

MEETING AGENDA

THURSDAY, APRIL 14, 2016 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 at 108 Fairway Road followed by a site visit at 118 Paintbrush Road and then adjourn to the Council Chambers of City Hall, 81 Elkhorn Road, Sun Valley, Idaho 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 February 11, 2016.

4. **New Business**

A. Williams Partners Architects for Mark & Ann Edlen; Public hearing for a **Design Review Application** for the proposed construction of a new 5,983 square foot single-family residence with associated site improvements in the Single-Family Residential (RS-1) Zoning District. Location: 108 Fairway Rd; Prospector Subdivision Amended Lot 19. Application No: DR 2016-12.

B. Scape Design Studio for Dan & Stacey Levitan; Public hearing for a **Design Review Application** for the proposed construction of a new 5,893 square foot single-family residence with associated site improvements in the Rural Estate and Ranch (RA) Zoning District. Location: 118 Paintbrush; Sagecreek Subdivision Unit 3 Lot 76 & 1/3 in Lot K. Application No: DR 2016-13.

5. **Continued Business**

6. **Discussion Items**

7. **Adjourn**

Meeting Schedule:

Regular Meeting at 9:00 am on Thursday, April 28, 2016

**Minutes of the Planning and Zoning Commission
February 11, 2016**

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 February 11, 2016 at 9:00 a.m.

1. [Call To Order](#)

Vice Chair Jake Provonsha called the meeting to order at 9:00 a.m.

Present: Vice Chair Jake Provonsha, Commissioner John O'Connor, Commissioner Bill Boeger, and Commissioner Sherri Newland.

Absent: Chairman Ken Herich.

Also Present: Mayor Peter Hendricks, Jolyon Sawrey, Troy Larsen

Vice Chair Provonsha asked the Commissioners to disclose conflicts on the agenda items. No Commissioner reported a conflict.

2. [Public Comment](#)

No public comment.

3. [Consent Agenda](#)

A. [Draft Minutes from the Planning and Zoning Commission Meeting of January 14, 2016.](#)

Vice Chair Provonsha suggested a wording change on page 3 of the minutes. He requested that instead of "holes" the minutes read "areas for additional discussion."

MOTION

Commissioner John O'Connor moved to accept with minutes with the proposed change; seconded by Commissioner Bill Boeger. All in favor. The motion carried unanimously.

4. [New Business](#)

A. [Design Review #2016-01: Application for a proposed main level remodel and a 654 square foot, second story addition to an existing residence in the Single-Family Residential \(RS-1\) Zoning District. Applicant: Jolyon H. Sawrey for Maud Alison Long Trust. Location: 700 Fairway Rd; Lot 20 Upper Fairway Subdivision No. 2.](#)

Jolyon Sawrey presented on behalf of the applicant. Commissioner O'Connor asked when the original house was built. Sawrey responded he believed it was around 1992, noting the garage and sunroom were built in 2002.

Sawrey mentioned the footprint of the building is 100 square feet over what is allowed in code. He noted that the addition is not changing the footprint, as it will all be on the second floor.

Sawrey discussed the exterior design, which matches the existing structure. He discussed the site plan and snow storage. He showed the Commissioners the assessor's map and footprint tabulation chart. He also discussed the landscaping and construction management plan.

Sawrey presented the designs for the floor plan of the addition. He stated there would be a stairway added to the mud room and laundry area, but all other changes would be above the garage.

Commissioner O'Connor asked about the heat and mechanic in the house. Sawrey responded there is a boiler that provides hot water and radiant heat in the floor. He stated they planned to do radiant floor heating upstairs with its own on-demand hot water system.

Sawrey continued a discussion of the new floorplan, showing the various rooms planned. He stated the design is within the allowed height from the existing grade. Commissioner O'Connor asked about solar panels. Sawrey responded there are currently four panels, two of which will need to move slightly.

Sawrey discussed the renderings of the exterior views, noting the design is dark-sky lighting compliant. He noted there would be one light fixture added, but it would match the others. Vice Chair Provonsha asked about the gables on the existing home. Sawrey responded he will reuse the existing gables or make new ones to match the existing. He further discussed the exterior rendering.

Sawrey stated his belief that the design complies with design review criteria. Commissioner Newland asked about the corner of the house that extends into the setback. Sawrey responded the structure itself does not extend into the setback, as the code allows overhangs to go into the setback area.

