



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

To: Planning and Zoning Commission
From: *MK* Mark Hofman, Community Development Director
Meeting Date: March 20, 2014
Agenda Item: **Warde Residence Addition
Design Review Application No. DR 2014-06**

SUBJECT: Public hearing for a design review application proposing the construction of a new 5,584 square foot residential addition and a 2,182 square foot buried accessory structure with related site and landscaping improvements on an existing developed lot within the Single Family Residential (RS-1) Zoning District of the City of Sun Valley. **Applicant:** Jolyon H. Sawrey for Tom Warde. **Application Filing Date:** February 7, 2014. **Location:** 100 Wedeln Lane; Lot 2A Prospector Knolls Subdivision.

BACKGROUND: The project proposes further development on existing Lot 2A of the Prospector Knolls Subdivision. The site is currently developed with a detached, three-level, 7,310 square foot single family dwelling. The existing structure has 1,706 square feet of floor area on the lower, buried level, 4,405 square feet on the main level, and 1,199 square feet on the upper level. A three-level addition is proposed to be added to the existing dwelling, along with a new 2,182 square foot accessory structure buried into grade. The addition to the primary structure includes a 2,232 square foot basement, 2,461 square foot lower level, and a 891 square foot main level. Altogether the project would result in a 12,894 square foot primary single-family residential dwelling and a 2,182 square foot accessory structure. The drawings attached as **Exhibit "PZ-H"** fully depict the project design and layout.

A residential addition project review would normally be processed administratively by the Community Development Director for design review action without a public hearing. However, due to the size of the addition and accessory structure the Director forwards this design review application to the Planning and Zoning Commission for review and action.

The subject lot fronts Wedeln Lane and the front area of the site and dwelling will remain substantially unchanged. The addition and accessory structure are planned for the rear area of the site. The Sun Valley Company owned open area lies adjacent along the site's rear property line and adjacent lots on Wedeln Lane are developed with existing single family structures and related improvements. Existing Lot 2A contains a large "no-build zone" adjacent to Prospector Road, as shown on the attached recorded plat for the Prospector Knolls Subdivision: Lot 2A (**Exhibit "PZ-F"**). No portion of the project effects the recorded no-build zone.

ANALYSIS: The existing structure's exterior materials are primarily earth-toned stained wood siding and trim. The addition will retain essentially the same design of the dwelling and utilize materials consistent with the existing exterior of the dwelling unit. The new addition will match the colors and materials of the existing structure. The roofing system for the new addition will be asphaltic composite shingles and the existing structure will be re-roofed to meet current City Code standards with a non-wood roof material. The existing dwelling is accessed from the Wedeln Lane public street right-of-way via a driveway and turnaround area. As conditioned in the attached Fire Department comment letter, the driveway is required to be modified to a twenty (20) foot minimum initial width to provide adequate fire apparatus access.

The new 2,182 square foot attached accessory structure complies with the maximum footprint allowed pursuant to Code Section 9-3G-4 of 1/3 of the footprint allowed for the primary structure or 1,000 square feet, whichever is greater. City Code requires accessory structures to be detached from the primary building by a minimum of six (6) feet and that they be secondary to the primary building. The proposed accessory structure is physically attached to the primary dwelling via a narrow, sub-grade hallway element. Through the design review process, some degree of physical attachment may be permitted provided the design and use of the accessory structure are determined to be: an appropriate accessory use; are complementary to the design of the primary building; and the accessory structure visually and physically appears to be a separate and distinct structure. The proposed accessory structure is to be used as a rehabilitation/therapy use for the residents of the primary dwelling and is largely buried into grade at the rear of the developed site. Only a small portion of the accessory structure will be visible and the rear area of the lot is extensively screened with existing vegetation.

No recorded building envelope exists for the lot and no other significant improvements or landscape changes are proposed. The project drawings stamped received by the City of Sun Valley on February 7, 2014 detail all proposed changes and alterations to the existing structure.

Development Standards- The construction of the new 5,584 square foot, three-level addition to the existing single family dwelling with associated site improvements is in conformance with the purpose and all applicable dimensional regulations of the RS-1 Zoning District. The RS-1 Zoning District allows single family residential construction by right as a land use. The total proposed building footprint of 6,866 square feet complies with the 6,868 square foot maximum footprint allowed for the site. The proposed structure is located on the site to meet all setback requirements to the exterior property lines and to ensure that all applicable maximum height standards are met. No portion of the structure exceeds thirty five (35) feet above adjacent record grade.

Exterior Lighting- New exterior lighting is detailed on the Exterior Elevations (**Sheet A-6.0**) of the project drawings. All new exterior lighting will conform to exterior lighting requirements of the City Code. To ensure project compliance with the City's exterior lighting regulations, the project is conditioned to require presentation of information regarding existing lighting to the Community Development Director prior to building permit application. The project is conditioned to require that all new and existing light fixtures shall comply with all applicable exterior light regulations.

Landscaping- All landscaping changes to the project site are depicted on the Revised Construction/Landscape Plan Sheet 1.2, stamped received by the Community Development

Department on February 26, 2014 (**Exhibit "PZ-G"**). The proposed landscape design largely retains the extensive existing vegetation with some areas of restoration to address temporary construction access impacts. All disturbed areas will be revegetated. City Code Section 9-3A-3F caps the total area of any lot or parcel irrigated with domestic water provided by the Sun Valley Water and Sewer District to 22,000 square feet (approx. ½ acre). The existing irrigated area on the subject lot is 32,773 square feet, predates the water conservation ordinance, and can be determined to be a legal nonconformity. The area above the buried accessory structure will be landscaped with drought tolerant grasses and temporarily irrigated until established. This temporary irrigated area will not add to the net area of the site irrigated with domestic water. As such there will be no net increase in the legal nonconforming irrigated area and no intensification of an existing legal nonconformity.

Snow Storage- The project's design includes an addition and a new accessory structure at the rear portion of the developed site. The accessory structure will largely be buried into grade and no significant change will occur at the front of the site. Development Code Section 9-3G-13 requires a minimum of on-site snow storage area equal to 50% of hardscape areas. Readily available snow storage areas lay directly adjacent to the driveway area. Since no significant changes will occur to the driveway access or front portion of the site, and no additional significant access hardscape is proposed elsewhere on the site, the existing snow storage areas are adequate to serve the project.

Application Review and Comment- The project drawings and application materials were reviewed by the City for Sun Valley Fire Department and the Building Official for comments and conditions. The Fire Department review and condition letter is attached as **Exhibit "PZ-C"** and the Building review and comment letter is attached as **Exhibit "PZ-D"**. The applicant's response email dated February 25, 2014 agreeing to the Fire Department, Building Official and Planning Department comments and conditions is attached as **Exhibit "PZ-E"**.

The comments and conditions are reflected in the draft Conditions contained in the Draft Findings of Fact, Conclusions of Law, and Conditions of Approval for Design Review attached to this Report as **Exhibit "PZ-A"**. The applicant submitted a Design Review Regulations Narrative (**Exhibit "PZ-B"**) that discusses project conformance with required findings of fact and design criteria.

