



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

To: Planning and Zoning Commission

From: *MH* Mark Hofman, Community Development Director

Meeting Date: April 11, 2013

Agenda Item: **White Clouds Corrected PUD Subdivision- Building Envelope and Property Line Adjustment
Plat Amendment Application No. SUBPA 2013-01**

SUBJECT: Public Hearing and noticed site visit for a plat amendment application to revise the property lines and building envelope locations for four of the thirty single family residential lots within the White Clouds Subdivision and the Rural Estate and Ranch (RA) Zoning District of the City of Sun Valley. **Applicant:** Benchmark Associates for the Sun Valley Company. **Application Filing Date:** March 4, 2013. **Location:** Lots 20, 21A, 29 and 30 of the White Clouds Corrected PUD Subdivision; 201, 205, 207 and 209 Sun Peak Drive.

BACKGROUND: The Sun Valley Company requests that the property lines and building envelopes for four (4) of the thirty (30) single family residential lots within the White Clouds Subdivision be adjusted to improve site layout and view corridors for future development. The thirty single family residential lots in the Subdivision remain undeveloped at this time, though some construction activity is anticipated this summer. The applicant desires to fine tune the existing property lines and recorded building envelopes in the subject four-lot cluster prior to any development such that they improve site access, maximize view corridor opportunities and minimize view impacts on adjacent parcels. The four subject lots and respective building envelopes are located at the northern end of the Subdivision on a sloping knoll adjacent to Sun Peak Drive. The proposed plat amendment exhibit (**Exhibit "PZ-D"**) details all existing and proposed property lines and building envelopes for the four lots. The most significant property line amendment relocates the access to existing Lot 30 from an area directly across from Lot 22 to a location around the corner on Sun Peak Drive adjacent to Lot 29 and across from the multi-family townhome Parcel E. Other property line amendments are minor and are needed to adjust the building envelope locations. Each of the four resulting lots retain conformance with the one (1) acre minimum lot size and other standards for single family residential development in the RA Zoning District.

ANALYSIS: A reconfigured property line and building envelope layout for these four subject lots would promote greater flexibility in site design and development while helping to preserve and maximize available view corridors through and over any future adjacent single family or multi-family structures. When these northern lots in the development are built out with dwellings the

views to the south and southwest will be important. The proposed adjustment to these four lots and building envelopes intends to maximize these view corridors for all lots within the immediate vicinity.

Building Envelope Design- City of Sun Valley Development Code Section 9-4A-5B-3 requires that “Each proposed lot shall have sufficient available area for, and shall create, a building envelope suitable for building of not less than two thousand five hundred (2,500) square feet, which can be developed in accordance with the standards of this title. One-half ($\frac{1}{2}$) of such proposed building envelope suitable for building shall have a record grade of fifteen percent (15%) slope or less. The other one-half ($\frac{1}{2}$) of the building envelope may have a record grade of twenty five percent (25%) slope or less. No structure may be built on a record grade of over twenty five percent (25%) slope except as provided in subsection 9-4B-7 of this code (planned unit development). If evidence acceptable to the city is provided by the applicant showing that strict enforcement of this provision would prohibit all permitted or conditional uses of the property then the applicant may apply for a variance. The other provisions of the hillside development regulations shall remain in effect.”

As part of the development approvals for the White Clouds Subdivision, specific deviations from development standards were permitted by the project’s Planned Unit Development (PUD) application. As detailed in the attached City of Sun Valley Findings of Fact, Conclusions of Law and Decision for the White Clouds PUD (**Exhibit “PZ-C”**), these deviations include key provisions allowing development of small anomalies of steep slope areas while retaining the overall significant steep slopes on the site as undisturbed and allowing the proportion of slope gradients allowed in building envelopes to be increased. The building envelopes for the project’s thirty single family residential lots were set with the recordation of the White Clouds Corrected PUD Subdivision Plat. With this plat amendment, the building envelopes for the four subject lots would be relocated and recorded as shown on the attached Plat Exhibit.

A Slope Analysis (**Exhibit “PZ-E”**) details the existing and proposed building envelopes for the four lots as well as the existing topography. Small areas of steep slope over 25% exist within the four proposed building envelopes. However, the envelopes are placed on the reconfigured lots in the most developable, least impacting areas in order to preserve adjacent significant areas of natural steep slope. These steep slope anomalies within the building envelopes remain consistent with the deviation allowed by the approved PUD for the White Clouds.

In order to recommend approval of the proposed plat amendment, the Commission is required to make findings specific to the appropriateness of the proposed envelope adjustments as stated in Code Section 9-4B-1G as follows:

- G. *Additional Findings for Relocation of a Building Envelope:*
 - 1. *The location of the building envelope and siting of the building footprint is appropriate for the lot and the surrounding neighborhood;*
 - 2. *The location of the building envelope and siting of the building footprint is consistent with the purposes and goals of the comprehensive plan;*

3. *The location of the building envelope and siting of the building footprint will not cause undue traffic congestion, nor dangerous traffic conditions; and*
4. *The location of the building envelope and siting of the building footprint will not affect the character of the neighborhood in a materially adverse manner.*

Given the permitted deviations and provisions for steep slope disturbance and preservation, as well as proportion of steep slopes within a building envelope, granted through the project's PUD, all aspects of the proposed adjustments to the four building envelopes comply with applicable provisions of the Development Code and with all development approvals for the White Clouds Subdivision. The proposed plat amendment was reviewed by the City's contract engineer, CH2MHill, and the March 27, 2013 review comment letter is attached as **Exhibit "PZ-A"**.

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 recommending approval of the plat amendment to the City Council; (2) Continue the hearing for further information and review; or (3) Close the public hearing, discuss the findings, vote to recommend denial of 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 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 approval of the plat amendment application subject to the Conditions of Approval contained in the attached draft Findings of Fact (**Exhibit "PZ-B"**).

