



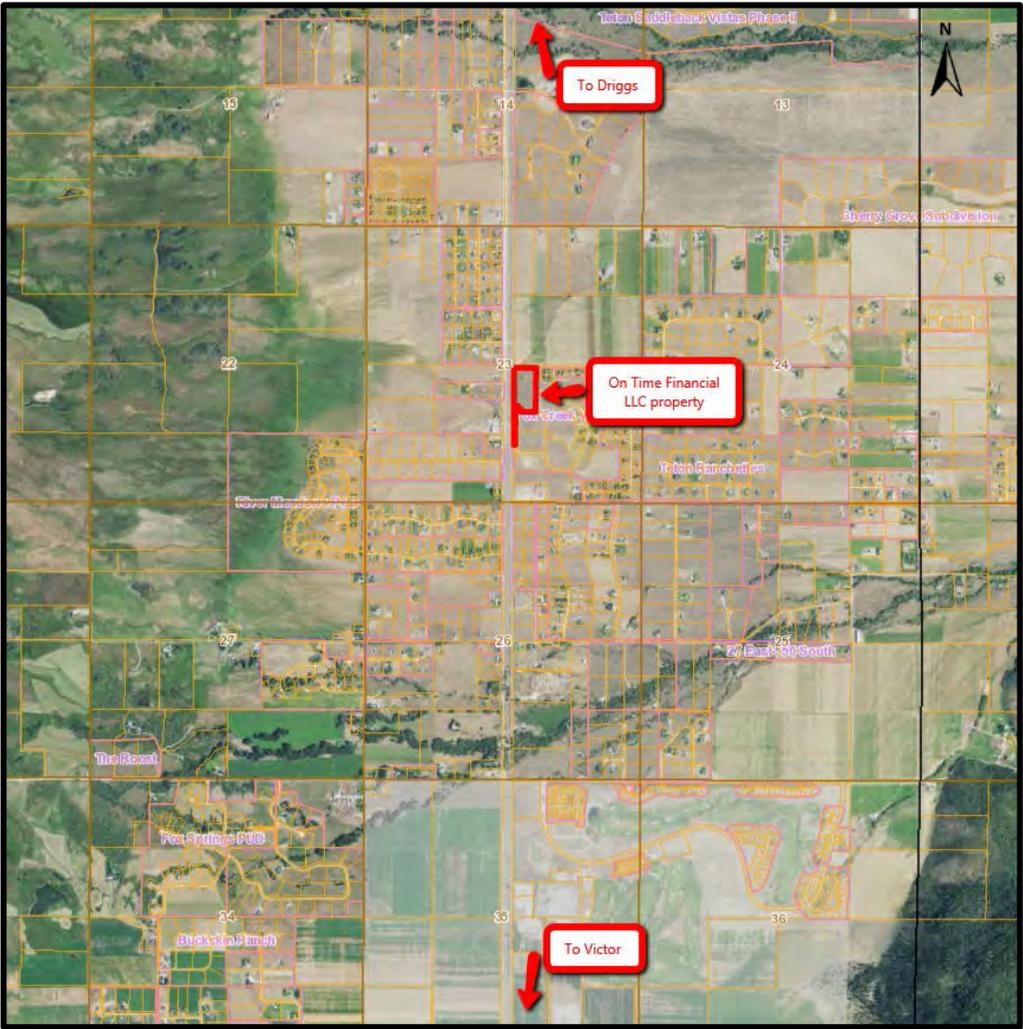
SCENIC CORRIDOR REVIEW for: Zahe Elabed (On Time Financial LLC)
WHERE: 395 W 4500 S
Prepared for the Planning & Zoning Commission
December 8, 2015

APPLICANT: Zahe Elabed
LANDOWNER: On Time Financial LLC

APPLICABLE COUNTY CODE: Teton County Zoning Ordinance Section 8-5-2-D (SC) Scenic Corridor Overlay Regulations.

REQUEST: Zahe Elabed is requesting approval for a new single-family home and guest house. The property is not completely within the Scenic Corridor Overlay, but both building site locations are completely within the Scenic Corridor Overlay.

LEGAL DESCRIPTION: RP002000000R0; RESERVED AREA FOX CREEK VILLAGE PUD SEC 25 T4N R45E
LOCATION: 395 W 4500 S
ZONING DISTRICT: A-2.5
PROPERTY SIZE: 8.03 acres
VICINITY MAP:



AERIAL IMAGE OF PROPERTY



PROJECT BACKGROUND: Mr. Elabed submitted a building permit application on October 5, 2015 for the main house and a completed scenic corridor design review application on November 19, 2015. He has not submitted a building permit application for the guest house at this time. Before the building permit(s) can be approved, a scenic corridor design review must occur and be approved for the structures. The property is currently zoned A-2.5. The majority of the property is within the scenic corridor, with the eastern 75 feet out. There is currently nothing on the property that would screen it from view from Highway 33. Fox Creek Village does have a landscape easement along the Highway on this property (Attachment 4), but it does not appear that landscaping has been planted there.

The proposed main house will be approximately 307 feet from the outer edge of Highway 33's right of way, the proposed guest house will be approximately 282 feet from the outer edge of Highway 33's right of way. This proposal complies with all required setbacks (Attachment 5). Construction of the new home has not begun, but the applicant has temporarily placed the guest home (pre-built cabin) on the property.

The proposed main home will be one story above grade with a walk-out basement accessible from the rear side of home. The home will be 60 feet by 36 feet, with the garage side of the home being 46 feet. It will be 28 feet in height. There will be a deck on the rear side of the home, which will extend 12 feet from the home and be 15 feet wide (Attachment 6). The home will have dark cedar siding, natural stonework, and a dark brown, shingled roof. The guest home is currently green, but the outside will be redesigned to match the main home. The guest home is one story with a porch on the front (extends 7.5 feet). It is 18 feet by 29 feet (Attachment 7). Attachment 8 shows a design example for the homes. Attachment 9 includes site photos.

OVERVIEW OF SCENIC CORRIDOR REVIEW:

8-2-1-A. GENERAL DEFINITIONS: Scenic Corridor Overlay includes all lands lying within 330 feet of both sides of the rights-of-way for Idaho State Highways 31, 32, 33 and Ski Hill Road from Driggs City limits to the Wyoming state line.

8-5-1-D. PURPOSE: The purpose of this overlay area is to provide a design review procedure to ensure that key roads in Teton County are sufficiently protected from unsightly and incompatible land uses.

8-5-2-D (1) DESIGN REVIEW: All development shall be subject to design review to ensure that the location, scale, and appearance of buildings, structures, and development of land shall preserve the rural character of the areas bordering Idaho State Highways and Ski Hill Road and to prevent the construction of buildings that project upward beyond the ridgeline of any hill located within one (1) mile of major roads when viewed from those major roads.

Title 8 of the Teton County Code authorizes the Planning & Zoning Commission to make a final determination on scenic corridor applications. A development application shall only be approved if the Planning Commission finds that it meets the design review criteria.

