Road; Parcel A White Clouds PUD. Application No: DR 2015-33.

5. **Continued Business**

6. **Discussion Items**

7. **Adjourn**

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### Meeting Schedule:

Regular Meeting at 9:00 am on Thursday, November 12, 2015

**Minutes of the Planning and Zoning Commission  
July 31, 2015**

The Planning and Zoning Commission of the City of Sun Valley, Blaine County, State of Idaho, met in special session in the Council Chambers of Sun Valley City Hall on July 31, 2015 at 12:00 p.m.

**1. Call To Order**

The meeting was called to order at 12:01 p.m.

**Present:** Chairman Ken Herich, Commissioner Jake Provonsha, Commissioner Margaret Walker, Commissioner John O'Connor, and Commissioner Bill Boeger.

**Absent:** None.

**Also Present:** Community Development Director Jae Hill, Bill Morrison, Susan Tucker, John Carver, Council President Keith Sachs, Shaun Kelly, Wally Huffman, Paul Willies, Peter Palmedo, Lisa Steck, Nancy Humphrey, Nils Ribi, Cris Thiessen, Councilmember Jane Conard

**2. Public Comment**

None.

**4. New Business**

- A. Public hearing on the City of Sun Valley 2015 Comprehensive Plan Update: Prospector Hill Specific Plan Area and the City's Area of Impact including the Juniper Springs Parcel

The Planning & Zoning Commission began the special meeting by discussing how to designate the Juniper Springs Parcel in the City's Area of Impact on the Future Land Use Map.

Community Development Director Jae Hill provided background information on the Juniper Springs Parcel including the County zoning designations. He explained that in 2012 the City renegotiated the Area of City Impact with Blaine County and that County and State Law allow the City to prescribe future zoning for the property if it were to be annexed.

Jae Hill explained that the current Future Land Use Map designates the area in concentric circles. In examining the slope analysis, development on the steep slopes would be prohibited by the City's Hillside Development Regulations. He recommended that instead of concentric circles, the boundaries should be drawn to match the 25% slope estimated line, so that lower density residential is sited in the developable area.

Chairman Walker inquired as to whether the City had heard from the owner of the Juniper Springs Parcel. Jae Hill responded that the City had not heard from the owner and explained that the owner would be notified prior to the land use action. Commissioner Walker questioned whether or not the noticing was adequate. Chairman Herich addressed Commissioner Walker's concerns regarding noticing explaining that the City can notice a meeting with as little as 24 hour noticing. Jae Hill explained that because no action was being taken at the special meeting, 15 days of noticing are not required.

Commissioner Herich suggested that the unbuildable areas could be designated as Recreational or Open Space and areas where development is possible could be designated as Low Density Residential. Commissioner Provonsha compared the parcel to Lane Ranch North where a small area of land within

the large parcel is buildable and that development could be restrictive. Provonsha commented that for now changing the Future Land Use Designations would provide clarification for a prospective buyer.

Chairman Herich noted that the decision was minimal as the parcel is not in the City and were the parcel to be annexed it would have to go through the entire process, which would include zoning and potentially a comprehensive plan amendment. He explained that many future decisions will control the growth and development of the Juniper Springs Parcel.

The Commissioners continued to discuss which areas on the property were buildable.

Commissioner Provonsha suggested to recommend that Council change the colors on the Future Land Use Map to provide clarification that steep areas preclude development.

Chairman Herich opened the public hearing. No one had any comments. He asked whether or not the Commission should make a motion. Jae Hill answered that notes on the conversation would suffice.

Chairman Herich introduced the discussion regarding Prospector Hill and the Gateway. Jae Hill provided a summary of previous City Council deliberations on the 2015 Comprehensive Plan Update. He explained that the question before the Commission is the pattern and density of the Prospector Hill Development.

Wally Huffman came before the Commission to explain the history of the process and Sun Valley Company's proposal for development scenarios on Prospector Hill. Huffman stated that he was approached by both members of the community and members of the municipality who encouraged him to consider an alternative for developing on the Red Barn Parcel.

Huffman explained that in the most recent draft, two 44 foot high multi-family residential buildings with a total of 40 units and 32 single-family residences are proposed across from Carol's Dollar Mountain Lodge. Huffman expressed that he believes the current iteration represents a poor planning effort on the part of the Steering Committee, the Sun Valley Company, and the City Council and suggested that there must be a better solution.

Huffman described his proposal to increase development on Prospector Hill with 40 units plus the 32 units from the Red Barn Parcel expanded to an area that would equal approximately 4.5 units to the acre. The vision presented was to create a development similar to White Clouds and the Diamond Back Townhomes with single, two-, and four-plex buildings that appear to be a residential neighborhood as opposed to big box buildings on the road.

Huffman explained that a significant objection expressed by the community and City Council is that the development will obstruct the iconic view corridor along Elkhorn Road. Huffman disagreed that this development would not disrupt the view but respects these residents' feelings. The proposal would not disrupt the view any more than the Lodge or Wildflower Condominiums and does not interrupt the view of the Boulder Mountains.

The Commissioners asked various questions regarding Wally Huffman's proposal.

Huffman went on to describe the renderings from multiple perspectives of two development scenarios with the same densities in response to the concerns regarding the view corridor as well as renderings of the original plan.

Commissioner Provonsha asked Wally Huffman which development scenario was his favorite. Huffman expressed that his first choice would be increased densities with height limits but he was amenable to moving the development behind City Hall.

The Commissioners continued to discuss the development scenarios with Huffman.

Chairman Herich asked Huffman for clarification on his definition of the Gateway. Huffman responded that the community is emotional about the Gateway and he hopes to find a quid pro quo that works for the Holding family.

Chairman Herich mentioned the existing zoning on Penny Hill. He expressed that he considers Penny Hill as part of the Gateway and questioned the parcel's Future Land Use Designation. Huffman responded that he proposed that the 100 plus units on Penny Hill be transferred to the Cottonwoods Parcel. Penny Hill would be designated as Open Space and the Cottonwoods Parcel would be designated as an extension of the Commercial Core. The Steering Committee agreed with this proposal and the Planning & Zoning Commission recommended the plan to City Council.

Chairman Herich reiterated that a comprehensive plan does not have the force of law. The Future Land Use Designations still must go through the zoning process. He explained that the comprehensive plan was a guiding document.

The Commissioners continued to discuss densities, acreage, and height limitations for the development on Prospector Hill with Wally Huffman.

Chairman Herich opened the public hearing.

Cris Thiessen commented that nothing that Wally Huffman proposed will change the view corridor as long as the building heights are regulated. He stated that he doesn't understand why the process has progressed into densities because the Comprehensive Plan is supposed to be a vision. He expressed that City Council is making the process more difficult than necessary.

Chairman Herich asked for clarification and whether or not Thiessen would have supported their decision had the City Council passed the current iteration of the Comprehensive Plan Update.

Cris Thiessen responded that he would have supported that decision because after the Comprehensive Plan is passed the City can decide what to do with the Red Barn Parcel and Prospector Hill. Thiessen stated that he feels like that City is spending too much time on this process.

Peter Palmedo read a previously written note for the public record to provide background information regarding the process. Palmedo expressed that the main point is that the Steering Committee worked very hard to present the City Council a document that maintained consensus and was endorsed by the committee including Wally Huffman and Tim Silva. He stated that moving a problem doesn't solve a problem.

Chairman Herich asked Palmedo to define the problem. Palmedo responded that these deliberations were precipitated by individuals who wish to move development from the Red Barn Parcel. He elaborated that while the community agrees that the Red Barn Parcel should be preserved as open

space, there are other alternatives and cooperative solutions. He expressed his hope that the Planning & Zoning Commission recommend the plan that was already put forward, that City Council pass the Comprehensive Plan Update, and that the community think about how to potentially protect the Red Barn in the future.

Wally Huffman commented that numerically yes there was consensus, but the two votes in opposition represented the only property owners. The result did not represent the best interest of the only landowner who was affected by the plan.

Peter Palmedo commented that Wally Huffman and Time Silva endorsed the plan.

Nils Ribí commented that he found the Steering Committee meetings to be collaborative and that the result was not one citizen's vision or the owner's plan but the community's vision. He stated that some community members feel the process is being hijacked. He questioned why all of the development must be moved to Prospector as opposed to dispersed to other parcels.

Paul Wilson commented that he was concerned about the increased density in the area and issues such as parking. He elaborated that the neighborhood is single-family and that he doesn't believe the infrastructure can handle increased development.

Commissioner Boeger asked Wally Huffman for clarification as to whether these options were developed in recent response to the neighbors in Bitterroot as these scenarios were not previously discussed during the Steering Committee. Huffman responded that the Steering Committee discussed the Red Barn and Prospector Hill proposals at length. The particular option presented at this special meeting was in response to citizens and City Council.

Peter Palmedo commented that the Committee evaluated the proposals and came to the conclusion that the development in the Red Barn was appropriate and balances the Gateway. He elaborated that 80% of the members agreed with the density designations and while Huffman had discussed expansion on Prospector Hill his proposal was not adopted by the Steering Committee.

Cris Thiessen commented that the Steering Committee decided to keep Penny Hill as greenspace in exchange for development of the parking lot and also Prospector.

Nancy Humphrey commented that she agreed that development on the dust bowl parcel benefits the Sun Valley Company as it is close to all of the amenities and also benefits the Sun Valley corridor. She explained that the plan to move the units from the Red Barn Parcel to Prospector benefits the community at large on a very emotional issue, which is the Gateway. She urged the Planning and Zoning Commission to adopt the new plan.

Chairman Herich closed the public hearing.

Commissioner O'Connor stated that he felt that it was wrong to bring these new concepts at such a late date. He elaborated that it was an insult to the Steering Committee and the Planning and Zoning Commission to present these new ideas with not even two weeks to make changes. He explained that he felt the new concepts Wally Huffman presented were wonderful and he would accept the proposal after the Comprehensive Plan was adopted.

Chairman Herich stated that the new proposals did not need to come to the Planning & Zoning Commission but the City Council wanted their input.

Commissioner Boeger stated that there are elements of the new proposal that are appealing but that he was disinclined to modify the Commission's recommendation to City Council.

Commissioner Provonsha stated that he was glad to be able to have this discussion. He emphasized that he wants to find a solution but agreed with Commissioner Boeger. He stated that while this was a helpful discussion, he liked the document the Commissioners previously recommended to City Council and even though it was not perfect, the plan was a compromise.

Commissioner Walker stated that she appreciated the opportunity to examine the proposal and liked Wally Huffman's vision but that she felt the discussion can happen at another time. She explained that she stands behind the process and wants to pass on the current document to City Council.

Chairman Herich stated that he liked the idea of increased density by Dollar Mountain. He explained that he liked the versions presented by Wally Huffman and elaborated that he agrees that having two big buildings is an ugly solution.

Commissioner Provonsha noted that the plan would not necessarily materialize in 10 or 15 years. Chairman Herich responded that the reality is that development will be market driven and the decision doesn't preclude Sun Valley Company from proposing the development with a comprehensive plan change. He stated that the opportunity the Commission is missing is closing out development in the Gateway.

Wally Huffman stated that 99% of residents think the Comprehensive Plan is a zoning ordinance.

The Commission continued to discuss changes to the Comprehensive Plan including change the City's 5 acre parcel to Public/Quasi Public as well as the new fire station location.

## **MOTION**

Commissioner Walker moved to pass onto the City Council the Comprehensive Plan as presented in the past with the change to the City Hall area to include a potential fire station, which is shown on page 70 of the packet in the Prospector LUPA, seconded by Commissioner Provonsha. Commissioners Boeger and Walker were in favor. Chairman Herich voted nay. The motion passed 4-1.

## **7. Adjourn**

### **MOTION**

Chairman Herich moved to adjourn, seconded by Commissioner O'Connor. All in favor. The motion carried.

The meeting adjourned at 2:15 pm.

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Ken Herich, Chairman

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Alissa Weber, City Clerk

**Minutes of the Planning and Zoning Commission  
September 24, 2015**

The Planning and Zoning Commission of the City of Sun Valley, Blaine County, State of Idaho, met in regular session in the Council Chambers of Sun Valley City Hall on September 24, 2015 at 9:00 a.m.

**1. Call To Order**

The meeting began with site visits at 9:00 a.m. at 212 Bitterroot Drive #7 and #8. The Commission reconvened at 9:57 a.m. in the Council Chambers and Chairman Ken Herich declared a quorum present.

**Present:** Commission Chairman Ken Herich; Commissioners Bill Boeger, Jake Provonsha, John O'Connor and Margaret Walker.

**Also Present:** Community Development Director Jae Hill, City Attorney Adam King, City Clerk Alissa Weber, JK Humphrey, Linda Sisson, Jolyon H. Sawrey, Rick Rausch, Peter Hendricks.

**2. Public Comment**

None.

**3. Consent Agenda**

**A. Draft Minutes from the Planning and Zoning Commission Meeting of May 28, 2015.**

Commissioner John O'Connor moved to approve the minutes from the May 28, 2015 Planning and Zoning Commission meeting, seconded by Commissioner Margaret Walker. All were in favor, none opposed. The motion carried.

**B. Draft Minutes from the Planning and Zoning Commission Meeting of July 9, 2015**

Commissioner Jake Provonsha suggested changing the word "Commissioner" to "Commissioners" on the bottom of page 3 of the minutes.

Commissioner John O'Connor moved to approve the minutes from the July 9, 2015 Planning and Zoning Commission meeting with the suggested change, seconded by Commissioner Jake Provonsha. All were in favor, none opposed. The motion carried.

**4. New Business**

**A. Rick Rausch for Linda Sisson/Seastar LLC; Public hearing for a Design Review Application proposing the construction of a 135 first floor addition, a 220 square foot garage addition, and an interior remodel to an existing attached townhouse unit within the Single-Family Residential Zoning District (RS-1). Location: Trail Creek Sub Resub Lot 34: Lot 8 and 1/10 Lot 11; 212 Bitterroot Drive #8. Application No: DR 2015-13.**

Chairman Ken Herich noted there was a site visit prior to the Commission reconvening in Chambers.

Rick Rausch, representing the applicant, presented. He discussed drawing a1.1, showing the retaining wall in relation to the driveway. He stated the height of the wall is 48 inches tall, which is the maximum allowable. He stated the setback is 15 feet measured to the corner of the garage. Rausch pointed out on the drawings where the garage addition will be located.

Commissioner O'Connor asked about the boiler and heating. Rausch replied that the house has radiant electric heat. He noted there is an existing furnace that will stay for the downstairs. He explained the

purpose of an additional boiler is to do a snow melt on the driveway and back patio and will be vented out of the back wall. He noted this will require an additional meter.

Chairman Herich asked about elevations on the building. Rausch referred to rendering a2.3. He noted the proposed back elevation maximum height is 24 feet 6 inches. Chairman Herich asked if there were any planned lighting additions. Rausch referred to e1.1 and confirmed the light fixtures are an obscured glass. Commissioner O'Connor asked about the chimney, which Rausch responded is not changing.

Commissioner O'Connor asked about the construction management plan. Rausch described the parking, disposal, and storage plan. Community Development Director Jae Hill stated that the construction management plan will be submitted along with the building permit.

Chairman Herich left the Council Chambers.

Commissioner Provonsha asked for disclosures of conflicts from the Commissioners. None were stated.

Commissioner Provonsha opened the public hearing on the application. Seeing no public comment, he closed the public hearing.

Commissioner O'Connor moved to approve DR 2015-13 with the already incorporated conditions of approval, seconded by Commissioner Walker. The Commission elected to postpone the vote until Chairman Herich returned to the meeting.

#### **BREAK**

The Commission took a break at 10:18 a.m.

The Commission reconvened at 10:24 a.m.

Chairman Herich asked about the letter from the Fire Department. Jae Hill noted it was not prepared yet but was part of the Conditions of Approval.

The Commission voted on the motion. All in favor, none opposed. The motion carried.

- B. [Jolyon Sawrey, AIA, for Joe & Susie Tavarez; Public hearing for a Design Review Application proposing the construction of a 205 square foot ground floor addition, the conversion of a 353 square foot garage to livable space, the addition of a new 359 square foot garage, and an interior remodel to an existing attached townhouse unit within the Single-Family Residential Zoning District \(RS-1\). Location: Trail Sub Resub 34: Lot 7 1/10 Lot 11; 212 Bitterroot Drive #7. Application No: DR 2015-36.](#)
- C. [Jolyon Sawrey, AIA, Joe & Susie Tavarez; Public hearing for a Variance Application specific to the Riparian Zone Regulations of the Development Code Section 9-3J for the proposed construction of an addition \(DR 2015-36\) within the 10 foot setback from the 25 foot riparian buffer surrounding Trail Creek. Location: Trail Sub Resub 34: Lot 7 1/10 Lot 11; 212 Bitterroot Drive #7. Application No: VR 2015-01.](#)

The Commission decided to hear both items 4B and 4C concurrently.

Jolyon Sawrey, the project architect and representing the applicant, presented. He discussed an email from former Community Development Director Mark Hofman stating the foot riparian setback was not required for this property and that the application would be reviewed administratively. Community

Development Director Jae Hill clarified that the rules required a 25-foot riparian buffer with a 10-foot setback. The Commission and Sawrey held a conversation about the significance of the setbacks. The Commission noted the code was changed with respect to the riparian zone in 2006.

Sawrey made a case for his reliance on what Mark Hofman told him about the design and the relevant setbacks. He also pointed to a part of Community Development Director Jae Hill's report that states the design will not negatively affect health, safety and welfare.

Sawrey and the Commission discussed the 75% rule, which requires the entire structure to come into compliance with city code if the combined remodel or addition is 75% or greater than the original floorplan, and how it applies to the project. Sawrey explained that he originally measured the square footage from the inside of the exterior wall but Jae Hill stated he needed to measure to include the wall itself. With that measurement, the remodel was at 77% and the conformance provision was triggered. He stated he has explored other floorplans but wants the Commission to consider the current plan first.

Jae Hill explained the standards required to grant a variance, which requires a hardship not created by the applicant. The Commission discussed how this would apply to the application before them.

City Attorney Adam King cited a case litigated in Blaine County regarding reliance on staff statements that may not be in conformance with the code, which discussed expenditure of funds in reliance. Sawrey stated the applicants had expended funds relying on statements from the former Community Development Director and suggested this could be considered the hardship for the variance.

Chairman Herich noted that the design review cannot go forward without the variance.

Chairman Herich opened the public comment on both the variance and the design review.

Joel Humphrey, Sun Valley resident, addressed the history of the riparian zone amendments to the code. He stated that when it was being considered, the residents in the Bitterroot area were assured their properties would not be affected because they had already been developed. He expressed unease that it was now affecting one of his neighbors. He urged the Commission to grant the variance.

Seeing no other public comment, Chairman Herich closed the public hearing.

Chairman Herich provided a history of Code 9-3J relating to riparian zones. He noted the drafters deliberately included a purpose statement to make the intent clear. He expressed his opinion that the code did not apply to the application due to the intent and purpose statements in the code. In response to a question from Commissioner Provonsha, Chairman Herich clarified that he believes it applies to the property, but not the application. Chairman Herich stated that a decision on this application would not set a precedent; all similar applications would need to be addressed separately.

In response to a question from Commissioner Provonsha, Jae Hill reviewed the various criteria that must be met in order to grant a variance. The applicant noted that the majority of the existing structure is already in the riparian buffer.

Chairman Herich moved the conversation to the issue of the side-yard setback. Sawrey stated the applicant is willing to reduce the size of the addition to eliminate the concern about the setback. He presented renderings of that design. The Commission held a discussion about that option.

The Commission and Jae Hill held a discussion about future applications that present similar issues regarding the riparian buffer. Chairman Herich noted it is the duty of the Commission to interpret how the code applies to such applications. The Commission, Hill, and King had a conversation about language they would add to the Findings of Fact regarding the riparian zone.

Chairman Herich polled the Commissioners about the side yard setback variance and they agreed it would be difficult to meet the requirements for a variance on that portion of the application.

Hill suggested language to add as Finding of Fact number 9 related to the riparian setback variance to read, "The riparian zone standards of the Sun Valley Municipal Code 9-3J do not apply to the subject application because it does not meet the purpose of the riparian zone ordinance as described in 9-3J-1B due to the proposed addition being substantially set back further than the existing structure." The Commission agreed to that language.

The Commission discussed whether the construction would contribute to erosion because of tree removal or other activities. Sawrey assured them it would not.

With regard to the side-yard setback, Commissioner Walker stated her opinion that because there were alternative designs, the Commission should deny the variance.

Commissioner Boeger asked the applicant what the applicant would do if the Commission required they comply with the setback. Sawrey stated they would move ahead with the design review with the alternative design. City Attorney Adam King suggested adding a Condition of Approval that the new design have the portion of the design that encroached on the setback removed. The Commission discussed how to address that in the Findings of Fact and Conditions of Approval. Jae Hill recommended language for the Conditions of Approval to state: "subject application must be revised, to the satisfaction of Community Development Director and the Building Official, to limit the extent of the development to no less than ten feet from the northern property line."

Adam King suggested adding a Condition of Approval regarding compliance with a letter from the Fire Code Official.

#### **MOTION**

Commissioner Jake Provonsha moved to approve DR 2015-36 with the following additions: add Finding of Fact number 9 regarding the riparian zone as stated in the minutes; add a Condition of Approval regarding the side yard setback as stated in the minutes; and add a Condition of Approval regarding a pending Fire Department letter, seconded by Commissioner Margaret Walker. The Commissioners elected to delay voting on the motion until after they more carefully examined the design-review portion of the application.

Chairman Herich asked that the standard conditions of approval be included.

Chairman Herich suggested amending Condition of Approval number 6 to read "All exterior light fixtures shall be brought into compliance with the current light ordinance." Sawrey stated they will be changing all light fixtures.

The Commission and applicant discussed the roofing materials and whether the entire roof would be replaced. The Commission suggested adding a condition of approval that “all shakes be removed and replaced with asphalt shingles to match the materials proposed for the new roof and to recommend the applicant coordinate with the neighbors on color.” Sawrey stated that was acceptable to the applicant.

The Commission and Sawrey discussed the construction management plan and siding on the house.

**AMENDED MOTION**

The Commission amended the motion to add the additional Conditions of Approval regarding the exterior light fixtures and roofing material, as noted in the minutes. The Commission voted on the motion as amended. All in favor, none opposed. The motion carried.

