



**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 17, 2014
Agenda Items: Master Plan Development Amendment Application No. MPD 2014-02
Zoning Map Amendment Application No. ZMA 2014-01
Plat Amendment Application No. SUBPA 2014-03
Preliminary Plat Application No. SUBPP 2014-02
Preliminary Plat Application No. SUBPP 2014-04
Design Review Application No. DR 2014-06

SUBJECT: Review and approval of draft findings of fact reflective of the Planning and Zoning Commission's discussion, comments, and actions from the March 20, 2014 noticed public hearings for a rezone, reconfiguration of property lines, and development of thirty six new residential townhome units on property within the Multi-Family Residential (RM-1), Single-Family Residential (RS-1), and Recreation (REC) Zoning Districts of the White Clouds Subdivision. **Applicant:** Benchmark Associates, P.A. and Ruscitto/Latham/Blanton Architectura for Sun Valley Company and Sun Valley Resort Property, LLC. **Location:** White Clouds (Gun Club) Land Use Planning Area on Diamond Back Road and Sun Peak Drive, including Parcels A, B, C, D, and J.

BACKGROUND: The six associated development applications re-designate and rezone two large multi-family residential parcels and a portion of a third to less dense single-family residential, subdivide the parcels with single-family lots, and construct new residential townhome structures on a fourth parcel. Each of the applications were reviewed and discussed in detail by the Planning and Zoning Commission on March 20, 2014. The Commission conducted a properly noticed site visit and public hearing for each application and discussed the appropriate findings of fact required for action. After the public hearing and discussion, the Commission took action to recommend approval of the Master Plan Development Amendment, Zoning Map Amendment, Plat Amendment, and two Preliminary Plats to the City Council. The Commission also approved the design review application. The items were continued date certain to the April 17, 2014 special meeting to allow staff to write draft findings of fact and conclusions reflective of the Commission's discussion. Draft Findings of Fact are attached to this Report as Exhibits "PZ-A" through "PZ-F" for review and adoption by the Commission.

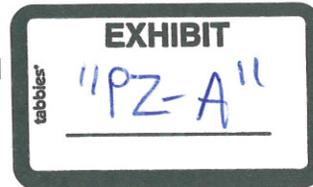
RECOMMENDATION: The Commission should review and consider the attached draft Findings of Fact for each of the six development applications, amend as may be necessary, and adopt each as reflective of the Commission's comments and directives.

LIST OF ATTACHED EXHIBITS:

- Exhibit "PZ-A" Draft Findings of Fact, Conclusions of Law, and Planning and Zoning Commission Recommendation for Master Plan Development Amendment Application No. MPD 2014-02.
- Exhibit "PZ-B" Draft Ordinance No. 468, White Clouds Development Zoning Map Amendment, Application No. ZMA 2014-01.
- Exhibit "PZ-C" Draft Findings of Fact, Conclusions of Law, and Planning and Zoning Commission Recommendation for Plat Amendment Application No. SUBPA 2014-03.
- Exhibit "PZ-D" Draft Findings of Fact, Conclusions of Law, and Planning and Zoning Commission Recommendation for Preliminary Plat Application No. SUBPP 2014-02.
- Exhibit "PZ-E" Draft Findings of Fact, Conclusions of Law, and Planning and Zoning Commission Recommendation for Preliminary Plat Application No. SUBPP 2014-04.
- Exhibit "PZ-F" Draft Findings of Fact, Conclusions of Law, and Planning and Zoning Commission Recommendation for Design Review Application No. DR 2014-05.

** The administrative records for all project applications are available for review in the Community Development Department at City Hall.

**(DRAFT) FINDINGS OF FACT, CONCLUSIONS OF LAW
AND PLANNING AND ZONING COMMISSION RECOMMENDATION
CITY OF SUN VALLEY
WHITE CLOUDS MASTER PLAN DEVELOPMENT AMENDMENT**



- Project Name:** White Clouds (Gun Club) Land Use Planning Area Master Plan Amendment
- Applicant:** Benchmark Associates, P.A. for Sun Valley Company and Sun Valley Resort Property
- Location:** White Clouds (Gun Club) Land Use Planning Area on Diamond Back Road and Sun Peak Drive, including Parcels A, B, C, D, and J.
- Land Use Designations:** Medium Density Residential, Low Density Residential, and Recreational Land Use Designations
- Zoning Districts:** Multi-Family Residential (RM-1), Single-Family Residential (RS-1), and Recreation (REC) Zoning Districts

Project Background and Description: A Master Plan Development (MPD) was approved by the City Council on May 18, 2006 for the Gun Club Land Use Planning Area (LUPA). The development and the LUPA are now called the White Clouds. This MPD approval for the 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 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 LUPA.

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 and City Council 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. REZ 2007-04) 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. This Zone Map Amendment, Ordinance 403, was reviewed by the Commission on October 30, 2007 and approved by the City Council in January, 2008.

With current application No. MPD 2014-02, the Sun Valley Company now seeks to formally amend the previously approved MPD for the LUPA in order to rezone and reconfigure the lower, central portion of multi-family residential designated parcels on Diamond Back Road and Sun Peak Drive to single-family residential. City Code Section 9-5B-6D-6 states that an approved MPD may be amended any time using the same process as the original application and may be amended simultaneously with the processing of development applications. Changes to an MPD which would modify or reallocate the allowable building height, mix of uses, or density of development define an amendment as major. Major amendments to an approved MPD shall require a public hearing with and a recommendation from the Planning and Zoning Commission prior to an additional public hearing and final action by the City Council.

The major amendment now brought forward by the Sun Valley Company changes the land use designation and decreases the allowable density on three large multi-family residential designated parcels to single-family residential levels. All other land uses, zoning, densities, infrastructure, streets, open space, requirements, standards, conditions of approval, and other criteria of the approved MPD for the LUPA remain unchanged. The applicant's narrative for the MPD Amendment contains a description of the requested amendments.

The MPD Amendment, and the associated development applications, effectively downzones the maximum density in the White Clouds development from 240 dwelling units to 92 dwelling units. The Comprehensive Plan specifies that a maximum of 30 single-family units and 210 multi-family units is envisioned for the west side of Trail Creek Road in the Gun Club Land Use Planning Area. As a result of this Amendment to the MPD, the White Clouds would be built out with 44 single-family units and 48 multi-family units. This overall reduction in density is significant and is in accordance with the maximum restrictions for the LUPA.

The White Clouds Master Plan Development Amendment includes all applicable required elements as per City Code, details how the development design is consistent with the approved Master Plan Development for the White Clouds (Gun Club) Land Use Planning Area, and reasonably achieves the goals and policies of the Master Plan Ordinance and the Comprehensive Plan.

FINDINGS OF FACT

- 1. The MPD Amendment is consistent with the city comprehensive plan, as amended, including the future land use map and the land use planning area guidelines and land use designations, if applicable.** The White Clouds development is located on property lying within the Gun Club Land Use Planning Area of the City of Sun Valley Comprehensive Plan. Development in the Land Use Planning Areas (LUPAs) requires approval of a master plan by the City. A Master Plan Development (MPD) submitted by the Sun Valley Company for the Gun Club LUPA was found to be consistent with the Comprehensive Plan, including the future land use map and the land use planning area guidelines/land use designations, and was approved by the City Council on May 18, 2006. Sun Valley Company now seeks to formally amend the previously approved MPD for the LUPA in order to rezone and reconfigure the lower, central portion of multi-family residential designated parcels on Diamond Back Road and Sun Peak Drive to single-family residential. The Amendment decreases the maximum density for the area but remains consistent with the land uses and development areas approved in the MPD. The proposed development depicted in the White Clouds Master Plan Development Amendment is in accordance with the land uses envisioned for the property by the Comprehensive Plan and complies with all applicable zoning standards in the City Code.

