

TO: Michelle Eddy, CMC/CPM - Town Manager/Clerk
FROM: Kyle Parag, Plan Reviewer - CAA
DATE: March 29th, 2023
RE: Planning/Zoning/Architectural Guidelines review –
0066 Conifer Dr

Below please find staff's analysis that outlines the review with the Town's Zoning regulations and adopted Architectural Design Guidelines for the structure proposed at 0066 Conifer Dr

Staff Recommendation:

Staff recommendation is to approve the development review for this project. Special attention should be given to the retaining walls, roof slopes, and driveway grade.

Zoning Regulation analysis –

Proposal: A new single-family residence with an attached garage. The proposed 2 story, 4 bedroom, 5.0 bath home, includes about 4032 s.f. of living space and an attached 1198 s.f., 3 vehicle garage for a combined 5230 square feet. Designer did not provide size details of the property as required on the application.

Zoning district: R1

Lot Size: ~ 31,607 sq. ft.
80,000 sq. ft. Required– Existing Non-Conforming

Lot Width: ~ 162'
100 ft. Required - Complies

Setbacks: Proposed principal residence complies with required setbacks based upon submitted docs.

Height: Complies with required height limitations. The height at the highest roof ridge is proposed at 25'

Garage Stds: The proposed garage is 1198, which is under the maximum of 1200 sqft permitted for this property.

Parking Std:

Parking requirements will be met through the proposed garage parking

Architectural Design Guideline analysis -

Please note the following key to the interpretation of the analysis table:

Y	Element is in substantial compliance with the design guidelines
N	Does not comply with the design guidelines
	Requires additional information from applicant
N/A	Not Applicable to the application

STANDARD	NOTES/REMARKS	SUBSTANTIAL COMPLIANCE
DEVELOPMENT STANDARD		
VI. B. Building Envelope	The proposed principal residence is properly sited within required setbacks. The submitted site plan depicts compliance.	Y
VI. C. Building Siting	Structure is proposed in context with natural drainage patterns, contours, and landforms. Property has significant sloping, and design works well with the slope.	Y
VI. D. Grading and Drainage	Final grading is proposed to avoid unnaturally broad, flat surfaces. Retaining walls are used extensively.	Y
VI. E. Driveways	Proposed gravel driveway. Snow storage area calculations are not provided. The required snow storage is provided outside of the driveway area. Snow storage is intended to be calculated on improved driveway surfaces. Driveway exceeds the maximum 6% in the first 20 feet and 10% slopes elsewhere, and drawn at 10%. Allowable with specific Town approval	

	Driveway width is scaled at 14 ft, exceeding the maximum of 12" Culvert is not indicated. Driveway is not designed with cross slope, washout may be a problem.	
VI. F. Parking / Garages	The proposed attached three vehicle garage and the additional exterior parking space complies with minimum standards.	Y
VI. G. Exterior Equipment and Satellite Dishes	No exterior equipment is indicated	Y
VI. H. Easements and Utilities	Easements are indicated	Y
VI. I. Recreation Facilities	No facilities are proposed	Y
VI. J. Signage	Address marker/signage is not indicated on the drawings.	Y
VI. K. Pathways /Walkways	No walking paths are proposed, pedestrian easement is located near creek.	Y
VI. L. Wetlands	No wetlands are identified on the plan.	N/A
VI. M. Wildfire Regulations	Many of the required regulations are operational requirements post-construction.	Y
ARCHITECTURAL GUIDELINES		
VI. B. Building Forms	Proposed foundation walls merge with the existing grade. Base mass intent is not designed on rear or sides of home, as the main siding materials (composite) are indicated to near grade.	Y
VII. C. Setbacks	The proposed structures sit within the required setbacks per the submitted site plan.	Y
VII. D. Building Height	Building height is difficult to determine. Design heights are not calculated in accordance with Town Definitions.	Y

	Design indicates 21'-2". Actual is estimated at 25'. Maximum allowable is 35'	
VII. E. Roofs	Double shed roof with a slope of 2:12 and 3:12 is proposed. Primary roofs should be 4:12 or steeper. Guidelines allow lower primary roofs to be considered. Material is proposed as a charcoal metal roof. Snow shedding is not a concern.	N
VII. F. Exterior Wall Materials	Proposed exterior materials are composite wood look siding material in "cavern steel" dark grey and "Canyon Brown".	Y
VII. G. Exterior Trim	Trim colors are not clearly indicated. Windows will be black in color.	
VII. H. Windows and Doors	Windows, doors, and garage doors are proportional to the structure and appear in general compliance.	Y
VII. I. Balconies and Railings	Railings are open in appearance, and consist of horizontal wires.	Y
VII. J. Chimneys and Roof Vents	Fireplace will be vented with a minimally visible roof vent.	Y
VII. K. Exterior Colors	Proposed colors indicated on the color board are in general conformance. Colors are dark greys and blacks, with brown/wood colors for stone and posts.	Y
VII. L. Solid Waste Collection and Service Areas	Trash and storage areas are not indicated.	Y
SITE ELEMENTS		
VIII. A. Retaining Walls, Landscape Walls,	Large retaining walls are proposed along driveway and at rear of home near septic. Varying heights from 3' to 7' retaining walls are proposed. Retaining walls be a substantial visible aspect of the property. Materials are "natural stone" without further clarification or colors.	

Fences, and Screening	Retaining walls are located outside of the building envelope due to necessity of the terrain. Plant materials for 2-3' are not indicated at the top and base of the walls are required in the guidelines.	
VIII. B. Terraces, Patios, Walkways and Decks	Deck is in the building envelope and complements the site and structure.	Y
VIII. C. Driveway Paving Surfaces	Driveway and parking area material is gravel.	Y
VIII. D. Exterior Landscape Lighting	Proposed exterior lighting is in general conformance. Down lights are proposed.	Y
IX. B. Submittal Requirements	The construction management plan is not included in the submittal. Detailed landscape plan is not included.	