Construction Management Plan- Draft Condition of Approval #6 in **Exhibit "PZ-A"** requires that prior to issuance of a building or grading permit for the project the applicant shall submit a final construction management plan for approval by the Community Development Director. The construction management plan shall include all applicable elements dealing with noise, construction hours, staging, materials storage, dust control, tire cleaning, construction parking, dogs, garbage, safety, etc., as well as any comments and issues identified by the Planning and Zoning Commission during the public hearing. The Wedeln Lane and Prospector Road right-of-ways, as well as the site driveway, must be maintained free and clear through the duration of project construction. A draft Construction Management Plan exhibit is included as part of the project drawings. However, as part of the February 25, 2014 email from the applicant, a revised Construction/Landscape Plan (**Exhibit "PZ-G"**) was submitted to supersede Sheet A1.2 of the project drawings. Construction access and staging will occur from the existing driveway area and proceed down the south side-yard area of the site. The applicant is required to limit the area of disturbance for the addition and accessory structure construction to preserve the site's existing screening vegetation. Temporary green construction fencing shall be placed and maintained to

prohibit intrusion and disturbance in sensitive areas.

The Community Development Department has completed a comprehensive review of the development application and has determined that all required application materials have been satisfactorily submitted as per Development Code requirements. The proposed addition's design is consistent with the land use envisioned for the property and the development is congruent with the size, nature and character of existing development in the area. No significant negative impacts to the area or City due to the residential development have been identified by staff.

Public Notice and Comment- The project application was publicly noticed by: 1.) publication in the Mtn. Express on March 5, 2014; 2.) posting on the project site; 3.) mailing of notice to all property owners within a minimum 300 foot radius of the site; 4.) posting of notice in five prominent public places in the City, including Sun Valley City Hall, Sun Valley Post Office, Elkhorn Springs Store Post Office, St. Thomas Episcopal Church and the Elkhorn Fire Station; 5.) electronic notification to all parties who have notified the City of interest to receive agendas and notices; and, 6.) posting of the notice on the City's web site. No public email comments, phone calls or letters have been received by staff as of the writing of this Report, other than general phone inquiries about the project description.

Alternative Actions- Alternative actions available to the Commission include: (1) make the required findings and adopt the attached draft Findings of Fact and Conclusions of Law approving the design review application; (2) continue the public hearing for further information and review; or (3) close the public hearing, discuss the findings, vote to deny the application and direct staff to return on a date certain with a resolution of denial reflecting the comments and findings of the Commission.

RECOMMENDATION: Before public comment is received, the Commission should disclose all information and contacts received outside the public hearing on this item upon which the decision will be based, receive public testimony, and consider the facts and findings necessary to make a decision on the application. The Community Development Director recommends the Commission review the project drawings, discuss remaining issues and take action to approve the design review application.

LIST OF ATTACHED EXHIBITS:

Exhibit "PZ-A"	Draft Findings of Fact, Conclusions of Law and Conditions of Approval for Design Review Application No. DR 2014-06.
Exhibit "PZ-B"	Design Review Regulations Narrative for the Warde Residence Addition & Accessory Building submitted as part of the project application materials, prepared by Vital ink, PLLC and dated February 7, 2014.
Exhibit "PZ-C"	City of Sun Valley Fire Department review and conditions of approval letter dated February 24, 2014.
Exhibit "PZ-D"	Sun Valley Building Comments for Planning & Zoning Review letter dated February 21, 2014 from the Building Official.

- Exhibit "PZ-E" Applicant's response email dated February 25, 2014 agreeing to the Fire Department, Building Official and Planning Department comments and conditions.
- Exhibit "PZ-F" Recorded plat of the Prospector Knolls Subdivision: Lot 2A.
- Exhibit "PZ-G" Revised Construction/Landscape Plan Sheet 1.2 stamped received by the Community Development Department on February 26, 2014.
- Exhibit "PZ-H" Reduced 11" by 17" project drawing set consisting of eleven (11) sheets stamped received by the City on February 7, 2014.

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

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

Project Name: **Warde Residential Addition**
 Applicant: **Jolyon H. Sawrey for Tom Warde**
 Location: **Lot 2A Prospector Knolls Subdivision; 100 Wedeln Lane**
 Zoning District: **Single Family Residential (RS-1) Zoning District**

Single Family Residence Floor Area: (square feet)

Existing Floor Area-	Lower Floor	1,706 sq. ft.
	Main Floor	4,405 sq. ft.
	<u>Second Floor</u>	<u>1,199 sq. ft.</u>
	Total Existing	7,310 sq. ft.
Addition Floor Area-	Basement	2,232 sq. ft.
	Lower Floor	2,461 sq. ft.
	<u>Main Floor</u>	<u>891 sq. ft.</u>
	Total Addition	5,584 sq. ft.

Total Residence Floor Area: 12,894 sq. ft. gross area

Accessory Structure Floor Area: (square feet)

New Floor Area-	<u>Main Floor</u>	<u>2,182 sq. ft.</u>
	Total New Area	2,182 sq. ft.

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

Lot Area: 1.32 acres (57,310 square feet)

Building Envelope: No recorded building envelope exists for the single-family residential lot.

Allowable Footprint Outside Building Envelope: N/A
 Proposed Footprint Outside Building Envelope: N/A

Principal Structure

Building Footprint Allowed: 6,868 sq. ft. max. (calculated as per Section 9-2A-3I)
 Existing Building Footprint: 2,461 square feet
 Building Footprint Proposed: 2,461 sq. ft.
 Total Project Footprint: 6,866 sq. ft.

Accessory Structure

Building Footprint Allowed: 2,289 sq. ft. max. (calculated as per Section 9-3G-4B)
Building Footprint Proposed: 2,190 sq. ft.

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

Proposed Height of Single Family Dwelling: Only 2% (78 sq. ft.) of new roof area (3,342 sq. ft.) exceeds 30' above existing record grade. No portion exceeds 35 feet above existing record grade.

Required Snow Storage: N/A
Proposed Snow Storage: N/A

Maximum Irrigated Area: 22,000 sq. ft. (1/2 acre)
Existing Irrigated Area: 32,773 sq. ft. (legal nonconformity)
Proposed Irrigated Area: 32,773 sq. ft. (no intensification of legal nonconformity)

Project Description: The project design proposes further development consisting of a new residential addition to the primary dwelling and a new accessory structure on existing Lot 2A of the Prospector Knolls Subdivision. The site is currently developed with a detached, three-level, 7,310 square foot single family dwelling. The existing structure has 1,706 square feet of floor area on the lower, buried level, 4,405 square feet on the main level, and 1,199 square feet on the upper level. A three-level addition will be added to the existing dwelling, along with a new 2,182 square foot accessory structure buried into grade. The addition to the primary structure includes a 2,232 square foot basement, 2,461 square foot lower level, and a 891 square foot main level. Altogether the project would result in a 12,894 square foot primary single-family residential dwelling and a 2,182 square foot accessory structure. The drawings reviewed and approved by the Planning and Zoning Commission fully depict the project design and layout.

A residential addition project review would normally have been processed administratively by the Community Development Director for design review action without a public hearing. However, due to the size of the addition and accessory structure the Director forwarded the design review application to the Planning and Zoning Commission for review and action.

The subject lot fronts Wedeln Lane and the front area of the site and dwelling will remain substantially unchanged. The addition and accessory structure are planned for the rear area of the site. The Sun Valley Company owned open area lies adjacent along the site's rear property line and adjacent lots on Wedeln Lane are developed with existing single family structures and related improvements. Existing Lot 2A contains a large "no-build zone" adjacent to Prospector Road, as shown on the recorded plat for the Prospector Knolls Subdivision: Lot 2A. No portion of the project effects the recorded no-build zone.

The existing structure's exterior materials are primarily earth-toned stained wood siding and trim. The addition will retain essentially the same design of the dwelling and utilize materials consistent with the existing exterior of the dwelling unit. The new addition will match the colors and materials of the existing structure. The roofing system for the new addition will be asphaltic composite shingles and the existing structure will be re-roofed to meet current City Code standards with a non-wood roof material. The existing dwelling is accessed from the Wedeln Lane public street right-of-way via a driveway and turnaround area. As conditioned in the Fire Department review and comment letter, the driveway is required to be modified to a twenty (20) foot minimum initial width to provide adequate fire apparatus access.