LIST OF ATTACHED EXHIBITS:

- | | |
|----------------|---|
| Exhibit "PZ-A" | CH2MHill review comment letter dated March 27, 2013. |
| Exhibit "PZ-B" | Draft Findings of Fact, Conclusions of Law and Decision for Plat Amendment Application No. SUBPA 2013-01. |
| Exhibit "PZ-C" | Approved and signed City of Sun Valley Findings of Fact, Conclusions of Law and Decision for the White Clouds PUD, Application No. CUP 2007-05. |
| Exhibit "PZ-D" | Proposed Plat Amendment ("White Clouds, Corrected: Lots 20A, 21B, 29A & 30A"), Sheet 1 of 1, consisting of one 11" by 17" sheet stamped received by the City of Sun Valley on March 27, 2013. |
| Exhibit "PZ-E" | Slope Analysis for White Clouds, Corrected: Lots 20A, 221B, 29A & 30A consisting of one 11" by 17" sheet stamped received by the City of Sun Valley on March 27, 2013. |

***** The entire administrative record for the Plat Amendment application is available for review in the Community Development Department at City Hall.

EXHIBIT "PZ-A"

MEMORANDUM

CH2MHILL

Preliminary Plat: White Clouds, Corrected: Lots 20A, 21B, 29A and 30A

TO: Mark Hofman
COPIES: Bill Whitesell
Cinda Lewis, Benchmark Associates
FROM: Betsy Roberts
Jennifer Bass
DATE: March 27, 2013

We received a copy of the Preliminary Plat sheet for White Clouds, Corrected: Lots 20A, 21B, 29A and 30A, dated February 2013. This document meets the intent of a preliminary plat submittal and we find no fatal flaws. We recommend continuing with the project development.

We have the following general observations for this project at this time; these are not all inclusive:

1. We understand the Health Certificate/Sanitary Restriction will be included on the Final Plat.
2. The Slope Analysis appears to meet the intent of Sun Valley Code § 9-4A-5 for building envelope slope requirements.

Attachment: White Clouds Corrected Lots Preliminary Plat Review, Dated March 27, 2013

**CITY OF SUN VALLEY
PRELIMINARY PLAT CHECK LIST**

1	Subdivision Name:	White Clouds
2	Reviewer:	Jennifer Bass
3	Date:	March 27, 2013
4	Sheet Title and Preamble:	White Clouds, Corrected: Lots 20A, 21B, 29A & 30A. Located within: Section 6, Township 4 North, Range 18 East, B.M., City of Sun Valley, Blaine County, Idaho. Wherein the boundaries common to Lots 20, 29 & 30, White Clouds, Corrected (Inst. No. 571308) and Lot 21A, White Clouds, Corrected: Lots 21A, 23A, 27A & 28A (Inst. No. 577809), are Amended. February 2013. Preliminary Plat.
5	Basis of Bearing:	Note 1 indicates Basis of Bearing per Original Plat.
6	North Arrow:	OK
7	Scale and Legend:	OK
8	Plat Closure:	OK
9	Total Area:	Individual lot areas shown.
10	Monuments:	OK
11	Land Corners:	OK
12	Initial Point:	OK
13	Street Names & Width:	OK
14	Easements:	OK, all easements are described in the Original Plat Notes on the face of the Plat.
15	Lot & Block Numbers:	OK
16	Lot Dimensions:	OK
17	Curve & Line Tables:	OK
18	Certifications:	None, shall be provided with final Mylar set
19	Certificate of Owner:	None
20	Certificate of Surveyor:	None
21	Sanitary Restriction:	None, will be included on the Final Plat
22	Agency Approvals:	None
23	Public Dedication:	Per Original Plat Note 1 of White Clouds Corrected PUD
24	Common Areas:	Per Original Plat of White Clouds Corrected PUD

Notes: Final Plat shall include the health certificate and other certifications.

Exhibit "PZ-B"

**(DRAFT) SUN VALLEY
PLANNING AND ZONING COMMISSION**

PLAT AMENDMENT)	FINDINGS OF FACT/CONCLUSIONS
LOTS 20A, 21B, 29A & 30A)	OF LAW, DECISION
WHITE CLOUDS SUBDIVISION)	AND CONDITIONS
APPLICATION NO. SUBPA 2013-01)	

This matter came before the Sun Valley Planning and Zoning Commission for consideration on April 11, 2013 as a duly noticed public hearing and site visit for proposed amendments to the existing property lines and a relocation of four recorded building envelopes on Lots 20, 21A, 29 and 30 of the White Clouds Subdivision. The Commission reviewed the Agenda Report, heard the comments of City staff, the applicant's representatives and the public. Additionally, the Commission reviewed the approval recommendation document and suggested Findings of Fact, Conclusions of Law, and Conditions of Approval recommended by the Community Development Director. Based on the evidence presented, the Commission hereby recommends approval of the proposed plat amendment to the City Council with the following Findings of Fact and Conclusions of Law and subject to specific conditions of approval:

FINDINGS OF FACT/CONCLUSIONS OF LAW

1. The applicant is Benchmark Associates on behalf of the Sun Valley Company. The subject properties consist of Lots 20, 21A, 29 and 30 of the White Clouds Subdivision. The sites are zoned RA, Rural Estate and Ranch Zoning District.
2. The application consists of a plat amendment map showing the relocation of existing property lines and the recorded building envelopes on four of the thirty existing single family residential lots within the White Clouds Subdivision to improve site access, maximize view corridor opportunities and minimize view impacts on adjacent parcels.
3. The applicant has provided the information required for application, review, and action on a plat amendment as set forth in City of Sun Valley Municipal Code Section 9-5A-4, Required Application Information. Notice for the public hearing and site visit was properly completed by: 1.) publishing proper notice in the Idaho Mountain Express March 27, 2013; 2.) mailing notice to adjacent properties; 3.) posting at Sun Valley City Hall, Sun Valley Post Office, Elkhorn Springs Store Post Office, St. Thomas Episcopal Church and Elkhorn Fire Station; 4.) posting in three places on site March 25, 2013; 5.) posting on the City website; and, 6.) electronic transmittal to those wishing to receive such notices from the City .
4. The required findings for review of a proposed plat amendment are contained in Municipal Code Section 9-4B-1F and additional findings for relocation of a building envelope are contained in Section 9-4B-1G.
5. The property line and building envelope relocation application will not lower the dimensions of the subject Lots 20, 21A, 29 or 30 below a minimum dimensional standard prescribed by Title 9. The plat amendment exhibit details all existing and proposed property lines and building envelopes for the four lots. The most significant property line amendment of the