Associate Planner Abby Rivin stated the Community Development Department did not receive any public comment on the project.

Commissioner O'Connor asked about the color of the roof. Sawrey responded that it is steel that cures itself into a natural rust color. He noted the Fire Department informed the applicant they needed to replace the entire roof, which they plan to do.

Commissioner O'Connor asked about the utility meters. Sawrey pointed them out on the plans and noted they are all in a covered box.

Commissioner Newland asked about the drywell. Sawrey explained it is unclear whether they will need to add a new drywell, as one already exists. However, they designated a space to add one if needed.

Abby Rivin gave a brief staff presentation, noting that most issues were covered by Sawrey and the Commissioners. She stated the building footprint does exceed the allowed standard, but the application is not increasing that footprint. She said staff recommends approval of the project.

Vice Chair Provonsha asked about how far an overhang can extend into the setback. Abby Rivin responded that it is a maximum of four feet by City Code.

MOTION

Commissioner John O'Connor moved to approve Design Review #2016-01 to allow for construction of a 654-square-foot second story pursuant to findings of fact, seconded by Commissioner Sherri Newland. All in favor. None opposed. Motion carried unanimously.

5. [Continued Business](#)

A. [Discussion and possible action on revisions to the City's Sign Regulations \(SVMC 9-3F\), changing content-based standards to form-based standards.](#)

Jae Hill gave an overview of the work that had been done since the last meeting on the topic. He noted he drafted an ordinance from which the Commission could work. He noted he did not include some

issues such as the Munsell color scale in the draft. He also stated he reached out to sign manufacturers and incorporated some of that information he received into the ordinance.

The Commission discussed the issue of light coloration/temperature and how to address that in the ordinance. Jae Hill stated he felt most comfortable with the 4,500 to 7,500 Kelvin range. Vice Chair Provonsha noted he and Chairman Herich had disagreed about the Munsell scale, as it relates to sign and housing color, and suggested getting input from the public before it is included in the ordinance.

Continuing with the discussion about lighting temperature, Vice Chair Provonsha asked whether an applicant could apply for a variance from the proposed Kelvin scale. Hill responded that an applicant could apply for a variance about any part of the code. He also stated the Commission could choose to adjust the scale as it is currently drafted. Commissioner Newland asked if the representative from Windy City Arts could comment on the issue. Troy Larsen, of Windy City Arts, gave an overview of the Kelvin rating for signs Windy City Arts has installed around the City. He noted the goal is for signs to be bright enough but not intrusive. He suggested it is important to include a scale in the Code as a guide for the sign designer. He also noted every sign they put in place in Sun Valley is dark-sky ordinance compliant. Commissioners suggested Hill contact Steve Pauley and Paul Stoops, who have experience in lighting, for their input on the proposed ordinance.

The Commission and staff discussed the urgency of adopting the ordinance.

The Commission began its discussion of Table 9-3F-2 in the proposed ordinance. Jae Hill noted there were some highlighted figures that required Commission input. The Commission discussed signs in the Commercial zoning district and the number of temporary signs allowed per linear foot of property frontage. The Commission also discussed whether to include blade signs in the temporary sign category or whether they should move blade signs to the banner category and the implications of that.

The Commissioners discussed the definition of freestanding signs and what types of signs were included. They then discussed the appropriate size and clearance for freestanding signs.

Troy Larsen asked if the code states how long temporary signs can be displayed. Vice Chair Provonsha stated the current code did not. He proposed removing lighting for banners in residential areas. The Commission discussed address monuments definitions, as well as content neutrality and public safety related to address monuments. The Commission's consensus was to remove lighting for banners in RS-2.

The Commission discussed solar panels on signs and how they fit into the proposed ordinance. Jae Hill suggested that if solar panels were proposed, the applicant should come before the Commission for approval. The Commission agreed to add that language.

Vice Chair Provonsha suggested the banner restrictions for Recreation zone meet that of Commercial zone but with no lighting. The Commission discussed this proposal and agreed to the suggestion.

The Commission decided to match the RA and RS-1 banner restrictions to those of RS-2.

The Commission discussed restrictions for banners on the right-of-way. They also discussed how the encroachment permits can intersect with the requirements for banners. They agreed to require review and a permit for banners on the right-of-way.