8-5-2-D (3). DESIGN REVIEW CRITERIA:		STAFF COMMENTS:
SETBACKS	No permanent structures may be built within 50 feet of the outer edge of the road right of way, unless the parcel does not contain any buildable sites outside of the setback.	<i>The proposed home will be located approximately 307 feet from the outer edge of Highway 33's right of way, with the guest house approximately 282 feet away. A-2.5 requires front and side setbacks of 30' and rear setbacks of 40', with which this complies.</i>
BUILDING ENVELOPE	1. Building envelopes shall be located so that existing topography and natural vegetation will screen buildings from view from the State Highways and Ski Hill Road to the maximum extent feasible.	<i>There is minimal existing vegetation on the property but none that could screen the proposed homes. The applicant has proposed planting some trees and bushes around the homes (Attachment #) that will help screen the home from HWY 33, when they have matured.</i>
	2. Where existing topography and natural vegetation cannot be used to screen buildings, building envelopes should be located at the rear or side edges of an open meadow or pasture, or at the foot of a hill or ridge, rather than in the middle of a meadow, pasture, or hillside.	<i>The location for the proposed home is the northeastern corner of the property. The main home is located near the eastern edge of the property, with the guest house located just to the north, near the northern edge.</i>
	3. Building envelopes shall be located so that no portion of a building up to 30 feet tall shall be visible over the ridge of the hillside on which it is located when viewed from the State Highways and Ski Hill Road.	<i>The proposed home will not be located on a ridge or hillside.</i>
BUILDING MATERIALS	All non-agricultural buildings shall not be of highly reflective materials according to ASTM C6007, Light Reflectivity Index.	<i>The proposed home will have dark cedar siding, natural stonework, and a dark brown, shingled roof. The guest home's appearance will be changed to resemble the main house. The materials will not be highly reflective.</i>
ROADS & DRIVEWAYS	Roads and driveways shall be designed to eliminate the need to back out onto the State Highways or Ski Hill Road. Existing roads and driveways shall be used where practical. When it is not practical to use existing roads, then new roads and driveways shall be located to skirt the edge of meadows and pastures (i.e. avoid dividing them) to the maximum extent feasible.	<i>This property is accessed from West 4500 South, not Highway 33, so there will be no issue with vehicles backing out onto Highway 33. A new driveway is proposed with this application, which will be located in the northeastern corner of the property, following the eastern boundary line.</i>
SCREENING	Landscaping shall be used to screen the view of any resource extraction sites, outdoor storage areas, outdoor trash collection areas, satellite dishes over two (2) meters in diameter, and areas with inoperable equipment or more than four (4) inoperable cars or trucks. Required landscaping should be high altitude, native plant material, trees and shrubs	<i>There is no outdoor storage proposed with this application that would need to be screened.</i>
SATELLITE DISHES & UTILITIES	All satellite dishes in the proposed development shall be located to minimize visibility from the State Highways and Ski Hill Road and shall use earth tone colors and/or screening to minimize their visual impact. All service utilities (including but not limited to electric and telecommunication lines) shall be placed underground.	<i>The applicant has not proposed any satellite dishes or utilities at this time. However, a satellite dish may be desired in the future, and the homes will need to access utilities. It is unclear if utilities are already available on the property.</i>
THERE ARE ADDITIONAL PROVISIONS FOR SATELLITE DISHES, REVEGETATION, UTILITIES, AND SIGNS.		<i>The applicant is not proposing any signs. Disturbance will be minimal for construction and the applicant has proposed landscaping for the entire building site, so it is staff's opinion that a revegetation plan is not needed.</i>

POSSIBLE CONDITIONS OF APPROVAL:

1. Must comply with all federal, state, and local regulations.
2. All structures require a Teton County Building Permit and must comply with the Teton County Building Code.
3. Building materials shall not be highly reflective materials.
4. All utilities shall be placed underground.
5. Any satellite dishes shall be located to minimize visibility from Highway 33 and shall use earth tone colors and/or screening to minimize their visual impact.

POSSIBLE PLANNING & ZONING COMMISSION ACTIONS:

A. Approve the scenic corridor permit request with the recommended conditions of approval listed in this staff report, having provided the reasons and justifications for the approval.

B. Approve the scenic corridor permit request, with modifications to the application request, or adding conditions of approval, having provided the reasons and justifications for the approval and for any modifications or conditions.

C. Deny the scenic corridor permit request and provide the reasons and justifications for the denial.

D. Continue to a future PZC Meeting with reasons given as to the continuation or need for additional information.

POSSIBLE MOTIONS:

The following motions could provide a reasoned statement if a Commissioner wanted to approve or deny the application:

Approval

Having found that the proposed development for Zahe Elabed is consistent with the Teton County development ordinances, specifically Title 8-5-2-D, and Idaho State Statute, I move to approve the scenic corridor permit with the following conditions of approval:

1. Must comply with all federal, state, and local regulations.
2. All structures require a Teton County Building Permit and must comply with the Teton County Building Code.
3. Building materials shall not be highly reflective materials.
4. All utilities shall be placed underground.
5. Any satellite dishes shall be located to minimize visibility from Highway 33 and shall use earth tone colors and/or screening to minimize their visual impact.

Denial

Having found that the proposed development for Zahe Elabed is not consistent with the Teton County development ordinances, specifically Title 8-5-2-D, and Idaho State Statute, I move to deny the scenic corridor permit. The following could be done to obtain approval...

Prepared by Kristin Rader

Attachments:

- | | |
|--|---------------------------------------|
| 1. Application (4 pages) | 6. Main House Building Plan (2 pages) |
| 2. Deed (1 page) | 7. Guest House Images (3 pages) |
| 3. Articles of Organization LLC (1 page) | 8. Design Example (1 page) |
| 4. Fox Creek Village Plat (2 pages) | 9. Site Visit Photos (3 pages) |
| 5. Site Plan (1 page) | |

End of Staff Report



RECEIVED

K. Rader
11-5-2015

SCENIC CORRIDOR OVERLAY APPLICATION

Teton County, Idaho

The Planning Staff will review this request for completeness. The Planning and Zoning Commission will make the final decision at their regularly scheduled meeting. The applicant is encouraged to discuss this application with the Planning Staff prior to submittal.

To expedite the review of your application, please be sure to address each of the following items.

SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner: ZAHÉ MA ELABED

Applicant: DNTIME Financial E-mail: Zahelabelam@msn.com

Phone: (208) 589-9243 Mailing Address: 1480 N Woodnut F Ave

City: IDAHO Falls State: ID Zip Code: 83401

Location and Zoning District:

Address: 4500 South Hwy 33 Parcel Number: 9 acre reserve lot

Section: _____ Township: _____ Range: _____ Total Acreage: 9

- Latest recorded deed to the property
- Affidavit of Legal Interest
- Fees in accordance with current fee schedule

I, the undersigned, understand that the items listed below are required for my application to be considered complete and for it to be scheduled on the agenda for the Planning and Zoning Commission public meeting.