project design relocates the access to existing Lot 30 from an area directly across from Lot 22 to a location around the corner on Sun Peak Drive adjacent to Lot 29 and across from the multi-family townhome Parcel E. Other property line amendments are minor and are needed to adjust the building envelope locations. Each of the four resulting lots retain conformance with the one (1) acre minimum lot size and other standards for single family residential development in the RA Zoning District. The building envelope shifts will not change or move any public streets or publicly dedicated areas in any manner. Additionally, the plat amendment will not increase or decrease the number of properties/lots. No new subdivision of land is proposed. The overall density of the project remains unchanged at thirty single family residential lots and the plat amendment only shifts the property lines and recorded building envelope locations for four individual lots.

6. The plat adjustment for amendments to property lines and building envelope locations on four single family residential lots is appropriate for the design and physical location of future structures on the site and surrounding single family development because the new site layouts and envelope locations provide a varied, non-linear layout for these subject lots while preserving areas of significant steep slope. A reconfigured property line and building envelope layout for these four subject lots promotes greater flexibility in site design and development while helping to preserve and maximize available view corridors through and over any future adjacent single family or multi-family structures. When these northern lots in the development are built out with dwellings the views to the south and southwest will be important. The proposed adjustment to these four lots and building envelopes intends to maximize these view corridors for all lots within the immediate vicinity.
7. The property line and building envelope shift plat amendment is consistent with the Sun Valley Comprehensive Plan designation for Low Density Residential and does not significantly change the existing land use nor cause any conflict with the goals and policies of the Comprehensive Plan. There are no designated scenic, agricultural, recreational, or traditional sites identified for these parcels by the Comprehensive Plan.
8. The property line and building envelope shift plat amendment will not affect the character of the neighborhood in a materially adverse manner because the new site layouts and building envelope locations are consistent with the existing overall road and site layout. The amendments provide improved site access, maximize view corridor opportunities and minimize view impacts on adjacent parcels. Once recorded, the plat modifications will appear as though designed as part of the original development.
9. The four building envelope shifts and amendments to property lines do not involve any area used for access to the overall White Clouds Subdivision nor any associated public or private parking areas. The property line and building envelope shifts are consistent with all applicable easements and rights of way and with the original design of the access, traffic, circulation, and parking areas of the development.
10. The locations of the adjusted property lines, building envelopes and corresponding future building footprints are appropriate for the lots and the surrounding development, are consistent with the purposes and goals of the Comprehensive Plan, will not cause undue traffic congestion nor dangerous traffic conditions, and will not affect the character of the neighborhood in a materially adverse manner. No public comments were received as part of the properly noticed comment and review period for the project and no negative impacts were identified.

11. All aspects of the proposed adjustments to the property lines and building envelopes for the four lots comply with applicable provisions of the Development Code, specifically regarding development of small anomalies of steep slope areas while retaining the overall significant steep slopes on the site as undisturbed and for the proportion of steep slopes within a building envelope, because of the deviations granted through the White Cloud Subdivision project's PUD (Application No. CUP 2007-05). The proposed property line and building envelope adjustments are consistent with the PUD provisions and with all other requirements and development approvals for the White Clouds Subdivision.

DECISION

Therefore, based upon the foregoing Findings of Fact/Conclusions of Law, the Sun Valley Planning and Zoning Commission hereby recommends to the City Council a conditional approval of the plat amendment to adjust the property lines and relocate the recorded building envelopes on Lots 20, 21A, 29 and 30 of the White Clouds Subdivision, according to the plat amendment map, supporting plans, and documents submitted as part of the subject application, subject to the following specific conditions of approval.

CONDITIONS OF APPROVAL

1. Upon approval of the plat amendment by City Council to relocate the building envelopes, the applicant shall record the amended plat with the Office of the County Recorder and provide a copy of the recorded document to the Community Development Director prior to application for any development on the subject lots.

Dated this 11th day of April, 2013.

Ken Herich, City of Sun Valley P&Z Chairman

Date Findings of Fact Signed

SUN VALLEY CITY COUNCIL
PLANNED UNIT DEVELOPMENT

CONDITIONAL USE PERMIT)	FINDINGS OF FACT, CONCLUSIONS
SUN VALLEY COMPANY)	OF LAW AND DECISION
GUN CLUB LUPA PUD)	
APPLICATION NO. CUP2007-05)	

The Sun Valley Resort submitted an application for a Planned Unit Development (PUD) for a portion of Sun Valley Resort property known as the Gun Club Land Use Planning Area (lying generally west and east of Trail Creek Road) to include thirty single-family residential lots, five multi-family parcels, two golf course parcels, and various open space parcels. In accordance with Municipal Code Section 9-5A-2D, the Planning and Zoning Commission is the recommending authority to the City Council regarding the proposed PUD. The Planning and Zoning Commission recommended approval of the PUD to the Council at a noticed public hearing on November 30, 2007. The Conditional Use Permit came before the Sun Valley City Council for consideration on February 21, 2008. The Council reviewed the application and materials submitted; heard testimony from the public, the applicant, and the applicant's representatives; reviewed the City staff reports; and considered the Planning and Zoning Commission's recommendation for approval.

Location: The property subject to the PUD lies within the Gun Club Land Use Planning Area (LUPA) of the City of Sun Valley and substantially complies with the general descriptive boundary and configuration of the Gun Club LUPA detailed in Chapter III, Section D of the *Comprehensive Plan*. Chapter III, Section D of the *Comprehensive Plan* presents a specific land use scenario and map for the Gun Club LUPA, *Land Use Planning Area #2: Gun Club*. The mixed land uses contemplated by the City and adopted for the Gun Club LUPA within the *Comprehensive Plan* include a new golf course and clubhouse, Nordic skiing, and low- to medium-density residential housing. The density limits established by the *Comprehensive Plan* within the Gun Club LUPA allow a maximum of thirty (30) single family residential units and two hundred ten (210) multi-family residential units on the west side of Trail Creek Road (240 total) and one-hundred fifty five (155) multi-family residential units on the east side of Trail Creek Road.