Commissioner O'Connor asked whether the City was consulting with SVEA about the restrictions. Jae Hill responded that the City and SVEA standards do not need to be consistent; HOAs can be more restrictive than a City because they are a private entity.

Jae Hill outlined next steps for passing the ordinance.

MOTION

Commissioner Bill Boeger moved to recommend approval of Ordinance 482 to the City Council subject to changes made by the Commission at its February 11, 2016 meeting, seconded by Commissioner John O'Connor. All in favor. The motion carried unanimously.

6. [Discussion Items](#)

Associate Planner Abby Rivin discussed the projects proposed for review at the March 10, 2016 Commission meeting.

The Commission and Jae Hill discussed the cell towers atop the Sun Valley Lodge.

7. [Adjourn](#)

MOTION

Commissioner John O'Connor moved to adjourn, seconded by Commissioner Bill Boeger. All in favor. The motion carried unanimously.

The meeting adjourned at 11:19 a.m.

Jake Provonsha, Vice Chair

Alissa Weber, City Clerk

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

From: Jae Hill, AICP, CFM, Community Development Director
Meeting Date: 14 April 2016

DESIGN REVIEW (DR 2016-12)

APPLICANT: Williams Partners Architects for Mark & Ann Edlen
LOCATION: 108 Fairway Rd; Prospector Subdivision Amended Lot 19
ZONING DISTRICT: Residential Single-Family 1

REQUEST: Approve the design of a new 6075sf single-family dwelling.

ANALYSIS: The applicant is requesting to construct a new 6075sf, 4-bedroom single family home at the intersection of Hard Rock Lane and Fairway Road, with pedestrian and vehicular access from Hard Rock. The 30,492sf lot is currently developed with an existing 3800sf, 5-bedroom residence, which will be demolished prior to construction. The project site is surrounded by developed single-family residences except for one vacant lot immediately to the east. The site is accessed from Hard Rock Lane. The new detached single-family residence is to be developed in a single phase and will include a 3215sf lower level including attached garage, a 2860sf enclosed second floor, and 599sf of partially-enclosed second-floor terraces.

Single-Family Residence Floor Area:

	Proposed Floor Area (sq ft)
First Floor Living Area	2328
First Floor Garage	701
Mechanical/Storage	94
Yard Storage	92
Total Footprint	3215
Second Floor Living Area	2860
Terrace (partially enclosed)	599
Total Floor Area (enclosed)	6075

Lot Area: 30,492 sq ft
 Proposed Building Footprint: 3,215 sq ft
 Max Building Footprint Allowed: 4,133 sq ft max.

The project meets all required 15' setbacks with 17' and 19' on the sides facing the rights-of-way, is under the allowable lot coverage, and is just under the 35' height limitations.

Staff review of the project yielded five conditions of approval from the Fire Official.

1. As this structure exceeds 6000sf, the Fire Department is requiring that the home be sprinklered.
2. The proposed outdoor fire pit must be non-solid fuel gas.
3. The address must be changed from Fairway Road to Hard Rock Lane
4. The proposed photovoltaic system must meet the 2012 International Fire Code.
5. The address monument must meet city and national standards for visibility.

Design Review Standards (SVMC § 9-3A-3)

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. **The proposed design is modern and similar in styling, color, and materials to other existing residences along Fairway Road and throughout the city.***

*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. **The nearest sites of local or national historic significance are the Ruud Mountain Chair and the Sun Valley Lodge, at 0.85 and 0.49 miles, respectively.***

*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 has requested that the address be changed to an appropriate number on Hard Rock Lane, due to there being no vehicular or pedestrian access from Fairway Road. As mitigated, the access will comply with local requirements and national guidelines.***

*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. **The location and dimensions of the driveway will meet the standards of 7-6-13.***

*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. **All drainage is contained on site through soil percolation and drywells (Sheet L-2).***

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 1,850 sq ft of snow storage area, the amount 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 monument is located on Hard Rock Lane and will comply with visibility regulations.***

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. **No ridges or prominent terrain features exist on or directly adjacent to the site.***

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. **All utilities are available to the site and will be connected to the residence.***

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. **The site is predominantly flat, but will be gently graded to ensure drainage flows away from the structures.***

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. **No ridges or prominent terrain features exist on or directly adjacent to the site.***