The new 2,182 square foot attached accessory structure complies with the maximum footprint allowed pursuant to Code Section 9-3G-4 of 1/3 of the footprint allowed for the primary structure or 1,000 square feet, whichever is greater. City Code requires accessory structures to be detached from the primary building by a minimum of six (6) feet and that they be secondary to the primary building. The proposed accessory structure is physically attached to the primary dwelling via a narrow, sub-grade hallway element. Through the design review process, some degree of physical attachment may be permitted provided the design and use of the accessory structure are determined to be: an appropriate accessory use; are complementary to the design of the primary building; and the accessory structure visually and physically appears to be a separate and distinct structure. The proposed accessory structure is to be used as a rehabilitation/therapy use for the residents of the primary dwelling and is largely buried into grade at the rear of the developed site. Only a small portion of the accessory structure will be visible and the rear area of the lot is extensively screened with existing vegetation.

No recorded building envelope exists for the lot and no other significant improvements or landscape changes are proposed. The project drawings stamped received by the City of Sun Valley on February 7, 2014 detail all proposed changes and alterations to the existing structure. The proposed addition and accessory structure are located on the site to meet all setback requirements to the exterior property lines and to ensure that all applicable maximum height standards are met. No portion of the structure exceeds thirty five (35) feet above adjacent record grade as limited by Code.

All aspects of the project have been reviewed by the Planning Commission and staff to ensure compliance with all applicable standards including minimum setbacks, maximum building area footprint, maximum height, off-street parking, exterior lighting regulation compliance and hillside preservation provisions.

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

1. The proposed design is in conformance with the purpose of the zoning district and all dimensional regulations of that district. **The construction of the new addition to the existing single family dwelling and the new accessory structure are in conformance with the purpose and dimensional regulations of the zoning district because the design meets or exceeds all applicable standards. The Single Family Residential (RS-1) Zoning District allows single family residential construction by right as a land use. The new larger dwelling and accessory structure comply with all applicable development standards for the RS-1 District, including setbacks, height, and footprint.**
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 addition and the accessory structure are in conformance with all applicable standards for design review because they are appropriately and sensitively located on the rear portion of the site and the preservation of existing view sheds and corridors was taken into account as part of project design. The design of the project is consistent with and complimentary to adjacent development and the surrounding area. The quality materials and colors utilized by the project are consistent with the surrounding neighborhood and the greater Sun Valley area. All applicable evaluation standards for design review as set forth in Chapter 3A have been met by the project design.**
3. The proposed design does not significantly impact the natural, scenic character and aesthetic value of hillsides, ridges, ridgelines, ridge tops, knolls, saddles, and summits in the City. **No significant negative impact will occur to surrounding natural**

features because the development will occur on the less constrained, most developable portion of the site and the existing screening vegetation will be preserved and remain largely undisturbed. The dwelling is sited in a central location on the lot to prevent intrusion into the site's no-build zone and the driveway provides safe, adequate and direct access to the structure. No avalanche hazard area has been identified on or near the subject property. The development provides adequate separation from adjacent properties and maximizes view preservation through and to the site.

4. The proposed design is in context and complimentary to adjacent properties. **The project is on Lot 2A of the Prospector Knolls Subdivision. Adjacent lots in the area are developed with existing single family residences and associated site improvements and mature screening landscaping. No residential development exists directly adjacent to the rear of the site in the open area owned by Sun Valley Company. The residence will be sited in an area which is consistent with existing single family residential development adjacent to the east and south. The new development is consistent and in context with, and complimentary to, surrounding development because of sensitivity in design and location. The single family residential character of the area will be maintained.**
5. The proposed design is compatible with the community character and scale of the neighborhood. **The proposed design is compatible with the community character and scale of the neighborhood because the dwelling is sensitively and appropriately placed on the site and the single family design is consistent with the existing single family development on lots within the immediate surrounding area. The new larger dwelling will still be accessed from the Wedeln Lane right-of-way via the existing driveway and front yard area of the site. The bulk and mass of the proposed design is consistent and compatible with the community character and scale of the existing residences in the surrounding neighborhood because the structure is centrally located on the most developable portion of the site and is consistent with existing site grade.**
6. The proposed design adheres to standards for the protection of health, safety, and general welfare. **All applicable services such as natural gas, electric, sewer and water are available to fully serve the addition project. As conditioned, the project will comply with all applicable requirements from the Sun Valley Fire Department and the Building Official contained in the comment letters dated February 24 and February 21, 2014 respectively. No site conditions or aspects of design have been identified that would be adverse to the protection of health, safety and general welfare of the community.**
7. The proposed design is of quality architectural character and materials. **The proposed design of the structure is of quality architectural character because it incorporates adequate horizontal and vertical articulation in wall and roof planes, the pitched roof elements of the structure are architecturally broken up to avoid a massive roof presentation, the structure is integrated into the gently sloping natural grade, visual impacts are minimized while allowing development of the existing lot and the materials are consistent with the quality and design of surrounding development and the region. The accessory structure is buried into grade and largely not seen even on the project site.**
8. The use is not in conflict with the Comprehensive Plan or other adopted plans, policies, or ordinances of the City. **The subject site is designated as Low Density Residential by the Future Land Use Map of the Comprehensive Plan. The Single Family Residential (RS-1) Zoning District implements the Low Density Residential Land Use Designation and the proposed addition to an existing single-family dwelling on one legal lot is consistent with all applicable provisions of the RS-1 Zoning**

District.

CONCLUSIONS OF LAW

That this project does meet the standards for approval under Title 9, Chapter 3A (Design Review Regulations), of the City of Sun Valley Municipal Code provided the below conditions of approval are met. Design review approval shall expire 365 days from the date of approval, unless extended as per Municipal Code Section 9-5A-8.

CONDITIONS OF APPROVAL

- 1. The applicant(s) and their representatives shall comply with all IBC, IFC and applicable City ordinances.**
- 2. Site review approval is good for one year from the date of approval, unless extended as per Municipal Code Section 9-5A-8.**
- 3. Any requirements and/or approvals of private associations or other entities are the sole responsibility of the property owner.**
- 4. The location and elevation of the addition's building foundation shall be certified by a licensed surveyor or engineer and submitted to the Sun Valley Building Inspector, as may be applicable, prior to any issuance of a foundation inspection or permission to pour concrete footings.**
- 5. Any permits issued during the 10-day appeal period provided for under section 9-3A-4 may be subject to a stop work order in the event of an appeal. Any work commenced during the appeal period shall be at the applicant's own risk.**
- 6. A final construction management plan shall be submitted to the Building Official at the time of application for a building permit that addresses existing landscaping preservation, construction parking, material storage, nuisance control (noise, dust, trash, street cleaning and construction fencing) and each issue of concern of the Planning and Zoning Commission addressed as part of the project approval. Prior to the issuance of a building permit, final review and approval of the construction management plan by the Community Development Director is required. No construction parking or staging shall occur on the Wedeln Lane or Prospector Road right-of-ways and the site access shall be kept free and clear for emergency vehicle access at all times. Access on adjacent roads shall not be impeded by construction activity to the greatest extent practicable and any significant access issues shall be brought to the attention of the City and project neighbors in advance. Temporary construction fencing shall protect all sensitive surrounding vegetation areas throughout the development process. Temporary dirt and grading staging areas shall be clearly identified on the construction management plan. A temporary address placard or monument shall be maintained at the driveway entrance for the construction phase.**
- 7. The applicant shall comply with the applicable comments set forth in the City of Sun Valley Fire Department review letter dated February 24, 2014 and the Sun Valley Building Comments for Planning & Zoning review letter dated February 21, 2014 as follows: The driveway access width shall be a increased to a minimum of 20 feet for fire apparatus access; installation of a new fire hydrant; installation of a new Class 1 dry standpipe; the new addition portion requires a new automatic fire suppression system; the new and existing roof areas shall be upgraded to a Class A roofing material; grade shall slope appropriately away from the structure; an egress window shall be added out of the basement storage addition; address numbers shall conform to specified requirements; spark arrestors are required for fireplaces; and, snow retention devices are required above walkway areas. Any selective clearing of adjacent vegetation other than that shown on the approved project drawings shall have prior approval of the Community Development**

Department. No modifications to the approved plans shall be made without written permission of the Building Official or Fire Chief.