Background Actions: A Master Plan Development (MPD) was approved by the City Council on May 18, 2006 for the Gun Club LUPA (Application No. 2006-03-017). This MPD approval for the Gun Club LUPA was specifically conditioned upon Sun Valley Company submitting an Addendum to the *February 21, 2006 Sun Valley Resort Gun Club LUPA Application and Addendum #1 dated April 20, 2006* for approval by the Planning and Zoning Commission and City Council. The residential component of the Gun Club LUPA was specifically not approved but the conditioned approval of the Gun Club Master Plan allowed the City to greatly cooperate with the Resort and permit development applications for the Gun Club Nine golf course extension and the Sun Valley Golf & Nordic Center to proceed prior to an overall Zoning Map Amendment for the entire Gun Club LUPA.

The Addendum required as part of the Master Plan approval was directed to address nine (9) specific items. Subsequently, the Sun Valley Company submitted the required Addendum and the City formally accepted the Addendum as having satisfied the Gun Club Master Plan Development Condition of Approval, including: the acceptance by the City of the *Sun Valley Resort Transportation Study* (prepared by LSC Transportation Consultants, Inc.) at a Joint Planning and Zoning Commission public

hearing on July 26, 2007; and, the acceptance by the City of the *Gun Club LUPA Development Application Addendum #2- Conditions of Approval* at an August 7, 2007 public hearing of the Planning and Zoning Commission. The *Gun Club LUPA Development Application Addendum #2- Conditions of Approval* contained specific Design Guidelines for single- and multi-family development for the Gun Club LUPA.

A Design Review Permit was issued for the nine-hole Gun Club Nine golf course expansion within the Gun Club LUPA on April 25, 2006 with a specific condition of approval requiring the Sun Valley Company to apply for a Zoning Map Amendment to rezone the non-residential golf course lands within the LUPA prior to operation of the golf course expansion or development of the Sun Valley Nordic and Golf Center. The 25.07-acre Nordic Center facility on the east side of Trail Creek Road was rezoned to Recreation (REC) District by the City's approval of Ordinance 391 on April 19, 2007.

The Sun Valley Company filed an application for Zoning Map Amendment (Application No. REZ2007-04) with the City of Sun Valley to amend the Official Zoning Map of the City for a 334.08-acre portion of Sun Valley Resort (Gun Club) lying adjacent to the west and east of Trail Creek Road, north of the Resort Core, from Outdoor Recreation (OR-1) District, Cluster Single Family Residential (RS-2) District, and Single Family Residential (RS-1) District to Recreation (REC) District, Open Space (OS) District, Rural Estate and Ranch (RA) District, and Multiple-Family Residential (RM-1) District. The Zone Map Amendment, draft Ordinance 403, was reviewed by the Commission on October 30, 2007 and action was taken by the Commission to recommend approval to the City Council. Ordinance 403 was reviewed and adopted by the City Council at a publicly noticed hearing on February 21, 2008.

Planned Unit Development: Municipal Code Section 9-5B-7, Planned Unit Development, states that, "In order to provide locations for well planned developments which conform with the objectives of this Title, although they deviate in certain respects from the zoning map and the district regulations, conditional use permits for planned unit developments may be applied for, subject to the following qualifications:

1. A planned unit development may include any use allowed either as a permitted or conditional use in any of the zoning districts of the City.
2. Minimum size of a planned unit development shall be at least four (4) acres.

The 324.8-acre Gun Club PUD meets the minimum area requirement and all proposed land uses are consistent with the Comprehensive Plan for the LUPA and the Municipal Code. The applicant submitted all the required materials for a PUD, including a Narrative titled "Sun Valley Company, Planned Unit Development (PUD), Application to P&Z, November 30, 2007" and dated received by the City on November 23, 2007.

The PUD Narrative discusses the deviation from Code requested by the application, the application requirements, and the specific public benefits resulting from the project. As specified in the project PUD Narrative with Appendices, the PUD deviates from current development standards for Municipal Code Sections: 1.) 9-4A-5 regarding allowing the proportion of slope gradients allowed in building envelopes to be increased; 2.) 7-2-2C regarding areas not well suitable for development and that the placement of lots/building envelopes for the project avoids these sensitive areas and are suited for residential development; 3.) 7-2-2E-5 regarding cut slopes maximum of 2:1 requirement and that the driveway cuts for single-family Lots 4, 5, and 6 may be permitted to be as much as 1.5:1 for direct access to their building envelopes; 4.) 7-2-2E-8 regarding the 10% maximum driveway slope requirement and that Lots 4, 5, and 6 may require a steeper slope; 5.) 7-2-2E-9 regarding the requirement that steep slopes of 25% and greater shall remain undisturbed but seeks that portions of

steep slopes may be allowed but retained undisturbed within the building envelopes of several lots and that small anomalies i.e. rocks in Lots 9 and 29 may be graded; and, 6.) 7-6-2 regarding the 7% maximum allowed grade for residential classification roads and that a portion of Diamond Back Road northwest of the Monarch Lane intersection includes an 8% slope section (found acceptable to the Fire Department).

The overview of these specific deviations from Municipal Code requested as part of the PUD is that the overall Gun Club development greatly balances the residential development allowed within the LUPA with significant and permanent preservation of the overall steep slope areas, soil conditions, ridges, ridge lines, ridge tops, knolls, saddles, summits, wildlife habitat, natural features, and hydrology. The design of the residential component of the Gun Club LUPA substantially conforms to the intent and purpose of the Hillside Ordinance and seeks deviation from six specific sections of the Municipal Code due to the greatly varied topography of the area.