2. **The MPD complies with each applicable element of the purpose of this section, as set out in subsection A of Section 9-5B-6A.** The White Clouds Master Plan Development Amendment complies with elements #1 through #11 of City Code Section 9-5B-6A because all proposed features of the project design comply with applicable standards and criteria for residential uses and structures, landscaping, parking, street improvements, hardscape, exterior lighting and signs within the applicable Zoning Districts. The Plan's project drawings and associated application materials include existing conditions and views, slope information, property lines, building envelopes, access infrastructure designs, and related site improvements. The Amendment will remain in conformance with the specific Design Guidelines for single- and multi-family development for the Gun Club LUPA contained in the *Gun Club LUPA Development Application Addendum #2- Conditions of Approval*.
3. **The MPD meets the minimum requirements of Section 9-5B-6.** The Planning and Zoning Commission finds that the White Clouds Master Plan Development Amendment meets all applicable requirements of City Code Section 9-5B-6 because all applicable materials were submitted as part of the application and because the project plans in advance for orderly development of the overall project.
4. **The MPD promotes the orderly planning and development of land, as set forth in the purpose for this process, subsection A of Section 9-5B-6.** The Planning and Zoning Commission finds that the White Clouds Master Plan Development Amendment promotes the orderly planning and development of land by requiring new development to implement the goals and objectives of the Comprehensive Plan, including the Future Land Use Map and an appropriate land use designation. The Master Plan Development Amendment contributes to the social, economic and environmental sustainability of the City; strengthens the resort character of Sun Valley; results in a contribution of amenities to the community; develops in a manner that is respectful of the natural setting that is at a human scale; and, ensures neighborhood compatibility.
5. **The MPD has been properly noticed and public hearing held in accordance with this code.** The Planning and Zoning Commission finds that the White Clouds Master Plan Development Amendment has been properly noticed for a site visit and public hearing via publication in the Mtn. Express, posting of the project site, mailing of notice to all property owners within a 300 foot radius of the project area, posting of notice in five prominent public places in the City, posting on the City's website, and emailing and faxing to all parties who have notified the City of interest to receive agendas and notices. A site visit and public hearing were held with the Planning and Zoning Commission on March 10, 2014 in accordance with this Code.
6. **The MPD complies with all city zoning regulations and codes in effect at the time of the MPD application.** The Planning and Zoning Commission finds that the White Clouds Master Plan Development Amendment complies with all City zoning regulations and codes in effect at the time of this application because the proposed elements and amended land uses depicted in the Master Plan Amendment and related application materials meet or exceed all applicable zoning standards in the City Code. The Amendment is consistent with the land uses approved as part of the Master Plan and with the development that has occurred in the area since 2006. The reconfiguration of medium density residential to lower density single family residential is consistent with the zoning applied to the area by Ordinances 391 and 403. No evidence has been submitted that the project is inconsistent with any provisions of the Municipal Code.

CONDITIONS OF APPROVAL

1. Prior to any new construction activity, the applicant shall receive City approvals specific to each of the phases and elements in the Master Plan, as may be applicable, including design review, grading permits, building permits, construction management plans, etc.

2. The Master Plan Development Amendment approval shall be recorded with the Office of the County Recorder, Blaine County, Idaho as per the requirements of Municipal Code Section 9-5B-7. All approved MPDs, and all approved amendments to such MPDs, specifying the land within its boundaries, shall be recorded in the Blaine County recorder's office with a notation that all land within such boundaries shall be subject to the provisions of such MPD or amendment unless or until amended. Such recording shall be a "memorandum of MPD" stating generally that the site has been approved as an MPD (MPD Amendment) on file with the city.
3. This Master Plan Development Amendment is specific to and contingent upon City approval of associated applications including Zoning Map Amendment No. ZMA 2014-01 (Ordinance No. 468), Plat Amendment No. SUBPA 2014-03, Preliminary Plat No. SUBPP 2014-02, Preliminary Plat No. SUBPP 2014-04, and Design Review No. 2014-05.

CONCLUSIONS OF LAW

The Planning and Zoning Commission concludes that the White Clouds Master Plan Development Amendment meets the standards for approval under Title 9, Chapter 5, City of Sun Valley Municipal Code provided the above conditions of approval are met.

DECISION

Therefore, the Sun Valley Planning and Zoning Commission **recommends approval** of the subject Master Plan Development Amendment Application to the City Council for the White Clouds, subject to the Conditions of Approval above.

Dated this 17th day of April, 2014.

APPROVED:

Ken Herich
Chairman, Planning and Zoning Commission
City of Sun Valley

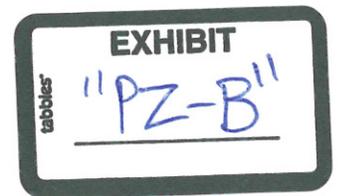


EXHIBIT "PZ-B"

(DRAFT) ORDINANCE NO. 468

**WHITE CLOUDS DEVELOPMENT
ZONING MAP AMENDMENT**

AN ORDINANCE OF THE CITY OF SUN VALLEY, IDAHO, PROVIDING FOR CERTAIN FINDINGS AND AMENDING THE SUN VALLEY OFFICIAL ZONING MAP; BY CHANGING THE ZONE DISTRICT BOUNDARIES OR DESIGNATIONS FOR A PORTION OF PARCEL B, ALL OF PARCELS C AND D, AND A PORTION OF PARCEL J, ALL AS DESCRIBED HEREIN, OF THE WHITE CLOUDS SUBDIVISION, IN THE CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO; BY PROVIDING FOR A SEVERABILITY CLAUSE; BY PROVIDING FOR A REPEALER CLAUSE; AND BY PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Sun Valley has adopted the *2005 Comprehensive Plan Update (Comprehensive Plan)* by Resolution 2005-12, on September 8, 2005, and subsequent amendments; and

WHEREAS, the *Comprehensive Plan* is the primary document to guide and balance future development within the City of Sun Valley and establishes a general framework for use in making decisions about the physical, social, economic, and environmental development of the Community; and

WHEREAS, the Sun Valley Company, as property owner, submitted six (6) associated development applications that would re-designate and rezone two large multi-family residential parcels and a portion of a third to less dense single-family residential, subdivide the parcels with single-family lots, and construct new residential townhome structures on a fourth parcel; and

WHEREAS, this Zoning Map Amendment Application (No. ZMA 2014-01) is specific to and contingent upon City approval of associated applications including Master Plan Development Amendment No. MPD 2014-02, Plat Amendment No. SUBPA 2014-03, Preliminary Plat No. SUBPP 2014-02, Preliminary Plat No. SUBPP 2014-04, and Design Review No. 2014-05; and

WHEREAS, the applicant applied for an amendment to the Official Zoning Map for a rezone that includes: a down zoning of existing Multi-Family Residential (RM-1) zoned Parcels C and D to Single-Family Residential (RS-1) Zoning District; a down zoning of a portion of existing Multi-Family Residential (RM-1) zoned Parcel B to Rural Estate and Ranch (RA) Zoning District; and a small adjacent portion of existing Recreation (REC) zoned Parcel J to Multi-Family Residential (RM-1) Zoning District. The remainder of existing Parcel B and all of existing Parcel A will remain as RM-1 Zoning District. The overwhelming majority of remaining Parcel J will remain as REC Zoning District. All of these areas are currently undeveloped lands, with the exception of the portion of Parcel J to be rezoned which was part of the Gun Club Nine Golf Course project. The infrastructure, including utilities and street/paths, for these Parcels was constructed as part of the overall White Clouds development; and

WHEREAS, Title 9, Chapter 2, Section 1 of the Sun Valley Development Code establishes the Single-Family Residential (RS-1) and Rural Estate and Ranch (RA) Zoning Districts; and

WHEREAS, the applicant, Sun Valley Company, has satisfactorily completed a pre-application conference with the Community Development Director of the City of Sun Valley, filed a complete and timely application, paid applicable fees, and given proper public hearing notice for a Zoning Map Amendment pursuant to Municipal Code Section 9-5B-9; and

WHEREAS, the Planning and Zoning Commission of the City of Sun Valley held a properly noticed public hearing for the purpose of reviewing the Zoning Map Amendment application at their March 20 and April 17, 2014 meetings and passed a motion recommending approval of the White Clouds Development (Parcels C and D, a portion of Parcel B, and a portion of Parcel J) Zoning Map Amendment to the City Council; and

WHEREAS, the City Council of the City of Sun Valley held a properly noticed public hearing at their meetings of ##### ##, ##### ## and ##### ##, 2014 for the Zoning Map Amendment to review the application and administrative record, consider the Planning and Zoning Commission's recommendation on Ordinance No. 468, take public and applicant testimony and consider the required findings for taking action on the Amendment.

NOW, THEREFORE; THE MAYOR AND THE CITY COUNCIL OF THE CITY OF SUN VALLEY, IDAHO, DO ORDAIN AS FOLLOWS:

SECTION 1. FINDINGS- Based on the statements above the City Council for the City of Sun Valley adopts the following findings regarding the rezone of Parcels C and D, a portion of Parcel B, and a portion of Parcel J, of the White Clouds Subdivision:

- A. The Official Zoning Map amendment is in accordance with the Comprehensive Plan and Future Land Use Map and implements the applicable provisions of the Comprehensive Plan because the zoning changes are consistent with the residential land uses approved for the White Clouds area and are in accordance with the land uses envisioned for the Gun Club Land Use Planning Area (LUPA) in the Comprehensive Plan. A Master Plan was approved for the LUPA by the City in 2006 and the subject area was designated and subsequently zoned for medium density residential development. This Zoning Map Amendment downzones the medium density residential area to low density residential (single family). The decrease in density is in accordance with the Comprehensive Plan and the Future Land Use Map because the area will remain residential; and
- B. The Official Zoning Map amendment complies with the regulations in effect for the proposed Single-Family Residential (RS-1) and Rural Estate and Ranch (RA) Zoning Districts, including the purpose statements, and is suitable for the proposed permitted uses because the site is surrounded by existing, platted single family residential lots and the public street and utility infrastructure to serve single family development is already in place. The Zoning Map Amendment decreases the density of the subject area and the residential type but the area will remain residential in use. The new single-family lots that will be formed via the associated development applications for this project will conform to the

standards and all applicable requirements of the new proposed zoning. The area subject to the rezone will predominantly be used for single-family detached development on individual lots, which is a by right land use in the RS-1 and RA Zoning Districts; and