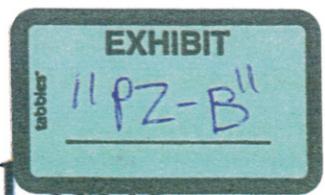
- 8. The subject Design Review Application shall be specific to the project drawings (11 Sheets) stamped received by the City on February 7, 2014 and the revised Construction/Landscape Plan (Sheet A1.2) stamped received by the City on February 26, 2014, all dated approved by the Planning & Zoning Commission on March 20, 2014. Any changes or modifications to the approved design shall be reviewed by the Community Development Department pursuant to Code Section 9-5A-10, Substantial Conformance.**
- 9. Any planned address monument shall meet all applicable requirements of Development Code Section 9-3G-14, including letter size and height. A final address monument plan showing any the design of any included lighting fixtures shall be submitted for approval by the Community Development Director prior to any construction of such monument and prior to issuance of a Certificate of Occupancy for the project by the City.**
- 10. To the satisfaction of the Community Development Director and the Building Official, the applicant shall provide manufacturer's cut sheets and related materials depicting any new exterior lighting for the project and demonstrate existing exterior lighting compliance prior to issuance of any building permit. Exterior lighting shall be fully shielded downcast exterior lighting fixtures compliant with the City's Exterior Lighting Ordinance.**

DECISION

Therefore, the Sun Valley Planning and Zoning Commission approves this Design Review Application No. DR 2014-06. Dated this 20th day of March, 2014.

Ken Herich, Chairman
Sun Valley Planning and Zoning Commission

Date Findings of Fact signed _____



DESIGN REVIEW REGULATIONS NARRATIVE

For:

The Warde Residence Addition & Accessory Building

07 February 2014

This document provides responses to the Design Review Regulations that you will be evaluating this project by. The regulations are presented below in bold and were directly copied from the online Sterling Ordinance interface. The applicant's response is right below the regulation item in standard italicized text.

DESIGN REVIEW REGULATIONS

9-3A-3: EVALUATION STANDARDS:

The following criteria shall be used in evaluating proposed developments seeking design review approval and shall be the basis for the findings as set forth in [chapter 5](#) of this title.

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.

RESPONSE: The form of the new proposed architecture is compatible with the existing home in heights, faceted roof forms. The privacy is further supported by the design not only for this lot but the adjacent neighbors as well due to form and landscaping. View corridors are not being effect as the primary focus is to the west, and the design promotes this. Windows and doors are minimized to the adjacent neighbors from a privacy respect and for light transmission.

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.

RESPONSE: There are no special historical or natural, ecological features to this site. The Architectural and scenic values of the site are actually improved by promoting a more naturally landscape view corridor to the west. This is based on the filling in of the existing tennis court with the new accessory building and burying it and making a landscape new backyard within the viewing corridor form the home and the addition.

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.

RESPONSE: An initial discussion has been had with Reid of the SV fire department. He concluded that the new addition needs to have fire sprinklers included. It is assumed that the existing driveway and clear/ pathways on either side of the home that the fire department access is adequate. If it is not the following means can be implemented upon discussion and approval with the fire chief:

1. Provide a fire hydrant/Stand pipe in the back / side yard to provide for greater access/coverage with fire hoses (this method has been allowed by the City of Sun Valley Fire Dept). 2. Circulation for fireperson by foot can be maintained year round to allow for access to all sides of the home. This would be a 10' wide access that would be lawn, walks etc, and would be snow blowed for winter access.

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.

RESPONSE: The new addition and Accessory building do not change ingress or egress or the driveway that already exists. Emergency egress from a walking standpoint is the same via yard pathways wither to the north or south.

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.



RESPONSE: Floodplains and avalanches or natural hazards do not exist on this site and do not need to be considered.

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.

RESPONSE: all site/ surface drainage will be taken care of onsite, no drainage will go off of the property to other properties. Any new roof areas flat or sloped will be run to gutter, drain systems that will tie into new drywells. A geotechnical engineer will access the soils of the site for drainage abilities and the final run-off management systems will be designed by a civil engineer.

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](#).

RESPONSE: The area of the existing driveway that requires snow storage is not being effected by this project. Therefore, no additional snow storage is required as no new driveways or vehicle access areas are being created.

8. Appropriate address numbers and monuments are shown in accordance with the requirements as set forth in [article G of this chapter](#).

RESPONSE: If the home's address numbers are not the right size, or displayed properly, new address numbers will be installed/ display that will comply with this requirement.

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.

RESPONSE: The accessory building is nearly entirely buried into the area of the existing tennis court. The new addition steps down the sloping lot and is of natural warm tone colors that not only match existing but are compatible with the neighboring natural hillsides. The existing lot is heavily forested with coniferous and deciduous trees. Any trees removed for construction access will be replaced, and new trees and shrubs will be added. Also the area that was a tennis court will now be improved to a lawn and will be a mix of native drought tolerant grasses.



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.

RESPONSE: The project will connect with the already existing city sewer lines. The access to this infrastructure is down slope and parallel to the west property line.

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 non-uniform to simulate natural existing contours.

RESPONSE: the final grading will be following close to what would have been the original native grading. Thereby being more compatible that the current existing excavated tennis court area. The only area that has any terracing is the small west-facing patio of the accessory building. This patio is approximately 3'-6" below final grade and is done to create user privacy and to reduce visual impact. The adjacent land area does not have neighbors and is permanently deeded open space with long distance views.

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.

RESPONSE: this site is already developed and or modified in ALL areas that this project is to be constructed. The site does not have any soil, ridges, ridgelines, ridge tops etc. that effect its' suitability

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.

RESPONSE: As the home was constructed many years before the current regulations, but was constructed in a stepped and integrated into the hillside approach. The new addition is even more in keeping with the figures as expressed in this chapter. Additionally I find that the new addition helps the existing home comply even more this chapter.

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.

RESPONSE: The materials and design is appropriate to the site in that it is literally copying materials, colors, textures, and forms from the existing home. The neighborhood of homes adjacent to this site are of diverse architectural styles, shapes and forms, but are heavily shielded, landscaped form one another. Therefore, I find that due to the landscaping and how the architectural forms step down the site and integrate into the sloped land that the project is appropriate with the neighborhood.

2. The proposed improvements conform to natural landscape features by minimizing the degree of cuts and fills.

RESPONSE: The proposed improvements will actually somewhat restore the original sloped land features by filing in areas of cut.

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.

RESPONSE: all new exterior lighting will be wall-mounted sconces that are shielded bulbs and downcast and dark sky ordinance compliant. Some areas will have downcast recessed can light fixtures in the roof overhangs/soffits. These locations will have wattage compatible bulbs. See sheet 6.0 elevations for locations and manuf. light fixture specification sheet.