In addition to the benefit of steep slope and natural feature preservation for all major features in the Gun Club area, the development preserves the unique character of the region as well as assists Sun Valley Company in maintaining its distinction as a year-round resort. Projects with great public benefit associated with the Gun Club project include the new Gun Club Nine golf course extension, the new Golf Clubhouse and Nordic Center, the lead cleanup remediation effort for the old Gun Club site, extensive public hiking/biking trails, water tank and distribution system, water and sewer extensions, restroom available at ridge-top for future Nordic trail users, bike path extension, clustering of residential development within the LUPA, open space and recreation area with sensitive land protection, and related improvements within the City i.e. the new Symphony Pavilion.

FINDINGS OF FACT/CONCLUSIONS OF LAW

1. The applicant is the Sun Valley Resort and the subject property is a portion of Sun Valley Company property located on the west and east sides of Trail Creek Road, north of the Resort Core and known as the Gun Club Land Use Planning Area (LUPA). The development area is entirely within the boundaries of the Gun Club LUPA and is currently in the process of being rezoned in conformance with the Land Use Designations specified by the City of Sun Valley Comprehensive Plan.
2. The proposed application is for a Conditional Use Permit for the Gun Club Planned Unit Development (PUD) to include thirty single-family residential lots, five multi-family parcels, two golf course recreation parcels, a remainder parcel, and two open space parcels, with grading and development of public streets and infrastructure.
3. The 324.8-acre Gun Club PUD meets the minimum 4-acre area requirement for submittal of an application and all proposed land uses are consistent with the Comprehensive Plan for the Gun Club LUPA. All required materials for review and approval of a PUD application were submitted by the applicant and all applicable PUD procedures and policies of the Municipal Code were met.
4. With granting of the degree of deviation from Municipal Code requested by the application and summarized above, the Gun Club PUD is in conformance with all applicable development standards of the Municipal Code and the Gun Club Design Guidelines accepted by the City. The Gun Club PUD development greatly balances the residential development allowed within the LUPA with significant and permanent preservation of the overall steep slope areas, soil

conditions, ridges, ridge lines, ridge tops, knolls, saddles, summits, wildlife habitat, natural features, and hydrology conditions.

5. The land uses proposed are appropriate to the location, neighborhood, and community and are consistent with the uses permitted in the Comprehensive Plan and approved Master Plan for the Gun Club LUPA. No evidence has been submitted that the proposed land uses will result in any significant negative impacts on adjacent properties and land uses. The PUD site lies within the Gun Club LUPA, is sensitive and consistent with the existing open space areas to the north and west outside the City, and is compatible with and complimentary to the land uses existing and envisioned for the Resort. A mix of residential structures will be included within the PUD area as the thirty single-family lots will be bordered by multi-family development clustered adjacent to the golf course and the Trail Creek Road right-of-way. As required by the Gun Club Design Guidelines and the Comprehensive Plan, the PUD's residential development will respect the traditional mass and scale of neighborhood development within the City and the building forms transitioning from the multi-family parcels to the adjacent single-family lots shall reflect the required mix of structural form.
6. As conditioned below, the land uses and development within the PUD will be supported by adequate public facilities and services based on adequate extended sewer and water utilities, a direct access to existing improved right-of-ways, and adequate fire and police service.
7. The land uses, development, and associated design and grading is consistent with the Comprehensive Plan, the Future Land Use Map, the Gun Club LUPA, the Gun Club Master Plan, and the City of Sun Valley Municipal Code. The design of the residential component of the Gun Club LUPA substantially conforms to the intent and purpose of the Hillside Ordinance and seeks deviation from six specific sections of the Municipal Code due to the greatly varied topography of the area. The development and associated projects and improvements are a significant benefit to the Resort, public, City, and region and implements key goals and policies specified in the Comprehensive Plan.
8. The PUD development will not unreasonably diminish either the health, safety or welfare of the community and will significantly improve the welfare of the community and region by providing improved recreational, open space, and residential uses.
9. The PUD development is consistent with the transportation goals and policies of the City through maximizing transit and multi-modal forms of transportation to serve the Gun Club area via the looping public street design, multi-use path extensions, and extensive system of public hiking and biking trails.

DECISION

Therefore, based upon the foregoing Findings of Fact/Conclusion of Law, the City Council hereby approves the Conditional Use Permit application for the Gun Club Land Use Planning Area Planned Unit Development, subject to the following Conditions of Approval:

1. This Conditional Use Permit for the Gun Club LUPA PUD is specific to the conditions and requirements of the Gun Club Master Plan (Application #MPD2006-03-017).
2. This Conditional Use Permit for the Gun Club LUPA PUD is conditionally approved contingent upon the approval of the Gun Club LUPA Zone Map Amendment (Application #REZ2007-04) by

the City Council. In the event the Gun Club Zoning Map Amendment is not approved by the City of Sun Valley, this Planned Unit Development Conditional Use Permit approval is null and void.

3. The Planned Unit Development component of this Conditional Use Permit shall be reviewed and approved by the City Council. This Planned Unit Development Conditional Use Permit approval is conditioned upon approval by the City Council of the Gun Club Preliminary Plat (Application #SUB2007-06) and the Plat design which forms the basis of the Gun Club Plat Application.
4. In the applicant's Planned Unit Development Application Narrative, Section 4, paragraph 2 (on page 3, in regard to driveway design criteria, shall be completely deleted from the application.
5. To the satisfaction of the Community Development Director, a disclosing plat note shall be included on the final plat for the subdivision that the Gun Club residential component lies within an area of sensitive water and visual significance and extensive non-native plantings and irrigation may not be appropriate for the area and may not be approved by the City.
6. Prior to submittal of any final plat application, the applicant shall submit a workforce housing plan or alternatives, acceptable to the City, consistent with Sun Valley Municipal Code Section 9-3C-1 et seq.
7. Prior to submittal of any application for final plat for the Gun Club development, the applicant shall submit an acceptable "Will Serve" letter, for City approval, from the Sun Valley Water and Sewer District confirming that water and sewer services are adequate to serve the subdivision. Applicant will further participate in a noticed work session to discuss landscape irrigation issues.
8. Prior to submittal of any final plat application for the Gun Club development, the applicant shall participate in a discussion with the City Council in a noticed work session regarding possible implementation of the Gun Club DR Guidelines.

Dated this 21st day of February, 2008.