Joel Humphrey suggested the City consider rewriting the ordinance to make it clearer as to how it applies to similar circumstances.

**6. [Discussion Items](#)**

Jae Hill noted that the next meeting would be on October 8, 2015.

**7. [Adjourn](#)**

**MOTION**

Commissioner John O'Connor moved to adjourn, seconded by Commissioner Jake Provonsha. All in favor. The motion carried.

The meeting adjourned at 12:44 p.m.

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Ken Herich, Chairman

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Alissa Weber, City Clerk

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

**From:** Jae Hill, AICP, CFM, Community Development Director  
**Meeting Date:** 8 October 2015

**MASTER PLAN DEVELOPMENT AMENDMENT (MPD2015-01)**

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**APPLICANT:** Benchmark Associates for Sun Valley Company

**LOCATION:** White Clouds Subdivision

**ZONING DISTRICTS:** Multi-Family Residential (RM-1) Zoning District

**REQUEST:** To amend the previously approved 2006 Master Plan for the White Clouds (formerly Gun Club LUPA) to provide a range of permitted dwelling units (26 to 36) and to permit the addition of single-family dwellings as a use in the multi-family zoned parcels.

**ANALYSIS:** The original 2006 approval of the Master Plan for the White Clouds (formerly Gun Club LUPA) Area specified a precise number of 365 multi-family units to be constructed. Densities were presumed at 8-12 dwelling units per acre. In the 2014 Amendment, the applicants reduced that number to a specific 48 multi-family units with no mention in the approval for a range of densities. Twelve of those units were constructed in the White Clouds Townhomes, with 36 approved for the Diamond Back Townhomes development. This application provides a range of units that may be constructed, with a maximum of 36 and a minimum of 26; the current proposals are for 31 units, as opposed to the previously approved and platted 36. The range of units allowable ensures that future changes - responding to market conditions - don't require as strict a level of review as a Master Plan Amendment.

This project is subject to review by the Commission and City Council due to language in the City's Municipal Code stating:

*6. Major And Minor Amendments: An approved MPD may be amended at any time using the process set out herein, and may be amended simultaneously with the processing of a development application. The director shall decide whether a proposed amendment is a "major" or "minor" amendment. In order to initiate an amendment, the applicant shall submit to the director an application on those items that would change if the proposed amendment were approved. Review of applications for amendments shall be governed by those criteria set forth in subsection E of this section. Approved amendments shall be recorded as set forth in subsection D7 of this section.*

*a. Major Amendments: Changes of the following types shall define an amendment as major:*

***(1) Changes which would modify or reallocate the allowable building height, mix of uses, or density of a development;***

The subject application proposes to alter the permissible density by reducing it from the previously approved 5.5 units per acre to as low as 4 units per acre. The subject application also proposes to allow single-family

units, with a townhome style of ownership, to be allowed in the development despite the RM-1 Multi-family Zoning District prohibiting such uses.

The request to allow for single-family homes in the Multi-family Zoning District, and the reduction in density, result in a multi-family zoned parcel which has lower densities than even the RS-2 (Cluster Single Family) zone. The original intent of the high number of dwelling units in the Gun Club LUPA was to provide for a large number of dense, more affordable homes; the recent applications and amendments have reduced the number of permitted multi-family units to as low as 10% of the original Master Plan approval. The processes outlined in SVMC § 9-5B-6 [Master Plan Development] allow for alteration of the original Master Plan provided the project conforms to the intent and guidelines of the Comprehensive Plan; this project now meets the minimum prescribed by that document in density and form.

**RECOMMENDATION:** Staff recommends approval of Master Plan Development (Amendment) Application MPD2015-01.

**RECOMMENDED MOTION:** "I move to approval recommend to the City Council of Master Plan Development Application MPD2015-01, amending the previously approved 2006 Master Plan for the Gun Club LUPA, pursuant to the Findings of Fact."

**ALTERNATIVE ACTIONS:** Recommend denial of the application and draft findings supporting denial.

**ATTACHMENTS:**

1. Findings of Fact
2. Application Materials

***Draft***  
**FINDINGS OF FACT AND CONCLUSIONS OF LAW**  
**CITY OF SUN VALLEY**  
**MASTER PLAN DEVELOPMENT AMENDMENT**

Project Name: **Master Plan Development Amendment MPD2015-01**

Applicant: **Benchmark Associates for Sun Valley Company**

Location: **White Clouds Subdivision, Parcels A, B, E, & J**

Zoning Districts: **Multi-Family Residential (RM-1) Zoning District**

Project Description: Amend the previously approved Master Plan for the White Clouds (formerly Gun Club LUPA) to provide flexibility in the number of permitted dwelling units to a range between 26 and 36 units, and to permit the addition of single-family dwellings as a use on multi-family zoned parcels in the development.

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-6 (MASTER PLAN DEVELOPMENT)**, the Planning and Zoning Commission shall make the following findings:

1. The MPD is consistent with the city comprehensive plan, as amended, including the future land use map and the land use planning area guidelines and land use designations, if applicable; **the request allows for flexibility in applying a variety of single-family and multi-family housing types in a variety of zoning districts, while keeping the permitted densities above the minimum required 4 units per acre in the "Medium Density Residential" land use designation.**

2. The MPD complies with each applicable element of the purpose SVMC § 9-5B-6, as set out in subsection A;

1. Implement the goals and objectives of the city's comprehensive plan, as amended, including the future land use map, the land use designations and the land use planning area guidelines, if applicable; **the request allows for flexibility in applying a variety of single-family and multi-family housing types in a variety of zoning districts, while keeping the permitted densities above the minimum required 4 units per acre in the "Medium Density Residential" land use designation.**

2. Contribute to the social, economic and environmental sustainability of the city; **this application provides housing units which will bring in residents and visitors to the area, providing further economic vibrancy.**

3. Strengthen the resort character of the city; **the applicant is proposing the density reduction to provide market-rate dwelling units for second-home owners and visitors, adjacent to the golf course and near the resort core.**

4. Develop in a manner that is highly respectful of the natural setting, that is at a human scale and ensures neighborhood compatibility; **the reduction in the number of units will increase the amount of open space in the development, enhancing views to natural features.**

5. Provide for an integrated transportation system which prioritizes a pedestrian environment and mass transit and reduces vehicular trips; **the project contains sidewalks and is adjacent to community bike paths.**
  6. Result in a contribution of amenities to the community, including maintaining public access to recreational facilities; **previous approvals ensured public access to the White Clouds Golf Course and adjacent trails.**
  7. Designate and protect open site area in perpetuity; **previous approvals ensured the protection of open space and natural views.**
  8. Provide for a mix of housing types for visitors and year round and seasonal residents; **the proposal will allow for a mix of single-family and multi-family dwellings.**
  9. Provide for the housing needs of the work force through a variety of dispersed units within the city, or an alternative area as approved by the city council; **previous approvals addressed the need for workforce housing, and this approval reduces the demand for such housing.**
  10. If necessary, plan for the coordinated and phased construction of infrastructure, including public facilities and transportation system components; **this is not applicable, as the infrastructure is already installed.**
3. The MPD meets the minimum requirements of this chapter; **the amendment meets the intent and requirements of the chapter as indicated in the other requisite findings.**
  4. The MPD promotes the orderly planning and development of land, as set forth in the purpose for this process, subsection A of this section; **the amendment meets the purpose as outlined in required finding #2.**
  5. The MPD has been properly noticed and public hearing held in accordance with this code; **notice was provided in the Idaho Mountain Express legal ads on September 23rd, September 30th, and October 7th, and a display ad on October 7th; in five locations throughout the city; and by direct mail to the owners. A public hearing was conducted by the Planning and Zoning Commission on October 8th.**
  6. The MPD complies with all city zoning regulations and codes in effect at the time of the MPD application. (Ord. 386, 4-19-2007). **The amendment, pursuant to other related applications and approvals, will meet all regulations associated with the RM-1 zoning district.**

**CONDITIONS OF APPROVAL**

1. Prior to any new construction activity, the applicant shall receive City approvals specific to each of the phases and elements in the Master Plan, as may be applicable, including design review, grading permits, building permits, construction management plans, etc.
2. The Master Plan Development Amendment approval shall be recorded with the Office of the County Recorder, Blaine County, Idaho as per the requirements of Municipal Code Section 9-5B-6. All approved MPDs, and all approved amendments to such MPDs, specifying the land within its boundaries, shall be recorded in the Blaine County recorder's office with a notation that all land within such boundaries shall be subject to the provisions of such MPD or amendment unless or until amended. Such recording shall be a "memorandum of MPD" stating generally that the site has been approved as an MPD (MPD Amendment) on file with the city.

**CONCLUSIONS OF LAW**

The Sun Valley City Council concludes that the White Clouds Master Plan Development Amendment meets the standards for approval under Title 9, Chapter 5, City of Sun Valley Municipal Code provided the above conditions of approval are met.

**DECISION**

Therefore, the Sun Valley City Council **approves** the subject Master Plan Development Amendment Application No. MPD 2015-01 for the White Clouds Development subject to the Conditions of Approval above.

Dated this 8th day of October, 2015.

\_\_\_\_\_  
Dewayne Briscoe, Mayor  
City of Sun Valley

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

ATTEST:

\_\_\_\_\_  
Alissa Weber, City Clerk  
City of Sun Valley

APPLICATION TO AMEND MASTER PLAN APPLICATION  
SUN VALLEY COMPANY  
GUN CLUB LUPA PUD  
APPLICATION NO. MPD 2006-03-017, MPD 2014-02  
September 2015

The City of Sun Valley approved the Sun Valley Company Gun Club LUPA PUD, Application Number CUP2007-05 on February 21, 2008, signed by Mayor Wayne Willich on March 1, 2008. The City of Sun Valley Adopted Ordinance No. 403 on April 23, 2008 which amended the official zoning map of the 334.08 acre portion of the Sun Valley Resort property. The resulting zoning for the subject property is Recreation (REC) District, Open Space (OS) District, Rural Estate and Ranch (RA) District, and Multi-Family Residential (RM-1) District. The City of Sun Valley approved the White Clouds Corrected A Planned Unit Development, recorded under Instrument No. 571308, records of Blaine County. The City of Sun Valley approved the White Clouds, Corrected: Parcels A, B & J Amended, recorded under Instrument No. 620423.

The Sun Valley Company wishes to amend the Master Plan Application as follows:

- Parcel A Amended of White Clouds, Corrected: Parcels A, B & J Amended shall be developed to a range of between 26 to 36 units. See Attached Exhibits A & B.
1. The land uses and density is appropriate for the property and the surrounding neighborhood. Townhouse development is appropriate for the RM-1 Multi Family Zoning District, and the proposed density is consistent with the Gun Club LUPA for Parcel A, within the range of 4 – 14 units per acre.
  2. The land uses and density is consistent with the goals of the city comprehensive plan; specifically **Goal 4: Promotes Development that is Context- Sensitive and Complementary to Adjacent Property**. Parcel A will be developed with a density from 26 units to 36 units.
  3. The land uses and density within Parcel A will not affect the character of the neighborhood in a materially adverse manner. No additional sublots are proposed and the range of units from 26 to 36 units is consistent with the character of the neighborhood.
  4. The land uses and density with the range of units from 26 to 36 units within Parcel A will not cause undue traffic congestion, or dangerous traffic conditions. The reduction in number of townhouse units will reduce traffic.

5. The land uses and density are in conformance with all applicable development standards of the Municipal Code and the Gun Club Design Guidelines accepted by the city. The Gun Club PUD development greatly balances the residential development allowed within the LUPA with significant and permanent preservation of the overall steep slope areas, soil conditions, ridges, ridge lines, ridge tops, knolls, saddles, summits, wildlife habitat, natural features, and hydrology conditions.
6. The land uses and density proposed are appropriate to the location, neighborhood, and community and are consistent with the uses permitted in the Comprehensive Plan and approved Master Plan for the Gun Club LUPA. The PUD site lies within the Gun Club LUPA, is sensitive and consistent with the existing open space areas to the north and west outside the City, and is compatible with and complimentary to the land uses existing and envisioned for the Resort. A mix of residential structures will be included within the PUD area as the thirty single family lots will be bordered by multi-family development clustered adjacent to the golf course and the Trail Creek Road right-of-way. As required by the Gun Club Design Guidelines and Comprehensive Plan, the PUD's residential development will respect the traditional mass and scale of neighborhood development within the City and the building forms transitioning from multi-family parcels to the adjacent single-family lots shall reflect the required mix of structural form. The land uses and development within the PUD will be supported by adequate public facilities and services based on adequate sewer and water utilities, a direct access to existing improved right of ways, and adequate fire and police service.
7. The land uses and density within the PUD will be supported by adequate public facilities and services based on adequate extended sewer and water utilities, a direct access to existing improved right-of-ways, and adequate fire and police service.
8. The land uses, density and associated design and grading is consistent with the Comprehensive Plan, the Future Land Use Map, the Gun Club LUPA, the Gun Club Master Plan, and the City of Sun Valley Municipal Code. The design of the residential component of the Gun Club LUPA substantially conforms to the intent and purpose of the Hillside Ordinance and seeks deviation from six specific sections of the Municipal Code due to the greatly varied topography of the area. The development and associated projects and improvements are a significant benefit to the Resort, public, City, and region and implements key goals and policies specified in the Comprehensive Plan.

9. The land uses and density will not unreasonably diminish the health, safety or welfare of the community and will significantly improve the welfare of the community and region by providing improved recreational open space and residential uses.
10. The land uses and density are consistent with the transportation goals and policies of the City through maximizing transit and multi-modal forms of transportation to serve the Gun Club area via the looping public street design, multi-use path extensions, and extensive system of public hiking and biking trails.

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

**From:** Jae Hill, AICP, CFM, Community Development Director  
**Meeting Date:** 8 October 2015

**PLANNED UNIT DEVELOPMENT (CUP2015-01)**

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**APPLICANT:** Benchmark Associates for Sun Valley Company

**LOCATION:** White Clouds Subdivision

**ZONING DISTRICTS:** Multi-Family Residential (RM-1) Zoning District

**REQUEST:** Amend CUP2007-05 (Gun Club LUPA PUD) to allow single-family homes in the RM-1 Zoning Districts within the White Clouds Subdivision.

**ANALYSIS:** The applicant proposes to add single family homes to the RM-1 Multi-family Zoning District. Single-family dwellings are not a permitted use in the RM-1, but non-permitted uses can be added to a zoning district subject to approval of a Planned Unit Development. Since the area is already a PUD, the existing PUD must be amended. Planned Unit Developments are approved via the Conditional Use Permit approval process, and using the CUP's required findings, subject to the qualifications detailed in SVMC § 9-5B-7.

*1. A planned unit development may include any use allowed either as a permitted or conditional use in any of the zoning districts of the city. **Single-family homes are permitted in other zones, including the RA, RS-1, and RS-2 districts.***

*2. Minimum size of a planned unit development shall be at least four (4) acres. **The entirety of the White Clouds PUD is 324.8 acres.***

There are already four single family "townhomes" approved in the White Clouds Townhomes, the development immediately across from the Sun Valley Golf Club, and one constructed in the Diamond Back Townhomes. This approval brings their existence into legal compliance with our code.

**RECOMMENDATION:** Staff recommends approval of CUP2015-01 amending the Planned Unit Development (CUP2007-05) for the White Clouds Subdivision.

**RECOMMENDED MOTION:** "I move to recommend approval to the City Council of Conditional Use Permit CUP2015-01, amending the previously approved 2007 Gun Club LUPA PUD Application, pursuant to the Findings of Fact."

**ALTERNATIVE ACTIONS:** Move denial of the application and draft findings supporting denial.

**ATTACHMENTS:**

1. Findings of Fact
2. Application Materials

*Draft*  
**FINDINGS OF FACT AND CONCLUSIONS OF LAW  
CITY OF SUN VALLEY  
PLANNED UNIT DEVELOPMENT AMENDMENT**

Project Name: **Planned Unit Development Amendment CUP2015-01**  
Applicant: **Benchmark Associates for Sun Valley Company**  
Location: **White Clouds Subdivision, Parcels A, B, E, & J**  
Zoning Districts: **Multi-Family Residential (RM-1) Zoning District**  
Project Description: Amend the previously approved Planned Unit Development for the White Clouds (formerly Gun Club LUPA) to permit the addition of single-family dwellings as a use in multi-family zoned parcels.

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-7 (PLANNED UNIT DEVELOPMENT)**, the Planning and Zoning Commission shall make the following findings:

1. The use is appropriate to the location, the lot, and the neighborhood, and is compatible with the uses permitted in the applicable zoning district; **single-family homes are not substantially less dense or more impactful than the duplex and four-plex homes already permitted in such zoning districts where the multi-family uses are permitted.**
2. The use will be supported by adequate public facilities or services to the surrounding area, or conditions can be established to mitigate adverse impacts; **all public services exist to serve the proposed uses or are currently in construction.**
3. The use will not unreasonably diminish either the health, safety or welfare of the community; **single-family homes are similar to other residential uses in the same zoning district.**
4. The use is not in conflict with the comprehensive plan or other adopted plans, policies, or ordinances of the city. **The Planned Unit Development process was specifically created to allow flexibility in implementing the zoning code while achieving the financial and pragmatic goals of the applicants.**

**CONDITIONS OF APPROVAL**

1. Prior to any new construction activity, the applicant shall receive City approvals specific to each of the phases and elements in the Planned Unit Development, as may be applicable, including design review, grading permits, building permits, construction management plans, etc.

**CONCLUSIONS OF LAW**

The Sun Valley City Council concludes that the White Clouds Planned Unit Development Amendment meets the standards for approval under Title 9, Chapter 5, City of Sun Valley Municipal Code provided the above conditions of approval are met.

**DECISION**

Therefore, the Sun Valley City Council **approves** the subject Master Plan Development Amendment Application No. CUP 2015-01 for the White Clouds Development subject to the Conditions of Approval above.

Dated this 8th day of October, 2015.

\_\_\_\_\_  
Dewayne Briscoe, Mayor  
City of Sun Valley

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

ATTEST:

\_\_\_\_\_  
Alissa Weber, City Clerk  
City of Sun Valley

APPLICATION TO AMEND CONDITIONAL USE PERMIT  
SUN VALLEY COMPANY  
GUN CLUB LUPA PUD  
APPLICATION NO. CUP2007-05  
September 2015

The City of Sun Valley approved the Sun Valley Company Gun Club LUPA PUD, Application Number CUP2007-05 on February 21, 2008, signed by Mayor Wayne Willich on March 1, 2008. The City of Sun Valley Adopted Ordinance No. 403 on April 23, 2008 which amended the official zoning map of the 334.08 acre portion of the Sun Valley Resort property. The resulting zoning for the subject property is Recreation (REC) District, Open Space (OS) District, Rural Estate and Ranch (RA) District, and Multi-Family Residential (RM-1) District. The City of Sun Valley approved the White Clouds Corrected A Planned Unit Development, recorded under Instrument No. 571308, records of Blaine County. The City of Sun Valley approved the White Clouds, Corrected: Parcels A, B & J Amended, recorded under Instrument No. 620423.

The Sun Valley Company wishes to amend the PUD Conditional Use Permit as follows:

- Single family residential dwellings in a townhouse form of ownership with adjoining common area may be allowed.

Proposed Findings of Fact/Conclusions of Law

1. The applicant is the Sun Valley Resort and the subject property is a portion of Sun Valley Company property located on the west and east sides of Trail Creek Road, north of the Resort Core and known as the Gun Club Land Use Planning Area (LUPA). The development area is entirely within the Gun Club LUPA and was rezoned in conformance with the Land Use Designations specified by the City of Sun Valley Comprehensive Plan.
2. The proposed application is to amend CUP 2007-005 to allow single family residential dwellings in a townhouse form of ownership with adjoining common area.
3. The 324.8-acre Gun Club PUD meets the minimum 4-acre area requirement for submittal of an application and all proposed land uses are consistent with the Comprehensive Plan for the Gun Club LUPA. All required materials for review and approval of a PUD application were submitted by the applicant and all applicable PUD procedures and policies of the Municipal Code were met.
4. With granting of the degree of deviation from Municipal Code requested by the application and summarized above, the Gun Club PUD is in conformance with all applicable development standards of the Municipal Code and the Gun Club Design Guidelines accepted by the city. The Gun Club PUD development greatly

balances the residential development allowed within the LUPA with significant and permanent preservation of the overall steep slope areas, soil conditions, ridges, ridge lines, ridge tops, knolls, saddles, summits, wildlife habitat, natural features, and hydrology conditions.

5. The land uses proposed are appropriate to the location, neighborhood, and community and are consistent with the uses permitted in the Comprehensive Plan and approved Master Plan for the Gun Club LUPA. No evidence has been submitted that the proposed land uses will result in significant negative impacts on adjacent properties and land uses. The PUD site lies within the Gun Club LUPA, is sensitive and consistent with the existing open space areas to the north and west outside the City, and is compatible with and complimentary to the land uses existing and envisioned for the Resort. A mix of residential structures will be included within the PUD area as the thirty single family lots will be bordered by multi-family development clustered adjacent to the golf course and the Trail Creek Road right-of-way. As required by the Gun Club Design Guidelines and Comprehensive Plan, the PUD's residential development will respect the traditional mass and scale of neighborhood development within the City and the building forms transitioning from multi-family parcels to the adjacent single-family lots shall reflect the required mix of structural form. The land uses and development within the PUD will be supported by adequate public facilities and services based on adequate sewer and water utilities, a direct access to existing improved right of ways, and adequate fire and police service.
6. The land uses and development within the PUD will be supported by adequate public facilities and services based on adequate extended sewer and water utilities, a direct access to existing improved right-of-ways, and adequate fire and police service.
7. The land uses, development and associated design and grading is consistent with the Comprehensive Plan, the Future Land Use Map, the Gun Club LUPA, the Gun Club Master Plan, and the City of Sun Valley Municipal Code. The design of the residential component of the Gun Club LUPA substantially conforms to the intent and purpose of the Hillside Ordinance and seeks deviation from six specific sections of the Municipal Code due to the greatly varied topography of the area. The development and associated projects and improvements are a significant benefit to the Resort, public, City, and region and implements key goals and policies specified in the Comprehensive Plan.
8. The PUD development will not unreasonably diminish either the health, safety or welfare of the community and will significantly improve the welfare of the community and region by providing improved recreational open space and residential uses.
9. The PUD development is consistent with the transportation goals and policies of the City through maximizing transit and multi-modal forms of transportation to

serve the Gun Club area via the looping public street design, multi-use path extensions, and extensive system of public hiking and biking trails.

