



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

To: Planning and Zoning Commission
From: *MH* Mark Hofman, Community Development Director
Meeting Date: October 10, 2013
Agenda Item: **Weld Single Family Residence
Design Review Application No. DR 2013-29**

SUBJECT: Public hearing and noticed site visit for a Design Review Application proposing construction of a new 10,921 square foot single family dwelling with an attached 1,399 square foot garage and associated site improvements on a residential lot in the Rural Estate and Ranch (RA) Zoning District of the City of Sun Valley. **Applicant:** Jim Ruscitto, AIA for Greg and Gwen Weld. **Application Filing Date:** August 19, 2013. **Location:** Lot 8 White Clouds Corrected PUD Subdivision; 316 Diamond Back Road. **(9am site visit at the project address to begin the Commission's meeting)**

BACKGROUND: The project proposes development of vacant Lot 8 of the approved White Clouds PUD Subdivision. The subject Lot was created for future single-family residential development as part of the White Clouds Subdivision through the City's approval of the project's Master Plan, Zoning Map Amendment, Planned Unit Development (PUD), Preliminary Plat and Final Plat. The existing 1.55-acre (67,630 square foot) lot is generally sparsely covered in low lying native ground cover vegetation. A 100-foot by 180-foot building envelope was accepted by the City as part of the overall subdivision approval and was recorded with the White Clouds Corrected PUD Plat. The building envelope shown on the Site Plan for this new residential construction project is consistent with the current envelope recorded for Lot 8, is centrally sited to preserve open areas on the site, and allows an envelope of a size consistent with current zoning regulations.

The site lies at the terminus of Diamond Back Road, uphill of the overall White Clouds Subdivision. Undeveloped single family lots lie adjacent to the east, southeast, and south. The site's northern property line is also the boundary of the City of Sun Valley, with BLM land lying adjacent. An area of open hillside, zoned Open Space (OS), lies to the west of the project site and the Recreation (REC) zoned Parcel J of the Gun Club Nine golf course lies adjacent to the southwest. The existing public access trail for the White Clouds traverses the hillside north of the subject lot and crosses the northwestern corner of the property. The October 10, 2013 public hearing is scheduled to commence with a noticed visit to the site by the Commission, applicants, staff and interested parties. The main features of the proposed driveway, structure and roof ridgeline height will be identified by the applicant with temporary staking for review by the Commission and the public.

ANALYSIS: The single family dwelling is designed with a 3,808 square foot lower level to be used as a shop, parking and mechanical space. The lower level is excavated well into the sloping site grade. The main living level is 4,700 square feet with an attached 1,399 square foot 4-car garage and the upper level is 2,413 square feet. The dwelling is accessed from the public street right-of-way via two asphalt driveways, 30 feet and 26 feet in width, adequately designed for fire apparatus access. No detached or accessory structures are proposed with the project nor does it include an accessory dwelling unit.

The structure's exterior materials are primarily cedar wood siding, beams and trim. The roofing system is a fire resistant Davinci composite shake design and windows are aluminum clad. An exterior lighting plan, including fixture counts, is included as part of the project drawings (**Exhibit "PZ-E"**) to ensure project compliance with the City's exterior lighting regulations. Photos of the existing site and renderings are also included.

Development Standards- The construction of the new single family dwelling with associated site improvements is in conformance with the purpose and all applicable dimensional regulations of the RA Zoning District. The RA Zoning District allows single family residential construction by right as a land use. The building envelope matches the approved and recorded envelope for Lot 8 of the White Clouds Corrected PUD Plat. The total proposed building footprint of 7,554 square feet complies with the 7,728 square foot maximum footprint allowed for the site. The proposed 1,786 square feet of building footprint outside of the building envelope complies with the maximum 2,576 square feet (1/3 of total building footprint) allowed. 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 the thirty-five foot maximum above adjacent record grade and 3.8 percent of the height is between 30 and 35 feet (1/3 or 33 percent max allowed).

Planned Unit Development/Hillside Preservation Standards- The Master Plan and Zoning Map Amendments approved for the White Clouds Subdivision preserved a majority of the significant steep slope areas within the 317 acre overall project and permitted development in the most appropriate developable areas. Additionally, as part of the PUD approved for the Subdivision, several deviations from Code were granted in regard to grading and allowable steep slope disturbance. Most of the deviations granted specifically applied to building envelopes and the developability of the development's thirty single family lots. Some steep slope intrusion is permitted and small inconsequential steep slope anomalies are allowed to be developed. Driveways with a slope up to a maximum 10% are also permitted by the PUD.

