



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

To: Planning and Zoning Commission
From: *MH* Mark Hofman, Community Development Director
Meeting Date: March 20, 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: Noticed site visit, initial project presentation, and public hearing 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) and Single-Family Residential (RS-1) 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 subject parcels were 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. The Sun Valley Company has submitted six (6) related 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. Each of the applications are discussed in detail in the following sections and required findings for action on master plan development amendment, zoning map amendment, plat amendment, preliminary plat, and design review applications are attached as **Exhibit "PZ-A"**.

Master Plan Development Amendment- 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 proposed 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 and is attached as **Exhibit "PZ-B"**.

Zoning Map Amendment- The proposed rezoning is depicted in the application materials attached as **Exhibit “PZ-C”** and includes a down zoning of existing Multi-Family Residential (RM-1) Parcels C and D, and a portion of Parcel B, to Single-Family Residential (RS-1) Zoning District. Additionally, as part of the townhome development proposed on Parcel A, a portion of adjacent Recreation (REC) zoned Parcel J will be rezoned to Multi-Family Residential (RM-1) Zoning District. The remainder of Parcel B and all of existing Parcel A will remain as RM-1 Zoning District.

Plat Amendment Parcels A, B, and J- Contingent upon and specific to the MPD Amendment and the rezoning, the project includes a shifting of property lines for existing Parcels A, B, and J (**Exhibit “PZ-G”**). 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.

Preliminary Plat 14 Lots- Amended Parcel B and existing Parcels C and D of the White Clouds Subdivision, contingent upon being rezoned to RS-1 Zoning District, are proposed to be subdivided into fourteen new (14) single-family residential lots for future development as custom homes. As depicted in the attached Plat exhibit (**Exhibit “PZ-H”**) each lot varies from 0.7 acres (29,534 square feet) up to 1.3 acres (58,618 square feet) in the RS-1 Zoning District where 20,000 square feet is the minimum required lot size. This single-family subdivision includes a public street extension, Sun Peak Circle, to provide direct access from Sun Peak Drive for six of the new lots. Each of the proposed lots meets the minimum dimensional standards for new lots in the RS-1 Zone and each contains an appropriate building envelope as required by City Code.

Preliminary Plat 36 Townhome Sublots- Parcel A Amended is proposed to be subdivided into thirty six (36) new residential townhome sublots (**Exhibit “PZ-I”**) with common area, limited common area, and private streets. The proposed townhomes will be accessed from Diamond Back Road and from a new subdivision entrance at the southern corner of Parcel A on Trail Creek Road.

Townhome Design Review- With the above amendment to the White Clouds Master Plan, Zoning Map amendment, property line shifts and the subdivision plats, the applicant now seeks to develop Parcel A Amended with thirty six (36) multi-family residential townhome units and associated site improvements in keeping with the Multi-Family Residential (RM-1) zoning. The project drawings for the townhome project are attached as **Exhibit “PZ-J”**. The City of Sun Valley Development Code requires design review for the construction of the thirty six units and related site improvements. Approval of a final plat will be required once all townhome units have been constructed and have received an approved final inspection and certificate of occupancy from the City.

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.

The City of Sun Valley Fire Department review and comment letter dated February 11, 2014 (**Exhibit "PZ-D"**) is attached for review by the Commission. The Sun Valley Building Comments for Planning & Zoning Review comment letter dated February 3, 2014 from the Building Official is attached as **Exhibit "PZ-E"**. The proposed Plat Amendment and Preliminary Plat(s) for the overall project were also reviewed by the City's contract engineer, CH2MHill. The review and comment letters from CH2MHill (**Exhibit "PZ-F"**) state that the submittals have no fatal flaws and recommend proceeding with further review and action on each. A reduced copy of the proposed preliminary plat and all project drawings related to the design review are attached to this Report as **Exhibit "PZ-J"**. No significant historical, natural, ecological, architectural, archeological or scenic special sites lie on the project site.

Steep Slope Areas- The Master Plan and Zoning Map Amendments approved for the White Clouds Subdivision preserved a majority of the significant steep slope areas within the 317 acre overall project and permitted development in the most appropriate developable areas. Additionally, as part of the PUD approved for the Subdivision, several deviations from Code were granted in regard to grading and allowable steep slope disturbance. Small inconsequential steep slope anomalies in the lower, central portion of the LUPA were allowed to be developed. However, the five larger multi-family parcels are located in the least slope constrained areas of the entire Subdivision. The slope analysis for the White Clouds (Gun Club) Subdivision was done on a large scale and only small, isolated portions of steep slope over 25% grade were shown within the multi-family parcels. These were to be dealt with when future development was proposed on each individual site. Now that development is proposed on Parcel A Amended, slope identification analysis was done on a more site specific scale. Within Parcel A Amended some small, isolated steep slope areas are present as detailed on Sheets 1.0, 1.1, 1.2, and 1.3 of the project drawings (**Exhibit "PZ-J"**). Some of these areas are already disturbed by development and a small portion is undisturbed. The townhouse development proposes disturbance in these steep slope anomalies to varying extent.

While the approved PUD does not specifically identify these small, isolated anomalies within Parcel A Amended and allow them to be disturbed, it is clear that the intent of the overall design of the Subdivision and the PUD approval supports potential findings allowing disturbance as proposed. Staff will completely discuss this slope issue with the Commission at the public hearing and clarify background information for review and consideration. The adjacent, off-site significant steep slopes in the LUPA are preserved in open space or recreation parcels.

Water Will Serve Letter- The Sun Valley Development Code requires a will-serve letter from the Sun Valley Water and Sewer District (SVW&SD) as part of any application for subdivision. The SVW&SD issued a will-serve letter for the overall White Clouds Subdivision in 2006. A Preliminary Water and Sewer Plan submitted as part of the project drawings (Sheet C-3) depicts nearby existing utility infrastructure and on-site improvements. It has been determined that the project can easily be served by extending utilities to the thirty six new townhomes.

Construction Management Plan- A construction management plan for Phase I of the project was submitted as part of the project drawings (Sheet 1.4) for review and comment by the Commission. A final construction management plan will be required from the applicant prior to approval of any grading or building permits by the City.

Materials and Exterior Lighting- Sheet 4.0 of the project drawings details the exterior lighting and materials to be used for the townhomes. The Commission should review the proposed lighting fixtures shown along with the related notes to make a determination regarding compliance with the City's Exterior Lighting standards. The proposed fixtures are specified to have translucent glass with an opaque top and a maximum output not to exceed 1,000 lumens. The exterior materials depicted on Sheet 19 detail the extensive use of stone and wood on the exterior of each structure with variation in style and color. Roofing material will be composite Class A shake or standing metal seam. The various floor plans and elevations for each of the units are shown on the project drawings and grading and landscape plans are also provided. Larger exhibits will be shown for review at the public hearing.

Commission Review Objectives- Staff recommends the Commission accomplish the following tasks at the March 20, 2014 meeting and then take action to continue each application date certain to a future meeting of the Commission to allow staff sufficient time to prepare proper actionable documents for final consideration with findings of fact and conditions reflective of the Commission's comments and directives.

- 1.) Publicly noticed site visit and inspection.
- 2.) Applicant's presentation.
- 3.) Review of proposed project scope, design and application documents.
- 4.) Public comment.
- 5.) Discussion of issues and/or questions for each of the applications.
- 6.) Preliminary review of required findings.
- 7.) Motions for recommendations on each application to the City Council and an action for the design review application.

The Community Development Department has completed a comprehensive review of the development applications and has determined that all required application materials have been satisfactorily submitted as per Development Code requirements. The project's proposed rezone, reconfiguration of property lines, and townhouse development are consistent with the land uses envisioned for the property in the Comprehensive Plan, and the development is 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 residential subdivision have been identified by staff. Any action on the Master Plan Development Amendment, Zoning Map Amendment, Plat Amendment, and Preliminary Plat applications by the Commission is a recommendation only and requires final action by the City Council at noticed future public hearing. Final action on the Design Review application can be taken by the Commission, though it remains specific to and contingent upon City Council action on the other applications.

RECOMMENDATION: Before public comment is received, the Commission should conduct a visit to the site to view project staking and existing conditions, disclose all information and contacts received outside the hearing on this item upon which the decision will be based, and view the initial project presentation by the applicant. Then the Commission should receive public testimony and consider the facts and findings necessary to make a recommending decision to the City Council on the Master Plan Development Amendment, Zoning Map Amendment, Plat Amendment, and Preliminary Plat applications. The Commission should also consider the facts and findings necessary to make a decision on the Design Review application. The Community Development

Director recommends the Commission work through tasks 1-8 in the Commission Review Objectives section above, identify additional information needed (if any), provide direction and or motions on each of the individual applications, then take action to continue all the project applications date certain to a future Commission meeting to allow staff sufficient time to prepare proper actionable documents for final consideration with findings of fact and conditions reflective of the Commission's comments and directives.

LIST OF ATTACHED EXHIBITS:

- | | |
|----------------|---|
| Exhibit "PZ-A" | Required findings for action on master plan development amendment, zoning map amendment, plat amendment, preliminary plat, and design review applications. |
| Exhibit "PZ-B" | Master Plan Development Amendment Narrative from the project applicant as part of the materials submitted with Application No. MPD 2014-02. |
| Exhibit "PZ-C" | Zoning Map Amendment materials including narrative, Comprehensive Plan Future Land Use Map, and reduced 11" by 17" color Zoning Exhibit, all stamped received by the City on January 7, 2014. |
| Exhibit "PZ-D" | City of Sun Valley Fire Department review and comment letter dated February 11, 2014. |
| Exhibit "PZ-E" | Sun Valley Building Comments for Planning & Zoning Review comment letter dated February 3, 2014 from the Building Official. |
| Exhibit "PZ-F" | CH2MHill review and comment letters dated March 7, 2014 from Betsy Roberts and Jennifer Bass for SUBPA 2014-03, SUBPP 2014-02, and SUBPP 2014-04. |
| Exhibit "PZ-G" | Reduced Plat Amendment No. SUBPA 2014-03 exhibits for Parcels A, B, and J, stamped received by the City of Sun Valley on March 10, 2014. |
| Exhibit "PZ-H" | Reduced Preliminary Plat No. SUBPP 2014-02 exhibits for White Clouds Lots 31-44, dated received by the City of Sun Valley on March 10, 2014. |
| Exhibit "PZ-I" | Reduced Preliminary Plat No. SUBPP 2014-04 exhibits for the Diamond Back Townhomes Sublots 1-36, stamped received by the City of Sun Valley on March 10, 2014. |
| Exhibit "PZ-J" | Reduced 11" by 17" design review project drawings for the Diamond Back Townhomes consisting of twenty five (25) sheets stamped received by the City of Sun Valley on January 7, 2014. |

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

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EXHIBIT "PZ-A"

REQUIRED FINDINGS OF FACT

As applicable, the following findings of fact are required for the individual White Clouds applications submitted to the City for review and action:

Master Plan Development/Planned Unit Development- City Code Sections 9-5B-6 and 9-5B-7

Required Findings: The commission shall make the following findings in order to recommend approval of an MPD or approval of an MPD amendment. In some cases, conditions of approval will be attached to the approval to ensure compliance with these findings. The commission, if denying an MPD application, shall state findings why such application does not comply with one or more of the following findings:

1. The MPD 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;
2. The MPD complies with each applicable element of the purpose of this section, as set out in subsection A of this section;
3. The MPD meets the minimum requirements of this chapter;
4. The MPD promotes the orderly planning and development of land, as set forth in the purpose for this process, subsection A of this section;
5. The MPD has been properly noticed and public hearing held 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.

Required Official Zoning Map Amendment Findings- City Code Section 9-5B-9F

1. The official zoning map amendment is consistent with the comprehensive plan and future land use map and reasonably implements the applicable provisions of the comprehensive plan, a previously approved master plan development that is consistent with the comprehensive plan that existed at the time of approval, if applicable; and
2. The official zoning map amendment complies with the regulations in effect for the proposed zoning district, including the purpose statement, and is suitable for the proposed permitted uses; and
3. The official zoning map amendment has minimal or 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; and
4. The official zoning map amendment is not materially detrimental to the public health, safety, and welfare, or any significant impacts can be mitigated satisfactorily as determined by the planning and zoning commission or city council; and
5. Essential public facilities and services, including, but not limited to, emergency services, transit, work force housing and schools, are available to support the proposed uses and density or intensity without creating additional requirements at public cost for such public facilities and services.