4. Building design includes weather protection that prevents water from dripping or snow from sliding onto pedestrian or vehicle areas or onto adjacent properties.

RESPONSE: Any areas that have sloped roofs over doors will have snow clips/ snow fences and gutters to downspouts installed to prevent dripping or falling water/ snow onto pedestrian areas. Many of the exiting areas have flat roofs which by their nature address this concern. See sheet 6.0 for locations.

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).

RESPONSE: The new addition is compatible with the existing home in that it will match all exterior siding materials, colors, roof forms and materials. The accessory building is primarily buried and will not be visible. The area that is visible will match the exterior materials and colors of the existing home.



6. All improvements are designed to minimize light and sound emanating to other properties as set forth in [article B of this chapter](#).

RESPONSE: Light will be all down cast and shield per Dark Sky ordinances. Any windows facing neighboring properties will either have shades/ blinds/ drapes, or be frosted for privacy. The property in the setback will also be landscaped to further create privacy with the adjacent neighbor.

7. Rooftop chimneys and utilities are enclosed and design is consistent with the primary structure.

RESPONSE: Any roof utilizes penetrations will be concealed in Chimney style enclosures, surrounds. See sheet 6.0

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 non-vehicular paths contained in the 1997 Sun Valley transportation plan and any amendments thereto.

RESPONSE: N/A existing driveway to remain as the primary vehicle/ pedestrian access to the site.

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.

RESPONSE: N/A existing driveway to remain as the primary vehicle/ pedestrian access to the site. No signage is proposed

3. Parking areas meet aisle dimensions, backup space and turning radius requirements in accordance with [title 7](#) of this code.

RESPONSE: N/A existing driveway to remain as the primary vehicle/ pedestrian access to the site. The current design already complies with this criteria

4. Parking areas are designed to minimize adverse impacts upon living areas and upon adjacent properties with regard to noise, light, and visual impact.



RESPONSE: N/A existing driveway to remain as the primary vehicle/ pedestrian access to the site. The current design already complies with these criteria

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.

RESPONSE: The current design already complies with these criteria

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.

RESPONSE: The site is already heavily landscaped providing the screening of the building and street frontage. The new addition does not effect street frontage due to the existing building screening the additions. Any vegetation removed for construction access will be replaced and new vegetation will be added. See site plan.

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.

RESPONSE: All planting that will be put in new will be of a larger size and caliper to more quickly provide the desired shading, screening, privacy. The new lawn areas will be of climate hardy and drought resistant types.

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.

RESPONSE: Very few of the existing trees, shrubs etc are being removed. These are shown on the landscape plan. Perimeter screening vegetation is all to remain. The areas that will be disturbed during construction will be returned to pre- construction conditions. There will be a few trees and shrubs added to further screen the new visible additions.



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. (Ord. 382, 10-25-2006)

RESPONSE: There is a permanently deeded green belt to the west of the project. The site has a significant landscape buffer between the only neighbor to the south. Other sides of the property the neighbors property are all several hundreds of feet away. These sides are significantly landscaped as well are intended to remain as such.

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).

RESPONSE: The owner is proposing to maintain the same irrigated areas for trees and shrubs as existing. The newly to be constructed / buried accessory building will have drought tolerant native grasses planted coverings its' footprint. The area of total new ground cover is 5748 sf. The new addition will replace Kentucky blue grass irrigated with building footprint which is accounted for in the above tabulation. This new ground cover material will be drought tolerant grasses. This planting type will require approx. (2) years of temporary irrigation to allow grasses to get established. Then the water supply will be greatly reduced with the goal of having these grasses/ground cover requiring no addition watering other than locally provided natural moisture/rain/snow etc.

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.

RESPONSE: N/A

c. Temporary irrigation for re-vegetation 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.

RESPONSE: Temporary irrigation will be provided as required for the re-establishment of the replanted vegetation in the disturbed areas.



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. (Ord. 421, 1-21-2010)

RESPONSE: Any landscaping such as trees and shrubs planted in the new drought tolerant grass areas will be irrigated with drip style irrigation systems. The owner will even consider and water need monitoring/ control system.

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.

RESPONSE: There are guard railings that will have shrubs planted directly adjacent for screening. The style of the guard railing is to match the same concept of the exiting railing but will be to current code requirements for vertical baluster spacing.

2. Fencing and screening materials are finished on both sides.

RESPONSE: The guardrail shrub screens will be finished on both sides

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)

RESPONSE: The retaining walls and screens will comply

H. Sign Design:

~~**1. Consideration shall be given to sign location, configuration, scale, design, materials, and colors in evaluating sign applications.**~~

~~**2. Sign materials shall be predominately natural such as, but not limited to, wood, native stone, or integrally colored stucco. Plastic and other machine made materials are discouraged.**~~



~~3. Signs and supporting structures shall be architecturally compatible with the surrounding structures.~~

~~4. Signs comply with the requirements set forth in [article F of this chapter](#).~~

RESPONSE: N/A

I. Exterior Lighting:

1. All light sources shall comply with an approved exterior lighting plan as set forth in [article B of this chapter](#).

RESPONSE: See the sheet A6.1 for the manuf. specification sheet for the wall sconce that is dark sky compliant.

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;
- b. The proposed deviation will not unreasonably diminish either the health, safety, or welfare of the surrounding neighborhood uses; and
- c. The proposed deviation will not unreasonably conflict with the general intent of [article B of this chapter](#).

RESPONSE: N/A

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.

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.

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.

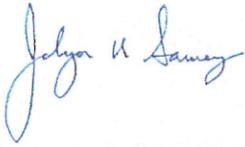
4. Service and delivery vehicle (garbage, supplies, laundry, etc.) access, circulation, and areas are appropriate for the size of the development. Access, circulation, snow storage, and screened trash and storage areas are depicted on the plans using flow diagrams. (Ord. 382, 10-25-2006; amd. Ord. 421, 1-21-2010)

RESPONSE: N/A



Any additional questions or concerns; I will address at the public hearing and or will provide any additional documentation or information that you require in advance of the meeting.

Sincerely,



Jolyon H. Sawrey, Architect





Date: 2/24/2014
To: Mark Hofman
Re: Ward Residence / D&R2014-06

I have reviewed the plans for the Ward Residence and the fire department has the following conditions for approval:

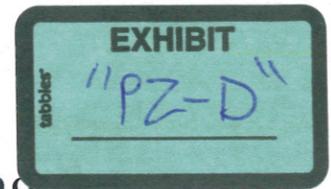
1. The scope of the remodel includes 3,342square feet of new roof area. By city ordinance this requires the roof of the existing structure to be upgraded to a Class A roof covering or assembly containing no wood products.
2. The new addition will need to be protected with an automatic fire suppression system and include a fire department connection to be installed in front of the structure so that it is accessible by the fire department.
3. The addition of a Class 1 dry standpipe to be installed, to allow the fire department to extend hose reach on the property for firefighting needs.
4. The addition of a new fire hydrant to meet the new fire flows needs of the structure.
5. The driveway will need to be a minimum of 20 feet wide. The drive way is currently 15 feet wide from Wedeln Lane and will need to be brought up to code.

The above conditions for approval have been addressed in an email from the Architect Jolyon Sawrey sent on Tuesday February 25, 2014. The fire department will work with the architect on the placement of the new fire hydrant, fire department connection for the sprinkler system and the class 1 standpipe.