The building envelope for Lot 8 is located in the least slope constrained center area of the site. The slope analysis for the White Clouds Subdivision was done on a large scale and portions of steep slope over 25% grade were shown within the thirty single family lots. These were to be dealt with when future development was proposed on each individual site. Now that development is proposed on Lot 8, slope identification analysis is required on a site specific scale. No site specific slope analysis was submitted as part of the application materials or the revised project drawings as requested. However, a staff review of the overall slope analysis for the White Clouds PUD shows little if any area of steep slope on the subject lot. It is highly likely that if any area of 25% slope exists on the site these would be small anomalies allowed to be disturbed according to the PUD deviations approved. *In order for the Commission to finalize findings of fact supporting PUD and steep slope compliance, the applicant shall submit a site specific slope analysis for Commission review prior to any City action on the application.*

Compliance with White Clouds Design Guidelines- The applicant's representatives were aware of the Single Family Design Guidelines for the White Clouds Subdivision and have designed the project accordingly. While not adopted or approved by the City as part of the Subdivision's approvals, the Design Guidelines should be disclosed and made available early in the design phase for projects within the Subdivision. The project design, as conditioned, meets all applicable provisions of the White Clouds Single Family Design Guidelines.

Landscaping- A mix of new deciduous, deciduous specimen, and evergreen trees will be added to the site in the front, rear and side areas. Numerous shrubs, flower beds and ground covers will compliment the development near the structure and several terraces and yard areas will provide usable outside area. The proposed landscape design largely incorporates areas of native grasses. All disturbed areas will be revegetated and irrigated with an automatic underground sprinkler system. Once the landscaping is established, the maximum permanent irrigated area will be limited to approximately 21,374 sq. ft. Approximately 6,218 square feet of revegetated natural grasses will receive temporary irrigation. Therefore, the project's total permanent irrigated landscape area of 21,374 square feet will not exceed the irrigation limits specified in Code Section 9-3A-3F, which caps the total area of any lot or parcel irrigated with domestic water provided by the Sun Valley Water and Sewer District to 22,000 square feet (approx. ½ acre).

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 Diamond Back Road right-of-way, as well as the site driveway, must be maintained free and clear through the duration of project construction. A draft Construction Site Mitigation Plan, dated September 13, 2013 and prepared by Lee Gilman Builders Incorporated, is attached as **Exhibit "PZ-D"** for review and comment by the Commission.

Application Review and Comment- The project drawings and application materials were reviewed by the City for Sun Valley Planning, Fire Department, and Building Official comments and conditions (**Exhibits "PZ-B" and "PZ-C"**). The revised project design shown in the attached September 16, 2013 drawings satisfy all requirements of the Fire Department and Building Official. The proposed single family design is consistent with the land use envisioned for the property and the development is congruent with the size, nature and character of future development expected in the area. No significant negative impacts to the area or City due to the residential development have been identified by staff.

However, the Community Development Director's comprehensive review of the development application has identified **six specific issues** that need further information or clarification by the applicant prior to City action on the application, as follows:

- *In order for the Commission to finalize findings of fact supporting PUD and steep slope compliance, the applicant shall submit a site specific slope analysis for Commission review prior to any City action on the application.*

- *The applicant shall identify and make provisions for the access easement in favor of adjacent Lot 7 to the south as shown and required on the recorded White Clouds Corrected PUD Subdivision. The easement shall not be physically impeded in a permanent way by the project design.*
- *Manufacturer's detail and specifications sheets for the proposed exterior lighting fixtures shown in **Exhibit "PZ-E"** shall be submitted for review by the Commission to ensure project compliance with the City's exterior lighting regulations. It is recommended that samples of the translucent glass encasements shall be included for review.*
- *Adequate screening for noise and views shall be demonstrated for the proposed generator to be located adjacent to the four-car garage.*
- *The applicant shall clarify the roof height and roof area percentages listed on the Elevations of the project drawings to accurately call out the percentage of the structure's height between thirty (30) and thirty-five (35) feet, where 1/3 or 33% is the maximum.*
- *Snow storage calculations and areas depicted on the project's Landscape Plan do not demonstrate compliance with City Code. The project's asphalt driveway, turnaround and parking area represent 8,600 square feet of hardscaped surface. The drawings call for heated driveways and turnaround areas. Development Code Section 9-3G-13 requires a minimum of 4,300 square feet of on-site snow storage area (50%) for this project design. The project provides 1,125 square feet of readily available snow storage directly adjacent to the driveways. Code Section 9-3G-13 does not allow credit for snowmelt systems to reduce the required amount of snow storage area.*