Plat Amendment Findings- City Code Section 9-4B-1F

An application for a plat amendment shall not be granted unless the commission and council find that:

1. The adjustment is appropriate for the lot and the surrounding neighborhood;
2. The adjustment is consistent with the goals of the city comprehensive plan;
3. The adjustment will not affect the character of the neighborhood in a materially adverse manner; and
4. The adjustment will not cause undue traffic congestion, or dangerous traffic conditions.

Preliminary Plat Findings- City Code Section 9-4A-6G-2

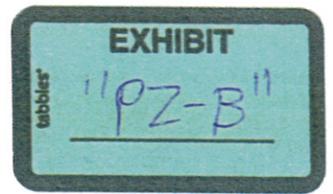
In determining the acceptability or unacceptability of the proposed subdivision, the Commission shall consider the following:

- a. The conformance of the proposed subdivision and preliminary plat with the requirements of this title and all other applicable ordinances and provisions of this code.
- b. The conformance of the proposed subdivision with the comprehensive plan and this title.
- c. The availability of existing public services to accommodate the anticipated needs of the proposed development.
- d. The necessity for off site improvements to connect the proposed subdivision to existing public services and utilities.
- e. The financial capability of the city and other public agencies to provide required additional municipal services to the proposed development.
- f. Compliance of the proposed subdivision with the design and improvement standards specified in chapter 3 of this title and title 7 of this code.

Design Review Findings- City Code Section 9-5B-3B

In order to approve a design review application and based on the standards set forth in chapter 3, article A of this title, the 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.
2. The proposed design is in conformance with the standards for design review as set forth in chapter 3, article A of this title.
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.
4. The proposed design is in context and complementary to adjacent properties.
5. The proposed design is compatible with the community character and scale of the neighborhood.
6. The proposed design adheres to standards for the protection of health, safety, and general welfare.
7. The proposed design is of quality architectural character and materials.
8. The use is not in conflict with the comprehensive plan or other adopted plans, policies, or ordinances of the city.



APPLICATION TO AMEND CONDITIONAL USE PERMIT
SUN VALLEY COMPANY
GUN CLUB LUPA PUD
APPLICATION NO. CUP2007-05

The City of Sun Valley approved the Sun Valley Company Gun Club LUPA PUD, Application Number CUP2007-05 on February 21, 2008, signed by Mayor Wayne Willich on March 1, 2008. The City of Sun Valley Adopted Ordinance No. 403 on April 23, 2008 which amended the official zoning map of the 334.08 acre portion of the Sun Valley Resort property. The resulting zoning for the subject property is Recreation (REC) District, Open Space (OS) District, Rural Estate and Ranch (RA) District, and Multi-Family Residential (RM-1) District. The City of Sun Valley approved the White Clouds Corrected A Planned Unit Development, and said plat was recorded under Instrument No. 571308, records of Blaine County.

The Sun Valley Company wishes to amend the Official Zoning Map as follows:

(All Parcels are as described in the White Clouds Corrected PUD Subdivision, Instrument No. 571308.)

1. Parcels A, B & J:

A portion of Parcel J is added to Parcel A. A portion of Parcel B is added to Parcel A. Zoning changes from REC to RM-1 for portion of Parcel J added to Parcel A. Zoning changes from RM-1 to RA for remaining Parcel B.

2. Parcels C & D

Single family lots will be platted. Zoning changes from RM-1 to RS-1.

The proposed Zoning Map Amendment for Parcels A, B, C, D & J is reflected in the attached. Exhibit map.

Zoning Map Amendment
White Clouds Amended
Parcels A,B,C,D, J
December 20, 2013



Sun Valley Municipal Code, 9-5B-9-F

1. Comprehensive Plan Analysis

The subject property is currently depicted on the Sun Valley Future Land Use Map as Medium Density Residential and Recreation for Parcel J. The City of Sun Valley 2005 Comprehensive Plan defines Medium-Density Residential land use as follows:

"Allows single-family and multi-family housing (townhouses, duplexes and apartments) on medium to small lots. Represents four (4) to fourteen (14) dwelling units per acre.

The property does not include any area of natural hazard, environmental concern or natural resources.

2. Compliance With Regulations

The proposed rezone and uses proposed in future development comply with the regulations in the RM-1, RA and RS-1 zoning.

3. Public Health, Safety and Welfare

The proposed rezone will not be materially detrimental to or impact the public health, safety and welfare.

4. Delivery of Public Services

The down-zone from RM-1 to RA and RS-1 does not create additional significant impacts with regard to city or public services. The property has already been zoned for higher density residential development with potential greater density and associated greater demands or impacts. The property can accommodate residential home sites.

5. Annexation is not proposed

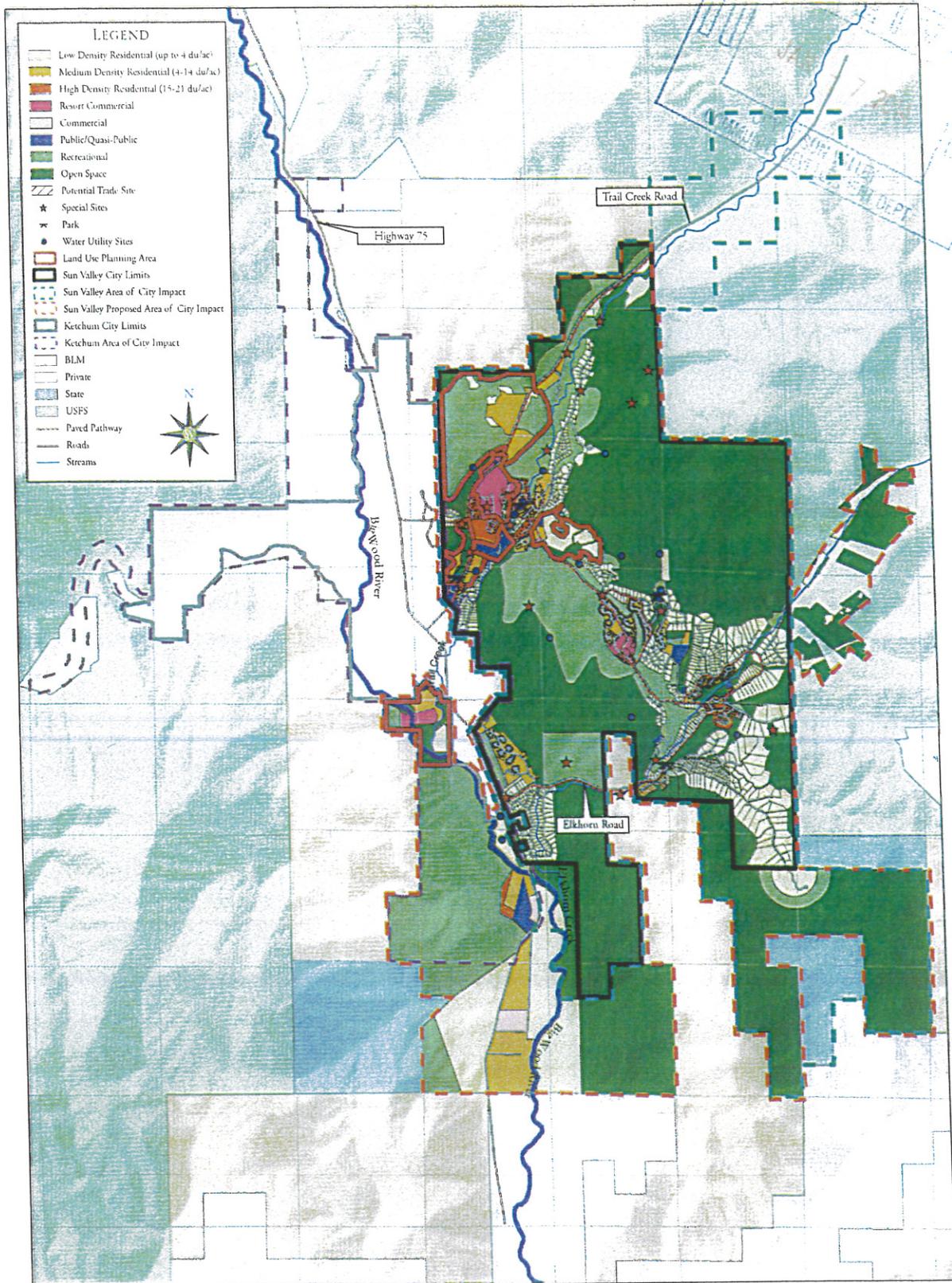
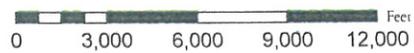


FIGURE 1. Future Land Use Map, 2005

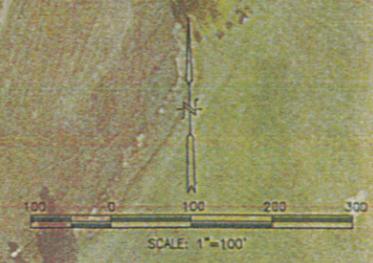




PRELIMINARY
DRAFT
WORKSHEET

LEGEND

	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING RM-1 ZONING
	EXISTING REC ZONING
	EXISTING RA ZONING
	PROPOSED RS-1 RE-ZONING
	PROPOSED RM-1 RE-ZONING
	PROPOSED RA-1 RE-ZONING

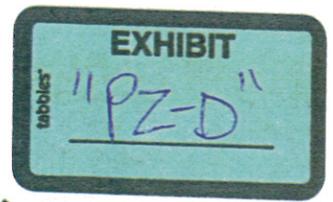


ZMA 2014-01
 W. CLOUDS REZONE

- ZONING MAP AMENDMENT WHITE CLOUDS CORRECTED
- PARCEL A
 - PARCEL B
 - PARCEL C
 - PARCEL D
 - PARCEL J

PREPARED BY:
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P.O. BOX 739 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340
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WEB: <http://benchmark-associates.com/>
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	PROPOSED ZONING EXHIBIT	
	LOCATED WITHIN SECTION 6 & 7, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M. CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO	
PREPARED FOR : SUN VALLEY COMPANY		
PROJECT NO. 13160	DWG BY: JFG CRD:	ZONING.DWG
A ZONING EXHIBIT	DATE OF SURVEY:	SHEET: 1 OF 1



CITY of SUN VALLEY
FIRE DEPARTMENT

Date: 02/11/2014
To: Mark Hofman
Re: White Clouds/DR2014-5

I have reviewed the plans for the White Clouds subdivision. The plans appear to meet the intentions of the 2009 International Fire Code.

I have one condition regarding the fire access gate:

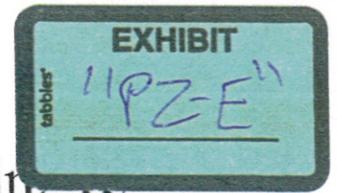
1. The Fire Department access gate needs to be siren activated.

No Changes shall be made to the plans without approval of the Fire Code Official or the Fire Chief.

The correct address shall be posted for each residence in a place so as to be visible from the street. This shall be on a contrasting background so as to be visible both day and night and in all weather conditions. The numbers shall be a minimum of 6 inches tall. If an address monument is used the numbers shall be no lower than 4 feet from finish grade. The requirement for the posting of numbers on the residence shall also be in effect. The numbers shall be posted in the usual and customary location.

Reid Black Fire Code Official
City of Sun Valley Fire Department

The Sun Valley Fire Department Mission is to do no harm, survive and be courteous. We accomplish this through compassionate, professional response to all situations where we are called for assistance.



Sun Valley Building Comments for Planning & Zoning Review

Meeting Date: TBD

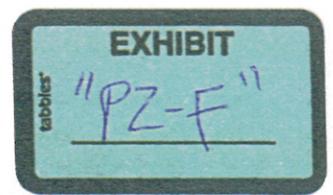
Date: February 3, 2014

Project: Diamond Back Townhomes DR2014-05

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

Building Comments:

1. No apparent discrepancies.



MEMORANDUM

CH2MHILL

White Clouds, Corrected: Parcels A, B, and J Amended

TO: Mark Hofman
COPIES: Betsy Roberts
Cinda Lewis, Benchmark Associates
FROM: George Van Horn
DATE: March 7, 2014

We received the preliminary plat for the White Clouds, Corrected: Parcels A,B, and J Amended. This document meets the intent of a preliminary plat submittal and we find no fatal flaws. We recommend continuing with the project development.