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

**From:** Jae Hill, AICP, CFM, Community Development Director  
**Meeting Date:** 8 October 2015

**PLAT AMENDMENT (SUBPA2015-04)**

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**APPLICANT:** Benchmark Associates for Sun Valley Company

**LOCATION:** White Clouds Subdivision

**ZONING DISTRICTS:** Multi-Family Residential (RM-1) Zoning District

**REQUEST:** Amend the preliminary plat (SUBPP2014-03) for Parcel A Amended within the plat of *White Clouds Corrected, Parcels A, B, & J, Amended* to reduce the number of sublots from 36 to 31 and reconfigure/renumber the sublots.

**ANALYSIS:** The applicant is reducing the number of sublots (dwelling units) in the Diamond Back Townhomes from 36 to 31 with this Amendment to the previously approved plat of *White Clouds Corrected, Parcels A, B, & J, Amended*. The proposed decrease and corresponding reconfiguration of the number of sublots/dwellings is the result of the applicant responding to market conditions. Originally the White Clouds area was originally scheduled for 365 multi-family units, but that number has been reduced, as of this application to 43 luxury units across two multifamily-zoned parcels.

Applications for plat amendments are subject to the following standards, or they must be reviewed as a new application.

*E. Standards:*

- 1. A plat amendment shall not lower the dimensions of the lot below the minimum dimensional standards prescribed by this title;*
- 2. A plat amendment shall not increase the original number of properties, and may decrease the original number of properties; and*
- 3. A plat amendment shall not change or move any public streets or publicly dedicated areas in any manner.*

None of the three aforementioned standards have been exceeded, thereby allowing the reconfiguration as a Plat Amendment as opposed to a new Preliminary Plat.

A reduction in the number of units decreases the demand for water, sewer, and other public utilities as well as other public services including fire and police response. The City Engineer has reviewed the applications and recommended approval as well.

**RECOMMENDATION:** Staff recommends approval of PA2015-04 amending the previously approved plat of *White Clouds Corrected, Parcels A, B, & J, Amended*.

**RECOMMENDED MOTION:** "I move to recommend approval to the City Council of Plat Amendment PA2015-04, amending the previously approved plat of *White Clouds Corrected, Parcels A, B & J Amended*, pursuant to the Findings of Fact."

**ALTERNATIVE ACTIONS:** Move denial of the application and draft findings supporting denial.

**ATTACHMENTS:**

1. Findings of Fact
2. Application Materials

**SUN VALLEY CITY COUNCIL**

<b>PLAT AMENDMENT</b>	)	<b>FINDINGS OF FACT/CONCLUSIONS</b>
<b>PARCEL A</b>	)	<b>OF LAW, DECISION</b>
<b>WHITE CLOUDS CORRECTED PUD SUB</b>	)	<b>AND CONDITIONS</b>
<b>APPLICATION NO. SUBPA 2015-04</b>	)	

This subject Plat Amendment, a revision to the Preliminary Plat, was presented to the Sun Valley City Council for consideration on November 5, 2015 as a duly noticed public hearing to reduce the number of sublots and dwelling units from thirty-six to thirty-one, and to reconfigure the layout of said remaining sublots, on existing Parcel A Amended of the White Clouds Corrected PUD Subdivision Plat. This Plat Amendment is specific to and contingent upon City approval of associated applications including Master Plan Development Amendment MPD 2015-01, Conditional Use Permit Application CUP2015-01 to amend the Planned Unit Development, and Design Review DR 2015-33.

The City Council conducted a properly noticed public hearing, reviewed the Agenda Report and heard the comments of City staff, the applicant's representatives and the public. Additionally, the Council reviewed the approval recommendation document and suggested Findings of Fact, Conclusions of Law, and Conditions of Approval recommended by the Planning and Zoning Commission. Based on the evidence presented, the City Council hereby approves the plat amendment with the following Findings of Fact and Conclusions of Law and subject to specific conditions of approval.

**FINDINGS OF FACT/CONCLUSIONS OF LAW**

1. The applicant is Benchmark Associates, P.A. for Sun Valley Company. The subject property consists of existing Parcels A, B, and J of the White Clouds Corrected PUD Subdivision Plat. This Plat Amendment application was submitted in conjunction with Master Plan Development Amendment MPD 2015-01, Conditional Use Permit Application CUP2015-01 to amend the Planned Unit Development, and Design Review DR 2015-33. The applications were submitted to reorganize the subject area for construction of thirty-one (31) new residential townhome units on Amended Parcel A, including single-family townhome-style units.
2. The adjustment is appropriate for the lot and the surrounding neighborhood; the removal of five sublots will not adversely impact the remaining thirty-one units in the neighborhood.
3. The adjustment is consistent with the goals of the city comprehensive plan; the proposed development still meets the intent and standards of the RM-1 Multi-Family Residential zone and the Medium Density Residential land use designation of the Comprehensive Plan, which prescribes a minimum of 4 dwelling units per acre.
4. The adjustment will not affect the character of the neighborhood in a materially adverse manner; the reduction of lots and the subsequent reconfiguration of the remaining lots will result in less density and less impact on adjoining owners.
5. The adjustment will not cause undue traffic congestion, or dangerous traffic conditions. The subject request will reduce traffic demand and will not alter the previously approved road system.
6. The plat amendment will not lower the lot dimensions below the minimum standards, will not

increase the number of lots, and will not alter publicly dedicated streets or areas in any manner.

7. As required by City Code, the Planning and Zoning Commission performed a properly noticed public hearing on October 8, 2015 to receive public testimony, evaluate the project design for impacts and compliance with City standards and consider the facts and findings necessary to make a recommending decision on the application. The Planning & Zoning Commission formally recommended approval of the plat amendment application to the City Council.
8. The City Council performed a properly noticed public hearing on November 5, 2015 to receive public testimony, evaluate the project design for impacts and compliance with City standards, consider the Commission's recommendation and consider the facts and findings necessary to make a decision on the application. No significant negative impacts to the area or City due to the plat amendment have been identified by staff, the Commission or the City Council. No public comment opposing the amendment was received by the City during the Commission or Council's noticed review and comment periods.

### **DECISION**

Therefore, based upon the foregoing Findings of Fact/Conclusions of Law, the Sun Valley City Council hereby approves the plat amendment to Parcel A Amended of the White Clouds Corrected PUD Subdivision Plat, according to the plat amendment map, supporting plans, and documents submitted as part of the development application, subject to the following specific conditions of approval.

### **CONDITIONS OF APPROVAL**

1. The plat amendment and all aspects of the project design shall conform to the project drawings stamped received by the City of Sun Valley on August 11, 2015 and reviewed by the City Council on November 5, 2015.
2. This Plat Amendment is specific to and contingent upon City approval of associated applications including Master Plan Development Amendment MPD 2015-01, Conditional Use Permit Application CUP2015-01 to amend the Planned Unit Development, and Design Review DR 2015-33 to approve the townhome designs. The applicant shall satisfy all applicable conditions and requirements of these associated application approvals in addition to the conditions contained herein.

Dated this 5th day of November, 2015

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Dewayne Briscoe, Mayor  
City of Sun Valley

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Date Findings of Fact signed

ATTEST:

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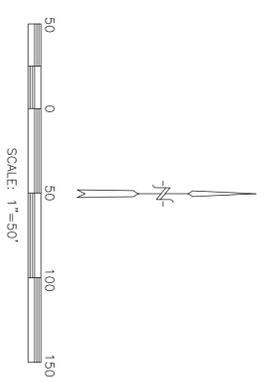
Alissa Weber, City Clerk  
City of Sun Valley

# DIAMOND BACK TOWNHOMES

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

A TOWNHOUSE SUBDIVISION OF PARCELS A, B & J AMENDED, WITHIN THE PLAT OF "WHITE  
CLOUDS CORRECTED : PARCELS A, B & J AMENDED", CREATING SUBLOTS 1 -31.

AUGUST 2015



### LEGEND

- PROPERTY BOUNDARY
- SUBLOT BOUNDARY
- LANDSCAPE BUFFER
- CULVERT EASEMENT
- CENTERLINE ACCESS EASEMENT TO BE VACATED
- CENTERLINE ACCESS EASEMENT
- SNOW STORAGE & UTILITY EASEMENT
- CENTERLINE DRAINAGE EASEMENT
- CENTERLINE DRAINAGE EASEMENT TO BE VACATED
- ORIGINAL LAYOUT - 2/26/2014
- L/C LIMITED COMMON AREA (SEE NOTE 5.)
- C/A COMMON AREA
- FOUND 5/8" REBAR
- BRASS CAP

### LINE DATA

LINE	BEARING	DISTANCE
L1	N11°00'31"W	36.15'
L2	N44°09'09"W	46.73'
L3	N31°07'38"W	43.91'
L4	N05°02'04"W	38.41'
L5	N89°59'49"W	33.51'
L6	N33°53'34"W	63.34'
L7	N21°27'48"W	44.29'
L8	N26°23'56"W	50.92'
L9	N04°46'02"W	55.72'
L10	N20°52'23"W	38.29'
L11	N11°13'33"W	32.29'
L12	N20°46'37"W	61.48'
L13	S45°50'17"E	39.15'

### CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	348.85'	113.33'	112.83'	S31°11'28"E	18°38'48"
C2	344.00'	95.96'	95.65'	S29°52'31"E	19°58'58"
C3	344.00'	45.96'	45.83'	S41°41'09"E	07°28'18"
C4	25.00'	39.57'	39.48'	S71°52'34"E	60°13'47"
C5	25.00'	39.57'	39.48'	S71°52'34"E	60°13'47"

### NOTES:

1. BASIS OF BEARINGS IS PER THE ORIGINAL PLAT OF THE WHITE CLOUDS CORRECTED P.L.D. (INST. NO. 571389) . BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER SAID PLAT. REFER TO SAID PLAT, PLAT NOTES & COCCRS AND TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF DIAMOND BACK TOWNHOMES AND/OR RESTRICTIONS REGARDING THIS PROPERTY. \*FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
2. BUILDING SETBACKS SHALL COMPLY WITH APPLICABLE ZONING REGULATIONS.
3. ALL TOWNHOUSE OWNERS SHALL HAVE MUTUAL RECIPROCAL EASEMENTS FOR EXISTING AND UNDER PRIVATE DRIVEWAYS INCLUDING BUT NOT LIMITED TO WATER, CABLE TV, SEWER, NATURAL GAS, TELEPHONE AND ELECTRIC LINES OVER, UNDER AND ACROSS THEIR TOWNHOUSE SUBLOTS AND COMMON AREA FOR THE REPAIR, MAINTENANCE AND REPLACEMENT THEREOF.
4. SUBLOT BOUNDARIES REFLECT BUILDING FOOTPRINT PER ARCHITECTS PLAN.
5. LIMITED COMMON AREA FOR DRIVEWAY ACCESS TO RESPECTIVE SUBLOTS.
6. A 30 FOOT WIDE DRAINAGE EASEMENT CENTERED ON THE REROUTED DRAINAGE DITCH IS GRANTED AS SHOWN HEREON.
7. A 15 FOOT WIDE CULVERT EASEMENT EXISTS WITHIN PARCEL A AMENDED, AS SHOWN HEREON.
8. THERE SHALL BE A 10 FOOT WIDE UTILITY, DRAINAGE AND IRRIGATION EASEMENT CENTERED ON ALL LOT LINES AND ADJACENT TO ALL STREET AND SUBDIVISION BOUNDARIES.
9. ALL REQUIRED EMERGENCY ACCESS LINES SHALL REMAIN OPEN AND UNOBSTRUCTED AND IT SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN SAID LINES YEAR-ROUND, INCLUDING BUT NOT LIMITED TO SNOW REMOVAL AND ENFORCEMENT OF NO VEHICULAR PARKING WITHIN SAID LINES AT ANY TIME.
10. THE 20 FOOT WIDE LANDSCAPE BUFFER WITHIN PARCEL A AMENDED IS RESERVED FOR TRAILS, HARDSCAPE, SIGNAGE, MONUMENT SIGNAGE, PLANTINGS OR SIMILAR USAGE.
11. A 10 FOOT ACCESS EASEMENT EXISTS ALONG THE GOLF CART PATH, TO BRENNE THE SUN VALLEY WATER & SEWER DISTRICT FOR ACCESS TO SAID SOLE CART PATH.
12. ELEVATIONS BASED ON WHITE CLOUDS CONSTRUCTION DATUM.

# PRELIMINARY PLAT

## P-2

DIAMOND BACK TOWNHOMES

LOCATED WITHIN:  
SECTION 6 & 7, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,  
CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

PREPARED FOR: SUN VALLEY COMPANY

PROJECT NO. 13160      DATE: 08/12/2015

PRELIMINARY PLAT      DWG BY: JFG/CP      DBT PRE: PL12015.DWG      SHEET: 1 OF 1

PREPARED BY: BENCHMARK ASSOCIATES P.A.  
KITCHIK, IDAHO, 83340  
PHONE: (208) 726-9512      FAX: (208) 726-9514

## Diamondback Townhomes Preliminary Plat Review

TO: Jae Hill/City of Sun Valley

COPIES: Abby Rivin/City of Sun Valley  
Cinda Lewis, Benchmark Associates

FROM: Betsy Roberts

DATE: October 5, 2015

We received the Preliminary Plat for the Diamondback Townhomes and have conducted our review. While there are still several outstanding pieces of information, those are typically presented with the final plat. At this time, we find the Preliminary Plat to be acceptable.

**PRELIMINARY PLAT CHECK LIST**

1	<b>Subdivision Name:</b>	Diamond Back Townhomes
2	<b>Reviewer:</b>	Betsy Roberts
3	<b>Date:</b>	October 5, 2015
4	<b>Sheet Title and Preamble:</b>	Diamond Back Townhomes Located within: Sections 6&7, Township 4 North, Range 18 East, B.M., City of Sun Valley, Blaine County, Idaho A Townhouse Subdivision of Parcel A Amended, within the plat of "White Clouds Corrected: Parcels A, B, & J Amended", creating sublots 1-31. August 2015
5	<b>Basis of Bearing:</b>	OK. Basis of Bearing per original Plat referred to in Note #1. Original Basis of Bearing shown in Plat of White Clouds Corrected PUD (Inst. No. 571308)
6	<b>North Arrow:</b>	OK
7	<b>Scale and Legend:</b>	Checking legend around sublots 1 - 12
8	<b>Plat Closure:</b>	Closure report to come with final plat; check Line 1 and Line 3 (dimension was incorrect in previous subplot plats)
9	<b>Total Area:</b>	Not Shown, subplot areas shown
10	<b>Monuments:</b>	OK
11	<b>Land Corners:</b>	OK
12	<b>Initial Point:</b>	Not Shown. Referred to in White Clouds Corrected Plat.
13	<b>Street Names &amp; Width:</b>	OK - agreed names would be removed since they are private streets. Width 22' described in easement.
14	<b>Easements:</b>	Identified but not defined.
15	<b>Lot &amp; Block Numbers:</b>	OK
16	<b>Lot Dimensions:</b>	Not shown
17	<b>Curve &amp; Line Tables:</b>	Provided. Check L1 and L3 to confirm they check with Closure when done.
18	<b>Certifications:</b>	Not Shown
19	<b>Certificate of Owner:</b>	None
20	<b>Certificate of Surveyor:</b>	None
21	<b>Sanitary Restriction:</b>	None
22	<b>Agency Approvals:</b>	None
23	<b>Public Dedication:</b>	None
24	<b>Common Areas:</b>	OK

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

**From:** Jae Hill, AICP, CFM, Community Development Director  
**Meeting Date:** 8 October 2015

**DESIGN REVIEW (DR2015-33)**

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**APPLICANT:** Ruscitto/Lathan/Blanton Architects for Sun Valley Company

**LOCATION:** White Clouds Subdivision

**ZONING DISTRICTS:** Multi-Family Residential (RM-1) Zoning District

**REQUEST:** Approve the design of a new duplex townhome and the design of a new single-family unit; authorize construction of one new duplex and two new single-family units, and permit one previously constructed single-family unit.

**ANALYSIS:** Thirty-six townhomes were originally approved in Design Review DR2014-05 in a combination of duplex and four-plex configurations. Since that time, the applicant has decided to reduce the number of total units, replacing some of the four-plexes and duplexes with larger duplex units or single-family units.

Building G was the subject of miscommunication with the previous Community Development Director on the part of the applicant. Previously approved as a duplex, the applicant constructed a new single-family unit without first receiving Design Review approval; this application will permit that structure retroactively.

This application also increases the open site area provided from 37% of gross acreage in the last approval to nearly 60%, reducing development impacts in the area.

Parcel Area:	6.48 acres (282,674 sq. ft.)
Building Envelope:	N/A
Open Site Area Required:	25% of gross acreage (70,668 square feet)
Open Site Area Provided:	37% of gross acreage (104,950 square feet)
RM-1 Zone Allowable Height:	44' max.
Proposed Height of Townhome Units:	No portion exceeds 44' above existing record grade.
Setbacks: All structures meet the fifteen (15) foot minimum setback standard from the public right-of-way, RA or RS-1 districts required for the RM-1 Zoning District (Development Code Section 9-2A-3).	
Density: The 6.48 acre parcel has a maximum density permitted by RM-1 Zoning District of fourteen (14) dwelling units per gross acre (90 units max.); the project proposes 4.8 dwelling units per acre.	

The statistics for the new single family designs are as follows:

Upper Level	1059
Main Level	2418
Lower Level	1778
Total Floor Area	5255
Total Footprint	3383
Height	26'2"

The statistics for the new duplex designs are as follows:

Upper Level	1024
Main Level	1330
Lower Level	1722
Total Floor Area	4076
Total Footprint	3566
Height	40'7"

Applications for design review are subject to standards in SVMC § 9-3A-3. Many of the standards are not applicable as the buildings are simply replacing previously approved building locations with new floorplans.

*A. Design And Siting:*

*1. The design of proposed improvements is appropriate and compatible to the lot and the surrounding neighborhood. Attention has been given to the location and design of streets, view corridors, privacy of adjacent properties, outdoor spaces, shadows, solar access, view access, lighting, vehicular access, building massing, privacy of other noise generating equipment, openings and doors as these elements impact adjacent properties. **This has been reviewed and approved by the City Engineer for compliance.***

*2. The location and design of the proposed improvements has given consideration to special sites of historical, natural, ecological, architectural, archaeological, and scenic value or significance, including, but not limited to, those identified in the city's comprehensive plan. The essential character of special sites should be preserved and protected with any proposed site or structure improvements. **Not applicable.***

*3. The siting of the proposed improvements complies with the adopted uniform fire code and any other applicable regulations regarding emergency vehicle access and circulation as set forth in title 7 of this code. **The Fire Department previously approved this subdivision.***

*4. The proposed improvements are sited to meet the ingress, egress, and driveway standards and requirements set forth in title 7 of this code, and the siting standard in subsection A1 of this section. **This has been previously approved by the City Engineer.***

*5. The proposed improvements are sited to take into consideration and to mitigate natural hazards such as floodplains and avalanches as set forth in this chapter. Mitigation measures shall not adversely impact other properties. **Not applicable.***

6. *The siting of the proposed improvements minimizes interference with natural drainage patterns and is designed to minimize adverse impact on other properties. All drainage shall comply with the standards set forth in title 7 of this code; be contained on site, or be connected to drainage easements or rights of way. No drainage shall be diverted off site onto private property. **Drainage was previously approved by other subdivision and design review application.***

7. *The site design provides for adequate space or means to maintain snow storage. Snow storage areas are in accordance with the requirements set forth in article G of this chapter. **The applicant has proposed 20,675sf of snow storage area - 600sf more than required by code.***

8. *Appropriate address numbers and monuments are shown in accordance with the requirements as set forth in article G of this chapter. **The Fire Department has previously approved numbering on the project.***

9. *The siting of the proposed improvements, including streets and driveways, where applicable, minimizes hillside visibility and, where applicable, skylining by using a combination of stepped building forms, natural colors and materials, sloped roofs, and landscaping. **The development is tucked against the base of the adjoining hill.***

10. *Every lot shall be designed to be connected to public water and sewer systems, unless the property is over five hundred feet (500') from a public system as measured from the closest property line and an alternative utility system is approved by the city engineer. **Every lot is/will be connected to Sun Valley Water & Sewer District's utilities.***

*B. Grading:*

1. *Essential grading is shaped to blend with natural landforms and to minimize the necessity of padding and/or terracing of building sites. Cut and fill are shaped, rounded, minimized and nonuniform to simulate natural existing contours. **Grading has been rounded and leveled.***

2. *Areas which are not well suited for development because of existing soil conditions, ridges, ridgelines, ridge tops, knolls, saddles, summits, wildlife habitat, natural features or hydrology are allocated for open site area or recreational uses. **Not applicable.***

3. *The development is in accordance with the design criteria, as applicable, as set forth in article H of this chapter and title 7 of this code. **The project is no longer subject to Hillside Standards, post-grading.***

*C. Architectural Quality:*

1. *The proposed project maintains the quality of materials and design that is appropriate to the location, the lot and the neighborhood. **The new buildings will use similar materials to the previously approved units.***

2. *The proposed improvements conform to natural landscape features by minimizing the degree of cuts and fills. **The project has substantial cuts on the hillside area.***

3. *The plan includes the location of all exterior lighting. All lighting shall be directed onto the subject lot and shall not be directed towards other properties. **The plan includes the location of all new lighting fixtures, which are the same as the existing fully-shielded fixtures on the other buildings.***

4. *Building design includes weather protection that prevents water from dripping or snow from sliding onto pedestrian or vehicle areas or onto adjacent properties. **The building includes snow clips and gutters.***

5. *Any exterior addition or alteration to an existing building is compatible with the design character of the original building. Any new detached structure is compatible with the design character of the existing buildings and/or structure(s). **Not applicable.***

6. *All improvements are designed to minimize light and sound emanating to other properties as set forth in article B of this chapter. **The project appears to be compliant with the dark skies ordinance.***