• Applicant Signature: [Signature] Date: 11-4-15

I, the undersigned, am the owner of the referenced property and do hereby give my permission to _____ to be my agent and represent me in the matters of this application. I have read the attached information regarding the application and property and find it to be correct.

• Owner Signature: [Signature] Date: 11-4-15

Fees are non-refundable.

SECTION II: CRITERIA FOR RECOMMENDATIONS AND DECISIONS

In accordance with 8-5-2 (C) of the Teton County Zoning Ordinance the Scenic Corridor Overlay shall apply to those lands within 330' of both sides of the right-of-way for Idaho State Highways 31, 32, 33 and Ski Hill Road from Driggs city limits to the Wyoming stateline.

- Design Review: All development shall be subject to design review to ensure that the location, scale, and appearance of buildings, structures, and development of land shall preserve the rural character of the areas bordering Idaho State Highways and Ski Hill Road and to prevent the construction of buildings that project upward beyond the ridgeline of any hill located within one (1) mile of major roads when viewed from those major roads.
- Documentation Required: The applicant shall submit plans and drawings showing all existing structures, building envelopes for all proposed structures, setbacks from the closest State Highway or Ski Hill Road, as applicable, existing and proposed landscaping and fences, existing and proposed off-street parking areas, and drawings of exterior elevations of primary structures visible from the closest State Highway or Ski Hill Road. These materials will be submitted with a conditional use or building permit application, and at the preliminary plat stage of a subdivision or PUD application.
- Design Review Criteria: A development application shall only be approved if the Commission finds that it meets the following criteria:

Setbacks: No permanent structure shall be constructed within fifty (50) feet of the outer edge of the road right-of-way, unless the parcel does not contain any buildable site outside of the setback area in, which case primary structures shall be located as far from the outer edge of the road right-of-way as possible.

Building Envelopes: The development shall identify building envelopes for all primary and accessory structures. Building envelopes shall comply with the following requirements:

- 1) Building envelopes shall be located so that existing topography and natural vegetation, such as ridges, hills, and existing trees, will screen buildings from view from the State Highways and Ski Hill Road to the maximum extent feasible.
- 2) Where existing topography and natural vegetation cannot be used to screen buildings as described in Subsection 1 above, building envelopes should be located at the rear or side edges of an open meadow or pasture, or at the foot of a hill or ridge, rather than in the middle of a meadow, pasture, or hillside.

Notwithstanding Subsections 1 and 2 above, building envelopes shall be located so that no portion of a building up to thirty (30) feet tall shall be visible over the ridge of the hillside on which it is located when viewed from the State Highways and Ski Hill Road, and the applicant shall submit a sight line analysis in sufficient detail to confirm that this standard has been met.

Building Materials: All non-agricultural buildings shall not be of highly reflective materials according to ASTM C6007, Light Reflectivity Index.

ATTACHMENT 1.3

Roads and Driveways: Roads and driveways shall be designed to eliminate the need to back out onto the State Highways or Ski Hill Road. Existing roads and driveways shall be used where practical. When it is not practical to use existing roads, then new roads and driveways shall be located to skirt the edge of meadows and pastures (i.e. avoid dividing them) to the maximum extent feasible.

Satellite Dishes: All satellite dishes in the proposed development shall be located to minimize visibility from the State Highways and Ski Hill Road and shall use earth tone colors and/or screening to minimize their visual impact.

Screening: Landscaping shall be used to screen the view of any resource extraction sites, outdoor storage areas, outdoor trash collection areas, satellite dishes over two (2) meters in diameter, and areas with inoperable equipment or more than four (4) inoperable cars or trucks. Required landscaping should be high altitude, native plant material, trees and shrubs.

Revegetation: The applicant shall revegetate all areas disturbed by grading or cut-and-fill activity with plants similar to those on the remainder of the development site as each stage of grading is completed, and no later than one (1) year after construction.

Utilities: All service utilities (including but not limited to electric and telecommunication lines) shall be placed underground.

SECTION III: STAFF SUMMARY ANALYSIS, REASONING AND FACT FINDING

SECTION IV: PLANNING AND ZONING COMMISSION ACTION

SECTION V: PLANNING ADMINISTRATOR/DESIGNEE REVIEW/ACTION

Application is considered complete and accepted on this the _____ day of _____, 20__.

Planning Administrator/Designee Signature: _____



RECEIVED

BY: K. Rader
DATE: 11-5-2015

SCENIC CORRIDOR OVERLAY APPLICATION

Teton County, Idaho

The Planning Staff will review this request for completeness. The Planning and Zoning Commission will make the final decision at their regularly scheduled meeting. The applicant is encouraged to discuss this application with the Planning Staff prior to submittal.

To expedite the review of your application, please be sure to address each of the following items.

SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner: ZAHHE MA ELABED

Applicant: On Time Financial E-mail: Zaheelabelam@msn.com

Phone: (208) 589-9243 Mailing Address: 1480 N Woodruff Ave

City: IDAHO Falls State: ID Zip Code: 83401

Location and Zoning District:

Address: 4500 South Hwy 33 Parcel Number: 9 acre reserve lot

Section: _____ Township: _____ Range: _____ Total Acreage: 9

- Latest recorded deed to the property
- Fees in accordance with current fee schedule
- Affidavit of Legal Interest

I, the undersigned, understand that the items listed below are required for my application to be considered complete and for it to be scheduled on the agenda for the Planning and Zoning Commission public meeting.

I, the to be appli

[Signature]

On Time Financial
1480 N Woodruff Ave
Idaho Falls, ID 83401

92-358/1241

11-5-2015

1000 the

Pay to the Order of Teton County \$ 200.00

Two Hundred ONLY Dollars

D.L. Evans Bank
2634 E. Sunnyside Rd.
Ammon ID 83406
1-888-873-9777

Teton

For [Signature]

TETON COUNTY, IDAHO
9-15-2015 09:00:00 AM No. of Pages: 1
Recorded for : KINCAID, ROBERT
MARY LOU HANSEN Fee: 10.00
Ex-Officio Recorder Deputy
Index to: DEED, QUIT-CLAIM

AFTER RECORDING MAIL TO:

On Time Financial
1480 N. Woodruff Ave.
Idaho Falls, Idaho 83401

QUITCLAIM DEED

For Value Received, **Robert F. Kincaid and Yvonne Kincaid, husband and wife**, do(es) hereby convey, release, remise, and forever quit claim unto **On Time Financial, LLC, an Idaho Limited Liability Company**, whose address is **1480 N. Woodruff, Ave., Idaho Falls, Idaho 83401**, herein after called the Grantee, the following described premises situated in **Teton County, Idaho**, to-wit:

Reserved Area, Fox Creek Village Planned Unit Development, Teton County, Idaho, as the same appears on the official plat thereof recorded May 30, 1996, as Instrument No. 124033.

together with all water rights appurtenant thereto.

Dated: 9-14-2015

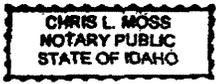
Robert F. Kincaid
Robert F. Kincaid

Yvonne Kincaid
Yvonne Kincaid

STATE OF Idaho)
COUNTY OF Teton)

On this 14th day of September, 2015, before me, a Notary Public in and for said State, personally appeared **Robert F. Kincaid and Yvonne Kincaid**, known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same.

