



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

To: Planning and Zoning Commission
From: MH Mark Hofman, Community Development Director
Meeting Date: May 8, 2014
Agenda Item: **Weyyakin Entry Signage and Landscaping
Design Review Application No. DR 2014-15**

SUBJECT: Public hearing for a design review application proposing landscape, signage, and lighting improvements to provide greater visibility to the entry to Weyyakin Ranch from Highway 75. **Applicant:** Marty A. Lyon, Lyon Landscape Architects, for Weyyakin Ranch Property Owner's Association, Inc. **Application Filing Date:** April 11, 2014. **Location:** Blocks 5 and 8, Weyyakin Subdivision; Weyyakin Drive at Highway 75.

BACKGROUND: The Weyyakin Ranch Property Owner's Association proposes an upgrade project for the main entrance on Highway 75 that includes removal of the existing entrance sign and lighting on the wood entrance overhead gateway structure and replacement with a new monument sign to be located at the east side of the entry on Weyyakin common area outside the Highway right-of-way. Four (4) existing overgrown Spruce trees, and three (3) existing crab apple trees will be removed from the entryway and an additional three (3) Spruce trees will be removed from the Idaho Transportation Department right-of-way.

The landscaping proposed to be removed will be replaced with four (4) new Tartan Maple trees and various shrubs, perennials, and groundcovers. Eight (8) new uprights will be added along each of the entrance walls on the west and east side of Weyyakin Drive. Additionally, the project includes new street signs and planter beds at nine (9) of the Subdivision's interior intersections or cul-de-sac entries. The proposed new street signs for the private cul-de-sac entries will be consistent with the public street sign standards of the City of Sun Valley.

ANALYSIS: As per Section 9-3F-3A of the Sun Valley City Code, all permanent signs are subject to review and approval by the Planning and Zoning Commission. A design review approval of the proposed project and a noticed public hearing is required. The applicant has submitted project drawings depicting all proposed alterations and additions to the Weyyakin main entry off Highway 75 and to the nine interior cul-de-sac intersections. The Weyyakin Subdivision is currently zoned as Cluster Single-Family Residential (RS-2) and is nearly fully developed with townhome clusters and detached single family dwellings. The private street and driveway system for the development is fully constructed and in place. The alterations proposed for the Weyyakin main entry and cul-de-sac intersections is to provide greater visibility and site enhancement to owners, guests, and emergency vehicles. The project drawings are attached to this staff report as **Exhibit "PZ-B"**.

Development Standards- The proposed entryway and cul-de-sac intersection upgrade project meets all of the dimensional standards listed in Title 9, Chapter 2, Article A for development in the RS-2 Zoning District. The standards in Table 9-2A-2 are not applicable for such criteria as density, lot size, lot dimensions, frontage, building height, and open site area. The project adds no new units, significant structures, new roads, etc to the developed residential site.

Monument Signs- The upgrade project includes a new monument sign to be located on Weyyakin property adjacent to the east side of Weyyakin Drive at the main entry with Highway 75. The new monument sign will be 8'7" wide and 1'10" high and set upon a stone base with surrounding accent landscaping. The existing sign attached to the wood arch entryway element will be removed. Only one monument sign will be located at this main entrance to the Subdivision. The sign area of 15.7 square feet complies with the maximum of sixteen (16) square feet for entry signs to major subdivisions. The overall height of 4'6" does not exceed the maximum allowed height of ten feet. The proposed sign's indirect, interior LED lighting is permissible for such entry signs.

Exterior Lighting- The project's exterior lighting is shown on Sheet L2 of the project drawings. A total of eight (8) new uprights are proposed, four on each the west and east sides of the Weyyakin Drive entry to highlight the existing walls. The applicant will discuss these light fixtures at the May 8, 2014 public hearing to ensure the proposed lighting fixtures shown on Sheet L2 are compliant with the exterior lighting regulations of the Development Code.