7. *Rooftop chimneys and utilities are enclosed and design is consistent with the primary structure. **Condition is met, see plans for details.***

*D. Pedestrian And Vehicle Circulation Design:*

1. *Pedestrian and vehicle accesses are provided that meet the requirements set forth in title 7 of this code and comply with the current and future circulation plans for streets and nonvehicular paths contained in the 1997 Sun Valley transportation plan and any amendments thereto. **Access was previously approved in the subdivision application.***

2. *The site plan provides for safe and uninhibited traffic flow both within the project and onto adjacent streets. Site distances and proper signage are in accordance with title 7 of this code. **Access was previously approved in the subdivision application.***

3. *Parking areas meet aisle dimensions, backup space and turning radius requirements in accordance with title 7 of this code. **Access was previously approved in the subdivision application.***

4. *Parking areas are designed to minimize adverse impacts upon living areas and upon adjacent properties with regard to noise, light, and visual impact. **Access was previously approved in the subdivision application.***

5. *Unobstructed access for fire and emergency vehicles complies with title 8 of this code and other applicable city regulations. Unobstructed access for snowplows, garbage trucks and similar service vehicles is provided to all necessary locations within the project. **Access was previously approved in the subdivision application.***

*E. Landscaping Quality:*

1. *Landscaping provides relief from and screens building surface areas and street frontage. "Landscaping" is defined as trees, shrubs, planters, hanging plants, ground cover, and other living vegetation. **Provided.***

2. *Landscape materials and vegetation types and sizes specified are appropriate and readily adaptable to the microclimate and soil conditions of the project location. Native drought resistant and winter hardy plant materials are encouraged. **Provided.***

3. *Existing trees, shrub masses, and important landscape features are preserved where reasonable. The removal of trees, shrubs, and nonhazardous plant materials is generally limited to those essential for a sensitive development of the site. **The site was scraped clean, no vegetation was retained.***

4. *Significant landscape buffer areas between adjacent properties, different land use zones, and between streets and off street parking lots are provided. Street trees, public courtyards and appropriate pedestrian and bicycle path linkages are encouraged. **Numerous trees and vegetative screenings have been planted to reduce the visual impacts of buildings, provide a natural feel, and separate uses.***

*F. Irrigation Limits:*

1. *In order to fairly distribute available domestic irrigation water to all residential lots and parcels served by the Sun Valley water and sewer district, the total area of any lot or parcel irrigated with Sun Valley water and sewer district water shall not exceed the following:*

a. *For RA and RS-1 single-family lots, the total area of all irrigated portions of the lot or parcel shall not exceed twenty two thousand (22,000) square feet (approximately 1/2 acre). **Not applicable.***

b. *For RS-2 cluster single-family development parcels, and for RM-1 and RM-2 multiple-family development parcels, the total area of all irrigated portions of the development parcel shall not exceed fifty percent (50%) of the total development parcel size or one-half (1/2) acre of irrigated area per acre of development parcel. **Most of the irrigation is drip irrigation to individual plants; 37% of the lot is proposed to be irrigated at varying levels, but much of the vegetation is natural or scattered plantings as opposed to green, grassy lawns.***

c. *Temporary irrigation for revegetation of areas that were disturbed during construction and that when included exceed the maximum allowable irrigated area set forth herein, may be allowed up to two (2) growing seasons after landscape completion to irrigate and revegetate the disturbed areas. **Will be enforced after construction is complete and landscaping is installed.***

d. *When trees are approved in "natural grass areas" where there is little or no irrigation planned or installed, a subsurface drip system that does not irrigate beyond the "drip line" of the tree or trees may be installed to water just the trees and as such, will not count as part of the irrigation limits set forth above. **Not applicable.***

*G. Fences, Walls, Retaining Walls, Screens, And Dog Runs:*

1. *Fences, screens, and dog runs are designed to be consistent with the architectural character of the structures on the property. **None proposed.***

2. *Fencing and screening materials are finished on both sides. **None proposed.***

3. Fences, walls, retaining walls, screens, and dog runs are in accordance with the requirements set forth in article G, "Standard Regulations", of this chapter, including the provision that in all zoning districts, fences, screens, retaining walls, and freestanding walls may be approved in excess of the maximum height limit through the design review process. (Ord. 455, 12-6-2012) **None proposed.**

H. Sign Design: **Not applicable.**

I. Exterior Lighting:

1. All light sources shall comply with an approved exterior lighting plan as set forth in article B of this chapter. **See Sheet 4.0 for a lighting example; see the floor plans for light locations.**

2. All nonresidential luminaries that deviate from the requirements of article B of this chapter shall demonstrate that:

a. The proposed deviation is appropriate to the location of the lighting and the surrounding neighborhood; **Not-applicable.**

b. The proposed deviation will not unreasonably diminish either the health, safety, or welfare of the surrounding neighborhood uses; **Not-applicable.**

c. The proposed deviation will not unreasonably conflict with the general intent of article B of this chapter. **Not-applicable.**

J. Additional Evaluation Standards For Commercial, Public, And Multiple-Unit Projects (PUDs, RM-1, RM-2, SC, CC And OS-1 Zones, And Condominium And Townhouse Projects):

1. Proposed improvements are designed to maximize usable public/common space throughout the project. **Common space throughout the development, other than roads and parking areas, is not usable by the public, and instead reserved as private yards.**

2. Building walls that are exposed to street(s) are designed proportionally to human scale through the use of stepped building walls; undulating building walls; windows; balconies; mixture of materials, textures, and colors; and other architectural means. **The project is undulating in step with the natural terrain and articulated to break up building massing.**

3. Exterior circulation to public sidewalks and streets is provided. Sidewalks and thoroughfares that are covered by awnings, arcades, or other canopies for weather protection are encouraged. **The private streets connect to the public streets of Diamond Back Road and Trail Creek Road; the interior private walkways connect to the public path/trail system along Trail Creek Road.**

4. Service and delivery vehicle (garbage, supplies, laundry, etc.) access, circulation, and areas are appropriate for the size of the development. Access, circulation, snow storage, and screened trash and storage areas are depicted on the plans using flow diagrams. **The project doesn't have trash or storage areas. Snow storage is depicted on Sheet L-1.**

**RECOMMENDATION:** Staff recommends approval of DR2015-33.

**RECOMMENDED MOTION:** "I move to approve DR2015-33 to allow for construction of one new duplex and three new single-family homes, and approve the design style for future units, pursuant to the Findings of Fact."

**ALTERNATIVE ACTIONS:** Move denial of the application and draft findings supporting denial.

**ATTACHMENTS:**

1. Findings of Fact
2. Application Materials

*Draft*  
**FINDINGS OF FACT AND CONCLUSIONS OF LAW  
CITY OF SUN VALLEY  
DESIGN REVIEW**

Project Name:           **Design Review Application DR2015-33**  
Applicant:             **RLB Architectura for Sun Valley Company**  
Location:              **Diamond Back Townhomes, Parcel A, White Clouds Sub.**  
Zoning District:       **Multi-Family Residential (RM-1) Zoning District**  
Project Description:   Application for the proposed construction of one duplex townhome (Bldg. H) and two single-family townhomes (Bldgs. J & K) as well as the modification of a previously approved duplex (Bldg. G)

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 3A (DESIGN REVIEW REGULATIONS)**, the Community Development Director shall make the following findings pursuant to **Development Code Section 9-5B-3 (DESIGN REVIEW)**.

1. The proposed design is in conformance with the purpose of the zoning district and all dimensional regulations of that district. **No dimensional standard of the RM-1 Zone is exceeded, and the project conforms to the zoning district when amended by the Planned Unit Development standards for the approval.**
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 project complies with the more than forty evaluation standards identified in the code for design review approval.**
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 proposed development will occur at the base of the adjacent hill.**
4. The proposed design is in context and complimentary to adjacent properties. **The proposed design is very similar in styling, color, and materials to the other existing buildings in the development.**
5. The proposed design is compatible with the community character and scale of the neighborhood. **The proposed structures are similar in size and styling to the other existing buildings in the development, and the design is similar to other projects throughout the City and adjoining communities.**
6. The proposed design adheres to standards for the protection of health, safety, and general welfare. **The designs have adequate snow protection, snow storage areas, fire and rescue access, connection to public utilities, and other characteristics which protect the health and safety of the neighborhood.**
7. **The proposed design is of quality architectural character and materials.**
8. **The use is not in conflict with the Comprehensive Plan or other adopted plans,**

policies, or ordinances of the City.

#### **CONDITIONS OF APPROVAL**

- 1. Applicant and their representatives shall comply with all applicable City codes and ordinances, including those related to noise (Section 4-4D-2 and 3) and water pollution control (Section 4-4C-2).**
- 2. Design Review approval is good for one year from the date of approval, unless extended pursuant to Sun Valley 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. Any permits issued during the 10-day appeal period provided for under section 9-5A-9 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.**
- 5. Approval is specific to the project drawings dated received by the City of Sun Valley on September 29, 2015.**
- 6. Prior to issuance of a Certificate of Occupancy for the additions, snow retention devices shall be installed where appropriate on the roof if needed to adequately protect pedestrian and other usable areas below, to the satisfaction of the Building Official or Community Development Director.**
- 7. Prior to issuance of a building permit, a construction management plan that addresses construction parking, material storage, nuisance control (noise, dust, trash, street cleaning and construction fencing), etc. shall be submitted to the Building Official and Community Development Director.**
- 8. Diamond Back Road, and the private drives serving the townhome development, shall be kept free and clear for emergency vehicle access at all times. Any significant access issues shall be brought to the attention of the City and project neighbors in advance.**
- 9. No modifications to the approved plans shall be made without written permission of the Building Official and/or Fire Chief.**

**CONCLUSIONS OF LAW**

Therefore, this project does meet the standards for approval under Title 9, Chapter 3A, City of Sun Valley Municipal Code provided the 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.

**DECISION**

Therefore, the Sun Valley Planning and Zoning Commission approves this Design Review Application No. DR2015-33.

Dated this 8th day of October, 2015.

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

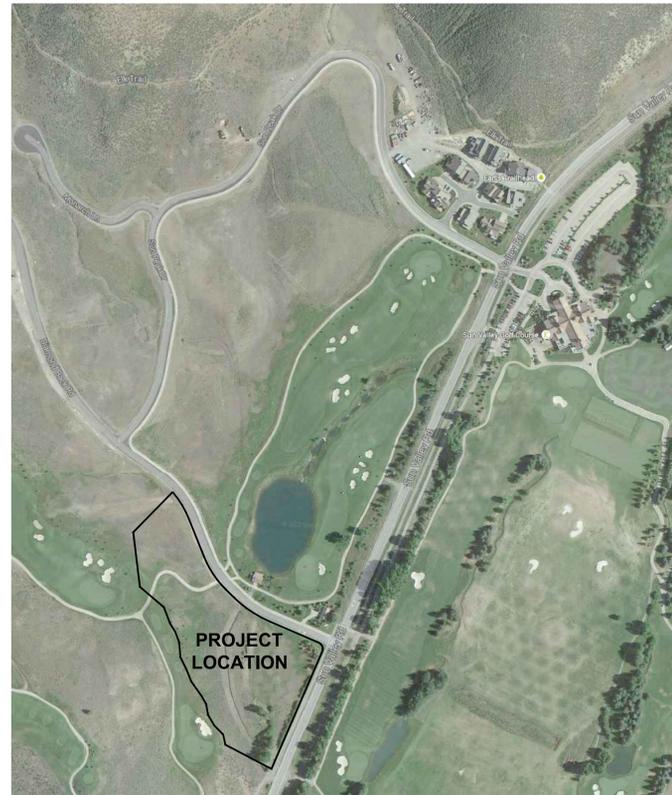
Date Findings of Fact signed \_\_\_\_\_



# DIAMOND BACK TOWNHOMES

WHITE CLOUDS P.U.D. - PARCEL "A"

SUN VALLEY, IDAHO



AERIAL VIEW

*ARCHITECT*  
**RUSCITTO/LATHAM/BLANTON ARCHITECTURE P.A.**  
 JAMES RUSCITTO AIA  
 NICHOLAS LATHAM AIA  
 THADD BLANTON AIA  
 P.O. Box 419  
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 (208) 726.5608  
 (208) 726.1033 Fax

*STRUCTURAL DESIGN*  
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*LANDSCAPE ARCHITECT*  
**EGGERS ASSOCIATES P.A.**  
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 (208) 725.0972 Fax

*CIVIL ENGINEER*  
**EHM ENGINEERS, INC.**  
 GERALD MARTENS P.E., P.L.S.  
 621 North College Road, Suite 100  
 Twin Falls, ID 83301  
 (208) 734.4888  
 (208) 734.6049 Fax

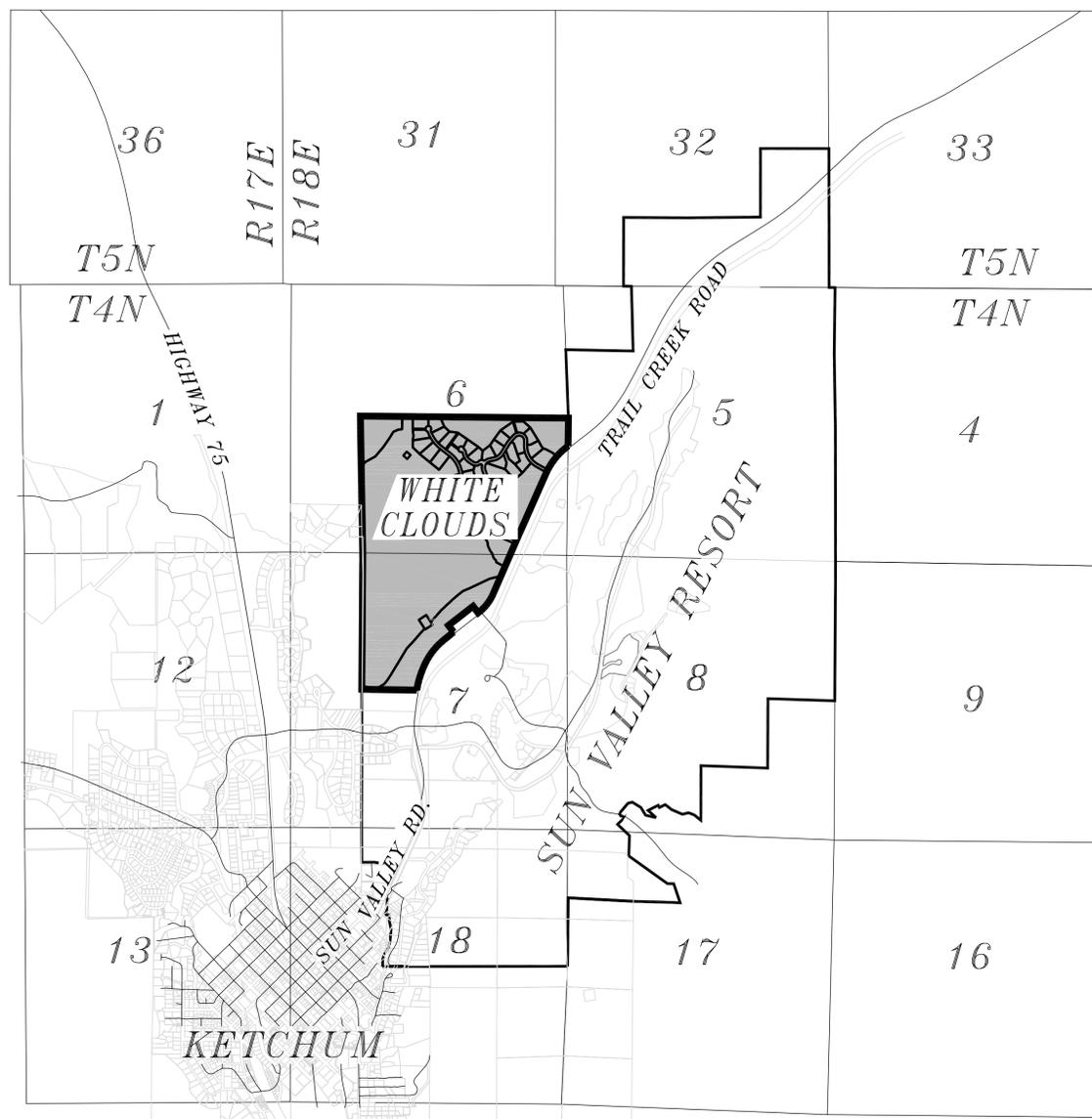
*SURVEYOR*  
**BENCHMARK ASSOCIATES**  
 LARRY JONES P.L.S.  
 100 BELL DRIVE  
 P.O. BOX 733  
 KETCHUM, ID 83340  
 (208)726.9512  
 (208)726.9514 Fax

## PROJECT INFORMATION

OWNER:	SUN VALLEY COMPANY
PROPERTY DESCRIPTION:	WHITE CLOUDS P.U.D. PARCEL A AMENDED SUBLOT 5 - (INST. # - 571308) SUN VALLEY, IDAHO
LOCATION:	CORNER OF TRAIL CREEK ROAD & DIAMOND BACK ROAD SUN VALLEY, IDAHO
ZONING DISTRICT:	RM-1
BUILDING CODE:	2012 INTERNATIONAL RESIDENTIAL CODE (IRC) 2012 INTERNATIONAL BUILDING CODE (IBC)
OCCUPANCY:	R-2, R-3
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLERS:	DUPLEX & 4-PLEX TOWNHOMES TO HAVE FIRE SPRINKLER SYSTEMS.
PARCEL SIZE:	282,674 SQ. FT. (6.5 ACRES ±)
MINIMUM DENSITY:	4 UNITS / ACRE (25 UNITS)
MAXIMUM DENSITY:	14 UNITS / ACRE (90 UNITS)
PROPOSED DENSITY:	4.77 UNITS / ACRE (31 UNITS)
MINIMUM OPEN SITE AREA:	25% (70,668 SQ. FT.)
PROPOSED OPEN SITE AREA:	60% (168,413 SQ. FT.)
MAXIMUM BUILDING HEIGHT:	44'-0" MAXIMUM ALLOWABLE HEIGHT
PROPOSED BUILDING HEIGHT:	VARIES (SEE SECTION & ELEVATION SHEETS)
SETBACKS:	TRAIL CREEK ROAD - 20' SETBACK (LANDSCAPE EASEMENT) DIAMOND BACK ROAD - 10' SETBACK (SNOW STORAGE & UTILITY EASEMENT) LOT 44 - 15' SETBACK (ADJACENT RA ZONED LOT) PARCEL 'J' - 5' SETBACK (UTILITY EASEMENT) (SEE 1.0 ARCHITECTURAL SITE PLAN FOR PROPOSED BUILDING SETBACKS)

## INDEX OF DRAWINGS

1.0	COVER SHEET
S-1	VICINITY MAP
S-2	LOCATION MAP
P-1	WHITE CLOUDS PARCELS A, B & J AMENDED PRELIMINARY PLAT
P-2	DIAMOND BACK TOWNHOMES PRELIMINARY PLAT
L-1	SITE PLAN
L-2	GRADING PLAN
L-3	LANDSCAPE PLAN
1.1	SINGLE FAMILY FLOOR PLANS & ROOF PLAN (BUILDING G)
1.2	SINGLE FAMILY SECTION & ELEVATIONS (BUILDING G)
2.0	SINGLE FAMILY FLOOR PLANS & ROOF PLAN (BUILDING J & K)
2.1	SINGLE FAMILY SECTION & ELEVATIONS (BUILDING J & K)
3.0	DUPLEX FLOOR PLANS & ROOF PLAN
3.1	DUPLEX SECTION & ELEVATIONS
4.0	EXTERIOR MATERIALS & LIGHTING



# S-1 VICINITY MAP

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

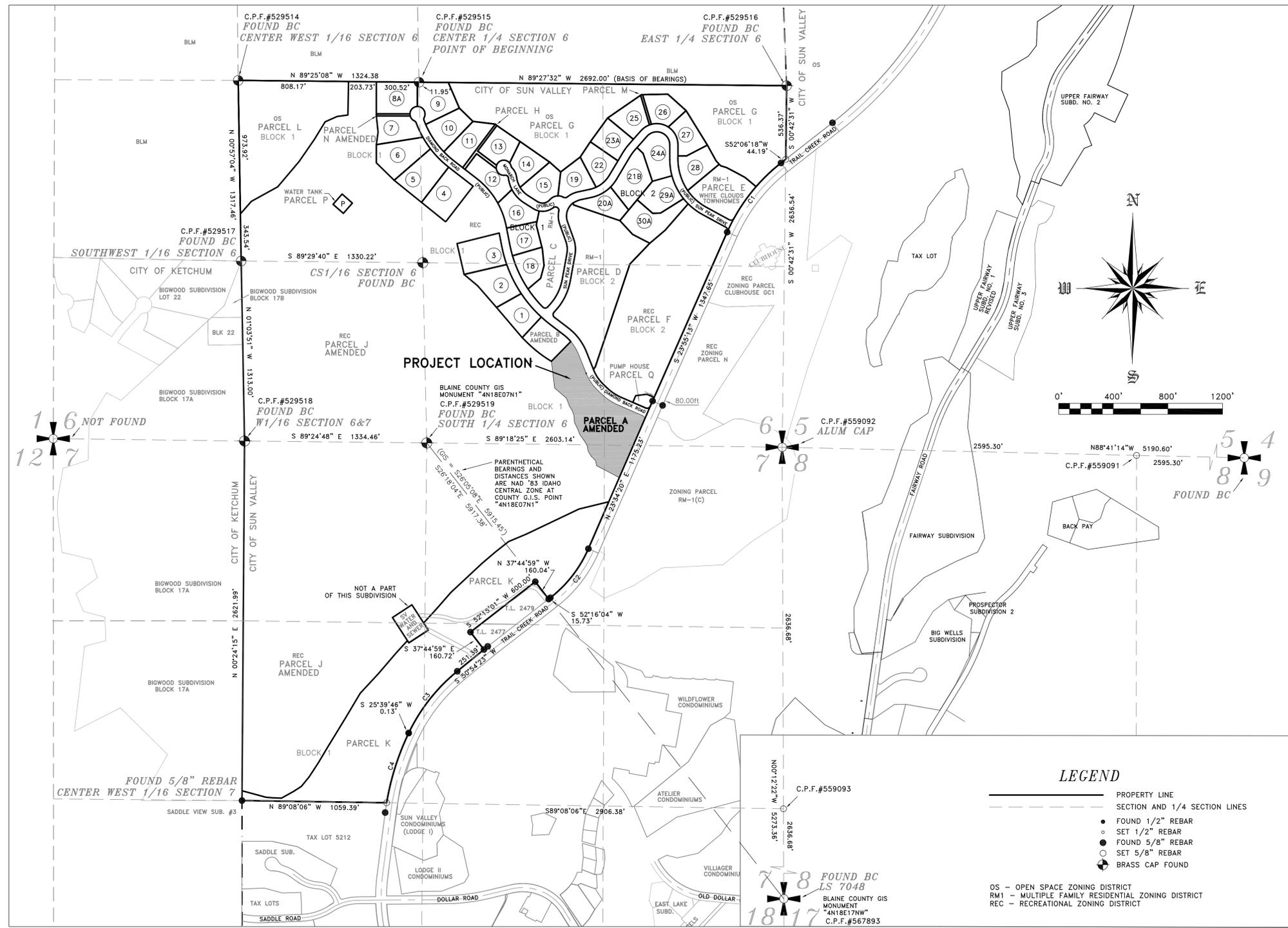


## DIAMOND BACK TOWNHOMES

LOCATED WITHIN: WHITE CLOUDS SUBDIVISION,  
 T4N, R18E, SECS. 6 & 7, B.M.,  
 SUN VALLEY, BLAINE COUNTY, IDAHO

PREPARED FOR: SUN VALLEY COMPANY

PROJECT NO. 13160	DWG BY: JPG	DB_VICINITY MAP.DWG
VICINITY MAP	DATE: 08/12/2015	



# S-2 LOCATION MAP

### LEGEND

- PROPERTY LINE
  - - - SECTION AND 1/4 SECTION LINES
  - FOUND 1/2" REBAR
  - SET 1/2" REBAR
  - FOUND 5/8" REBAR
  - SET 5/8" REBAR
  - ⊕ BRASS CAP FOUND
- OS - OPEN SPACE ZONING DISTRICT  
 RM1 - MULTIPLE FAMILY RESIDENTIAL ZONING DISTRICT  
 REC - RECREATIONAL ZONING DISTRICT