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

Reid Black Fire Code Official
City of Sun Valley Fire Department

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



Sun Valley Building Comments for Planning & Zoning Review

Meeting Date: TBD

Date: February 21, 2014, 2014

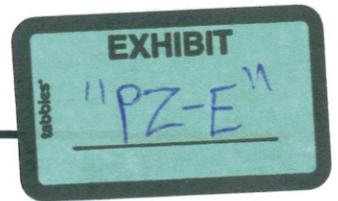
Project: Warde DR2014-06

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

Building Comments:

1. Grade is required to slope away from structure 6" within the first 10'. Impervious surface required to slope a minimum of 2% away from structure.
2. Egress window required out of basement storage addition.
3. Class A roofing required on existing residence in accordance with City Code.
4. No other apparent discrepancies.

The above items are being addressed according to the email from Architect Jolyon Sawrey received on 2/26/14 at 8:08am.



Mark Hofman

From: Jolyon H.Sawrey [jolyon@vitalinkarchitecture.com]
Sent: Tuesday, February 25, 2014 10:40 AM
To: Reid Black; Eric Adams; Mark Hofman
Cc: Tom Warde
Subject: WARDE RESIDENCE DESIGN REVIEW QUESTIONS- W/ ANSWERS
Attachments: A1.2 DR STAGING LANDSCAPE PLAN REV1.pdf

All,

I have talked with the owner and he agrees to the following from our conversations of last week.

1. FIRE DEPT.

Fire Hydrant and Fire Dept. Connection- A fire department hydrant and directly adjacent a fire dept. connection standpipe will be provided. The location will be to the north on the owners property where the existing driveway meets Wedeln Lane.

Widening of driveway entrance- the entrance and all areas of the existing driveway that are less than 20' wide will be widened to meet this requirement.

Fire Sprinklers- the entire new addition and the accessory building will be fire sprinklered as required by the Sun Valley Fire Dept./ Building codes.

New and Existing Roof coverings- The entire new addition roofing will be of the class "A" requirement, additionally the entire new home will be re-roofed to the same required classification.

2. BUILDING DEPT.

The addition of a "Window Well" second egress/escape route from the new addition basement will be added.

3. PLANNING DEPT.

Construction Staging Access. The plan as originally submitted would be too steep and would require extensive grading for safe access to the site and for contractor parking.

The attached revised construction staging plan shows how construction access will be provided to the site if all access is to be provided entirely on the owners parcel. Parking for subcontractors will be managed by a shuttling system that will be created and the subcontractors parking at a City of Ketchum park and ride lot or other lots/ areas will be considered. Only a very few work trucks would be able to be onsite, supplies would be dropped off with trucks leaving and parking elsewhere offsite and not on adjacent public streets. No slope of the access road would exceed 10%. The contractor will maintain the road for run-off/erosion with sand/ gravel for slippery conditions and snow plowed

throughout the winter. For major construction components such as concrete and or are structural members, cranes/ pumping derricks may be implemented to deliver materials over the existing home as required.

An additional option for site access is in progress. This would be for access to the site and some limited parking to be provided off of Prospector road on property owned by others and accessing the site from the west. The owner is diligently working with the adjacent property owner to acquire the use agreement for access. The hope is for this approval to be gained by the time of the Design Review hearing and if not obtainable access would ensue using this above submitted/described revised plan.

Jolyon H. Sawrey
Architect, LEED BD+C

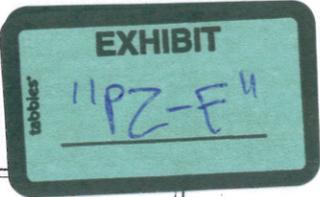
Vital Ink Architecture

Office: 3930 Woodside Blvd. Hailey, Idaho
Mail: 30 Wyatt Drive Bellevue, Idaho 83313
(208) 720-6315 ph,

(208) 720-6315 ph

www.vitalinkarchitecture.com

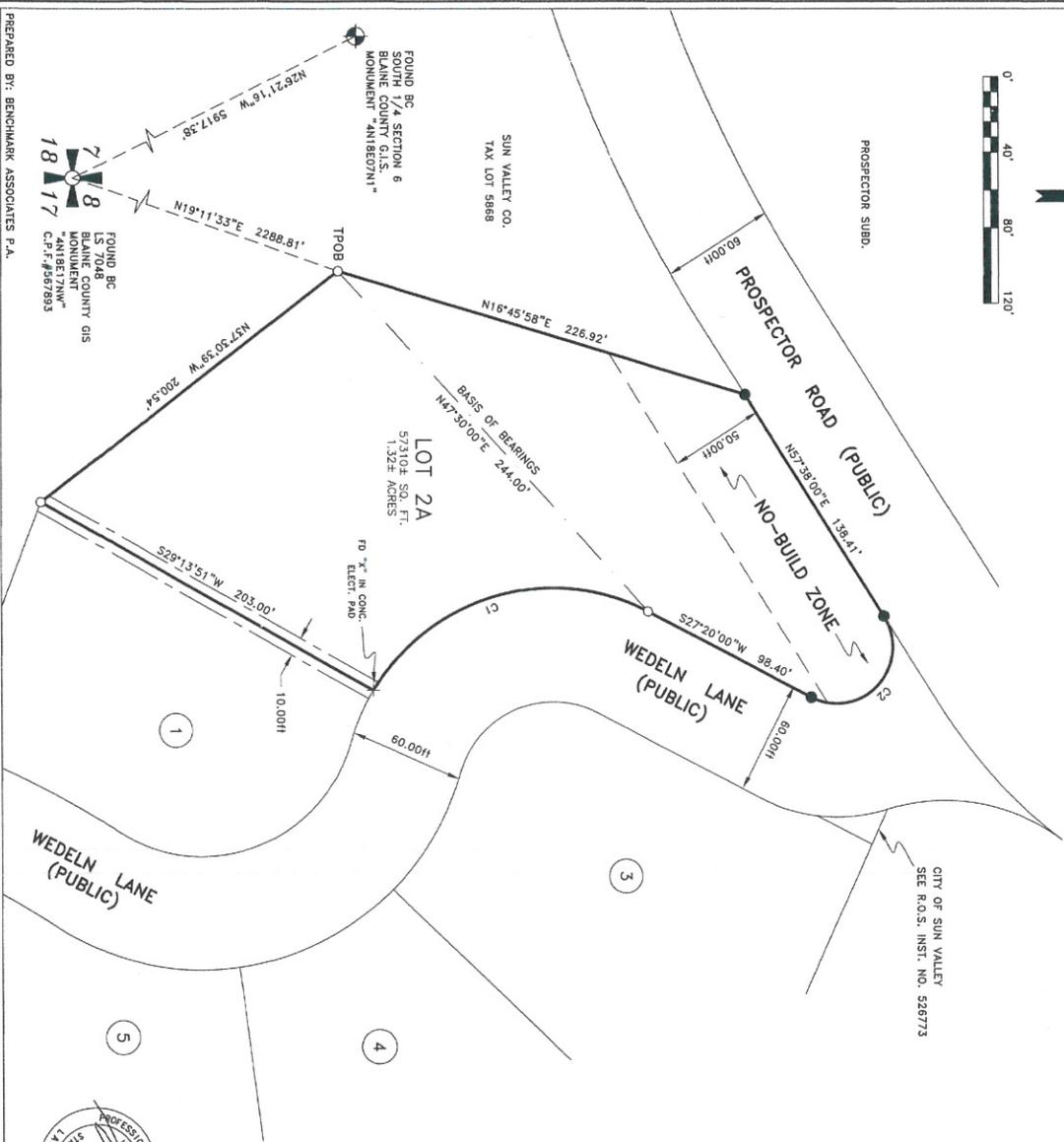
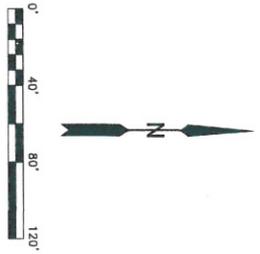
Member of : American Institute of Architects
United States Green Building Council



PROSPECTOR KNOLLS SUBDIVISION : LOT 2A

LOCATED WITHIN SECTION 8, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M. SUN VALLEY, BLAINE COUNTY, IDAHO
 WHEREIN THE PROPERTY LINE BETWEEN LOT 2 OF PROSPECTOR KNOLLS SUBDIVISION AND A PORTION
 OF TAX LOT 8888 IS ADJUSTED, CREATING LOT 2A.