- C. The Official Zoning Map amendment has no adverse impacts on the natural environment, including but not limited to, water quality, air quality, noise, vegetation, riparian corridors, hillsides and other natural features. The predominant steep slopes in the LUPA were preserved as Open Space and Recreation zoned lands under the White Clouds (GUN Club) Master Plan. Sensitive land areas were identified and preserved by the White Clouds Subdivision. This Zoning Map Amendment downzones residentially zoned area to single family residential. The overall density of the White Clouds is reduced by this rezone project. The public street access and related infrastructure are already in place to serve the rezone area and no major site changes are associated with the rezone; and
- D. The Official Zoning Map Amendment is not materially detrimental to the public health, safety, and welfare because the area was developed for multi-family residential as part of the implementation of the White Clouds Subdivision under the White Clouds (GUN Club) Master Plan. This Zoning Map Amendment downzones existing residentially zoned area to single family residential. The overall density of the White Clouds is reduced by this rezone project. The public street access and related infrastructure are already in place to serve the rezone area and no major site changes are associated with the rezone. No significant impacts were identified by the Planning and Zoning Commission or City Council; and
- E. Essential public facilities and services, including but not limited to emergency services, transit, public street maintenance, workforce housing and schools, are available to support the proposed uses and density or intensity without creating additional requirements at public costs for such public facilities and services. The downzone to single family residential for these parcels will result in less density and less demand on City services.

SECTION 2. ZONING MAP AMENDMENT- The subject areas, including Parcels C and D, a portion of Parcel B, and a portion of Parcel J of the White Clouds Corrected PUD Subdivision Plat, legally described and depicted overall in attached **EXHIBIT "A"**, are hereby rezoned and the Official Zoning Map of the City of Sun Valley is hereby amended to reflect the following changes:

- 1.) The existing Multi-Family Residential (RM-1) zoned Parcels C and D, in entirety, are rezoned to Single-Family Residential (RS-1) Zoning District;
- 2.) The northern portion of existing Multi-Family Residential (RM-1) zoned Parcel B is rezoned to Rural Estate and Ranch (RA) Zoning District;
- 3.) A small portion of existing Recreation (REC) zoned Parcel J, adjacent to existing Parcels A and B, is rezoned to Multi-Family Residential (RM-1) Zoning District.

The southern remainder of existing Parcel B and all of existing Parcel A will remain as RM-1 Zoning District. The overwhelming majority of remaining Parcel J will remain as REC Zoning District.

This Zoning Map Amendment is specific to and contingent upon City approval of associated applications including Master Plan Development Amendment No. MPD 2014-02, Plat Amendment No. SUBPA 2014-03, Preliminary Plat No. SUBPP 2014-02, Preliminary Plat No. SUBPP 2014-04, and Design Review No. 2014-05.

SECTION 3. SAVINGS AND SEVERABILITY- If any section, subsection, paragraph, subparagraph, item, provision, regulation, sentence, clause, or phrase is declared by a Court of competent jurisdiction to be invalid, such actions shall not affect the validity of this ordinance as a whole or any part thereof other than the part declared invalid.

SECTION 4. REPEALER CLAUSE- All City of Sun Valley Ordinances or parts thereof which are in conflict herewith are hereby repealed.

SECTION 5. EFFECTIVE DATE- This Ordinance shall be in full force and effect from and after its approval, passage, and publication as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF SUN VALLEY, IDAHO, AND APPROVED BY THE MAYOR OF THE CITY OF SUN VALLEY on this #### day of #####, 2014.

EFFECTIVE DATE OF PUBLICATION: ##### ##, 2014.

APPROVED:

Dewayne Briscoe, Mayor
City of Sun Valley

ATTEST:

Hannah Stauts, City Clerk
City of Sun Valley

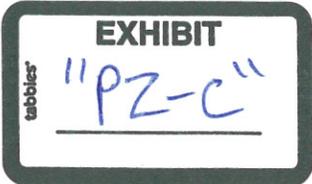


EXHIBIT "PZ-C"

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

PLAT AMENDMENT)	FINDINGS OF FACT/CONCLUSIONS
PARCELS A, B, AND J)	OF LAW, DECISION
WHITE CLOUDS CORRECTED PUD SUB)	AND CONDITIONS
101 AND 201 DIAMOND BACK ROAD)	
APPLICATION NO. SUBPA 2014-03)	

This matter came before the Sun Valley Planning and Zoning Commission for consideration on March 20 and April 17, 2014 as a duly noticed site visit and public hearing for a property line shift on existing Parcels A, B, and J of the White Clouds Corrected PUD Subdivision Plat. The southerly portion of RM-1 zoned Parcel B is proposed to be added to existing RM-1 zoned Parcel A. A small portion of REC zoned Parcel J laying adjacent to the existing golf course, once rezoned to RM-1, is also proposed to be added to Parcel A. Resulting Parcel A Amended will be 6.48 acres (282,674 square feet) in size to be developed with new multi-family residential townhomes. Remaining Parcel B Amended will be 1.35 acres (58,614 square feet) for future single-family residential development. No new lots will be created and no lot will be reduced beyond an applicable minimum required size. This Plat Amendment is specific to and contingent upon City approval of associated applications including Master Plan Development Amendment No. MPD 2014-02, Zoning Map Amendment No. ZMA 2014-01 (Ordinance No. 468), Preliminary Plat No. SUBPP 2014-02, Preliminary Plat No. SUBPP 2014-04, and Design Review No. 2014-05.

The Commission conducted a properly noticed site visit and public hearing, reviewed the Agenda Report and 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, P.A. for Sun Valley Company. The subject property consists of existing Parcels A, B, and J of the White Clouds Corrected PUD Subdivision Plat. This Plat Amendment application was submitted in conjunction with Master Plan Development Amendment No. MPD 2014-02, Zoning Map Amendment No. ZMA 2014-01 (Ordinance No. 468), Preliminary Plat No. SUBPP 2014-02, Preliminary Plat No. SUBPP 2014-04, and Design Review No. 2014-05. The applications were submitted to reorganize the subject area for construction of thirty six (36) new residential townhome units on Amended Parcel A.
2. The application consists of a plat amendment map showing the southerly portion of RM-1 zoned Parcel B added to existing RM-1 zoned Parcel A. A small portion of REC zoned Parcel J laying adjacent to the existing golf course, once rezoned to RM-1, is also added to Parcel A. Resulting Parcel A Amended will be 6.48 acres (282,674 square feet) in size to be developed with new multi-family residential townhomes. Remaining Parcel B Amended will be 1.35 acres (58,614 square feet) for future single-family residential development.

3. No building envelopes exist for the three subject Parcels and none will be created. Amended Parcel A will be developed as multi-family residential. Remaining Parcel B Amended will be rezoned to single-family residential and developed with one detached single-family dwelling. The overwhelming majority of Parcel J will remain Recreation zoned.
4. 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. On March 5, 2014 proper notice for the public hearing was: 1.) published in the Idaho Mountain Express; 2.) mailed to adjacent properties within a minimum 300-foot radius; 3.) posted at Sun Valley City Hall, the Sun Valley Post Office, Elkhorn Springs Store Post Office, St. Thomas Episcopal Church and the Elkhorn Fire Station; 4.) transmitted to relevant agencies and media; 5.) posted on the City's website; and 6.) posted on site.
5. The required findings for review of a proposed plat amendment are contained in Municipal Code Section 9-4B-1F.
6. The property line relocation application will not lower the dimensions of Parcels A, B, and J below a minimum dimensional standard prescribed by Title 9, Development Code. The amendment proposes to enlarge Parcel A by shifting the shared side property line northwest to create a larger, more flexible area for multi-family development on Parcel A. The plat amendment will not increase or decrease the number of properties/lots and the property line shift will not change or move any public streets or publicly dedicated areas in any manner. Each aspect of the proposed adjustment to the property line complies with all applicable provisions of the Development Code.
7. The plat adjustment is appropriate for the design and physical location of future development and will primarily be utilized as additional site area on Parcel A Amended for the development of multi-family townhomes. The amendment is appropriate for the townhome development because the new property line location and new larger lot area provide greater flexibility for locating and designing townhomes, access, paths, infrastructure, and landscaping on the site. The area's predominant steep slopes are preserved on adjacent Recreation (REC) zoned Parcel J and small slope anomalies on Parcel A Amended and Parcel B Amended are allowed to be disturbed under the conditions of the PUD approval for the White Clouds (Gun Club) Development. The function of the existing recreational golf facilities on the adjacent Sun Valley Resort property will be unaffected.
8. The property line shift plat amendment is consistent with the Sun Valley Comprehensive Plan designation for Low and Medium Density Residential and does not significantly change the existing allowed land uses 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 the lot by the Comprehensive Plan.
9. The plat amendment will not affect the character of the neighborhood in a materially adverse manner because the new property line location is consistent with the existing layout of the White Clouds Subdivision and provides greater flexibility in development and site design for the multi-family parcel. The property line shift is minor and, once recorded, the plat modification will appear as though designed as part of the original development.

