



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

To: Planning and Zoning Commission
From: *mk* Mark Hofman, Community Development Director
Meeting Date: August 21, 2014
Agenda Item: **Weld Single Family Residence
Design Review Application No. DR 2014-22**

SUBJECT: Public hearing for a Design Review Application proposing construction of a new 8,065 square foot single family dwelling with an attached 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:** Thomas B. Rixon, AIA for Greg and Gwen Weld. **Application Filing Date:** June 30, 2014. **Location:** Lot 8A White Clouds Corrected PUD Subdivision; 316 Diamond Back Road.

BACKGROUND: The proposed development of Lot 8A with a single family dwelling was approved by the City of Sun Valley (DR 2013-29) on October 10, 2013. The property owner has since chosen to redesign the dwelling and apply for a new design review application approval prior to any construction activity. The project proposes development of vacant Lot 8A 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 8A, 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.

ANALYSIS: The single family dwelling is designed with a 530 square foot lower level excavated well into the sloping site grade. The main living level is 4,630 square feet with an attached 2,135 square foot 3-car garage and the upper level is 770 square feet. The dwelling has a total livable space area of 5,930 square feet and a total building area of 8,065 square feet. The dwelling is accessed from the public street right-of-way via an asphalt driveway, 26 feet in width, and an upper motor court 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 wood siding, beams and trim with some elements of stone wainscot and walls (**Exhibit "PZ-G"**). The roofing system is a fire resistant Presidential asphalt composite shake design and windows are dark brown metal clad. An exterior lighting plan, including fixture counts, is included as part of the project drawings (**Sheets L4, 2, and 3 of Exhibit "PZ-H"**) to ensure project compliance with the City's exterior lighting regulations. Color renderings of the proposed dwelling's front and rear elevations are also included as **Exhibits "PZ-E" and "PZ-F"**.

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 8A of the White Clouds Corrected PUD Plat. The total proposed building footprint of 5,645 square feet complies with the 7,728 square foot maximum footprint allowed for the site. The proposed 202 square feet of building footprint outside of the building envelope easily 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 zero percent (0%) 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 8A 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 8A, slope identification analysis is required on a site specific scale. A site specific slope analysis was submitted as part of the application materials (**Sheet L1.1 of Exhibit "PZ-H"**) as requested. Staff review of the slope analysis for the project shows little area of steep slope on the subject lot. The areas of 25% slope existing on the site and proposed to be disturbed are small anomalies allowed to be disturbed according to the PUD deviations approved.

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. The approval letter from the White Clouds Design Review Committee is attached as **Exhibit "PZ-B"**.

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 19,800 sq. ft. Other areas of revegetated natural grasses will receive temporary irrigation. Therefore, the project's total permanent irrigated landscape area of 19,800 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 June 26, 2014 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. The revised project design shown in the attached project drawings stamped by the City as received on August 1, 2014 satisfy all requirements of the Fire Department and Building Official. Therefore, no Fire Department or Building Official conditions or comments letters are attached to this report. 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.

Snow storage calculations and areas depicted on the project's Landscape Plan demonstrate compliance with City Code. The project's asphalt driveway, turnaround and parking area represent 10,912 square feet of hardscaped surface. The drawings call for heated driveways and turnaround areas. Development Code Section 9-3G-13 requires a minimum of 5,456 square feet of on-site snow storage area (50%) for this project design. The project provides 5,760 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 August 6, 2014; 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.

The City received one public email comment from Susan Tucker (**Exhibit "PZ-C"**) regarding a request that construction traffic and heavy equipment for the project be restricted to the Diamond Back Road access. If so desired, the Commission can discuss the request and address the potential for impact in the Construction Management Plan.

