

ALPINE VILLAGE SUBDIVISION

DESIGN GUIDELINES

DATED: JULY 2018

INTRODUCTION:

Alpine Village Subdivision is a blend of single family residential, multiple family lots and commercial lots. Allowable uses, setbacks and specific land use regulations for each of these zones are detailed within the Alpine Village Subdivision Amended and Restated Declaration of Covenants, Conditions and Restrictions (the "Declaration") recorded in Lincoln County 8/30/2013 and are intended to be reviewed and used in conjunction with these Design Guidelines. The Design Guidelines for Alpine Village Subdivision were created as per the Declaration:

-
"The Architectural Control Committee (ACC) shall establish rules and regulations for conducting the reviews and approvals". These rules and regulations and Design Guidelines are a supplement to the current CC&R's and apply to all residential, multiple family and commercial lots except as otherwise stated. The Design Guidelines are intended to provide guidance to owners and Builders regarding architectural, site and landscape design. The Design Guidelines are administered by the Architectural Control Committee (ACC). The review and approval process required by the Declaration does not replace or eliminate any review and permit process required by other agencies. Conformity with any and all applicable land use regulations of Lincoln County (and applicable state or federal regulations) shall be required, in addition to the requirements of these Design Guidelines and the Declaration. In the event of a conflict between or among the documents, the more stringent shall apply. The purpose of these Design Guidelines is to strike a balance between individual expression in design intent and the visual protection and preservation of values for property owners at Alpine Village Subdivision and the surrounding properties.

1.0 DESIGN PHILOSOPHY

Alpine Village Subdivision is located in one of the regions premier river valleys and is a special and unique place. In order to ensure a first-class development in harmony with the surrounding area, the objective of the Design Guidelines is to integrate all structures to enhance and protect the value, desirability and attractiveness of the Alpine Village subdivision properties. To accomplish this integration, structures should use predominately natural building materials, color and textures that mimic and blend with the surrounding natural landscape, as well as a building form that relates to the surrounding terrain. Successful integration should also consider and minimize the visual impact of residential, multi-family and commercial structures from neighboring properties within the project, as well as from adjacent properties.

2.0 DESIGN GUIDELINES: 2.1.1. Building Siting:

Building siting shall be sensitive to existing features of terrain, drainage patterns, vegetation, views, solar exposure and access.

2.1.2. Grading:

Except for utilities development and approved driveway improvements, site grading can only occur within the lot under construction. Re-graded cut and fill slopes shall not exceed 2.5:1 and effort shall be made to achieve balance between cut and fill. Site drainage and grading will be done with minimum disruption to the lot and shall not drain to adjoining lots, or cause a condition that could lead to soil erosion on project street embankments, property within easements or any property outside Alpine Village Subdivision. In no instance shall areas outside the lot perimeters be disturbed and any area outside the lot which is disturbed shall be fully restored.

2.1.3. Retaining Walls:

If a retaining wall is being considered the following guidelines shall apply. All cuts and fills in excess of four feet shall be retained by retaining walls. Cuts and fills less than four feet may be graded at a slope no steeper than 2.5:1 and must be stabilized and re-vegetated so that no erosion occurs. Walls visible from offsite shall be stepped where possible, to integrate plant materials to minimize visual impact.

2.1.4. Fences:

Any owner desiring to erect a fence shall submit to the Architectural Control Committee (ACC), plans showing the location, materials and height of the proposed fence. Fences may be used to screen or limit ingress and egress to an area immediately associated with the main structure and contained within the lot. Fencing materials must be consistent with the philosophy of the Design Guidelines in particular Section 3.1.2

Building Materials. To provide visual unity and to create a gradual transition from the structures to the land, use of fencing that utilizes the materials and repeats the design of the structures is encouraged.

2.1.5. Entry Elements:

If an entry element is proposed, it must be designed to provide minimal visual impact and be integrated into the natural landscape and existing land form and employ the materials, colors and textures used in the structures. Notwithstanding the foregoing all properties are required to display their street number (whether on the structure or entry marker within plain view of the street to enable public and emergency services to identify the structure.) Lighting entry markers must be accomplished with downcast, 90 degree cutoff fixtures. Multiple family lots and commercial lots will require signage which lists business names and address. Building entry areas on commercial and multi-family lots must be articulated and express greater architectural detail than other portions of the building. Building entries should be designed at a pedestrian scale. Final location, design and materials require ACC approval. Entry elements, gates and/or address markers proposed for the residential lots should be set back 8-10 feet from the road so as not to interfere with, or be damaged by snow removal or maintenance equipment, and provide easy visibility in the event of an emergency or fire. Address markers, lighting and additional elements shall require ACC approval.