APPROVED:



Wayne Willich, Mayor
City of Sun Valley
Date Signed: 3/1/2008

ATTEST:



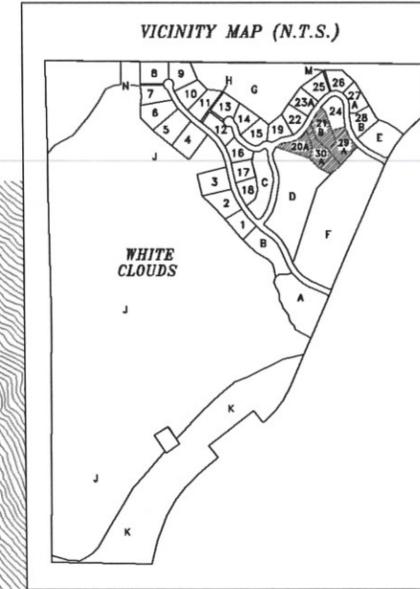
Kelly Ek, City Clerk
City of Sun Valley

WHITE CLOUDS, CORRECTED : LOTS 20A, 21B, 29A & 30A

LOCATED WITHIN: SECTION 6, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

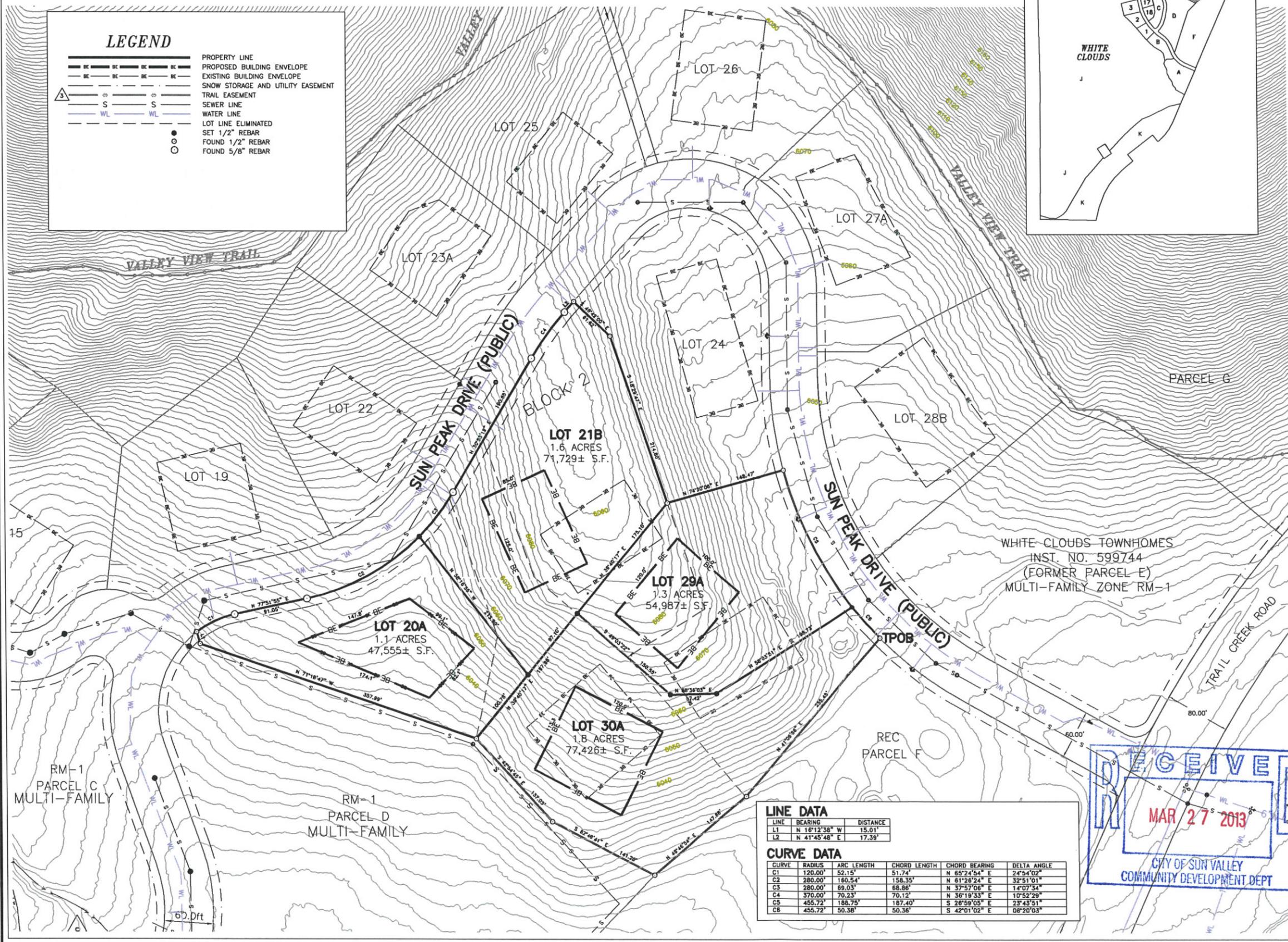
WHEREIN THE BOUNDARIES COMMON TO LOTS 20, 29 & 30, "WHITE CLOUDS, CORRECTED" (INST. NO. 571308) AND LOT 21A, "WHITE CLOUDS, CORRECTED: LOTS 21A, 23A, 27A & 28A" (INST. NO. 577809), ARE AMENDED.

MARCH 2013
PRELIMINARY PLAT



LEGEND

- PROPERTY LINE
- PROPOSED BUILDING ENVELOPE
- EXISTING BUILDING ENVELOPE
- SNOW STORAGE AND UTILITY EASEMENT
- TRAIL EASEMENT
- SEWER LINE
- WATER LINE
- LOT LINE ELIMINATED
- SET 1/2" REBAR
- FOUND 1/2" REBAR
- FOUND 5/8" REBAR



- ### NOTES:
- BASIS OF BEARINGS IS PER THE ORIGINAL PLAT OF WHITE CLOUDS, CORRECTED PUD (INST. NO. 571308). BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER SAID PLAT. REFER TO SAID PLAT & CC&R'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
 - BUILDING SETBACKS SHALL COMPLY WITH APPLICABLE ZONING REGULATIONS.
 - EASEMENTS SHOWN ARE PER PLAT OF WHITE CLOUDS CORRECTED PUD.
 - ELEVATIONS BASED ON NGVD 1929 DATUM.