Public Notice and Comment- The project application was publicly noticed by: 1.) publication in the Mtn. Express on September 25, 2013; 2.) posting of the project site; 3.) mailing of notice to all property owners within a 300 foot radius of the Lot; 4.) posting of notice in five prominent public places in the City, including Sun Valley City Hall, Sun Valley Post Office, Elkhorn Springs Store Post Office, St. Thomas Episcopal Church and the Elkhorn Fire Station; 5.) electronic notification to all parties who have notified the City of interest to receive agendas and notices; and, 6.) posting of the notice on the City's web site. No public email comments, phone calls or letters have been received by staff as of the writing of this Report.

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

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

perform a site visit to view applicable site conditions and site staking, review the project drawings, discuss the remaining issues identified above and direct staff by identifying any further information needed for a complete review. If the required information is submitted and reviewed to the satisfaction of the Commission at the public hearing, the Commission should take action to approve the design review application as proposed or as may be amended by the applicant.

LIST OF ATTACHED EXHIBITS:

- | | |
|----------------|---|
| Exhibit "PZ-A" | Draft Findings of Fact, Conclusions of Law and Conditions of Approval for Design Review Application No. DR 2013-29. |
| Exhibit "PZ-B" | Sun Valley Fire Department Comments for Planning & Zoning Review letter dated August 30, 2013. |
| Exhibit "PZ-C" | Sun Valley Building Comments for Planning & Zoning Review letter dated September 6, 2013. |
| Exhibit "PZ-D" | Draft Construction Site Mitigation Plan dated September 13, 2013 prepared by Lee Gilman Builders Incorporated. |
| Exhibit "PZ-E" | Reduced 11" by 17" project drawing set consisting of eleven (11) sheets stamped received by the City on September 16, 2013. |

**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: **Weld Single Family Residence**
Applicant: **Jim Ruscitto, AIA for Greg and Gwen Weld**
Location: **Lot 8 White Clouds Corrected PUD Subdivision;
316 Diamond Back Road**
Zoning District: **Rural Estate and Ranch (RA) Zoning District**

Single Family Residence Floor Area:

	Proposed Floor Area (sq. ft.)
Lower Level	3,808
Main Level Living	4,700
Main Level Garage	1,399
Upper Level	2,413
Total Gross Area	12,320

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

Lot Area: 1.55 acres (67,630 sq. ft.)

Building Envelope: Recorded with the Plat for White Clouds Corrected PUD Subdivision.

Building Footprint Allowed: 7,728 sq. ft. max. (calculated as per Section 9-2A-3I)
Building Footprint Proposed: 7,554 sq. ft.

Allowable Footprint Outside Building Envelope: 2,576 sq. ft. (1/3 max. of building footprint)
Proposed Footprint Outside Building Envelope: 1,786 sq.ft.- Does not exceed the 1/3 maximum.

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: No portion of the structure exceeds 35 feet above existing record grade. The percentage of proposed building height between 30 and 35 feet is **3.8%**.

Required Snow Storage: 4,300 sq. ft. min.
Proposed Snow Storage: **1,125 sq. ft.**

Maximum Irrigated Area: 22,000 sq. ft. (1/2 acre)
Proposed Permanent Irrigated Area: 21,374 sq. ft.
Proposed Temporary Irrigated Area: 6,218 sq. ft.