NOT A LEGAL COPY



Chris L. Moss
Notary Public of Idaho
Residing at: Driggs ID
Commission Expires: 7-10-2018



ARTICLES OF ORGANIZATION LIMITED LIABILITY COMPANY

(Instructions on back of application)

FILED EFFECTIVE
2007 MAY 24 AM 8:58

1. The name of the limited liability company is:

On Time Financial LLC

SECRETARY OF STATE
STATE OF IDAHO

2. The street address of the initial registered office is:

325 S. Woodruff Suite #3 Idaho Falls Id 83401

Idaho Falls

and the name of the initial registered agent at the above address is:

Zake Elabel

3. The mailing address for future correspondence is:

325 S. Woodruff Suite #3 Idaho Falls Id

83401

4. Management of the limited liability company will be vested in:

Manager(s) or Member(s) (please check the appropriate box)

5. If management is to be vested in one or more manager(s), list the name(s) and address(es) of at least one initial manager. If management is to be vested in the member(s), list the name(s) and address(es) of at least one initial member.

Name	Address
<u>Zake MA Elabel</u>	<u>2241 Balboa Dr Idaho Falls Id 83404</u>
_____	_____
_____	_____
_____	_____
_____	_____

6. Signature of at least one person responsible for forming the limited liability company:

Signature: [Handwritten Signature]

Typed Name: Zake MA Elabel

Capacity: _____

Signature _____

Typed Name: _____

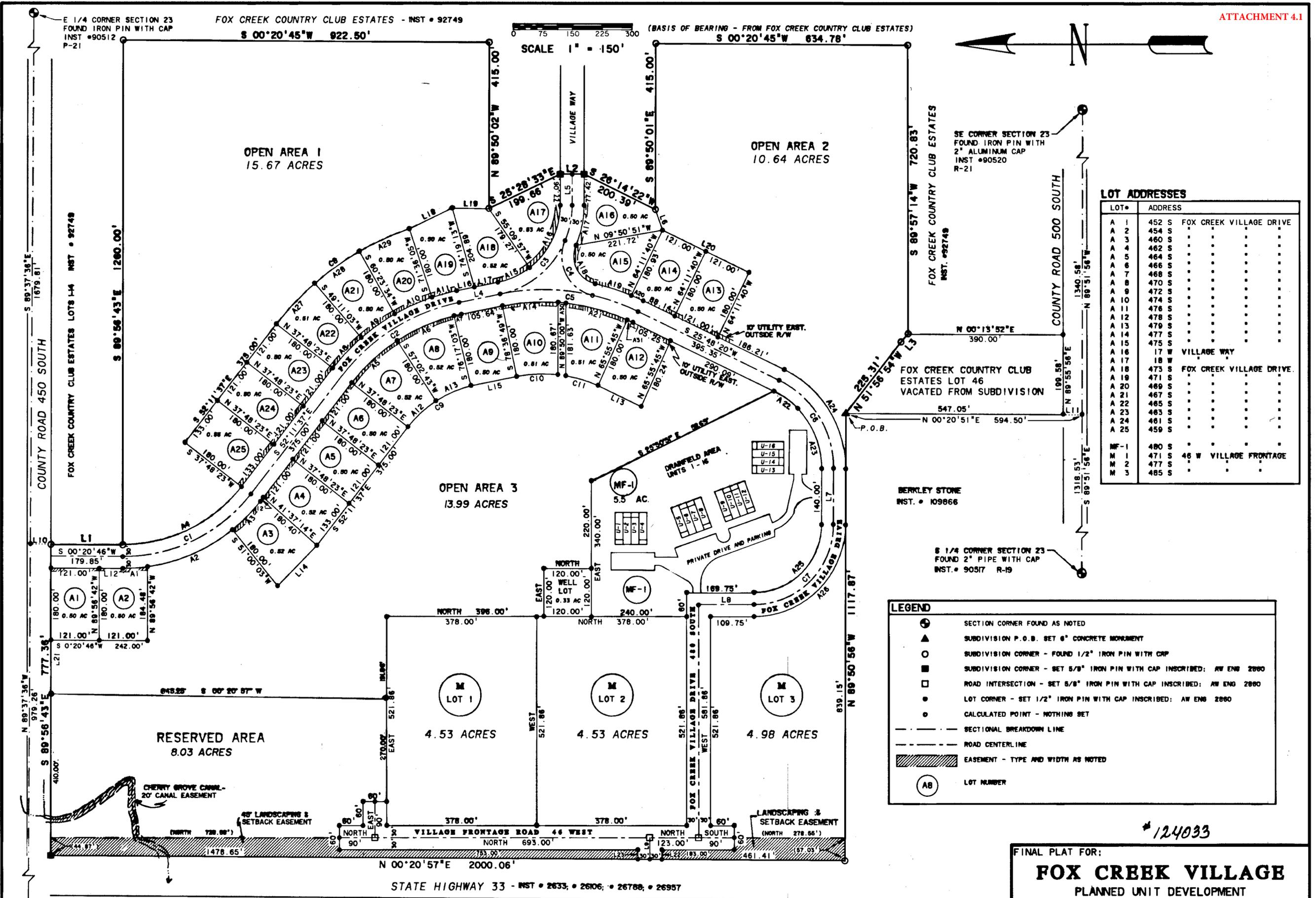
Capacity: _____

Secretary of State use only

9:30pm 11/13/06 11:00am 11/13/06
Revised 07/2002

IDAHO SECRETARY OF STATE
05/24/2007 05:00
CK: 8836 CT: 147628 BH: 1055782
1 @ 100.00 = 100.00 ORGAN LLC # 2
1 @ 20.00 = 20.00 EXPEDITE C # 3
1 @ 20.00 = 20.00 CORP SUR # 4

W62975



LOT ADDRESSES

LOT#	ADDRESS
A 1	452 S FOX CREEK VILLAGE DRIVE
A 2	454 S
A 3	460 S
A 4	462 S
A 5	464 S
A 6	466 S
A 7	468 S
A 8	470 S
A 9	472 S
A 10	474 S
A 11	476 S
A 12	478 S
A 13	479 S
A 14	477 S
A 15	475 S
A 16	17 W VILLAGE WAY
A 17	18 W
A 18	473 S FOX CREEK VILLAGE DRIVE
A 19	471 S
A 20	469 S
A 21	467 S
A 22	465 S
A 23	463 S
A 24	461 S
A 25	459 S
MF-1	480 S
M 1	471 S 46 W VILLAGE FRONTAGE
M 2	477 S
M 3	485 S