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 design is modern, with sharp corners, a flat roof, and boxy massing, but the styling contains a mix of materials such as board-formed concrete, metal and weathered-steel panels, wood eaves, and cable railings.***

2. *The proposed improvements conform to natural landscape features by minimizing the degree of cuts and fills. **The project does not significantly alter the site's grade.***

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. **Exterior lighting fixtures include down-cast shielded LEDs (Sheet A-6).***

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 new roof doesn't meet the grade requirements for snow retention devices.**

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 second story deck of the structure MAY emit light and sound to surrounding properties.**

7. Rooftop chimneys and utilities are enclosed and design is consistent with the primary structure. **There are no exposed rooftop utilities shown, other than the solar panels.**

D. Pedestrian and Vehicle Circulation Design: **These standards are not applicable as the project does not propose any changes to the existing site.**

E. Landscaping Quality: **The post-construction landscaping seems to meet the screening and quality values provided by the existing landscaping.**

F. Irrigation Limits: **Not applicable.**

G. Fences, Walls, Retaining Walls, Screens, and Dog Runs: **There is a proposed 4' steel panel screening fence along Fairway Road and a retaining wall along Hard Rock Lane, both within acceptable height limits.**

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

I. Exterior Lighting: **All proposed exterior lighting complies with the City's Exterior Lighting Regulations. See Sheet A6 of the design review submittal.**

RECOMMENDATION: Staff recommends approval of DR2016-12 as conditioned. (See Findings of Fact.)

RECOMMENDED MOTION: "I move to approve DR2016-12 to allow for construction of a new single family home pursuant to the Findings of Fact and Conditions of Approval."

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

ATTACHMENTS:

1. Findings of Fact
2. Application Materials

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

Project Name: **Design Review Application DR2016-12**

Applicant: **Williams Partners Architects for Mark & Ann Edlen**

Location: **108 Fairway Rd; Prospector Subdivision Amended Lot 19**

Zoning District: **Residential Single-Family 1**

Project Description: The applicant submitted an application for design review approval for a new 6,075sf, two-level, detached single-family dwelling on Lot 19 in the Prospector Subdivision. The 30,492sf lot is currently developed with an existing residence, which will be demolished prior to construction. The project site is surrounded by developed single-family residences except for one vacant lot immediately to the east. The site is accessed from Hard Rock Lane. The new detached single-family residence is to be developed in a single phase and will include a 3215sf lower level including attached garage, a 2860sf enclosed second floor, and 599sf of partially-enclosed second-floor terraces.

The construction of the new single-family dwelling with associate site improvements is in conformance with the purpose and all applicable dimensional regulations of the RS-1 Zoning District, which allows single-family residential construction as a permitted land use. The proposed structure is located on the site to meet all setback requirements (15') to the exterior property lines and to ensure that all applicable maximum height standards (35') are met.

All aspects of the project have been reviewed by the Planning Commission and staff to ensure compliance with all applicable standards including minimum setbacks, building envelope, lot coverage, maximum height, snow storage, landscape irrigation, exterior lighting regulation compliance, screening of utilities, and hillside preservation provisions. The project drawings stamped received by the City of Sun Valley on February 23, 2016 detail the design of the new single-family residence.

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. **The new single-family dwelling with associated site improvements is in conformance with the purpose and dimensional regulations of the zoning district because that design complies with all applicable standards appropriate for single-family structures within the Residential Single-Family Zone (RS-1) including setbacks, height, and lot coverage.**
2. The proposed design is in conformance with the standards for design review as set forth in

Chapter 3A (DESIGN REVIEW REGULATIONS) of this Title. **The structure is in conformance with all applicable standards for design review because it is appropriately and sensitively located on the existing platted lot. The high quality materials and natural colors utilized are consistent with the surrounding neighborhood and the greater Sun Valley area.**