Project Description: The applicant proposes to construct a new 10,921 square foot single family dwelling with an attached 1,399 square foot garage and associated site improvements on a residential lot in the Rural Estate and Ranch (RA) Zoning District of the City of Sun Valley. The project proposes development of vacant Lot 8 of the approved White Clouds PUD Subdivision. The subject Lot was created for future single-family residential development as part of the White Clouds Subdivision through the City's approval of the project's Master Plan, Zoning Map Amendment, Planned Unit Development (PUD), Preliminary Plat and Final Plat. The existing 1.55-acre (67,630 square foot) lot is generally sparsely covered in low lying native ground cover vegetation. A 100-foot by 180-foot building envelope was accepted by the City as part of the overall subdivision approval and was recorded with the White Clouds Corrected PUD Plat. The building envelope shown on the Site Plan for this new residential construction project is consistent with the current envelope recorded for Lot 8, is centrally sited to preserve open areas on the site, and allows an envelope of a size consistent with current zoning regulations.

The site lies at the terminus of Diamond Back Road, uphill of the overall White Clouds Subdivision. Undeveloped single family lots lie adjacent to the east, southeast, and south. The site's northern property line is also the boundary of the City of Sun Valley, with BLM land lying adjacent. An area of open hillside, zoned Open Space (OS), lies to the west of the project site and the Recreation (REC) zoned Parcel J of the Gun Club Nine golf course lies adjacent to the southwest. The existing public access trail for the White Clouds traverses the hillside north of the subject lot and crosses the northwestern corner of the property.

The single family dwelling is designed with a 3,808 square foot lower level to be used as a shop, parking and mechanical space. The lower level is excavated well into the sloping site grade. The main living level is 4,700 square feet with an attached 1,399 square foot 4-car garage and the upper level is 2,413 square feet. The dwelling is accessed from the public street right-of-way via two asphalt driveways, 30 feet and 26 feet in width, adequately designed for fire apparatus access. No detached or accessory structures are proposed with the project nor does it include an accessory dwelling unit.

The structure's exterior materials are primarily cedar wood siding, beams and trim. The roofing system is a fire resistant Davinci composite shake design and windows are aluminum clad. An exterior lighting plan, including fixture counts, was included as part of the project drawings. **Manufacturer's detail and specifications sheets for the proposed exterior lighting fixtures were required for review by the Commission to ensure project compliance with the City's exterior lighting regulations.** Photos of the existing site and renderings were included, as was a colors/materials exhibit.

The Master Plan and Zoning Map Amendments approved for the White Clouds Subdivision preserved a majority of the significant steep slope areas within the 317 acre overall project and permitted development in the most appropriate developable areas. Additionally, as part of the PUD approved for the Subdivision, several deviations from Code were granted in regard to grading and allowable steep slope disturbance. Most of the deviations granted specifically applied to building envelopes and the developability of the development's thirty single family lots. Some steep slope intrusion is permitted and small inconsequential steep slope anomalies are allowed to be developed.

The building envelope for Lot 8 is located in the least slope constrained center area of the site. The slope analysis for the White Clouds Subdivision was done on a large scale and portions of steep slope over 25% grade were shown within the single family lots. These were to be dealt with when future development was proposed on each individual site. **Now that development is proposed on Lot 8, slope identification analysis was done on a more site specific scale. Within Lot 8 several small steep slope anomalies are present, though no large areas of slope over 25% are included. A significant portion of the identified steep slopes in this area are preserved and depicted on the drawings as undisturbed (limit of disturbance). While the approved PUD does not specifically identify these steep slope areas within Lot 8 and allow them to be completely**

disturbed, it is clear that the intent of the overall design of the Subdivision and the PUD approval supports potential findings allowing the small areas of grading disturbances. Areas disturbed by construction activity will be revegetated with natural grasses and maintain a natural slope appearance. The dwelling is sited to be located on the most developable portion of the Lot.

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, off-street parking, landscape irrigation, exterior lighting regulation compliance, screening of utilities, easements, and hillside preservation provisions. The Planning and Zoning Commission conducted a site visit as part of the noticed public hearing to review existing site conditions and view temporary staking erected on the site to demonstrate the bulk and location of the proposed dwelling.