MAY 2012



LEGEND

- BOUNDARY LINE
- LOT LINE ELIMINATED
- UTILITY EASEMENT PER ORIGINAL PLAT
- NO-BUILD ZONE
- FOUND 1/2" REBAR
- BRASS CAP
- SET 5/8" REBAR L513764

NOTES:

1. BASIS OF BEARINGS IS PER THE ORIGINAL PLAT OF PROSPECTOR KNOLLS SUBDIVISION RECORDED AS INSTRUMENT NO. 128463, RECORDS OF BLAINE COUNTY, IDAHO. REFER TO SAID PLAT & CDAR'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
2. SUBJECT TO SUN VALLEY RESIDENTIAL AREA DECLARATION OF PROTECTIVE COVENANTS, RECORDED AS INST. NO. 128463, RECORDS OF BLAINE COUNTY, IDAHO.
3. SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS FOR PROSPECTOR KNOLLS SUBDIVISION, RECORDED AS INST. NO. 135142, RECORDS OF BLAINE COUNTY, IDAHO.
4. NO BUILD ZONE - NO STRUCTURES, IMPROVEMENTS OR LANDSCAPING SHALL BE PERMITTED WITHIN.
5. LOT 2A SHALL NOT BE FURTHER SUBDIVIDED.

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code Title 50, Chapter 15, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Idaho Code Title 50, Chapter 15, Section 50-1526, by the issuance of a certificate of disapproval.

Date: 5-16-2012

South Central Public Health District, DENIS

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	111.83'	187.80'	132.49'	S19°43'28"E	89°02'16"
C2	50.00'	75.38'	54.71'	S47°51'30"E	142°45'20"



PROSPECTOR KNOLLS SUBD. :
LOT 2A

100'x150' WITHIN:
 SECTION 8, TOWNSHIP 4 NORTH, RANGE 18 EAST,
 B.M. SUN VALLEY, BLAINE COUNTY, IDAHO

PREPARED FOR: SUN VALLEY COMPANY
 PREPARED BY: LJJ/CPL
 DATE: 05/19/2012

PROJECT NO. 11195
 FILE: 11195P61.DWG
 SHEET: 1 OF 2

PREPARED BY: BENCHMARK ASSOCIATES P.A.

PROSPECTOR KNOLLS SUBDIVISION : LOT 2A

OWNER'S CERTIFICATE

THIS IS TO CERTIFY that SUN VALLEY COMPANY, a Wyoming Corporation, is the owner in fee simple of Real Property described as follows:

A parcel of land located within Section 8, Township 4 North, Range 18 East, Blaine County, Idaho, being more particularly described as follows:
 A portion of Tax lot 5868 being more particularly described by metes and bounds as follows:

Beginning at the northwesterly corner of Lot 2 Prospector Knolls Subdivision, recorded as Instrument No. 134855, and extending along the northern boundary of said Lot 2, N 47°30'00" E a distance of 244.00' to the northwesterly corner of said Lot 2 and a point on the westerly Right-Of-Way of Section 8; said Wadain Lane Right-Of-Way N 27°20'00" E a distance of 98.40'; thence along the northern boundary of said Lot 2 and a point on the westerly Right-Of-Way of Section 8; thence continuing along said Wadain Lane Right-Of-Way with a curve turning to the left with an arc length of 78.38', a radius of 50.00', and a chord length of 57.91', that bears N 47°31'00" W, to a point on the southerly Right-Of-Way of Prospector Road; thence along the southerly Right-Of-Way of said Prospector Road S 57°28'00" W a distance of 138.41'; thence S 16°45'58" W a distance of 226.92' to the Point of Beginning.

Pursuant to Idaho Code 50-1334, the undersigned, as owner, does hereby state that the lots on this plat are eligible to receive water service from the Sun Valley Water & Sewer District.

The easements shown hereon are not dedicated to the public, but the right to use the easements shown hereon is reserved to the owner, and the easements shown hereon are reserved for such utility and other designated uses as to be erected within the lines of said easements.

It is the intention of the undersigned to and they do hereby include said land in this plat.

IN WITNESS WHEREOF, we have hereunto set our hands:

SUN VALLEY COMPANY, a Wyoming Corporation

By: *William H. Jones*

Signed this 18 day of June, 2012.

ACKNOWLEDGEMENT

STATE OF IDAHO)
 COUNTY OF BLAINE) ss

On this 18th day of June, 2012, before me, the undersigned, a Notary Public for said State, personally appeared Wallace Huffman, known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which individual acted, executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year in this certificate first above written.

My commission expires: 11-1-2017
 Residing at: Blaine County, Idaho

Neil K. Werber
 Neil K. Werber



OWNER'S CERTIFICATE

THIS IS TO CERTIFY that the THOMAS R. WARDE TRUST DATED DECEMBER 3, 1951, SANDRA G. WARDE and NEIL N. WERB as Trustees, is the owner in fee simple of Real Property described as follows:

A parcel of land located within Section 8, Township 4 North, Range 18 East, Blaine County, Idaho, being more particularly described as follows:

Lot 2 of PROSPECTOR KNOLLS SUBDIVISION, according to the official plat hereof, recorded as Instrument No. 134855, records of Blaine County, Idaho.

Pursuant to Idaho Code 50-1334, the undersigned, as owner, does hereby state that the lots on this plat are eligible to receive water service from the Sun Valley Water & Sewer District.

The easements shown hereon are not dedicated to the public, but the right to use the easements shown hereon is reserved to the owner, and the easements shown hereon are reserved for such utility and other designated uses as to be erected within the lines of said easements.

It is the intention of the undersigned to and they do hereby include said land in this plat.

IN WITNESS WHEREOF, we have hereunto set our hands:

Sandra G. Warde
 SANDRA G. WARDE, Co-Trustee
 Signed this 3rd day of June, 2012

Neil N. Werber
 NEIL N. WERB, Co-Trustee
 Signed this 9th day of June, 2012

ACKNOWLEDGEMENT

STATE OF California

COUNTY OF Los Angeles

On July 3rd 2012, before me, Victoria Dawn Britton-Harris, Notary Public, personally appeared Sandra G. Warde, known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which individual acted, executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Victoria Dawn Britton-Harris
 Victoria Dawn Britton-Harris, Notary Public

ACKNOWLEDGEMENT

STATE OF California

COUNTY OF Los Angeles

On July 9 2012, before me, Carol Cavella, Notary Public, personally appeared Neil K. Werber, known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which individual acted, executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



SURVEYOR'S CERTIFICATE

I, LARRY L. JONES, a duly Registered Professional Land Surveyor in the State of Idaho, do hereby certify that this is a true and accurate map of the land surveyed under my direct supervision in accordance with the State of Idaho Code relating to plats and surveys.

LARRY L. JONES, P.L.S. 13764



CITY ENGINEER'S APPROVAL

I, Cheryl Hill, City Engineer for Sun Valley, Idaho do hereby approve the foregoing plat.