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

1. The Final Plat shall include the plat closure report, total platted area shown on plat, initial point identified, the Health Certificate and a certification sheet with Tax Lot 6129 owner included.
2. Consider transferring line and curve data shown on Sheet 1 to Sheet 2 for clarity and ease of review.
3. Notes 2 and 15 should be reflected on this plat?

Attachment: White Clouds, Corrected: Parcels A, B, and J Amended: Preliminary Plat Table

PLAT CHECK LIST

1	Subdivision Name:	White Clouds Corrected: Parcels A,B, & J Amended
2	Reviewer:	George Van Horn
3	Date:	March 7, 2013
4	Sheet Title and Preamble:	Located within: Township 4 North, Range 18 East, B.M., City of Sun Valley, Blaine County, Idaho Wherein Parcels A,B, and J, within Block 1 of White Clouds Corrected Subdivision (INST NO 571308), are replatted, creating parcels A, B, and J Amended.
5	Basis of Bearing:	Not shown but referred to in Note #2.
6	North Arrow:	OK
7	Scale and Legend:	OK
8	Plat Closure:	No Closure Report provided
9	Total Area:	Parcel A = 6.48 ac, Parcel B=1.35ac, and Parcel J=177.48 ac
10	Monuments:	OK
11	Land Corners:	OK
12	Initial Point:	OK. Labeled as True Point of Beginning (TPOB)
13	Street Names & Width:	OK
14	Easements:	Multiple public easements shown, existing 30' wide drainage easements, existing 10' wide snow storage easement,
15	Lot & Block Numbers:	OK
16	Lot Dimensions:	OK
17	Curve & Line Tables:	OK
18	Certifications:	None
19	Certificate of Owner:	None
20	Certificate of Surveyor:	None
21	Sanitary Restriction:	OK
22	Agency Approvals:	None
23	Public Dedication:	OK, See Note 1
24	Common Areas:	N/A

Notes: Final Plat shall include the plat closure report, total platted area shown on plat, initial point identified, Health Certificate and a certification sheet.

White Clouds: Lots 31 - 44 Preliminary Plat Review

TO: Mark Hofman
COPIES: Cinda Lewis, Benchmark Associates
FROM: Betsy Roberts
DATE: March 7, 2014

We received the preliminary plat for the White Clouds: Lots 31 - 44. This document meets the intent of a preliminary plat submittal and we find no fatal flaws. We recommend continuing with the project development.

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

1. The Final Plat shall include the plat closure report, total platted area shown on plat, initial point identified, and the Health Certificate.
2. Note 6 indicates there is a 10' easement centered on all lot lines and adjacent to all street and subdivision boundaries. Several lots are missing the easement symbol, for example the lot line between Lots 39 and 31. Additionally, it does not seem necessary to include one half of the 10' easement on the street boundaries. The streets already have a 60' right of way to take care of utilities etc. This can be eliminated. Currently it only shows up around the cul-de-sac portion of Sun Peak Circle.
3. In lot 42, the existing sewer line will be abandoned and the easement vacated. Currently the new line is connecting to the existing line about 25' within the back lot line of lot 42. Suggest moving the sewer line to within the back lot line easement.
4. There are several locations where it appears the sewer line may fall outside of the 10' lot line easement or that there may not be adequate space for more than one utility within the proposed easement.
5. A copy of the plat with general notes indicating several of the comments made above will be sent to Cinda Lewis for consideration and to simplify the process of conveying information.

Attachment: White Clouds: Lot 31-44 Preliminary Plat Table

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

For: Benchmark

1	Subdivision Name:	White Clouds Subdivision
2	Reviewer:	Betsy Roberts
3	Date:	March 7, 2014
4	Sheet Title and Preamble:	White Clouds: Lots 31-44 located within: Township 4 North, Range 18 East, BM, City of Sun Valley, Blaine County, Idaho. Wherein Parcels B Amended, C and D, of White Clouds Corrected Subdivision (Inst. No. 571308), are replatted, creating Lots 31-44.
5	Basis of Bearing:	Not shown but referenced in Note 2 to the original plat.
6	North Arrow:	OK
7	Scale and Legend:	OK
8	Plat Closure:	No closure report was provided.
9	Total Area:	Shown for lots but not shown as total platted area.
10	Monuments:	OK
11	Land Corners:	OK
12	Initial Point:	Not identified on this plat. Located on original.
13	Street Names & Width:	OK
14	Easements:	30 ft wide Access Easement within Parcel A, 15 ft wide snow storage and public utility easement, 10 ft wide irrigation ditch easement
15	Lot & Block Numbers:	OK, no block numbers shown.
16	Lot Dimensions:	OK
17	Curve & Line Tables:	OK
18	Certifications:	None shown
19	Certificate of Owner:	None shown
20	Certificate of Surveyor:	None shown
21	Sanitary Restriction:	None shown
22	Agency Approvals:	None shown
23	Public Dedication:	OK, see Note 10
24	Common Areas:	N/A

Notes: Final Plat shall include the plat closure report, total platted area shown on plat, initial point identified, Health Certificate and a certification sheet.

Diamond Back Townhomes

TO: Mark Hofman

COPIES: Betsy Roberts
Cinda Lewis, Benchmark Associates

FROM: George Van Horn

DATE: March 7, 2014

We received the preliminary plat for the Diamond Back Townhomes. This document meets the intent of a preliminary plat submittal and we find no fatal flaws. We recommend continuing with the project development.

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

1. The Final Plat shall include the plat closure report, total platted area shown on plat, initial point identified, the Health Certificate and a certification sheet.
2. Are drainage easements required near Lots 1-10 as they are provided for Lots 25-36?

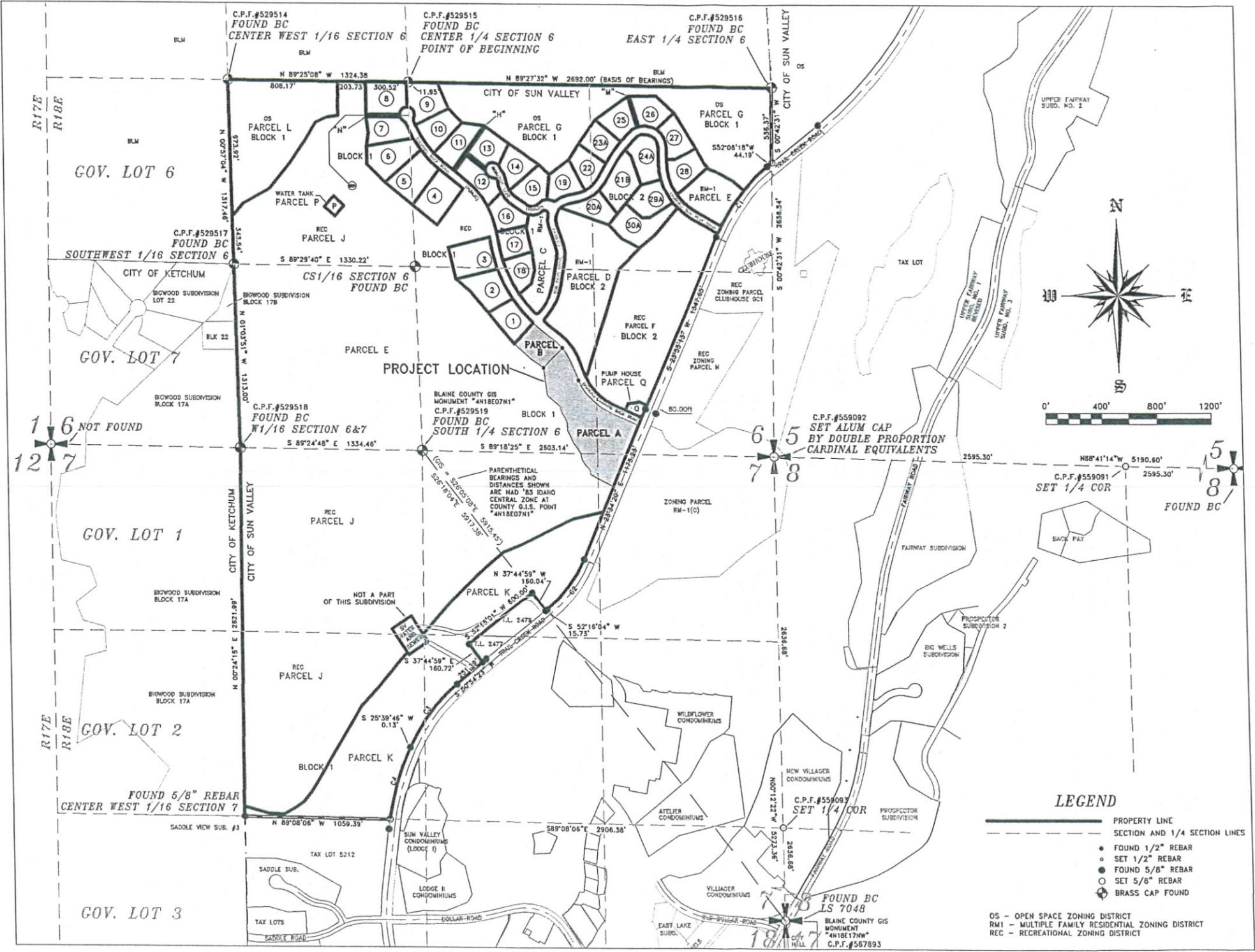
Attachment: Diamond Back Townhomes: Preliminary Plat Table

PLAT CHECK LIST

1	Subdivision Name:	Diamond Back Townhomes
2	Reviewer:	George Van Horn
3	Date:	March 7, 2013
4	Sheet Title and Preamble:	Diamond Back Townhomes: Located within: Township 4 North, Range 18 East, B.M., City of Sun Valley, Blaine County, Idaho A Townhouse Subdivision of Parcel A Amended, within the Plat of "White Clouds Corrected: Parcels A, B, & J Amended", Creating sublots 1-36
5	Basis of Bearing:	Not shown but referred to in Note #1. Original Basis of Bearing shown in Plat of White Clouds Corrected PUD (Inst. No. 571308)
6	North Arrow:	OK
7	Scale and Legend:	OK
8	Plat Closure:	No Closure Report provided
9	Total Area:	Sublot Areas OK, Total Parcel A area not shown
10	Monuments:	Not Shown
11	Land Corners:	OK
12	Initial Point:	Not Shown. Referred to in White Clouds Corrected Plat.
13	Street Names & Width:	OK
14	Easements:	OK
15	Lot & Block Numbers:	OK
16	Lot Dimensions:	OK
17	Curve & Line Tables:	OK
18	Certifications:	None
19	Certificate of Owner:	None
20	Certificate of Surveyor:	None
21	Sanitary Restriction:	None
22	Agency Approvals:	None
23	Public Dedication:	None
24	Common Areas:	OK

Notes: Final Plat shall include the plat closure report, total platted area shown on plat, initial point identified, Health Certificate and a certification sheet.

EXHIBIT
"PZ-6"



SUB PA 2014-03

RECEIVED
MAR 10 2014
CITY OF SUN VALLEY
COMMUNITY DEVELOPMENT DEPT.