No other emails, 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 review the project drawings, discuss any 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 2014-22. |
| Exhibit "PZ-B" | Letter stamped received by the City of Sun Valley on August 11, 2014 from the White Clouds Design Review Committee. |
| Exhibit "PZ-C" | Public comment letter from Susan Tucker, stamped received by the City of Sun Valley on August 7, 2014. |
| Exhibit "PZ-D" | Draft Construction Site Mitigation Plan dated June 26, 2014 prepared by Lee Gilman Builders Incorporated. |
| Exhibit "PZ-E" | Color rendering of the front elevation design consisting of one (1) 11" by 17" sheet stamped received by the City of Sun Valley on August 7, 2014. |

- Exhibit "PZ-F" Color rendering of the rear elevation design consisting of one (1) 11" by 17" sheet stamped received by the City of Sun Valley on August 7, 2014.
- Exhibit "PZ-G" Materials exhibit consisting of one (1) 11" by 17" sheet stamped received by the City of Sun Valley on August 7, 2014.
- Exhibit "PZ-H" Reduced 11" by 17" project drawing set consisting of twelve (12) sheets stamped received by the City on August 1, 2014.

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

EXHIBIT "PZ-A"

Application No: **DR 2014-22**
8/21/14 P&Z AGENDA

**(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: **Thomas B. Rixon, AIA for Greg and Gwen Weld**
Location: **Lot 8A 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	530
Main Level Living	4,630
Upper Level	770
Garage	2,135
Total Gross Area	8,065

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: 5,645 sq. ft.

Allowable Footprint Outside Building Envelope: 2,576 sq. ft. (1/3 max. of building footprint)

Proposed Footprint Outside Building Envelope: 202 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 0.0%.

Required Snow Storage: 5,456 sq. ft. min.

Proposed Snow Storage: 5,760 sq. ft.

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

Proposed Permanent Irrigated Area: 19,800 sq. ft.

Project Description: The applicant proposes to construct a new 5,930 square foot single family dwelling with an attached 2,135 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 8A 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 8A, 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 530 square foot lower level excavated well into the sloping site grade. The main living level is 4,630 square feet with an attached 2,135 square foot 3-car garage and the upper level is 770 square feet. The dwelling has a total livable space area of 5,930 square feet and a total building area of 8,065 square feet. The dwelling is accessed from the public street right-of-way via an asphalt driveway, 26 feet in width, and an upper motor court 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 wood siding, beams and trim with some elements of stone wainscot and walls. The roofing system is a fire resistant Presidential asphalt composite shake design and windows are dark brown metal 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. Color renderings of the proposed dwelling's front and rear elevations 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 8A 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 8A, slope identification analysis was done on a more site specific scale. Within Lot 8A 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 8A 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.

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. **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 8A 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 a new private driveway. The bulk and mass of the proposed design is consistent and compatible with the community character and scale of the existing residences in the 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. 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 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 (12 Sheets) stamped received by the City on August 1, 2014 and approved by the Planning & Zoning Commission on August 21, 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. **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. **The planned address monument shall meet all applicable requirements of Development Code Section 9-3G-14, including letter size and height. A final address monument plan showing any the design of any included lighting fixtures shall be submitted for approval by the Community Development Director prior to any construction of such monument and prior to issuance of a Certificate of Occupancy for the project by the City.**
11. **Adequate screening for noise and views shall be demonstrated for any proposed generator to be located on the site in the future.**

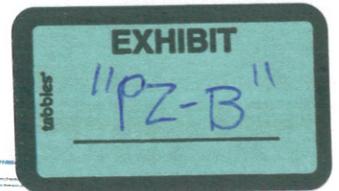
DECISION

Therefore, the Sun Valley Planning and Zoning Commission approves this Design Review Application No. DR 2014-22.

Dated this 21st day of August, 2014.

Ken Herich, Chairman
Sun Valley Planning and Zoning Commission

Date Findings of Fact signed _____



Thomas Rixon AIA

Russitto / Latham / Blanton

Po Box 419

Sun Valley, ID 83353

On Thursday August 7, 2014 the Design Review Committee for the White Clouds subdivision in Sun Valley, Idaho met to review and consider the plans for the Greg Weld house on lot number 8, White Clouds Subdivision.