LEGEND

- ⊕ SECTION CORNER FOUND AS NOTED
- ▲ SUBDIVISION P.O.B. SET 6" CONCRETE MONUMENT
- SUBDIVISION CORNER - FOUND 1/2" IRON PIN WITH CAP
- SUBDIVISION CORNER - SET 5/8" IRON PIN WITH CAP INSCRIBED: AW ENG 2880
- ROAD INTERSECTION - SET 5/8" IRON PIN WITH CAP INSCRIBED: AW ENG 2880
- LOT CORNER - SET 1/2" IRON PIN WITH CAP INSCRIBED: AW ENG 2880
- CALCULATED POINT - NOTHING SET
- - - SECTIONAL BREAKDOWN LINE
- - - ROAD CENTERLINE
- ▨ EASEMENT - TYPE AND WIDTH AS NOTED
- ⊙ AB LOT NUMBER

*124033

FINAL PLAT FOR:
FOX CREEK VILLAGE
 PLANNED UNIT DEVELOPMENT

A PORTION OF THE SE 1/4 SECTION 23, TWP. 23, RANG. 45E., B.M., TETON COUNTY, IDAHO

OWNER/DEVELOPER:
TOM HUNTER
 FOX CREEK INVESTMENTS, LLC
 JACKSON, WY 83001

AW ENGINEERING
 P.O. BOX 139
 VICTOR, IDAHO 83455
 (208) 787-2952

DRAWN NLC	02-05-96	PROJECT 93 - 042	sec 23
REVISED NLC	04-12-96	FOXFINAL.GCD	Sheet 1 of 2.
SURVEYED AWW	6-23-93		