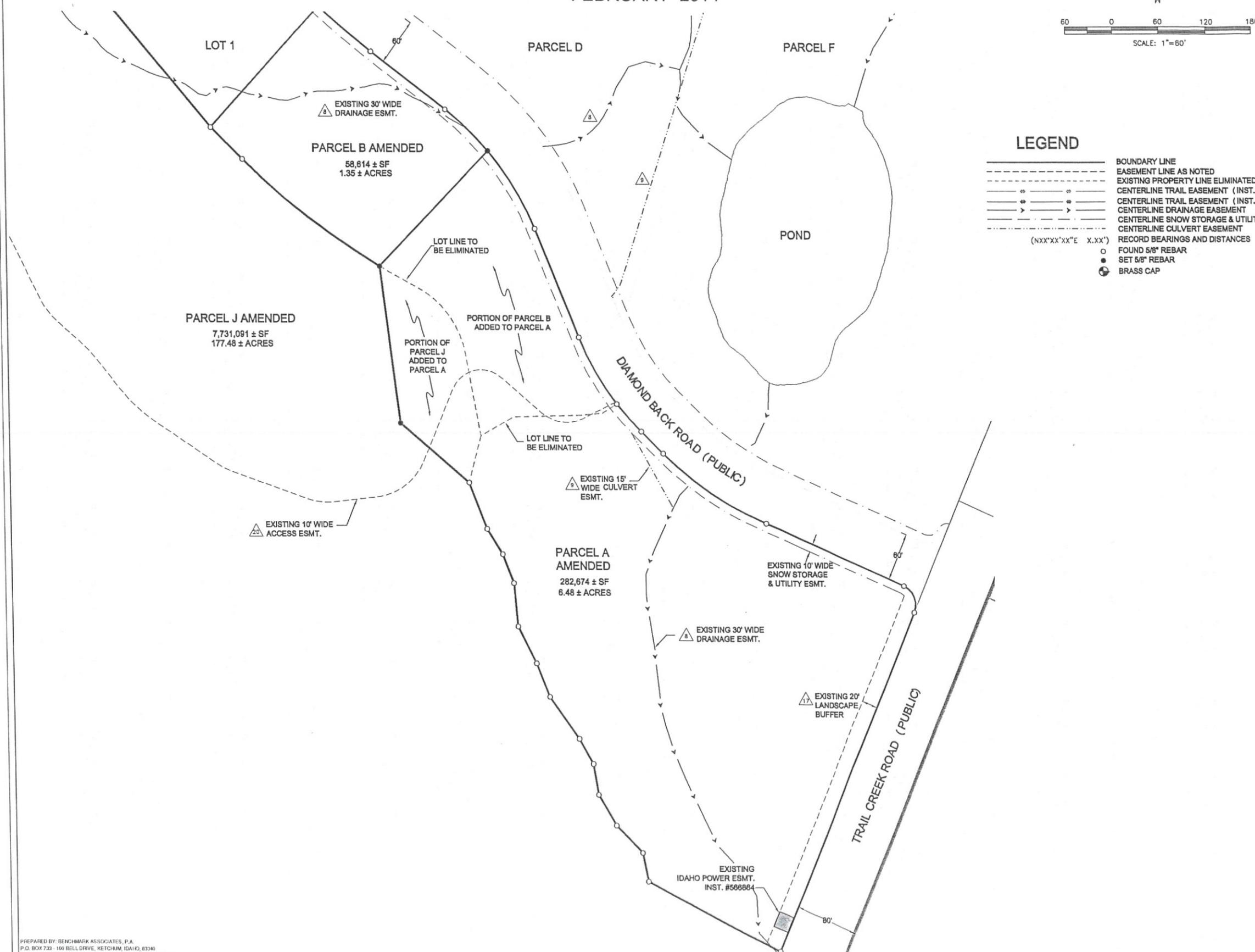
LOCATION MAP

WHITE CLOUDS, CORRECTED: PARCELS A,B & J AMENDED

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

WHEREIN PARCELS A, B, AND J, WITHIN BLOCK 1 OF WHITE CLOUDS CORRECTED SUBDIVISION
(INST. NO. 571308), ARE REPLATTED, CREATING PARCELS A,B AND J AMENDED.

FEBRUARY 2014



LEGEND

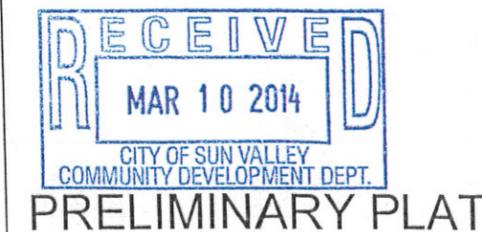
———	BOUNDARY LINE
- - - - -	EASEMENT LINE AS NOTED
---	EXISTING PROPERTY LINE ELIMINATED
—•—•—	CENTERLINE TRAIL EASEMENT (INST. NO. 569142)
—•—•—	CENTERLINE TRAIL EASEMENT (INST. NO. 571307)
—•—•—	CENTERLINE DRAINAGE EASEMENT
—•—•—	CENTERLINE SNOW STORAGE & UTILITY EASEMENT
—•—•—	CENTERLINE CULVERT EASEMENT
(NXX'XX'XX"E X.XX')	RECORD BEARINGS AND DISTANCES
○	FOUND 5/8" REBAR
●	SET 5/8" REBAR
⊙	BRASS CAP

NOTES:

- REFER TO PLAT NOTES ON PLAT OF WHITE CLOUDS CORRECTED P.U.D., INSTRUMENT #571308, RECORDS OF BLAINE COUNTY, IDAHO.
- BASIS OF BEARINGS IS PER THE ORIGINAL PLAT OF THE WHITE CLOUDS CORRECTED P.U.D. BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER SAID PLAT. REFER TO SAID PLAT & CC&R'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.

ORIGINAL PLAT NOTES:

- Sun Peak Drive, Monarch Lane and Diamond Back Road as shown on this plat have been dedicated to the City of Sun Valley for public use upon completion, inspection and approval by the City.
- An access easement has been granted to Sun Valley Company over and across Parcels H, M and N for the purposes of allowing non-motorized public access to Sun Valley Company's public trail system. Further, a Public Utility Easement is also granted over, under and across Parcels H, M and N for the installation, repair, maintenance, and replacement of underground utilities.
- 15 foot wide Public Trail Access Easements exist for public use within Parcels E, G, J, K, L, and Lots 8, 26 & 28 as shown hereon. The location of said easements may change to reflect any re-alignments of the trails upon the approval of the City of Sun Valley.
- A Water Line and Access Easement is granted within Parcel J and Parcel N as depicted hereon, to benefit the Sun Valley Water and Sewer District. A 7.5 foot wide Water Line and Access Easement is granted within each of Lots 7, 8, 11, 12 and 13 as shown hereon, to benefit the Sun Valley Water and Sewer District.
- A 25 foot wide Access Easement exists within Parcels J and K to benefit the Sun Valley Water and Sewer District, per Instrument No. 287947, records of Blaine County, Idaho.
- A 30 foot wide Water Line Easement exists within Parcel K to benefit the Sun Valley Water and Sewer District per Instrument No. 287946, records of Blaine County, Idaho.
- A 15 foot wide Sewer Line Easement, centered on the existing sewer line, exists within Lots 10, 11, 13, 17, 18, and Parcels C, D and H to benefit the Sun Valley Water and Sewer District. A 35 foot wide Culvert and Sewer Line Easement exists within Parcel D.
- A 30 foot wide Drainage Easement centered on the existing drainage ditch exists within Lot 26 and Parcels G and M. A 15 foot wide Drainage Easement exists within Lots 1, 2, 3, 9, 10, 11, 12, 13, 16, 17, 18, and Parcels A, B, C, D, F, H, and J. The 1.5± acre pond located within Parcel F is considered a part of the Drainage Easement.
- A 15 foot wide Culvert Easement exists within Lot 29 and Parcels A, D and F.
- No street lighting is proposed.
- Avalanche hazards exist within Parcel G. See Sun Valley Gun Club Design Magnitude Snow Avalanche Mapping and report by A.L. Meera dated October, 2007. The avalanche zones designated on this plat are considered by the owner and Benchmark Associates P.A. as reasonable for regulatory purposes. However, neither the owner, nor Benchmark Associates P.A., represents, guarantees, warrants or implies that areas outside the designated avalanche zones are safe and free from avalanche or avalanche danger.
- Lots 1 through 30, and Parcels H, M and N of the White Clouds Planned Unit Development are subject to a Declaration of Covenants, Conditions and Restrictions (CC&R's) which include, by reference, certain design criteria which will be used by the Design Review Committee in evaluating proposed single-family residential improvements on each of said lots. These design criteria are intended to encourage development which will preserve and enhance the beauty of the area, and copies are available from the White Clouds Single-Family Homeowners Association or its Design Review Committee.
- There shall be a 10 foot wide Utility, Drainage and Irrigation Easement centered on all lot lines and adjacent to all street and subdivision boundaries.
- All required Emergency Access Lanes shall remain open and unobstructed and it shall be the sole responsibility of the property owner to maintain said lanes year-round, including but not limited to snow removal and enforcement of no vehicular parking within said lanes at any time.
- Lots 4, 5, 6, 22, 23A and 25 may require a subterranean garage due to topographic constraints for driveways.
- Parcels G & L are hereby reserved in perpetuity as Open Space, as defined currently as of August 2008, in the Sun Valley Zoning Ordinance.
- The 20 foot wide landscape buffer within Parcels A and E is reserved for trails, hardscape, signage, monument signage, plantings or similar usage.
- The White Clouds residential component lies within an area of sensitive water and visual significance and extensive non-native plantings and irrigation may not be appropriate for the area and may not be approved by the City.
- Due to local soil conditions, hillside building envelopes and surface and subsurface drainage considerations, a geotechnical investigation should be considered for each lot prior to residential design and construction.
- A 10 foot wide Access Easement exists within Parcels A, B & J along the golf cart path, to benefit the Sun Valley Water & Sewer District for access to Water Tank and said easement shall follow any realignment of said golf cart path.
- Parcels A, B, C, D and E are intended to be replatted for Multi-Family uses consistent with applicable zoning ordinance provisions.



WHITE CLOUDS, CORRECTED: PARCELS A,B & J AMENDED
 LOCATED WITHIN SECTION 6 & 7, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M., CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO
 PREPARED FOR: SUN VALLEY COMPANY

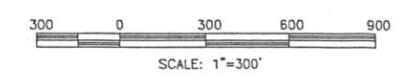
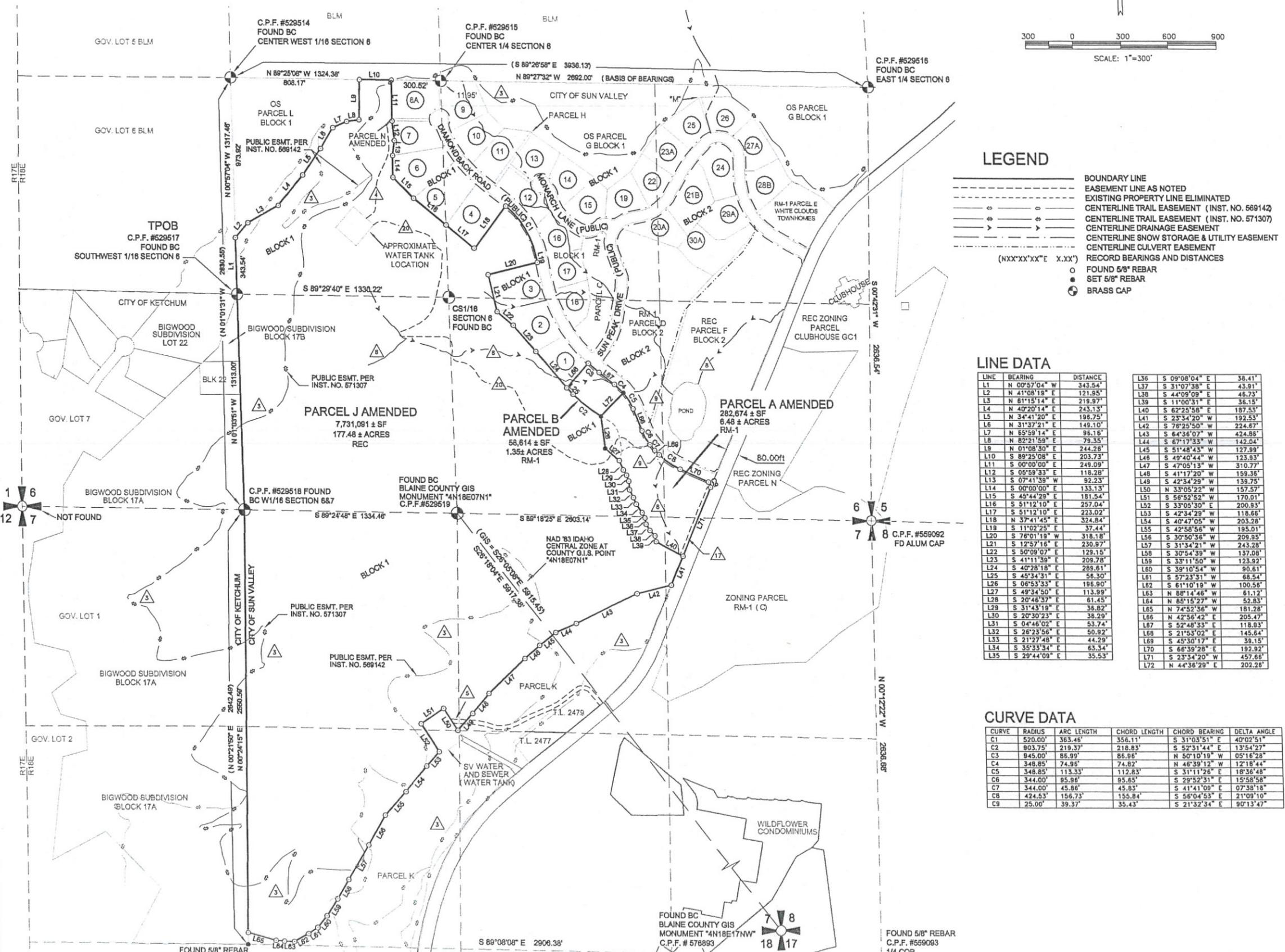
PROJECT NO. 13160	DWG BY: JFG/CPL	PRE PLAT PG1.DWG
PRELIMINARY PLAT	DATE: 02/18/2014	SHEET: 2 OF 2

WHITE CLOUDS, CORRECTED: PARCELS A, B & J AMENDED

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

WHEREIN PARCELS A, B, AND J, WITHIN BLOCK 1 OF WHITE CLOUDS CORRECTED SUBDIVISION
(INST. NO. 571308), ARE REPLATTED, CREATING PARCELS A, B AND J AMENDED.