The design review committee finds that the plans dated 8.7.2014 met the design review standards for the White Clouds Subdivision with two exceptions. These exceptions are described as alternatives to the standards in the attached letter from Thomas B Rixon AIA and refer to exterior lighting and cedar shingle wall siding. In both cases the design review committee has considered these alternatives and based upon the location of the house, the Inconsequential impact of both requests to the intent of the design review guidelines and the contribution of this beautiful home design to the neighborhood the committee hereby approves those alternations as requested.


Wallace Huffman

Chairman

White Clouds Design Review Committee

July 31, 2014

White Clouds Design Review Committee
P.O. Box 10
Sun valley, ID 83353

RE: White Clouds Design Review
Weld Residence
Lot 8- White Clouds P.U.D.
316 Diamond Back Road, Sun Valley, Idaho

Dear Design Review Committee,

On behalf of Greg and Gwen Weld, we are proposing to construct a single family residence on their lot located at 316 Diamond Back Road within the White Clouds subdivision. The proposed residence is designed to comply with both the City of Sun Valley's Design Review Standards and the White Clouds Design Criteria. However, there are two White Cloud Design Standards that we would like to request specific approval to proposed alternatives as follows:

1. Lighting: We would like to propose very limited up-lights on the building where the up-lighting can be fully captured by the extended roof overhangs at the family room deck & front entry and the cantilevered deck extension over the lower garage area. By capturing this up-light and limiting direct out-cast light, the *intent* of preserving the views of the Sun Valley night sky in maintained. The City of Sun Valley's Exterior Lighting Regulations allows such up-lighting to be reviewed on a case-by-case basis and advises that any up-lighting be "fully captured" for approval.
2. Cedar Shingle Wall Siding: Whereas the White Clouds Standards state that shingles or shake siding shall be limited to concrete or composite materials, the proposed residence utilizes a limited amount of cedar wood shingle siding in the upper gable ends. For this application, we believe the natural cedar shingles better achieves the *intent* of the White Clouds criteria to "help blend the structure into the surrounding natural landscape by conveying a hand-crafted character".

Thank you for your consideration,



Thomas B. Rixon, AIA

Mark Hofman

From: Susan Tucker [poona4fun@gmail.com]
Sent: Thursday, August 07, 2014 10:37 AM
To: Mark Hofman
Subject: Fwd: No. DR 2014-22



Begin forwarded message:

From: Susan Tucker <poona4fun@gmail.com>
Subject: No. DR 2014-22
Date: August 7, 2014 at 10:35:29 AM MDT
To: mhoffman@svidaho.org
Return-Path: <poona4fun@gmail.com>
Received: from [192.168.0.3] (65-129-98-152.bois.qwest.net. [65.129.98.152]) by mx.google.com with ESMTPSA id oa3sm329828pbb.70.2014.08.07.09.35.30 for <mhoffman@svidaho.org> (version=TLSv1 cipher=ECDHE-RSA-RC4-SHA bits=128/128); Thu, 07 Aug 2014 09:35:31 -0700 (PDT)
Content-Type: text/plain; charset=us-ascii
Content-Transfer-Encoding: quoted-printable
Message-Id: <78DBDCA7-104D-4753-BFDB-49B9B60F77DD@gmail.com>
Mime-Version: 1.0 (Mac OS X Mail 7.3 \((1878.6\))
X-Mailer: Apple Mail (2.1878.6)

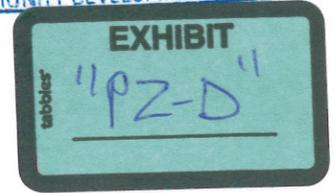
Hello Mark,

- 1) I am writing to request that all construction traffic and heavy equipment for Lot 8, 316 Diamondback Road project be restricted to Diamondback Road.
- 2) How long is S.V. Co. project , also on Diamondback Road, going to have this public road closed? This question is in reference to impact on #1.