10. The property line shift does not involve any area used for access to the overall White Clouds Subdivision nor any associated or adjacent public or private access or parking areas, though the private golf/nordic trail will remain and be relocated around the property line shift. The new Parcel A, B, and J configuration is 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.

DECISION

Therefore, based upon the foregoing Findings of Fact/Conclusions of Law, the Sun Valley Planning and Zoning Commission hereby recommends approval of the plat amendment to the City Council to relocate the property lines between Parcels A, B, and J of the White Clouds Corrected PUD Subdivision Plat, according to the plat amendment map, supporting plans, and documents submitted as part of the development application, subject to the following specific conditions of approval.

CONDITIONS OF APPROVAL

1. The action by the Planning and Zoning Commission on the plat amendment is a recommendation only and requires final action by the City Council at a noticed public hearing. The plat amendment and all aspects of the project design shall conform to the project drawings stamped received by the City of Sun Valley on March 10, 2014 and reviewed by the Planning and Zoning Commission on March 20, 2014.
2. Upon approval of the plat amendment by the City Council to relocate the property lines between Parcels A, B, and J of the White Clouds Subdivision, 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. This plat amendment approval shall expire three hundred sixty five (365) days from the date of approval unless extended pursuant to Code Section 9-5A-9.
3. This Plat Amendment is specific to and contingent upon City approval of associated applications including Master Plan Development Amendment No. MPD 2014-02, Zoning Map Amendment No. ZMA 2014-01 (Ordinance No. 468), Preliminary Plat No. SUBPP 2014-02, Preliminary Plat No. SUBPP 2014-04, and Design Review No. 2014-05. The applicant shall satisfy all applicable conditions and requirements of these associated application approvals in addition to the conditions contained herein.

Dated this 17th day of April, 2014.

Ken Herich, Chairman
Planning and Zoning Commission
City of Sun Valley

Date Findings of Fact Signed

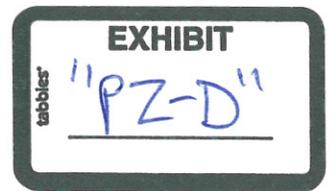


EXHIBIT "PZ-D"

(DRAFT) SUN VALLEY PLANNING & ZONING COMMISSION

PRELIMINARY PLAT)	FINDINGS OF FACT, CONCLUSIONS
PARCELS C AND D)	OF LAW, DECISION AND
WHITE CLOUDS SUBDIVISION)	CONDITIONS OF APPROVAL
200 DIAMOND BACK ROAD &)	
300-400 SUN PEAK DRIVE)	
APPLICATION NO. SUBPP 2014-02)	

This Preliminary Plat application came before the Sun Valley Planning and Zoning Commission for consideration on March 20 and April 17, 2014. The Commission conducted a properly noticed visit to the site; reviewed the application and materials submitted; heard testimony in a properly noticed public hearing from the public, the applicant, and the applicant's representatives; and reviewed the City staff report. Based on the evidence presented, the Commission makes the following Findings of Fact/Conclusions of Law and recommending Decision to the City Council:

FINDINGS OF FACT / CONCLUSIONS OF LAW

1. The applicant is Benchmark Associates, P.A. for Sun Valley Company.
2. The subject property is the entirety of existing Parcel C, existing Parcel D, and the northerly portion of Parcel B (once reduced by associated application No. SUBPA 2014-03) of the recorded White Clouds Corrected PUD Subdivision Plat. The three Parcels lie adjacent to each other on opposite sides of the intersection of Diamond Back Road and Sun Peak Drive.
3. The preliminary plat for the White Clouds Subdivision Parcels C, D, and B Amended, Application Number SUBPP 2014-02, is associated with Zoning Map Amendment No. ZMA 2014-01 (Ordinance No. 468) to downzone the multi-family parcels to single family residential. This preliminary plat then creates fourteen (14) new single family lots on the rezoned property. The subject property is currently designated as Multi-Family Residential (RM-1) by the City's Zoning Map. Associated Ordinance No. 468 changes Parcels C and D to Single-Family Residential (RS-1) Zoning District and Parcel B Amended to Rural Estate and Ranch Zoning District.
4. The proposed subdivision of the property to form individual single-family residential lots is in accordance with the permitted uses and densities (2 du/acre) within the RS-1 Zoning District and the permitted uses and densities (1 du/acre) within the RA Zoning District. Proposed new Lots 31-43 will be zoned RS-1 and new Lot 44 will be zoned RA. The 13 RS-1 zoned Lots exceed the minimum 20,000 square foot lot size for the RS-1 Zone and Lot 44 (1.35 acres) exceeds the 1 acre minimum lot size for the RA Zone. All other lot dimensions comply with the requirements of the Development Code.
5. A building envelope, as calculated by Code Section 9-2A-3I-2, is included for each of the fourteen Lots as required. The public street access and infrastructure for the fourteen new lots was constructed as part of the overall White Clouds Subdivision. The preliminary plat includes the construction of a new public road, Sun Peak Circle, with a 60-foot right-of-way and cul-de-sac ending, to provide direct access to new Lots 31-34 and 37-39.

6. Will serve letters from applicable utility agencies, including the Sun Valley Water and Sewer District, were submitted as part of the original development review (Preliminary Plat No. SUB 2007-06) of the White Clouds Subdivision. This preliminary plat and the associated development applications, effectively downzones the maximum density in the White Clouds development from 240 dwelling units to 92 dwelling units. The significant reduction in density will result in significantly less impact on utilities and infrastructure. Therefore, all applicable services are available to adequately serve the new single-family subdivision.
7. The Planning and Zoning Commission performed a site visit to the project site on March 20, 2014 to examine existing site conditions, view staking and the development layout, and evaluate the project design for impacts and compliance with City standards. Each of the fourteen new single-family Lots formed under this preliminary plat would be developed in the future with a custom, detached single family home which is a land use permitted by right within the RS-1 Zoning District. Each of the new dwellings would require design review by the Planning and Zoning Commission.

Based upon the foregoing Findings of Fact, the Planning and Zoning Commission makes the following Conclusions of Law:

1. Subject to appropriate conditions below, the subdivision conforms with all applicable requirements of Title 9, Development Code, and all other applicable ordinances and provisions of the City of Sun Valley City Code because the design of the fourteen residential lots and associated improvements complies with all applicable lot size, width, depth, shape, orientation and use requirements. The lots are largely rectilinear in nature and Lots 31-43 range in size from 29,534 to 48,752 square feet, where the minimum lot size for the RS-1 Zoning District is 20,000 square feet. Lot 44 is 58,618 square feet where a 1-acre (43,560 square feet) minimum is required in the RA Zoning District. The RS-1 Zoning District requires a 100-foot minimum average lot dimension computed as an average of the length of the property lines and the individual lots are in compliance. The RA Zoning District requires a 150-foot minimum average lot dimension computed as an average of the length of the property lines and Lot 44 is in compliance. Minimum street frontage for each lot is required to be 40 feet for RS-1 and 50 feet for RA and each proposed lot design provides many times more than the minimum. The Preliminary Plat complies with all applicable regulations in effect for the proposed lots and parcels within the applicable zoning district, including the purpose statements, and is suitable for the proposed permitted land uses.
2. The preliminary plat, which allows use of the property for single-family residential land uses, is in accordance with the City of Sun Valley 2005 Comprehensive Plan Update and the approved Master Plan Development/Master Plan Development Amendment for the Gun Club Land Use Planning Area which designates the area as residential. Essential public facilities and services, including but not limited to emergency services, transit, public street maintenance, housing and schools, are available to support the proposed uses and density or intensity without creating additional requirements at public costs for such public facilities and services.
3. The proposed subdivision includes a public street identified as Sun Peak Circle with a 60-foot wide right-of-way and cul-de-sac terminus. The public street's 60-foot width meets the minimum right-of-way width for public streets as specified by City Code Section 7-6-2 and a minimum of 22-foot paved width is required for adequate access. The new public street segment will provide direct access to Lots 31-34 and 37-39 of the subdivision without the need for any further

construction of public streets or any additional right-of-way. Lots 35, 36, and 40-44 will have direct access of existing paved Diamond Back Road and Sun Peak Drive. Existing water and sewer infrastructure adequate to serve the new development lies directly adjacent to the site within the Diamond Back Road and Sun Peak right-of-ways. A Utility Exhibit submitted as part of the development application for the White Clouds Subdivision Plat depicts utility infrastructure and features and it has been determined that the project can easily be served by extending laterals directly from the right-of-way onto the lots. Snow plowing and clearing on the public streets and paver pathway will be provided by the City of Sun Valley. Fire and police service will continue to be provided by the City. The development will have minimal impact on the financial capability of the City to provide Municipal services.