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 structure is not located atop any ridgelines.**
4. The proposed design is in context and complimentary to adjacent properties. **The proposed new single-family residence is similar in size and massing to many of the new structures being constructed in the Fairway neighborhood and the city in general.**
5. The proposed design is compatible with the community character and scale of the neighborhood. **The new single-family dwelling will add a larger, modern residence to the neighborhood, which is the trend for development in that area of town.**
6. The proposed design adheres to standards for the protection of health, safety, and general welfare. **The project proposal has adequate snow protection, snow storage areas, connection to public utilities, and other characteristics which protect the health and safety of the neighborhood. As conditioned, the project meets the requirements of the Sun Valley Fire Department for safety and access.**
7. The proposed design is of quality architectural character and materials. **The proposed design of the structure utilizes a modern design, high quality materials of a natural appearance.**
8. The use is not in conflict with the Comprehensive Plan or other adopted plans, policies, or ordinances of the City. **The subject site is designated as Low Density Residential by the Future Land Use Map of the Comprehensive Plan. The RS-1 Zoning District implements the Low Density Residential Land Use Designation and the proposed single-family dwelling is consistent with all applicable provisions of the RS-1 Zoning District.**

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 and the construction management plan received by the City of Sun Valley on February 23, 2016.
6. Hard Rock Lane and Fairway Road 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.
7. The 6075sf residence shall be protected by an automatic fire suppression system.
8. The proposed outdoor, permanent fireplace and fire pit shall be non-solid fuel burning, gas appliance (outdoor fireplace) to meet the requirements of City Code.
9. The photovoltaic system shall meet the requirements of the 2012 International Fire Code and all National Electrical codes per the State of Idaho.
10. The address for the residence shall be changed to reflect the access location on Hard Rock Lane so that there is no confusion for responding emergency personnel.
11. The address shall be posted in a place that is visible from the street and shall be on contrasting background so as to be visible both day and night and in all weather conditions. The numbers shall be a minimum of 6 inches tall. If an address monument is used, then the numbers shall be no lower than 4 feet from finished grade. The requirement for posting numbers on the residence shall also be in effect and shall be posted in the usual and customary location.
12. 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. DR2016-12.

Dated this 14th day of April, 2016.

Ken Herich, Chairman
Sun Valley Planning and Zoning Commission

Date Findings of Fact signed _____

DRAFT

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

From: Abby Rivin, CFM, Associate Planner
Meeting Date: 14 April 2016

DESIGN REVIEW (DR 2016-13)

APPLICANT: Scape Design Studio for Dan & Stacey Levitan

LOCATION: 118 Paintbrush, Sagecreek Subdivision Unit 3 Lot 76 & 1/3 int in Lot K

ZONING DISTRICTS: Rural Estate and Ranch (RA) Zoning District

REQUEST: Approve the design of a new 5,893 sq ft single-family dwelling.

ANALYSIS: The applicant submitted an application for design review approval for a new 5,893 sq ft, two-story, detached single-family dwelling on Lot 76 in the Sagecreek Subdivision. The 2.56 acre lot is currently developed with an existing residence, which will be demolished prior to construction.

The project site lies adjacent to an OR-1 parcel to the north. The adjacent lot to the west is developed with a single-family residence, while the neighboring lot to the east remains undeveloped. The site is accessed from the Paintbrush Road right-of-way via Flag Lot K. The new detached single-family residence is to be developed as a single phase and will include a 1,504 sq ft lower level, a 3,323 sq ft main level, a 940 sq ft attached garage, and a 125 sq ft mechanical room. The structure's exterior materials are stucco and stone and the roofing system is corrugated galvanized metal. The exterior lighting is recessed in the soffit to reduce light trespass.

The construction of the new single-family dwelling with associate site improvements is in conformance with the purpose and all applicable dimensional regulations of the Rural Estate and Ranch (RA) Zoning District. The proposed structure is located on the site to meet all setback requirements to the exterior property lines and to ensure that all applicable maximum height standards are met.

Single-Family Residence Floor Area:

	Proposed Floor Area (sq ft)
Lower Level	1,504
Main Level	3,323
Garage	940
Mechanical	125
Total Gross Area	5,893

Lot Area: 111,292 sq ft
Total New Building Footprint: 4,309 sq ft
Building Footprint Allowed: 13,855 sq ft max. (calculated as per Section 9-2A-31-c plus 500 sq ft as per Section 9-2A-31-d)
Building Footprint Proposed: 4,309 sq ft

Allowable Footprint Outside Building Envelope: 1,417 sq ft
Proposed Footprint Outside Building Envelope: 1,135 sq ft

Applications for design review are subject to standards in SVMC § 9-3A-3.