2.1.6. Driveways, Parking Areas and Garages:

Driveways for all lots are to be designed and constructed to minimize visual impact and site grading. All parking areas are required to be entirely within the perimeters of the lot. Driveway materials are limited to asphalt, concrete, unit pavers, or chip seal finish asphalt, compacted gravel. Each owner shall maintain driveways in an appropriate manner to control issues such as excess gravel accumulation and surface deterioration. Visual impact of garage doors should be minimized by such measures as incorporating garage doors which match or compliment the structures architectural materials, color, texture and employing landscaping to screen the garage from the street and immediate neighbors. All parking and loading/unloading areas on commercial and mixed use lots must be sufficient to serve the business being conducted on each lot. Generally, it is expected that businesses will locate their public parking on the street front side of the building and loading areas on the side or rear of the structure away from the street. Lincoln County Land Use Regulations parking requirements must be met.

2.1.7. Landscape Design and Materials and Maintenance:

Landscape design should create a natural and authentic landscape which fits within the Star Valley and respects the design variation within the Subdivision. In order to accomplish this goal, the landscape immediately surrounding residential, multi-family and commercial buildings should be designed as a cultivated landscape while open spaces between development- zones will generally remain in natural grasses. In order to provide a buffer and landscape screening between zones, plantings should be positioned to screen commercial and multi-family from residential development and should employ plant material which visually separates these areas on a year-round basis.

2.1.8. Weed Control:

All planting areas, lawns and land within the perimeter of the lot shall be weeded as necessary to maintain a clean and weed-free condition. Knapweed is endemic in this area and must be sprayed. Lincoln County Weed and Pest offices are available to assist with sprays and information.

2.1.9. Berms:

Berms may be constructed where the ACC finds such construction is to be beneficial to the aesthetics of the adjacent properties. Berms with clustered plantings and trees for year-round screening will be required between single family and multi-family/commercial zones. If Berms are used they shall be required to comply with Section 6.4 of the Lincoln County Land Use Regulations.

2.1.10 Snow Storage

: Provisions for snow storage must be made for by the owner of each lot and all developers of multi-family and commercial properties. Lot owners are not permitted to deposit snow on adjacent lots or Alpine Village subdivision easements, without permission.

2.1.11 Commercial and Multi-family "Additional Requirements":

Parking lots shall include peripheral landscaped strips to soften their visual impact from the street and completely screen their presence from adjacent residential areas. Wherever space permits, additional landscaped islands and strips shall be employed to break up large expanse of asphalt

All service recycling containers and storage areas, including those intended for refuse storage, must be sited and screened in a manner so as to not be visible from all public areas, such as public roads, retail centers, walks and adjacent lots.

Equipment, materials, supplies, vehicles, finished or semi-finished products, or similar items, stored outside of buildings must not be exposed to view from adjacent properties, parking areas, streets or pedestrian trails.

2.1.12 Exterior Lighting:

The night sky is one of the great assets of the rural Intermountain West. This asset is adversely impacted by ambient light pollution. In order to preserve the night sky, these Design Guidelines mandate strict and simple requirements. Site lighting should be strictly limited to areas necessary for safety and easy identification of driveway, building entries, and should not result in light pollution. Commercial and Multi-family lots will provide parking area lighting, entry lighting, and directional signage lighting to provide safe access to customers. Compliance with maximum light illumination standards for Lincoln County is required. All exterior light sources (commercial and residential) must employ 90degree cut-off, downcast

light fixtures. No up-lighting of any kind shall be permitted. No decorative or accent lighting shall be permitted with the exception of those lights used to celebrate religious holidays.

3.0 ARCHITECTURAL DESIGN GUIDELINES

3.1.1 Building Height and Form:

For Single Family Lots no building shall be erected on any lot that exceeds two and on half stories in height above finished grade. Multiple Family Lots and Commercial lots, no building or structure shall be constructed on any Lot to a height greater than thirty-five feet (35') from existing grade without the written approval of the ACC. Roof forms shall fit in with the surrounding natural landscape and can take on a variety of geometries, including gables, hips, vaults or sheds. Roofs are required to have a minimum overhang of 18 inches as measured (perpendicular) from the exterior wall to the nearest point of the fascia. Accessory structures shall be architecturally compatible with the dwelling and shall not exceed 15 feet in height. Dog runs or other enclosures must be architecturally compatible with the dwelling.