4. It is determined that the proposed subdivision design complies with the specific design and improvement standards specified in Chapters 3 (Design and Development Regulations) and 4 (Subdivision Regulations) of Title 9 (Development Code) and with Title 7 (Engineering Standards and Design Practices) of the City Code. No significant historical, natural, ecological, architectural, archeological or scenic special sites lie on or adjacent to the project site. No streams, lakes or other natural bodies of water lie nearby nor do any significant ridges, summits or hilltops. A slope analysis was submitted as part of the White Clouds Master Plan and the White Clouds Corrected PUD Subdivision Plat. Areas of significant slope were identified and quantified for the overall area and preserved in Open Space or Recreation parcels. The waivers in the White Clouds PUD allow development on the small slope anomalies that lie on portions of Parcel C, Parcel D, and Parcel B Amended. These three subject parcels predominantly consist of relatively flat ground with less than 15 percent slope. No significant view or hillside scaring will occur as a result of this single-family residential subdivision and no significant natural features or hilltops will be disturbed. No natural tree or shrub masses or unique rock or geological formations exist on or adjacent to the site and the area is not within an identified view corridor or skyline. The fourteen new single-family lots will remain in conformance with the specific Design Guidelines for single- and development for the Gun Club LUPA contained in the *Gun Club LUPA Development Application Addendum #2- Conditions of Approval*.
5. The City and its representatives have completed a comprehensive review of the development application and have determined that all required application materials have been satisfactorily submitted as per Development Code requirements. The proposed land subdivision is consistent with the land uses envisioned for the property for many years and the individual lots are congruent with the size, nature and character of existing development in the area. No significant negative impacts to the area or City due to the fourteen lot residential subdivision have been identified on the natural environment, including but not limited to, water quality, air quality, noise, vegetation, riparian corridors, hillsides and other natural features. The preliminary plat design minimizes impact on sensitive hillsides and places development on the flatter, less visible areas of the site to minimize visual impacts on surrounding land uses. The subdivision is not materially detrimental to the public health, safety, and welfare, and any significant impacts have been mitigated satisfactorily as a result of the project design as determined by the Planning and Zoning Commission. Any preliminary plat action by the Commission is a recommendation only and requires final action by the City Council at a noticed public hearing.

DECISION

Therefore, based upon the foregoing Findings of Fact/Conclusions of Law, the Sun Valley Planning and Zoning Commission hereby recommends conditional approval of the proposed White Clouds Parcel C, Parcel D, and Parcel B Amended Preliminary Plat to the City Council, based upon the site visit, submitted application documents, plat drawings, supporting exhibits, and testimony on the record at the public hearing, all considered by the Commission and subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. The Preliminary Plat and all aspects of the subdivision design shall conform to the project drawings reviewed by the Planning and Zoning Commission and dated received by the City of Sun Valley on March 20, 2014. Construction of improvements, facilities, private streets, and public utility improvements shall be completed to the satisfaction of the City.
2. To the satisfaction of the Community Development Director, in order to insure compliance with Title 7 of the City Code, the Developer shall provide, pay for, and install, or cause to be installed to City standards the following (as applicable) so as to insure that the City can provide necessary Municipal services and facilities:
 - a. Water distribution systems and appurtenances including fire hydrants, fire alarms and other fire control devices.
 - b. Sewer lines, pumps and appurtenant sewage collection and disposal devices, together with devices for the removal of materials and water from sewage not amenable to or capable of treatment or reduction by the sewer district's sewage treatment processes or prohibited by State or Federal laws or regulations.
 - c. Streets, curbs and gutters, street base coarse material, wearing coarse material, bridges, sidewalks, bicycle pathways, street signs, traffic control devices, intersection signals, vehicle turning and deceleration lanes (if applicable).
 - d. Storm drainage structures, lines and appurtenances, including culverts or other devices to enclose open ditches and to inhibit access to them by children, together with drainage easements sufficient to accommodate expected runoffs as determined according to generally accepted drainage accommodation principles.
 - e. Electrical distribution facilities, transformers and appurtenances, underground wiring, underground communication systems, wiring and underground cable television system and wiring. Gas distribution systems and appurtenances.
 - f. Gas distribution systems and appurtenances.
 - g. Preservation or replacement of trees, shrubs, ground cover and other vegetation, install soil stabilization improvements to prevent erosion or degradation of surface water quality and inhibit vegetative growth in impounded waters or streams.
 - h. Public easements shall be dedicated for all required utilities and improvements.
3. The drawing submitted for final plat application to the City shall be reviewed by the City's engineer and all public and private street, grading and drainage improvements shall conform to applicable standards. The drainage improvements shall be designed and constructed to be consistent with and compatible with the existing drainage improvements along the existing portions of Diamond Back Road and Sun Peak Drive.
4. The public street, Sun Peak Circle, and all related grading and drainage improvements shall be designed and constructed to City standards for public streets to the satisfaction of the City's

contract engineer, the Streets Department, and the Community Development Director. No construction shall take place for the street improvements prior to City review and approval of a design and infrastructure plan. The public street improvements shall not be accepted by the City until inspected and certified complete by the City's engineer.

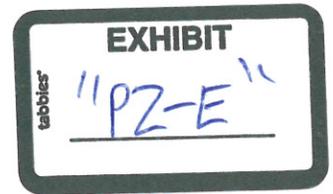
5. A complete construction management plan for the fourteen lot subdivision that addresses construction parking, material storage, site security, noise, hours of activity, and nuisance control (noise, music, animals, dust, site watering, trash, construction fencing, safety, and street cleaning) shall be submitted to the satisfaction of the Community Development Director and Chief Building Official prior to issuance for any grading or building permits for the development.
6. This Preliminary Plat is specific to and contingent upon City approval of associated applications including Master Plan Development Amendment No. MPD 2014-02, Zoning Map Amendment No. ZMA 2014-01 (Ordinance No. 468), Plat Amendment No. SUBPA 2014-03, Preliminary Plat No. SUBPP 2014-04, and Design Review No. 2014-05. The applicant shall satisfy all applicable conditions and requirements of these associated application approvals in addition to the conditions contained herein.

Dated this 17th day of April, 2014.

Ken Herich
P&Z Chairman, City of Sun Valley

Date Findings of Fact approved and signed

EXHIBIT "PZ-E"



(DRAFT) SUN VALLEY PLANNING & ZONING COMMISSION

PRELIMINARY PLAT)	FINDINGS OF FACT, CONCLUSIONS
PARCEL A AMENDED)	OF LAW, DECISION AND
MULTI-FAMILY TOWNHOMES)	CONDITIONS OF APPROVAL
WHITE CLOUDS DEVELOPMENT)	
APPLICATION NO. SUBPP 2014-04)	

This preliminary plat application came before the Sun Valley Planning and Zoning Commission for consideration on March 20 and April 17, 2014. The Commission conducted a properly noticed public hearing and site visit; reviewed the application and materials submitted; heard testimony from the public, the applicant, and the applicant's representatives; and reviewed the City staff reports. Based on the evidence presented, the Commission makes the following Findings of Fact/Conclusions of Law and recommending Decision to the City Council:

FINDINGS OF FACT / CONCLUSIONS OF LAW

1. The applicant for the White Clouds Parcel E Townhomes Subdivision is Benchmark Associates, P.A. for Sun Valley Company and Sun Valley Resort Property, LLC. The project area consists of a 6.48 acre (282,674 square feet) undeveloped parcel within the Multi-Family Residential (RM-1) Zoning District of the White Clouds Subdivision. The preliminary plat is directly associated with Design Review Application No. DR 2014-05 for the construction of thirty-six townhome units with associated site improvements.
2. The subject parcel was originally created for future multi-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. Parcel A was one of five (5) multi-family parcels created by the White Clouds Subdivision. This townhome Preliminary Plat is specific to and contingent upon City approval of associated applications including Master Plan Development Amendment No. MPD 2014-02, Zoning Map Amendment No. ZMA 2014-01 (Ordinance No. 468), Preliminary Plat No. SUBPP 2014-02, Preliminary Plat No. SUBPP 2014-03, and Design Review No. 2014-05. These associated applications result in a reconfiguration of multi-family and single-family parcels in the White Clouds Subdivision and Parcel A Amended was formed by the addition of a small portion of adjacent Parcel J and the southern portion of Parcel B.
3. This preliminary plat for White Clouds Parcel A Amended Townhome Subdivision (Application No. SUBPP 2014-04) creates thirty six (36) multi-family townhome sublots on a total of 6.48 acres. The thirty six townhome units consist of four four-plex attached structures (16 units) and ten attached duplex structures (20 units). The RM-1 Zoning District provides for medium density residential apartment, condominium and/or townhouse dwellings and incidental uses. Multiple-family residential townhouse units are permitted by right within the RM-1 zone. The 6.48 acre parcel has a maximum density permitted by Development Code of fourteen (14) dwelling units per gross acre (90 units maximum). The project's proposed 5.56 dwelling unit per acre density complies with the maximum density of 14 dwelling units per acre within the RM-1 Zoning District.