- ### ORIGINAL PLAT NOTES
- Sun Peak Drive, Monarch Lane and Diamond Back Road as shown on this plat have been dedicated to the City of Sun Valley for public use upon completion, inspection and approval by the City.
 - An access easement has been granted to Sun Valley Company over and across Parcels H, M and N for the purposes of allowing non-motorized public access to Sun Valley Company's public trail system. Further, a Public Utility Easement is also granted over, under and across Parcels H, M and N for the installation, repair, maintenance, and replacement of underground utilities.
 - 15 foot wide Public Trail Access Easements exist for public use within Parcels E, G, J, K, L, and Lots 8, 26 & 28 as shown hereon. The location of said easements may change to reflect any re-alignments of the trails upon the approval of the City of Sun Valley.
 - A Water Line and Access Easement is granted within Parcel J and Parcel N as depicted hereon, to benefit the Sun Valley Water and Sewer District. A 7.5 foot wide Water Line and Access Easement is granted within each of Lots 7, 8, 11, 12 and 13 as shown hereon, to benefit the Sun Valley Water and Sewer District.
 - A 25 foot wide Access Easement exists within Parcels J and K to benefit the Sun Valley Water and Sewer District, per Instrument No. 287947, records of Blaine County, Idaho.
 - A 30 foot wide Water Line Easement exists within Parcel K to benefit the Sun Valley Water and Sewer District per Instrument No. 287946, records of Blaine County, Idaho.
 - A 15 foot wide Sewer Line Easement, centered on the existing sewer line, exists within Lots 10, 11, 13, 17, 18, and Parcels C, D and H to benefit the Sun Valley Water and Sewer District. A 35 foot wide Culvert and Sewer Line Easement exists within Parcel D.
 - A 30 foot wide Drainage Easement centered on the existing drainage ditch exists within Lot 26 and Parcels G and M. A 15 foot wide Drainage Easement exists within Lots 1, 2, 3, 9, 10, 11, 12, 13, 16, 17, 18, and Parcels A, B, C, D, F, H, and J. The 1.5± acre pond located within Parcel F is considered a part of the Drainage Easement.
 - A 15 foot wide Culvert Easement exists within Lot 29 and Parcels A, D and F.
 - No street lighting is proposed.
 - Avalanche hazards exist within Parcel G. See Sun Valley Gun Club Design Mountain Snow Avalanche Mapping and report by A.L. Meers dated October 2007. The avalanche zones designated on this plat are considered by the owner and Benchmark Associates P.A. as reasonable for regulatory purposes. However, neither the owner, nor Benchmark Associates P.A., represents, guarantees, warrants or implies that areas outside the designated avalanche zones are safe and free from avalanche or avalanche danger.
 - Lots 1 through 30, and Parcels H, M and N of the White Clouds Planned Unit Development are subject to a Declaration of Covenants, Conditions and Restrictions (CC&R's) which include, by reference, certain design criteria which will be used by the Design Review Committee in evaluating proposed single-family residential improvements on each of said lots. These design criteria are intended to encourage development which will preserve and enhance the beauty of the area, and copies are available from the White Clouds Single-Family Homeowners Association or its Design Review Committee.
 - There shall be a 10 foot wide Utility, Drainage and Irrigation Easement centered on all lot lines and adjacent to all street and subdivision boundaries.
 - All required Emergency Access Lanes shall remain open and unobstructed and it shall be the sole responsibility of the property owner to maintain said lanes year-round, including but not limited to snow removal and enforcement of no vehicular parking within said lanes at any time.
 - Lots 4, 5, 6, 22, 23A and 25 may require a subterranean garage due to topographic constraints for driveways.
 - Parcels G & L are hereby reserved in perpetuity as Open Space, as defined currently as of August 2009, in the Sun Valley Zoning Ordinance.
 - The 20 foot wide landscape buffer within Parcels A and E is reserved for trails, hardscape, signage, monument signage, plantings or similar usage.
 - The White Clouds residential component lies within an area of sensitive water and visual significance and extensive non-native plantings and irrigation may not be appropriate for the area and may not be approved by the City.
 - Due to local soil conditions, hillside building envelopes and surface and subsurface drainage considerations, a geotechnical investigation should be considered for each lot prior to residential design and construction.
 - A 10 foot wide Access Easement exists within Parcels A, B & J along the golf cart path, to benefit the Sun Valley Water & Sewer District for access to Water Tank and said easement shall follow any realignment of said golf cart path.
 - Parcels A, B, C, D and E are intended to be replatted for Multi-Family uses consistent with applicable zoning ordinance provisions.

LINE DATA

LINE	BEARING	DISTANCE
L1	N 16°12'38" W	15.01'
L2	N 41°45'48" E	17.39'

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	120.00'	52.15'	51.74'	N 65°24'54" E	24°54'02"
C2	280.00'	180.54'	158.35'	N 61°20'24" E	32°51'01"
C3	280.00'	69.03'	68.86'	N 37°57'06" E	14°07'34"
C4	370.00'	70.23'	70.12'	N 36°19'33" E	10°52'29"
C5	455.72'	188.75'	187.40'	S 26°59'05" E	25°43'51"
C6	455.72'	50.38'	50.36'	S 42°01'02" E	08°20'03"



PREPARED BY: BENCHMARK ASSOCIATES, P.A.
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WHITE CLOUDS, CORRECTED:
LOTS 20A, 21B, 29A & 30A

LOCATED WITHIN:
SECTION 6, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

PREPARED FOR: SUN VALLEY COMPANY

PROJECT NO. 12166	DWG BY: LLJ/CPL	FILE: 12166PRE.DWG
PRELIMINARY PLAT	DATE: 03/26/2013	SHEET: 1 OF 1

SUB PA 2013-01 W. CLOUDS BLDG. ENV.