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

- 1.** The proposed design is in conformance with the purpose of the zoning district and all dimensional regulations of that district. **The construction of the new single family dwelling and associated site improvements is in conformance with the purpose and dimensional regulations of the zoning district because the design meets or exceeds all applicable standards. The Rural Estate and Ranch (RA) Zoning District allows single family residential construction by right as a land use. The new dwelling and associated improvements comply with all applicable development standards for the RA District, including setbacks, height, and lot coverage. The project's intrusions into steep slope areas are appropriately consistent with the provisions and allowances contained in the approved PUD for the White Clouds Subdivision (CUP2007-05).**
- 2.** The proposed design is in conformance with the standards for design review as set forth in Chapter 3A DESIGN REVIEW REGULATIONS of this Title. **The structure is in conformance with all applicable standards for design review because it is appropriately and sensitively located on the existing plated lot and the preservation of existing view sheds and corridors was taken into account as part of project design. The design of the project is consistent with and complimentary to anticipated future development on adjacent lots and the surrounding area. The quality materials and colors utilized by the project are consistent with the surrounding neighborhood and the greater Sun Valley area. All applicable evaluation standards for design review as set forth in Chapter 3A have been met by the project design.**
- 3.** The proposed design does not significantly impact the natural, scenic character and aesthetic value of hillsides, ridges, ridgelines, ridge tops, knolls, saddles, and summits in the City. **The Planning and Zoning Commission conducted a site visit as part of the noticed public hearing to view staking and to examine existing site conditions. No significant negative impact will occur to surrounding natural features because the development will occur on the less constrained, least sloped, most developable portion of the site and a majority of the significant slopes over 25% will be preserved and undisturbed. The project's intrusions into steep slope areas are appropriately consistent with the provisions and allowances contained in the approved PUD for the White Clouds Subdivision (CUP2007-05). The dwelling is sited in a central location to minimize slope intrusion and the driveways provides safe, adequate and direct access to the structure. The specific steep slope deviations from the Development Code approved as part of the White Clouds PUD greatly balance the residential development allowed on the property with significant preservation of the prominent steep slope areas, soil conditions, ridges, ridge lines, ridge tops,**

knolls, saddles, summits, wildlife habitat, natural features, and hydrology. No avalanche hazard area has been identified on 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 8 of the White Clouds Subdivision. No development yet exists on the single family lots surrounding the subject site. The structure will be sited in an area which is consistent with the anticipated future development adjacent to the east, south and southeast. The site lies adjacent to an extensive open area zoned Open Space (OS) and Recreation (REC). The new development is consistent and in context with, and complimentary to, anticipated future surrounding development because of sensitivity in design and location. The single family residential character of the area will be maintained and the project is in compliance with all applicable conditions and requirements of the White Clouds Subdivision's Master Plan, Zone Map Amendment, PUD, Preliminary Plat and Final Plat approvals.**
- 5.** The proposed design is compatible with the community character and scale of the neighborhood. **The proposed design is compatible with the community character and scale of the neighborhood because the primary dwelling is sensitively and appropriately placed on the site and the single family design is consistent with the anticipated future single family development on lots within the immediate surrounding area. The new dwelling will be accessed from the Diamond Back Road public street right-of-way via two new private driveways. The bulk and mass of the proposed design is consistent and compatible with the community character and scale of the existing residences in the City because the structure is centrally located on the most developable portion of the site, is substantially dug into existing grade, and will be separated from view from surrounding areas in the future by new landscaping vegetation and topography.**
- 6.** The proposed design adheres to standards for the protection of health, safety, and general welfare. **All applicable services such as sewer and water are available to fully serve the project. Additionally, as revised, the project will comply with all applicable requirements from the Sun Valley Fire Department Comments for Planning & Zoning Review letter dated August 30, 2013. No site conditions or aspects of design have been identified that would be adverse to the protection of health, safety and general welfare of the community.**
- 7.** The proposed design is of quality architectural character and materials. **The proposed design of the structure is of quality architectural character because it incorporates adequate horizontal and vertical articulation in wall and roof planes, the pitched and flat roof elements of the structure are architecturally broken up to avoid a massive flat roof presentation, the structure is integrated into the sloping natural grade, visual impacts are minimized while allowing development of the existing lot and the materials are consistent with the quality and design of surrounding development and the region.**
- 8.** The use is not in conflict with the Comprehensive Plan or other adopted plans, policies, or ordinances of the City. **The subject site is designated as Low Density Residential by the Future Land Use Map of the Comprehensive Plan. The Rural Estate and Ranch (RA) Zoning District implements the Low Density Residential Land Use Designation and the proposed single-family dwelling on one legal lot is consistent with all applicable provisions of the RA Zoning District.**