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. In order to increase privacy with the adjacent neighbor to the west and blend into the landscape and hillside, the design has utilized stepped forms, landscaping, and natural colors and materials. The construction of the new single-family dwelling with associated site improvements is in conformance with all applicable dimensional regulations of the RA Zoning District. The proposed structure is located on the site to meet all setback requirements to the exterior property lines. No portion of the structure exceeds 35 feet above adjacent record grade, where a 35 foot maximum is permissible by Code. The structure's maximum proposed height is 31'-9.06" above record grade with 16.7% (784 sq ft) of the total roof area between 30 and 35 feet (33% maximum is allowed). The proposed residence is compatible in scale with neighborhood homes on similarly sized lots.

*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 as no special sites are adjacent to the property.***

*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 radius of the driveway turnaround must be altered in order to accommodate fire apparatus access. A fire hydrant adjacent to the structure must be installed. See Fire Department Comment Letter dated 3/25/2016.***

*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. **See standard 3 above.***

*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. **The site is not located in a floodplain or avalanche zone.***

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. **All drainage is contained on site through soil percolation and drywells.***

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 7,800 sq ft of snow storage area, which is 1,800 sq ft 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 address must be posted in a place that is visible from Paintbrush Road on contrasting background to be visible both day and night and in all weather conditions. Any planned permanent address monument shall meet all applicable requirements of City Code Section 9-3G-14, including letter size and height.***

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 design uses stepped forms as well as natural colors and materials to blend into the landscape. The siting of the new structure does not disturb the adjacent knoll to the east.***

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. **The new residence will be connected to existing water and sewer hookups.***

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 is similar to existing grade on the site. The grade to the west has been slightly modified in order to enhance access to the backyard and provide more privacy.***

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. **The design does not disturb the adjacent hillside.***

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. **Cut and fill has been minimized by siting the new residence similarly to the existing structure. The new construction will utilize the existing building pad.***

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 house utilizes high quality, natural materials that are***

appropriate for the neighborhood and complement the surrounding landscape. The new residence will add a contemporary design to the neighborhood. Landscaping adequately screens the structure and the siting protects view corridors.

2. *The proposed improvements conform to natural landscape features by minimizing the degree of cuts and fills. The project does not significantly alter the site's existing grade.*

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 exterior lighting on the residence is recessed into the soffit and all landscape lighting is downcast and fully shielded.*

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 new roof includes snow bars as well as gutters and downspouts routed to drywells.*

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. All exterior lighting is recessed into the soffit to reduce light trespass.*

7. *Rooftop chimneys and utilities are enclosed and design is consistent with the primary structure. Chimney flues are enclosed in steel flue shrouds. The utilities are screened with specialty clump trees as well as dry stack site walls.*

D. Pedestrian and Vehicle Circulation Design: The lot is accessed from Paintbrush Road via Flag Lot K. The radius of the driveway turnaround needs to be altered in order to accommodate fire apparatus access. Pedestrian circulation includes a decorative gravel path with stone edging.

E. Landscaping Quality: The landscaping provides relief from the blank concrete faces of the structure and also enhances screening from Paintbrush Road and the adjacent neighbor. The landscape includes a combination of evergreens, aspens, and specialty clump trees as well as deciduous shrubs, evergreen juniper, and perennials. The lawn is fescue sod, revegetation grasses, and ornamental grasses.

F. Irrigation Limits: The irrigated area of the site is less than a half-acre as required by Code.

G. Fences, Walls, Retaining Walls, Screens, and Dog Runs: The existing perimeter fence on the west side of the property will remain. Dry stack retaining and site walls will be installed and made of stone similar to the veneer on the house. The dry stack walls have a maximum height of 4 ft, which is 2 ft less than the maximum allowed by City Code Section 9-3G-8.

H. Sign Design: Not applicable.

I. Exterior Lighting: All proposed exterior lighting complies with the City's Exterior Lighting Regulations.

RECOMMENDATION: Staff recommends approval of DR2016-13.