NOTES :

CENTRAL WATER SYSTEM TO SERVE FOX CREEK VILLAGE & FOX CREEK COUNTRY CLUB ESTATES
 SEWER SYSTEMS: NO CENTRAL SEWER SYSTEM - LOTS A 1 - 25 INDIVIDUAL SEWER SYSTEMS, U 1 - 16 COMMON SYSTEM
 OPEN AREAS ARE DESIGNATED EASEMENTS FOR UTILITIES UPON APPROVAL OF HOMEOWNERS ASSOC.



E 1/4 CORNER SECTION 23
 FOUND IRON PIN WITH CAP
 INST #90512 P-21

SE CORNER SECTION 23
 FOUND IRON PIN WITH
 2" ALUMINUM CAP
 INST #90520
 R-21

S 1/4 CORNER SECTION 23
 FOUND 2" PIPE WITH CAP
 INST. # 90517 R-19

C 1/4 CORNER SECTION 23
 FOUND 2" PIPE WITH CAP
 INST # 90521 P-19

FOX CREEK COUNTRY CLUB ESTATES - INST # 92749
 S 00°20'45"W 922.50'

(BASIS OF BEARING - FROM FOX CREEK COUNTRY CLUB ESTATES)
 S 00°20'45"W 634.78'

SCALE 1" = 150'

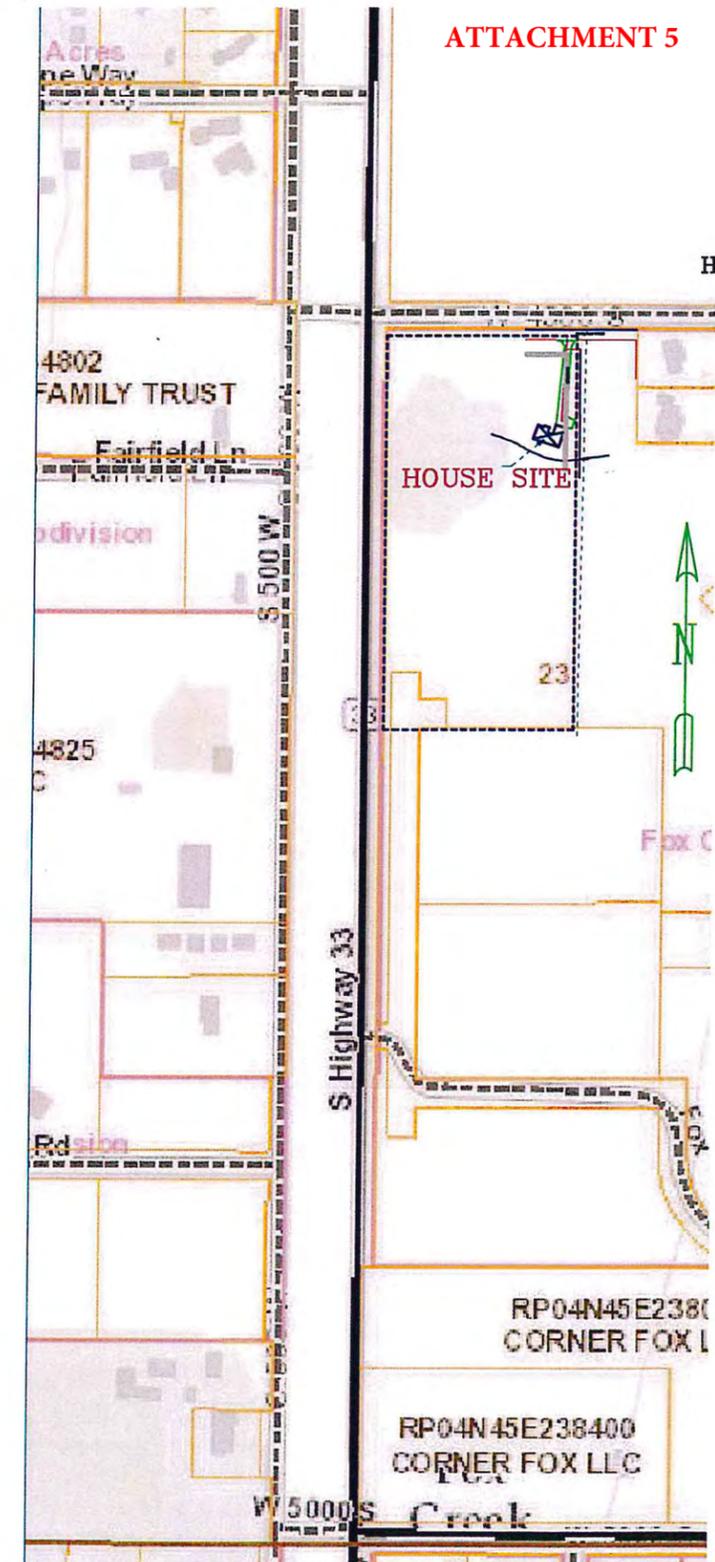
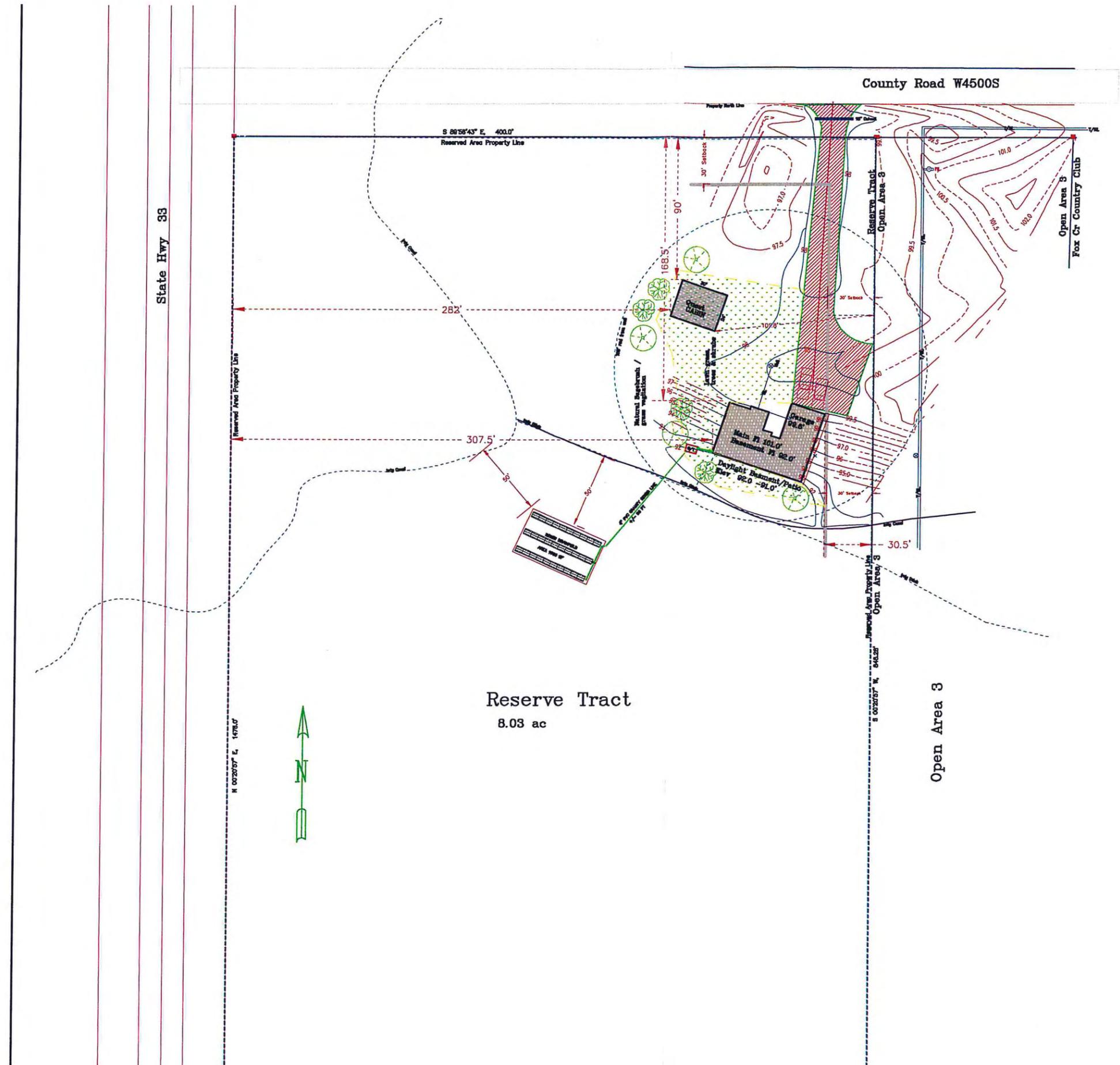
FOX CREEK COUNTRY CLUB ESTATES LOTS L-4 INST # 92749
 S 89°37'36"E 1679.81'