Design Review Findings and Evaluation Standards- The required Findings for action on a Design Review application are specified in Development Code Section 9-5B-3 and the Evaluation Standards are contained in Section 9-3A-3. Suggested findings are contained in the Draft Findings of Fact, Conclusions of Law and Conditions of Approval for Design Review Application No. DR 2014-15 attached to this Report as **Exhibit "PZ-A"**. All proposed features of the entryway and cul-de-sac upgrade project comply with applicable standards and criteria for residential developments, landscaping, street improvements, exterior lighting and signs within the RS-2 Zoning District.

Application Review and Comment- The project design and application materials were reviewed by the Community Development Director, Building Official, and the Fire Department for conformance with all applicable codes, requirements and regulations. The Fire Department and the Building Official had no comments or conditions regarding the proposed entry signage and landscaping project.

Public Notice and Comment- The project application was publicly noticed by: 1.) publication in the Mtn. Express on April 23, 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.

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 (**Exhibit "PZ-A"**) 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, hold the public hearing, discuss any remaining issues, and take action to **approve** the design review application.

LIST OF ATTACHED EXHIBITS:

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|----------------|---|
| Exhibit "PZ-A" | Draft Findings of Fact, Conclusions of Law and Conditions of Approval for Design Review Application No. DR 2014-15. |
| Exhibit "PZ-B" | Reduced 11" by 17" project drawing set consisting of eight (8) sheets stamped received by the Community Development Department on April 11, 2014. |

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW
 CITY OF SUN VALLEY
 PLANNING AND ZONING COMMISSION
 DESIGN REVIEW

Project Name: **Weyyakin Entry Signage and Landscaping**
 Applicant: **Marty A. Lyon, Lyon Landscape Architects, for
 Weyyakin Ranch Property Owner's Association, Inc.**
 Location: **Blocks 5 and 8, Weyyakin Subdivision; Weyyakin Drive at Highway 75.**
 Zoning District: **Cluster Single-Family Residential (RS-2) Zoning District**

Entry Sign Area Calculation:

	Area (sq. ft.)
Proposed Sign	15.7
Max Permitted	16

Setbacks: All sign elements will be located on Weyyakin Subdivision property and comply with all applicable setback and line-of-site standards .

Building Footprint Allowed: N/A
 Entry Sign Height Allowed: 10 feet maximum.
 Proposed Sign Height: 4'6" above existing record grade.

Project Description: The Weyyakin Ranch Property Owner's Association submitted a design review application for an upgrade project to the main entrance on Highway 75 that includes removal of the existing entrance sign and lighting on the wood entrance overhead gateway structure and replacement with a new monument sign to be located at the east side of the entry on Weyyakin common area outside the Highway right-of-way. Four (4) existing overgrown Spruce trees, and three (3) existing crab apple trees will be removed from the entryway and an additional three (3) Spruce trees will be removed from the Idaho Transportation Department right-of-way.

The landscaping to be removed will be replaced with four (4) new Tartan Maple trees and various shrubs, perennials, and groundcovers. Eight (8) new uprights will be added along each of the entrance walls on the west and east side of Weyyakin Drive. Additionally, the project includes new street signs and planter beds at nine (9) of the Subdivision's interior intersections or cul-de-sac entries. The proposed new street signs for the private cul-de-sac entries will be consistent with the public street sign standards of the City of Sun Valley.

As per Section 9-3F-3A of the Sun Valley City Code, all permanent signs are subject to review and approval by the Planning and Zoning Commission. A design review approval of the proposed project and a noticed public hearing is required. The applicant has submitted project drawings

depicting all proposed alterations and additions to the Weyyakin main entry off Highway 75 and to the nine interior cul-de-sac intersections. The Weyyakin Subdivision is currently zoned as Cluster Single-Family Residential (RS-2) and is nearly fully developed with townhome clusters and detached single family dwellings. The private street and driveway system for the development is fully constructed and in place. The alterations proposed for the Weyyakin main entry and cul-de-sac intersections is to provide greater visibility and site enhancement to owners, guests, and emergency vehicles.