### DIAMOND BACK TOWNHOMES

LOCATED WITHIN: WHITE CLOUDS SUBDIVISION,  
 T4N, R18E, SECS. 6 & 7, B.M.,  
 SUN VALLEY, BLAINE COUNTY, IDAHO

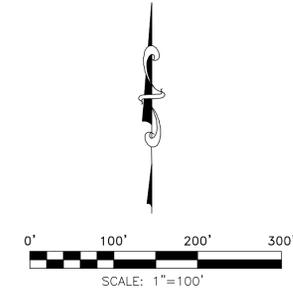
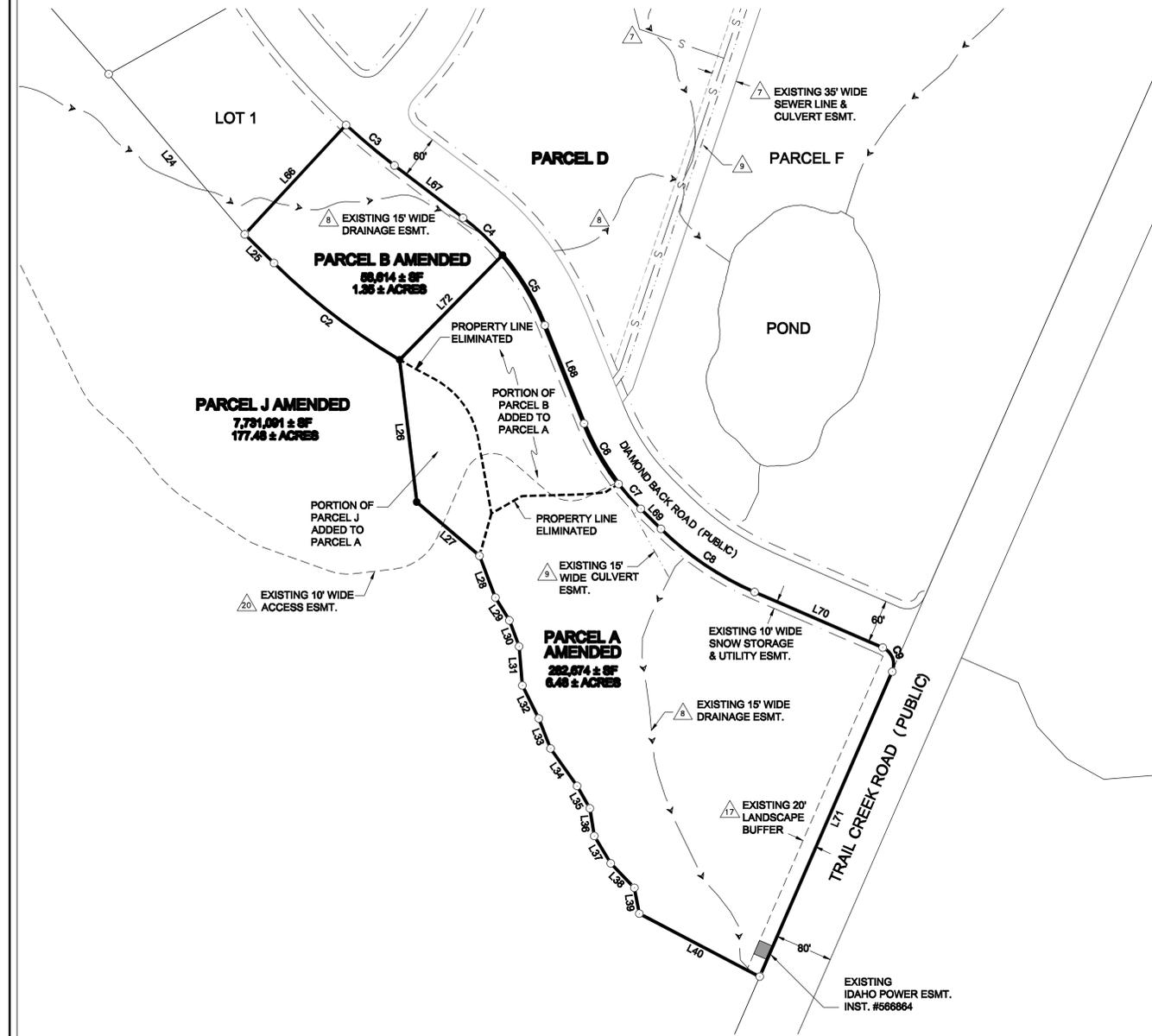
PREPARED FOR: SUN VALLEY COMPANY

PROJECT NO. 13160	DWG BY: JPG/CPL	DB_LOCATION MAP.DWG
LOCATION MAP	DATE: 08/12/2015	

**WHITE CLOUDS, CORRECTED: PARCELS A, B & J AMENDED**

LOCATED WITHIN: SECTIONS 6 & 7, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,  
CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO  
WHEREIN PARCELS A, B, AND J, WITHIN BLOCK 1 OF WHITE CLOUDS CORRECTED SUBDIVISION  
(INST. NO. 571308), ARE REPLATTED, CREATING PARCELS A, B AND J AMENDED.

**JUNE 2014**



**LEGEND**

- PROPERTY LINE
- - - PROPERTY LINE ELIMINATED
- □ — CENTERLINE TRAIL EASEMENT (INST. NO. 571308)
- □ — CENTERLINE TRAIL EASEMENT (INST. NO. 571307)
- > — CENTERLINE DRAINAGE EASEMENT
- S — S — CENTERLINE SEWER LINE EASEMENT
- W — W — CENTERLINE WATER LINE EASEMENT
- - - - CENTERLINE BURIED CULVERT EASEMENT
- - - 10' SNOW STORAGE & UTILITY EASEMENT
- - - EASEMENT LINE AS NOTED
- (NXX°XX'XX"E X.XX')
- FOUND 5/8" REBAR
- SET 5/8" REBAR
- ⊕ BRASS CAP



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



**WHITE CLOUDS, CORRECTED:  
PARCELS A, B & J AMENDED**

LOCATED WITHIN:  
SECTIONS 6 & 7, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,  
CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

PREPARED FOR: SUN VALLEY COMPANY

PROJECT NO. 13160	BY: LLJ/CPL	FILE: 13160PG1.DWG
FINAL PLAT	DATE: 6/05/2014	SHEET: 2 OF 4

**P-1  
FINAL PLAT**



**DIAMOND BACK TOWNHOMES  
(PARCEL A AMENDED)**

LOCATED WITHIN: WHITE CLOUDS SUBDIVISION,  
T4N, R18E, SECS. 6 & 7, B.M.,  
SUN VALLEY, BLAINE COUNTY, IDAHO

PREPARED FOR: SUN VALLEY COMPANY

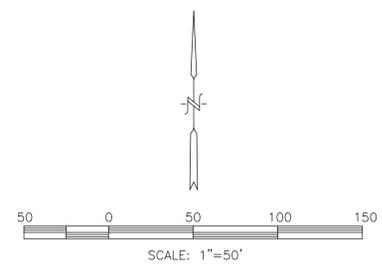
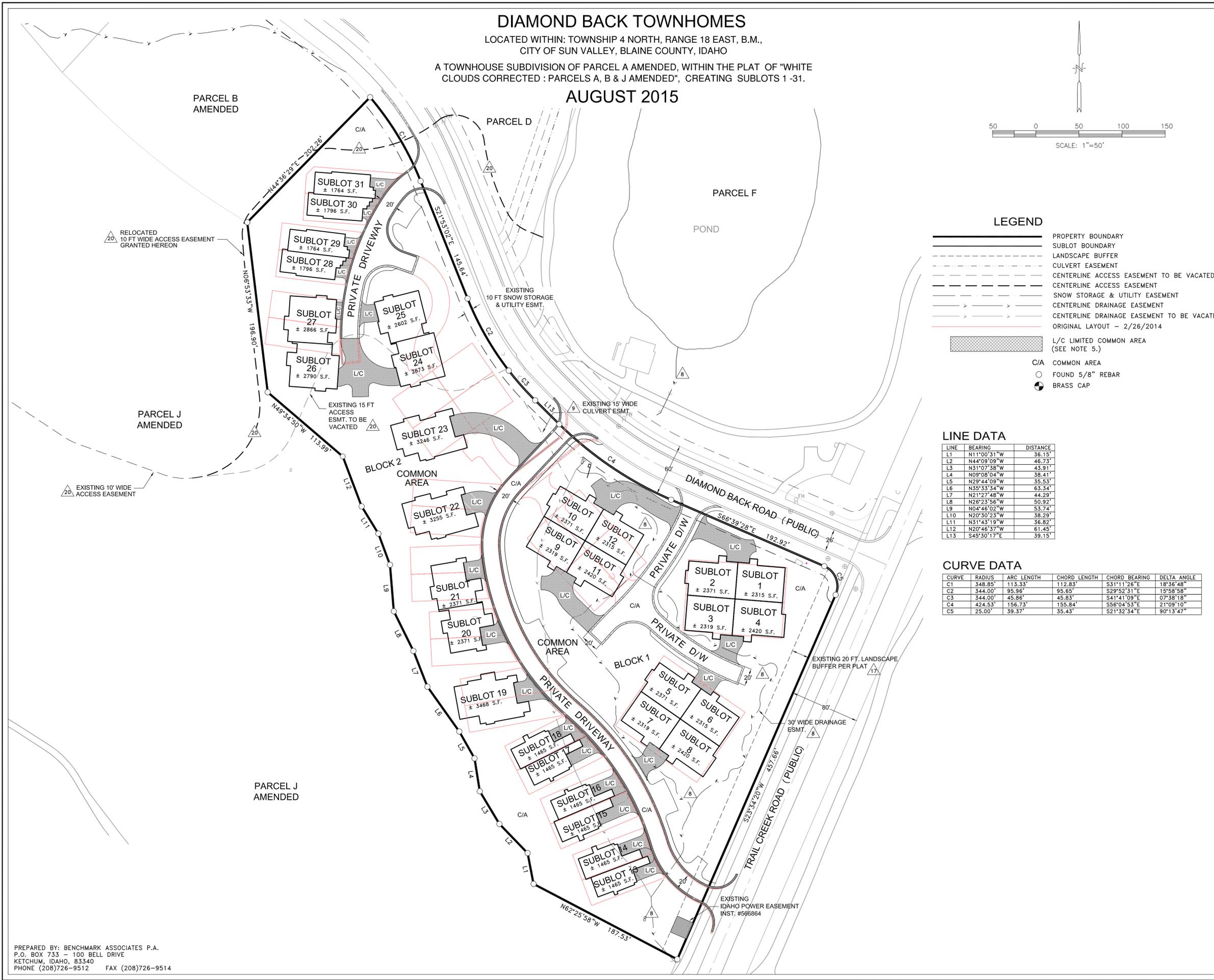
PROJECT NO. 13160	DWG BY: CPL	P-1.DWG
FINAL PLAT	DATE: 08/12/2015	

# DIAMOND BACK TOWNHOMES

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

A TOWNHOUSE SUBDIVISION OF PARCEL A AMENDED, WITHIN THE PLAT OF "WHITE  
CLOUDS CORRECTED : PARCELS A, B & J AMENDED", CREATING SUBLOTS 1 -31.

AUGUST 2015



### LEGEND

- PROPERTY BOUNDARY
- SUBLOT BOUNDARY
- LANDSCAPE BUFFER
- CULVERT EASEMENT
- CENTERLINE ACCESS EASEMENT TO BE VACATED
- CENTERLINE ACCESS EASEMENT
- SNOW STORAGE & UTILITY EASEMENT
- CENTERLINE DRAINAGE EASEMENT
- CENTERLINE DRAINAGE EASEMENT TO BE VACATED
- ORIGINAL LAYOUT - 2/26/2014
- L/C LIMITED COMMON AREA (SEE NOTE 5.)
- COMMON AREA
- FOUND 5/8" REBAR
- BRASS CAP

### LINE DATA

LINE	BEARING	DISTANCE
L1	N11°00'31"W	36.15'
L2	N44°09'09"W	46.73'
L3	N31°07'38"W	43.91'
L4	N09°08'04"W	38.41'
L5	N29°44'09"W	35.53'
L6	N35°33'34"W	63.34'
L7	N21°27'48"W	44.29'
L8	N26°23'56"W	50.92'
L9	N04°46'02"W	53.74'
L10	N20°30'23"W	38.29'
L11	N31°43'19"W	36.82'
L12	N20°46'37"W	61.45'
L13	S45°30'17"E	39.15'

### CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	348.85'	113.33'	112.83'	S31°11'26"E	18°36'48"
C2	344.00'	95.96'	95.65'	S29°52'31"E	15°58'58"
C3	344.00'	45.88'	45.83'	S41°41'09"E	07°38'18"
C4	424.33'	156.73'	155.84'	S56°04'53"E	21°09'10"
C5	25.00'	39.37'	35.43'	S21°32'34"E	90°13'47"

### NOTES:

1. BASIS OF BEARINGS IS PER THE ORIGINAL PLAT OF THE WHITE CLOUDS CORRECTED P.U.D. (INST. NO. 571308). BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER SAID PLAT. REFER TO SAID PLAT, PLAT NOTES & CC&R'S AND TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF DIAMOND BACK TOWNHOMES, RECORDED AS INST. NO. \_\_\_\_\_, FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
2. BUILDING SETBACKS SHALL COMPLY WITH APPLICABLE ZONING REGULATIONS.
3. ALL TOWNHOUSE OWNERS SHALL HAVE MUTUAL RECIPROCAL EASEMENTS FOR EXISTING AND FUTURE PUBLIC AND PRIVATE UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, CABLE TV, SEWER, NATURAL GAS, TELEPHONE, AND ELECTRIC LINES OVER, UNDER AND ACROSS THEIR TOWNHOUSE SUBLOTS AND COMMON AREA FOR THE REPAIR, MAINTENANCE AND REPLACEMENT THEREOF.
4. SUBLOT BOUNDARIES REFLECT BUILDING ROOF LINE PER ARCHITECT'S PLAN.
5. LIMITED COMMON AREA FOR DRIVEWAY ACCESS TO RESPECTIVE SUBLOTS.
6. A 30 FOOT WIDE DRAINAGE EASEMENT CENTERED ON THE REROUTED DRAINAGE DITCH IS GRANTED AS SHOWN HEREON.
7. A 15 FOOT WIDE CULVERT EASEMENT EXISTS WITHIN PARCEL A AMENDED, AS SHOWN HEREON.
8. THERE SHALL BE A 10 FOOT WIDE UTILITY, DRAINAGE AND IRRIGATION EASEMENT CENTERED ON ALL LOT LINES AND ADJACENT TO ALL STREET AND SUBDIVISION BOUNDARIES.
9. ALL REQUIRED EMERGENCY ACCESS LANES SHALL REMAIN OPEN AND UNOBSTRUCTED AND IT SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN SAID LANES YEAR-ROUND, INCLUDING BUT NOT LIMITED TO SNOW REMOVAL AND ENFORCEMENT OF NO VEHICULAR PARKING WITHIN SAID LANES AT ANY TIME.
10. THE 20 FOOT WIDE LANDSCAPE BUFFER WITHIN PARCEL A AMENDED IS RESERVED FOR TRAILS, HARDSCAPE, SIGNAGE, MONUMENT SIGNAGE, PLANTINGS OR SIMILAR USAGE.
11. A 10' WIDE ACCESS EASEMENT EXISTS ALONG THE GOLF CART PATH, TO BENEFIT THE SUN VALLEY WATER & SEWER DISTRICT FOR ACCESS TO WATER TANK AND SAID EASEMENT SHALL FOLLOW ANY REALIGNMENT OF SAID GOLF CART PATH.
12. ELEVATIONS BASED ON WHITE CLOUDS CONSTRUCTION DATUM.

P-2

## PRELIMINARY PLAT

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

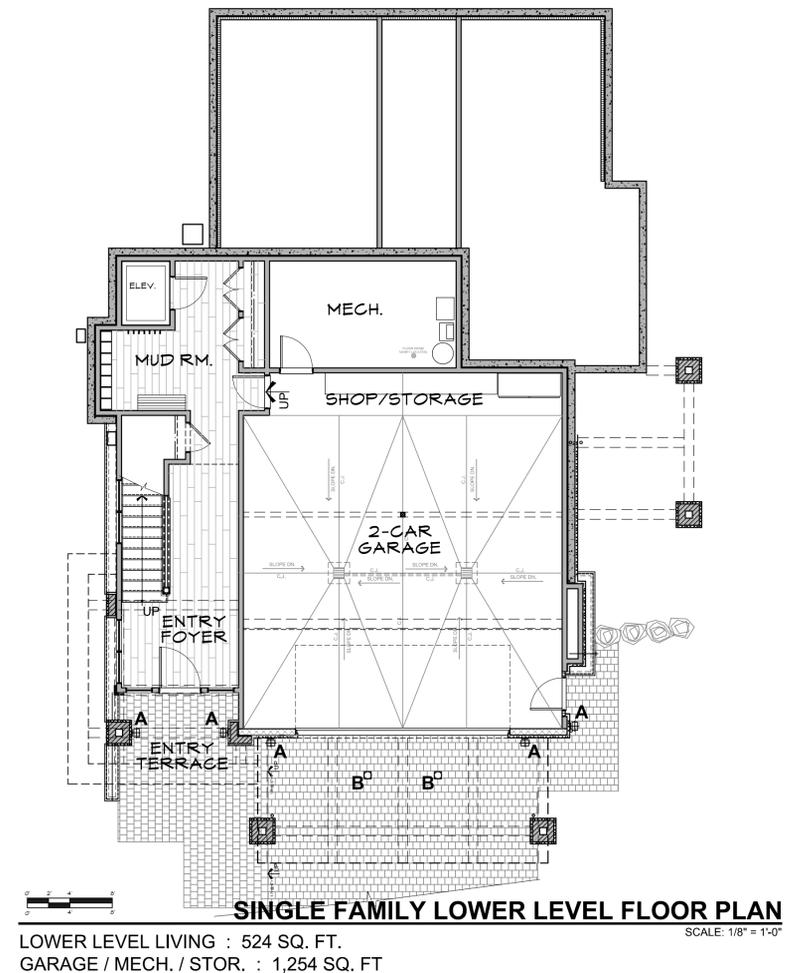
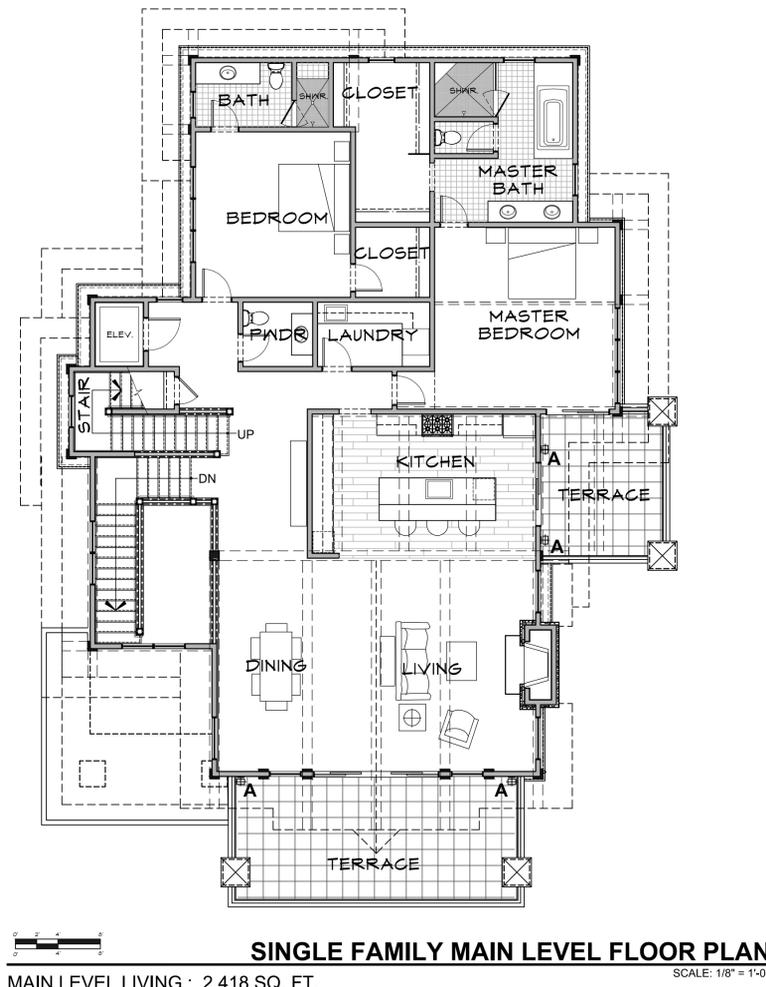
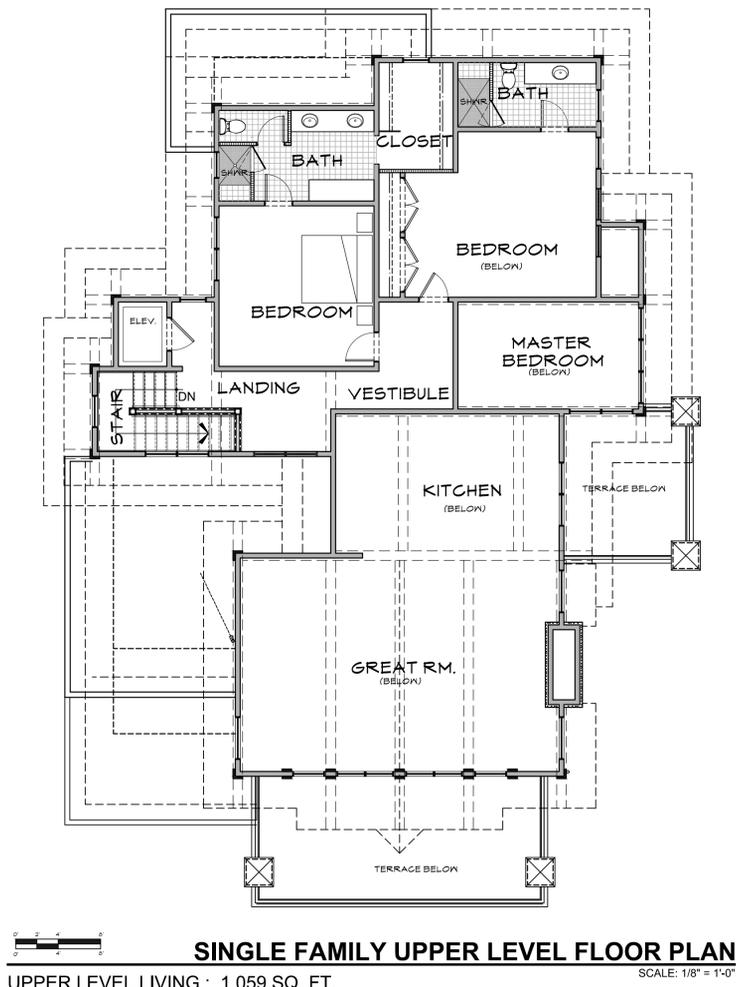