FEBRUARY 2014



LEGEND

- BOUNDARY LINE
- - - EASEMENT LINE AS NOTED
- - - EXISTING PROPERTY LINE ELIMINATED
- CENTERLINE TRAIL EASEMENT (INST. NO. 569142)
- CENTERLINE TRAIL EASEMENT (INST. NO. 571307)
- CENTERLINE DRAINAGE EASEMENT
- CENTERLINE SNOW STORAGE & UTILITY EASEMENT
- CENTERLINE CULVERT EASEMENT
- (NXX°XX'XX"E X.XX') RECORD BEARINGS AND DISTANCES
- FOUND 5/8" REBAR
- SET 5/8" REBAR
- ⊕ BRASS CAP

LINE DATA

LINE	BEARING	DISTANCE	L36	S 09°08'04" E	38.41'
L1	N 00°57'04" W	343.54'	L37	S 31°07'38" E	43.91'
L2	N 41°08'18" E	121.95'	L38	S 44°09'09" E	46.73'
L3	N 61°15'14" E	219.97'	L39	S 11°00'31" E	36.15'
L4	N 40°20'14" E	243.13'	L40	S 62°25'58" E	187.53'
L5	N 34°41'20" E	196.75'	L41	S 23°34'20" W	192.53'
L6	N 31°37'21" E	149.10'	L42	S 78°25'50" W	224.67'
L7	N 65°59'14" E	95.16'	L43	S 64°36'07" W	424.86'
L8	N 82°21'58" E	79.35'	L44	S 67°17'33" W	142.04'
L9	N 01°08'30" E	244.26'	L45	S 51°48'43" W	127.99'
L10	S 89°25'08" E	203.73'	L46	S 49°40'44" W	123.93'
L11	S 00°00'00" E	249.09'	L47	S 47°05'13" W	310.77'
L12	S 05°59'33" E	118.28'	L48	S 41°17'20" W	159.36'
L13	S 07°41'35" W	92.23'	L49	S 42°34'29" W	139.75'
L14	S 00°00'00" E	133.13'	L50	S 33°05'22" W	157.57'
L15	S 45°44'29" E	181.54'	L51	S 56°52'52" W	170.01'
L16	S 51°12'10" E	257.04'	L52	S 33°05'30" E	200.93'
L17	S 51°12'10" E	223.02'	L53	S 42°34'29" W	118.66'
L18	N 37°41'45" E	324.84'	L54	S 40°47'05" W	203.28'
L19	S 11°02'25" E	37.44'	L55	S 42°58'56" W	195.01'
L20	S 76°01'19" W	318.18'	L56	S 30°50'36" W	209.95'
L21	S 12°57'16" E	230.97'	L57	S 31°34'21" W	243.28'
L22	S 50°09'07" E	129.15'	L58	S 30°54'39" W	137.08'
L23	S 41°11'39" E	209.78'	L59	S 35°11'50" W	123.92'
L24	S 40°28'18" E	289.61'	L60	S 39°10'54" W	90.61'
L25	S 45°34'31" E	58.30'	L61	S 57°23'31" W	68.54'
L26	S 06°53'33" E	196.90'	L62	S 61°10'18" W	100.58'
L27	S 49°34'50" E	113.99'	L63	N 88°14'46" W	61.12'
L28	S 20°46'37" E	61.45'	L64	N 85°15'27" W	52.83'
L29	S 31°43'19" E	36.82'	L65	N 74°52'36" W	181.28'
L30	S 20°30'23" E	38.29'	L66	N 42°56'42" E	205.47'
L31	S 04°48'02" E	53.74'	L67	S 52°48'33" E	118.93'
L32	S 26°23'56" E	50.92'	L68	S 21°53'02" E	145.64'
L33	S 21°27'48" E	44.29'	L69	S 45°30'17" E	39.15'
L34	S 35°33'34" E	63.34'	L70	S 68°39'28" E	192.92'
L35	S 29°44'08" E	35.53'	L71	S 23°34'20" W	457.66'
			L72	N 44°36'29" E	202.26'

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	520.00'	363.46'	356.11'	S 31°03'51" E	40°02'51"
C2	903.75'	219.37'	218.83'	S 52°31'44" E	13°54'27"
C3	945.00'	86.99'	86.86'	N 50°10'18" W	05°16'28"
C4	348.85'	74.96'	74.82'	N 46°39'12" W	12°18'44"
C5	348.85'	113.33'	112.83'	S 31°11'26" E	18°36'48"
C6	344.00'	95.96'	95.65'	S 29°52'31" E	15°58'58"
C7	344.00'	45.86'	45.83'	S 41°41'09" E	07°39'18"
C8	424.53'	156.73'	155.84'	S 56°04'53" E	21°09'10"
C9	25.00'	39.37'	35.43'	S 21°32'34" E	90°13'47"

NOTES:

1. REFER TO PLAT NOTES ON PLAT OF WHITE CLOUDS CORRECTED P.U.D., INSTRUMENT #571308, RECORDS OF BLAINE COUNTY, IDAHO.
2. BASIS OF BEARINGS IS PER THE ORIGINAL PLAT OF THE WHITE CLOUDS CORRECTED P.U.D., BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER SAID PLAT. REFER TO SAID PLAT & CC&R'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.

ORIGINAL PLAT NOTES:

1. Sun Peak Drive, Monarch Lane and Diamond Back Road as shown on this plat have been dedicated to the City of Sun Valley for public use upon completion, inspection and approval by the City.
2. An access easement has been granted to Sun Valley Company over and across Parcels H, M and N for the purposes of allowing non-motorized public access to Sun Valley Company's public trail system. Further, a Public Utility Easement is also granted over, under and across Parcels H, M and N for the installation, repair, maintenance, and replacement of underground utilities.
3. 15 foot wide Public Trail Access Easements exists for public use within Parcels E, G, J, K, L, and Lots B, 26 & 28 as shown hereon. The location of said easements may change to reflect any re-alignments of the trails upon the approval of the City of Sun Valley.
4. A Water Line and Access Easement is granted within Parcel J and Parcel N as depicted hereon, to benefit the Sun Valley Water and Sewer District. A 7.5 foot wide Water Line and Access Easement is granted within each of Lots 7, 8, 11, 12 and 13 as shown hereon, to benefit the Sun Valley Water and Sewer District.
5. A 25 foot wide Access Easement exists within Parcels J and K to benefit the Sun Valley Water and Sewer District, per instrument No. 287947, records of Blaine County, Idaho.
6. A 30 foot wide Water Line Easement exists within Parcel K to benefit the Sun Valley Water and Sewer District per instrument No. 287946, records of Blaine County, Idaho.
7. A 15 foot wide Sewer Line Easement, centered on the existing sewer line, exists within Lots 10, 11, 13, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
8. A 30 foot wide Drainage Easement centered on the existing drainage ditch exists within Lot 25 and Parcels G and M. A 15 foot wide Drainage Easement exists within Lots 1, 2, 3, 9, 10, 11, 12, 13, 16, 17, 18, and Parcels A, B, C, D, F, H, and J. The 1.5± acre pond located within Parcel F is considered a part of the Drainage Easement.
9. A 15 foot wide Culvert Easement exists within Lot 29 and Parcels A, D and F.
10. No street lighting is proposed.
11. Avalanche hazards exist within Parcel G. See Sun Valley Gun Club Design Magnitude Snow Avalanche Mapping and report by A.I. Mears dated October, 2007. The avalanche zones designated on this plat are considered by the owner and Benchmark Associates P.A., as reasonable for regulatory purposes. However, neither the owner, nor Benchmark Associates P.A., represents, guarantees, warrants or implies that areas outside the designated avalanche zones are safe and free from avalanche or avalanche danger.
12. Lots 1 through 30, and Parcels H, M and N of the White Clouds Planned Unit Development are subject to Declaration of Covenants, Conditions and Restrictions (CC&R's) which include, by reference, certain design criteria which will be used by the Design Review Committee in evaluating proposed single-family residential improvements on each of said lots. These design criteria are intended to encourage development which will preserve and enhance the beauty of the area, and copies are available from the White Clouds Single-Family Homeowners Association or its Design Review Committee.
13. There shall be a 10 foot wide Utility, Drainage and Irrigation Easement centered on all lot lines and adjacent to all street and subdivision boundaries.
14. All required Emergency Access Lanes shall remain open and unobstructed and it shall be the sole responsibility of the property owner to maintain said lanes year-round, including but not limited to snow removal and enforcement of no vehicular parking within said lanes at any time.
15. Lots 4, 5, 6, 22, 23A and 25 may require a subterranean garage due to topographic constraints for driveways.
16. Parcels G & L are hereby reserved in perpetuity as Open Space, as defined currently as of August 2009, in the Sun Valley Zoning Ordinance.
17. The 20 foot wide landscape buffer within Parcels A and E is reserved for trails, hardscape, signage, monument signage, plantings or similar usage.
18. The White Clouds residential component lies within an area of sensitive water and visual significance and extensive non-native plantings and irrigation may not be appropriate for the area and may not be approved by the City.
19. Due to local soil conditions, hillside building envelopes and surface and subsurface drainage considerations, a geotechnical investigation should be considered for each lot prior to residential design and construction.
20. A 10 foot wide Access Easement exists within Parcels A, B & J along the golf cart path, to benefit the Sun Valley Water & Sewer District for access to Water Tank and said easement shall follow any realignment of said golf cart path.
21. Parcels A, B, C, D and E are intended to be replatted for Multi-Family uses consistent with applicable zoning Ordinance provisions.



PRELIMINARY PLAT

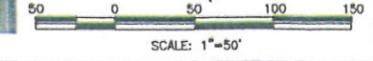

**WHITE CLOUDS, CORRECTED:
PARCELS A, B & J AMENDED**
 LOCATED WITHIN
 SECTION 6 & 7, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
 CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO
 PREPARED FOR: SUN VALLEY COMPANY
 PROJECT NO. 13160 DWG BY: JPG/CPL PRE PLAT PG1.DWG
 PRELIMINARY PLAT DATE: 02/18/2014 SHEET: 1 OF 2



RECEIVED
 MAR 10 2014
 CITY OF SUN VALLEY
 COMMUNITY DEVELOPMENT DEPT.

LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- AREAS IDENTIFIED AS POTENTIAL WETLANDS BY SAWTOOTH ENVIRONMENTAL
- EXISTING CONTOUR (1' INTERVAL)



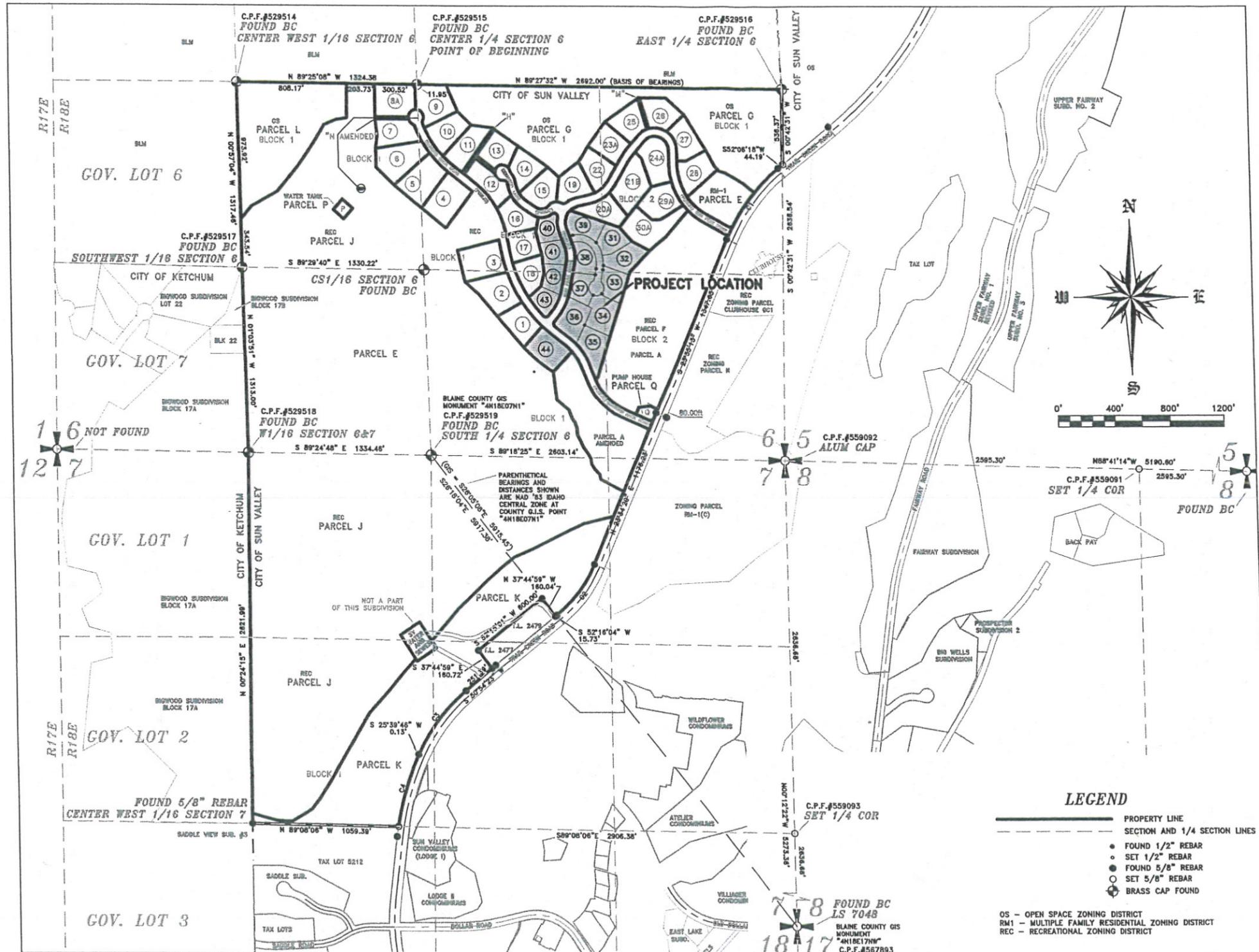
EXISTING
 SITE
 CONDITIONS



WHITE CLOUDS, CORRECTED:
 PARCELS A, B & J AMENDED
 LOCATED WITHIN
 TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
 CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO
 PREPARED FOR: SUN VALLEY COMPANY

PROJECT NO. 13160	DWG BY: JG/CPL	DATE OF SURVEY: 09/28/12
EXISTING SITE COND.		13160 - EXISTING CONDITIONS

EXHIBIT
"PZ-H"



SUBPP 2014-02

RECEIVED
MAR 10 2014
CITY OF SUN VALLEY
COMMUNITY DEVELOPMENT DEPT.

LOCATION MAP

WHITE CLOUDS:
LOTS 31 - 44
LOCATED WITHIN: T4N, R18E, SECS. 6 & 7, B.M.,
SUN VALLEY, BLAINE COUNTY, IDAHO
PREPARED FOR: SUN VALLEY COMPANY

PROJECT NO. 13160	DWG BY: JPG/CPL
LOCATION MAP	DATE: 03/04/2014

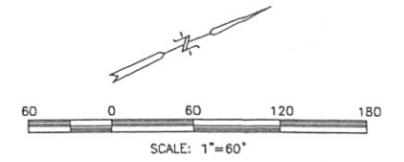
WHITE CLOUDS : LOTS 31 - 44

LOCATED WITHIN:
TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M., CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO
WHEREIN PARCELS B AMENDED, C AND D, OF WHITE CLOUDS CORRECTED SUBDIVISION
(INST. NO. 571308), ARE REPLATTED, CREATING LOTS 31-44.

MARCH 2014

LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED CL 30" WIDE DRAINAGE EASEMENT
- CENTERLINE EXISTING 30" WIDE DRAINAGE EASEMENT
- CENTERLINE DRAINAGE EASEMENT TO BE VACATED
- CENTERLINE SEWER LINE EASEMENT TO BE VACATED
- PROPOSED SEWER LINE
- PROPOSED CL 15" WIDE SEWER LINE EASEMENT
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN
- BUILDING ENVELOPE
- EXISTING SNOW STORAGE & UTILITY EASEMENT
- EXISTING CENTERLINE CULVERT EASEMENT
- EXISTING SEWER AND CULVERT EASEMENT
- FOUND 6" REBAR
- SET 6" REBAR
- FOUND 12" REBAR



NOTES:

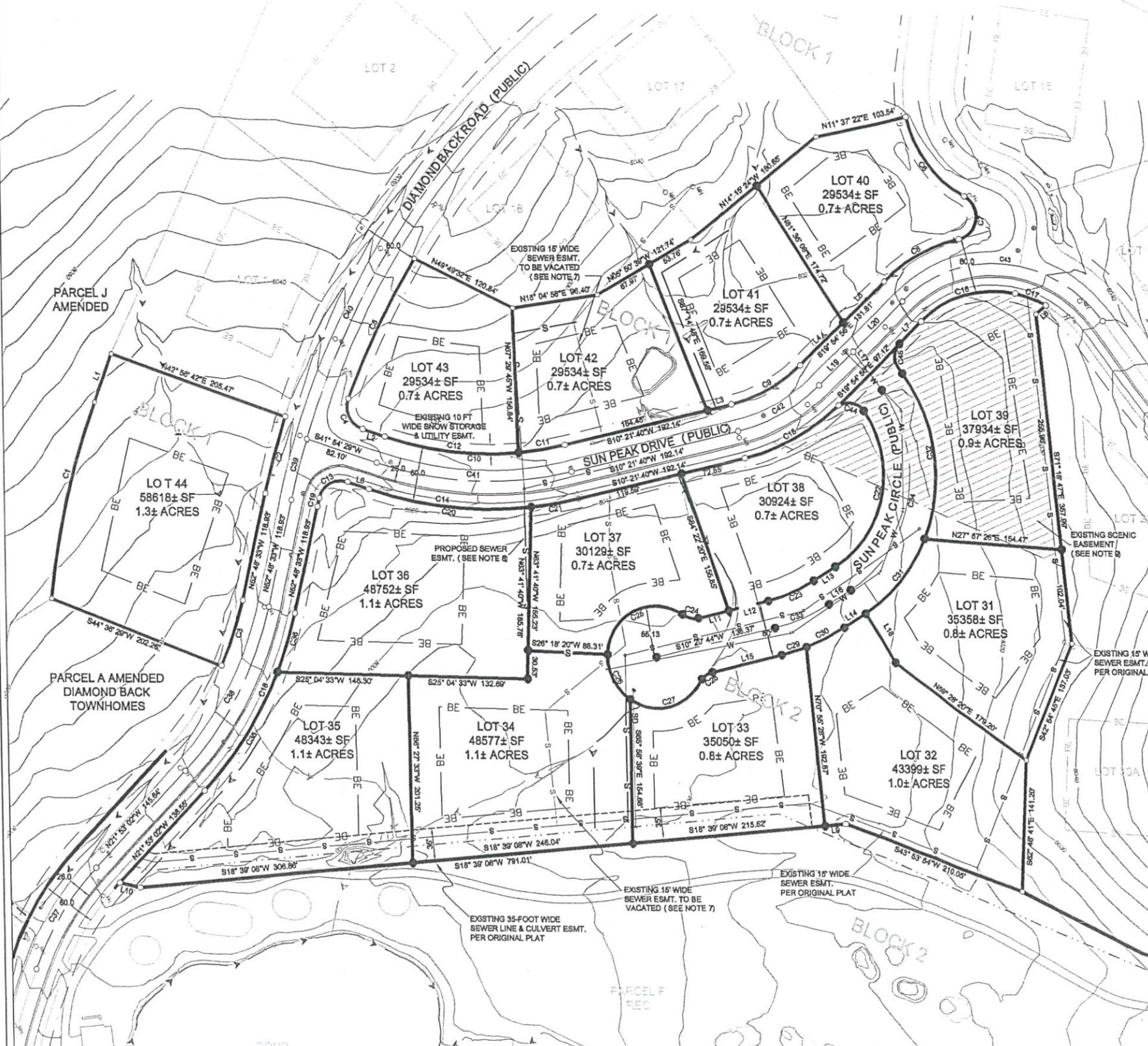
- REFER TO PLAT NOTES ON PLAT OF WHITE CLOUDS CORRECTED P.U.D., INSTRUMENT #571308, RECORDS OF BLAINE COUNTY, IDAHO.
- BASIS OF BEARINGS IS PER THE ORIGINAL PLAT OF THE WHITE CLOUDS CORRECTED P.U.D. (INST. NO. 571308); BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER SAID PLAT. REFER TO SAID PLAT & C.C.&S. FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
- UTILITIES AND DRAIN PIPES SHOWN HEREON ARE PER SURFACE EVIDENCE ONLY. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
- ELEVATIONS BASED ON WHITE CLOUDS CONSTRUCTION DATUM.
- A 30 FOOT WIDE DRAINAGE EASEMENT CENTERED ON THE REROUTED DRAINAGE DITCH IS GRANTED AS SHOWN HEREON.
- THERE SHALL BE A 10 FOOT WIDE UTILITY, DRAINAGE AND IRRIGATION EASEMENT CENTERED ON ALL LOT LINES AND ADJACENT TO ALL STREET AND SUBDIVISION BOUNDARIES.
- THE 15 FOOT WIDE SEWER LINE EASEMENT, CENTERED ON THE EXISTING SEWER LINE SHALL BE VACATED WITHIN LOTS 34, 37 AND 42 AS SHOWN HEREON.
- A 15 FOOT WIDE SEWER EASEMENT BENEFITING THE SUN VALLEY WATER & SEWER DISTRICT IS GRANTED WITHIN AS SHOWN HEREON.
- A SCENIC EASEMENT BENEFITING LOT 19, BLOCK 1 OF THE WHITE CLOUDS, CORRECTED EXISTS WITHIN PARCEL D PER INSTRUMENT #589424, AS SHOWN HEREON.
- SUN PEAK CIRCLE SHALL BE DEDICATED TO THE CITY OF SUN VALLEY FOR PUBLIC USE.