RECOMMENDED MOTION: "I move to approve DR2016-13 to allow for construction of a new 5,893 sq ft single-family residence with associated site improvements, 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

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

Project Name: **Design Review Application DR2016-13**

Applicant: **Scape Design Studio for Dan & Stacey Levitan**

Location: **118 Paintbrush, Sagecreek Subdivision Unit 3 Lot 76 & 1/3 int in Lot K**

Zoning District: **Rural Estate and Ranch (RA) Zoning District**

Project Description: The applicant submitted an application for design review approval for a new 5,893 sq ft, two-level, detached single-family dwelling on Lot 76 in the Sagecreek Subdivision. The 2.56 acre lot is currently developed with an existing residence, which will be demolished prior to construction. The project site lies adjacent to an open space, OR-1 zoned parcel to the north. The adjacent lot to the west is developed with a single-family residence, while the neighboring lot to the east remains undeveloped. The site is accessed from the Paintbrush Road right-of-way via Flag Lot K. The new detached single-family residence is to be developed as a single phase and will include a 1,504 sq ft lower level, a 3,323 sq ft main level, a 940 sq ft attached garage, and a 125 sq ft mechanical room.

The construction of the new single-family dwelling with associate site improvements is in conformance with the purpose and all applicable dimensional regulations of the RA Zoning District. The RA Zoning District allows single-family residential construction as a permitted use. The proposed structure is located on the site to meet all setback requirements to the exterior property lines and to ensure that all applicable maximum height standards are met.

All aspects of the project have been reviewed by the Planning Commission and staff to ensure compliance with all applicable standards including minimum setbacks, building envelope, lot coverage, maximum height, snow storage, landscape irrigation, exterior lighting regulation compliance, screening of utilities, and hillside preservation provisions. The project drawings stamped received by the City of Sun Valley on February 26, 2016 detail the design of the new single-family residence.

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. **The new single-family dwelling with associated site improvements is in conformance with the purpose and dimensional regulations of the zoning district because that design complies with all applicable standards appropriate for single-family structures within the Rural Estate and Ranch (RA) Zone including setbacks, height, and lot coverage.**
2. The proposed design is in conformance with the standards for design review as set forth in Chapter 3A (DESIGN REVIEW REGULATIONS) of this Title. **The structure is in conformance with all applicable standards for design review because it is appropriately and sensitively located on the existing platted lot. The preservation of existing view**

corridors was taken into account as part of project design. The high quality materials and natural colors utilized are consistent with the surrounding neighborhood and the greater Sun Valley area.

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 adjacent hillside to the east has been preserved through the siting of the structure. Cut and fill has been minimized by siting the new residence in the same location as the existing structure.**
4. The proposed design is in context and complimentary to adjacent properties. **The proposed new single-family residence is complementary to adjacent properties because of sensitivity in design and siting. The design utilizes stepped forms and natural materials and colors to blend into the surrounding landscape.**
5. The proposed design is compatible with the community character and scale of the neighborhood. **The new single-family dwelling will add a modern residence to the neighborhood. The new structure is consistent with the siting of the original dwelling and the construction will utilize the existing building pad. The site is set back from Paintbrush Road by 454 ft and sufficiently screened to maintain privacy with the adjacent neighbor to the west.**
6. The proposed design adheres to standards for the protection of health, safety, and general welfare. **The project proposal has adequate snow protection, snow storage areas, connection to public utilities, and other characteristics which protect the health and safety of the neighborhood. The radius of the driveway turnaround must be altered in order to accommodate fire apparatus access. A fire hydrant adjacent to the structure must be installed. See Fire Department Comment Letter dated 3/25/2016.**
7. The proposed design is of quality architectural character and materials. **The proposed design of the structure is integrated into the sloping natural grade minimizing visual impacts.**
8. The use is not in conflict with the Comprehensive Plan or other adopted plans, policies, or ordinances of the City. **The subject site is designated as Low Density Residential by the Future Land Use Map of the Comprehensive Plan. The Rural Estate and Ranch (RA) Zoning District implements the Low Density Residential Land Use Designation and the proposed single-family dwelling is consistent with all applicable provisions of the RA Zoning District.**

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 and the construction management plan dated received by the City of Sun Valley on February 26, 2016.
6. The radius of the driveway turnaround must be altered to 26 feet to the satisfaction of the Fire Department.
7. An automatic fire suppression system must be installed to the satisfaction of the Fire Department.
8. The address shall be posted in a place that is visible from Paintbrush Road and on contrasting background to be visible both day and night and in all weather conditions. Any planned permanent address monument shall meet all applicable requirements of City Code Section 9-3G-14, including letter size and height.
9. Paintbrush Road 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.
10. 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. DR2016-13.

Dated this 14th day of April, 2016.

Ken Herich, Chairman
Sun Valley Planning and Zoning Commission

Date Findings of Fact signed _____