4. The Planning and Zoning Commission performed a properly noticed visit to the project site on March 20, 2014 to view the development layout, examine existing site conditions and evaluate the project design for impacts and compliance with City standards.
5. The subdivision includes extensive open common area and a private street/driveway system to access each of the thirty six new townhome sublots from the Diamond Back Road and Trail Creek Road right-of-ways. A ten-foot (10) snow storage, utility and drainage easement exists on the property along the frontage of Diamond Back Road. The interior private streets and paths within the townhome subdivision will be plowed clear of snow by a private association. The Diamond Back Road public street right-of-way and path is currently plowed clear of snow by the City of Sun Valley and Trail Creek Road is currently plowed by Idaho Transportation Department. No avalanche or run-out areas exist on the project site.
6. The SVW&SD has issued a will-serve letter for the overall White Clouds Subdivision. A Preliminary Water and Sewer Plan submitted as part of the project drawings depicts nearby existing utility infrastructure and on-site improvements. It has been determined that the project can easily be served by extending water and sewer utilities directly to the thirty six new townhomes. All other applicable services and utilities were extended to the site as part of the overall White Clouds infrastructure implementation and are adequate to fully serve the thirty six new townhome units and associated site development.
7. Considering and in accordance with the deviations and public benefits contained in the PUD approval for the overall White Clouds Development, the project design is consistent with Development Code Sections 9-4A-5, Design, and 9-3H-4, Regulated Structures. The significant slopes, ridges, knolls, summits and hilltops of the White Clouds Land Use Planning Area were preserved and subdivided into open space and recreational zoned parcels. The remaining more developable portions of the area were subdivided into single and multi-family residential uses. Parcel A Amended is a multi-family zoned parcel surrounded to the north and west by significantly sloping topography preserved as open space and recreation. The toe of the steep 25% and greater slope area lies directly adjacent to the Parcel A Amended property line, just off site. The few small and scattered 25% steep slope anomalies that appear on Parcel A Amended via a detailed site specific slope analysis are not significant and were not intended to be preserved by the White Clouds Master Plan nor the White Clouds PUD. Additionally, in the RM-1 Zoning District, buildings on natural topography greater than fifteen percent (15%) are required to be designed in a manner to reduce visibility by using stepped building forms, natural colors and materials, sloped roofs and landscaping. This townhome project utilizes a combination of attached duplex and four-plex townhome units with pitched roof designs, placing the larger four-plex units at the lower, flat area of the site and the duplex units at the rear portion of the parcel, significantly dug into existing grade. The project's mix of duplex and four-plex units, as opposed to potential design options with multi-unit, high rise condominium massing and development, is appropriate for the site and minimizes project visibility. The project's use of natural stone and wood materials and mature screening landscaping further ensure compliance with hillside regulations. None of the thirty six townhome units skyline above adjacent hillsides or knolls. The townhome project complies with all applicable regulations and design criteria contained in the Development Code and is consistent with the intent and purpose of the Hillside Ordinance, the White Clouds Master Plan and the White Clouds PUD.

Based upon the foregoing Findings of Fact, the Planning and Zoning Commission makes the following Conclusions of Law:

1. Subject to appropriate conditions below, the subdivision conforms with all applicable requirements of Title 9, Development Code, and all other applicable ordinances and provisions of the City of Sun Valley City Code because the design of the thirty six townhome subplot subdivision with associated improvements complies with all applicable density, design, lot size, width, depth, shape, orientation and use requirements. The preliminary plat complies with all applicable regulations in effect for the proposed sublots within the applicable zoning district, including the purpose statements. The site is suitable for the proposed multi-family residential land use and is allowed by right within the RM-1 Zoning District. The applicant's thirty six unit design represents development of the site with approximately forty percent of the development density allowed by Code. The proposed subdivision of the property to form thirty six townhome sublots and common area is in accordance with the uses and densities permitted within the RM-1 Zoning District.
2. The preliminary plat, which subdivides the property for multi-family housing land use, is in accordance with the City of Sun Valley 2005 Comprehensive Plan Update which designates the area as Medium Density Residential. The subject property is currently designated as Medium Density Residential (up to 14 du/acre max.) by the Future Land Use Map of the 2005 Comprehensive Plan Update. The RM-1 Zoning District implements the Medium Density Residential designation of the Comprehensive Plan.
3. Essential public facilities and services, including but not limited to emergency services, transit, public street maintenance, housing and schools, are available to support the proposed uses and density or intensity without creating additional requirements at public costs for such public facilities and services.
4. The proposed subdivision will be accessed from the existing Diamond Back Road and Trail Creek Road public roadway improvements. As conditioned by the Fire Department herein and proposed by the applicant, the driveway and access roadway improvements will meet all minimum standards for such improvements as specified by Title 7 of the City Code. The existing Diamond Back Road and Trail Creek Road improvements provide direct access to the subdivision without the need for further construction of public streets or any additional right-of-way. Existing water and sewer infrastructure lies in close proximity and will be extended onto the site to adequately serve the new development. A Utility Exhibit submitted as part of the development application for the preliminary plat depicts existing utility infrastructure and features and it has been determined that the project can easily be served by extending laterals to the sublots. Proper Will Serve letters have been obtained for the project from the Sun Valley Water and Sewer District, Idaho Power and Intermountain Gas Company. Snow plowing and clearing on the interior private driveway system will be provided by the property owners. No offsite improvements are needed to connect the proposed subdivision with existing public services and utilities. Fire and police service will be provided by the City. The development will have no significant impact on the financial capability of the City to provide Municipal services.
5. It is determined that the proposed subdivision design complies with the specific design and improvement standards specified in Chapters 3 (Design and Development Regulations) and 4 (Subdivision Regulations) of Title 9 (Development Code) and with Title 7 (Engineering Standards and Design Practices) of the City Code. No significant historical, natural, ecological, architectural, archeological or scenic special sites lie on or adjacent to the project site. No

significant streams, lakes or other natural bodies of water lie on site or directly adjacent. A site specific slope analysis was submitted as part of the project application and areas of any significant slope have been identified and quantified for the area on and adjacent to the proposed sublots. The significant slopes and hillsides lie off-site adjacent to the northwest in open space and recreation zoned parcels. Pursuant to the deviations allowed in regard to steep slopes by the PUD approved for the overall White Clouds project, the subdivision design is appropriate for multi-family development. No significant view or hillside scarring will occur to the larger prominent surrounding hillsides and no significant natural features or hilltops will be disturbed. No natural tree masses or unique rock or geological formations exist on the site and the area is not within an identified view corridor or skyline.

6. The City and its representatives have completed a comprehensive review of the development application and have determined that all required application materials have been satisfactorily submitted as per Development Code requirements. The proposed townhome subdivision is consistent with the land uses envisioned for the property for many years as detailed in the Sun Valley Resort's 2004 Vision Plan and complies with the criteria in the 2005 Comprehensive Plan Update for the White Clouds Land Use Planning Area. All aspects of the subdivision are consistent with the approved White Clouds Master Plan Development, the White Clouds PUD, and the White Clouds Master Plan Development Amendment. The individual townhome sublots and surrounding site improvements are congruent with the size, nature and character of existing and future development in the area. No significant negative impacts to the area, City or natural environment have been identified due to the thirty six-lot townhome subdivision, including but not limited to, water quality, air quality, noise, vegetation, riparian corridors, hillsides and other natural features. The preliminary plat design minimizes impact on sensitive prominent hillsides and places development on the flatter, less visible areas of the site to minimize visual impacts on surrounding land uses. The townhomes placed higher on the site will be significantly dug into grade. The subdivision is not materially detrimental to the public health, safety, and welfare, and any significant impacts have been mitigated satisfactorily as a result of the project design as determined by the Planning and Zoning Commission. Any preliminary plat action by the Commission is a recommendation only and requires final action by the City Council at a noticed public hearing.

DECISION

Therefore, based upon the foregoing Findings of Fact/Conclusions of Law, the Sun Valley Planning and Zoning Commission hereby recommends conditional approval of the proposed White Clouds Parcel A Amended Townhome Subdivision Preliminary Plat to the City Council, based upon the site visit, submitted application documents, plat drawings, supporting exhibits, and testimony on the record at the public hearing, all considered by the Commission and subject to the following conditions of approval:

CONDITIONS OF APPROVAL

1. The Preliminary Plat and all aspects of the subdivision design shall conform to the project drawings stamped received by the City of Sun Valley on March 10, 2014 and reviewed by the Planning and Zoning Commission on March 20, 2014. Construction of improvements, facilities, private streets, driveways and public utility improvements shall be completed to the satisfaction of the City.
2. The applicant shall comply with all conditions and comments contained in the February 11, 2014 review and comment letter from the Sun Valley Fire Department. No changes shall be allowed

to the Plat without prior approval of the Fire Chief and the Community Development Director.