3.1.2. Building Materials:

Acceptable exterior materials include those that are of high quality in content and detailing, reflect regional resources and building traditions, and possess a sense of permanence. Thought should be given to texture of materials, composition of related materials and transition from one material to another. Rough textures are generally encouraged; materials that are glossy or reflective are prohibited. The use of wood and/or stone is encouraged for general exterior building wall treatment. Materials including concrete, non-reflective metal, rammed earth, cement stucco, and integrally colored split and ground face concrete masonry units will be considered. Prohibited exterior wall materials include, but not limited to Masonite, Plastic, vinyl, aluminum and T-1.11 Sidings. Acceptable roof materials include composite shingles, fire-treated wood shakes or shingles, non-reflective and non-bright colored metal roofing and or other roof materials as deemed appropriate by the ACC. Windows and doors constructed of wood or metal coated with an approved matte finish are encouraged. Vinyl windows are appropriate as long as the color blends with the siding. Highly reflective glass is prohibited. Prefabricated and trailer homes are prohibited excepts on Lots 58, 59, and 60. The winter alpine environment requires large amounts of energy to be used in heating interior spaces. As this energy becomes more expensive and scarce, homes that are adequately insulated will be of greater value to their owners as well as being considered a more responsible use of limited resources. Property owners in Alpine Village Subdivision are strongly encouraged to insulate structures to meet the goals of energy conservation. Some recommended insulation values for the mountain environment are as follows: Exterior Walls to have a minimum R-26 insulation value. Ceilings over conditioned spaces to have a minimum R-49 value Ceiling over spaces such as log walls to have a minimum of R-60 Floors over unconditioned crawl spaces to have a minimum R-30 value Foundation walls in crawl spaces to have a minimum R-10 insulation value under the slab.

3.1.3 Colors:

An underlying goal of these Design Guidelines is for all buildings to be designed as an extension of the landscape and blend with the natural surroundings of the site. One of the simplest ways of achieving this goal is through the use of earth-tone colors. The use of natural finishes is encouraged.

3.1.4. Exterior Mechanical Equipment:

Mechanical elements including HVAC units, utilities, vents, flues, and exhaust ports shall not visually compromise the architectural character of the building through their number, size or position. Screening such as wall or roof forms and/or landscaping shall be provided to minimize visual impact on neighbors.

4.0 REVIEW PROCESS:

The Architectural Review Committee shall meet within the timelines established in the Declaration upon submittal of an application for building approval from an owner or owner-designated agent. The applicant should be cognizant that a building permit from Lincoln County is required. The applicant will be expected to supply the following information to the ACC: Construction Plans and Specifications with exterior elevations, floor plan Exterior Materials and colors Structure locations on the lot, driveway and parking Existing drainage Distance from lot line Total height of building Total square feet of building Location of Septic and well County Building Permit obtained. Setbacks from front, side and rear of property Proposed Landscaping for the lot Any fence requires submitting plans to ACC showing location, materials and height.

Commercial Lots and Multiple Family Lots:

Additional information will be required as follows: Layout of proposed development on the lot/lots Street Access Square footage of proposed structures Floor plan of proposed structures Total number of units Potential number of residents or employees Proposed phasing of development Snow storage plans Parking plans Access and parking for public transportation Bike Trails Storage facilities Refuse storage areas Signs which must comply with Section 6.4 of the Lincoln County Land Use Regulations Sewer/Septic and Water infrastructure Utility Easements The applicant must be cognizant that a building permit from Lincoln County is required. An applicant must submit a copy of the Lincoln County building permit to the ACC. Additional reviews by ACC will be required if design concepts or development are changed. Any members of the Alpine Village Architectural Committee may from time to time review construction to determine that construction is consistent with the plans approved by the Committee and off-site construction impacts on the surrounding residents are minimized.

Post Construction Improvements:

While any Owner may remodel, paint or redecorate the interior of structures on his property without approval, modifications to the exterior of a property shall be subject to review and approval by the ACC prior to commencing work. Examples of these modifications include but are not limited to, the use of different exterior paint, a dog kennel fence, or the addition of rooms, porches or decks. No approval shall be required to repaint the exterior of a structure in accordance with the originally approved color scheme, rebuild a damaged structure in accordance with the originally approved plans and specifications or plant additional trees and or shrubs.

Summary:

The Design Guidelines and the Architectural review process provide a framework for owners to efficiently and thoughtfully address aspects of their design and construction process. The object is to facilitate rather than complicate the review and approval process. Any variances or deviations from the Design Guidelines which may be granted by the Alpine Village Architectural Committee shall be considered unique and will not set any precedent for future decisions. All such variance requests shall be reviewed on a case by case basis and any determination shall be governed by the Architectural Committee.