LINE DATA

LINE	BEARING	DISTANCE
L1	N45°34'31"W	66.307
L2	N41°54'29"E	26.787
L3	N10°21'40"E	27.897
L4	N19°54'56"W	67.327
L5	N19°54'56"W	64.447
L6	N41°54'29"E	24.911
L7	N19°54'56"W	34.867
L8	S18°12'38"E	15.011
L9	S18°30'08"W	22.587
L10	S38°48'38"W	23.507
L11	N10°20'44"E	34.441
L12	N10°20'44"E	45.441
L13	N08°38'01"W	28.557
L14	S09°39'01"E	28.487
L15	S10°23'44"W	82.257
L16	S08°38'01"E	38.687
L17	N78°54'23"E	61.717
L18	N82°22'30"E	62.257
L19	N19°54'56"W	52.717
L20	N19°54'56"W	79.017

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	866.79	219.37	218.83	N62°31'44"W	13°18'10"
C2	645.00	86.96	86.96	S60°10'19"E	05°18'28"
C3	348.86	74.86	74.82	S48°39'12"E	12°18'44"
C4	25.00	45.89	36.34	S86°31'01"W	89°13'16"
C5	666.00	170.80	170.82	N39°22'20"W	11°02'00"
C6	190.00	110.82	107.32	S78°48'11"W	48°48'21"
C7	26.00	60.80	46.89	S67°53'51"E	130°21'16"
C8	180.00	99.57	98.31	N04°04'04"W	31°14'13"
C9	170.00	86.83	86.79	S04°46'38"E	30°19'28"
C10	370.00	203.72	201.18	S29°06'06"W	31°32'48"
C11	395.97	82.51	82.47	S14°23'31"W	06°07'57"
C12	370.00	181.21	180.18	S30°12'02"W	23°24'54"
C13	26.00	41.06	36.80	N08°08'54"W	84°09'49"
C14	430.00	226.78	226.78	S29°06'06"W	31°32'48"
C15	230.00	121.84	120.19	S04°46'38"E	30°19'28"
C16	120.00	118.89	111.41	N67°44'34"E	55°19'00"
C17	120.00	36.78	36.54	N44°10'59"E	17°33'48"
C18	408.85	220.88	218.01	S37°28'48"E	30°58'31"
C19	866.00	9.34	8.34	N62°31'44"W	00°36'17"
C20	430.00	183.26	181.89	S29°06'06"W	24°28'19"
C21	430.00	53.48	53.42	S19°52'27"W	07°03'41"
C22	120.00	182.42	172.48	S64°32'19"E	81°82'27"
C23	170.00	86.21	86.09	S08°52'21"W	18°58'48"
C24	20.00	18.86	18.39	S34°29'08"W	48°19'42"
C25	85.19	117.89	86.59	N62°30'07"W	122°18'08"
C26	85.19	89.41	83.98	S89°30'36"W	89°37'29"
C27	65.19	92.00	81.89	S08°52'29"W	96°39'49"
C28	20.00	18.86	18.39	N13°47'37"W	48°19'42"
C29	230.00	26.19	26.11	S08°43'02"W	07°19'23"
C30	230.00	44.82	43.84	N62°30'07"W	122°18'08"
C31	190.00	108.03	108.42	S84°17'41"E	54°23'19"
C32	190.00	186.82	180.29	S73°52'29"E	80°38'17"
C33	200.00	66.19	66.83	S08°52'21"W	18°58'48"
C34	180.00	247.39	220.28	S69°30'48"E	94°29'36"
C35	408.85	154.00	153.09	S52°40'39"E	21°34'09"
C36	408.85	88.87	88.89	S48°08'19"E	08°22'29"
C37	314.00	126.48	126.84	N33°41'40"W	23°37'18"
C38	378.85	204.48	202.01	S37°28'48"E	30°58'31"
C39	815.00	65.88	66.84	N60°36'36"W	04°17'57"
C40	815.00	696.39	697.78	N08°49'31"W	37°28'11"
C41	420.00	220.24	217.47	S29°06'06"W	31°32'48"
C42	200.00	108.89	104.48	S04°46'38"E	30°19'28"
C43	150.00	286.99	226.04	N28°58'29"E	67°48'51"
C44	30.00	34.42	30.32	N30°19'41"E	89°39'42"
C45	20.00	20.00	20.85	N61°30'17"W	83°10'41"



PRELIMINARY PLAT

PREPARED BY: BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340
PHONE (208)726-9512 FAX (208)726-9514 EMAIL: rml@bma5b.com



WHITE CLOUDS:
LOTS 31 - 44

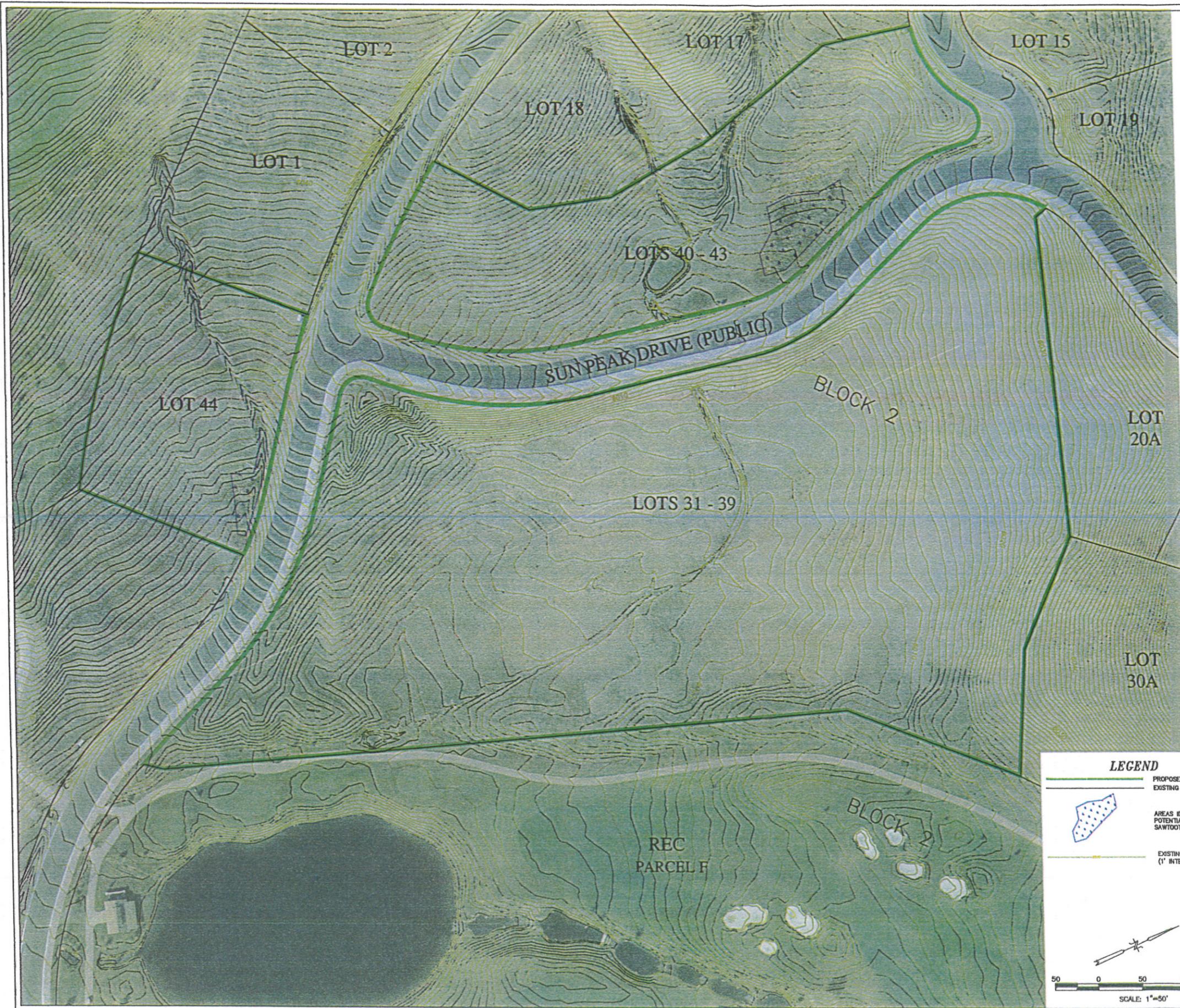
LOCATED WITHIN
TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

PREPARED FOR : SUN VALLEY COMPANY

PROJECT NO. 13160
A PRELIMINARY PLAT

DWG BY: JPG/CPL
DATE: 03/10/2014

FILE: WC LOTS 31-44 PRE.DWG
SHEET: 1 OF 1



RECEIVED
 MAR 10 2014
 CITY OF SUN VALLEY
 COMMUNITY DEVELOPMENT DEPT.

EXISTING SITE CONDITIONS

WHITE CLOUDS:
 LOTS 31 - 44
 LOCATED WITHIN
 TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
 CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

PREPARED FOR: SUN VALLEY COMPANY

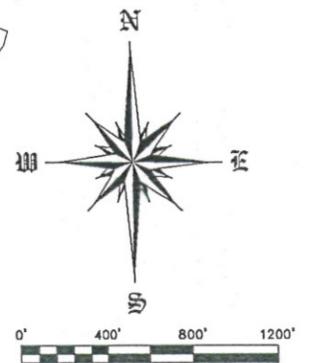
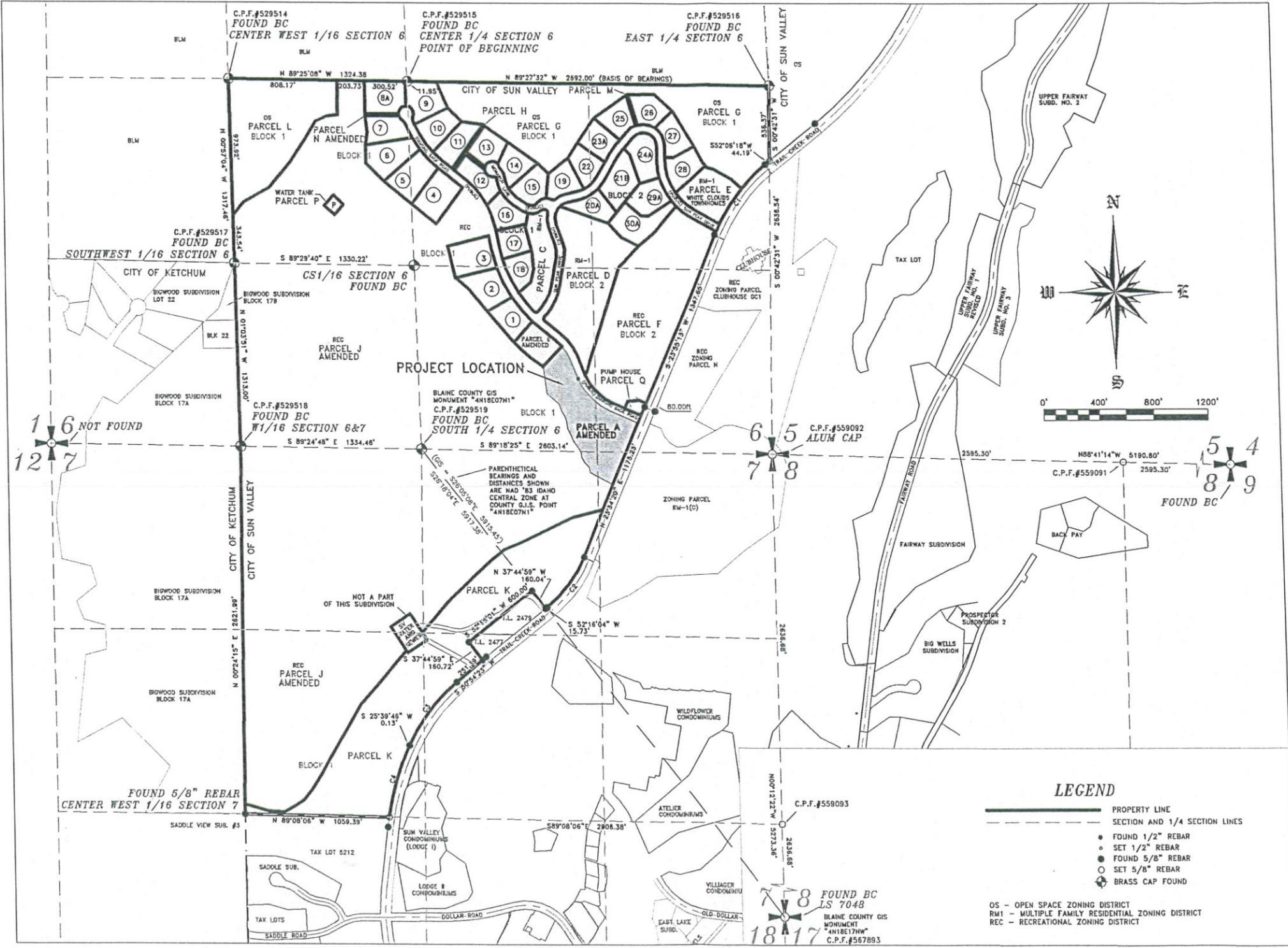
PROJECT NO. 13160	DWG BY:	CRD:
EXISTING SITE COND.	DATE OF SURVEY: 09/28/12	

LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- AREAS IDENTIFIED AS POTENTIAL WETLANDS BY SAWTOOTH ENVIRONMENTAL
- EXISTING CONTOUR (1' INTERVAL)

SCALE: 1"=50'

EXHIBIT
"PZ-I"



SUB PP 2014-04

RECEIVED
MAR 10 2014
CITY OF SUN VALLEY
DEVELOPMENT DEPT.