3. To the satisfaction of the Community Development Director, in order to insure compliance with Title 7 of the City Code, the Developer shall provide, pay for, and install, or cause to be installed to City standards the following (as applicable) so as to insure that the City can provide necessary Municipal services and facilities:
 - a. Water distribution systems and appurtenances including fire hydrants, fire alarms and other fire control devices.
 - b. Sewer lines, pumps and appurtenant sewage collection and disposal devices, together with devices for the removal of materials and water from sewage not amenable to or capable of treatment or reduction by the sewer district's sewage treatment processes or prohibited by State or Federal laws or regulations.
 - c. Streets, curbs and gutters, street base coarse material, wearing coarse material, bridges, sidewalks, bicycle pathways, street signs, traffic control devices, intersection signals, vehicle turning and deceleration lanes (if applicable).
 - d. Storm drainage structures, lines and appurtenances, including culverts or other devices to enclose open ditches and to inhibit access to them by children, together with drainage easements sufficient to accommodate expected runoffs as determined according to generally accepted drainage accommodation principles.
 - e. Electrical distribution facilities, transformers and appurtenances, underground wiring, underground communication systems, wiring and underground cable television system and wiring.
 - f. Gas distribution systems and appurtenances.
 - g. Preservation or replacement of trees, shrubs, ground cover and other vegetation, install soil stabilization improvements to prevent erosion or degradation of surface water quality and inhibit vegetative growth in impounded waters or streams.
 - h. Public easements shall be dedicated for all required utilities and improvements.
4. The drawing submitted for final plat application and the drawings submitted to the City for infrastructure improvements shall be reviewed by the City's engineer and all proposed private street, grading, driveway, utility and drainage improvements shall conform to applicable standards. The drainage improvements shall be designed and constructed to be consistent with and compatible with the existing drainage improvements along Diamond Back Road and Trail Creek Road as well as any improvements and conditions on the adjacent Sun Valley Golf Course property and the adjacent residential subdivision. The applicant shall comply and/or clarify as needed all applicable comments and conditions contained in the review letter dated March 7, 2014 from the City's Engineer, CH2MHill.
5. The private street improvements and all related project grading, driveway, utility and drainage improvements shall be designed and constructed to City standards to the satisfaction of the City's engineer, the Streets Department and the Community Development Director. No construction shall take place for the street improvements prior to City review and approval of a design and infrastructure plan.
6. The construction management plan submitted for the thirty-six townhouse subplot subdivision that addresses construction parking, material storage, storm water runoff, site security, noise, hours of activity, and nuisance control (noise, music, animals, dust, site watering, trash, construction fencing, safety, and street cleaning) shall be complied with to the satisfaction of the Community Development Director and Chief Building Official throughout the entire construction

process/phases.

7. The applicant shall submit copies of draft party wall agreements for the duplex and four-plex units to the Community Development Department prior to issuance of any grading or building permits for the project as per Development Code requirements. Final party wall agreements shall be recorded and copies submitted to the Community Development Department prior to final plat approval.
8. Prior to final plat approval by the City, the applicant shall submit final copies of agreements and documents creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control and maintenance of all commonly held facilities, garages, landscaping, parking and/or open site areas.
9. This Preliminary Plat is specific to and contingent upon City approval of associated applications including Master Plan Development Amendment No. MPD 2014-02, Zoning Map Amendment No. ZMA 2014-01 (Ordinance No. 468), Plat Amendment No. SUBPA 2014-03, Preliminary Plat No. SUBPP 2014-02, and Design Review No. 2014-05. The applicant shall satisfy all applicable conditions and requirements of these associated application approvals in addition to the conditions contained herein.
10. A final plat shall not be approved by the City Council until all townhouse units have received an approved final inspection and certificate of occupancy from the City Building Inspector or the Council has approved a financial guarantee of performance for completion of improvements pursuant to Code Section 9-4A-8.
11. This preliminary plat approval shall expire three hundred sixty five (365) days from the date of approval unless extended pursuant to Code Section 9-5A-9.
12. The action by the Planning and Zoning Commission on the preliminary plat is a recommendation only and requires final action by the City Council at a noticed public hearing.

Dated this 17th day of April, 2014.

Ken Herich
Chairman, Planning and Zoning Commission
City of Sun Valley

Date Findings of Fact approved and signed

(DRAFT) FINDINGS OF FACT AND CONCLUSIONS OF LAW
CITY OF SUN VALLEY



DESIGN REVIEW

Project Name: **White Clouds Parcel A Amended Townhomes**

Applicant: **Ruscitto/Latham/Blanton Architectura P.A for Sun Valley Resort Properties, LLC**

Location: **Parcel A Amended White Clouds Subdivision; 100 to 200 Diamond Back Road**

Zoning District: **Multi-Family Residential (RM-1) Zoning District**

Parcel Area: 6.48 acres (282,674 sq. ft.)

Building Envelope: N/A

Open Site Area Required: 25% of gross acreage (70,668 square feet)

Open Site Area Provided: 37% of gross acreage (104,950 square feet)

Building Height- Maximum Allowed RM-1 Zone: 44' max.

Proposed Height of Townhome Units: No portion exceeds 44' above existing record grade.

Setbacks: All structures meet the fifteen (15) foot minimum setback standard from the public right-of-way, RA or RS-1 districts required for the RM-1 Zoning District (Development Code Section 9-2A-3).

Density: The 6.48 acre parcel has a maximum density permitted by Development Code of fourteen (14) dwelling units per gross acre (90 units max.). The project's proposed 5.56 dwelling unit per acre density complies with the maximum density of 14 dwelling units per acre within the RM-1 Zoning District.

Project Description: The subject parcel was originally created for future multi-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. Parcel A was one of five (5) multi-family parcels created by the White Clouds Subdivision. This townhome development is specific to and contingent upon City approval of associated applications including Master Plan Development Amendment No. MPD 2014-02, Zoning Map Amendment No. ZMA 2014-01 (Ordinance No. 468), Plat Amendment No. SUBPA2014-03, Preliminary Plat No. SUBPP 2014-02, and Preliminary Plat No. SUBPP 2014-03. These associated applications result in a reconfiguration of multi-family and single-family parcels in the White Clouds Subdivision and Parcel A Amended was formed by the addition of a small portion of adjacent Parcel J and the southern portion of Parcel B.

Parcel A Amended lies adjacent to Trail Creek Road at the intersection with Diamond Back Road. The applicant seeks to develop Parcel A Amended of the White Clouds Subdivision with thirty six residential townhome units and associated site improvements in keeping with the Multi-Family Residential (RM-1) zoning of the property.

The thirty six townhome units consist of four, 4-plex attached structures (16 units) and ten attached duplex structures (20 units). The four 4-plex structures are placed toward the front of the property facing Diamond Back Road and Trail Creek Road. The duplex structures are located generally behind at the rear of the site and are substantially dug into the uphill sloping grade. The RM-1 Zoning District provides for medium density residential apartment, condominium and/or townhouse dwellings and incidental uses. Multiple-family residential townhouse units are permitted by right within the RM-1 zone. Parcel A Amended is 6.5 acre (282,674 sq. ft.) and has a maximum density permitted by Development Code of fourteen (14) dwelling units per gross acre (90 units). The applicant's thirty six unit design represents development of the site with approximately 40% the development density allowed by Code. The twenty duplex townhome units are a three-level, two bedroom design with 1,984 square feet of total living area and 899 square feet of garage, mechanical, and storage space. The sixteen 4-plex units are two-level, 3 bedroom designs with 2,283 square feet of total living area and 591 square feet of garage, mechanical, and storage space.

The project exceeds the 25% minimum open site area requirement for the 6.5 acre RM-1 zoned parcel with approximately 2.4 acres (104,950 square feet) of open area proposed for natural grasses, riparian grasses, grass sod and perennial flower groundcovers. A minimum of 1.62 acres (70,668 square feet) of open area is required for the site. The provided open area ground covers combine with 119 new Evergreen trees, 241 new deciduous trees, 40 accent trees, and 1,087 shrubs to adequately landscape the site and screen adjacent uses and structures. The two and three level units all comply with the maximum forty-four (44) foot height limitation and most are significantly dug into existing grade where appropriate to minimize bulk and mass. Because each of the townhome units is attached to at least one other unit, the project will be conditioned to provide copies of party wall agreements to the Community Development Department prior to issuance of any grading or building permits for the project as per Development Code requirements.

The project's proposed 5.53 dwelling unit per acre density complies with the maximum density of 14 dwelling units per acre within the RM-1 Zoning District. All required setbacks from the adjacent property are met (15 feet minimum) and a twenty-foot (20) landscape buffer area and pond system is provided along the project frontage with Trail Creek Road for trails, hardscape, signage, monument signage, plantings or similar usage as per the recorded White Clouds Subdivision Plat. Applicable parking space requirements are met with enclosed tandem two car garages on each unit (72 spaces), thirty six (36) driveway spaces, and nine (9) guest parking spaces. No significant fencing is proposed as part of the townhouse project. No common outdoor service, equipment or trash areas are planned for the development as each unit will independently provide and enclose these needs.