### DIAMOND BACK TOWNHOMES

LOCATED WITHIN:  
SECTION 6 & 7, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,  
CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

PREPARED FOR: SUN VALLEY COMPANY

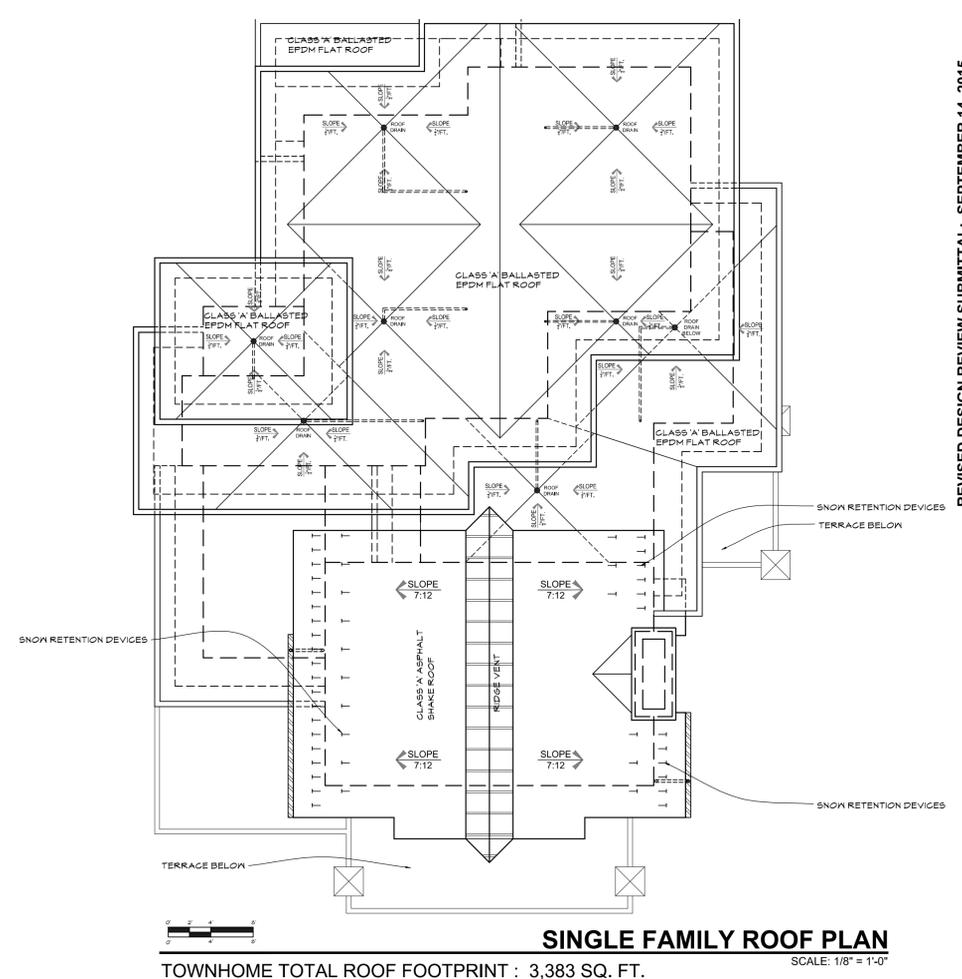
PROJECT NO. 13160	DWG BY: JPG/CPL	DBT_PRE_PLAT2015.DWG
PRELIMINARY PLAT	DATE: 08/12/2015	SHEET: 1 OF 1



**EXTERNAL LIGHT FIXTURE TYPES**

- TYPE A - SURFACE MOUNT WALL SCONCE
- TYPE B - RECESSED SOFFIT DOWNLIGHT

NOTE: SEE SHEET 4.0 FOR EXTERIOR LIGHTING INFORMATION



REVISED DESIGN REVIEW SUBMITTAL: SEPTEMBER 14, 2015  
 REVISED DESIGN REVIEW SUBMITTAL: AUGUST 12, 2015  
 DESIGN REVIEW SUBMITTAL: DECEMBER 19, 2013

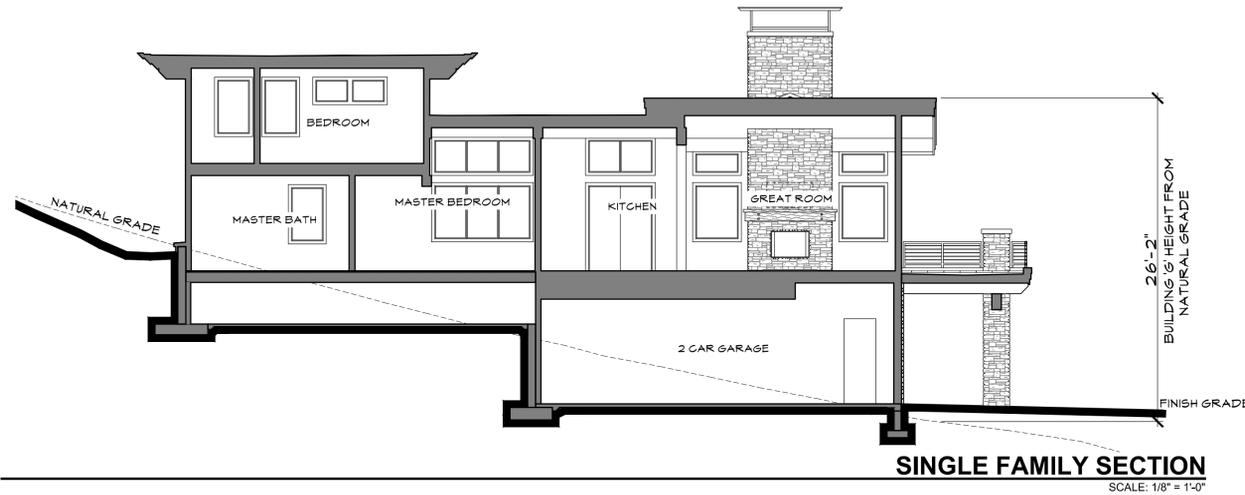
**ARCHITECTURA P.A.**

**RUSCITTO/LATHAM/BLANTON**

DIAMOND BACK TOWNHOMES  
 WHITE CLOUDS P.U.D. - PARCEL "A"  
 SUN VALLEY, IDAHO

p.o. box 419 sun valley, idaho 83353  
 208 726 5608  
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SINGLE FAMILY BUILDING G  
**1.1**  
 TOWNHOME 19



**SINGLE FAMILY SECTION**  
SCALE: 1/8" = 1'-0"



**SINGLE FAMILY SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



**SINGLE FAMILY SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"

**EXTERIOR MATERIALS**

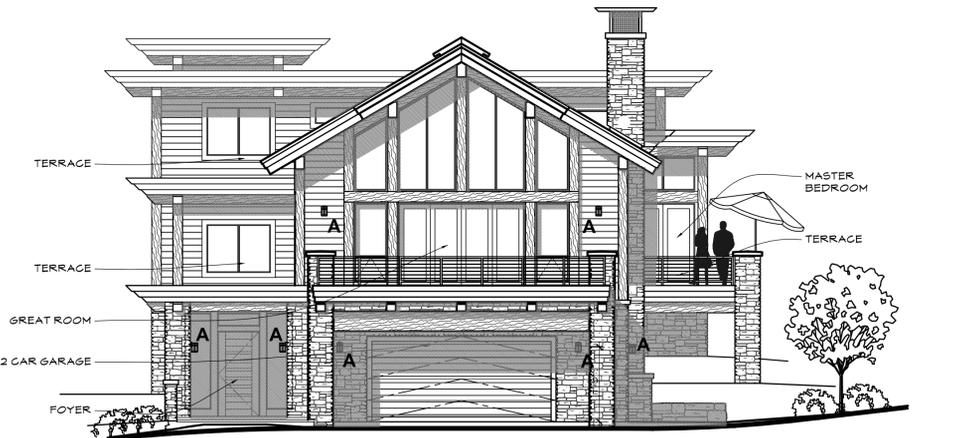
RIDGE VENT	STANDING SEAM METAL (PER SHT. 4.0)
ROOF	ASPHALT SHAKES (PER SHT. 4.0)
BEAMS & COLUMNS	RESAWN GLB WOOD TIMBERS (STAIN COLOR PER SHT. 4.0)
FASCIA	3 BOARD CEDAR (STAIN COLOR PER SHT. 4.0)
WINDOWS	ALUMINUM CLAD WOOD WINDOWS & DOORS - DARK BRONZE
SOFFITS	1x6 T&G CEDAR (STAIN COLOR PER SHT. 4.0)
SIDING	1X8 RESAWN CLEAR MIXED GRAIN TIGHT KNOT CEDAR CHANNEL RUSTIC (STAIN COLOR PER SHT. 4.0)
STONE	2½" STONE VENEER (PER SHT. 4.0)

**EXTERNAL LIGHT FIXTURE TYPES**

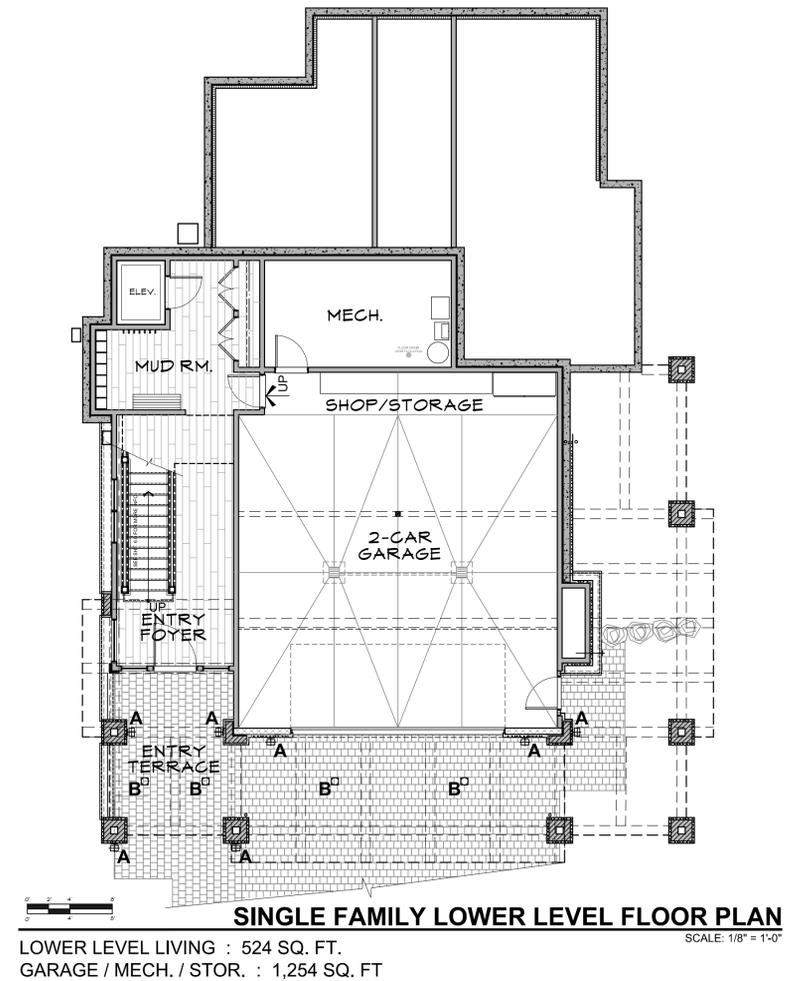
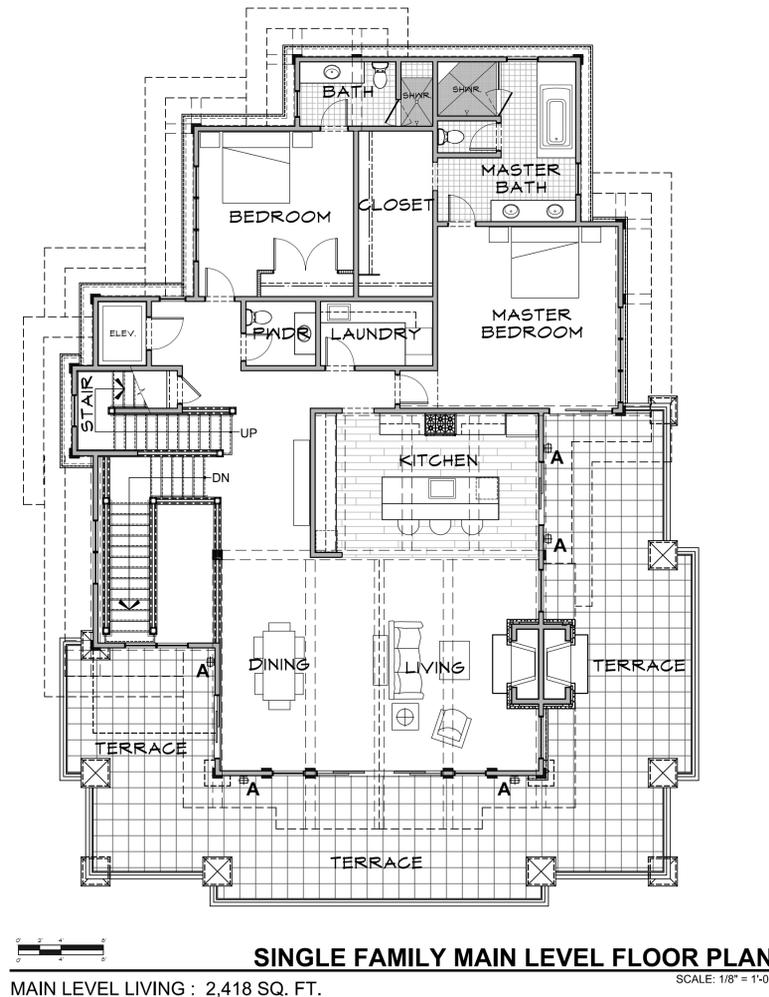
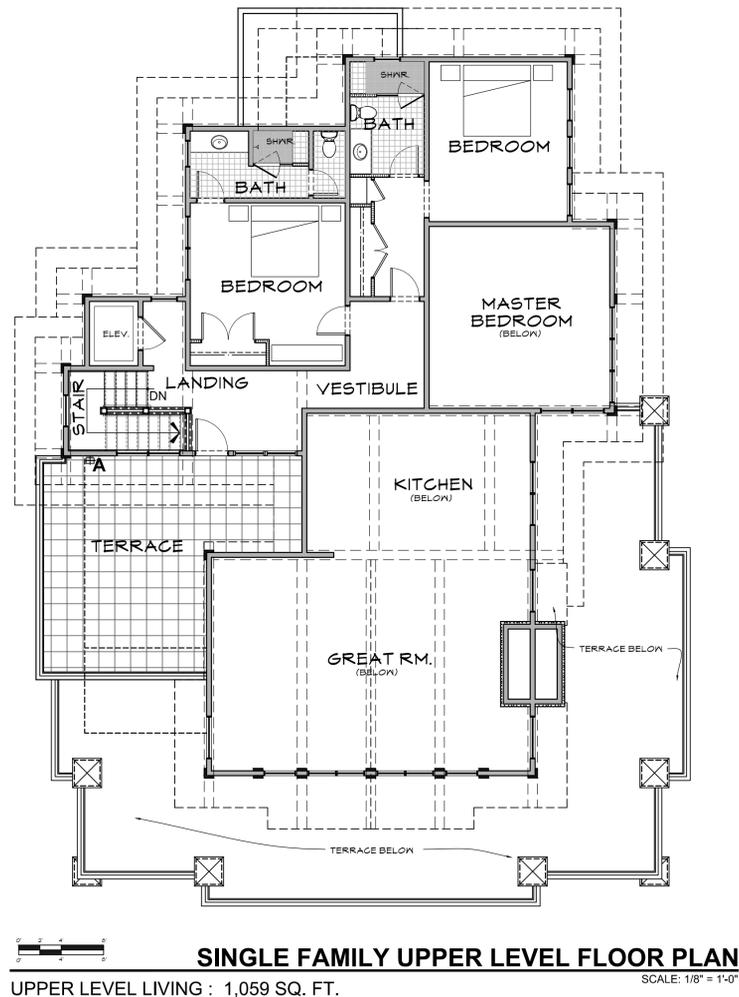
- # TYPE A - SURFACE MOUNT WALL SCONCE
  - TYPE B - RECESSED SOFFIT DOWNLIGHT
- NOTE: SEE SHEET 4.0 FOR EXTERIOR LIGHTING INFORMATION



**SINGLE FAMILY BACK ELEVATION**  
SCALE: 1/8" = 1'-0"

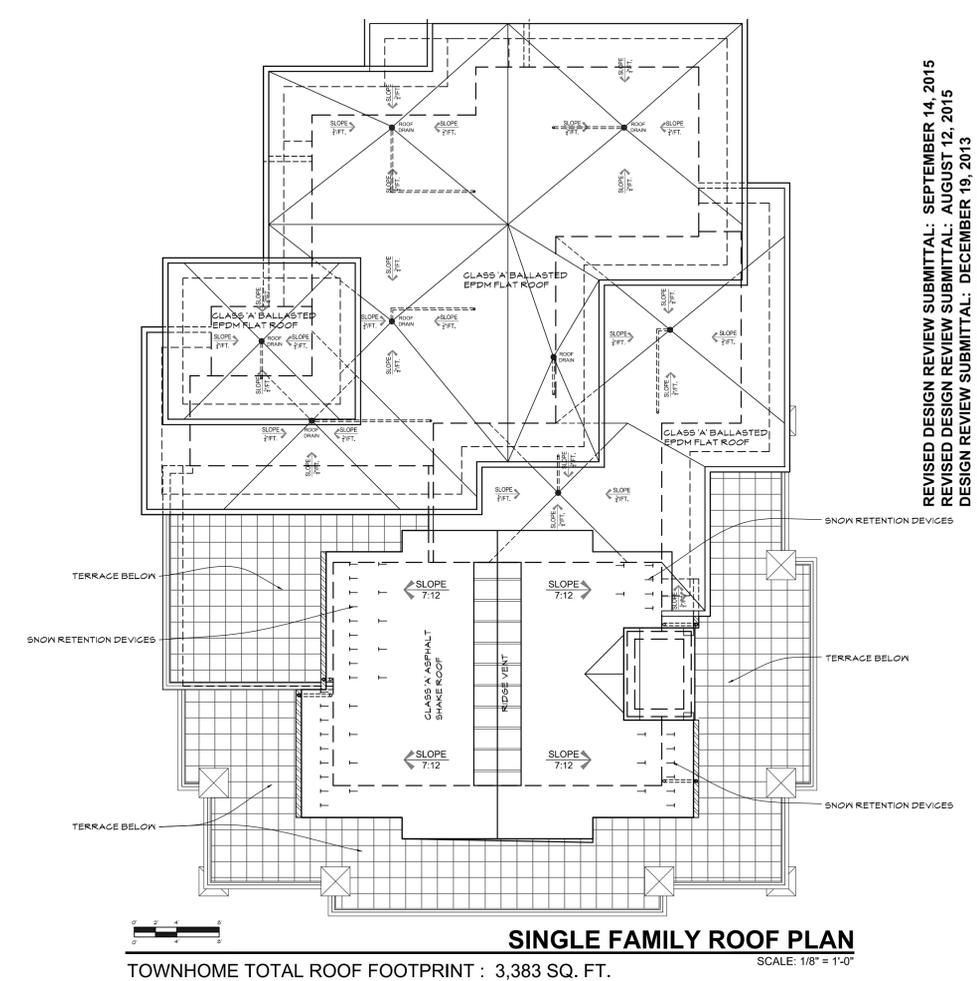


**SINGLE FAMILY FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



**EXTERNAL LIGHT FIXTURE TYPES**

- ▣ TYPE A - SURFACE MOUNT WALL SCONCE
  - TYPE B - RECESSED SOFFIT DOWNLIGHT
- NOTE: SEE SHEET 4.0 FOR EXTERIOR LIGHTING INFORMATION