Thank you,
Susan Tucker
11 Cloud Nine Drive



Weld Residence
6/26/14



Construction Site Mitigation Plan

Lee Gilman Builders will begin construction on the Weld Residence in the White Clouds Sub Division starting this fall. We expect the project to last fourteen 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 as well as keeping Diamond Back Road clear for fire protection.

- September and October 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.
- October 2014 through August 2015 – As the excavators finish the rough-in part of their job, we will have them install the site drainage system and prep the new driveway to the back of the house. This will settle in nicely during the winter and provide stable, dry access in the spring. This will provide space for a construction trailer, limited building materials (only what is needed per schedule), and 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 driveway which leads to the 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 fall 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 inside the house. 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 garages, 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.

Chris Edwards
Project Manager
Cell: 208-721-7856
Lee Gilman Builders

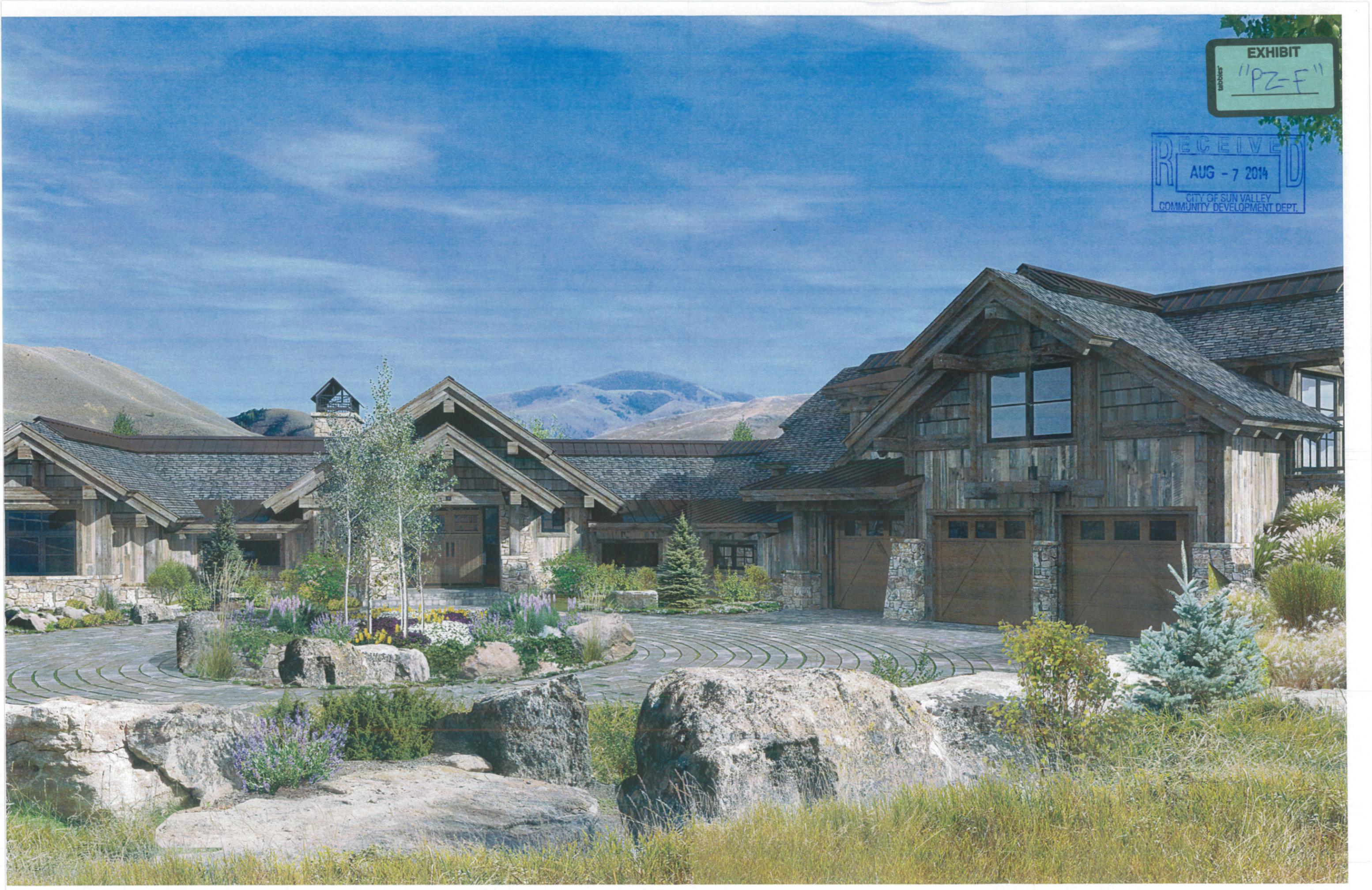
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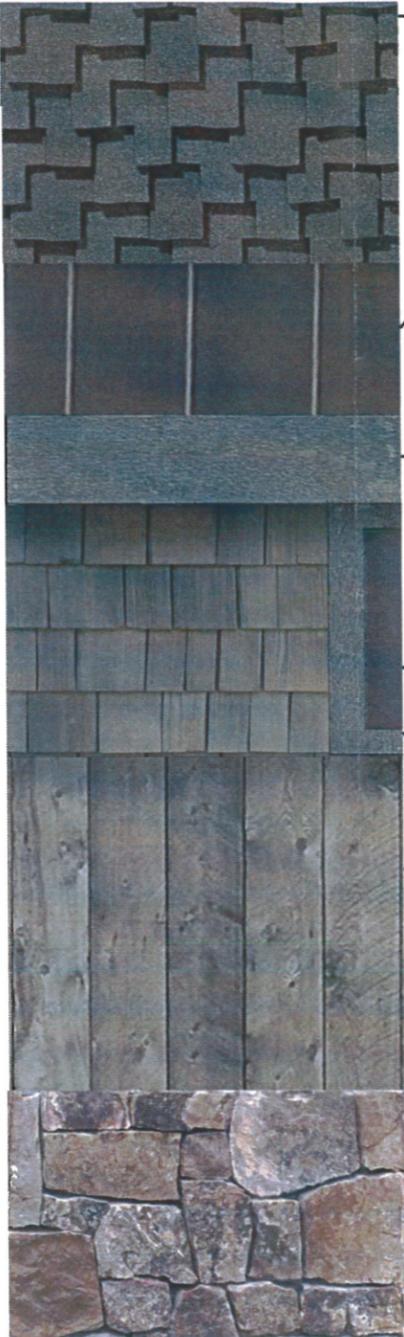
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COMMUNITY DEVELOPMENT DEPT.



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COMMUNITY DEVELOPMENT DEPT.





SHAKE ROOF
PRESIDENTIAL ASPHALT COMP.,
SHADOW GRAY, CLASS - A ASSY.

METAL ROOF
STANDING SEAM,
DARK BRONZE KYNAR, CLASS - A ASSY.

FASCIA, TRIM AND TIMBERS
CEDAR, DARK GRAY STAIN
SOFFIT: CEDAR 1X6 T&G, SQ. EDGE,
MEDIUM GRAY

WINDOW CLAD
DARK BRONZE METAL CLAD
WOOD WINDOW

SIDING
UPPER GABLE SIDING: CEDAR
SHINGLES, DARK GRAY
TYP. SIDING: WEATHERED
TRESTLEWOOD, 1X12 AGED

**STONE WAINSCOT, WALLS,
CHIMNEY, and CAPS**
MONTANA MOSS ROCK

RAILINGS
DARK GRAY WOOD
DARK BRONZE METAL

NOTE: MATERIALS REPRESENT DESIGN
INTENT. ACTUAL MATERIAL
NOMENCLATURE MAY DIFFER.