Adequate snow storage area to serve the access streets for the townhouse development is provided on site (19,785 sq. ft. proposed where 18,675 sq. ft. required) as well as an opportunity to utilize adjacent Parcel F to be used as needed. As noted on Sheet L-1 of the project drawings, all driveways and car courts are proposed to be snowmelted. City Code no longer allows credit for snow storage area by snowmelt systems. *The applicant must calculate the areas for the driveways and car courts and provide adequate snow storage area on the project drawings as required by Code prior to City action on the design review application.* The interior private streets, driveways, car courts and paths for the project will be plowed clear of snow by the property owner. Existing Diamond Back Road is plowed by the City and Trail Creek Road is currently plowed by Idaho Transportation Department. A ten-foot (10) snow storage, utility and drainage easement exists on the property along the frontage of Diamond Back Road. No avalanche or run-out areas exist on the project site.

No significant fencing is proposed as part of the townhouse project. No common outdoor service, equipment or trash areas are planned for the development as each unit will independently provide and enclose these needs. As per Code Section 9-3A-3F, Irrigation Limits, a maximum of 50% of the development site can be irrigated with domestic water served by the Sun Valley Water & Sewer District. As designed, 37% of the project's gross acreage will be irrigated.

All aspects of the project have been reviewed by the Planning Commission and staff to ensure compliance with all applicable standards including minimum setbacks, lot coverage, maximum height, off-street parking, dark skies compliance and hillside preservation provisions. The Planning and Zoning Commission conducted a site visit as part of the noticed public hearing.

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 thirty six new townhouse dwellings and associated site improvements is in conformance with the intent, purpose statements and dimensional regulations of the zoning district because the design meets or exceeds all applicable standards. The Multi-Family Residential (RM-1) Zoning District allows multi-family townhouse construction by right as a land use. The new dwellings and associated improvements comply with all applicable development standards for the RM-1 District, including setbacks, height, density and lot coverage.**
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 structures are in conformance with all applicable standards for design review because they will be appropriately and sensitively located on the plated parcel and the preservation of existing view sheds and corridors was taken into account as part of project design. The design of the project is consistent with and complimentary to adjacent development and the surrounding area. The materials and earth toned 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. Adequate snow storage will be provided and the maximum acreage irrigation limitation will not be exceeded. The project's mix of duplex and four-plex townhomes, as opposed to potential design options with multi unit massing and condominium development, is appropriate for the site and minimizes project visibility.**
3. The proposed design does not significantly impact the natural, scenic character and aesthetic value of hillsides, ridges, ridgelines, ridge tops, knolls, saddles, and summits in the City. **The Planning and Zoning Commission conducted a site visit as part of the noticed public hearing to view the project layout and to examine existing site conditions. Considering and in accordance with the deviations and public benefits contained in the PUD approval for the overall White Clouds Development, the project design is consistent with Development Code Sections 9-4A-5, Design, and 9-3H-4, Regulated Structures. The significant slopes, ridges, knolls, summits and hilltops of the White Clouds Land Use Planning Area were preserved and subdivided into open space and recreational zoned parcels. The remaining more developable portions of the area were subdivided into single and multi-family residential uses. Parcel A Amended is a multi-family zoned parcel surrounded to the west and north by significantly sloping topography preserved as open space and recreation. The toe of the steep 25% and greater slope area lies directly adjacent to the Parcel A Amended property line, just off site.**

The few small and scattered 25% steep slope anomalies that appear on Parcel A Amended via a detailed site specific slope analysis are not significant and were not intended to be preserved by the White Clouds Master Plan nor the White Clouds PUD. Additionally, in the RM-1 Zoning District, buildings on natural topography greater than fifteen percent (15%) are required to be designed in a manner to reduce visibility by

using stepped building forms, natural color and materials, sloped roofs and landscaping. This townhome project utilizes a combination of duplex and four-plex attached townhome units with pitched roof designs, placing the larger units at the less visible lower, flat portion of the parcel and the duplex units uphill but significantly dug into existing grade.

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 area's topography. The project's use of natural stone and wood materials and mature screening landscaping further ensure compliance with hillside regulations. None of the thirty six townhome units skyline above adjacent hillsides or knolls. The townhome project complies with all applicable regulations and design criteria contained in the Development Code and is consistent with the intent and purpose of the Hillside Ordinance, the White Clouds Master Plan Development, the White Clouds PUD, and the White Clouds Master Plan Development Amendment.

4. The proposed design is in context and complimentary to adjacent properties. No development exists uphill to the west and the structures will be sited in an area which is consistent with future single family residential development planned adjacent to the north and east. A portion of the existing Gun Club Nine Golf Course lies adjacent uphill to the project site. The development provides adequate separation from adjacent properties and maximizes view preservation through and to the site. Adjacent lots will be developed with single family residential structures in the future and adequate screening landscaping will be installed on the project site in anticipation of visual buffering needs. The new project development is consistent and in context with, and complimentary to, surrounding development because of sensitivity in design and location. The single family, multi-family, recreation and open space character of the area will be maintained and landscaping in sufficient quantities will ensure adequate screening and aesthetic quality for the site.
5. The proposed design is compatible with the community character and scale of the neighborhood. The proposed townhouse development design is compatible with the community character and scale of the neighborhood because of the sensitive and appropriate placement on the site. The duplex and four-plex multi-family designs consists of attached townhome units, avoids the potential visual massing of other multi-family designs (i.e. condominiums), proposes significantly less density from the maximum allowed and is consistent with the existing recreational facility on the adjacent parcels and across the Trail Creek Road right-of-way. The new dwellings will be accessed from the Diamond Back Road and Trail Creek Road right-of-ways via a new internal private driveway system that meets all applicable fire safety requirements. The bulk and mass of the proposed design is consistent and compatible with the community character and scale of existing development within the surrounding neighborhood because the structural size, number of units and intermediate massing will provide a transition from the single family residential to the north and west to the large scale commercial lodge facility to the south.
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 conditioned, the project will comply with all applicable requirements from the Sun Valley Fire Department contained in the comment letter dated February 11, 2014. 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 thirty six townhouse units is of quality architectural character because it incorporates adequate horizontal and vertical articulation in wall and roof planes, the pitched roof elements of the structures are architecturally broken up to avoid a massive roof presentation, the structures are integrated into the sloping natural grade to a great extent, visual impacts are minimized while allowing development of the existing parcel 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 Medium Density Residential by the Future Land Use Map of the Comprehensive Plan. The Multi-Family Residential (RM-1) Zoning District implements the Medium Density Residential Land Use Designation and the proposed townhome development is consistent with all applicable provisions of the RM-1 Zoning District.**

CONCLUSIONS OF LAW

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

CONDITIONS OF APPROVAL

1. **The Applicant(s) and their representatives shall comply with all IBC, IFC and applicable City ordinances.**
2. **Site review approval is good for one year from the date of approval, unless extended as per Municipal Code Section 9-5A-8.**
3. **Any requirements and/or approvals of private associations or other entities are the sole responsibility of the property owner.**
4. **The location and elevation of the building foundations for the thirty six townhome units 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. **The construction management plan shall be submitted to the Building Inspector at the time of application for a building permit that addresses construction parking, material storage, and nuisance control (noise, dust, trash, street cleaning and construction fencing). 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 Trail Creek Road or Diamond Back Road right-of-ways and the site access shall be kept free and clear for emergency vehicle access at all times.**
6. **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.**
7. **The applicant shall comply with all requirements set forth in the Fire Department Memo dated February 11, 2014. No changes shall be allowed without prior approval of the Fire Chief and the Community Development Director. Even though required to provide a fire buffer area by the fire conditions above, the applicant may add landscaping along the rear of the uphill units to screen uses, such as the spa areas, from adjacent golf and trail uses.**
8. **The subject Design Review Application shall be specific to the project drawings dated received by the City on January 7, 2014 and approved by the Planning & Zoning Commission on March 20, 2014. Any changes or modifications to the approved design shall be reviewed by the City pursuant to Code Section 9-5A-10, Substantial Conformance.**

9. The proposed exterior lighting fixtures depicted on the project drawings have been determined to be compliant with the City's Exterior Lighting regulations. Any changes to the fixture design, type or location shall receive prior approval by the Community Development Department prior to installation.
10. This Design Review approval is specific to and contingent upon City approval of associated applications including Master Plan Development Amendment No. MPD 2014-02, Zoning Map Amendment No. ZMA 2014-01 (Ordinance No. 468), Plat Amendment No. SUBPA 2014-03, Preliminary Plat No. SUBPP 2014-02, and Preliminary Plat No. SUBPP 2014-04. The applicant shall satisfy all applicable conditions and requirements of these associated application approvals in addition to the conditions contained herein.

DECISION

Therefore, the Sun Valley Planning and Zoning Commission approves this Design Review Application No. DR 2014-05.

Dated this 17th day of April, 2014.

Ken Herich
Chairman, Planning and Zoning Commission
City of Sun Valley

Date Findings of Fact signed _____