CONCLUSIONS OF LAW

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

CONDITIONS OF APPROVAL

1. **The applicant(s) and their representatives shall comply with all IBC, IFC and applicable City ordinances.**
2. **Site review approval is good for one year from the date of approval, unless extended as per Municipal Code Section 9-5A-8.**
3. **Any requirements and/or approvals of private associations or other entities are the sole responsibility of the property owner.**
4. **The location and elevation of the building foundation shall be certified by a licensed surveyor or engineer and submitted to the Sun Valley Building Inspector, as applicable, prior to any issuance of a foundation inspection or permission to pour concrete footings.**
5. **Any permits issued during the 10-day appeal period provided for under section 9-3A-4 may be subject to a stop work order in the event of an appeal. Any work commenced during the appeal period shall be at the applicant's own risk.**
6. **A final construction management plan shall be submitted to the Building Inspector at the time of application for a building permit that addresses slope preservation, construction parking, material storage, nuisance control (noise, dust, trash, street cleaning and construction fencing) and each issue of concern of the Planning and Zoning Commission addressed as part of the project approval. Prior to the issuance of a building permit, final review and approval of the construction management plan by the Community Development Director is required. No construction parking or staging shall occur on the Diamond Back Road public right-of-way without City permission and the site access shall be kept free and clear for emergency vehicle access at all times. Access on Diamond Back Road shall not be impeded by construction activity to the greatest extent practicable and any significant access issues shall be brought to the attention of the City and project neighbors in advance. Temporary construction fencing shall protect all sensitive slope areas and surrounding vegetation throughout the development process. Temporary dirt and grading staging areas shall be clearly identified on the construction management plan. No permanent disturbance of steep slope areas is permitted other than portions depicted on the approved Site Plan for the landscape grading.**
7. **The applicant shall comply with the applicable comments set forth in the Sun Valley Fire Department Comments for Planning & Zoning Review letter dated August 30, 2013 which are based on the original project design. The project has been revised to reflect compliance with all Fire Department comments and conditions. Any selective clearing of adjacent vegetation other than that shown on the approved project drawings shall have prior approval of the Community Development Department and the Fire Department and shall consist of limited/select hand clearing and removal of the existing sage brush and tall grasses from the area adjacent to the dwelling as described in the attached Review letter. A temporary address placard or monument shall be maintained at the driveway entrance for the construction phase and the access roadway shall be maintained free and clear for emergency vehicle access. No modifications to the approved plans shall be made without**

written permission of the Fire Chief, Building Official and Community Development Director.

8. The subject Design Review Application shall be specific to the project drawings (11 Sheets) stamped received by the City on September 16, 2013 and approved by the Planning & Zoning Commission on October 10, 2013. Any changes or modifications to the approved design shall be reviewed by the Community Development Department pursuant to Code Section 9-5A-10, Substantial Conformance.
9. This Design Review approval is specific to the steep slope provisions and allowances in Planned Unit Development Application No. CUP2007-05 and shall not be modified without official approval by the City.
10. Any planned address monument shall meet all applicable requirements of Development Code Section 9-3G-14, including letter size and height. A final address monument plan showing any the design of any included lighting fixtures shall be submitted for approval by the Community Development Director prior to any construction of such monument and prior to issuance of a Certificate of Occupancy for the project by the City.

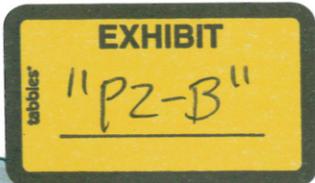
DECISION

Therefore, the Sun Valley Planning and Zoning Commission approves this Design Review Application No. DR2013-29.

Dated this 10th day of October, 2013.

Ken Herich, Chairman
Sun Valley Planning and Zoning Commission

Date Findings of Fact signed _____



CITY of SUN VALLEY
FIRE DEPARTMENT

P.O. Box 416, Sun Valley, ID, 83353 208-622-8234, Fax 208-622-7600

Date: 08/30/2013
To: Mark Hofman, Eric Adams, and Ray Franco
Re: Weld Residence, DR# 2013-29

I have reviewed the plans for the Weld Residence.