REVISED DESIGN REVIEW SUBMITTAL: SEPTEMBER 14, 2015  
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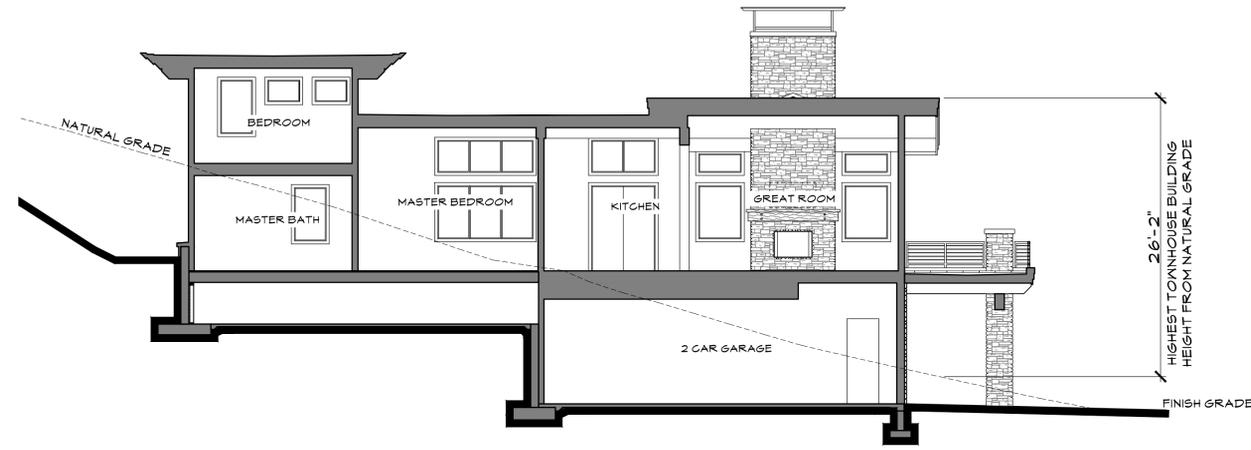
**ARCHITECTURA P.A.**

**RUSCITTO/LATHAM/BLANTON**

DIAMOND BACK TOWNHOMES  
 WHITE CLOUDS P.U.D. - PARCEL "A"  
 SUN VALLEY, IDAHO

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SINGLE FAMILY BUILDING J & K  
**2.0**  
 TOWNHOME 22 & 23



**SINGLE FAMILY SECTION**  
SCALE: 1/8" = 1'-0"

**EXTERIOR MATERIALS**

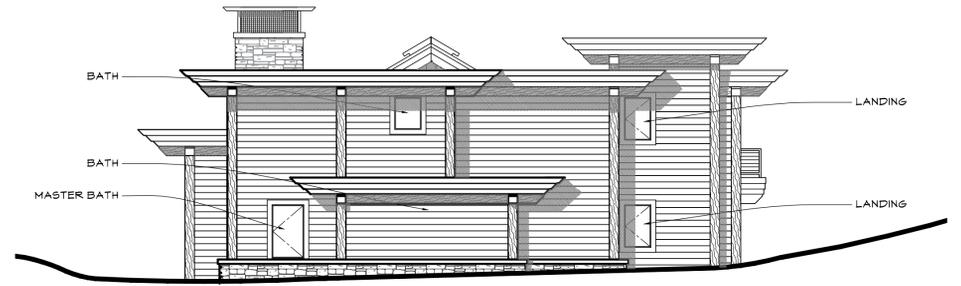
RIDGE VENT	STANDING SEAM METAL (PER SHT. 4.0)
ROOF	ASPHALT SHAKES (PER SHT. 4.0)
BEAMS & COLUMNS	RESAWN GLB WOOD TIMBERS (STAIN COLOR PER SHT. 4.0)
FASCIA	3 BOARD CEDAR (STAIN COLOR PER SHT. 4.0)
WINDOWS	ALUMINUM CLAD WOOD WINDOWS & DOORS - DARK BRONZE
SOFFITS	1x6 T&G CEDAR (STAIN COLOR PER SHT. 4.0)
SIDING	1X8 RESAWN CLEAR MIXED GRAIN TIGHT KNOT CEDAR CHANNEL RUSTIC (STAIN COLOR PER SHT. 4.0)
STONE	2½" STONE VENEER (PER SHT. 4.0)

**EXTERNAL LIGHT FIXTURE TYPES**

- # TYPE A - SURFACE MOUNT WALL SCONCE
  - TYPE B - RECESSED SOFFIT DOWNLIGHT
- NOTE: SEE SHEET 4.0 FOR EXTERIOR LIGHTING INFORMATION



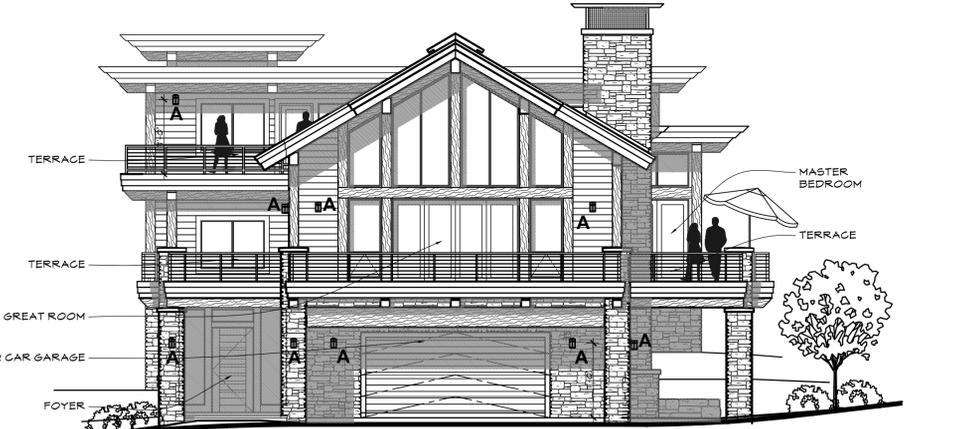
**SINGLE FAMILY SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



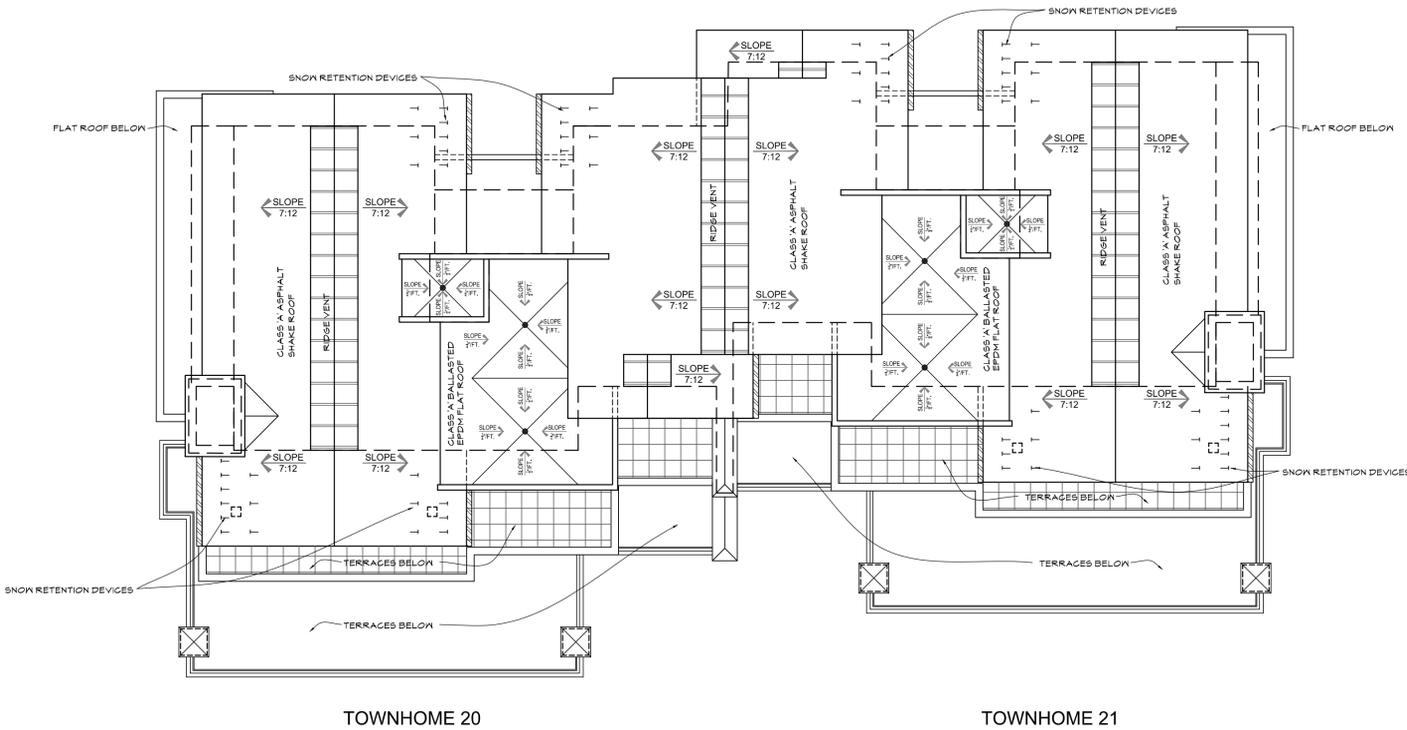
**SINGLE FAMILY BACK ELEVATION**  
SCALE: 1/8" = 1'-0"



**SINGLE FAMILY SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



**SINGLE FAMILY FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



TOWNHOME 20

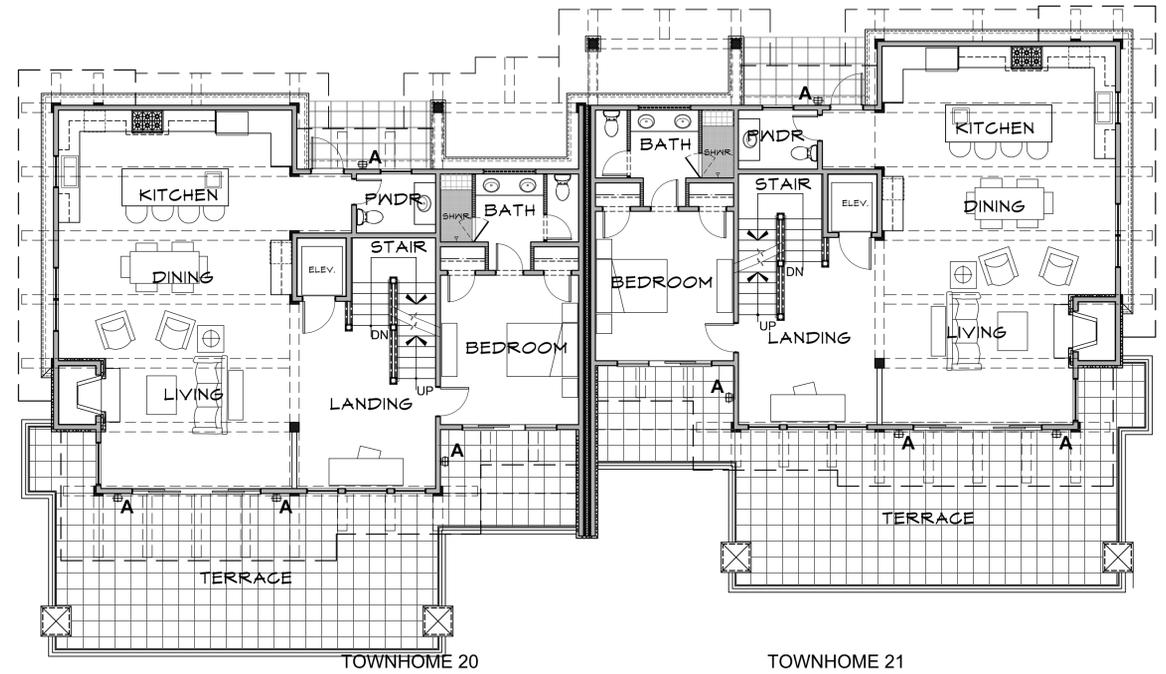
TOWNHOME 21

**ROOF PLAN**

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



DUPLEX TOTAL ROOF FOOTPRINT : 3,566 SQ. FT.



TOWNHOME 20

TOWNHOME 21

**MAIN LEVEL FLOOR PLAN**

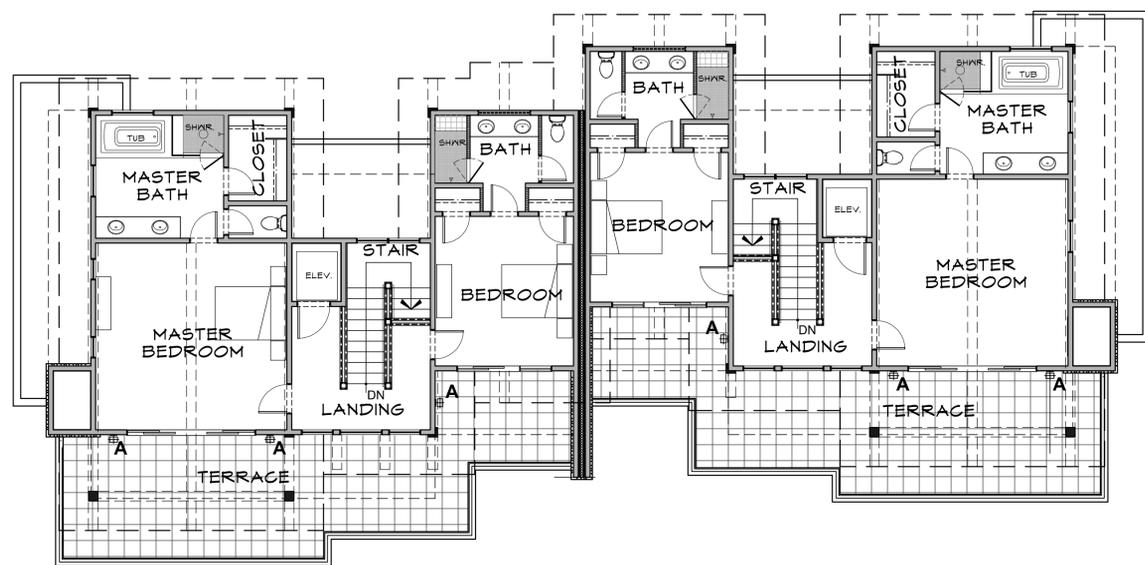
SCALE: 1/8" = 1'-0"



MAIN LEVEL LIVING : 1,330 SQ. FT.

**EXTERNAL LIGHT FIXTURE TYPES**

- TYPE A - SURFACE MOUNT WALL SCONCE
  - TYPE B - RECESSED SOFFIT DOWNLIGHT
- NOTE: SEE SHEET 4.0 FOR EXTERIOR LIGHTING INFORMATION



TOWNHOME 20

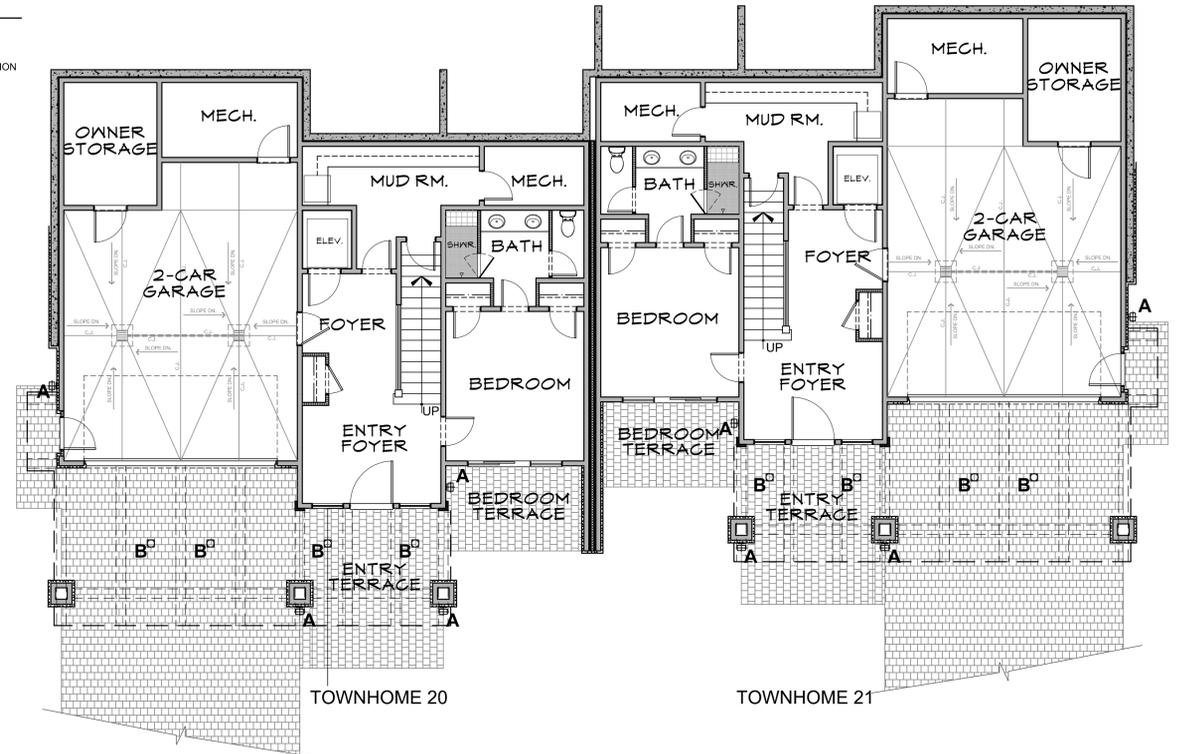
TOWNHOME 21

**UPPER LEVEL FLOOR PLAN**

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



UPPER LEVEL LIVING : 1,024 SQ. FT.