All aspects of the project have been reviewed by the Planning Commission and staff to ensure compliance with all applicable standards including signs, maximum height, grading, landscaping and exterior lighting regulation compliance. The Planning and Zoning Commission conducted a properly noticed public hearing to review the project design and supporting application materials and to take public comment.

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 entryway and cul-de-sac intersection upgrade project meets all of the dimensional standards listed in Title 9, Chapter 2, Article A for development in the RS-2 Zoning District. The standards in Table 9-2A-2 are not applicable for such criteria as density, lot size, lot dimensions, frontage, building height, and open site area. The project adds no new units, significant structures, new roads, etc. to the developed residential site. The upgrade project includes a new monument sign to be located on Weyyakin property adjacent to the east side of Weyyakin Drive at the main entry with Highway 75. The new monument sign will be 8'7" wide and 1'10" high and set upon a stone base with surrounding accent landscaping. The existing sign attached to the wood arch entryway element will be removed. Only one monument sign will be located at this main entrance to the Subdivision. The sign area of 15.7 square feet complies with the maximum of sixteen (16) square feet for entry signs to major subdivisions. The overall height of 4'6" does not exceed the maximum allowed height of ten feet. The proposed sign's indirect, interior LED lighting is permissible for such entry signs.

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 upgrade project is in conformance with all applicable standards for design review because the design employs a variation in sign and landscape materials, minimizes grading and exterior lighting, and blends the entry into the surrounding development while retaining high visibility and safety.

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 negative impact will occur to surrounding natural features because the development will occur on the less constrained, least sloped, most developable RS-2 zoned portion of the Weyyakin Subdivision. No areas of significant slopes over 25% exist on or near the development site. Safe, adequate and direct access will be maintained to the development via the existing road and driveway system. No avalanche hazard area or other significant natural features have been identified on or near the subject property.

4. The proposed design is in context and complimentary to adjacent properties. The project complies with all applicable design standards and is in context with and complementary to adjacent properties because the sign and landscaping modifications create visual interest while retaining adequate lign-of-site and safety measures.

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 sign and landscape upgrade recognizes and respects the essential character and of the developed Weyyakin Subdivision and enhances the Highway 75 corridor.

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. 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 design of the sign and landscaping upgrade project is of quality architectural character because the design employs a variation in materials, architectural ornament, and a variety of landscaping materials.

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 Medium Density Residential by the Future Land Use Map of the Comprehensive Plan. The Cluster Single-Family Residential (RS-2) Zoning District implements the Medium Density Residential Land Use Designation and the sign and landscaping upgrade project is consistent with all applicable provisions of the RS-2 Zoning District. The project will have no effect on the residential density of the developed Weyyakin Subdivision.

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. **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.**
5. **A final construction management plan shall be submitted to the Building Official at the time of application for a building permit that addresses adjacent site and path preservation and safety, 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 public or private right-of-ways and the site access shall be kept free and clear for emergency vehicle access at all times. Temporary construction fencing shall protect all sensitive areas and surrounding vegetation throughout the development process. Temporary dirt and grading staging areas shall be clearly identified on the construction management plan.**
6. **The subject Design Review Application shall be specific to the project drawings (8 Sheets) stamped received by the City on April 11, 2014 and approved by the Planning & Zoning Commission on May 8, 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.
7. To the satisfaction of the Community Development Director and the Building Official, the applicant shall comply with the lighting plan and related materials reviewed by the Commission on May 8, 2014. Any new future exterior lighting for the project shall be in conformance with Development Code Section 9-3B, Exterior Lighting Regulations. All nonessential exterior commercial lighting shall be turned off when applicable. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.

DECISION

Therefore, the Sun Valley Planning and Zoning Commission approves this Design Review Application No. DR 2014-15.

Dated this 8th day of May, 2014.

Ken Herich
Chairman
Sun Valley Planning and Zoning Commission