Cheryl Hill
 Cheryl Hill
 DATE: 6/5/12

COUNTY SURVEYOR'S APPROVAL

This is to certify that I, Jim W. Koonce, County Surveyor for Blaine County, Idaho, have checked the foregoing plat and computations for meeting the same and have determined that they comply with the laws of the State of Idaho relating thereto.

Jim W. Koonce
 Jim W. Koonce
 DATE: 6/16/2012

SUN VALLEY CITY COUNCIL'S APPROVAL

The foregoing plat was approved and accepted this 15th day of JUNE, 2012, by the Sun Valley City Council, Sun Valley, Idaho.

Mark Hoffman
 Mark Hoffman
 DATE: 6/15/12

BLAINE COUNTY TREASURER'S CERTIFICATE

On this 9th day of August, 2012, the foregoing plat was approved and accepted by the Blaine County Treasurer, Blaine County, Idaho.

Neal S. Peterson
 Neal S. Peterson
 Instrument # 899861

ASSOCIATION OF PROFESSIONAL LAND SURVEYORS

PROJECT NO. 11195 DWS BY: LJA/2012 FILE: 11195CERT.DWG
 FINAL PLAN DATE: 09/19/2012 SHEET: 2 OF 2

PROSPECTOR KNOLLS SUBD. :
 LOT 2A

LOCATED WITHIN: RANGE 18 EAST,
 SECTION 8, TOWNSHIP 4 NORTH, BLAINE COUNTY, IDAHO

PREPARED FOR: SUN VALLEY COMPANY

DATE: 09/19/2012

EXHIBIT
"PZ-6"

DESIGN REVIEW SET

- NOTES**
1. ALL CONSTRUCTION TO ABIDE BY SUN VALLEY CITY ORDINANCES.
 2. CONSTRUCTION HOURS LIMITED TO MONDAY-FRIDAY 7:30 a.m. TO 7:30 p.m., SATURDAY 9:00 a.m. TO 6:00 p.m. and SUNDAY (NO WORK)
 3. NO CONSTRUCTION PARKING ALLOWED ON CITY STREETS
 4. SNOW STORAGE: NO ADDITIONAL SNOW STORAGE IS NEEDED FOR THIS PROJECT AS THE AREAS REQUIRED TO BE PLOWED FOR RESIDENTIAL ACCESS TO THE HOME ARE NOT BEING CHANGED/EFFECTED.
 5. CONSTRUCTION ACCESS ROADWAY WILL NOT EXCEED A 10% SLOPE. THIS DRAWING SHOWS FINAL GRADING AND EXISTING GRADE BUT DOES NOT REFLECT THE GRADING FOR THE TEMPORARY CONSTRUCTION ACCESS ROAD

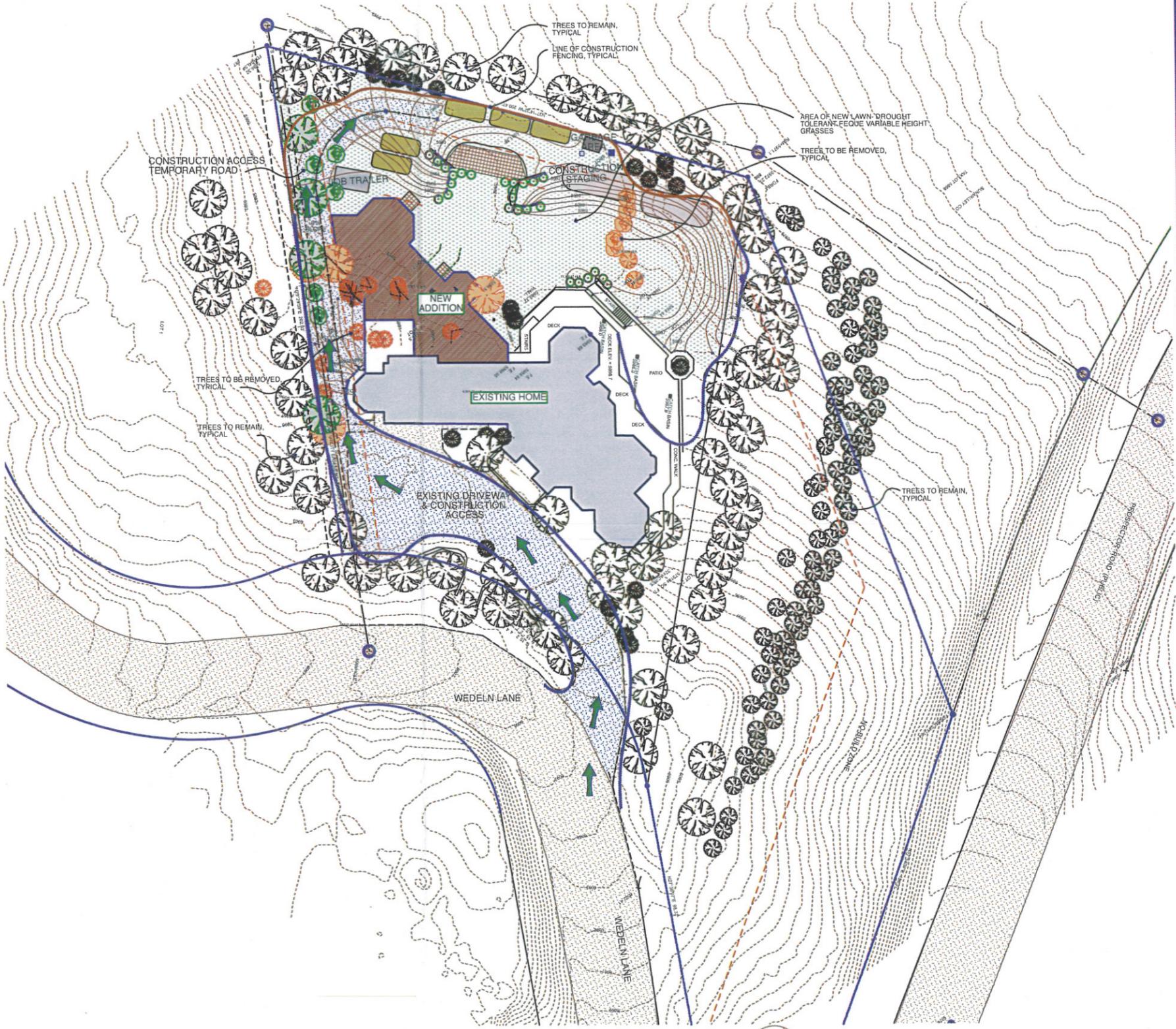
SYMBOL LEGEND

CONSTRUCTION

- CONSTRUCTION PARKING
- CONSTRUCTION STAGING AREA
- CONSTRUCTION DUMPSTER
- RECYCLING BIN
- PORTABLE RESTROOM
- CONSTRUCTION AREA OF DISTURBANCE
- CONSTRUCTION ACCESS

LANDSCAPING

- TREES TO REMAIN
- TREES TO BE REMOVED (PINE, ASPEN)
- TREES/SHRUBS TO BE ADDED (PINE, WILLOW)
- NEW TURF AREAS DROUGHT TOLERANT
- NEW CONTOUR LINE
- EXISTING CONTOUR LINE



AN ADDITION:
WARDE RESIDENCE
100 WEDELN LANE
SUN VALLEY, IDAHO

Vital ink inc
Environmental Architecture
& Consulting
AMA
30 Wyatt Drive
Bellevue, Idaho 83813
(208) 720-6515 Ph

REVISIONS

DATE
07 FEB 2014

RECEIVED
FEB 26 2014
CITY OF SUN VALLEY
COMMUNITY DEVELOPMENT DEPT.