TOWNHOME 20

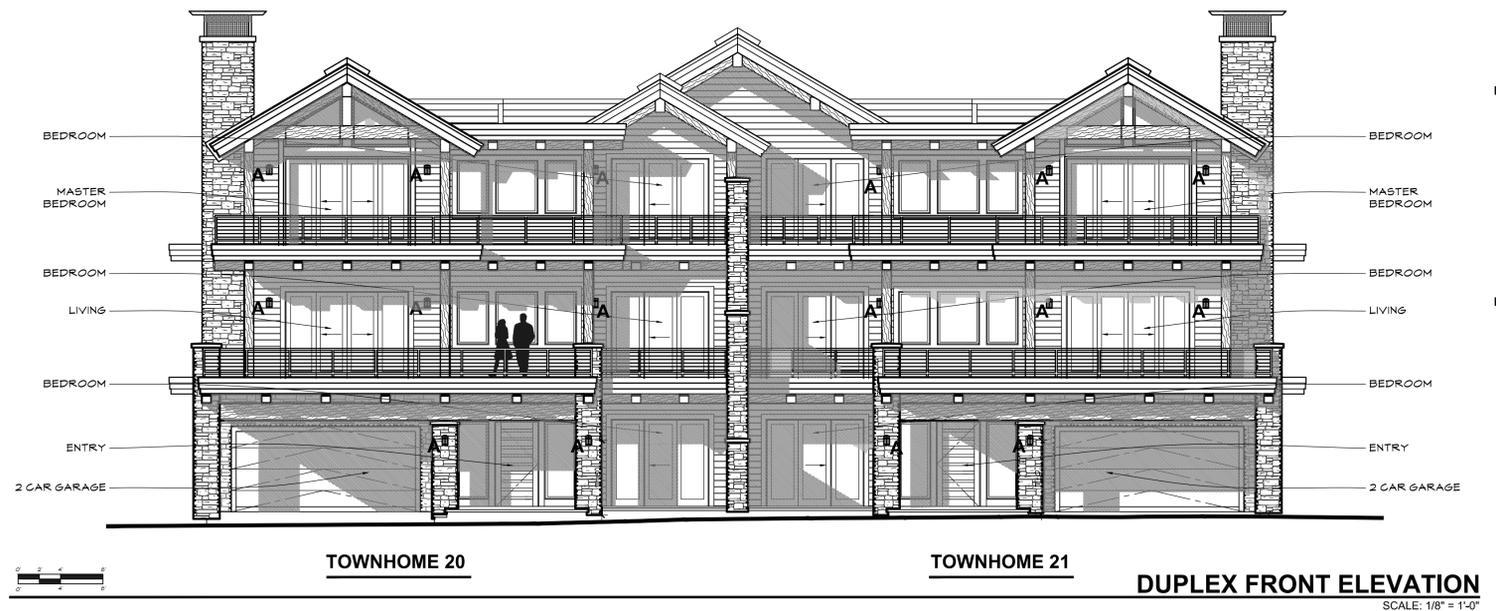
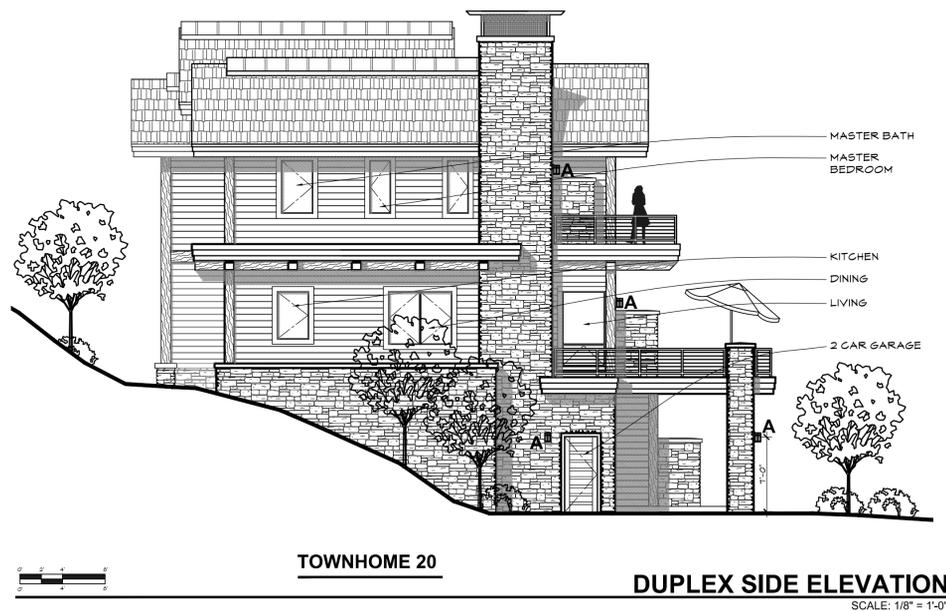
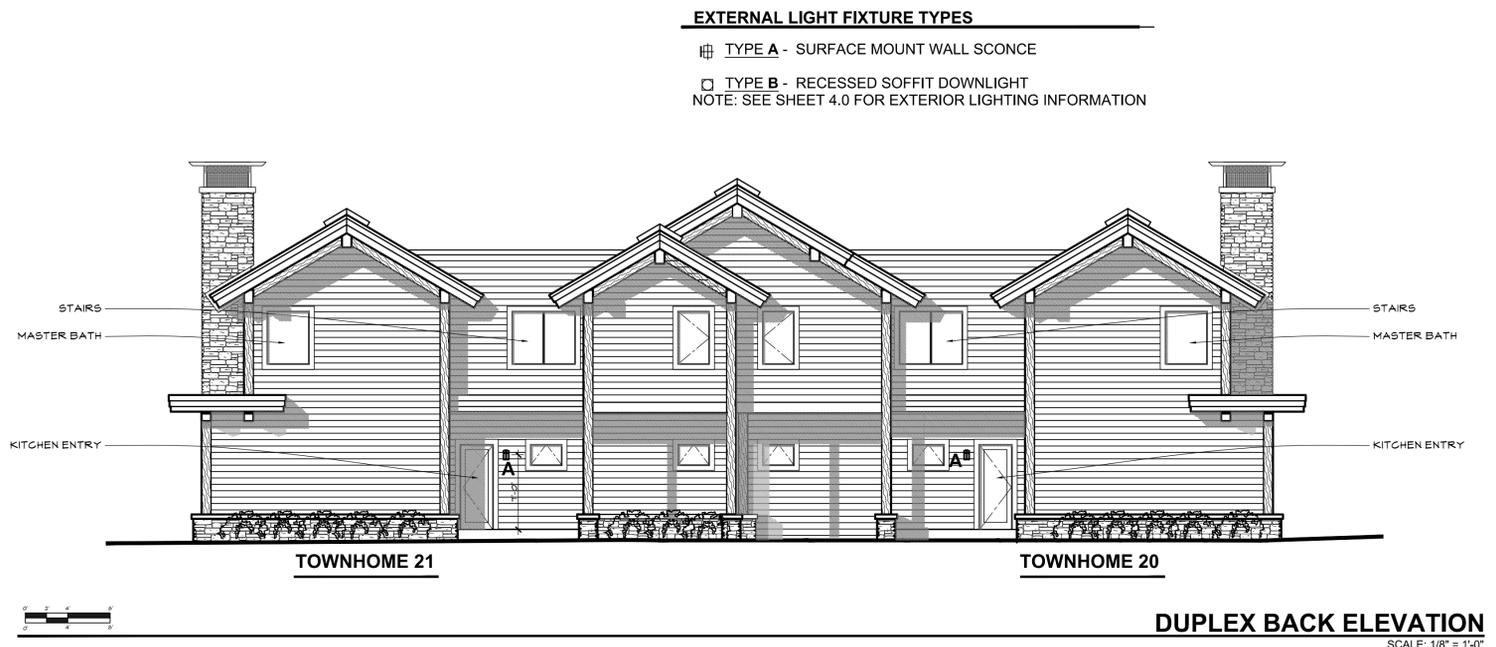
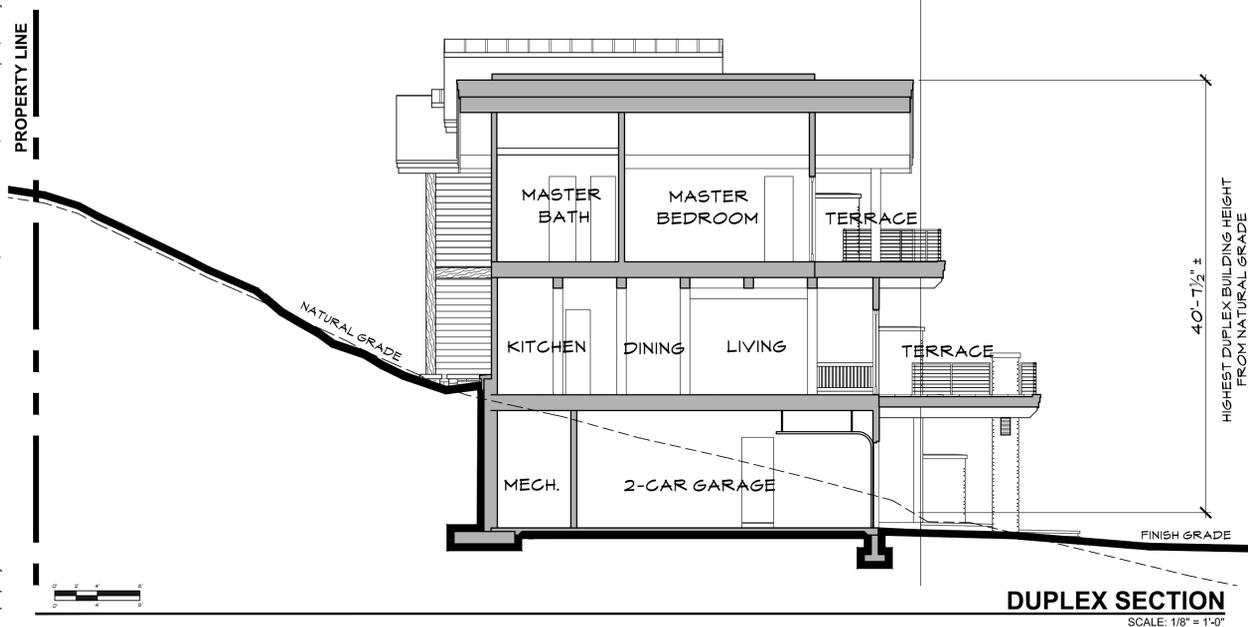
TOWNHOME 21

**LOWER LEVEL FLOOR PLAN**

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



LOWER LEVEL LIVING : 843 SQ. FT.  
 GARAGE / MECH. / STOR. : 879 SQ. FT.  
 TOTAL LIVING AREA: 3,197 SQ. FT.



**EXTERIOR MATERIALS**

RIDGE VENT	STANDING SEAM METAL (PER SHT. 4.0)
ROOF	ASPHALT SHAKES (PER SHT. 4.0)
BEAMS & COLUMNS	RESAWN GLB WOOD TIMBERS (STAIN COLOR PER SHT. 4.0)
FASCIA	3 BOARD CEDAR (STAIN COLOR PER SHT. 4.0)
WINDOWS	ALUMINUM CLAD WOOD WINDOWS & DOORS - DARK BRONZE
SOFFITS	1x6 T&G CEDAR (STAIN COLOR PER SHT. 4.0)
SIDING	1X8 RESAWN CLEAR MIXED GRAIN TIGHT KNOT CEDAR CHANNEL RUSTIC (STAIN COLOR PER SHT. 4.0)
STONE	2½" STONE VENEER (PER SHT. 4.0)

**EXTERNAL LIGHT FIXTURE TYPES**

- ▣ TYPE A - SURFACE MOUNT WALL SCONCE
  - TYPE B - RECESSED SOFFIT DOWNLIGHT
- NOTE: SEE SHEET 4.0 FOR EXTERIOR LIGHTING INFORMATION

# DIAMOND BACK TOWNHOMES

## EXTERIOR MATERIALS

### EXTERIOR LIGHTING



**TYPE 'A' :**  
POWELL WALL SCONCE  
*QUOIZEL LIGHTING*



**TYPE 'B' :**  
RECESSED SOFFIT FULL  
CUT-OFF DOWNLIGHT  
35 WATT MR16  
*CONTRAST LIGHTING  
T4000*

#### LIGHTING NOTES:

1. ALL LIGHTING FIXTURES / LUMINARIES SHALL BE OF TRANSLUCENT GLASS WITH AN OPAQUE TOP.
2. THE MAXIMUM OUTPUT OF ALL LIGHT FIXTURES / LUMINARIES SHALL NOT EXCEED 1,000 LUMENS PER FIXTURE.
3. ALL LIGHT FIXTURES TO BE PARTIALLY SHIELDED AND CUT-OFF TYPE LUMINARIES.
4. ALL LIGHT FIXTURES AND LUMINARIES SHALL COMPLY WITH "TITLE 9 / CHAPTER 3 / ARTICLE B" OF THE CITY OF SUN VALLEY CODE (EXTERIOR LIGHTING ORDINANCES)
5. SEE FLOOR PLANS & ELEVATIONS FOR LIGHTING LOCATIONS.

### STONE VENEER



FRONTIER SANDSTONE  
*SELECT STONE QUARRY  
BOZEMAN, MT*



PRAIRIE FIELDSTONE  
*SELECT STONE QUARRY  
BOZEMAN, MT*

### WOOD SIDING



SEMI-SOLID TOBACCO # 707  
*OLYMPIC STAIN*



SEMI-SOLID DRIFTWOOD GREY # 0144  
*CABOT STAINS*

### ROOF



ASPHALT SHAKE  
*HEATHER*



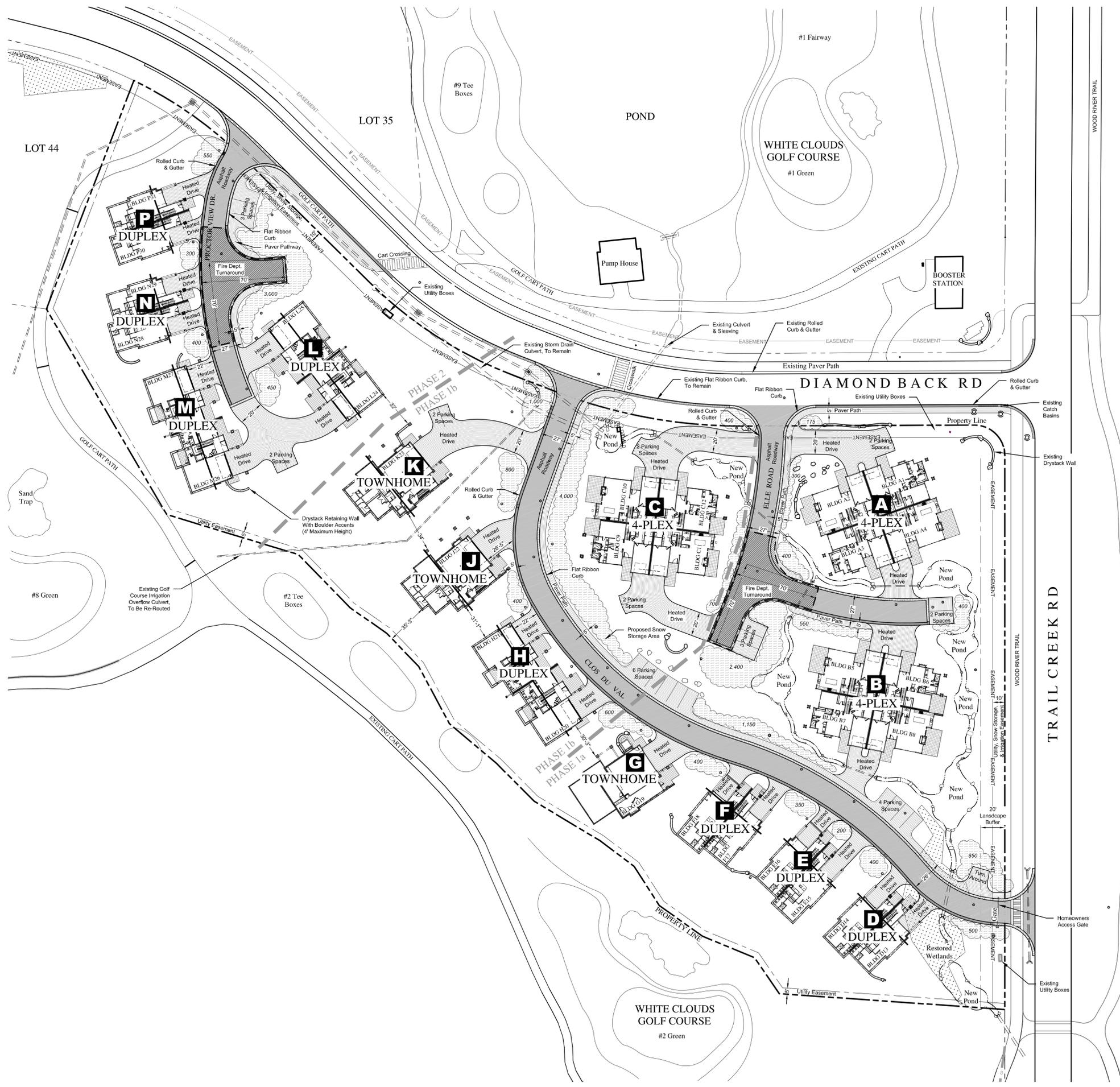
ASPHALT SHAKE  
*WEATHERED WOOD*



STANDING SEAM METAL ROOF  
*MIDNIGHT BRONZE  
KYNAR COATING*



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SITE PLAN

**General Notes**

1. Base map information taken from a survey by Benchmark Associates received on 02/10/10 and from on-site information. Civil Engineering information includes 318-13 REV 6 drawings by EHM Engineers received on 04/27/15. Architectural information provided by Ruscitto/Latham/Blanton received on 07/17/15. Contractor shall verify conditions in the field prior to construction.
2. Landscape architect is not responsible for any deviation from these plans, unless such changes are authorized by the landscape architect in writing.
3. All existing utilities are underground. All new utilities shall be underground.
4. Site serviced by City of Sun Valley.

**Parking**

Garage Parking Spaces = 50 Spaces  
 Driveway Parking Spaces = 40 Spaces  
 Guest Parking Spaces = 28 Spaces

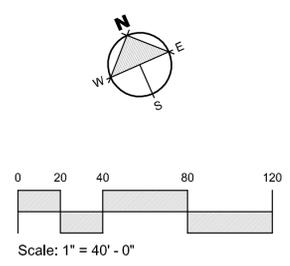
**Snow Storage Calculations**

Description	Square Footage
1. Upper Private Road (Including Paver Walks & Parking Areas)	8,550
	x 50%
Required Snow Storage	4,275
<b>Proposed Snow Storage Areas</b>	<b>4,700</b>
2. Middle Private Road (Including Paver Walks & Parking Areas)	21,100
	x 50%
Required Snow Storage	10,550
<b>Proposed Snow Storage Areas</b>	<b>10,650</b>
3. Lower Private Road (Including Paver Walks & Parking Areas)	10,500
	x 50%
Required Snow Storage	5,250
<b>Proposed Snow Storage Areas</b>	<b>5,325</b>

*Note: All Driveways / Car Courts Are Proposed To Be Snowmelted*

**Plan Legend**

- Property Line
- 5' Utility Easement
- 10' Utility, Snow Storage, & Irrigation Easement
- Edge Of Stream
- Drystack Retaining Wall With Boulder Accents
- Concrete Flat Ribbon Curbing
- Concrete Rolled Curb & Gutter
- Asphalt Roadway
- Concrete Paver Walkways & Driveways
- Concrete Paver Patio Or Terrace
- Proposed Snow Storage Area With Square Footage (Coordinated With Landscaping)



EGGERS ASSOCIATES P.A.  
 landscape architecture

P.O. Box 955  
 Ketchum, ID 83340

T (208) 725-0988  
 F (208) 725-0972

STATE OF IDAHO  
 KURT J. EGGERS  
 LANDSCAPE ARCHITECT  
 LA-212

PRELIMINARY ONLY - NOT FOR CONSTRUCTION

REVISED DESIGN REVIEW SUBMITTAL: SEPTEMBER 14, 2015  
 REVISED DESIGN REVIEW SUBMITTAL: AUGUST 12, 2015  
 DESIGN REVIEW SUBMITTAL: DECEMBER 19, 2013

**RUSCITTO/LATHAM/BLANTON ARCHITECTURE P.A.**

DIAMOND BACK TOWNHOMES  
 WHITE CLOUDS P.U.D. - PARCEL "A"  
 SUN VALLEY, IDAHO

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**Grading Plan Notes**

- Landscape architect shall review grading on site prior to completion.
- All Driveway & Road slopes are calculated from the centerline.
- Topsoil shall be imported for all lawn and bed areas at depth of 6".
- Any topsoil from excavation operations shall be retained with vegetation for use in reestablishing new natural areas.

**Grading Abbreviations**

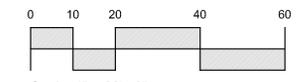
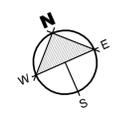
FFE FINISHED FLOOR ELEVATION  
 GB GRADE BREAK  
 TW TOP OF WALL  
 BW BOTTOM OF WALL  
 WE POND WATER ELEVATION  
 BE POND BOTTOM ELEVATION

**Grading Legend**

- 5985 Existing Contour
- 85' Proposed Contour
- Drainage Swale 2% Minimum
- Re-Routed Drainage
- 2% 2:1 Slope → Drainage Direction With Slope Percentage
- + (82.75) Existing Spot Elevation
- Proposed Spot Elevation
- Existing Culverts & Drainage Utilities
- Proposed Culvert
- Proposed Engineered Drywell
- Proposed Engineered Catch Basin
- Proposed Channel Drain Set In Concrete
- Proposed Landscape Drywell (12' x 5')

**Plan Legend**

- Property Line
- Edge Of Stream
- Drystack Retaining Wall With Boulder Accents (4' Height Maximum)
- Concrete Flat Ribbon Curbing
- Concrete Rolled Curb & Gutter



Scale: 1" = 20' - 0"  
Contour Interval = 1'



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REVISED DESIGN REVIEW SUBMITTAL: SEPTEMBER 14, 2015  
 REVISED DESIGN REVIEW SUBMITTAL: AUGUST 12, 2015  
 DESIGN REVIEW SUBMITTAL: DECEMBER 19, 2013

**RUSCITTO/LATHAM/BLANTON ARCHITECTURE P.A.**

DIAMOND BACK TOWNHOMES  
 WHITE CLOUDS P.L.D. - PARCEL "A"  
 SUN VALLEY, IDAHO

**RUSCITTO/LATHAM/BLANTON**

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PRELIMINARY ONLY - NOT FOR CONSTRUCTION

**L-2**

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- ### Landscape Plan Notes
- All Disturbed areas shall be revegetated and irrigated with an automatic underground sprinkler system.
  - All planting beds to have 3" cover of bark or compost mulch.
  - Trees shown at approximately 2/3 mature diameter.
  - All utilities are underground and shall be located prior to any work.

### Utility Legend

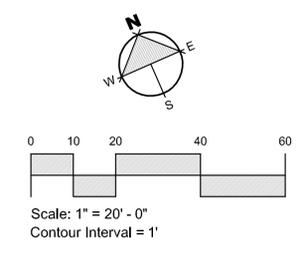
- Proposed Engineered Drywell
- Proposed Engineered Catch Basin
- Proposed Channel Drain
- Proposed Landscape Drywell (12' x 5')
- Fire Hydrant
- Preliminary Utility Locations

### Plan Legend

- Property Line
- Existing Contour
- Proposed Contour
- Re-Routed Drainage
- Edge Of Lawn
- Edge Of Natural Grass
- Edge Of Stream
- Drystack Retaining Wall With Boulder Accents
- Concrete Flat Ribbon Curbing
- Concrete Rolled Curb & Gutter
- Asphalt Roadway
- Concrete Paver Walkways & Driveways
- Concrete Paver Patio Or Terrace

### Plant Legend

Quantity	Abb. Species	Scientific Name	Size
119	Evergreen Trees Colorado Spruce Douglas Fir	<i>Picea pungens</i> <i>Pseudotsuga menziesiae var. glauca</i>	10'-14'
241	Deciduous Trees Quaking Aspen Autumn Blaze Maple	<i>Populus tremuloides</i> <i>Acer x freemanii 'Jeffersred'</i>	2"-3" Cal
40	Accent Trees Crabapple Prairie Crabapple Spring Snow Shubert Chokecherry	<i>Malus x 'Prairiefire'</i> <i>Malus x 'Spring Snow'</i> <i>Prunus v. 'Shubert'</i>	2"-3" Cal
1,087	Shrubs Evergreen Shrubs Mugo Pine Dwarf Scotch Pine	<i>Pinus mugo</i> <i>Pinus sylvestris 'Pumila'</i>	5 gal.
	Large Deciduous Shrubs Ginnala Maple Peking Cotoneaster Isanti Dogwood Meadowlark Forsythia Diable Ninebark Ashleaf Spirea	<i>Acer ginnala</i> <i>Cotoneaster lucidus</i> <i>Cornus sericea 'Isanti'</i> <i>Forsythia x 'Meadowlark'</i> <i>Physocarpus o. 'Diablo'</i> <i>Sorbaria sorbifolia</i>	
	Medium To Small Deciduous Shrubs Crymson Pygmy Barberry Potentilla Goldfinger Snowberry Snowmound Spirea Goldflame Spirea Amerr. Comp. Cranberry	<i>Berberis thunbergii 'Crymson Pygmy'</i> <i>Potentilla fruticosa 'Goldfinger'</i> <i>Symphoricarpos albus</i> <i>Spiraea x n. 'Snowmound'</i> <i>Spiraea x bumalda 'Goldflame'</i> <i>Viburnum t. 'Bailey Compact'</i>	
1,750sq.ft.	Perennial Flowers/Groundcovers Various		1 gal.
33,500sq.ft.	Mowed Grass		Sod
63,000sq.ft.	Low Maintenance Grasses		Hydrosed



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ARCHITECTURA P.A.

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