FOX CREEK COUNTRY CLUB ESTATES
 INST. #92749

FOX CREEK COUNTRY CLUB
 ESTATES LOT 46
 VACATED FROM SUBDIVISION

BERKLEY STONE
 INST. # 109866

STATE HIGHWAY 33 - INST # 2633, # 26106, # 26788, # 26957



PROJECT NAME:

**A NEW
SPEC HOME**

PROPERTY LOCATION:

•
•
•
•

PROJECT ADDRESS:

•
•
•

DRAWING TITLE:

**FRONT
AND REAR
EXTERIOR
ELEVATIONS**

CONTRACTOR:

JOB NO.

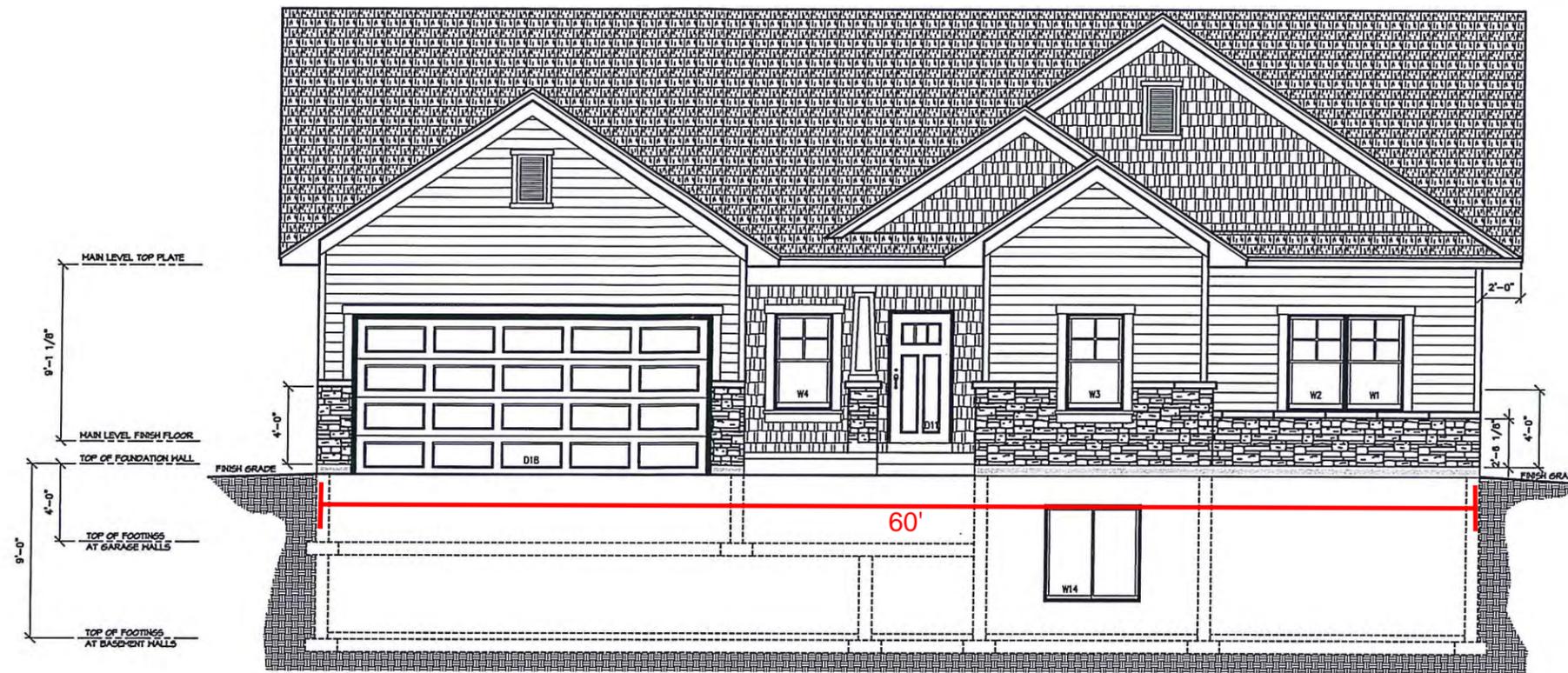
5068

SHEET NUMBER

A5

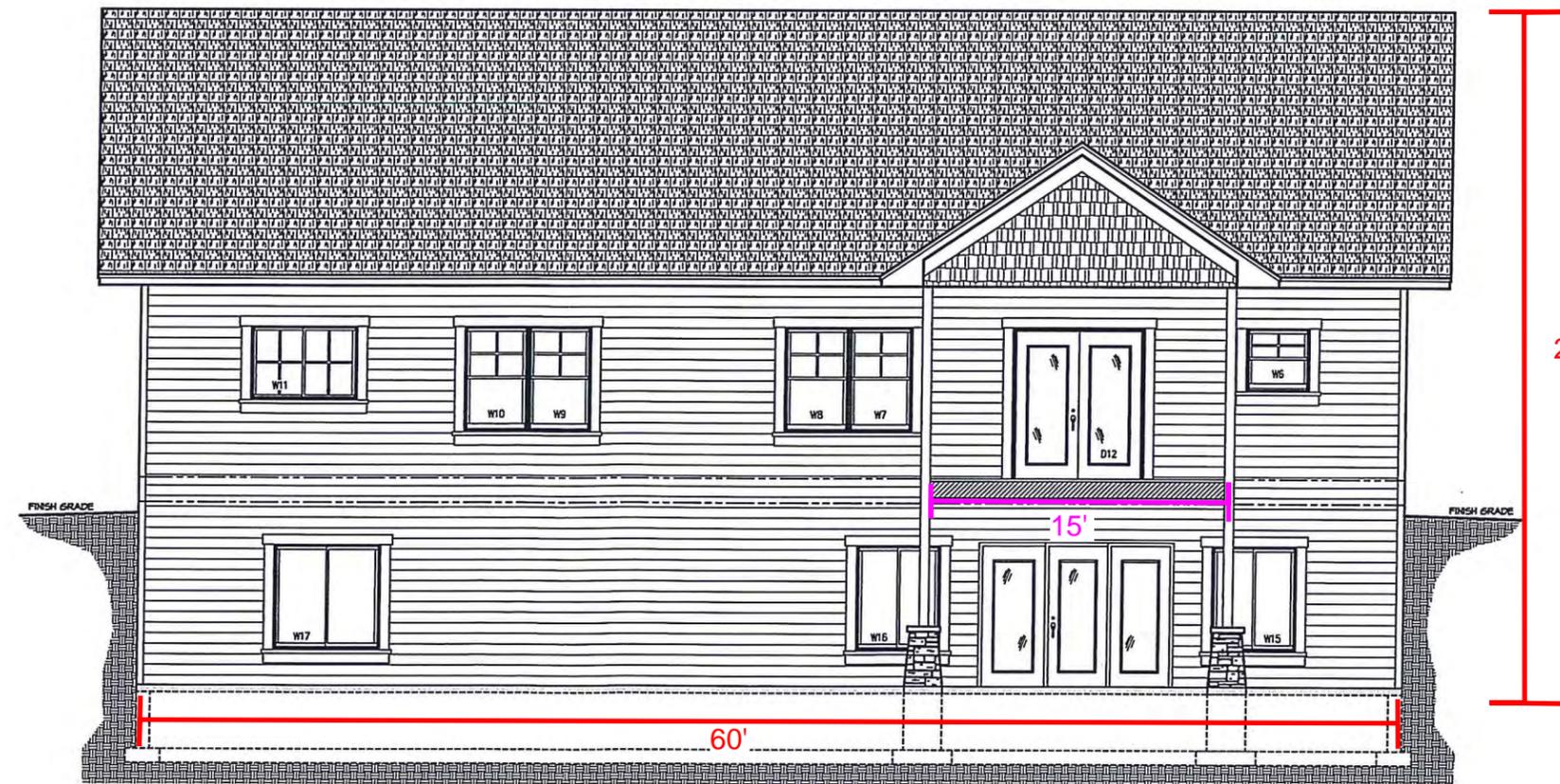
DATE

21
JULY
2015



FRONT EXTERIOR ELEVATION

22" x 34" DRAWING SCALE: 1/4" = 1'-0"
11" x 17" DRAWING SCALE: 1/8" = 1'-0"



REAR EXTERIOR ELEVATION

22" x 34" DRAWING SCALE: 1/4" = 1'-0"
11" x 17" DRAWING SCALE: 1/8" = 1'-0"

PROPERTY LOCATION:

•
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PROJECT ADDRESS:

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•
•

DRAWING TITLE:

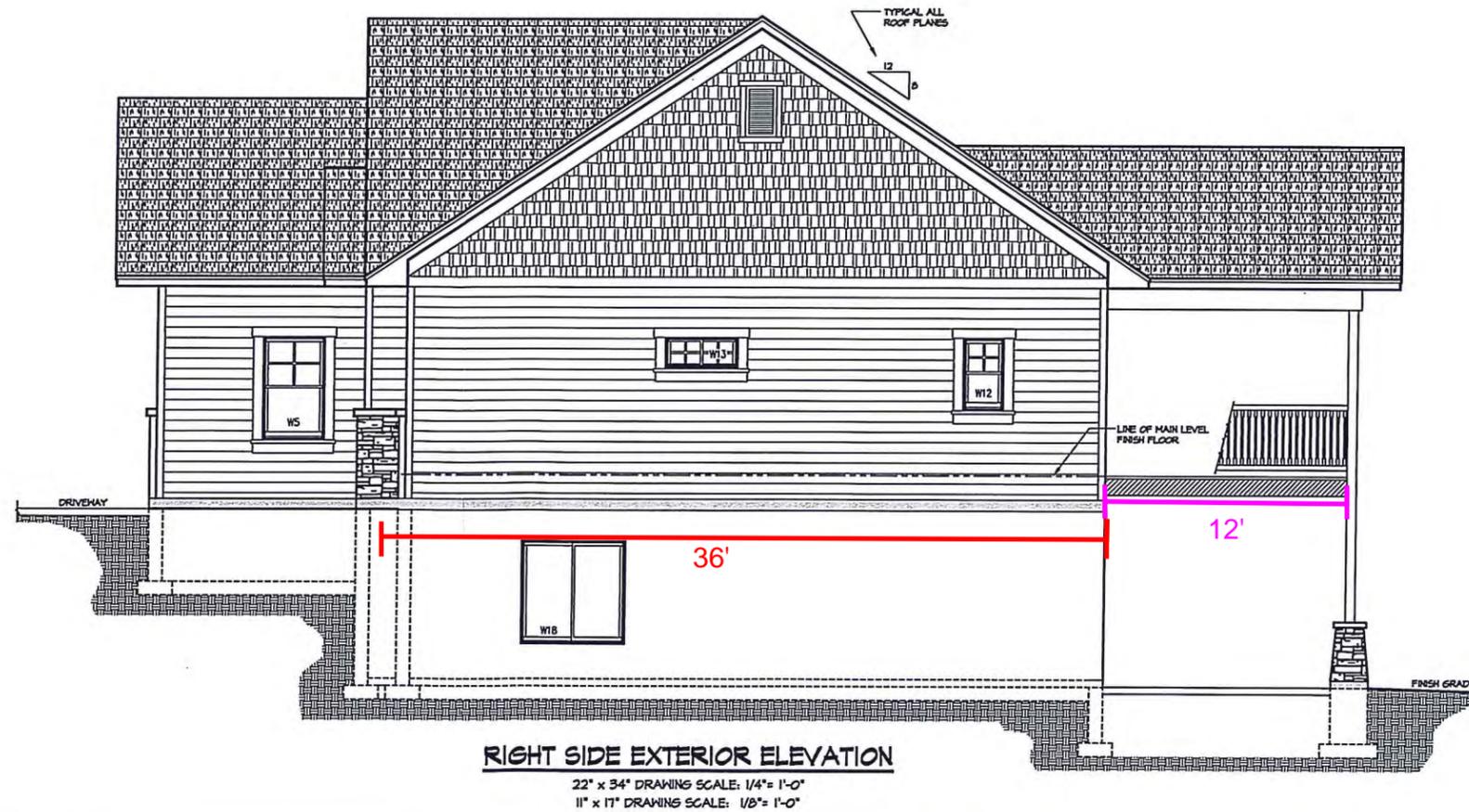
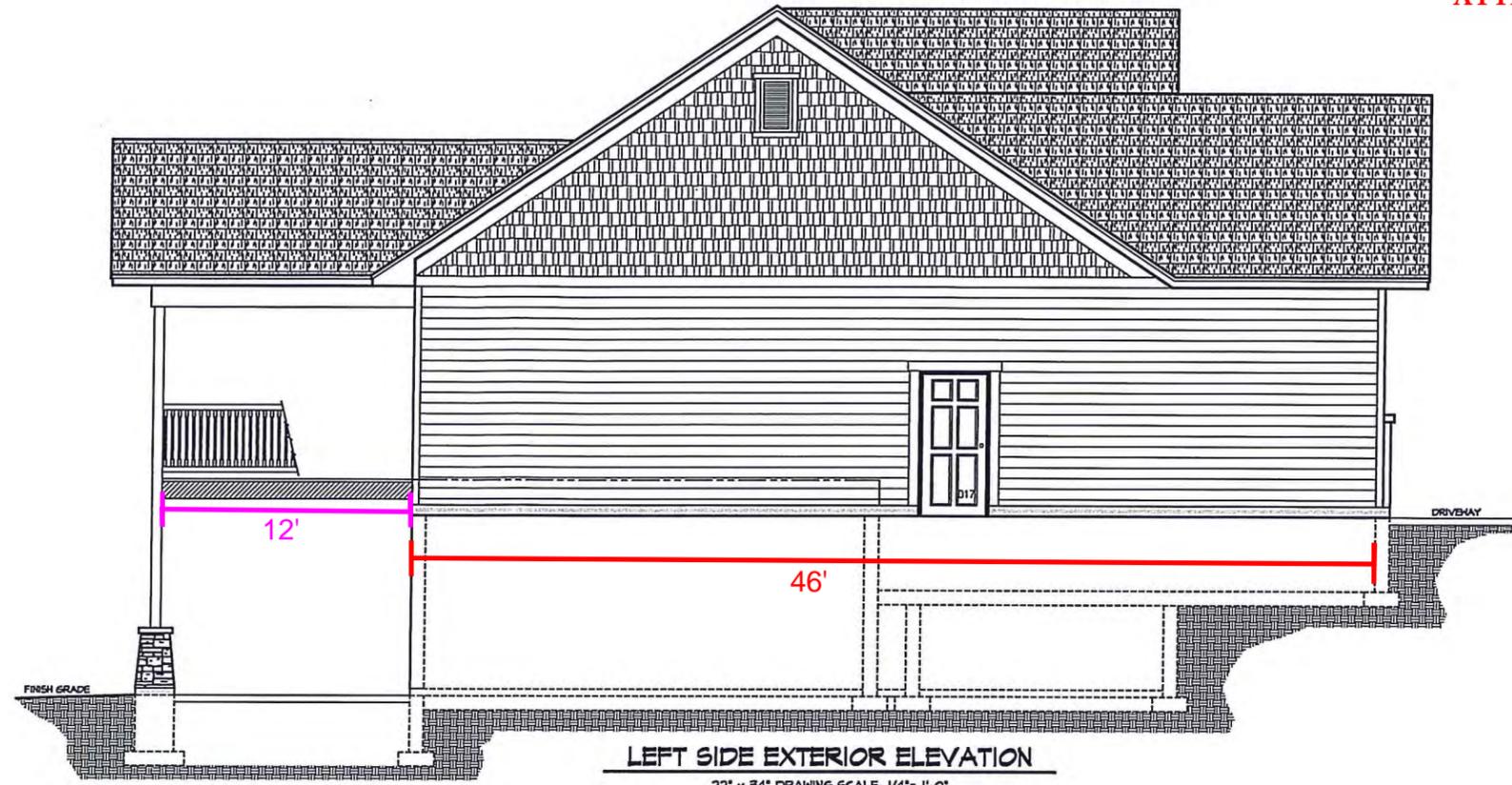
LEFT SIDE & RIGHT SIDE EXTERIOR ELEVATIONS

CONTRACTOR:

JOB NO.
5068

SHEET NUMBER
A6

DATE
21
JULY
2015



ATTACHMENT 7.1

View of the front and left side of the proposed guest house (pre-built) – temporarily placed on property. The home is 18'x29', with the front deck extending 7.5' from the house. The applicant has said he is planning to redesign the outside to match the main home.



View of the front and right side of the proposed guest house (pre-built) – temporarily placed on property. The home is 18'x29', with the front deck extending 7.5' from the house. The applicant has said he is planning to redesign the outside to match the main home.



12/ 1/2015 16:39

View of the rear and left side of the proposed guest house (pre-built) – temporarily placed on property. The applicant has said he is planning to redesign the outside to match the main home.



12/ 1/2015 16:41



View from the northeast corner of the property (post is property corner) looking south-southwest. The truck is located at the entrance of the driveway. The proposed building site is located in the area outlined in red – see site plan (Attachment 5).



View from the NW corner of property, at the intersection of HWY 33 and W 4500 S, looking east. Proposed building locations in area outlined in red – see site plan (Attachment 5).



View from the NW corner of property, at the intersection of HWY 33 and W 4500 S, looking south. Nothing is proposed to be built on this portion of the property. The majority of the property extends approximately 845' to the south, with a 30' wide strip of land along the HWY 33 right of way extending further south - see plat (Attachment 4).