LOCATION MAP



DIAMOND BACK TOWNHOMES

LOCATED WITHIN: WHITE CLOUDS SUBDIVISION,
T4N, R18E, SECS. 6 & 7, B.M.,
SUN VALLEY, BLAINE COUNTY, IDAHO

PREPARED FOR: SUN VALLEY COMPANY

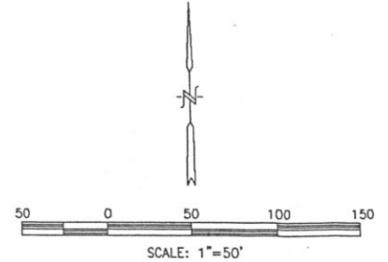
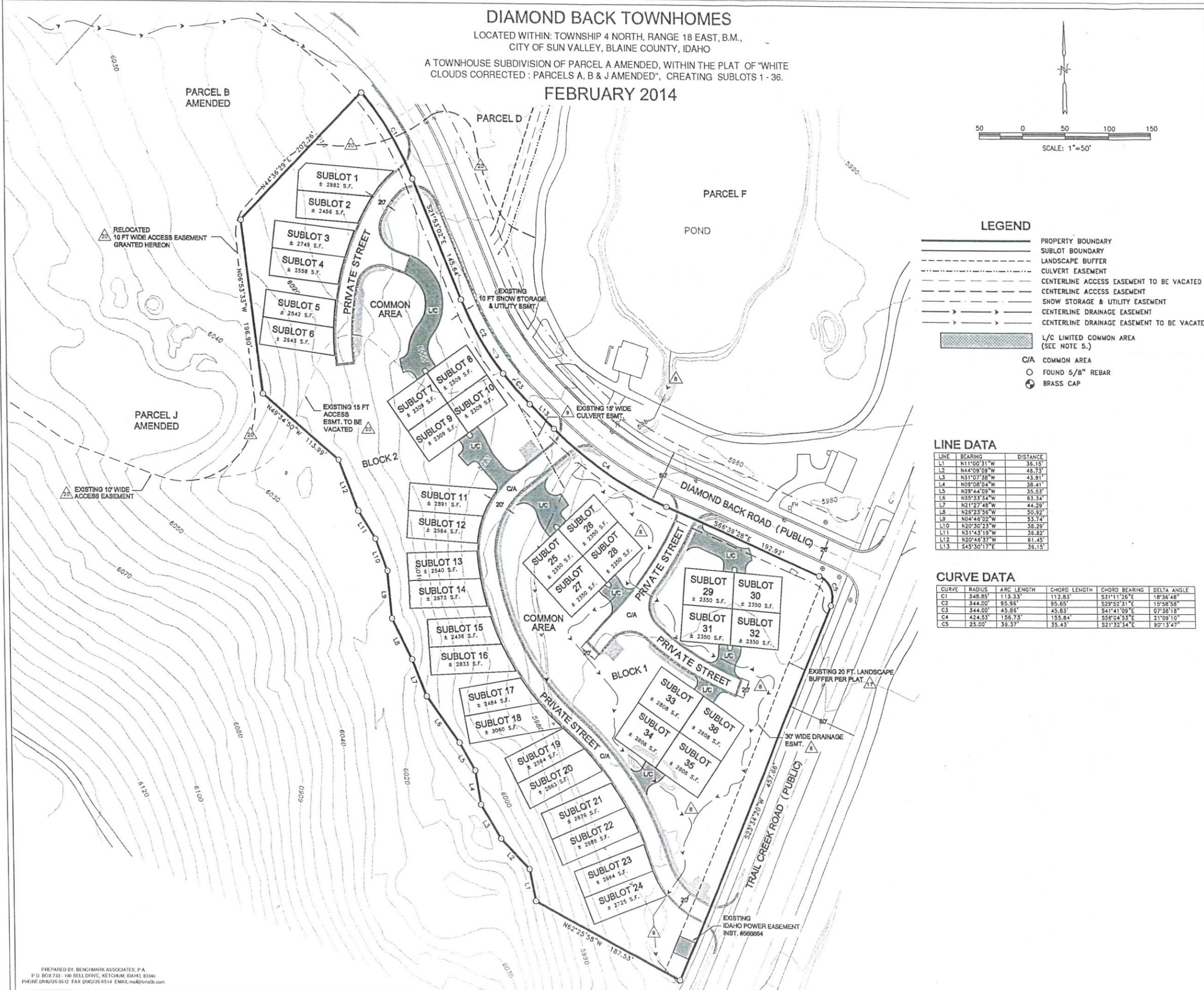
PROJECT NO. 13160 DWG BY: JPG/CPL DB_LOCATION MAP.DWG
LOCATION MAP DATE: 02/21/2014

DIAMOND BACK TOWNHOMES

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

A TOWNHOUSE SUBDIVISION OF PARCEL A AMENDED, WITHIN THE PLAT OF "WHITE
CLOUDS CORRECTED: PARCELS A, B & J AMENDED", CREATING SUBLOTS 1 - 36.

FEBRUARY 2014



LEGEND

- PROPERTY BOUNDARY
- SUBLOT BOUNDARY
- LANDSCAPE BUFFER
- CULVERT EASEMENT
- CENTERLINE ACCESS EASEMENT TO BE VACATED
- CENTERLINE ACCESS EASEMENT
- SNOW STORAGE & UTILITY EASEMENT
- CENTERLINE DRAINAGE EASEMENT
- CENTERLINE DRAINAGE EASEMENT TO BE VACATED
- L/C LIMITED COMMON AREA (SEE NOTE 5.)
- COMMON AREA
- FOUND 5/8" REBAR
- BRASS CAP

LINE DATA

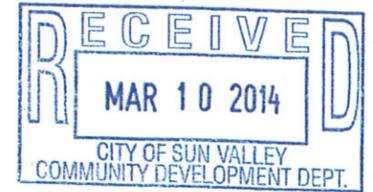
LINE	BEARING	DISTANCE
L1	N11°00'31"W	35.15'
L2	N44°09'09"W	45.73'
L3	N31°07'38"W	43.91'
L4	N09°08'04"W	38.41'
L5	N29°44'09"W	35.53'
L6	N35°33'34"W	63.34'
L7	N21°27'48"W	44.29'
L8	N25°23'56"W	50.92'
L9	N04°49'02"W	53.74'
L10	N20°30'23"W	38.29'
L11	N31°43'19"W	38.82'
L12	N20°46'37"W	61.45'
L13	S45°30'17"E	39.15'

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	348.85'	113.33'	112.83'	S31°11'26"E	18°36'48"
C2	344.00'	95.96'	95.65'	S29°52'31"E	15°58'58"
C3	344.00'	45.86'	45.83'	S41°41'09"E	07°38'18"
C4	424.53'	156.73'	155.84'	S56°04'53"E	21°09'10"
C5	25.00'	59.37'	35.43'	S21°32'34"E	90°13'47"

NOTES:

1. BASIS OF BEARINGS IS PER THE ORIGINAL PLAT OF THE WHITE CLOUDS CORRECTED P.U.D. (INST. NO. 571308). BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER SAID PLAT. REFER TO SAID PLAT, PLAT NOTES & CC&R'S AND TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF DIAMOND BACK TOWNHOMES, RECORDED AS INST. NO. _____, FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
2. BUILDING SETBACKS SHALL COMPLY WITH APPLICABLE ZONING REGULATIONS.
3. ALL TOWNHOUSE OWNERS SHALL HAVE MUTUAL RECIPROCAL EASEMENTS FOR EXISTING AND FUTURE PUBLIC AND PRIVATE UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, CABLE TV, SEWER, NATURAL GAS, TELEPHONE, AND ELECTRIC LINES OVER, UNDER AND ACROSS THEIR TOWNHOUSE SUBLOTS AND COMMON AREA FOR THE REPAIR, MAINTENANCE AND REPLACEMENT THEREOF.
4. SUBLOT BOUNDARIES REFLECT BUILDING ROOF LINE PER ARCHITECT'S PLAN.
5. LIMITED COMMON AREA FOR DRIVEWAY ACCESS TO RESPECTIVE SUBLOTS.
6. A 30 FOOT WIDE DRAINAGE EASEMENT CENTERED ON THE REROUTED DRAINAGE DITCH IS GRANTED AS SHOWN HEREON.
7. A 15 FOOT WIDE CULVERT EASEMENT EXISTS WITHIN PARCEL A AMENDED, AS SHOWN HEREON.
8. THERE SHALL BE A 10 FOOT WIDE UTILITY, DRAINAGE AND IRRIGATION EASEMENT CENTERED ON ALL LOT LINES AND ADJACENT TO ALL STREET AND SUBDIVISION BOUNDARIES.
9. ALL REQUIRED EMERGENCY ACCESS LANES SHALL REMAIN OPEN AND UNOBSTRUCTED AND IT SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN SAID LANES YEAR-ROUND, INCLUDING BUT NOT LIMITED TO SNOW REMOVAL AND ENFORCEMENT OF NO VEHICULAR PARKING WITHIN SAID LANES AT ANY TIME.
10. THE 20 FOOT WIDE LANDSCAPE BUFFER WITHIN PARCEL A AMENDED IS RESERVED FOR TRAILS, HARDSCAPE, SIGNAGE, MONUMENT SIGNAGE, PLANTINGS OR SIMILAR USAGE.
11. A 10' WIDE ACCESS EASEMENT EXISTS ALONG THE GOLF CART PATH, TO BENEFIT THE SUN VALLEY WATER & SEWER DISTRICT FOR ACCESS TO WATER TANK AND SAID EASEMENT SHALL FOLLOW ANY REALIGNMENT OF SAID GOLF CART PATH.
12. ELEVATIONS BASED ON WHITE CLOUDS CONSTRUCTION DATUM.



PRELIMINARY PLAT



DIAMOND BACK TOWNHOMES

LOCATED WITHIN
SECTION 6 & 7, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

PREPARED FOR: SUN VALLEY COMPANY

PROJECT NO. 13160	DWG BY: JFG/CPL	DBT PRE PLAT.DWG
PRELIMINARY PLAT	DATE: 02/26/2014	SHEET: 1 OF 1



UNPLATTED
SUN VALLEY RESORT

PARCEL B AMENDED

PARCEL F

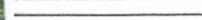
PARCEL J AMENDED

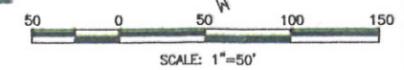
DIAMOND BACK ROAD (PUBLIC)

TRAIL CREEK ROAD (PUBLIC)

DIAMOND BACK TOWNHOMES

LEGEND

-  PROPOSED PROPERTY LINE
-  EXISTING PROPERTY LINE
-  AREAS IDENTIFIED AS POTENTIAL WETLANDS BY SAWTOOTH ENVIRONMENTAL
-  EXISTING CONTOUR (1' INTERVAL)



RECEIVED
MAR 10 2014
CITY OF SUN VALLEY
COMMUNITY DEVELOPMENT DEPT.

EXISTING SITE CONDITIONS



DIAMOND BACK TOWNHOMES
LOCATED WITHIN
TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

PREPARED FOR : SUN VALLEY COMPANY

PROJECT NO. 13160	DWG BY:	CRD:
EXISTING SITE COND.	DATE OF SURVEY: 09/28/12	