The fire department has the following comments:

1. *The residence is over 6,000 square feet and will need to be protected by an automatic fire suppression system.*
2. *The residence exceeds 30 feet in height from the lowest level of fire department access and shall provide an approved fire department aerial tower access.*
 - a. **Width.** *Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet in height.*
 - b. **Proximity to building.** *At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.*
3. *The fire department needs more information about the outdoor fire place to make comments.*
4. *It is recommended that the owner and developer look at alternative siding material to give the home a better chance of survival in the event of a "wild land fire"*

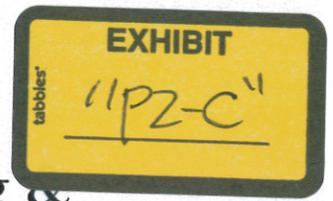
The correct address shall be posted in a place so as to be visible from the street. This shall be on a contrasting background so as to be visible both day and night and in all weather conditions. The numbers shall be a minimum of 6 inches tall. If an address monument is used the numbers shall be no lower 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.

The City of Sun Valley Fire Department and the Planning and Zoning Department are committed to the Firewise Program. This program is available on the City's website through the Fire Department. Please consider roofing materials in your project. Class

“A” assemblies still have chemically treated wood for the primary material on your roof. It will still burn, and the chemicals do not last for the life of the shingle or shake. The use of a Non-Combustible material is now required in the City of Sun Valley and preferred by all interested parties and will go a long way towards making your home a defensible piece of property.

Reid Black

Fire Code Official
Sun Valley Fire Department



Sun Valley Building Comments for Planning & Zoning Review

Meeting Date: September 6, 2013

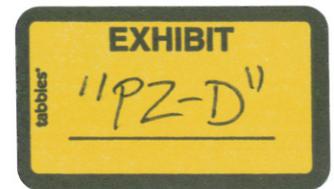
Date: September 6, 2013

Project: Weld Residence DR2013-29

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

Building Comments:

1. Snow retention devices required above walking surfaces.
2. No other apparent discrepancies.



Weld Residence
9/13/13

Construction Site Mitigation Plan

Lee Gilman Builders will begin construction on the Weld Residence in the White Clouds Sub Division starting next spring. We expect the project to last sixteen months. We understand the concerns of the City of Sun Valley regarding parking, material storage, etc. and propose the following plan to mitigate the effect of construction on the surrounding area while keeping Diamond Back Road clear for fire protection.

- April and May 2014 – During the excavation and concrete phases of the job there will be a minimum amount of cars/trucks since only two subcontractors and a Lee Gilman supervisor will be on site. These workers will be able to park in the cul-de-sac at the end of Diamond Back Road and in the driveway of lot #9 (as per a proposed agreement with Wally Huffman). This will give room for trucks to move easily in and out of the site. We will excavate part of the new driveway in order to make room for a port-o-potty and dumpster on the southwest corner of the site. Concrete trucks will be able to wash down in a pit dug behind the dumpster. There will be no need for a job trailer at this time.
- June 2014 through June 2015 – As the excavators finish their part of the job, we will have them dig the new driveway to the west of the house. This will provide space for a construction trailer, limited building materials and only as needed per schedule, heavy equipment (crane/forklift). We will over cut this area to provide room for all of these items as well as parking for six vehicles. The dumpster and port-o-potty(s) will remain at the end of the driveway for easy access during the winter months. Service/Subcontractor trucks can be parked in front of the lower garage. We will still use the driveway at lot #9 for as long as we can. Additional workers' vehicles will be parking offsite and will be transported by a Mountain Rides van(s) contracted by Lee Gilman Builders.
- As we finish up the project in the summer of 2015, it will become necessary to finish the main driveway to the house. We will hold off as long as possible, but when we start this process we will abandon use of that driveway for parking or material storage. Since we will start from the house and work down to the road, the dumpster and port-o-potty(s) will remain until they can be moved to a new location in front of the lower garage. We will take the job trailer off site and set up an office in the upper garage. The building materials will be mainly finish grade materials, so they will need to be stored in the lower garage regardless. There will be many service/subcontractor vehicles on site using the cul-de-sac,



the area in front of the lower garage, and the driveway to lot #9, therefore any workers that do not need specific tools or vehicles on site will need to carpool.

We appreciate the opportunity to be one of the first builders to work in the White Clouds project, therefore if you have any questions, concerns, or suggestions, please contact me.

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Lee Gilman Builders