WHITE CLOUDS, CORRECTED : LOTS 20A, 21B, 29A & 30A

LOCATED WITHIN: SECTION 6, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

WHEREIN THE BOUNDARIES COMMON TO LOTS 20, 29 & 30, "WHITE CLOUDS, CORRECTED" (INST. NO. 571308) AND LOT 21A, "WHITE CLOUDS, CORRECTED: LOTS 21A, 23A, 27A & 28A" (INST. NO. 577809), ARE AMENDED.

MARCH 2013
SLOPE ANALYSIS

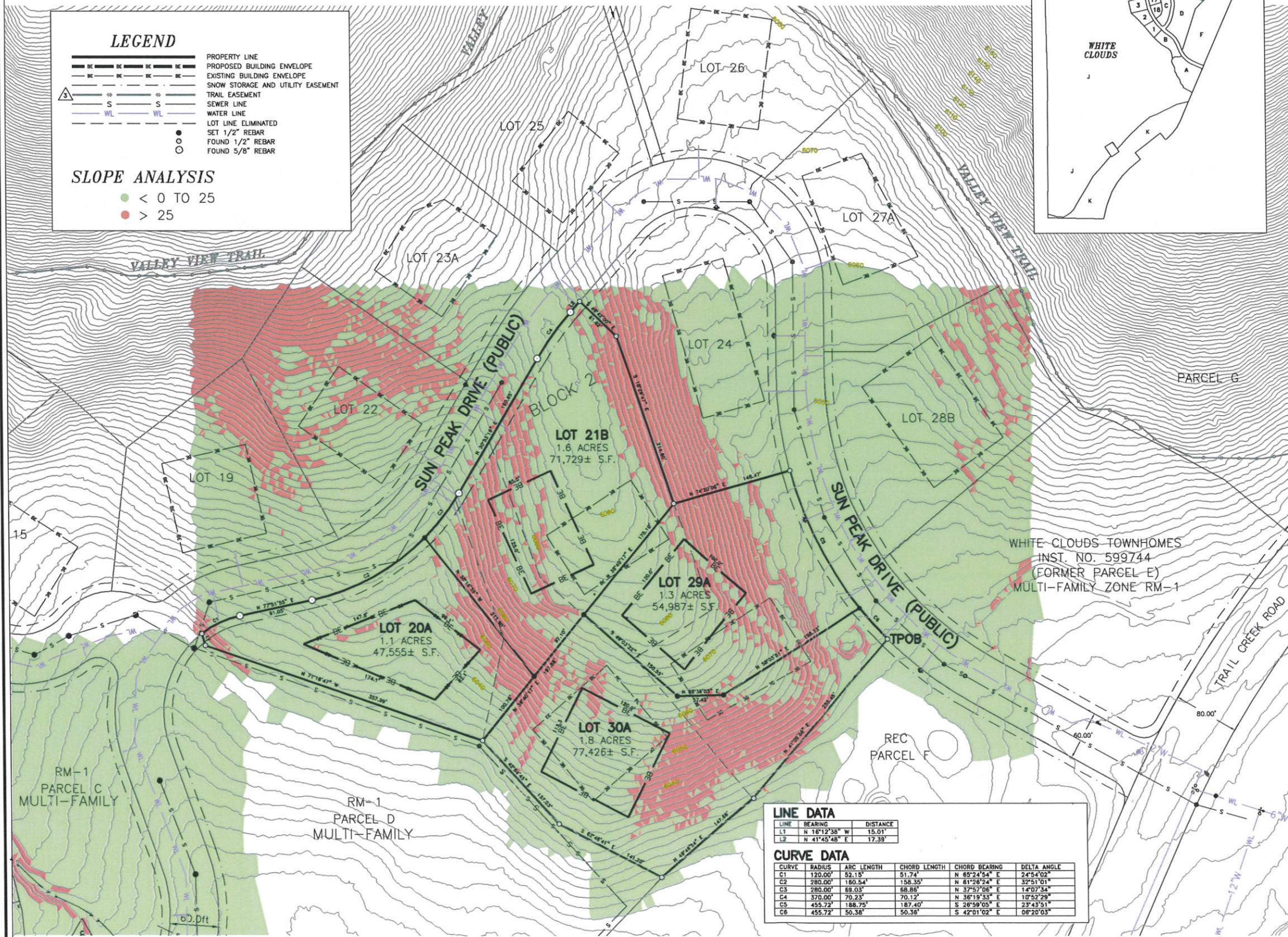
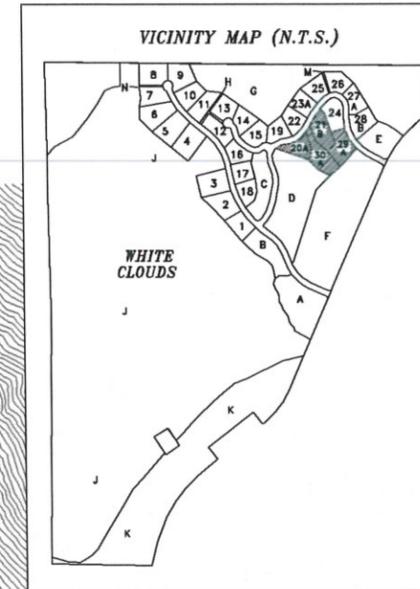


LEGEND

- PROPERTY LINE
- PROPOSED BUILDING ENVELOPE
- EXISTING BUILDING ENVELOPE
- SNOW STORAGE AND UTILITY EASEMENT
- TRAIL EASEMENT
- S S SEWER LINE
- WL WL WATER LINE
- LOT LINE ELIMINATED
- SET 1/2" REBAR
- FOUND 1/2" REBAR
- FOUND 5/8" REBAR

SLOPE ANALYSIS

- < 0 TO 25
- > 25



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CURVE DATA

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LOTS 20A, 21B, 29A & 30A

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PROJECT NO. 12166 DWG BY: LLJ/CPL FILE: 12166PRE.DWG
SLOPE ANALYSIS DATE: 03/26/2013 SHEET: 1 OF 1

SUB PA 2013-01 W. CLOUDS BLDG. ENV